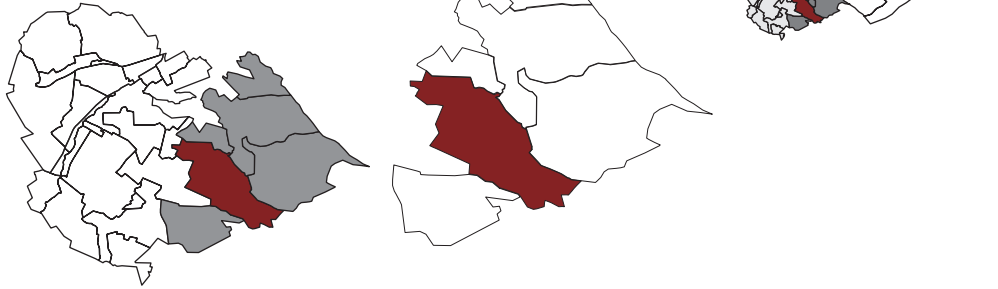


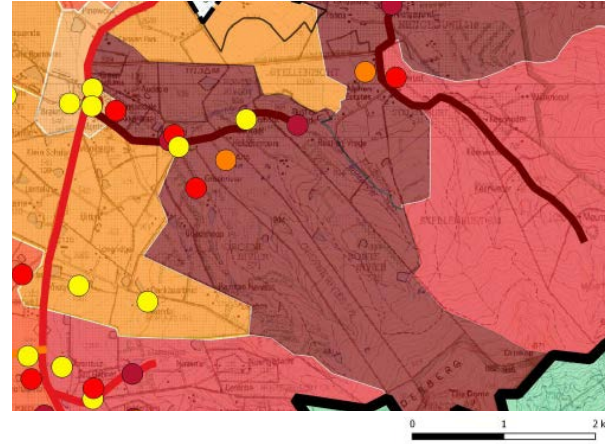
C26 (8.5) Grade II

**EERSTE RIVER HELDERBERG
FOOTSLOPES**



C26 Helderberg Historic Enclave

Dramatic peaks, elongated foot slopes with vegetated drainage line edges and vineyards. Several critical biodiversity and ecological support areas are located along these drainage lines and on the upper to mid mountain slopes. Some of the most dramatic edge conditions for the valleys can be seen at the Rust en Vrede winery. The vegetation is mostly indigenous, while plantation remnants can be found on the higher slopes. The vineyards are a bit larger and more rectilinear in shape. Most of the land use is centred around the production of wine and this is mainly due to the highly suitable viticulture soils in the land unit. Views over False Bay are located on the higher slopes of the valley, with views back towards the impressive Helderberg mountains. This land unit houses some of the oldest farmyards in the Stellenbosch region as well as some well-designed contemporary winery structures. Along the main access route (Annandale Road), some of the oldest farms in the area are found. Rust en Vrede is finely integrated



into the landscape with its linear werf, while Annandale has a layered and eclectic werf. Peter Falke, Webersburg and Bilton are also found along this route and overlap directly with where the first freehold farms were located. A section of commonage is located along the northern boundary next to land unit C28.

The Annandale sub-valley with its dramatic backdrop exhibits the unique interplay between wilderness, the rural landscape and pattern of settlement so characteristic of the Cape Winelands. This land unit is an extremely fine and layered agricultural landscape and has high landscape, historical, aesthetic and scenic significance. Intrusive development, such as the Mooiberge strawberry farm and Route 44 Market on either side of Annandale Road, is a threat.



Annandale winery (Brakelsdal)



Annandale winery (Brakelsdal)

C26 HELDERBERG HISTORIC ENCLAVE

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

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

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

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

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

Grade II	
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:

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

Development Criteria:

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

B AESTHETIC

Significance:

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

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

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

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

Development Criteria:

- The high mountains in the study area are landforms vital to its overall landscape character. They

enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.

- Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.
- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.
- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 180m contour for any built structures.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.
- Land use related to agricultural use but with large visual intrusions /clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put

in place before any development or rezoning is permitted to allow such use.

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



C HISTORIC

Significance:

This land unit houses some of the oldest farmyards in the Stellenbosch region as well as some well designed contemporary winery structures. Along the main access route (Annandale Road), some of the oldest farms in the area are found.

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

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

Development Criteria:

ARCHAEOLOGICAL EVIDENCE

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

MOVEMENT SYSTEMS

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

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

FIRST FREEHOLD LAND

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

SETTLEMENT PATTERN

- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to impacts on the heritage significance of these settlements and the historic riverine corridor.
- The backdrop of rolling hills and mountain peaks form an important component of the whole, and development in these areas that is destructive to the whole should be discouraged.
- Avoid visual clutter that erodes the settlement pattern.

18TH & 19TH CENTURY WERF

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

EARLY 20TH CENTURY FARMSTEADS

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

PLANTING PATTERNS

- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Significant avenues should be protected as a heritage component.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.
- Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed.

ADAPTIVE REUSE OF HISTORIC SITES

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

NEW DEVELOPMENT

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

D SOCIAL

Significance:

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

Development Criteria:

- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.
- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and farm school sites, as well as playing fields. The displacement of farm employees to nearby townships results in the loss of integrity of these spaces and structures.

E ECONOMIC

Significance:

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

Development Criteria:

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- Care should be taken to avoid locating strawberry fields along scenic routes, except where these elements are confined to designated and traditional areas (such as the Annadale Road at Brakelsdal – See Landscape Unit 16). It is important that strawberry farming is consolidated in that traditional node, and not permitted to spread into this Grade II valley.