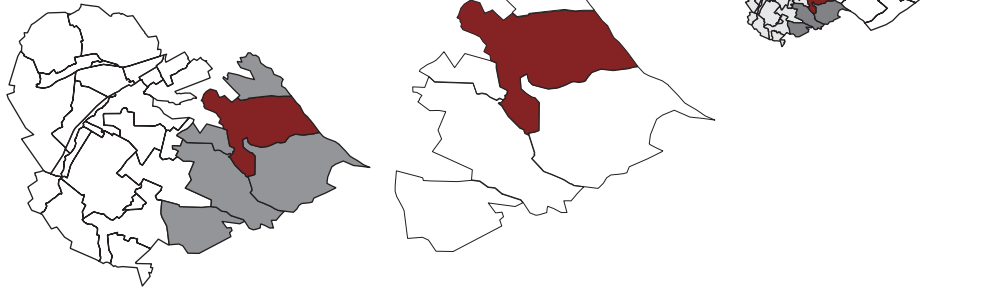




C29 (8.5) Grade II

EERSTE RIVER HELDERBERG FOOTSLOPES

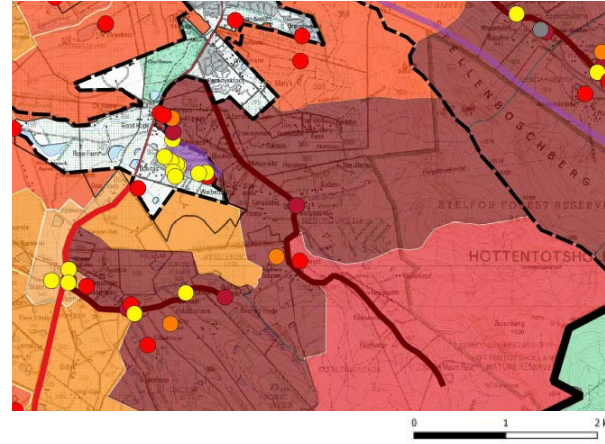


C29 Blaauwklippen Road and Stellenbosch Mountain foothills

The Stellenbosch Mountain is the eastern boundary of this landscape unit. It displays three major folds with drainage lines that lead into the Blouklippen River, each with its own set of edge conditions against the upper slopes. These include:

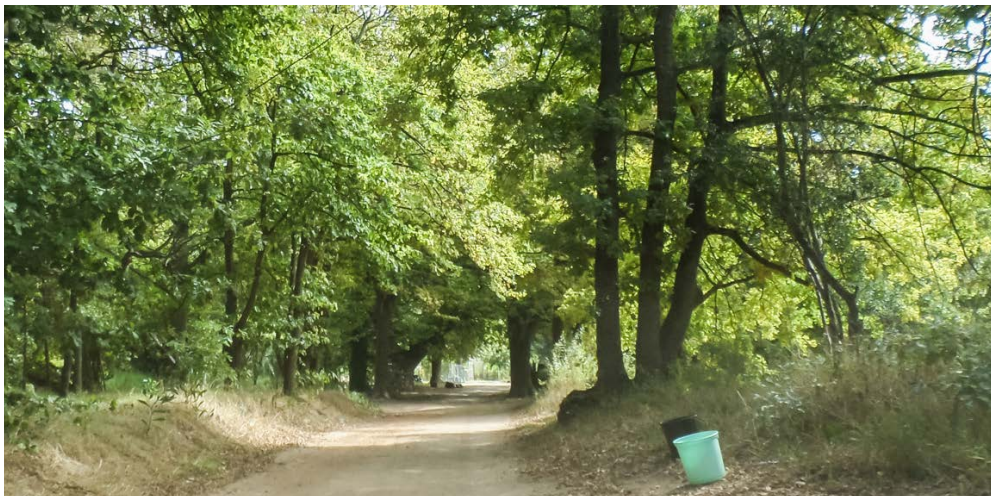
1. Remnant plantations nestled with development on smaller farm portions.
2. Open fallow agricultural fields, remnant fynbos and irregularly shaped vineyards.
3. Smaller plots of 'lifestyle' farms with vineyards.

Critical biodiversity areas are located on the upper to mid slopes of the mountains and also as pockets interspaced with ecologic support areas along the drainage lines. Development of plots and smaller farms are aligned along the Blouklippen River, which follows the major drainage line from the Stellenbosch Mountain. The plots in the valley are densely planted with lush vegetation, and most of the properties have tree-lined edges. Vineyards with remnant windbreaks transition onto the higher fynbos slopes. The main



views are focused towards the mountains and expansive views towards the Bottelary Hills are also found on the higher slopes. The Blaauwklippen Road runs roughly north to south-east and a number of residences and historic sites are strung along this historic route, partly as a result of the first freehold farms being located along this route. Most of the land unit comprises highly suitable soils for agriculture (viticulture). Blaauwklippen is a significant historic site with an extensive werf. A shooting range is located on the footslopes of the mountain. Oral accounts of the construction of the Franschoek Tunnel have been recorded and the exit of the tunnel is located on one of the footslopes.

A sub-valley within the Eerste River Valley that demonstrates the complex relationship between river course, old wagon route, rural landscape and wilderness characterised by the Helderberg and Stellenbosch peaks beyond. Additional structuring elements such as avenues of trees, gateposts and well-defined farm werfs add to the whole.



Valley bottom



Views towards Moordenaarskuil

C29 BLAAWKLIPPEN ROAD AND STELLENBOSCH MOUNTAIN FOOTHILLS

A sub-valley within the Eerste River Valley that demonstrates the complex relationship between river course, old wagon route, rural landscape and wilderness characterised by the Helderberg and Stellenbosch peaks beyond.

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 AND ECONOMIC - 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. Proposed actions that could impact soils with agricultural potential and soil "health", must be carefully managed.

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. About a third of this landscape unit is located within the Hottentots Holland Nature Reserve.

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:

Critical biodiversity areas are located on the upper to mid slopes of the mountains and also as pockets interspaced with ecologic support areas along the drainage lines.

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).
- 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:

The Stellenbosch Mountain is the eastern boundary of this landscape unit. It displays three major folds with drainage lines that lead into the Blouklippen River, each with its own set of edge conditions against the upper slopes. These include: 1. Remnant plantations nestled with development on smaller farm portions. 2. Open fallow agricultural fields, remnant fynbos and irregularly shaped vineyards. 3. Smaller plots of 'lifestyle' farms with vineyards.

Development of plots and smaller farms are aligned along the Blouklippen River, which follows the major drainage line from the Stellenbosch Mountain. The plots in the valley are densely planted with lush vegetation, and most of the properties have tree-lined edges.

The main views are focused towards the mountains and expansive views towards the Bottelary Hills are also found on the higher slopes.

Development Criteria:

- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- 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.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads.
- 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.
- 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.

- Encourage mitigation measures (for instance use of vegetation) to “embed” existing over-scaled industrial structures within the surrounding agricultural landscape.
- It is recommended that visual

permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.

C HISTORIC

Significance:

The Blaauwklippen Road runs roughly north to south-east and a number of residences and historic sites are strung along this historic route, partly as a result of the first freehold farms being located along this route.

Blaauwklippen is a significant historic site with Cape Dutch buildings on an extensive werf.

A sub-valley within the Eerste River Valley that demonstrates the complex relationship between river course, old wagon route, rural landscape and wilderness characterised by the Helderberg and Stellenbosch peaks beyond.

Additional structuring elements such as avenues of trees, gateposts and well-defined farm werfs add to the whole.

Development Criteria:

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.

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:

A shooting range is located on the footslopes of the mountain. Oral accounts of the construction of the Franschhoek Tunnel have been recorded and the exit of the tunnel is located on one of the footslopes.

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.

- Proposed development should recognise the relationship of communities to their land and communal facilities. Any development proposal should show a clear understanding of the 'intangible' features and values of these sites.

E ECONOMIC

Significance:

Most of the land unit comprises highly suitable soils for agriculture (viticulture).

Vineyards with remnant windbreaks transition onto the higher fynbos slopes.

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.
- Fruit orchards and windbreak trees form distinctive strong lines in the landscape. In cases where an 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.
- 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.

- Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered.
- The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural character of the landscape.