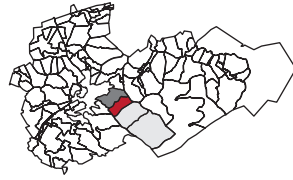
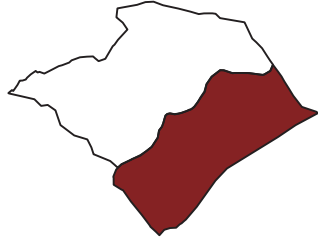
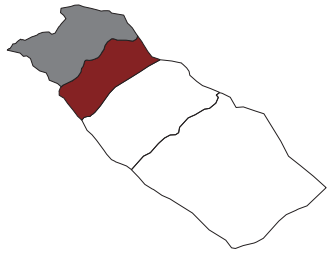




D03 (*8.25) Grade II

VALLEY MOUTH



D03 Jonkershoek Gateway

The unit is spatially defined by the rocky, northeast-facing slope of the Stellenbosch Mountain and the green southwest-facing slope of the Jonkershoek Mountain. In this land unit, vineyards, remnant plantations and natural vegetation form a beautiful pattern on the Jonkershoek mountain slopes, with the fynbos covered Stellenbosch mountains on the opposite side of the valley. The Jonkershoek Road enters the tree rich valley bottom and continues through to the next unit with a special typology in the way farm roads connect to the Jonkershoek Road at an angle. This pattern is a result of the steep contours against the road. Some are marked with single pillars on either side of the entrance, such as the entrance of Old Nectar, which is a valuable heritage site with its imposing Cape Dutch manor house and garden. Three of the first freehold farms are located along the river, where a number of artefacts have been recorded. Lui Jan's field, on the Stark Conde property, was the saigrond of Jan van Ceylon in the 17th century and is currently a vineyard. This triangular piece of land is a landmark in the Jonkershoek Valley. It is distinctively flat with beautiful backdrop of natural vegetation on the northern edge. The land unit features a number of attractions and recreational facilities such as hiking and cycling routes.

This unit displays the interplay between humans and nature as a unique cultural landscape. An intrusive private residence has been erected on the upper footslopes of the Jonkershoek Mountain, being highly visible and contrasting in scale and typology to the rest of the character in this landscape unit. This type of development undermines the integrity of Jonkershoek as a whole.



Jonkershoek Road

D03 JONKERSHOEK GATEWAY

This unit displays the interplay between humans and nature as a unique cultural landscape.

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

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

CONSERVATION SYSTEM: This landscape unit triggers the Foothills and Scenic Route Conservation Systems. It includes a Grade II Scenic Route (Jonkershoek Road), where 'Foreground' development criteria apply. It is classified as an exceptional landscape unit in terms of its scenic value within the context of the Stellenbosch Municipality, can be seen from five other Grade II Scenic Routes, and is scenically valuable with more than 70% of the land unit being visible. The top of the mountains forms part of an existing Protected Area.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: The following land use should not be permitted: Over-scaled private dwellings, mining works, substation, sewage plant, shopping centre, gated residential estates, large scale industrial structures, parking lots, business parks.



A ECOLOGICAL

Significance:

The unit is spatially defined by the rocky, northeast-facing slope of the Stellenbosch Mountain and the green southwest-facing slope of the Jonkershoek Mountain, with a drainage line running along the road at the valley bottom.

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).
- The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve

the continuity of the mountains as a backdrop.

- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- 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 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

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).

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:

In this land unit, vineyards, remnant plantations and natural vegetation form an aesthetically significant pattern on the Jonkershoek mountain slopes, with the fynbos-covered Stellenbosch mountains on the opposite side of the valley.

An intrusive private residence has been erected on the upper footslopes of the Jonkershoek Mountain, being highly visible and contrasting in scale and typology to the rest of the character in this landscape unit. This type of development undermines the integrity of Jonkershoek as a whole.

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).
- Prevent construction of new buildings on visually sensitive, steep, elevated

or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.

- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 220m contour line (built structures and cultivated fields) on the slope to the south of the Jonkershoek road, and 220m for built structures and 480m for cultivated lands on the slope to the north.
- The construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines, should be discouraged. Preferred locations are sites that have already been settled (for instance consolidated around farmyards, or near villages and hamlets), or sites 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled private dwellings within the surrounding agricultural landscape.
- 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 Jonkershoek Road enters the tree-rich valley bottom and continues through to the next unit. The land unit has a special typology in the way that farm roads connect to the Jonkershoek Road at an angle. This pattern is a result of the steep contours alongside the road. Some are marked with single pillars on either side of the entrance, such as the entrance of Old Nectar, which is a valuable heritage site with its imposing Cape Dutch house and garden.

Three of the first freehold farms are located along the river, where a number of artefacts have been recorded.

Lui Jan's field, on the Stark Conde property, was the saagrond of Jan van Ceylon in the 17th century and is currently a vineyard. This triangular piece of land is a landmark in the Jonkershoek Valley. It is distinctively flat with beautiful backdrop of natural vegetation on the northern edge.

Development Criteria:

EARLY OCCUPATION

- 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.
- 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.
- 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.

FREEHOLD LAND

- 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 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.

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.
- 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. Where appropriate (needed), the entrance gate should meet the Jonkershoek road at an angle in this unit. The design of street furniture and street lighting should be carefully considered so that they positively respond to the specific character of the landscape/townscape unit within which they are situated, and avoid light pollution.
- Lui Jan's distinctively flat land, with its aesthetically significant backdrop of natural vegetation on the northern edge, should remain as a feature. Any development that threatens this feature should be discouraged.

D SOCIAL

Significance:

The land unit features a number of attractions and recreational facilities such as hiking and cycling routes.

Development Criteria:

- The long sidewalk is key to the continuum of the road as a social feature that runs through the entire valley. Consideration should be given to constructing a continuous sidewalk in places where it is not present, whether it runs over public or private land.
- 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.
- 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:

Vineyards, tourism, and recreational facilities are part 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.
- 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. In this land unit, however, the pattern of settlement is absorbed into the surrounding lush vegetation and large trees, and the sensitive continuation of this pattern is viable as long as the vegetation is maintained.
- 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.