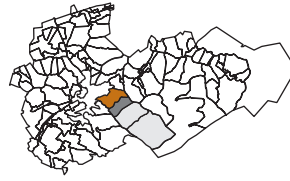
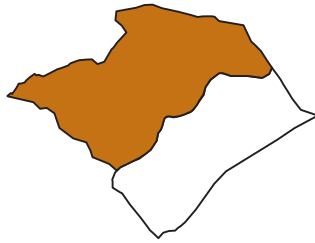
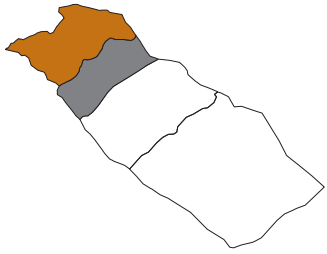




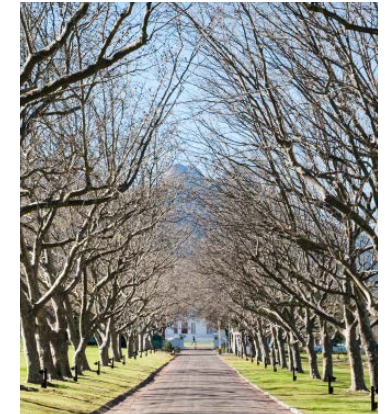
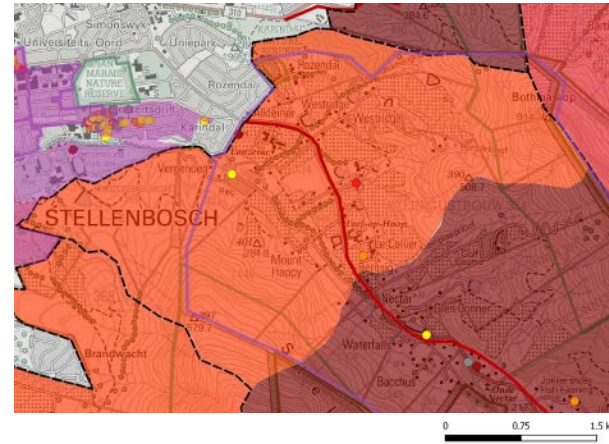
D04 (7.6) Grade IIIb

VALLEY MOUTH



D04 Jonkershoek Threshold

The Jonkershoek and Stellenbosch Mountains flank this unit to the northeast and southwest respectively. These areas feature extensive critical biodiversity and ecological support areas. The unit is not as contained and well-defined as the other three Jonkershoek units, and the valley bottom with the Eerste River is at its broadest here. The unit opens up towards Stellenbosch, with the northwestern edges further differentiated by the presence of the lower-lying Botmaskop and deep drainage lines from the Jonkershoek Mountain. Broad views are found back towards the head of the valley. Karindal is the last suburb before entering Jonkershoek. A distinct edge exists between suburbia and the rural land. In this land unit, smaller land plots and vineyards with small dams are found with several boundary conditions ranging from fence lines, whitewashed walls, and a combination of fence and wall. An equestrian farm and residential estate are among some of the land uses. The pattern north of the Eerste River appears more ordered and rectangular along the foothills, becoming larger and irregular closer to the river. The pattern south of the river appears as regular blocks of vineyard and grazing. These patterns reflect the location of good agricultural soils along the Eerste River and the Jonkershoek Mountain foothills. The unit features a number of the first freehold farms,



Lanzerac

with the largest concentration along the southern side of the river on the footslopes of the Stellenbosch mountain. The iconic farm of Lanzerac, set against The Twin peaks, is at the western end of this land unit, although access is gained through the suburb of Karindal. Other significant farms include Klein Gustrouw and Bergsig. The unit features a number of recreational facilities such as hiking and cycling routes.

Historic farms are located within the wide valley bottom, flanked by ecologically important mountain slopes on both sides. Several intrusions have been introduced to the unit, including a large-scale nursery and inappropriate development at Lanzerac. Both the Jonkershoek and Stellenbosch Mountain foothills contain intrusive vineyards which break the natural unity of the mountain reserves.



Lanzerac



Lanzerac

D04 JONKERSHOEK THRESHOLD

This landscape unit is classified as an exceptional landscape unit due to its high visibility (see Appendix 3 for the visibility analysis). The key feature is rural agricultural character.

MAIN AIM: ENHANCE (MANAGE) - landscapes 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, SOCIAL - The close proximity of this landscape unit to the town of Stellenbosch highlights its social function that facilitates the appreciation of nature in the Jonkershoek Valley. The openness of the landscape needs to be maintained, and a clear distinction between rural and suburban should be enhanced. The sidewalk (access to the valley) on the edge of Jonkershoek Road should always be maintained.

CONSERVATION SYSTEM: This landscape unit falls within the foothills, and Scenic Route conservation system. It is classified as an exceptional landscape unit in terms of its scenic value within the context of the Stellenbosch municipality it is seen from six other Grade II Scenic Routes, and is valuable with more than 70% of this land unit being visible. The top of the mountains forms part of an existing protected area. The Jonkershoek Road is a grade II Scenic Route, where development criteria for the 'foreground' (0-500m) apply.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: The following deviated land uses should not be permitted in this land unit. Over-scaled private dwellings, suburban development, gated residential estates, mining, forestry related land use, school complex, substation, landfill, sewage plant, market, parking lot, business park, shopping centre, infrastructure development such as wind turbines. Solid walls around properties on the edge of the Jonkershoek road should be strongly discouraged.

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:

The Jonkershoek and Stellenbosch Mountains flank this unit to the northeast and southwest respectively. These areas feature extensive critical biodiversity and ecological support areas. The unit is not as contained and well-defined as the other three Jonkershoek units, and the valley bottom with the Eerste River is at its broadest here.

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.
- 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 for built structures to the north of Jonkershoek Road, and vineyards to the 500m contour line. The southern section of Jonkershoek Road should limited development above the 200m contour line for both structures and vineyards.

- 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).

RIVER CORRIDORS

- 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 opens up towards Stellenbosch, with the northwestern edges differentiated by the presence of the lower-lying Botmaskop and deep drainage lines from the Jonkershoek Mountain.

Broad views are found back towards the head of the valley.

Karindal is the outermost suburb before entering Jonkershoek. A distinct edge exists between suburbia and the rural land. In this land unit, smaller land plots and vineyards with small dams are found with several boundary conditions ranging from fence lines, whitewashed walls, and a combination of fence and wall.

The pattern north of the Eerste River appears more ordered and rectangular along the foothills, becoming larger and irregular closer to the river.

Several intrusions have been introduced to the unit, including a large-scale nursery and developments at Lanzerac. The Jonkershoek and Stellenbosch Mountain foothills both contain intrusive vineyards which break the natural unity of the mountain reserves.

Development Criteria:

RURAL CHARACTER

- 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.
- 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.
- 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, in order to retain the clear distinction between Karindal and the Jonkershoek valley.
- 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.
- 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 buildings within historical precincts or werf contexts are



in sympathy with the scale, massing, layout and idiom of surrounding buildings.

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.

PERMEABILITY

- 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.
- 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.

- Please refer to the Burden & Fransen Heritage Survey and Inventory and Kruger Roos report for guidelines within the historic core of Stellenbosch.
- Edges of the town should remain permeable to the larger natural landscape (Refer to Green Transitions and Commonage (Stellenbosch Mountain) for more detail).

C HISTORIC

Significance:

The unit features a number of the first freehold farms, with the largest concentration along the southern side of the river on the footslopes of the Stellenbosch mountain. Historic farms are located within the wide valley bottom, flanked by ecologically important mountain slopes on both sides.

The iconic farm of Lanzerac is situated at

the western end of this land unit and is set against The Twin peaks, though access is gained through the suburb of Karindal. Other significant farms include Klein Gustrouw and Bergsig.

Development Criteria:

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.
- 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

D SOCIAL

Significance:

The unit features a number of 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.
- 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:

An equestrian farm and residential estate are among some of the land uses.

The pattern south of the river appears as regular blocks of vineyard and grazing. The patterns reflect the location of good agricultural soils along the Eerste River and the Jonkershoek Mountain foothills.

Development Criteria:

- 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.
- 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.
- 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.
- 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

