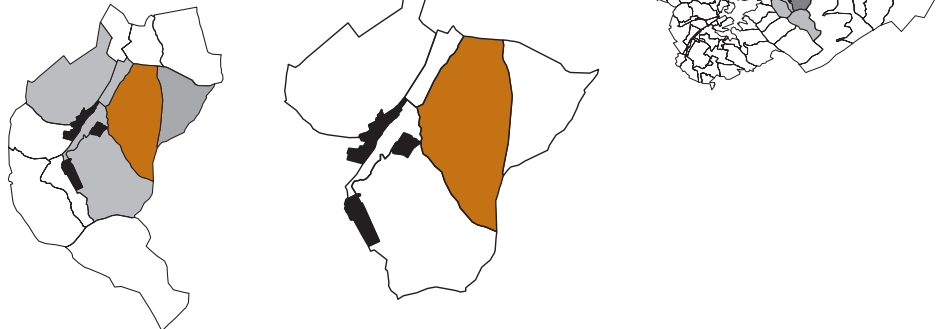


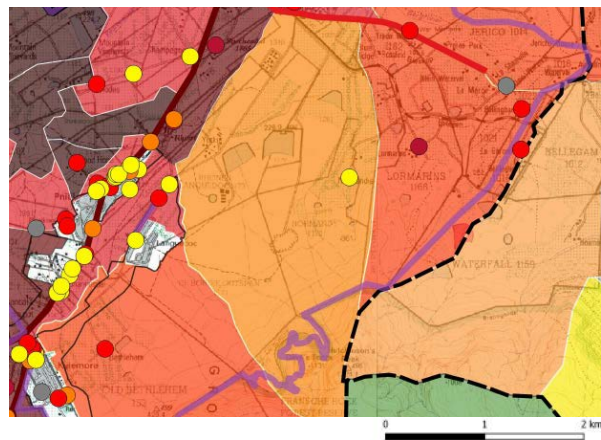
F05 (6.3) Grade IIIb

RHODES FRUIT FARMS



F05 Footslopes of Hutchinson Peak

The apex of this landscape unit are Hutchinson, and Devils Tooth peaks, with natural vegetation on the mountain slopes (critical biodiversity areas in natural condition), and perennial streams (ecological support areas) that feed the irrigation dams. A few neglected centrally-located natural areas with intrusive sites are also found within this unit. It is unusual for a stretch of foothills in the winelands to be mostly free of development and even free of vineyards. This could be due to the layers of history as a commonage area or the fact that these soils are not well-suited for viticulture (which is an interesting deviation from the overall pattern of the best suited soils being higher on the slopes). There are large areas of natural vegetation. Expansive views are found over the valley and towards the Simonsberg. Hutchinson Peak, seen from almost anywhere in the Dwars River Valley, is one of the most prominent landmarks and features in folklore. The only historic property is Normandie Farm, that is located on a strip where one of the early land grants are found, and there is a small settlement called York.



Hutchinson Peak is a major landmark in the valley and is associated with high scenic, ecological and social significance in the area.



View towards Hutchinson peak from Pniel, the settlement of Laguedoc at its foot

F05 FOOTSLOPES OF HUTCHINSON PEAK

Hutchinson Peak is a major landmark in the valley and is associated with high scenic, ecological and social significance in the area.

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.

MAIN VALUE: AESTHETIC, ECOLOGIC - This landscape unit is characterised by expansive views towards Hutchinson Peak that should be retained, and enhanced by any development proposals. The large areas of critical biodiversity in natural condition, and ecological support areas around the river should be supported.

CONSERVATION SYSTEM: This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity. A Grade IIIa scenic route is located directly adjacent to this landscape unit where 'foreground' development criteria apply. This particular land parcel has a medium visibility from Grade II scenic routes within the area.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Over-scaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, nursery/mixed use/garden centre, restaurant/farmstall, mining, substation, landfill or sewage plant, parking lot (without mitigation), business park, 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:

The apex of this landscape unit are Hutchinson, and Devils Tooth peaks, with natural vegetation on the mountain slopes (critical biodiversity areas in natural condition), and perennial streams (ecological support areas) that feed the irrigation dams.

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).
- 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.

B AESTHETIC

Significance:

There are large areas of natural vegetation. Expansive views are found over the valley and towards the Simonsberg.

A few neglected centrally-located natural areas with intrusive sites are also found within this unit.

It is unusual for a stretch of foothills in the winelands to be mostly free of development and even free of vineyards.

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 280m contour line.
- 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.
- 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)

C HISTORIC

Significance:

The only historic property is Normandie Farm, that is located on a strip where one of the early land grants are found, and there is a small settlement called York.

Hutchinson Peak, seen from almost anywhere in the Dwars River Valley, is one of the most prominent landmarks and features in folklore. This could be due to the layers of history as a commonage area or the fact that these soils are not well-suited for viticulture (which is an interesting deviation from the overall pattern of the best suited soils being higher on the slopes).

Development Criteria:

FREEHOLD

- 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 (see introduction of this section).
- 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.

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.
- Ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details. Distinguish old from new.

- 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.

PLANTING PATTERN

- 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.
- 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.
- 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.

COMMONAGE

- Surviving examples (wagon routes, outspans, and commonage), where they are owned in some public or communal way (or by a body responsible for acting in the public interest) and where they are found to be actively operating in a communal way, will have cultural and heritage value and should be enhanced and retained.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value. (a) Avoid privatization or creation of barriers to traditional access routes. (b) Retain old roadways, which have been replaced by newer roads, for use as recreation trails.
- Commonages and outspans were located at water points, and these places were likely gathering points before the arrival of colonists and continued to provide communal resources. In the mid-20th century many old commonages came under the ownership of the Municipality, and have since been rented out to private individuals or organisations.
- The Municipality should facilitate the use of common land in a way that promotes the well-being and quality of life of the public. These sites can play a restorative role within the community, for instance for those who have limited alternative opportunities for recreation.
- No residential or industrial structures should be permitted on commonage land.

D SOCIAL

Significance:

The commonage is an important social feature of this landscape unit (see discussion under previous heading).

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.

E ECONOMIC

Significance:

Soils are not well-suited for viticulture.

Development Criteria:

- 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.
- 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.

