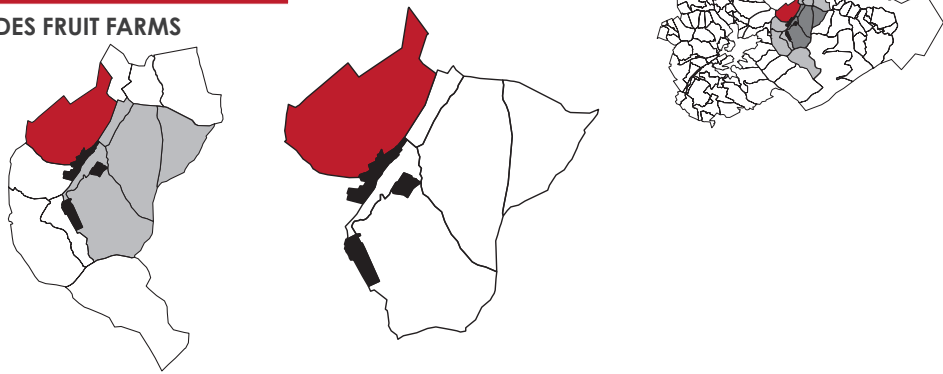
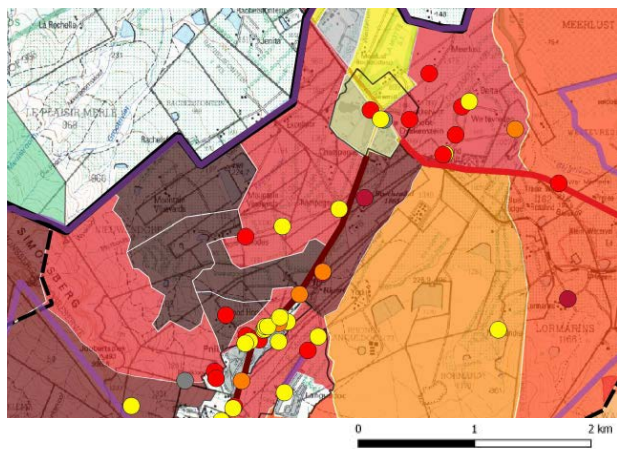


F07 (8.45) Grade IIIa
RHODES FRUIT FARMS



A07 Founders Estate

The apex of this unit is Joubert's Peak as part of the Simonsberg mountain. A number of perennial streams run down the slopes of the mountain and feed numerous farm dams. The presence of the mountain determines the main character of the unit, providing a natural backdrop to the extensive vineyards on its foothills. The unit also plays a large role in the settlement of Pniel, not only in terms of intangible and tangible cultural heritage, but also in terms of its scenic value. The same can be said for the R310 that forms the eastern boundary of the unit. Rhodes Cottage, with its distinctive road line leading up from the R310, is an important heritage site. This avenue features large yellowwood trees (a combination of *Podocarpus latifolius* and *Podocarpus henkelii*) in the form of a hedge. *Podocarpus latifolius* is South Africa's national tree, an extremely slow-growing hardwood species, which increases the value of such a mature, well-kept and lengthy (1km) avenue. Rhodes Fruit Farms has associative value, for innovations in farming and as one of the largest employers in the area for almost a century. Joubert's Peak forms the



most prominent backdrop to the mission settlement of Pniël, and dominates the sense of place with its presence on the western side of the R310. Pniël traces its history back to 1843 when two local farmers donated land to the recently freed slaves of the Groot Drakenstein area, with the intention that they should use it to build a self-supporting mission station and to supply labour to local farms. Pniël is divided into two distinct areas, East End and the Kloof. East End is on the upper side of the R310 and mostly associated with land unit (F09) with a view over the valley towards Hutchinsons peak. Pniël has possibly the most majestic scenic setting of all the settlements in Stellenbosch Municipality.

This landscape unit has a high level of historic, social, scenic and cultural value. The avenue of yellowwood trees is a special feature within this cultural landscape. Founders Estate landscape is a National Heritage Site (Grade I). The only other landscape that is similarly protected is Ida's Valley.



Pniel Church with Jouberts peak as a backdrop



Yellowwood avenue to Rhodes cottage

A07 FOUNDERS ESTATE

This landscape unit has a high level of historic, social, scenic and cultural value. It includes Pniel Mission complex and adjacent Goode Hoop farm. Rhodes Cottage and the avenue of yellowwood trees is a special feature within this cultural landscape. Founders Estate landscape is a National Heritage Site (Grade I). The only other landscape that is similarly protected is Ida's Valley.

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: AESTHETIC, HISTORIC - This landscape unit has exceptional significance for its aesthetic and historic relevance within the winelands, and needs to be celebrated as such.

COMPONENTS: A part of this landscape unit – Boschendal Founders Estate - is a Grade I National Heritage Site. A Heritage Management Agreement with SAHRA in terms of S.42 of the NHRA was prepared in 2008.

CONSERVATION SYSTEM: This landscape unit is triggered by the green transition conservation system that advocates openness over the agrarian landscape. A grade II scenic route is located directly adjacent to this landscape unit where 'foreground' development criteria apply. This particular land parcel also has a scenic value as a parcel with more than 70% land coverage from grade II scenic routes within the valley.

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, suburban development, mining, substation, landfill or sewage plant, parking lot (without mitigation), business park, isolated shopping centre.

Grade IIIa	
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 unit is Joubert's Peak as part of the Simonsberg mountain. A number of perennial streams run down the slopes of the mountain and feed numerous farm dams. The presence of the mountain determines the main character of the unit, providing a natural backdrop to the extensive vineyards on its foothills.

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:

Joubert's Peak forms the most prominent backdrop to the mission settlement of Pniel, and dominates the sense of place with its presence on the western side of the R310. Pniel has possibly the most majestic scenic setting of all the settlements in Stellenbosch Municipality.

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 300-360m contour line in Pniel, and the 400m on Founders Estate's side.
- 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.
- 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:

Goode Hoop is a layered farm werf. Rhodes Cottage, with its distinctive road line leading up from the R310, is an important heritage site. This avenue features large yellowwood trees, including *Podocarpus latifolius*, South Africa's national tree and an extremely slow-growing hardwood species, which increases the value of such a mature, well-kept and lengthy (1km) avenue.

Pniël traces its history back to 1843 when two local farmers donated land to the recently freed slaves of the Groot Drakenstein area, with the intention that they should use it to build a self-supporting mission station and to supply labour to local farms.

Development Criteria:

PLANTING PATTERN

- 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 (especially for the upkeep of the yellow wood avenue).
- Significant avenues should be protected as a heritage component.
- 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 (Pniel). Instead continuous tree canopies should be encouraged, especially within urban environments.
- 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.

FARM 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.
- 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.

PNIEL

- The character of the church precinct (established by its werflike qualities and building pattern) must be respected. Negative impacts on visual-spatial relationships (including the broader setting) and buildings of architectural and historical significance must be avoided.
- The strong character and patterns of the village precinct (established by street and building-patterns, including building setback, scale and form, and dwellings on thin agricultural strips, must be respected. Over-scaled new development should not be allowed.
- The narrow strips of agricultural land associated with mission village houses are part of an increasingly rare typology. In the case of Pniel, most have been lost and so any remnants should be conserved. Preferably no development should be permitted on productive land, especially in the form of permanent built structures that are unrelated to the agricultural use.
- Encourage integrated planning for extensions and densification, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate maintenance can compromise historic fabric.
- Encourage and support the establishment of local heritage conservation bodies, as envisioned in the National Heritage Resources Act, to engage with heritage resource identification, assessment and decision-making.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- 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.
- Prevent gentrification from threatening the distinctiveness of the unique settlements within the Stellenbosch winelands.
- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- 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 development is responsive to the historical rural context, and avoid suburban type layouts, particularly gated estates, in rural areas.

D SOCIAL

Significance:

The unit plays a large role in the settlement of Pniel, not only in terms of intangible and tangible cultural heritage, but also in terms of its scenic value. The same can be said for the R310 that forms the eastern boundary of the unit.

Pniel is divided into two distinct areas, East End and the Kloof. East End is on the upper side of the R310 and mostly associated with land unit (F09) with a view over the valley towards Hutchinson's Peak. (The old Silvermine precinct on the flank of the Simonsberg - see F12 below - is associated with this unit.)

Development Criteria:

- 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.

- 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 (see Silvermine, social entry S01).

E ECONOMIC

Significance:

Rhodes Fruit Farms has associative value, for innovations in farming and as one of the largest employers in the area for almost a century.

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.
- Fruit orchards are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the 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.
- 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.

