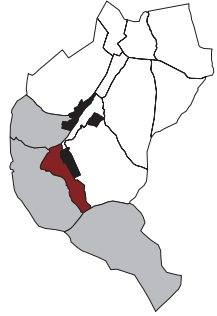
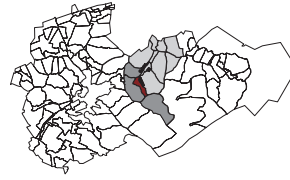
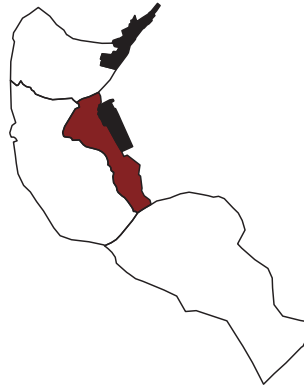


## BANGHOEK

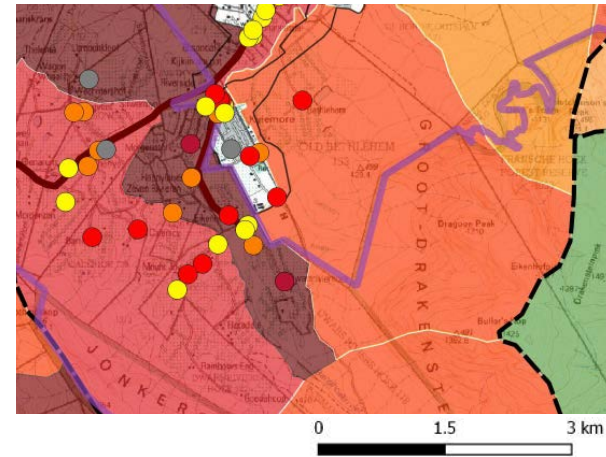


## F10 (8.55) Gradell



### F10 Lush Banghoek

This land unit is flanked by the Groot Drakenstein Mountains to the east and the Jonkershoek Mountains to the west. Banghoek, or 'scary corner', refers to the dense forest that travellers had to pass through to get to Franschhoek, filled with leopards, steep ravines and other dangers. This unit represents the valley bottom and is relatively flat in relation to its sides. The landscape drains towards the Banghoek River and the drainage lines and river corridor contains ecological support areas. Some pockets of critical biodiversity areas in a natural condition are scattered around the unit. The entire unit displays highly suitable soils for agriculture (viticulture). Situated on the western boundary of Kylemore, this land unit is significantly greener and features a number of windbreaks and lush stream banks with vineyards. Although enclosed by its lush vegetation, framed views are found towards the majestic mountains on four sides. Several significant heritage sites are located within the unit. Both by virtue of its history and setting, the Dwarsrivierhoek (Baldric) Estate boasts an early 19th century Cape Dutch complex that has high aesthetic, architectural, scenic and landscape significance. The



Anglican and NG Church graveyards in Kylemore appear somewhat neglected, but the graveyards and grave markers retain socio-historic significance. Close to the graveyard, are natural pools in the river (known as The Pools), which add to the intangible and social significance of the place.

The unit has contextual significance in relation to units F8 and F11 and Kylemore. It also presents a dense historic fabric with landscape and architectural significance and a discernable pattern of settlement. The loss of vegetation in this unit will result in the loss of its inherent character.



Banghoek with views towards Hutchinson peak



Valley bottom entrance gate

## F10 LUSH BANGHOEK

**The unit has contextual significance in relation to units F8 and F11 and Kylemore. It also presents a dense historic fabric with landscape and architectural significance and a discernable pattern of settlement.**

**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 (pattern of settlement) within the winelands, and needs to be conserved as such.

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Foothills conservation system. A grade II scenic route follows the road through the middle of the unit where 'foreground' development criteria apply.

**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, mining, substation, landfill or sewage plant, extensive parking lot, business park, isolated shopping centre.

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 landscape drains towards the Banghoek River and the drainage lines and river corridor contain ecological support areas. Some pockets of critical biodiversity areas in a natural condition are scattered around the unit.

#### Development Criteria:

- 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

Although enclosed by lush vegetation, framed views are found towards the majestic mountains on four sides. This land unit is flanked by the Groot Drakenstein Mountains to the east and the Jonkershoek Mountains to the west. Banghoek, or 'scary corner', refers to the dense forest that travellers had to

pass through to get to Franschoek. This unit represents the valley bottom and is relatively flat in relation to its sides.

The loss of vegetation in this unit will result in the loss of its inherent character.

#### Development Criteria:

##### VIEWS

- It is recommended that visual permeability should be maintained towards mountains (these are important place-making and orientating elements for experiencing the cultural landscape), 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.
- 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.

##### 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.

#### DEVELOPMENT

- 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 to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.

- 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:

Several significant heritage sites are located within the unit. Zevenrivieren, on the lower river reaches, has been altered over the years but retains a strong sense of authenticity. Dwarsrivierhoek (Baldric) Estate, at the head of the valley, boasts an early 19th century Cape Dutch complex that has high aesthetic, architectural, scenic and landscape significance.

##### Development Criteria:

#### PATTERNS OF SETTLEMENT

- 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 backdrop of rolling hills and mountain peaks form an important component of the whole, and development in these areas that is destructive to the whole should be discouraged.
- 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.
- Avoid visual clutter that erodes the settlement pattern.

#### HISTORIC 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.
- Significant avenues should be protected as a heritage component.

## D SOCIAL

### Significance:

*The Anglican and NG Church graveyards in Kylemore appears somewhat neglected, but the graveyards and grave markers retain socio-historic significance. Close to the graveyard were natural pools in the river (known as The Pools), which add to the intangible and social significance of the place.*

### Development Criteria:

- Any development that threatens the inherent character of family burial grounds should be discouraged.
- The character of the church precinct (established by its walled 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.
- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings
- Gentrification of rural settlements through lifestyle 'rural' estates 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.
- 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.

## E ECONOMIC

### Significance:

*The entire unit displays highly suitable soils for agriculture (viticulture).*

*Situated on the western boundary of Kylemore, this land unit is significantly greener and features a number of windbreaks and lush stream banks with vineyards.*

### 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.
- 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.
- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.

