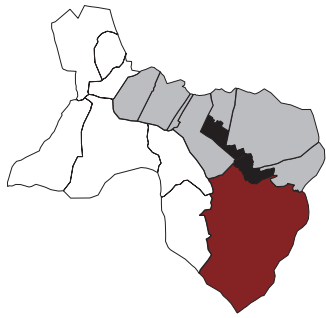
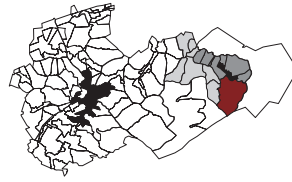


## HISTORIC FRANSCHHOEK

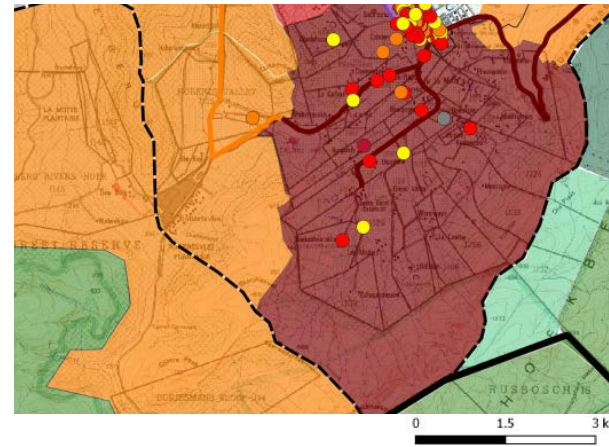


## H01 (9.1) Grade II



### H01 Franschhoek Cul-de-Sac

The main structure of this land unit is formed by the Franschhoek mountains which create a sense of enclosure, dominated by saddle formations and dramatic peaks including Bushmans Castle and Bushmans Tooth. A number of smaller drainage lines with their associated ecological support areas run down the mountain sides and feed into the Franschhoek River. Large areas on the upper reaches of the mountain have critical biodiversity areas that are still in a natural condition. The soils in the central area, mainly associated with the Franschhoek River, are very suitable for agriculture. Two roads link Franschhoek to its surrounding areas: the Robertsvlei Road to the west and the Lambrechts Road (Olifantshoek Pass) to the east. This landscape unit terminates against the main road through Franschhoek (R45), where it forms an integral part of the scenic quality and sense of place within the urban node. Views open between buildings towards the mountains as a picturesque backdrop. Plantation remnants are found on the higher slopes of the mountain close to the Franschhoek Pass with expansive views back over the town. The pattern of this landscape is made up of smaller rectangular blocks with intermittent farm complexes that are woven together by natural fingers leading from the mountain, creating a well-balanced and fine texture. The main land use consists of pasture land, vineyards and orchards with strong windbreak edges. The resilience of this landscape lies in its ability to absorb change well over the years. The large lush trees add to the sense of enclosure found within the cul-de-sac of the Franschhoek mountains.



Towards the eastern boundary of this land unit, the Guelke map shows a cluster of early freehold land grants allocated between 1657 and 1750. A number of significant heritage sites were recorded. Burgundy is an exemplary Cape Dutch complex dating from the late 1700's in a superb scenic and landscape setting comprising avenues, groves, orchards, and vineyards. La Bourgonge is well sited with an alignment of mature Oak trees, while La Petite Dauphine has significance for its landscape more than the structures within it, and La Dauphine is well-sited within its context with grand views. Other sites include: Mount Rochelle, Mon Repos, Keerweder and La Bri. An historic outspan area, cemetery and the finely placed Huguenot Memorial adds to the significance of this landscape unit. Clusters of workers' houses are found within this unit, and although the buildings are mostly in a poor condition, these clusters are well absorbed within the landscape as a unified whole.

This landscape unit has a high level of ecological significance with the resilience to absorb change as a unified whole. It has a high degree of aesthetic and historic significance. Many of the recorded sites are significant in relation to the scenic and natural features and thus contribute to the resilience of this landscape unit; a rare characteristic. It would be a great loss if established landscape features are threatened by large-scale development. This landscape unit is one of the largest areas to be grouped as one unit, a significant value to protect.



Franschhoek Womans Memorial

# H01 FRANSCHHOEK CUL-DE-SAC

This landscape unit has a high level of ecological significance with the resilience to absorb change as a unified whole. It has a high degree of aesthetic and historic significance. Many of the recorded sites are significant in relation to the scenic and natural features and thus contribute to the resilience of this landscape unit; a rare characteristic. It would be a great loss if established landscape features are threatened by large-scale monotonous development. This landscape unit is one of the largest areas to be grouped as one unit, a significant value to protect.

**MAIN AIM:** CONSERVE - The existing character is to be conserved (maintained). 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, ECOLOGIC - This landscape unit as per its statement of significance enjoys a degree of rarity within the winelands. The aesthetic quality of this landscape unit adds to its resilience, and the densely vegetated character absorbs development. Loss of this and the fragmentation of this unit should be prevented.

**CONSERVATION SYSTEM:** This Landscape unit is an enclosed land parcel within the winelands towards the end of three Grade II scenic routes. The mountain tops in this landscape unit is a protected area already, but the Foothills conservation system is also triggered. Foreground criteria applies to the 0-500m buffer around the Grade II scenic routes. It also has a coverage of more than 70%, and medium visibility in view of four other Grade II scenic routes.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Large scale industrial structures, mining, substation, landfill, parking lot (without mitigation), business park, isolated shopping centres, gated communities, suburban sprawl

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:

A number of smaller drainage lines with their associated ecological support areas run down the mountain sides and feed into the Franschhoek River. Large areas on the upper reaches of the mountain have critical biodiversity areas that are still in a natural condition.

### 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.
- 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:

This landscape unit terminates against the main road through Franschhoek (R45), where it forms an integral part of the scenic quality and sense of place within the urban node.

Views open up between buildings towards the mountains as a picturesque backdrop. Plantation remnants are found on the higher slopes of the mountain close to the Franschhoek Pass with expansive views back over the town.

The pattern of this landscape is made up of smaller rectangular blocks with intermittent farm complexes that are woven together by natural fingers leading from the mountain, creating a well-balanced and fine texture.

The resilience of this landscape lies in its ability to absorb change well over the years. The large lush trees add to the sense of enclosure found within the cul-de-sac of the Franschhoek mountains.

### Development Criteria:

#### LAND USE AND DEVELOPMENT

- 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 380m contour line.
- 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 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).
- 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.
- 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.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled private dwellings within the surrounding agricultural landscape.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- 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.

#### **PLANTING PATTERN**

- 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.
- 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.

#### **PLANTATION**

- Rehabilitation of forestry areas should be applied in the same way rehabilitation is conducted in mining operations - from the onset. This includes adaptive reuse strategies for the sawmill structure.
- Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation.
- Another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.

### **C HISTORIC Significance:**

*The main structure of this land unit is formed by the Franschoek mountains which create a sense of enclosure, dominated by saddle formations and dramatic peaks including Bushmans Castle and Bushmans Tooth.*

*Two roads link Franschoek to surrounding areas: the Robertsvlei Road to the west and the Lambrechts Road (Olifantshoek Pass) to the east.*

*Towards the eastern boundary of this land unit, a cluster of early freehold land grants were allocated between 1657 and 1750 (see Guelke map), many to French protestant immigrants (Huguenots), hence the name Franschoek.*

*A number of significant heritage sites were recorded. La Bourgonge is well sited with an alignment of mature Oak trees, while La Petite Dauphine has significance for its landscape more than the structures within it, and La Dauphine is well-sited within its context with grand views. Other sites include: Mount Rochelle, Mon Repos, Keerweder and La Bri. Burgundy (granted 1713, gable dated 1791) is an exemplary late 18<sup>th</sup> century Cape Dutch complex in a superb scenic and landscape setting comprising avenues, groves, orchards, and vineyards. There is a waped (historical wagon road) running through a field on the property.*

*An historic outspan area, cemetery and the finely placed Huguenot Memorial adds to the significance of this landscape unit.*

#### **Development Criteria:**

##### **HUNTER GATHERERS/HERDERS**

- 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.
- All archaeological material is protected in terms of the NHRA.

##### **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).

##### **OUTSPAN**

- 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.

- 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 who have limited alternative opportunities for recreation.
- No residential or industrial structures should be permitted on commonage land.
- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.
- 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.

#### 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.
- 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.



#### D SOCIAL

##### Significance:

*Clusters of workers' houses are found within this unit, and although the buildings are mostly in a poor condition, these clusters are well absorbed within the landscape as a unified whole.*

##### Development Criteria:

##### 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.
- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.

##### RECREATION

- 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.

- Where practical, encourage managed access to wilderness areas on the higher slopes. This



## **E ECONOMIC**

### **Significance:**

*The soils in the central area, mainly associated with the Franschhoek River, are very suitable for agriculture (viticulture).*

*The main land use consists of pasture land, vineyards and orchards with strong windbreak edges.*

### **Development Criteria:**

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.

- 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 in the CMP 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.

- Developments that promote the continuity of the core function of agriculture within the Stellenbosch winelands should be promoted.

- 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.

