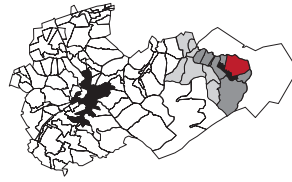


## HISTORIC FRANSCHHOEK

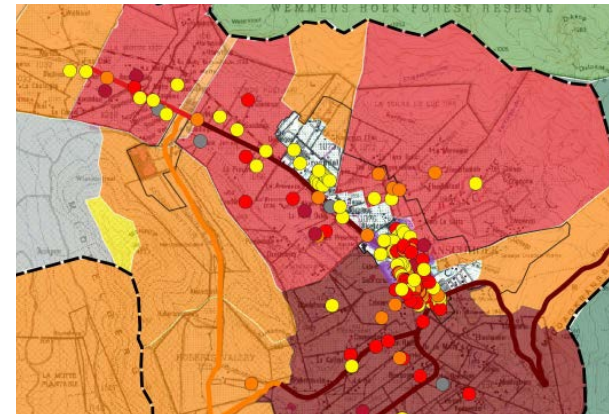


## H03 (8.05) Grade IIIa



## H03 La Cotte

The main structuring element is the dramatic Wemmershoek Mountain that frames the eastern edge of the town of Franschoek. Large areas of critical biodiversity (still in natural condition) are found on the upper reaches of the slopes. Ecological support areas are found around the drainage lines that run from the mountain slopes to form part of the Franschoek River. The lower section of the unit displays highly suitable soils for agriculture. The main road through Franschoek forms the western boundary of this landscape unit. The mountains act as backdrops to the historic buildings in this urban node, denoting a specific sense of place. Uitsig Road leads up onto the higher foothills, with beautiful views over Franschoek. This land unit is similar to H01 in the building blocks that make up its grain. The combination of vineyards, tree-lined land units, irrigation dams and evenly distributed farmsteads is characteristic of this landscape unit. Natural vegetation is found on the mountain slopes and follows the river edges to form organic fingers that keep the landscape tightly knitted together. Plantation remnants are located on the higher slopes of the mountain. La Cotte is one of the oldest farms in the Franschoek Valley and is currently being redeveloped. La Cotte evolved into a magnificent cultural landscape that comprises buildings and werf, sections of ringmuur (in places carrying water to work the watermill), vineyards, grazing lands and mature trees (Oaks, coral trees and London



Waterwheel

planes). Acorns from an ancient Oak tree on the werf were planted in France in 1920 in honour of the Battle of Delville Wood. The distribution of water from springs and streams to supply the emerging town below, played an important cultural role in this landscape. For fifty years, a volunteer opened and closed the pipes every morning and afternoon. Two waterfalls are located on the farm of Chamonix. A large number of historic sites have been recorded within this area of Franschoek and social significance is high.

This landscape has historic, associational and scientific significance for its innovative water supply system and use of water power. It also has landscape and aesthetic significance with a degree of rarity to it, forming part of a larger cultural landscape. A distinct pattern of dramatic peaks, plantations, vineyards and wilderness outlines the key features of the cultural landscape in the Cape winelands.



View from La Cotte

## H03 LA COTTE

This landscape has historic, associational and scientific significance for its early settlement pattern and changes over time, and innovative water supply system and use of water power. It also has landscape and aesthetic significance with a degree of rarity to it, forming part of a larger cultural landscape. This is under threat. A distinct pattern of dramatic peaks, plantations, vineyards and wilderness outlines the key features of the cultural landscape in the Cape winelands.

**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, ECONOMIC - This landscape unit as per its statement of significance enjoys a degree of rarity within the winelands. The aesthetic quality, in combination with its historic character, economic potential centered around viticulture, and wilderness area reflect the cultural landscape of the Stellenbosch winelands and should be preserved. It's transition into the town of Franschhoek adds to the diversity of this landscape unit.

**CONSERVATION SYSTEM:** This Landscape unit is an enclosed land parcel within the winelands at the end of a three Grade II scenic routes. The top of the mountains in this landscape unit is already a protected area, but the Foothills conservation system is also triggered. It is classified as an exceptionally scenic landscape (a coverage of more than 70% in terms of grade II scenic routes), and has a high visibility (can be seen from 5 out of the 6 Grade II scenic route viewsheds in the Franschhoek 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, large scale industrial structures, suburban development, nursery/mixed use/garden centre, restaurant/farmstall, recreation related trails and structures, mining, school complex, substation, landfill or sewage plant, parking lot, market, 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:

Large areas of critical biodiversity (still in natural condition) are found on the upper reaches of the slopes. Ecological support areas are found around the drainage lines that run from the mountain slopes to form part of the Franschhoek River.

#### 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:

The main structuring element is the dramatic Wemmershoek Mountain that frames the eastern edge of the town of Franschhoek.

The main road through Franschhoek forms the western boundary of this landscape unit.

The mountains act as backdrops to the historic buildings in this urban node, denoting a specific sense of place.

Uitsig Road leads up onto the higher foothills, with outstanding views over Franschhoek.

The grain of this land unit is similar to H01 in the combination of cultivated land and farm complexes with remnants of natural fingers leading from mountain to town.

Natural vegetation is found on the mountain slopes and follows the river edges to form organic fingers that keep the landscape tightly knitted together. Plantation remnants are located on the higher slopes of the mountain.

#### 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 500m contour line for cultivated fields as well as built structures.
- 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.

#### PLANTATION

- 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.
- The remnant plantation adds to the character and layering of this landscape unit. Unless environmental concerns are overriding, it could be kept as is.
- 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:

*La Cotte is one of the oldest farms in the Franschoek Valley and is currently being redeveloped. La Cotte evolved into a magnificent cultural landscape that comprises buildings and werf, sections of ringmuur (in places carrying water to work the watermill), vineyards, grazing lands and mature trees (Oaks, coral trees and London planes).*

*Acorns from an ancient Oak tree on the werf were planted in France in 1920 in honour of the Battle of Delville Wood.*

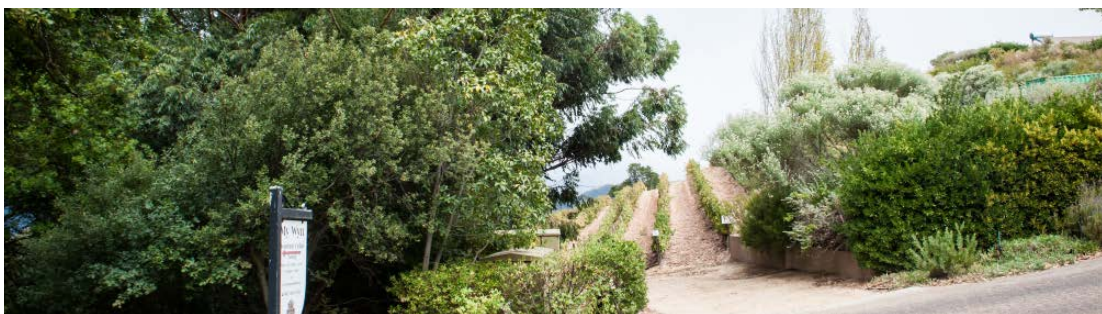
*A large number of historic sites have been recorded within this area of Franschoek and social significance is high.*

#### Development Criteria: 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.

#### 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.

## D SOCIAL

### Significance:

*La Cotte represents the regional pattern of property ownership, family dynasties, farming practices, labour relations and architectural changes over three centuries. The distribution of water from springs and streams to supply the emerging town below, played an important cultural role in this landscape.*

### Development Criteria:

#### LAND USE AND DEVELOPMENT

- 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.

#### WATER SYSTEM

- The role of water as a structuring system within settlements must be respected, particularly in terms of improving the functioning of leiwater systems. These are significant elements in historic agricultural and gardening activities, and in this landscape, unit fulfills a special social reference with association to place.
- Water often serves as a place-making and social element within the settlement fabric, and this role should be preserved and strengthened

where possible.

- A leivoor often includes large trees (such as oaks) aligned next to a street. Any development that threatens this character should be discouraged.
- Sensitive development that interprets the narrative of historic use of water in this way, where they are still known and used for a similar use or as public open space, have value and should be retained.

#### PATTERN OF SETTLEMENT

- Gentrification of rural settlements through lifestyle 'rural' estates should be discouraged. Here the edge of town has suffered under this form of insensitive development.
- Prevent gentrification from threatening the distinctiveness of the unique settlements within the Stellenbosch winelands.
- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of heritage features. These include: (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- 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.
- 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 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.

## E ECONOMIC

### Significance:

*The lower section of the unit displays highly suitable soils for agriculture.*

*The combination of vineyards, tree-lined land units, irrigation dams and evenly distributed farmsteads is characteristic of this landscape unit.*

### 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 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.

