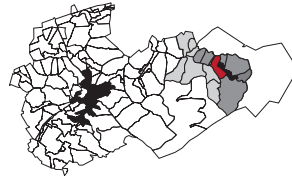


HISTORIC FRANSCHHOEK

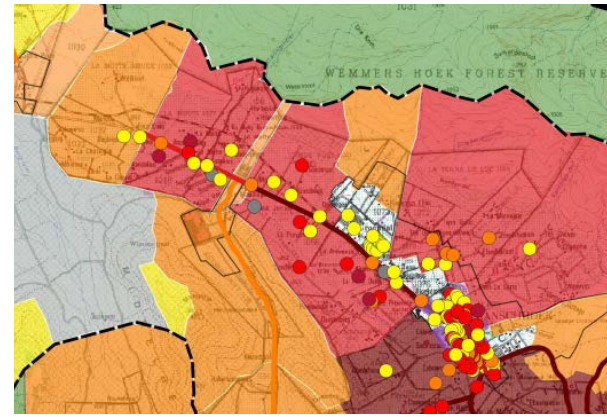


H06 (8.05) Grade IIIa



H06 Dassenberg

This is an important land unit that stretches along both sides of the road (R45) as it enters Franschhoek from Stellenbosch. The flat floodplain and its associated ecological support area places emphasis on the Wemmershoek Mountains and Dassenberg, where remnant plantations on the hilltop are currently undergoing rehabilitation. The land unit features a variety of medium to highly suitable soils for agriculture. A combination of vineyards, open veld and espaliered fruit trees are located in agricultural blocks on the flat terrain on each side of the road. A few edges are lined with smaller trees, in contrast to land unit H01 and H03 where large trees are used as windbreaks. Homesteads are generally found at a distance from the road and hidden in clusters of trees. The river plain with its tree belt forms a distinct edge between Dassenberg and the vineyards below. This belt of trees is a continuous line that flows from the 'natural fingers' on the mountain slopes in unit H01. A strong pattern of settlement is seen along the Franschhoek River with numerous heritage-worthy structures as part of this pattern. These include Grande



Provence main house, Klein La Provence, a villa at the entrance to Grande Provence, Ricketty Bridge and a few workers' cottages.

The significance of this landscape is in the linear pattern of settlement special to the Cape Winelands. Any large-scale development developed against the grain and size of this pattern will have a degrading effect on the larger cultural landscape. It is important that view lines are left undisturbed across the floodplain area towards the mountains.



Diagrammatic illustration of important views and position of homesteads



Dassenberg

H06 DASSENBERG

The significance of this landscape is in the linear pattern of settlement special to the Cape Winelands. Any large-scale development developed against the grain and size of this pattern will have a degrading effect on the larger cultural landscape. It is important that view lines are left undisturbed across the floodplain area towards the mountains.

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 - The aesthetic quality, in combination with its historic character, economic potential centred around viticulture, and wilderness area reflect the cultural landscape of the Stellenbosch winelands and should be preserved. View lines, and linear pattern of settlement as per the statement of significance above should at all times be a priority to protect.

CONSERVATION SYSTEM: This Landscape unit stretches across a grade II scenic route, where foreground development criteria apply (listed in Appendix 3). It is classified as an exceptional 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 Franschoek valley. The top of the mountains in this landscape unit is already a protected area. The Foothills conservation system is also triggered. The Green Transitions conservation system should also be a consideration to uphold the rural character of this landscape unit, while advocating public appreciation through the cultivated fields. The old train line (where it is not in use anymore) could be utilised as such by considering it as green infrastructure with walking and cycling routes, and facilitating access to nature.

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

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 flat floodplain and its associated ecological support area places emphasis on the Wemmershoek Mountains and Dassenberg, where remnant plantations on the hilltop are currently undergoing rehabilitation.

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.
- 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 Green Transition 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).

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.

B AESTHETIC

Significance:

This is an important land unit that stretches along both sides of the road (R45) as it enters Franschoek from Stellenbosch / Paarl.

A few edges are lined with smaller trees, in contrast to land unit H01 and H03 where large trees are used as windbreaks. Homesteads are generally found at a distance from the road and hidden in clusters of trees. The river plain with its tree belt forms a distinct edge between Dassenberg and the vineyards below. This belt of trees is a continuous line that flows from the 'natural fingers' on the mountain slopes in unit H01.

Development Criteria:

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.

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 300m contour line for both the area of cultivation and built structure north of the R45, and 200m contour line to the south against the foot of Dassenberg.
- 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.



C HISTORIC

Significance:

A strong pattern of settlement is seen along the Franschhoek River with numerous heritage-worthy structures as part of this pattern. These include Grande Provence main house, Klein La Provence, a villa at the entrance to Grande Provence, Rickety Bridge and a few workers' cottages.

Development Criteria:

PATTERN OF SETTLEMENT

- 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.
- Avoid visual clutter that erodes the settlement pattern.
- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites.
- Give preference to the reinforcement of existing settlements and settlement patterns rather than extending development outside the urban edge
- 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.



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:

Traditional use, and association to place, was revealed in the public participation process. Opportunity for recreation to appreciate the open character of this landscape unit is possible with the old plantation roads and old railway line.

Development Criteria:

- Facilitate access to opportunities (a) Improve quality of life by encouraging access to nature, health and recreation routes, and the traditional use of the landscape. (b) Reconsider areas such as the Jim Fouche picnic site in Franschhoek, that offers social and recreational opportunities for intensive use by large groups. In this case, the old railway line is an opportunity to incorporate some of these ideas (please refer to the Green Transitions conservation system).
- 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. Any new development should facilitate and incorporate these links into their proposals.

E ECONOMIC Significance:

The land unit features a variety of medium to highly suitable soils for agriculture.

A combination of vineyards, open veld and espaliered fruit trees are located in agricultural blocks on the flat terrain on each side of the road.

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.
- Cultural sites associated with 20th 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.

