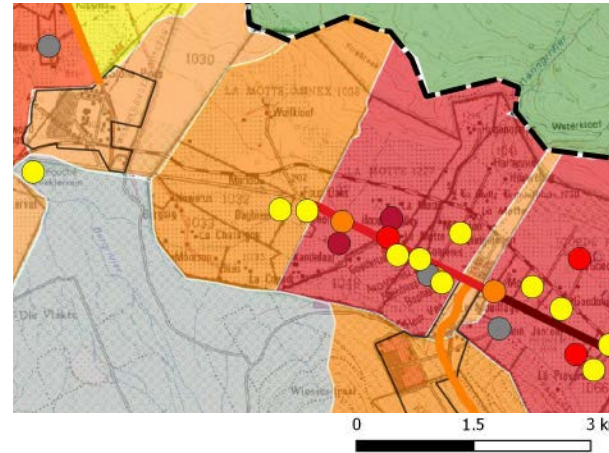
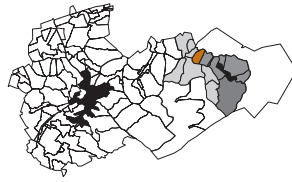
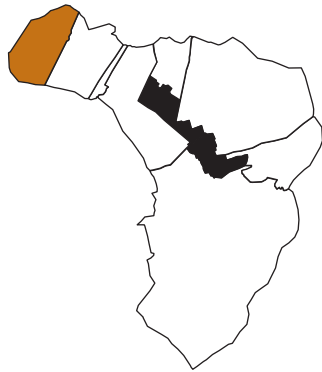
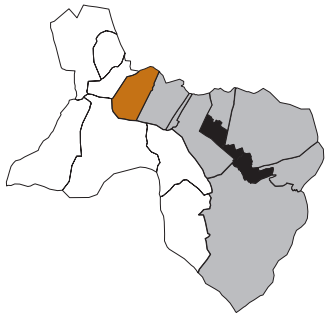


HISTORIC FRANSCHHOEK

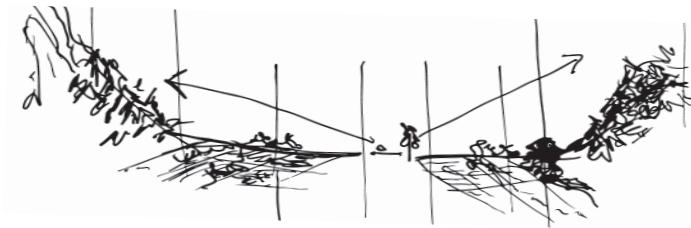
H09 (6.7) Grade IIIb



F09 Transition unit to historic Franschhoek

This landscape unit acts as a threshold between the larger area of Drakenstein and the more defined Franschhoek. Pockets of critical biodiversity elements are found within this unit and the soils present a mixture of medium to highly suitable agricultural soils, mainly arranged along the alluvial lines. Roadside trees are located on the northern side of the R45 entering Franschhoek, spaced at approximately 30m, leading up to the gateway in unit H08. The Franschhoek River winds along the southern portion of this land unit and is characterised by dense vegetation along its banks. Larger units of open fallow land and vineyards, with a cluster of 'lifestyle' farms adjacent to the R45, are located within the eastern portion of the land unit. Moving away from the road, farm clusters and smaller land parcels increase. A small semi-circular pattern of planted vineyards is a rare feature next to the road. Large views are afforded from the road towards the Wemmershoek Mountains, where a few intrusive mansions on the edge of the mountain draw attention.

This landscape unit is part of a pattern of open views and enclosed land units along the R45 before entering Franschhoek and builds up to the whole scenic experience.



Views over floodplain towards mountains



View towards the Wemmershoek Mountains

H09 Transition unit to historic Franschhoek

This landscape unit is part of a pattern of open views and enclosed land units along the R45 before entering Franschhoek and builds up to the whole scenic experience.

MAIN AIM: ENHANCE (MANAGE) landscapes and townscapes: By improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by **regenerating** landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

MAIN VALUE: AESTHETIC - The aesthetic quality in the build-up to the gateway landscape unit of 'La Motte' view lines over the cultivated field, should be protected. This landscape unit is more important from a distance as it is seen from many grade II scenic routes.

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 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. The top of the mountains in this landscape unit is already a protected area, the Foothills conservation system is also triggered. The old train line (where it is not in use anymore) could be re-utilised 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 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:

Pockets of critical biodiversity elements are found within this unit. The Franschhoek River winds along the southern portion of this land unit and is characterised by densely vegetated banks.

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 acts as a threshold between the broader area of Drakenstein and the more defined Franschhoek.

Roadside trees are located on the northern side of the R45 entering

Franschhoek, spaced at approximately 30m, leading up to the gateway in unit H08.

Large views are afforded from the road towards the Wemmershoek Mountains, where a few intrusive mansions on the edge of the mountain draw attention.

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 260m contour line for cultivation and built structures north of the R45.
- 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.

- 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:

Moving away from the road, farm clusters and smaller land parcels increase. A small semi-circular pattern of planted vineyards is a rare feature next to the road. Two altered farmyards with prominent planting structures are noted in this landscape unit.

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.

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.

D SOCIAL

Significance:

Insert text here

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, which offers social and recreational opportunities for intensive use by large groups. In this case, the old railway line presents 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 still facilitate and incorporate these links into their proposals.

E ECONOMIC

Significance:

The soils present a mixture of medium to highly suitable agricultural soils, mainly arranged along the alluvial lines.

Larger units of open fallow land and vineyards, with a cluster of 'lifestyle' farms adjacent to the R45, are located within the eastern portion of the land 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.
- 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.
- 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.
- In general, the subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape. However, negative visual effects in this land unit are less than in other areas within the winelands.

