



## TOWNSCAPE CHARACTER UNITS

Parts of the town of Stellenbosch have been the subject of two recent, stand-alone heritage surveys. Both have been approved by Heritage Western Cape. These are for the historic core of the town and for the core of the Stellenbosch University campus. Therefore, these areas were excluded from the heritage inventory undertaken as part of this project insofar as the evaluation and heritage grading of individual properties is concerned.

However, the concepts and methods devised and adopted for this wider inventory of heritage resources have relied on the identification, inventory and grading of areas as well as of individual sites. Fundamental to the method has been the determination of a 'cascade' in scale from the larger valleys and areas to nested smaller ones: the latter termed 'landscape character units'. Clearly, these concepts and methods are not only relevant in wilderness and rural domains; they also apply to the towns and other urban nuclei within the municipality. Thus, we also identify 'urban, or townscape character units' of cultural significance.

The landscape units were identified and evaluated according to four main categories, namely 'natural elements' (such as landform and geology), 'cultural elements' (such as forestry and settlement), 'perceptual elements' (such as view sheds and scenic routes) and 'defining elements'. It is this latter group that dominate in the evaluation of townscape character units.

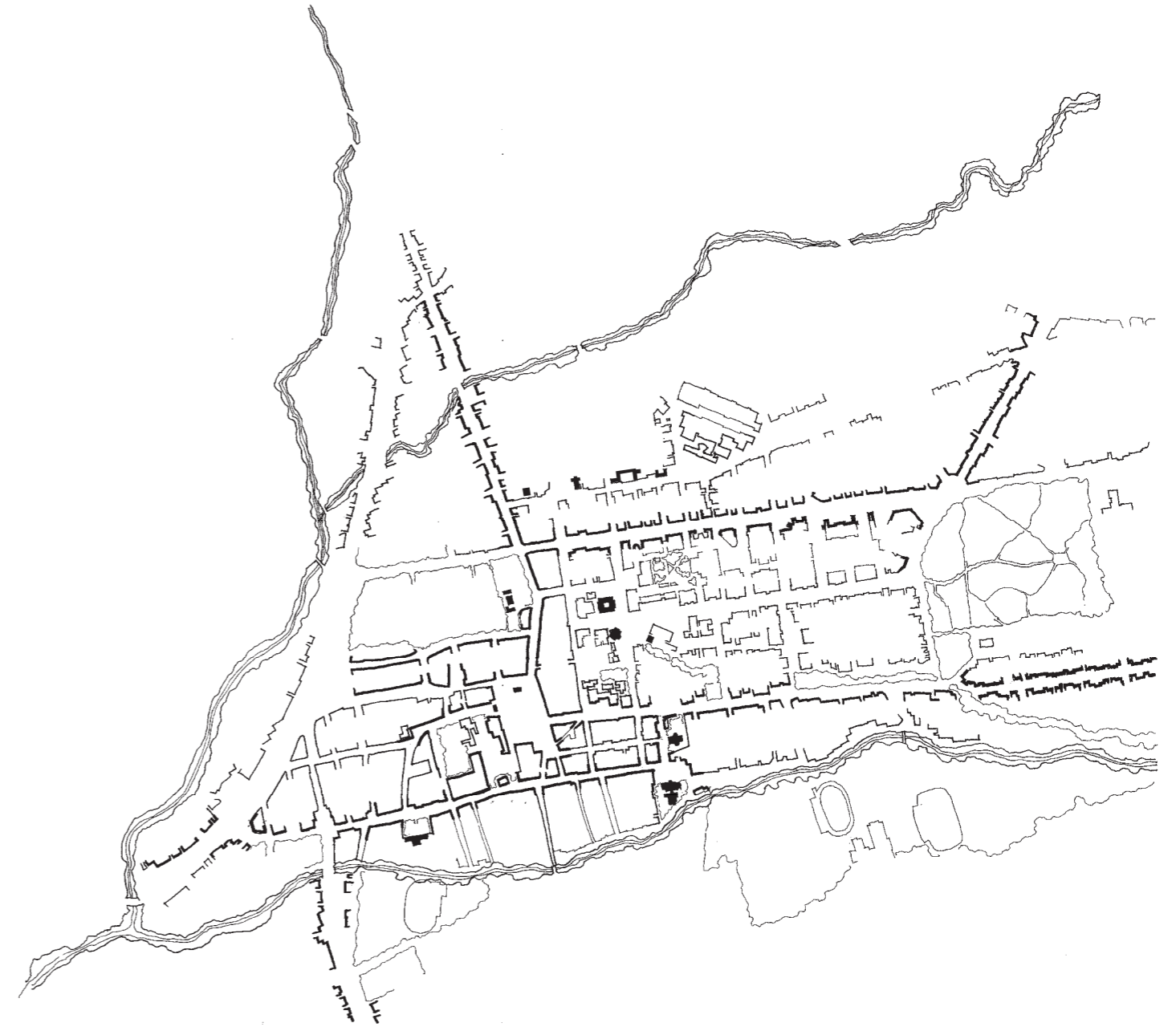
Elements such as structure, pattern, grain (height, mass, size), edge, network, landmarks / view points and nodes are key to the

understanding and day-to-day navigation of any townscape. It is the interplay of these that give particular areas, precincts and neighbourhoods their specific character and identity. Often, these elements combine in public places, spaces and areas within a neighbourhood, and are of higher cultural significance than the specific structures and sites that constitute the 'parts' within the 'whole'. Heritage practice has, for some years, recognised that it is the contribution of these 'parts' to the patterns and character of the 'whole' that is of primary heritage significance.

Therefore, an evaluation and the identification of the urban or townscape character units of cultural significance, and worthy of protection, was seen to be critical to the heritage survey and inventory as a whole.

## STELLENBOSCH

### Townscape Character Defining Process



## METHOD OF PROTECTION

The method of protection most commonly used for townscape character areas in the South African context is the 'Heritage Area' – a geographical space where a specific character is recognised as being of cultural significance and is protected. Furthermore, guidelines are often produced to inform residents and others of the degree of change that could be contemplated within these spaces, and which 'patterns' should be respected and strengthened over time.

While the National Heritage Resources Act (Act 25 of 1999) has within it the means of identifying and protecting Heritage Areas (Section 31), at the local level they can also be identified in the relevant Zoning Schemes as Heritage Protection Overlay Zones (HPOZ). Historically, these spaces are primarily administered at the local authority sphere of government. This 'doubled up' nature of protection means that a Grade I National Heritage Site, such as Ida's Valley, could also be identified as a HPOZ in the Stellenbosch Zoning Scheme.

As the Commission for Architecture and the Built Environment (CABE: a UK-based organisation that advised on architecture, urban design and public spaces) identifies, historic areas have always undergone changes, and the expectation should be that they will continue to change and evolve, to accommodate new uses and meet new priorities. Change should not be taken as automatically undermining the integrity of an historic place. Instead, the special and valued characteristics of an historic place should influence the way it is managed. The type of special historic character the area possesses, be it visual, functional, or social, should be evaluated and identified. Any new

development can then be assessed in terms of its contribution, or otherwise, to the particular character of the neighbourhood.<sup>1</sup>

## EXISTING TOWNSCAPES WITH RECOGNISED HERITAGE SIGNIFICANCE WITHIN THE MUNICIPALITY

Aside from the historic core of Stellenbosch and the historic core of Stellenbosch University, the Municipal area has several recognised HPOZ / Heritage Areas already protected in law.

Chief among these is the Franschhoek Heritage Area, which stems from Todeschini and Japha's 1988 Conservation Study and Survey of the town. In addition to this space, a 2011 proposal saw the establishment of HPOZ areas in the Jonkershoek, Ida's Valley and Dwars River precincts. 'Special Areas' were identified at Raithby and Jamestown.<sup>2</sup>

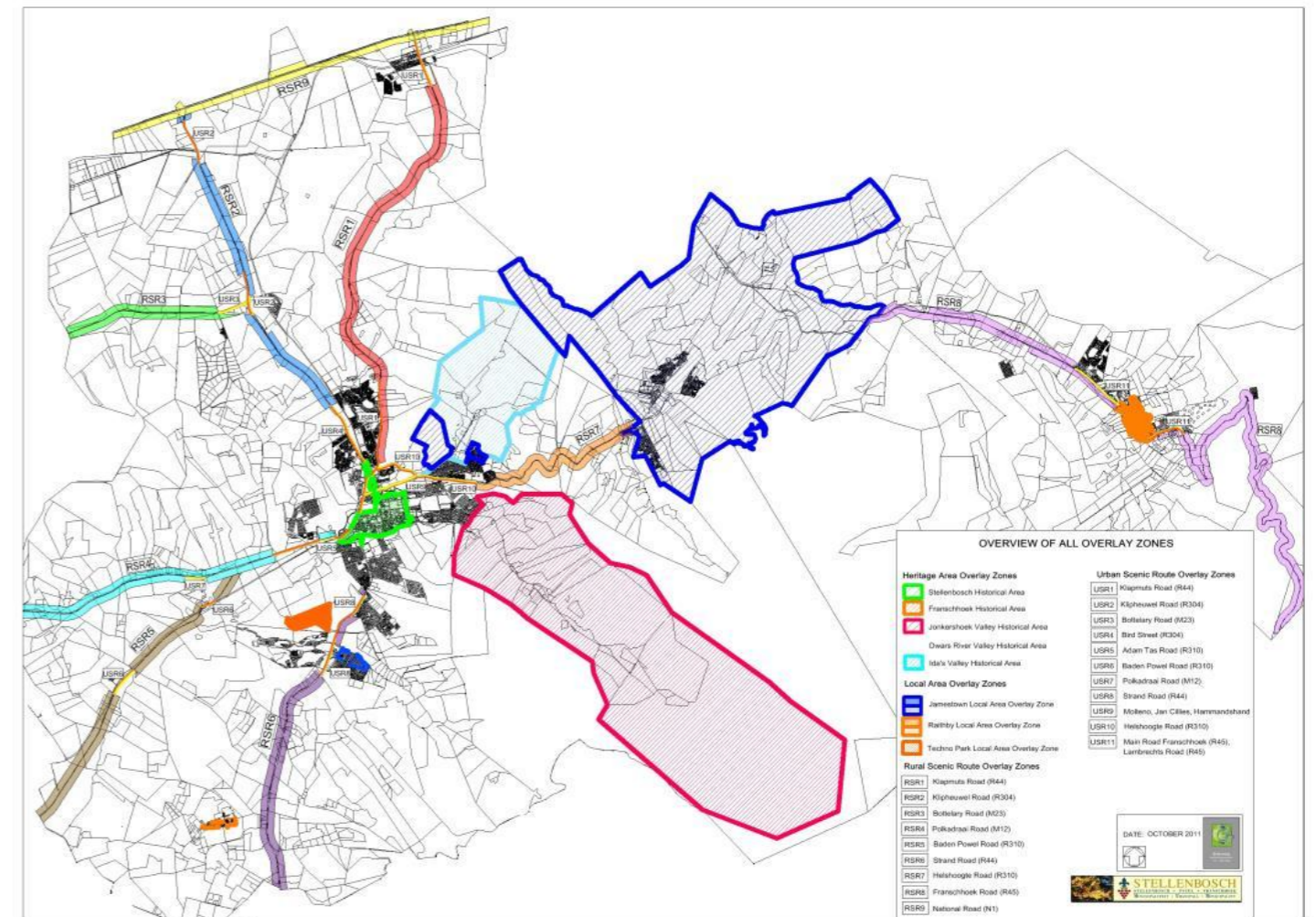
We have duly mapped these identified (although proposed) heritage areas and evaluated them in the field. They have all been incorporated into the proposed new townscape character units, albeit with some modifications and sometimes with slightly more inclusive boundaries. In no instance was an HPOZ or Special Area found to have insufficient heritage significance to warrant its exclusion from a proposed townscape character unit.

<sup>1</sup> <http://webarchive.nationalarchives.gov.uk/20110118174717/http://www.cabe.org.uk/files/cabe-and-the-historic-environment.pdf>

<sup>2</sup> See the New Stellenbosch Zoning Scheme: Appendix to the Zoning Scheme; Overlay Zones. Draft for Public Participation, prepared by @Planning. 30<sup>th</sup> May 2012.

# STELLENBOSCH

## Townscape Character Defining Process



Stellenbosch: Existing HPOZ Areas (source: New Stellenbosch Zoning Scheme: Appendix to the Zoning Scheme; Overlay Zones. Draft for Public Participation, prepared by @Planning. 30<sup>th</sup> May 2012.



## IDENTIFYING TOWNSCAPE CHARACTER UNITS

In 2011 Fabio Todeschini defined a cultural landscape as the inter-relationship of the man-made with the natural landscape and noted the “reciprocal relationship (which) has spanned millennia and many generations of people, their values, beliefs, practices and traditions. The product, which is never finished and always remains in a ‘state of becoming’, is you and I and the landscape setting which we perceive, use and enjoy ... They are adapted, designed, settled landscapes in the frame of nature. Cultural landscapes reflect social, economic, technical and aesthetic values, as well as ecological ones”.<sup>3</sup>

The key natural elements underlying the evolution of the cultural landscapes of settlements located within the Stellenbosch Municipality include their location within relatively wide and flat valleys created by the confluence of river courses. For Stellenbosch itself, the town occupies the valley bottom at the junction of the Eerste River and Krom River, which are abutted by very tall mountain ranges beyond. For Franschhoek, the Franschhoek River and its tributaries run through the town, which is encircled by high mountains. The smaller settlements of Raithby, Jamestown, Pniel and Lanquedoc are all situated along smaller river courses.

The flatness of the particular valley bottoms created by these networks of rivers and streams made it easy to access, cultivate and settle these spaces, and the long subdivisions of land running from road to river were key early features of all settlement within the region. These patterns of subdivision are still strongly discernable in smaller towns such as

Raithby and Jamestown.

The wagon routes leading to the surrounding mountain passes and fording the rivers had a similar influence on the pattern of settlement. By the time the two primary towns within the region began to expand in the late 19th century, the grids for these expansions were pushed and pulled by these earlier urban layers, which thus become characteristic of the cultural landscape of the towns.

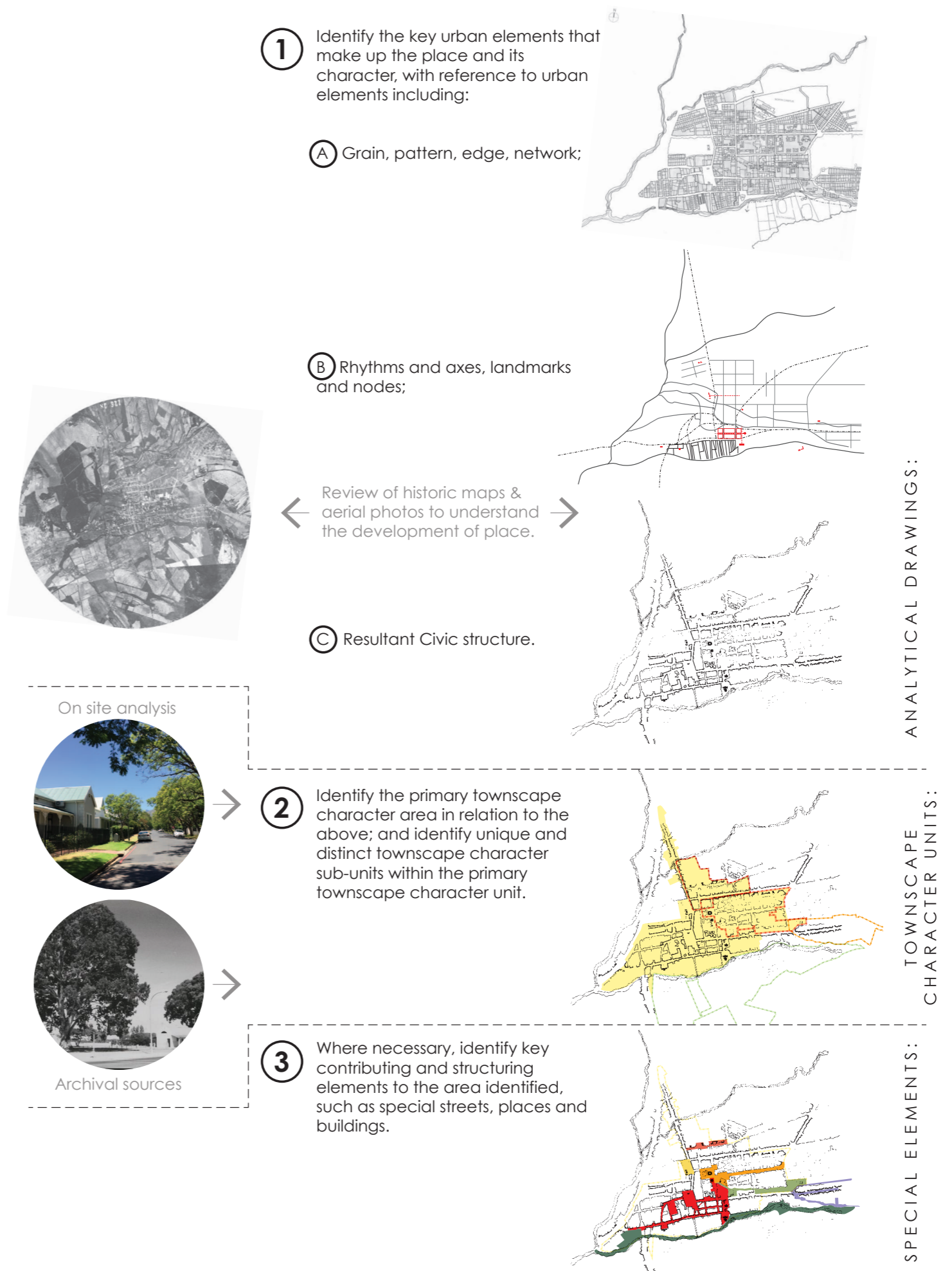
In each instance, the townscapes within the municipality have been assessed according to the following method:

- Identify the key urban elements that make up the place and its character, with reference to urban elements including: structure, grain, pattern, edge, network rhythms and axes, landmarks and nodes;
- Review historic maps and aerial photography for the town, in order to understand the development of place;
- Undertake on-site analysis of the townscape, supported by archival sources such as historic photography of the townscape;
- Identify the primary townscape character area in relation to the above;
- Where necessary, identify unique and distinct townscape character sub-units within the primary townscape character unit, and describe the significance and character of each;
- Where necessary, identify key contributing and structuring elements to the area identified, such as special streets, places and buildings.

EXTERNAL INPUTS:

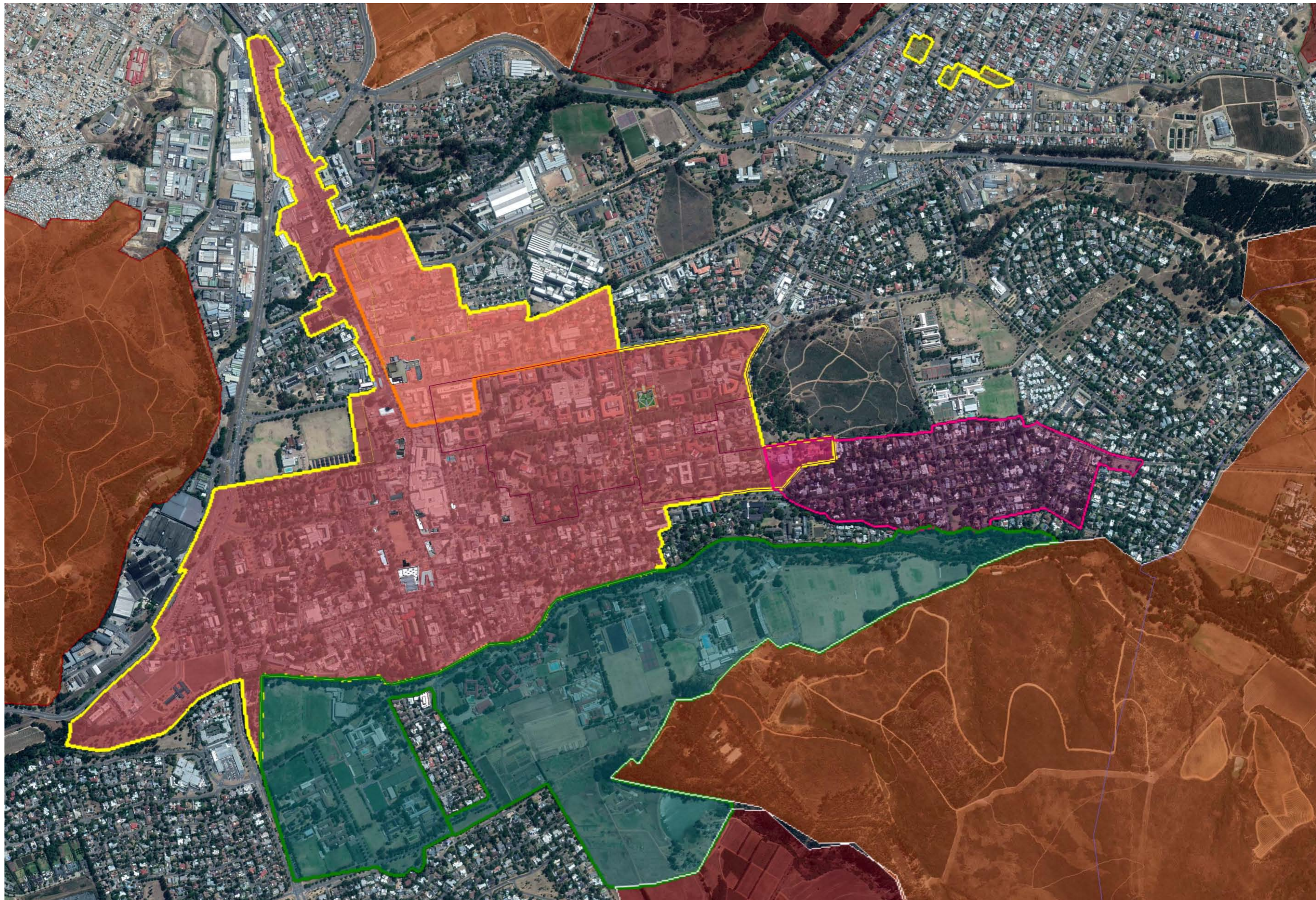
PROCESS/ANALYSIS:

OUTCOMES:



3 Todeschini, F (2011) Heritage Resources Inventory of the Constantia-Tokai Valley for the City of Cape Town.







## STELLENBOSCH

### Identifying the Key Urban Elements and Primary Townscape Character Unit

Stellenbosch's civic structure has evolved from its historic growth and topography. The core elements of the town include the Eerste River and the Krom River to the north and south, with the old settlement spine – Dorp Street – running alongside the Eerste River. It was between Dorp Street and the Eerste River that the early, linear 'water erf' grants were located, and this pattern of settlement is still faintly discernable in the present 21<sup>st</sup> century fabric of the town. The mountain ranges encircling the town forced the confluence of the Krom and Eerste Rivers, and these underpinned the 'natural elements' informing the character of Stellenbosch.

The key civic buildings in the town are located where the river and Dorp Street come together: the old drostdy and the church. These buildings in turn set up their own public spaces and physical/visual axes, the most important being Church Street and Drostdy Street, which bisect at right angles and set up the grid of the core town.

The Braak forms the primary historic green space in the town and sets up two further primary routes: Bird Street to the north, and Plein/Van Riebeeck Street to the east.

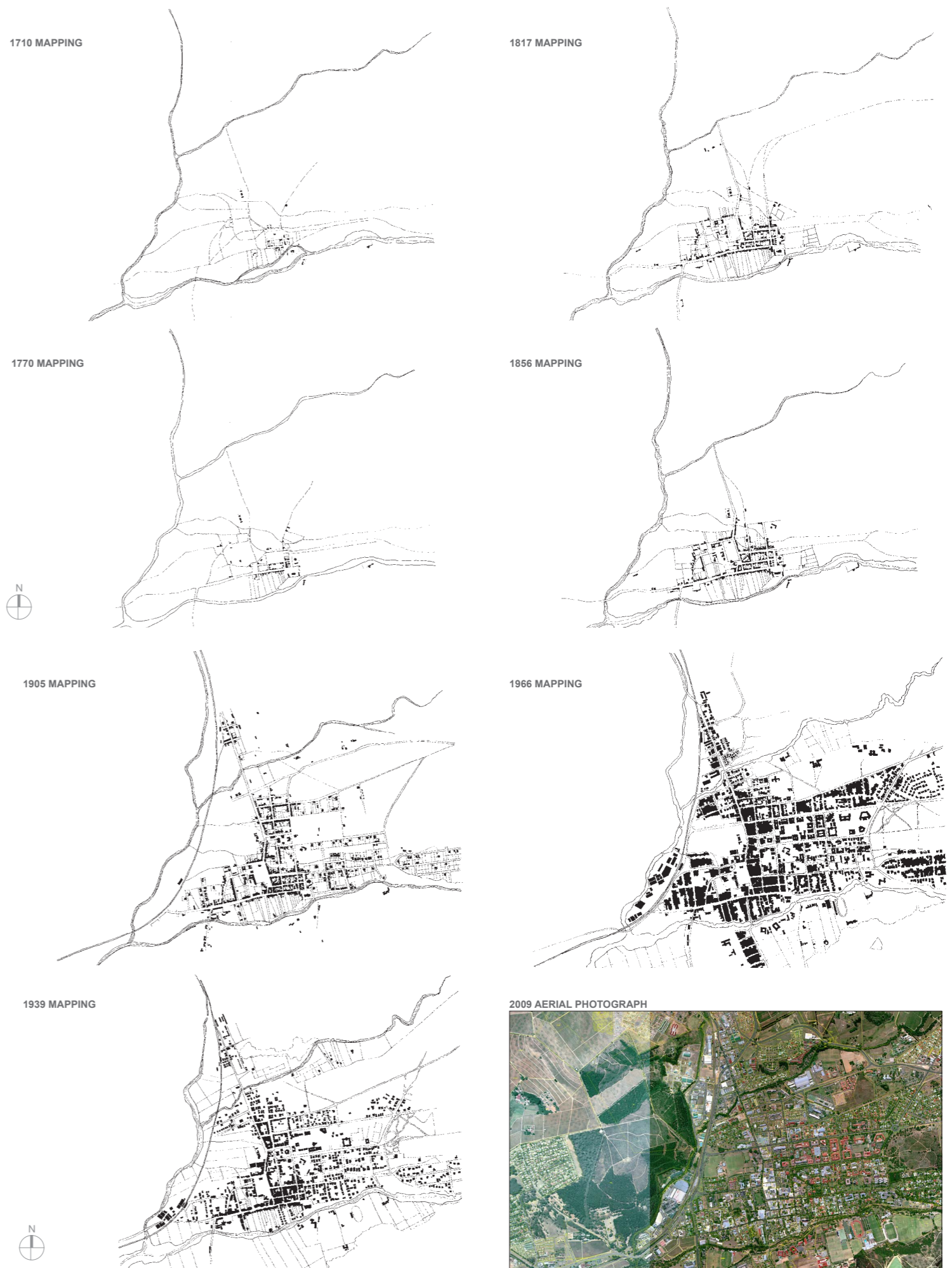
The expansion of the town left two green spaces within the urban fabric: the fields behind Bergzicht, and JS Marais Park. Victoria Street creates a green link between these spaces, which then pinwheels around the University's Ou Hoofgebou and aligns with the axis from the historic homestead, Bergzicht,

along Crozier Street. Key views are created along these axes.

A secondary green element/layer is located to the south of Victoria Street and follows the old millstream, connecting key landmarks such as Mostertsdrift farm werf and the Botanical Gardens. The open, lawned expanses along Van Riebeeck Street contribute to this secondary green link through the town.

The understanding of the structure of the town, in combination with the assessment of historic maps and aerial photography dating from the 1930s to the present time, allowed for the edges of the core of the town to be identified. This boundary incorporates the urban fabric that most clearly adheres to the underpinning and structuring patterns of the place. It constitutes a townscape character unit for Stellenbosch.

However, it is also clear that this 'historic core' is made up of areas of differing character, and that these 'townscape character sub-units' require further identification.



Stellenbosch: Development of the town (source: Scurr, Buttgens, Abrahamse, STELLENBOSCH UNIVERSITY: HERITAGE-BASED URBAN DESIGN, LANDSCAPE AND ARCHITECTURAL GUIDELINES, 2013).



- KEY:
- River Systems
  - Mill Streams
  - - - Wagon Routes
  - Water Erven
  - Civic Buildings, Homesteads
  - - - Axes
  - Formal Urban Grid



Stellenbosch: Underlying Structuring Elements: nodes, landmarks, axes.



Stellenbosch: 1938 Aerial Photography



Stellenbosch: Grain and Patterns

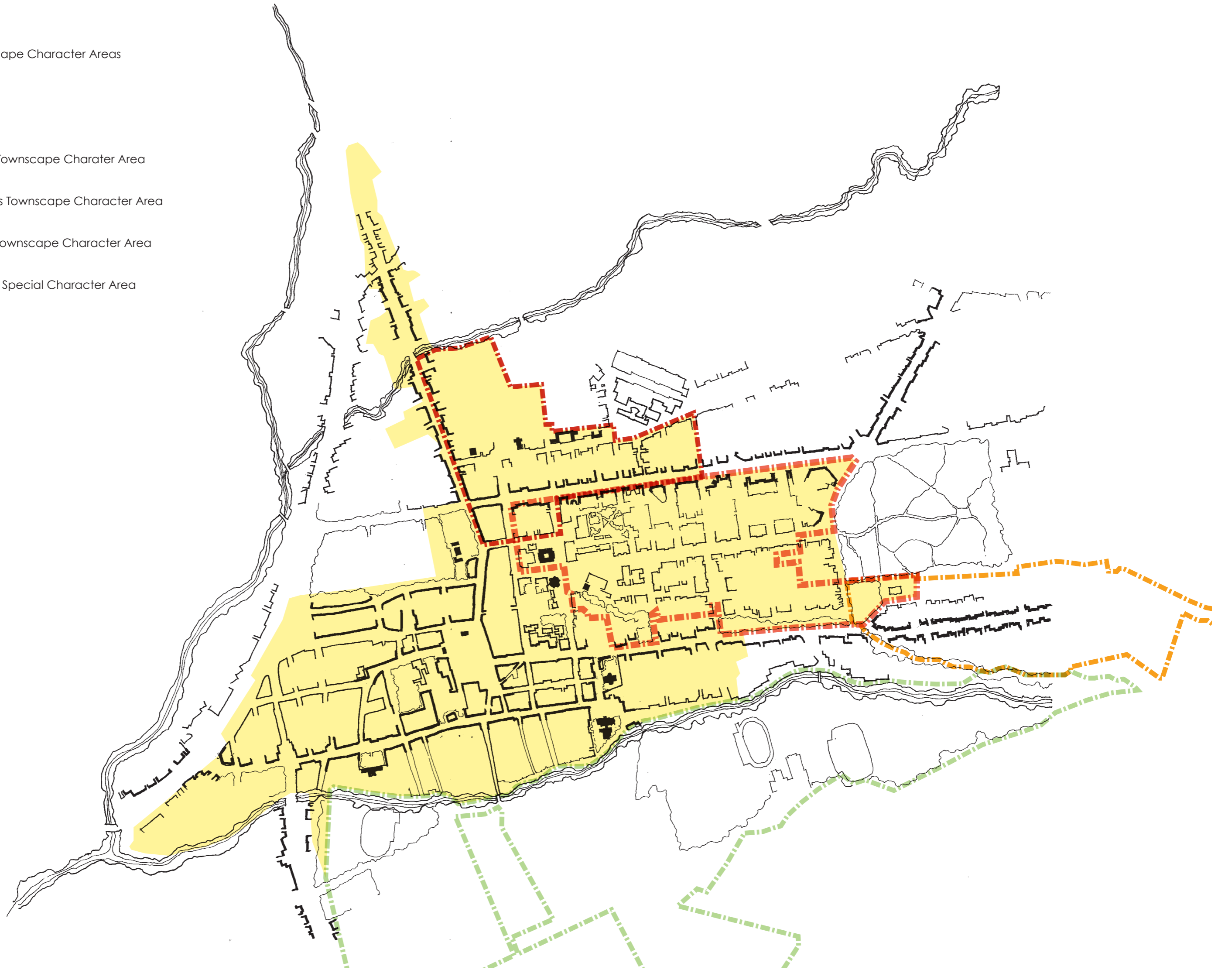


Stellenbosch: Civic Structure



Stellenbosch: Townscape Character Areas

- Historic Core
- "Die Vlakte" Townscape Character Area
- Core Campus Townscape Character Area
- Mostertsdrift Townscape Character Area
- Coetzenberg Special Character Area





## The Identification of Townscape Character Sub-Units within Stellenbosch

The irregular Stellenbosch street pattern in the 'historic core' is a result of topography, historic routes and responses to the rivers and mill streams. This changes into a more regular, grid-like street pattern as the town expanded north-east towards Mostertsdrift and northwards towards the university site. These areas developed later as the town grew, and were laid out in a more formal and 'planned' manner.

The university main campus precinct is formed by the orthogonal town street pattern in this area. The built environment of the university is therefore generally consistent in orientation and layout, with very few instances that break with this orthogonal pattern.

Similarly, Mostertsdrift is orthogonal in its gridded layout, and deviations are related to the river course, the position of the Mostertsdrift farm werf, and the influenced of the historic avenue and original gateposts of Lanzerac.

As a result, the grain and scale of the town is very different to that of Mostertsdrift and the university. The 'grain' is a result of the subdivision of land into different erven. More divisions resulted in a finer grain and scale. The main campus of the university consists of only a few erven over two large town blocks, whereas the same area in the town could have 80 or more erven. Similarly, the erven making up Mostertsdrift are much larger than those that characterize the core of the town.

The scale of the townscape between the university and the town, and Mostertsdrift and the town, therefore differs substantially. In

addition, the buildings realized as part of the university campus are institutional in nature, being larger and taller than those seen in the town, while those that make up Mostertsdrift are more suburban in their scale, and consist of stand-alone residential 'villas'. Therefore, these spaces have different 'characters', although all are of high heritage significance.

Thus, a clear townscape character sub-unit comprises the **University Core Campus**. This area has already been approved by HWC as a Provincial Heritage Site. Although containing diverse elements, the character unit includes sites and structures of the highest order of cultural significance within the Province. The site holds exceptional levels of historical, aesthetic, architectural, artistic, archaeological, educational, symbolic and social significance. Its use as a university, and in particular a university campus that so closely integrates with its town setting, makes it exceptionally rare, not only in the Province, but also in the Nation.

**Mostertsdrift**, by comparison, has significance at the local level of the town itself. It comprises many older, Victorian-era villa structures. The influence of the turn-of-the-century 'Garden City' approach to urban expansion is clear in its gridded layout, in the tree-lined streets that run through it, and in the expansive street-facing gardens that are so characteristic of the area. It remains an early, intact example of a 'proto-suburb' within the municipality. Its layout and 'openness' ensures a sensitive transition between the built-up areas within the historic core and the unique landscape units of Jonkershoek. Jonkershoek has

highly significant areas of 'agriculture' and 'wilderness', creating the natural setting "backdrop" that is so critical to the sense of place of the town as a whole. Therefore, Mostertsdrift has high aesthetic, architectural, contextual and historical significance when seen in the context of Stellenbosch as a whole.

Another notable townscape character sub-unit within the historic core has been identified, whose significance rests almost entirely within the realm of the symbolic, social and intangible. This is the area known as '**Die Vlakte**', where forced removals occurred. It is demarcated by Muller Street, Ryneveld Street, Banhoek Road, Smuts Street, Merriman Avenue and Bird Street.

On 25 September 1964 'Die Vlakte' was proclaimed a White Group Area. Besides the considerable number of Coloured people who were removed from the area as a result, six schools, four churches, a mosque, a cinema and ten business enterprises were also affected in various ways. The removal of people from the town centre to Ida's Valley and the present-day Cloetesville took place, bit by bit, until about 1970.<sup>4</sup>

The area currently still consists of vast, bare patches of land and the typical 1970s townhouses and university structures that replaced the demolished houses. While it has limited architectural, aesthetic and townscape significance, the area possesses extremely high symbolic, social and intangible significance. The process and aftermath of forced removals left long-lasting scars among

4 Grundlingh, Stellenbosch University, <http://www.sun.ac.za/english/Documents/Unsorted/Die%20Vlakte%20-%20English.pdf>

many Stellenbosch families. The attachment to, and subsequent loss of, houses, businesses and 'an exceptional community school' left a bitter taste.

Lückhoff School in Banhoek Road was the heart of Die Vlakte and the first Afrikaans high school for Coloured learners in the Boland. The school building was erected in 1938. Students came to attend the school from as far away as South West Africa (now Namibia), and by 1969 the school had more than 1 000 pupils. However, on 30 October 1969 they had to vacate the campus under the Group Areas Act. A former teacher testified: "Everyone was sad to leave the school where there were so many happy memories. The school was central to the community of 'Die Vlakte' in particular and the Western Cape as a whole."<sup>5</sup>

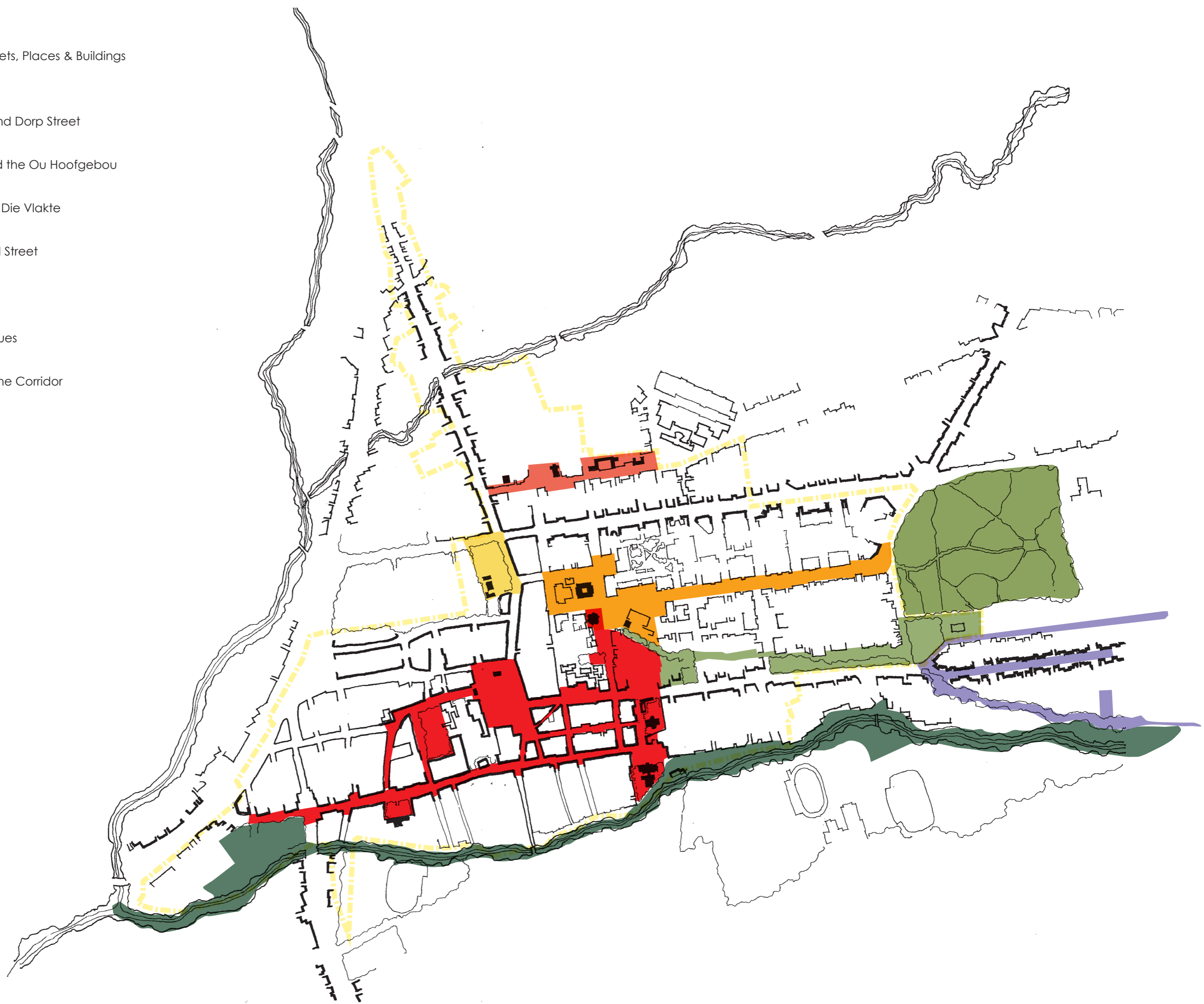
Other community nodes with similar links to the removed community include the church and mosque in Banghoek Road.

5 Ibid.



Stellenbosch: Special Streets, Places & Buildings

- Core Town Grid and Dorp Street
- Victoria Street and the Ou Hoofgebou
- Banghoek Street - Die Vlakte
- Merriman and Bird Street
- Green Link
- Mostertsdrift Avenues
- Eerste River Riverrine Corridor





## Special Streets, Places and Buildings within the Townscape Character Units

The 'civic structure diagram' generated for Stellenbosch identifies the key streets, spaces, places and buildings that give the historic core and the townscape character sub-units their specific character. They are as follows:

- A. The core town and its spaces, including Oak-lined Dorp Street, Die Braak with its associated civic and religious structures, the urban grid formed between Die Braak and the Church, as well as the old Drostdy and the extension of Oak-lined Van Ryneveld Street to the Kruiskerk.
- B. Victoria Street, including the College Plain with the Ou Hoofgebou and CL Marais library, Wilgenhof men's hostel with its trees of stature and front garden, the avenue of Plane trees that makes up Victoria Street, and the academic buildings lining this important street.
- C. Banghoek Street in the vicinity of Die Vlakte, where it incorporates the key civic buildings of the Mosque, Church and School, which are remaining 'touchstones' for the removed community that once occupied this part of the town.
- D. The corner of Merriman and Bird Street, where the taxi rank and Bergzicht farmstead is located, together with the extremely large Eucalyptus trees.
- E. The 'green link' running through the town, established by the Botanical Garden, the front lawns along Murray Street and the green swath along Van Riebeeck Street, which then terminates in the vineyard and werf space around Mostertsdrift farm werf. This link

incorporates many trees and plants of significance.

- F. The 'green fingers' of Mostertsdrift, with its Oak and Jacaranda-lined avenues, the gridded layout of the area, as well as the density of early-20th Century, stand-alone residential "villas" surrounded by garden spaces contributes to the character of the area.
- G. The Eerste River corridor with its natural vegetation, including associated adjacent vineyard spaces, and the forecourt in front of the old Coetzenberg farmstead.

## The Identification of Contributing Character Sub-Units within Stellenbosch

Coetzenberg and the green swath to the south of the Eerste River is an important contributing element to the 'sense of place' of the town as a whole.

Generally speaking, in views of Stellenbosch taken from historic imagery to the present, the foreground is populated by landscape elements, most notably the cultivated avenues of Oak trees within the town. The middle-ground is characterised by buildings with white walls and small punctured openings, as well as large, pitched roofs. These are thatched within the historic core of the town, red-tiled in the core university campus, and hipped with tiles or corrugated sheeting in Mostertsdrift and the northern areas. The overall effect is of a consistent built layer between the natural foreground and the mountainous backdrop.

The mountain ranges beyond form the backdrop of any view of Stellenbosch and are entirely characteristic of its place within the cultural landscape of the Cape Winelands. In particular, the 'hard urban edge' - still discernable between the Eerste River and the green fields of Coetzenberg, which then extend to the Jonkershoek Mountains beyond - contributes significantly to the experience of a town set against its cultivated and wilderness backdrop. The encroachment of suburban or university-related development into this area would significantly erode this relationship, to the detriment of the overall 'sense of place' of the town.

Thus, Coetzenberg is identified as a 'Special Heritage Sub-Area' to the main town, and its green, open character and aesthetic is seen to be of high enough cultural significance to warrant protection.





SPECIAL AREA A:

The core town and its spaces, including Dorp Street, Die Braak, the urban grid and the extension of Oak-lined Van Ryneveld Street.



SPECIAL AREA B:

Victoria Street, the Ou Hoofgebou Complex.



SPECIAL AREA C:

The core public and civic structures of "Die Vlakte", lining Banghoek Road. (Source: <https://dievlaktehistoryproject.wordpress.com>).



SPECIAL AREA D:

The corner of Merriman and Bird Streets. (Source: A. Pretorius, <https://digital.lib.sun.ac.za/handle/10019.2/1780>).



SPECIAL AREA E:

The green link running between the Botanical Gardens, Murray Street, Van Riebeeck Street, Mostertsdrift Farmstead and Jan Marais Park.



SPECIAL AREA F:

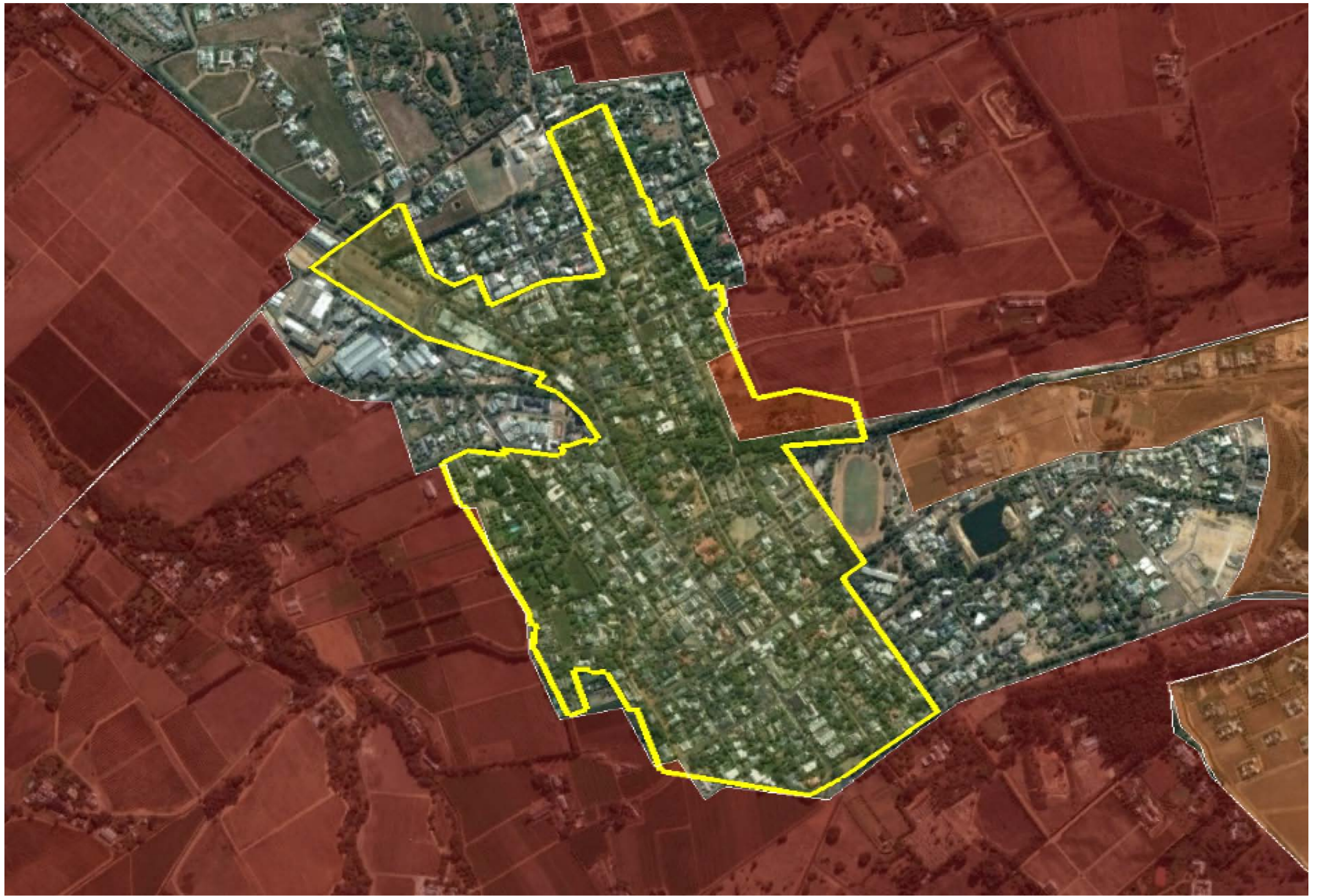
The tree-lined avenues of Mostertsdrift, which consists of a gridded layout, as well as the density of early-20th Century, stand-alone residential "villas" surrounded by garden spaces.



SPECIAL AREA G:

The Eerste River corridor (Source: [https://commons.wikimedia.org/wiki/File:Eerste\\_River\\_from\\_De\\_Oewer.JPG](https://commons.wikimedia.org/wiki/File:Eerste_River_from_De_Oewer.JPG)).







## FRANSCHHOEK

### **The Development of the Settlement, and Identifying the Key Urban Elements and Primary Townscape Character Unit**

As an urban settlement, Franschhoek was established in 1845, on farmland that had been occupied for considerably longer. The figure appearing below (from the 1988 Todeschini and Japha Conservation Study) illustrates: the positions of the original farms granted to the Huguenots in the 1690's; the location of a chapel and a Pastorie in a central position abutting the traversing stream (where *Nagmaal* had been celebrated previously); close by, a burial ground; the wagon routes in existence prior to the establishment of the town; the extensive *Uitspan* to the east of the central religious nucleus (significantly reduced in extent with the passage of time); and the most significant of the series of dated urban area expansions which were served by a simple evolving grid of streets.

As discussed in the 1988 study, "In addition to the spectacular setting, much of the character of Franschhoek is derived from small agglomerations of features, many of which are not, in themselves, particularly significant, but which collectively produce a whole which is far more than the sum of the parts".<sup>6</sup> The chief of these include:

- The relationship between the town and the surrounding mountain wilderness and agricultural land (where Cabriere, La Motte, and in particular the elevated slopes of La Cotte were present);
- The natural features associated with the river valley that bisects the town;

- The remains of the extensive historic *Uitspan* that lay adjacent to the central religious site;
- The spaces associated with the three religious sites along Dirkie Uys Street;
- The varied densities yet coherent typologies of historic housing;
- The adherence to similar patterns of relationships between buildings and streets;
- The commonages.

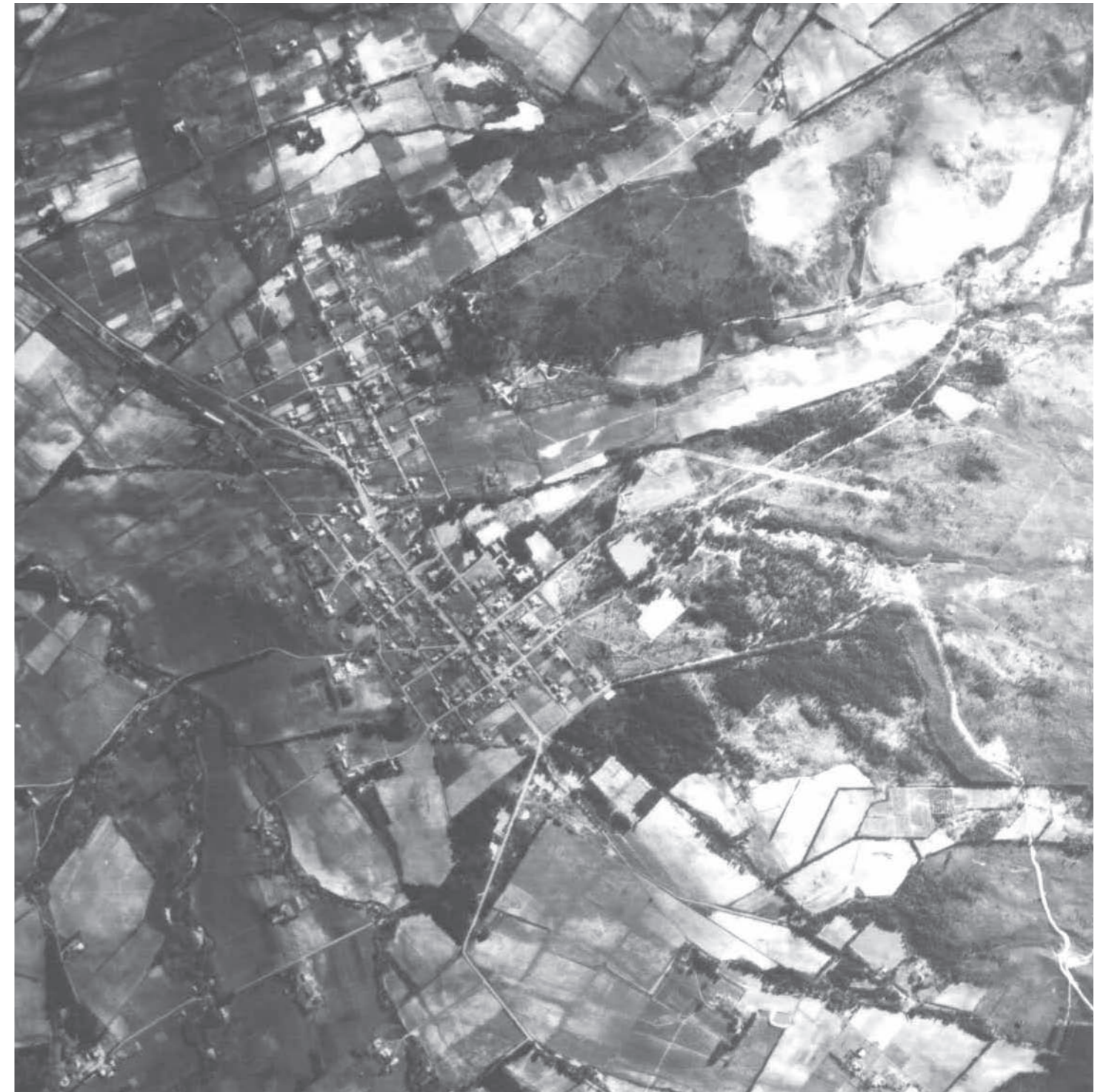
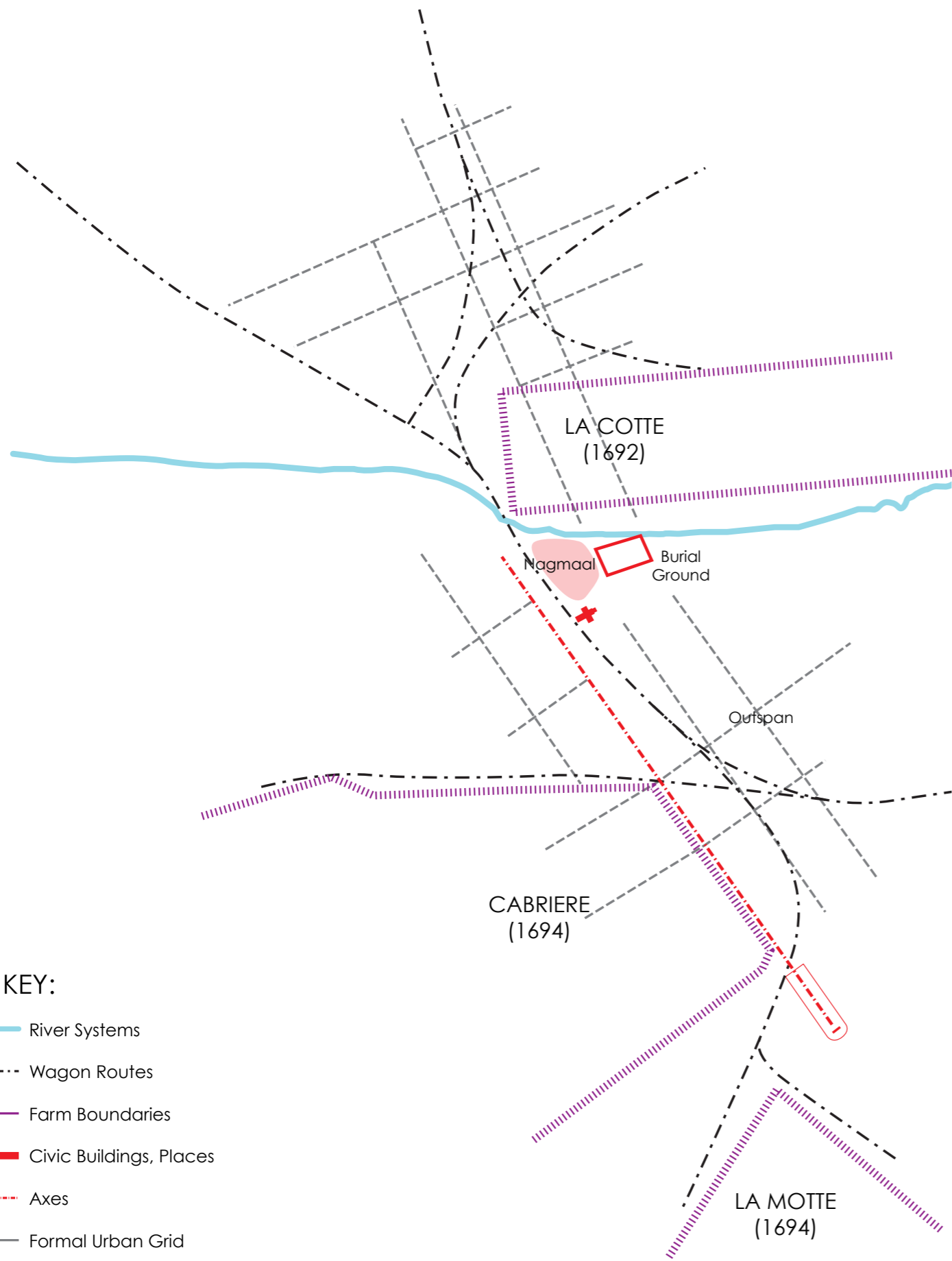
As a consequence of the foregoing, the currently defined HPOZ is supported, although there are two main concerns relative to heritage. Firstly, some erosion of the very significant agriculture/urban interface has occurred, and must be prevented in the future. Secondly, increasing commercialisation and newer developments (and the increased traffic and parking) along the main commercial and tourist spine of Huguenot Street has had a negative impact, and should be better managed.

### **Special Streets, Places and Buildings within the Townscape Character Unit**

Increasingly, besides the inventoried specific sites of heritage significance, it is the following streetscapes that exemplify worthy character in Franschhoek: Dirkie Uys Street to the north, and Wilhemina Street and parts of Van Wyk and Cabriere Streets.

<sup>6</sup> Todeschini and Japha (1988), *Franschhoek: Guidelines for conservation and development for the town and valley*. Oakville Press: Cape Town.





Franschhoek, Aerial Photography c1942.





Franschhoek: Civic Structure



Franschhoek: Townscape Character Areas

 Historic Core





Franschhoek: Special Streets, Places & Buildings

- Dirkie Uys Street and Surrounds
- Van Wyn and Wilhelmina Streets
- Cabriere Street



SPECIAL AREA A:

The northern section of Dirkie Uys Street, including the core area with the church and town hall, and some of the smaller cross streets.



SPECIAL AREA B:

Van Wyk Street, with the extension into Wilhelmina Street.



SPECIAL AREA C:

Cabriere Street.



## GROENDAL

### Special Streets, Places and Buildings

There are two streetscapes that are significant from a heritage perspective in Groendal: portions of Keerom and Oak Streets.

Keerom street retains the historic settlement pattern of simple, pitched roofed and gabled houses with low boundary walls, set against the imposing mountain backdrop and with Oak trees lining the pavements. Oak Street also retains elements of this pattern, although they are less strongly discernable than in Keerom Street.

Groendal: Structure



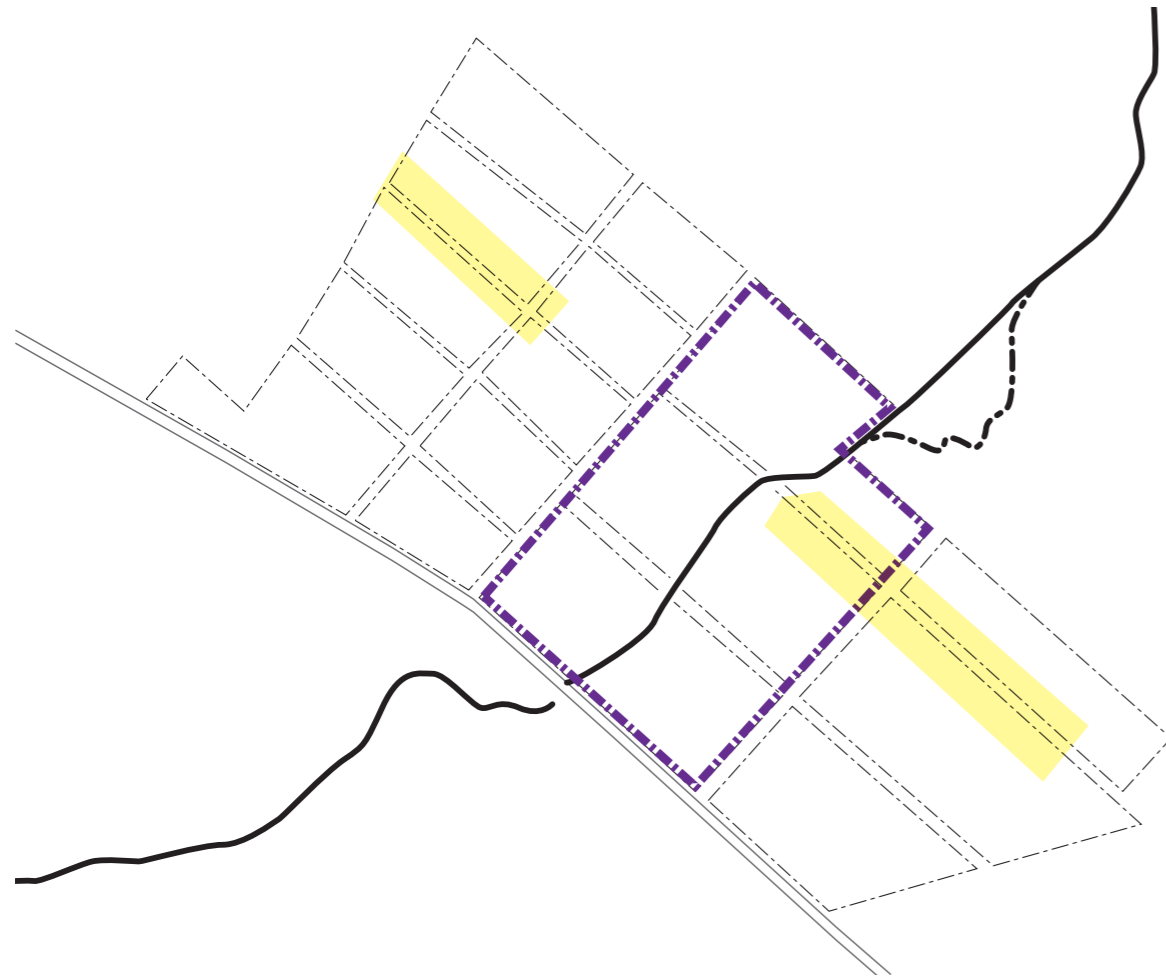
Grid System



Civic Core



Streetscape Character Area



Groendal, Aerial Photography c1938.



## RAITHBY

### Identifying the Key Urban Elements and Primary Townscape Character Unit

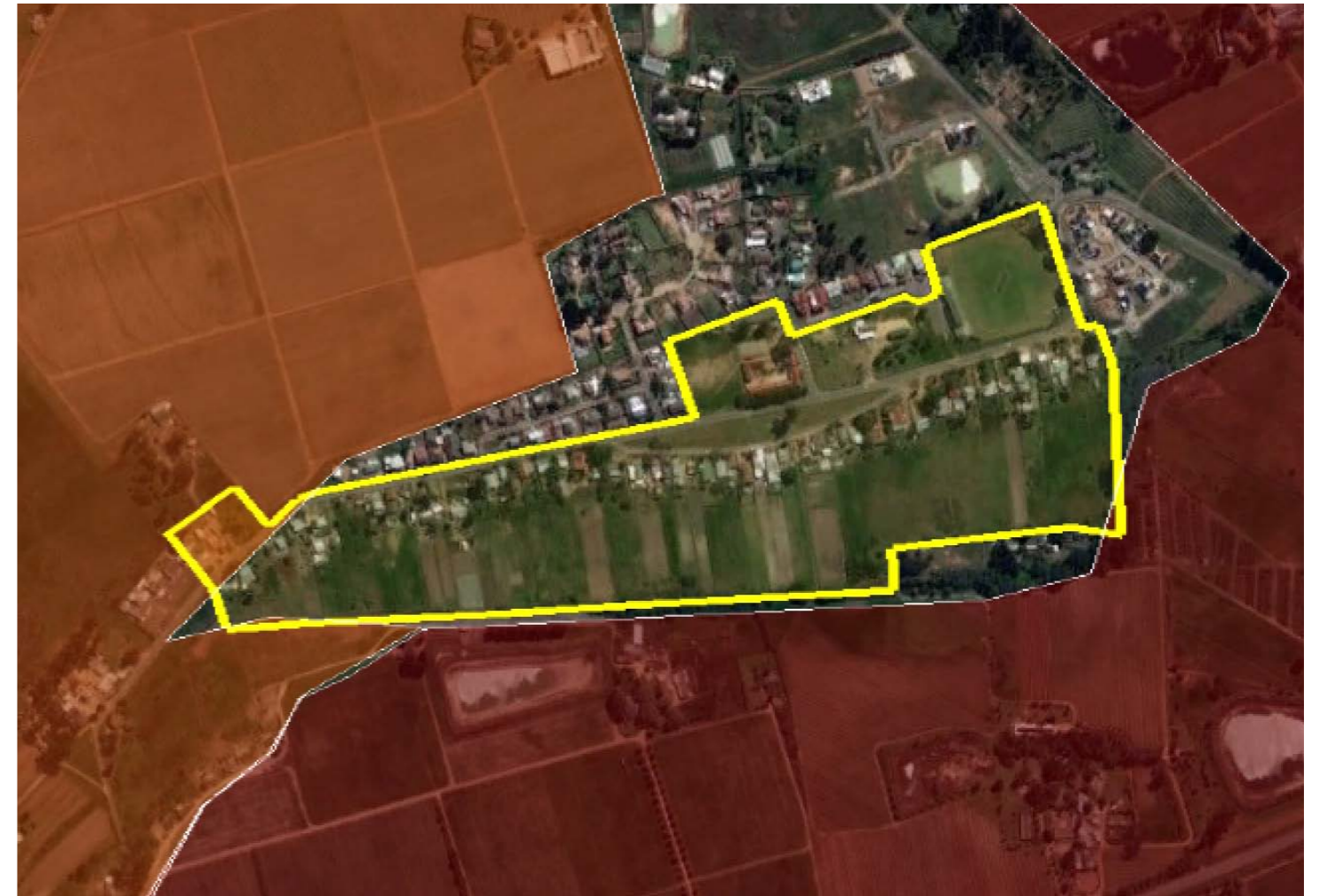
Raithby is the settlement within the Municipality that most strongly retains its characteristic "Mission Town" structure and pattern. Raithby Road runs parallel to the river course, with long, narrow "water erf" plots still occupying the space between them. Houses are set hard up against Raithby Road (and Hendricks Street, which encircles the commonage) and their back gardens are open, cultivated areas leading down to the stream. A steep rise beyond the stream course creates a green, cultivated and agricultural backdrop against which the garden allotments are viewed.

The two key institutional buildings are located above Raithby Road: the Methodist Church and the school. These are set against the gentle rise of the hill beyond. Between these buildings and the houses is the commonage, which is an open area where the community can literally, and spatially, "come together".

It is rare to find a 19<sup>th</sup> century Cape Mission Settlement with such a clear, intact and discernable spatial structure, and therefore this spatial ensemble is deserving of the highest level of heritage protection. Already, gated housing developments are encroaching on the town to the north-east – it is critical that they do not erode the clear structure, pattern and context of the settlement.

### Special Streets, Places and Buildings within the Townscape Character Unit

The special and rare character of Raithby as a townscape unit is created by the juxtaposition of the riverine corridor, the "water erf" plots, the cottages lining Raithby Road and Hendricks Street, the commonage and the school and church precinct. Importantly, it is also the visually clear rise of the hills above the school and church, and the cultivated slopes on the other side of the river, which provide visual containment and an agricultural context to the settlement as a whole.



Raithby, Aerial Photography c1938.









Raithby: Civic Structure



Raithby: Special Streets, Places & Buildings

-  Church and School Complex
-  Commonage
-  Water Erven
-  Core Townscape Character Area



## JAMESTOWN

### Identifying the Key Urban Elements and Primary Townscape Character Unit

Jamestown would once have strongly resembled an archetypal Cape Mission Settlement: a primary street running parallel to a river course; a church occupying a prominent position; cottages lining the road; long, narrow farming allotments running between each cottage and the river course; and an agricultural and wilderness backdrop to the whole.

c1938 aerial photography attests to the strong pattern that would once have existed, with the narrow allotments also extending from the cottages up the hillside, to the south. In essence, Webersvallei Road would have formed the central spine to the settlement, with the church located at the top of the hill.

Unfortunately in Jamestown, gentrification has meant that only the long farming allotments are still clearly legible in the townscape. The area south of Webersvallei Road has been entirely developed, with a mid 20<sup>th</sup> century suburban pattern of street compromising any village character that remains. The interface with the R44 has also been developed in an insensitive manner, with "strip mall" and car outlets creating a buffer between the main road and the historic village. More worryingly, development has begun to encroach to the north of Webersvallei road, threatening the narrow farming allotments that run down towards the Blaauwklippen River – these being the last townscape element/settlement pattern that visually and symbolically connects Jamestown to the other 19<sup>th</sup> and early 20<sup>th</sup> century Mission Settlements at the Cape.

### Special Streets, Places and Buildings within the Townscape Character Unit

The farming allotments are seen to be the most significant element within Jamestown, spatially and symbolically connecting it to the grouping of Mission Settlements, which are of significance in the history of the Cape and the Province.

Additionally, Webersvallei Road and the first row of plots facing northwards onto it is included in the townscape character area: it is here that the key community and institutional sites are located (the churches and the general store), but it is also where the historic scale of the cottages, and their relationship to the agricultural allotments, can still be discerned.

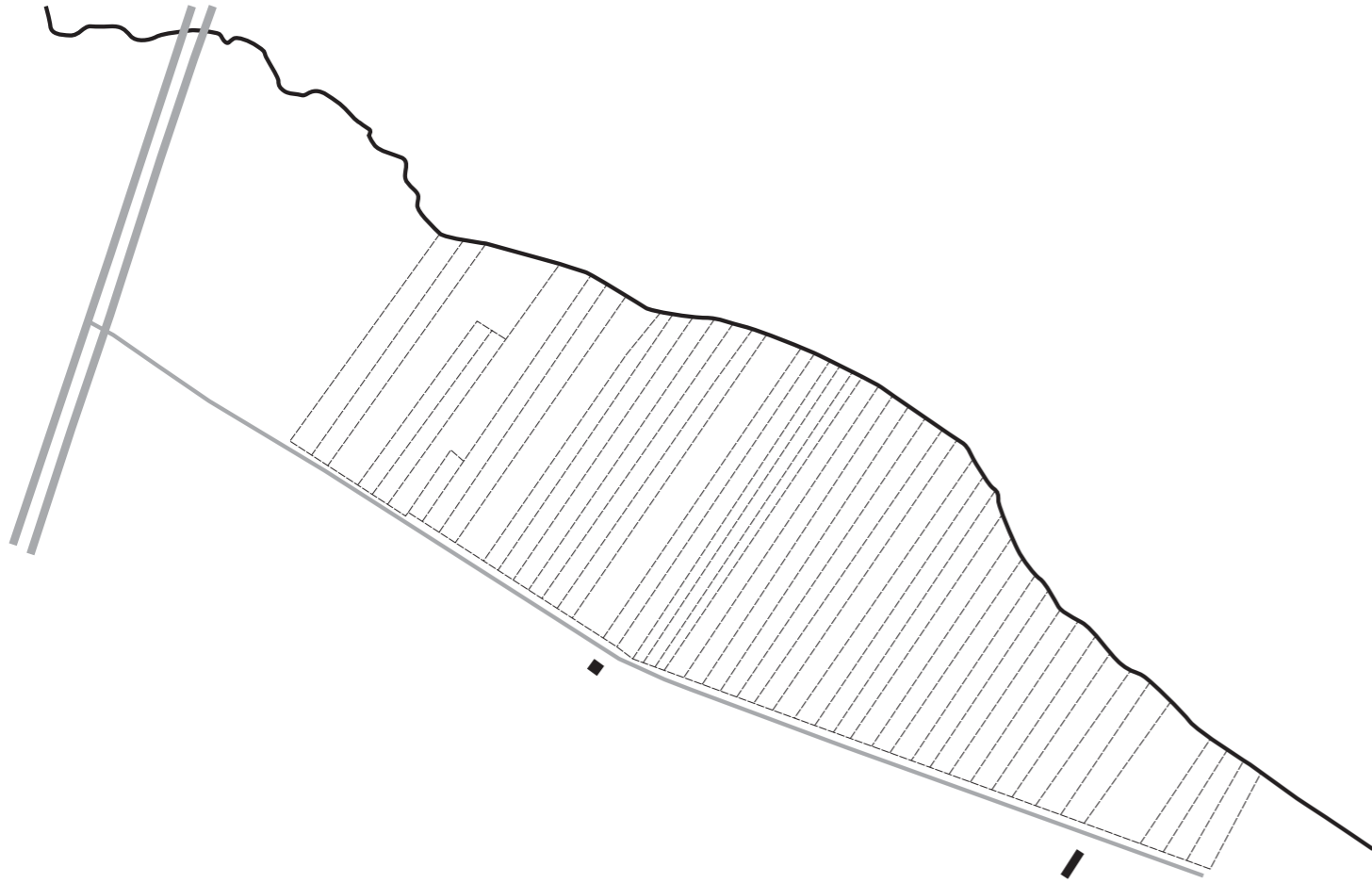
These elements are collectively seen to embody the core remaining townscape character of Jamestown, and should duly be protected, and development controlled to ensure this historic pattern is retained and strengthened.

*It must be noted that, during the course of this survey, many sites in Jamestown have been significantly altered. Most notably, the old General Store has been demolished. The heritage of this area is palpably under threat.*

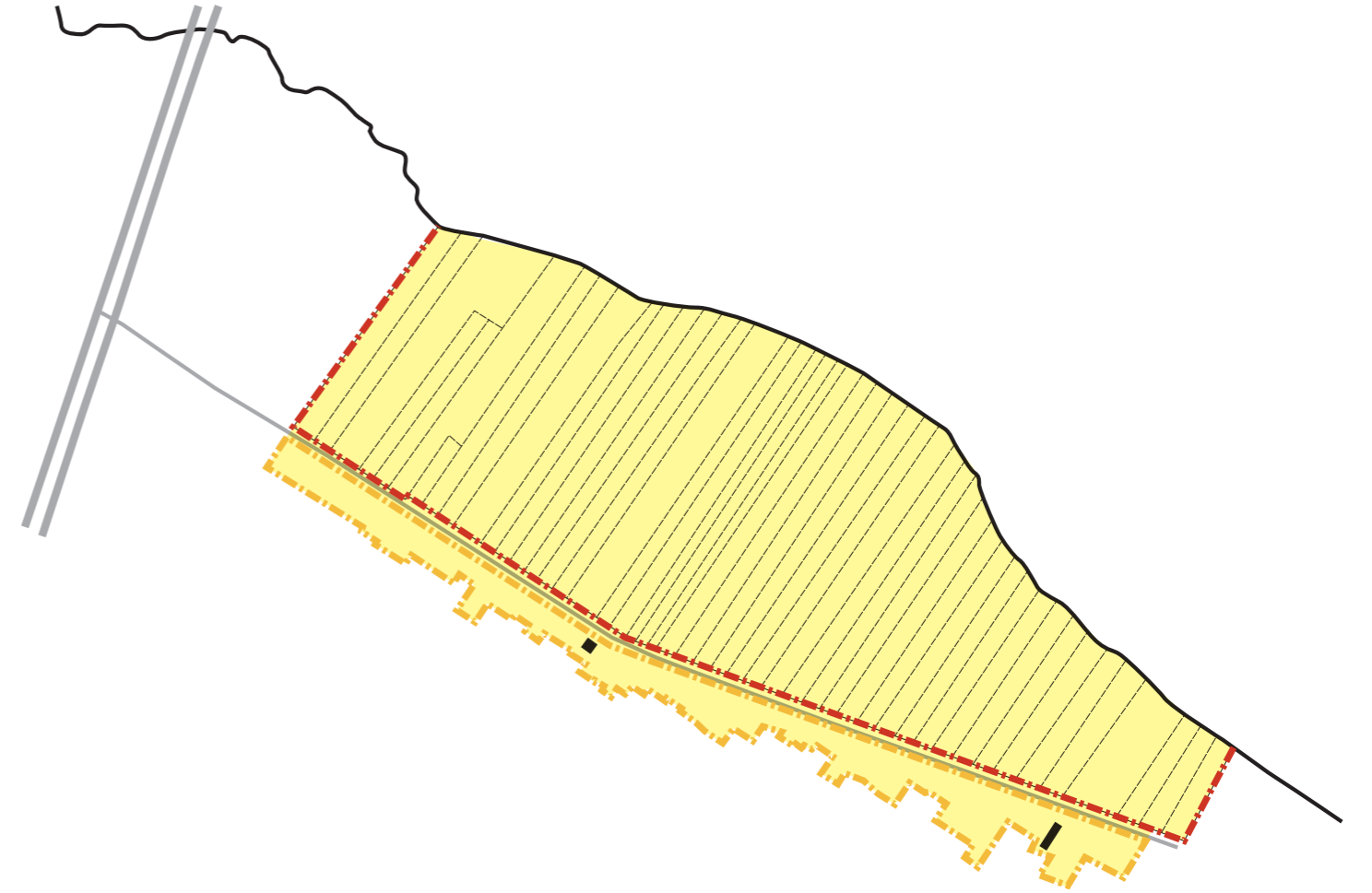


Jamestown, Aerial Photography c1938.








Jamestown: Civic Structure



Jamestown: Special Streets, Places & Buildings

-  Water Erven
-  Street and Buildings Fronting Webervallei Rd
-  Core Townscape Character Area



## PNIEL

### Identifying the Key Urban Elements and Primary Townscape Character Unit

Like Jamestown, Pniel has lost some of the strong spatial structure and elements that would once have defined it as a typical Cape Mission Settlement, but fortunately this has not occurred to the same extent. In the case of Pniel, it is the loss of the “water erven” that would once have stretched from Middel Street to the Banghoek River that are now unfortunately absent from the whole. In all other respects, a legible settlement core remains, and the buildings, spaces and streets making up that core still retain an appropriate grain and scale.

### Special Streets, Places and Buildings within the Townscape Character Unit

The core character unit in Pniel is made up of:

- 1) the “head” of the town – the church and church hall to the north-west of the R44, when it bends;
- 2) the “heart” of the town in the form of the commonage, flanked by the museum and dotted with memorials and monuments, and
- 3) the “spine” of the settlement, being Middel Street, with appropriately-scaled cottages defining both sides of the street. The cadastral pattern of plots between Middel and River Streets still reflects the pattern of the old “water erf” allotments. Sadly these have been developed and are now occupied by suburban-style houses.

These elements are collectively seen to embody the core townscape character of Pniel, and should duly be protected, and any new development controlled to ensure this historic pattern is retained and strengthened.

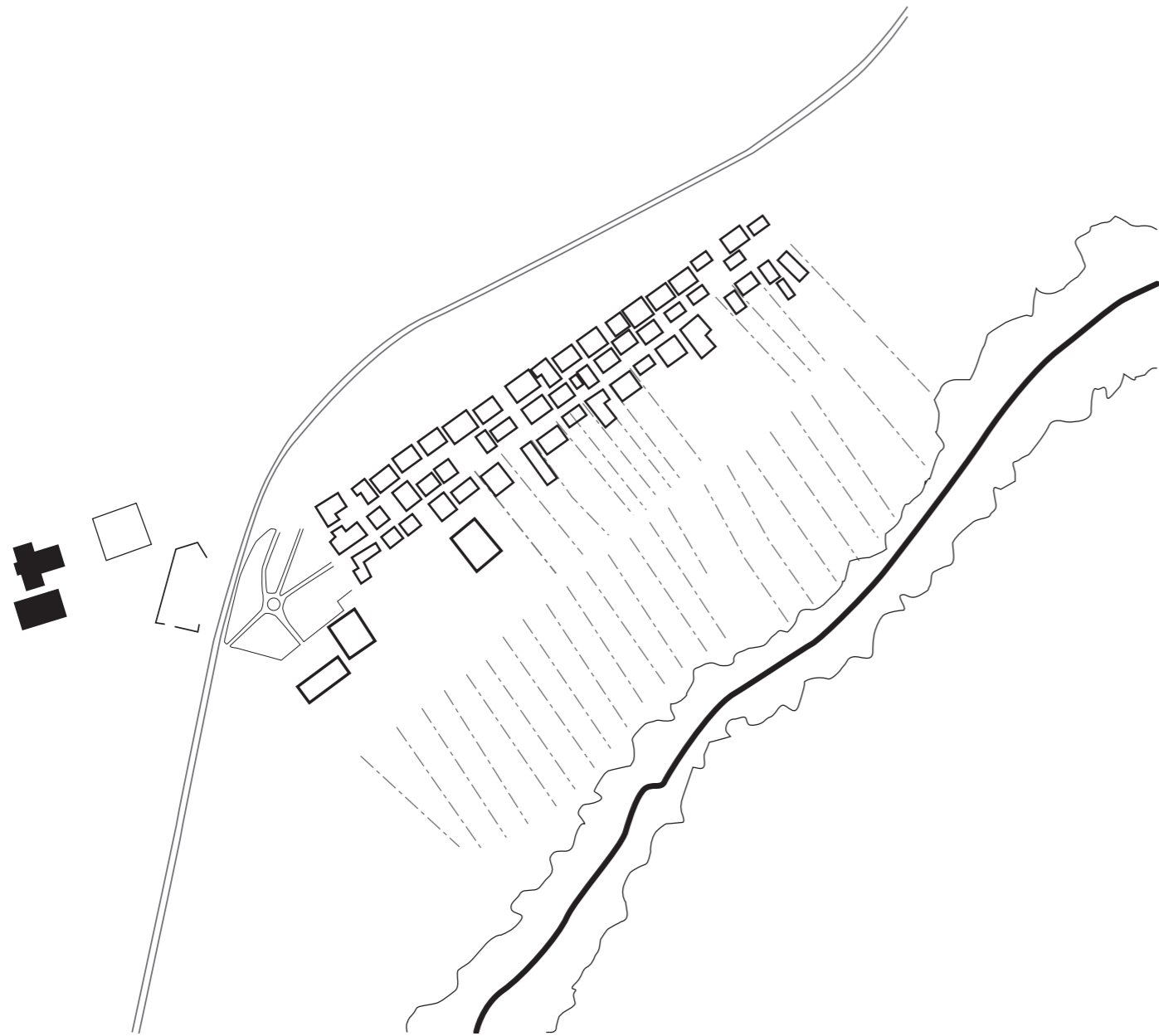


Pniel, Aerial Photography c1938.

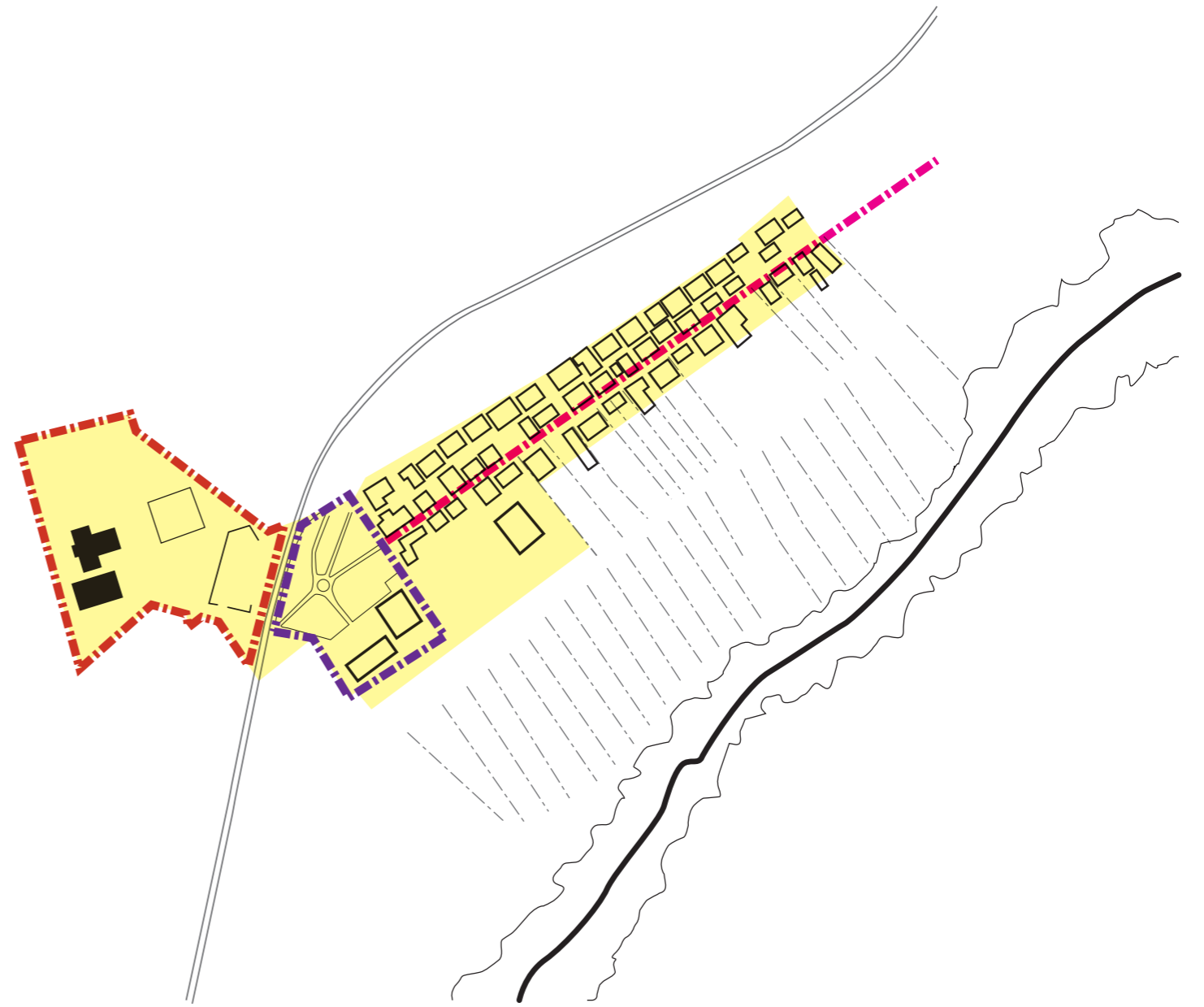












Pniel: Civic Structure



Pniel: Special Streets, Places & Buildings

-  Church Complex
-  Commonage
-  Middel Street
-  Core Townscape Character Area



## LANQUEDOC

### Identifying the Key Urban Elements and Primary Townscape Character Unit

The history of the Dwarsrivier valley is closely associated with Cecil John Rhodes who, together with Harry Pickstone, bought up old wine farms in the Groot Drakenstein area after the phyloxera virus wrecked havoc among the vineyards there, leaving many farmers in financial ruin. Rhodes removed the diseased vines and planted orchards – taking advantage of new technologies such as the rail network and refrigerated shipping to establish an overseas market for his fruit.

In 1898 Rhodes, aware of the need to attract and retain labour in the face of immense demand from the gold and diamond mining industries, commissioned architect Sir Herbert Baker to design an orderly village for the farm workers. In addition to the English style St Giles Church, established at the head of the settlement, the cottages, a school and a house for the pastor were built. The result was the village of Lanquedoc.<sup>7</sup>

Each cottage included half a morgen of garden for growing flowers, vegetables and keeping some livestock. A hundred morgen of commonage was also provided for grazing of the livestock. The cottages are simple but well proportioned, and reflect Baker's Cape Dutch Revival style.<sup>8</sup>

Today, although there has been insensitive suburban development to the south of the historic village, the core remains largely intact. It is a rare example of a planned village, executed by one of the pre-eminent Cape architects of the turn of the century.

### Special Streets, Places and Buildings within the Townscape Character Unit

The core character unit in Lanquedoc is made up of:

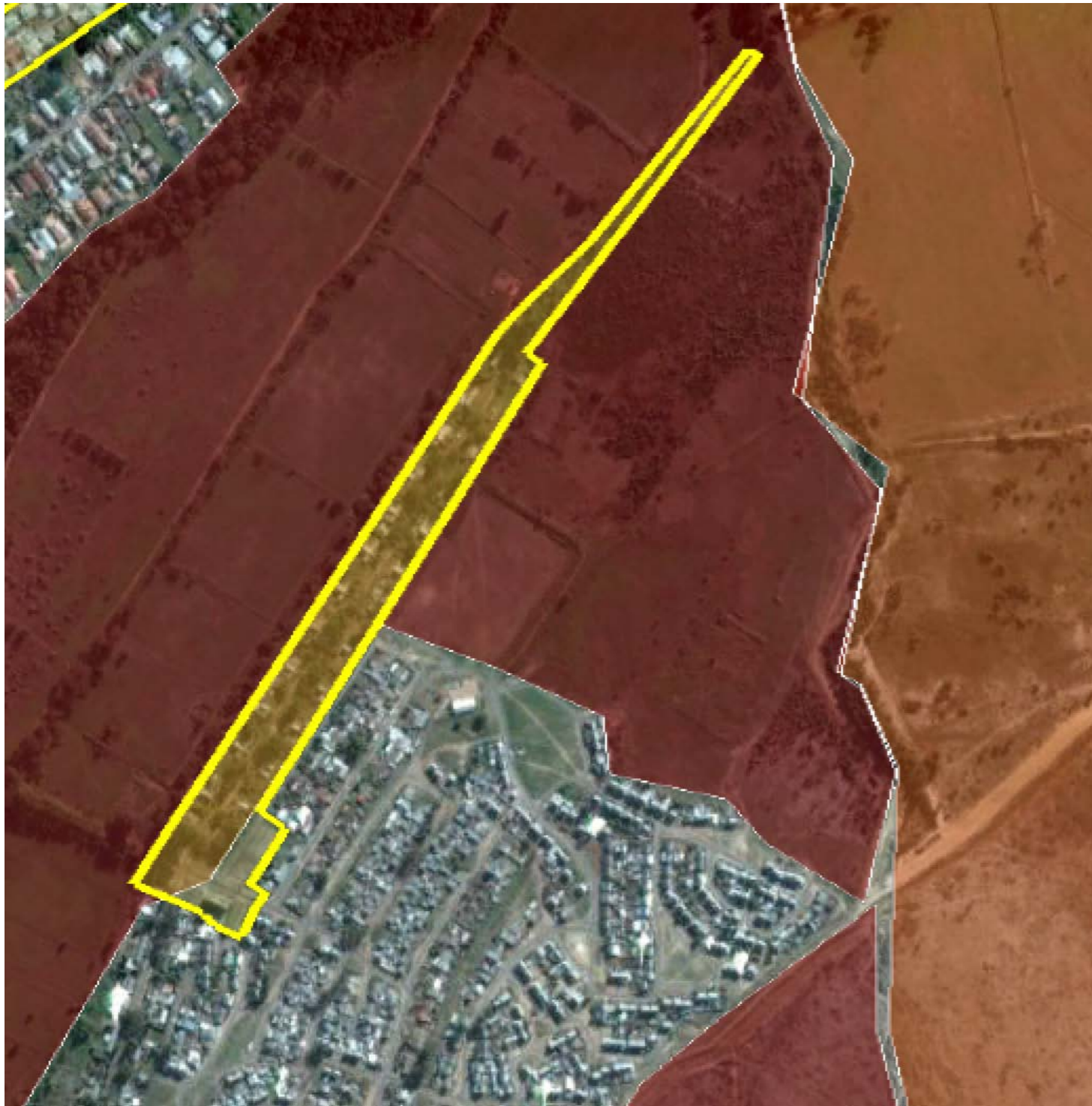
- 1) the “head” of the town – the churches, pastorie and school, as well as the open forecourt space (although this is unfortunately currently tarred over as a parking lot);
- 2) the “spine” of the settlement, Hoof Street, which is lined with Oak trees and ends in a avenue of established gum trees;
- 3) the “fabric” – the rhythm of similar cottages that line the street to either side.

These elements are collectively seen to embody the core townscape character of Lanquedoc, and should duly be protected, and any new development controlled to ensure this historic pattern is retained and strengthened.

<sup>7</sup> <http://dwarsriviertourism.org.za/tours-activities/history/>

<sup>8</sup> Ibid.





Lanquedoc, Aerial Photography c1938.

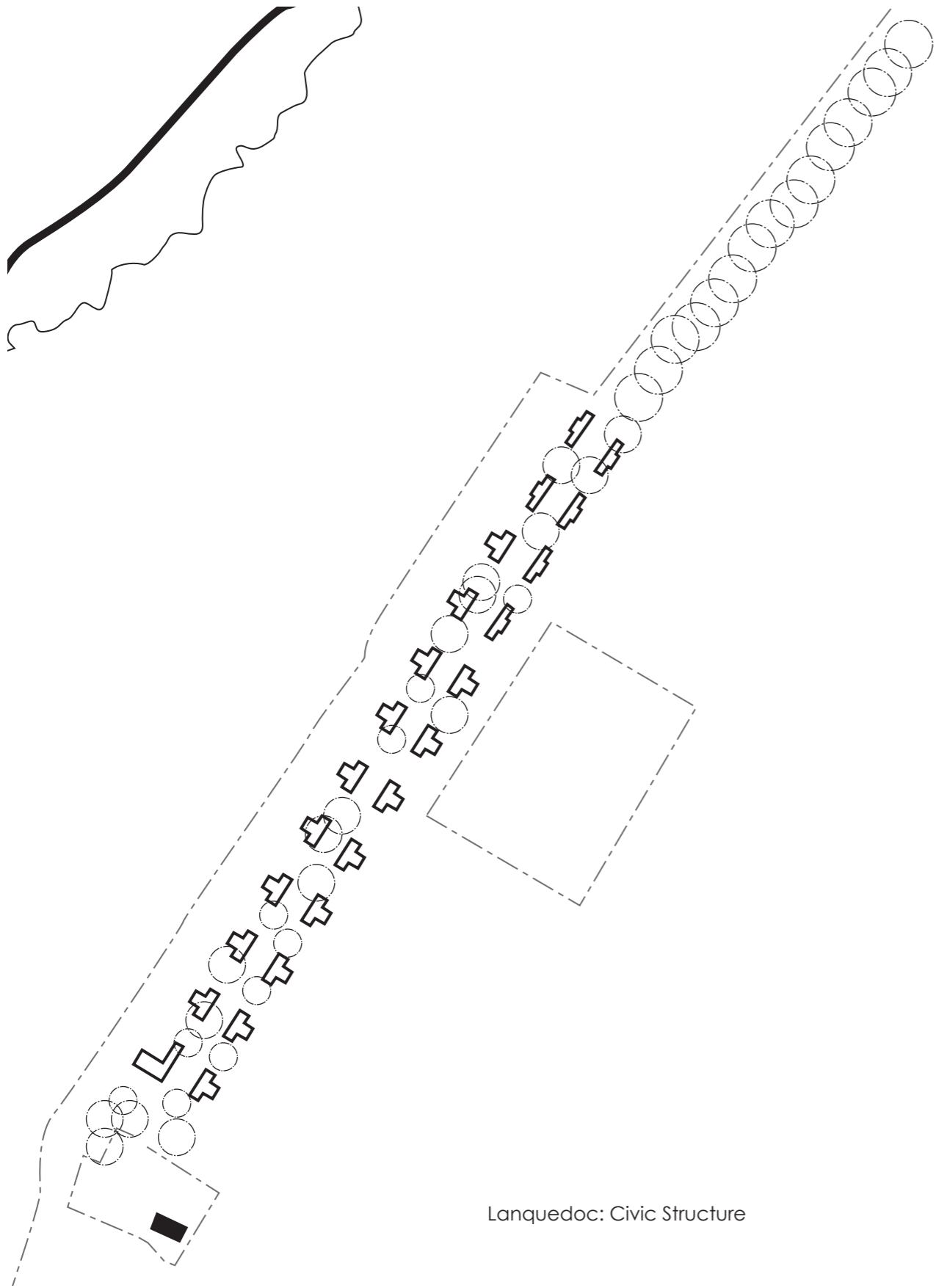


[http://dwarsriviertourism.org.za/wp-content/uploads/2012/02/Entrance\\_to\\_Lanquedoc.jpg](http://dwarsriviertourism.org.za/wp-content/uploads/2012/02/Entrance_to_Lanquedoc.jpg)

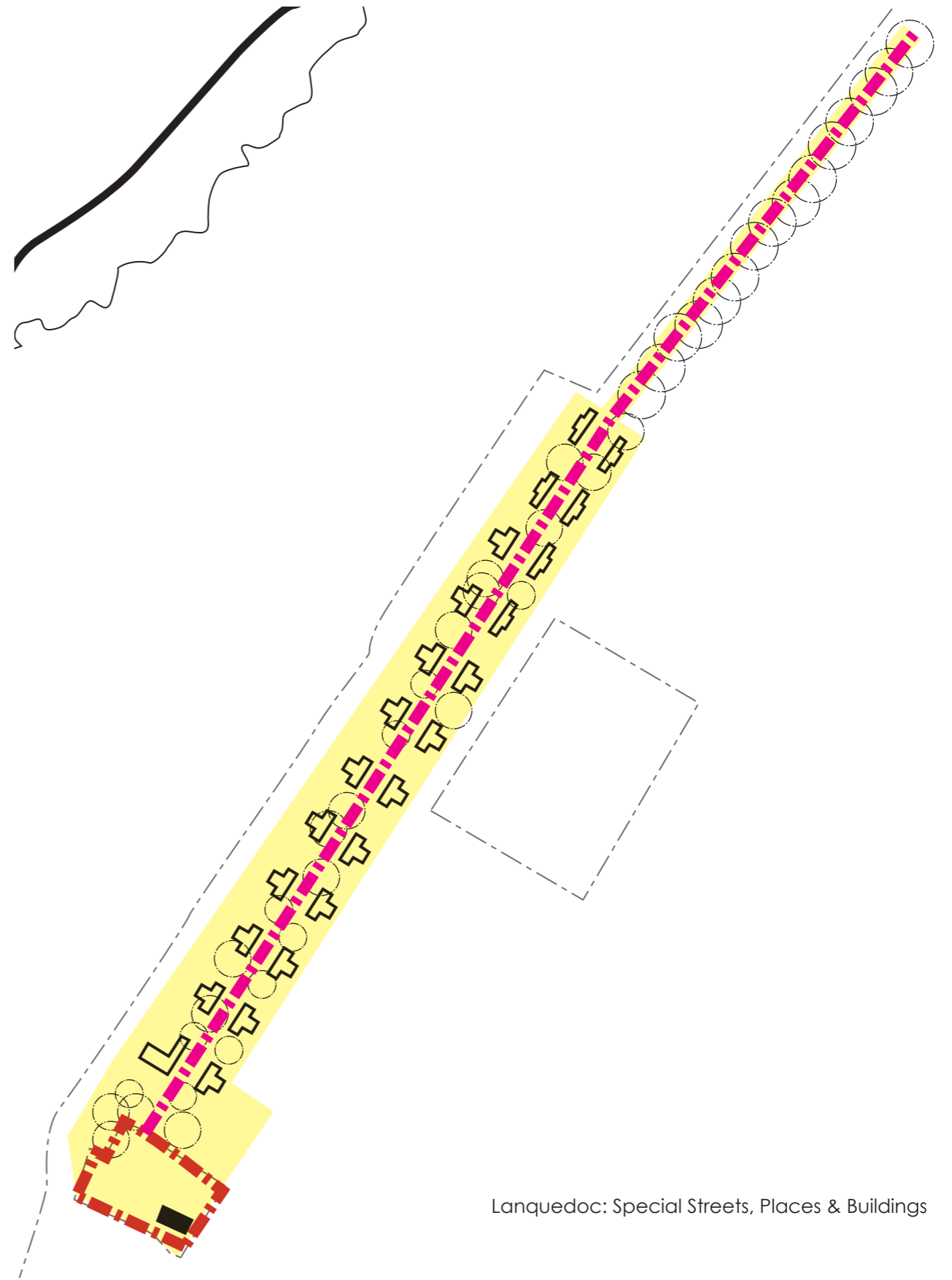


<http://livingstylishlywell.com/2012/09/page/2/>





Lanquedoc: Civic Structure



Lanquedoc: Special Streets, Places & Buildings

- Church Complex
- Hoof Street
- Core Townscape Character Area



## IDA'S VALLEY

### Identifying the Key Urban Elements and Primary Townscape Character Unit

Ida's Valley village area developed at the base of the valley at the turn of the 20th Century. The 1938 aerial photography for Stellenbosch shows that the characteristic, tree-lined gridded layout, with the sinuous road up Helshooghte intersecting the regular pattern of streets and the "village core" at the entrance to the valley were already in place at this time.

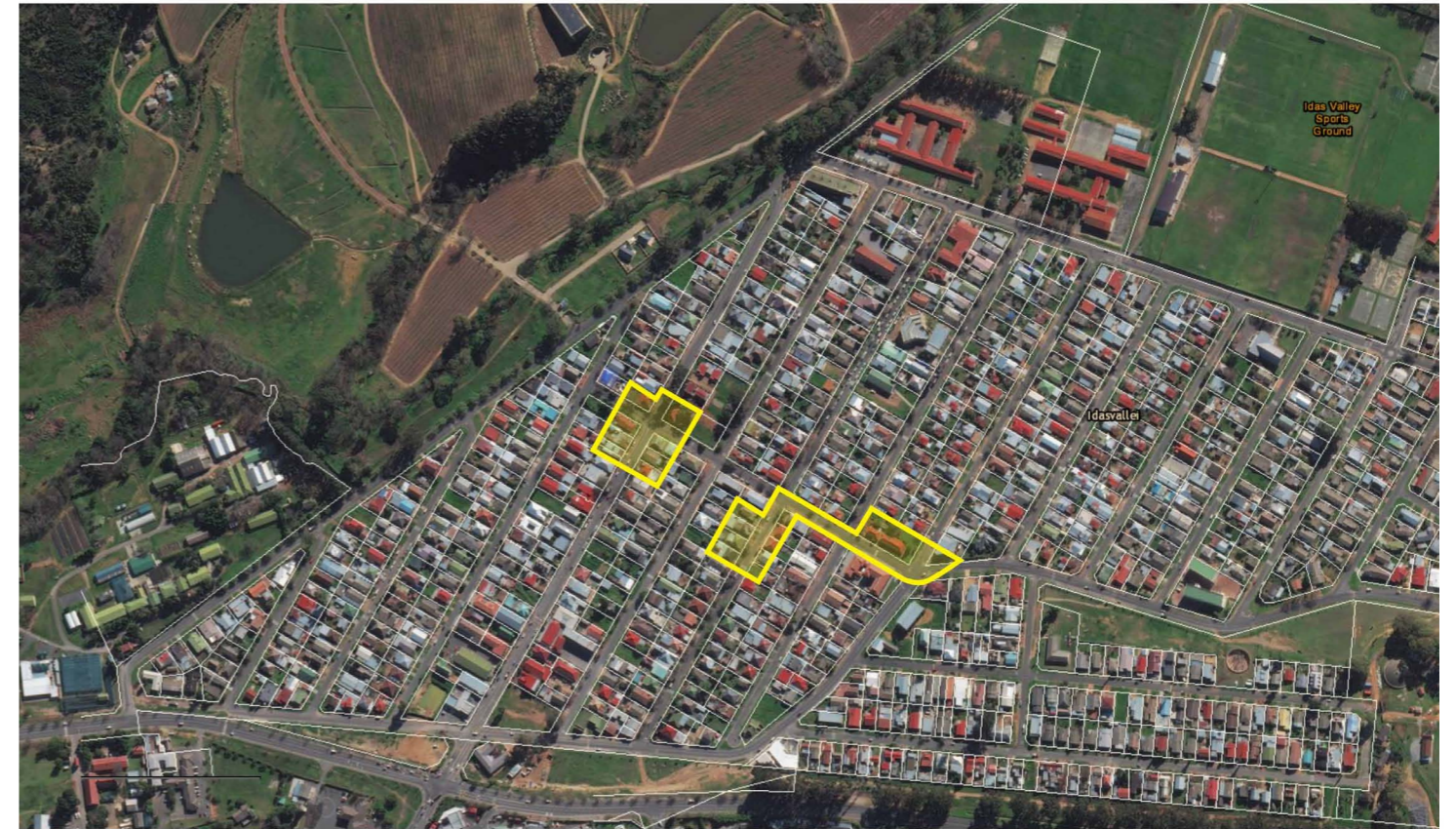
Ida's Valley village area was the site of removal of many Coloured Stellenbosch residents who were evicted from "Die Vlakte" upon the institution of the Group Areas Act in the town. Therefore, much of the building fabric dates from the mid-20th Century, but there are older pockets that still constitute a conservation-worthy townscape character.

It is in these pockets that the key civic and urban elements of the place become apparent, as do the older patterns of farm settlement and early 20th century village fabric, together with intangible links to forced removals under the apartheid system.

### Special Streets, Places and Buildings within the Townscape Character Unit

There are two sections of streetscape within Ida's Valley Village/Township that are considered to be of sufficient heritage character to warrant protection as a "special place". These areas have very different characters, but both are along the alignment of Protea Road with two other, major streets: the old Helshooghte Road, and Rustenburg Way. Both of the proposed special places include historic Victorian-era houses, early 20th century houses as well as commercial fabric. In addition, they include mature trees.

Ida's Valley: Special Streets, Places & Buildings



Ida's Valley, Aerial Photography c1938.