

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.

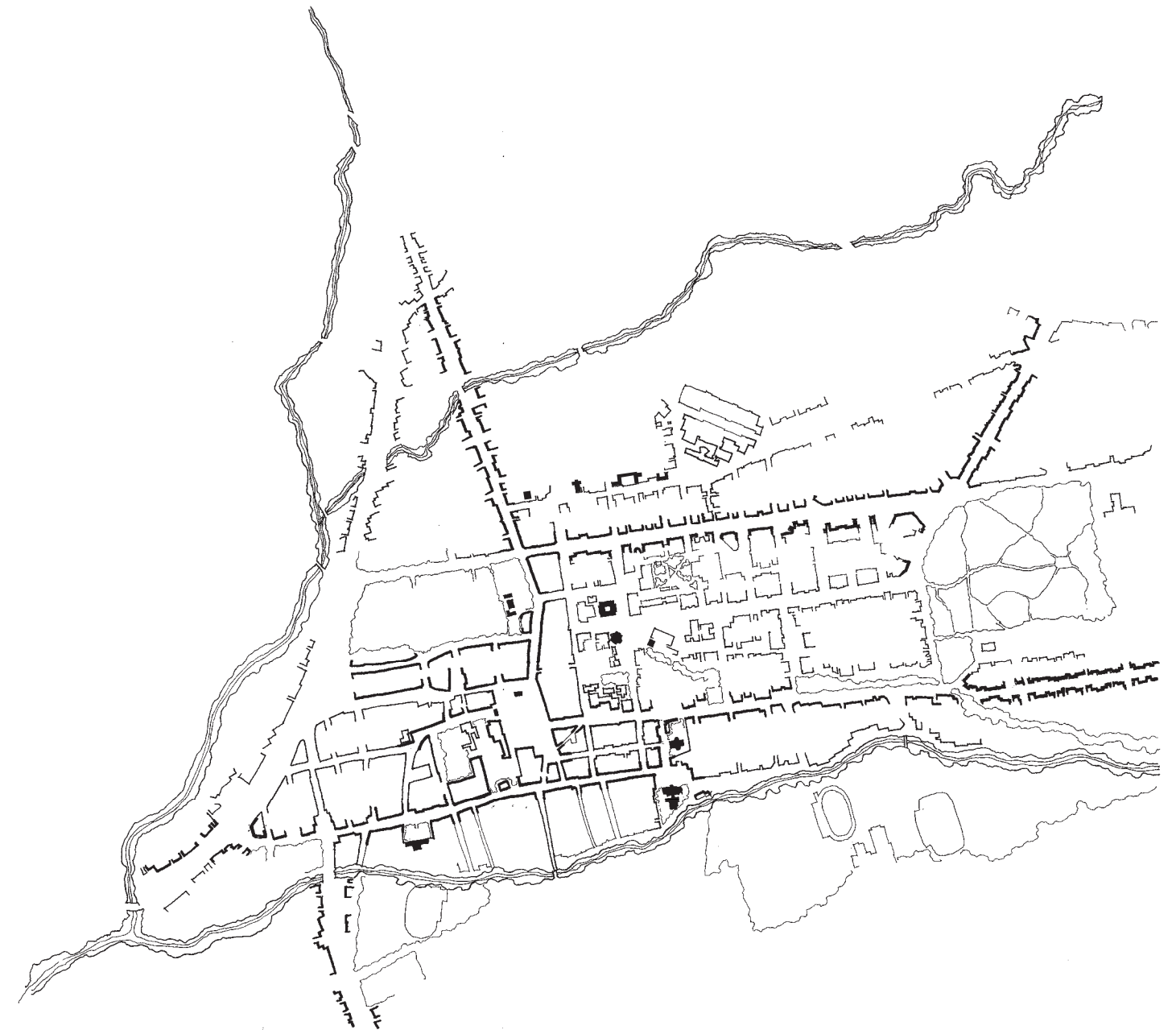
Elements such as structure, pattern, grain (height, mass, size), edge, network, landmarks / view points and nodes are key to the

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.¹

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.²

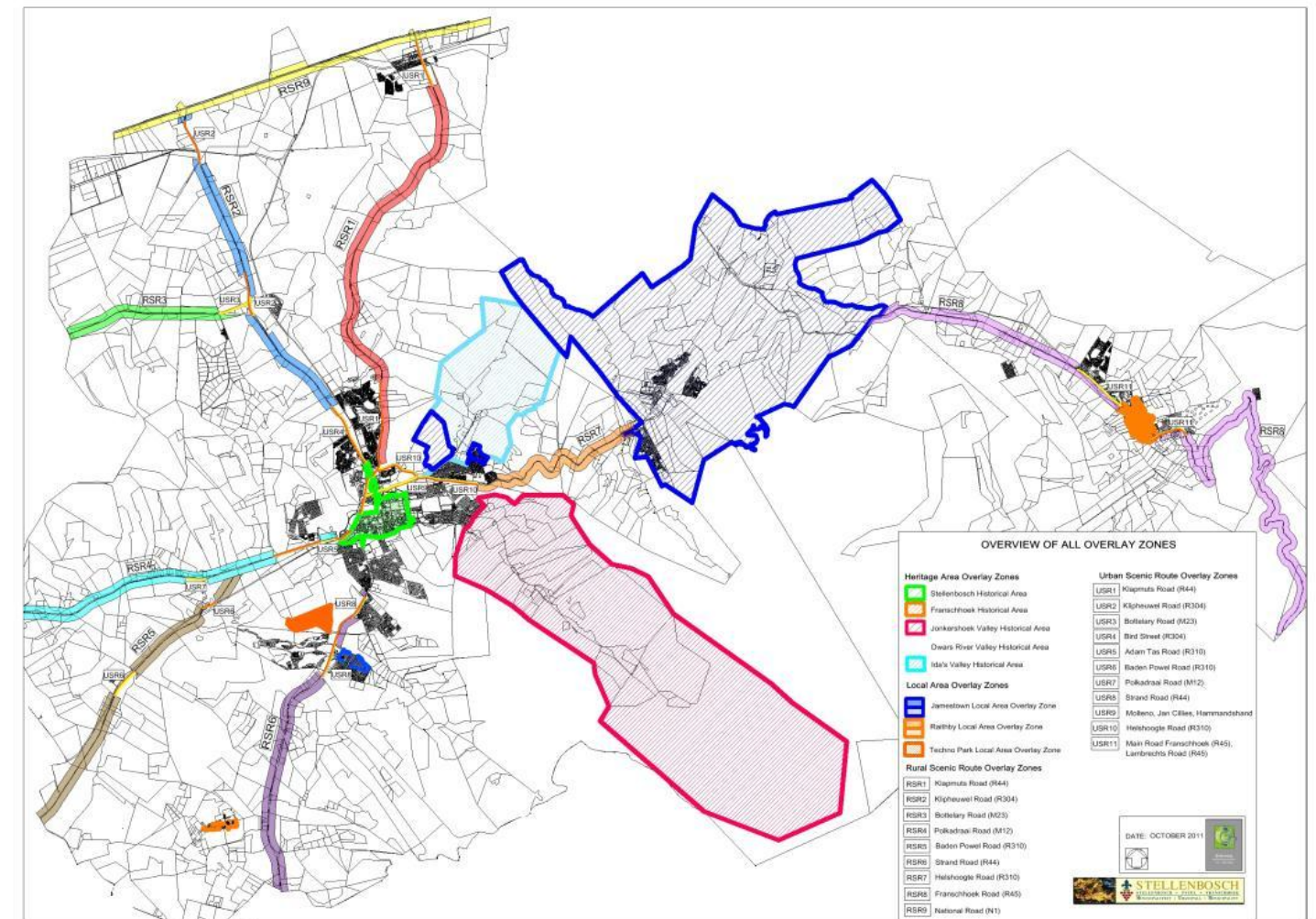
We have duly mapped these identified (although proposed) heritage areas and evaluated them in the field. They have all been incorporated into the proposed new townscape character units, albeit with some modifications and sometimes with slightly more inclusive boundaries. In no instance was an HPOZ or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

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

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

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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. 30th 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”.³

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:



On site analysis



Archival sources

PROCESS/ANALYSIS:

1

Identify the key urban elements that make up the place and its character, with reference to urban elements including:

(A)

Grain, pattern, edge, network;

(B)

Rhythms and axes, landmarks and nodes;

(C)

Resultant Civic structure.



Review of historic maps & aerial photos to understand the development of place.

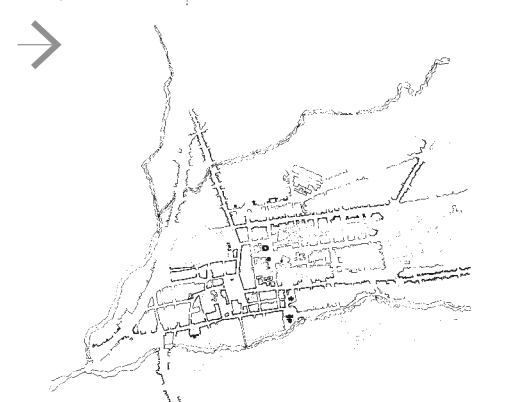


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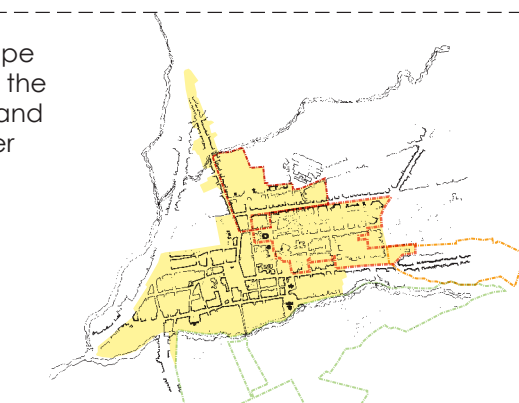
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3

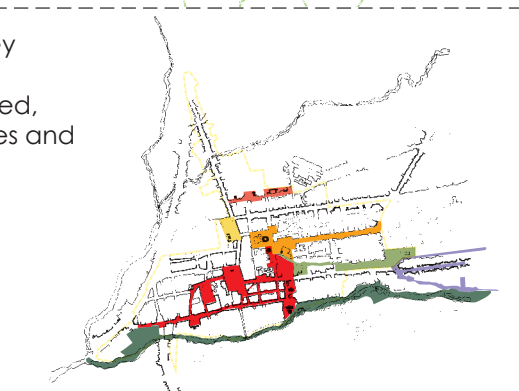
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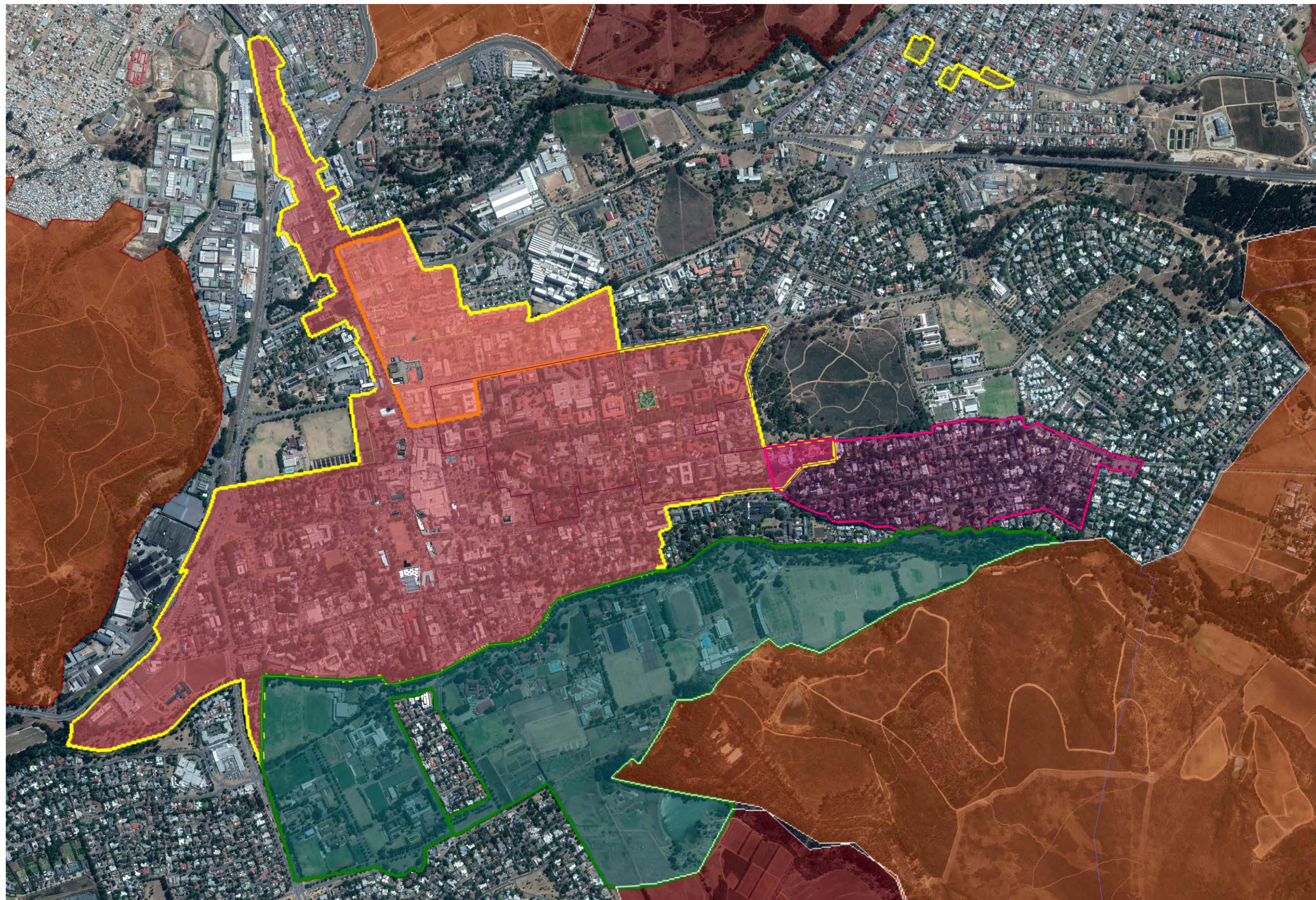
ANALYTICAL DRAWINGS:



TOWNSCAPE CHARACTER UNITS:



SPECIAL ELEMENTS:



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 21st 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).



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



Stellenbosch: 1938 Aerial Photography



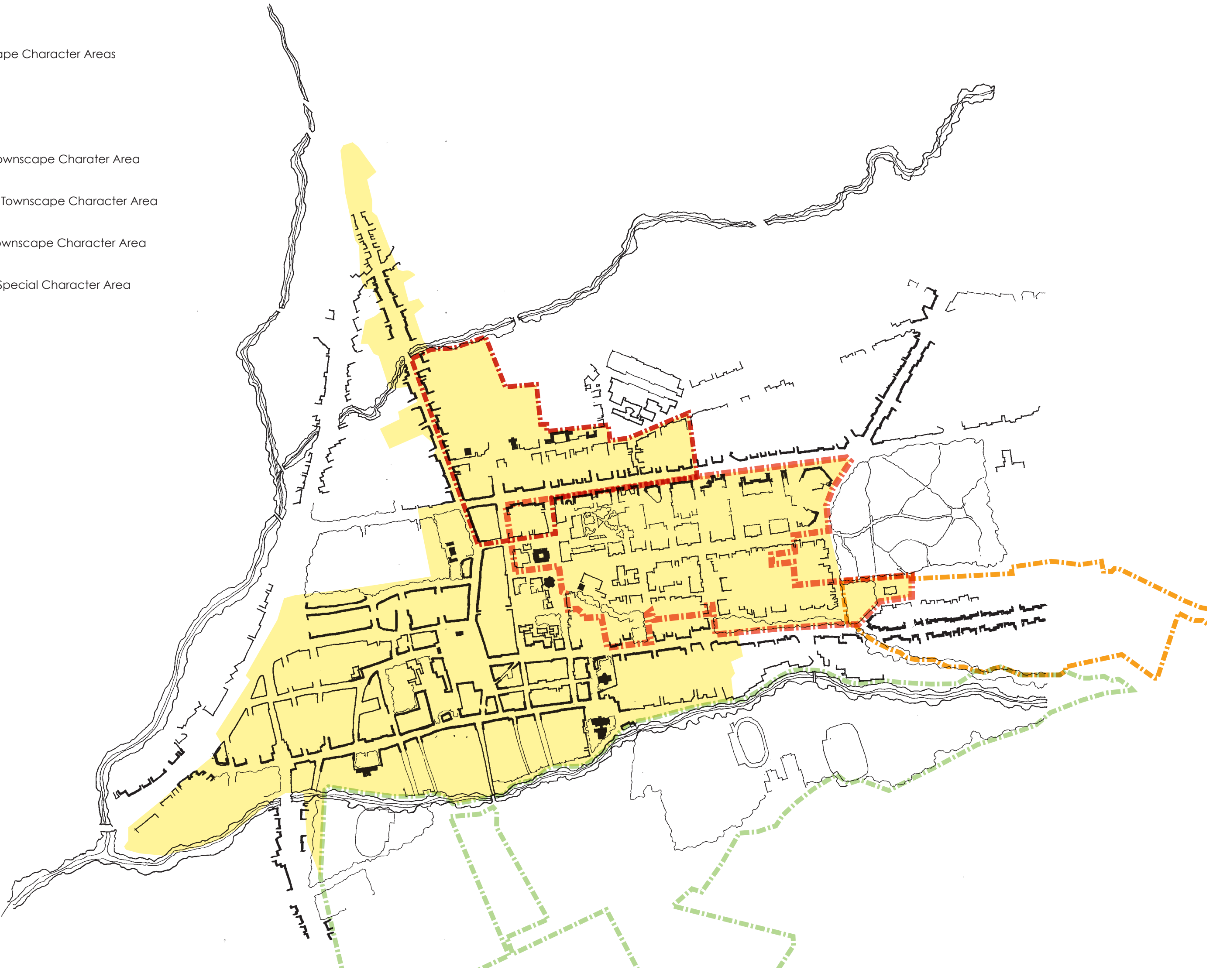
Stellenbosch: Grain and Patterns



Stellenbosch: Civic Structure

Stellenbosch: Townscape Character Areas

- Historic Core
- “Die Vlakte” Townscape Charater 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 Vlake**', 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 Vlake' 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 1970.⁴

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

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 Vlake 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 Vlake' in particular and the Western Cape as a whole."⁵

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

5 Ibid.

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

Stellenbosch: Special Streets, Places & Buildings

- Core Town Grid and Dorp Street
- Victoria Street and the Ou Hoofgebou
- Banghoek Street - Die Vlake
- 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).

MOSTERTSDRIFT TOWNSCAPE UNIT

Mostertsdrift comprises many older, Victorian-era villa structures, as well as modernist and 21st century houses. The suburb was laid out in 1903, and 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 clear layout and ‘openness’ ensures a clear and sensitive transition between the built-up areas within the historic core of Stellenbosch and the unique landscape units of Jonkershoek.

Please also refer to the Kruger Roos report for guidelines within the historic core of Stellenbosch. (Kruger Roos, Stellenbosch Conservation Strategy: Development Guidelines, July 1997).

MAIN AIM: ENHANCE (MANAGE) - The main aim of the proposed Special Area for Mostertsdrift is not to protect each and every structure (aside from those that have been identified as having intrinsic heritage significance) but rather to preserve those character-giving elements that extend beyond each individual property, and are largely common to the neighbourhood as a whole, or to specific parts of it. The intention is to improve land parcels in the area by strengthening or reinforcing these characteristic elements and features, most importantly the treelined avenues and positive, garden interfaces between building and street edge. This goes hand-in-hand with the protection of structures of historic significance, but the guidelines also look to ensure that new development remains in character with the Special Area as a whole.

MAIN VALUE: HISTORICAL – The appropriate use and renewal of heritage features is critical for their preservation. Any development that will result in the loss of the avenues of trees, low-density residential environment, or compromise the interface between structures and the street, will threaten the heritage value of this townscape unit.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE TOWNSCAPE CHARACTER: Over-scaled private dwellings (including multi-storey residential structures), change in land use to non-residential uses, cluttered properties, gated residential estates, high and solid boundary treatments, large parking lots, isolated shopping centre or petrol station.



Quality of the tree-lined streets in Mostertsdrift.

A ECOLOGICAL

Significance: *The Mostertsdrift area is flanked to the north and south by two places of high ecological importance: JS Marais park to the north, and the Eerste River to the south.*

COMPONENTS: Pathways along the Eerste River, Mill Stream, JS Marais Park.

Development Criteria:

- Maintain ecological support areas (here associated with the Eerste River corridor and Mill Stream as well as JS Marais Park).

B AESTHETIC

Significance: *The strong, place-making elements present in the neighbourhood give this area its unique character. These include elements such as the gridded pattern of streets and subdivisions, the long, tree-lined avenues, and the presence of front gardens (often with mature trees) located between the street edge and the houses themselves.*

COMPONENTS: Grain (Consolidation, Subdivision, Density and Coverage), Street Grid, Tree-lined Avenues, Leivoor, Interface between Streets and Buildings: Verges/ Pavements, Boundary Treatments, Gardens, Parking, Setbacks, Heights, Materials, Colour and Architectural Detail , Security and Modern Fixes, Street Elements.

Grain (Consolidation, Subdivision, Density and Coverage):

- The 1903 pattern of subdivision of Mostertsdrift still underpins the area, and is still highly evident. The consolidation or subdivision of land units may impact the “grain” of the neighbourhood. Therefore the potential impact on the character of the neighbourhood must be carefully considered before consolidation or subdivision is approved.
- Densification should only be contemplated where it respects the historical patterns of subdivision. For

instance, the prevailing pattern of subdivision consists of a rhythm of long, thin, rectangular plots with their shorter sides facing the street edge. Subdivision that occurs within the depth of the plot (leaving the street-facing edge intact), and sharing a carriage-way-crossing and driveway between subdivided portions, would have lesser impact on the character of the neighbourhood.

Street Grid:

- The rectilinear street grid that goes hand-in-hand with the pattern of subdivision is characteristic of Mostertsdrift. It should be retained and reinforced, and the use of traffic circles is inappropriate in this environment.
- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the character of a townscape as a whole.

Tree-lined Avenues:

- Traditional planting patterns should be protected by ensuring that existing tree alignments are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Significant avenues should be protected as a heritage component. There is evidence of avenue planting along all the roads making up the Special Area.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged.
- 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. Trees must

be regularly maintained.

Leivoor/Millstream:

- The role of water as a structuring system within settlements must be respected, particularly in terms of improving the functioning of leiwaterr systems. These are significant elements in historic agricultural and gardening activities. Water often serves as a place-making and social element within the settlement fabric, and this role should be preserved and strengthened where possible.
- The leivoor/drainage channel, laterite pavement and large oaks aligned alongside Jonkershoek Road are key to the character of this avenue. Any development that threatens this character should be discouraged.
- The Millstream to the north-west of the Special Area is a national monument and must be conserved. The dense planting along this mill stream creates a sense of containment and transition of this area from the Historic Core of Stellenbosch.

Interface between Streets and Buildings:

- The interface between streets and buildings is a key character-giving component of the Special Area. Pattern of interface should be followed/interpreted in new developments, and reinforced when re-developing existing properties.
- Where historical fabric and elements make up a street interface, they must be conserved.
- Ensure that new buildings within the Special Area are generally in sympathy with the scale, massing, layout and idiom of the surrounding buildings.
 - **Verges/Pavements:** The verge areas within Mostertsdrif are largely grassed or planted, with the carriageway crossing often comprising the only hard landscaping between street edge and property. This is important to the character of the area, and at least 70% of the

verge of each property should comprise soft landscaping. Along Jonkershoek Road, the wide laterite pavement provides a distinctive edge as well as a pedestrian and bicycle movement route, and should be reinforced and preserved.

- **Boundary Treatments:** While a range of boundary treatments are evident within Mostertsdrif, high and solid walls that obscure views to the building should not be permitted, as well as pre-cast concrete fencing, exposed blockwork, and facebrick walling. Historic boundary elements must be preserved as far as possible.
- **Gardens:** Front gardens are characteristic of Mostertsdrif, and should be retained. New development should reinforce the pattern of front gardens in this area.
- **Parking:** Off-street parking should not be located in front of historical structures, but should rather be located alongside or behind the structure. Parking areas and structures should preferably be screened with planting. The Municipality should not unreasonably withhold relief for on-site parking departures where existing requirements will likely result in a degradation of the character of the Special Area.
- **Setbacks:** The prevailing setback of building from street edge differs for each street within Mostertsdrif. New buildings should be set back the same distance as the existing historical buildings to either side (and within the streetscape as a whole), and the Municipality should not unreasonably withhold relief for setback departures, or may impose measures more restrictive

than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area. An extension to the side of an historic building should be set back slightly from the original façade.

- **Heights:** Buildings within Mostertsdrif are seldom higher than two storeys. New buildings should look to adhere to the same heights as the existing historical buildings to either side (and within the streetscape as a whole). Greater height may be acceptable towards the rear of the site, when not visible from the street edge. The Municipality should not unreasonably withhold relief for height departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
- **Materials, Colour and Architectural Detail:** Building materials should be compatible with traditional materials in terms of scale, colour and texture. Historical architectural features should be repaired rather than replaced wherever possible, and alterations that seek to copy an earlier style should be avoided. Rather, the underpinning principle should be that new additions and new buildings must be sympathetic to the architectural character of the Special Area, but should also be of their own time.
- **Security and Modern Fixes:** The use of unobtrusive security systems on historic buildings is encouraged: beams and

shutters are preferable to burglar bars, trellidoors and security gates. If gates and bars are unavoidable, they should be painted the same colour as the element they enclose. Satellite dishes, airconditioning condensers, roof windows and solar panels should preferably be installed where they are not visible from the street. Solar panels should be mounted flush with the roof, rather than having their own framing element. Electric fencing must necessarily be installed on the street-facing edge, and where this is unavoidable, a recessive colour for the fittings must be selected. Barbed wire, spikes (except where part of the fencing) and similar are not permitted along the street frontage within the Special Area.

- **Street Elements:** Street lighting and street furniture (benches, bins, bollards and so on) should be understated, modern (they should not be pseudo-historical) and neutral in colour and form. Street kerbs, raised zebra-crossings, speed bumps, street signs and so on should be the minimum possible to meet safety requirements, and should again be neutral.

C HISTORIC/ARCHITECTURAL

Significance: *Mostertsdrif is “anchored” by the historic Mostertsdrif werf as well as the Mill Stream (both Grade II Provincial Heritage Sites) to the west, and the old Lanzerac gate posts to the east. The avenue of oaks along Jonkershoek Road connects these elements to the north. The residential fabric between these elements comprises many structures of local heritage significance. These are key to establishing the character of the Special Area.*

Development opportunities in Mostertsdrif fall into 4 categories: (1) Opportunities

for conservation of historic buildings and elements of heritage significance; (2) Opportunities for alterations and additions to historical buildings and elements of heritage significance; (3) Opportunities for new structures within environments of historical significance; and (4) Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Mostertsdrift.

Development Criteria:

- References to the first freehold land grants in the area include the old Mostertsdrift farmstead, the Mill Stream (both Grade II Provincial Heritage Sites) as well as the Lanzerac gateposts. The avenue of oaks along Jonkershoek Road also comprises a conservation-worthy historical element. All of these elements pre-date the residential area, informed its layout, and should be conserved.

Opportunities for conservation of historic buildings and elements of heritage significance:

- Work on historic buildings and elements of historic significance should only be undertaken by professionals and builders/tradesmen who are sufficiently trained and experienced. Heritage expertise should be sought: it is in the interest of the property owners to have their plans prepared by advisors who have recognised experience and standing in their field of heritage conservation.
- Where the historic function or use of a building is still intact, the function has heritage value and should be protected. Where a new use is sought, every effort should be made to find a use that is compatible with the heritage significance of the element/site, and will require the minimum extent of alteration to historic fabric.
- Distinguishing original features, examples of craftsmanship and so on should not be falsified, destroyed or removed. These elements should be repaired rather than replaced as far as

is possible.

- Where repair necessitates replacement, the replacement should be the minimum necessary, and the new material should match that being replaced in composition, design, colour, texture and other visual qualities, but its newness should be apparent on close inspection (its age should not be faked). Traditional materials should be used in repair work.

Opportunities for alterations and additions to historical buildings and elements of heritage significance:

- The basic plan of the historic core of the building should always be retained. Where internal walls are removed, the extent of removal should be the minimum necessary and nibs should be retained to reflect the historic layout of spaces.
- Any intervention should be the minimum necessary to meet the new requirements, reversible when possible, and designed not to prejudice future interventions and/or restoration. For instance, if the addition or alteration were to be removed in the future, the essential form and integrity of the historic structure would remain intact.
- Historical layering should be respected and protected – historic additions may have heritage significance in their own right. The removal of later fabric should only occur in instances where it has minimal significance or detracts from significance.
- Alterations and additions to conservation-worthy structures and elements should be sympathetic to their architectural character and period detailing, including their layout, scale, proportion, massing, alignments, access, landscaping and setting. Inappropriate ‘modernisation’ of conservation-worthy structures and elements should be prevented. Similarly, detailed elements such as windows and doors should respond to

the historic elements in composition, proportion, colour, material and other visual qualities, but it should not be a pseudo-historical replica of the older elements. New additions should also be a true reflection to their own time. Heritage expertise should be sought.

- 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.

Opportunities for new structures within environments of historical significance

- New structures should respect and respond to traditional settlement patterns and siting by considering the entire Special Area as the component of significance. This includes its spatial structure, layout, scale, massing, hierarchy, alignments, access, and landscaping setting. Any development that departs from the inherent character of the Special Area should be discouraged.
- Designers of new structures must have an understanding of the context, traditional patterns of place-making and historical architectural elements that are characteristic of the Special Area. New elements must respond to and interpret these character-giving aspects of the neighbourhood.
- Contemporary designs for infill buildings should not be discouraged, provided they do not destroy significant fabric and are compatible with the size, scale, material and architectural character of the property and Special Area.

Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Mostertsdrift:

- Wherever possible, existing buildings that are intrusive because their scale, style, materials or siting departs from the strong character-giving patterns of the Special Area should

be redeveloped in order to minimize their disruptive effect. This can be done gradually as part of general maintenance – for instance repainting in more sympathetic colours, or replacing mid-20th Century roof tiles with corrugated sheeting or “finer” roof tiles.

- Encourage mitigation measures (for instance use of vegetation) to “embed” existing intrusive elements and structures within the townscape.

D SOCIAL

Significance: Access to the Eerste River Corridor and Mill Stream. Non-motorised and recreational movement routes.

Development Criteria:

- Ensure physical permeability to communal resources such as rivers and mountains for the enjoyment of all members of the public. Existing footpaths and routes for walking, hiking, running and cycling should be reinforced and extended where possible. Jonkershoek Road, with its wide laterite pavement area, provides an easy pedestrian and cycling link between the Historic Core and the Jonkershoek/eastern residential areas of Stellenbosch. Similarly, the Eerste River corridor has a footpath that connects the neighbourhood to the Historic Core to the west. Better public connection to JS Marais Park should be promoted. Refer to the conservation system of ‘green transitions’ and ‘commonages’ for more detail.
- Encourage and support the establishment of local heritage conservation bodies, particularly within Special Areas, as is envisioned in the National Heritage Resources Act. Such bodies can assist with heritage resource identification, assessment and decision-making.

E ECONOMIC

Significance: Mostertsdrift comprises a desirable residential area within close proximity to the Historic Core of Stellenbosch.

Development Criteria:

- Promote sensitive urban densification to protect the rural landscape as the main communal asset.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.

DIE VLAKTE TOWNSCAPE UNIT

Die Vlakte is a Special Area to the north of the Historic Core where forced removals occurred under Apartheid-era Group Areas legislation, whose significance rests almost entirely within the realm of the symbolic, social and intangible. The area currently 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 many Stellenbosch families. The attachment to, and subsequent loss of, houses, businesses and 'an exceptional community school' left a bitter taste.

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 1970.¹

Lückhoff School in Banhoek Road was the heart of Die Vlakte and the first Afrikaans high school for Coloured learners in the Boland. 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."² Other community nodes with similar links to the removed community include the Methodist School, church and mosque in Banghoek Road.

Please also refer to the Kruger Roos report for guidelines within the historic core of Stellenbosch. (Kruger Roos, Stellenbosch Conservation Strategy: Development Guidelines, July 1997).

MAIN AIM: ENHANCE (MANAGE) - The main aim of the proposed Special Area for Die Vlakte is not to protect each and every structure (aside from those that have been identified as having intrinsic heritage significance) but rather to enhance the characteristic elements and features associated with the community who used to live there: most importantly the mosque, church, schools, corner shops and public spaces. Opportunities for interpretation should be sought. This goes hand-in-hand with the protection of structures of historic significance, but the guidelines also look to ensure that any future development in this area remains in character with the Special Area as a whole.

MAIN VALUE: SOCIAL AND HISTORICAL – The appropriate use, renewal and interpretation of heritage features in this townscape unit is critical for their preservation, and the preservation of the memory of Die Vlakte. Any development that will result in the loss of the remnant historic elements within Die Vlakte will threaten the heritage value of this townscape unit.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE TOWNSCAPE CHARACTER: Over-scaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, large parking lot, business park, isolated shopping centres and their associated parking lots. Suburban "creep", and the development of blocks of flats, would erode the townscape character.

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

2 Ibid.

A ECOLOGICAL

Significance: The Krom River forms the northern edge of Die Vlakte.

COMPONENTS: Pathways along the Krom River.

Development Criteria:

- Maintain ecological support areas (here associated with the Krom River Corridor).

B AESTHETIC

Significance: Banghoek Street in the vicinity of Die Vlakte, incorporates the key civic buildings of the Mosque, Church and the Luckhoff and Methodist Schools, which are remaining 'touchstones' for the removed community that once occupied this part of the town. Similarly, preserved sections of Van Ryneveld Street, and open spaces adjacent to the civic structures (particularly the church and school) have potential to assist in the interpretation of this townscape, as well as creating public places where reflection and engagement might occur.

COMPONENTS: Special Places: Public Spaces and Social Foci, Street Grid, Tree-lined Streets.

Special Places: Public Spaces and Social Foci:

- Work on public spaces of historic significance should only be undertaken by professionals who are sufficiently trained and experienced. Urban design expertise should be sought to formulate design framework plans, and consideration should be given to appropriate and positive uses of spaces | left over" by forced removal, and the position of public institutions that remain from that time. The open area opposite the Methodist School, and between Banghoek Road, Smuts Road and Merriman Avenue (currently

used as a parking lot), has potential to be developed into a public space where the history of forced removals at Die Vlakte could be revealed. Similarly, the green open space behind the Anglican Church could perform a similar role.

- The School, Church and Mosque structures and sites have heightened heritage significance as remnants of a removed community. Their conservation is important as they perform the role of "touchstones" to a removed community. This significance has importance above and beyond their stand-alone heritage significance as historic structures.

Street Grid:

- The rectilinear street grid should be retained and reinforced, and the use of traffic circles is inappropriate in this environment.
- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the character of a townscape as a whole.

Tree-lined Streets:

- Traditional planting patterns should be protected by ensuring that existing tree alignments are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Significant avenues should be protected as a heritage component. Van Ryneveld Road provides a particularly significant example.
- The felling of mature exotic or indigenous trees within the Special Area should be avoided. Instead continuous tree canopies should be encouraged.
- 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. Trees must be regularly maintained.

- 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. This is particularly the case for the Oak tree opposite the Mosque.

C HISTORIC/ARCHITECTURAL

Significance: *Die Vlakte is tangibly and intangibly “anchored” by the historic civic and community structures of the mosque, church and schools (Luckhoff and Methodist Schools). The avenue of oaks along Van Ryneveld Street, the row-housing there, a corner shop and modest cottages further up Banghoek Road, the remnant oak opposite the mosque, and several mature trees throughout the area also contribute towards giving presence to the removed community. The residential fabric between these elements comprises some structures of local heritage significance, and some that would be given heightened meaning through the interpretation of the forced removals in this Special Area.*

Development opportunities in Die Vlakte fall into 4 categories: (1) Opportunities for conservation of historic buildings and elements of heritage significance; (2) Opportunities for alterations and additions to historical buildings and elements of heritage significance; (3) Opportunities for new structures within environments of historical significance; and (4) Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Die Vlakte.

Development Criteria:

Opportunities for conservation of historic buildings and elements of heritage significance:

- Work on historic buildings and elements of historic significance should only be undertaken by professionals and

builders/tradesmen who are sufficiently trained and experienced. Heritage expertise should be sought: it is in the interest of the property owners to have their plans prepared by advisors who have recognised experience and standing in their field of heritage conservation.

- Where the historic function or use of a building is still intact, the function has heritage value and should be protected. Where a new use is sought, every effort should be made to find a use that is compatible with the heritage significance of the element/site, and will require the minimum extent of alteration to historic fabric.
- Distinguishing original features, examples of craftsmanship and so on should not be falsified, destroyed or removed. These elements should be repaired rather than replaced as far as is possible.
- Where repair necessitates replacement, the replacement should be the minimum necessary, and the new material should match that being replaced in composition, design, colour, texture and other visual qualities, but its newness should be apparent on close inspection (its age should not be faked). Traditional materials should be used in repair work.

Opportunities for alterations and additions to historical buildings and elements of heritage significance:

- The basic plan of the historic core of the building should always be retained. Where internal walls are removed, the extent of removal should be the minimum necessary and ribs should be retained to reflect the historic layout of spaces.
- Any intervention should be the minimum necessary to meet the new requirements, reversible when possible, and designed not to prejudice future interventions and/or restoration. For instance, if the addition or alteration were to be removed in the future,

the essential form and integrity of the historic structure would remain intact.

- Historical layering should be respected and protected – historic additions may have heritage significance in their own right. The removal of later fabric should only occur in instances where it has minimal significance or detracts from significance.
- Alterations and additions to conservation-worthy structures and elements should be sympathetic to their architectural character and period detailing, including their layout, scale, proportion, massing, alignments, access, landscaping and setting. Inappropriate ‘modernisation’ of conservation-worthy structures and elements should be prevented. Similarly, detailed elements such as windows and doors should respond to the historic elements in composition, proportion, colour, material and other visual qualities, but it should not be a pseudo-historical replica of the older elements. New additions should also be a true reflection to their own time. Heritage expertise should be sought.
- 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.

Opportunities for new structures and spaces within environments of historical significance:

- New structures should respect and respond to traditional settlement patterns and siting by considering the entire Special Area as the component of significance. This includes its spatial structure, layout, scale, massing, hierarchy, alignments, access, and landscaping setting. Any development that departs from the inherent character of the Special Area should be discouraged.
- Designers of new structures must have an understanding of the context,

traditional patterns of place-making and historical architectural elements that are characteristic of the Special Area. New elements must respond to and interpret these character-giving aspects of the neighbourhood.

- Contemporary designs for infill buildings should not be discouraged, provided they do not destroy significant fabric and are compatible with the size, scale, material and architectural character of the property and Special Area.

Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Die Vlakte:

- Wherever possible, existing buildings that are intrusive because their scale, style, materials or siting departs from the strong character-giving patterns of the Special Area should be redeveloped in order to minimize their disruptive effect. This can be done gradually as part of general maintenance – for instance repainting in more sympathetic colours, or replacing mid-20th Century roof tiles with corrugated sheeting or “finer” roof tiles.
- Encourage mitigation measures (for instance use of vegetation) to “embed” existing intrusive elements and structures within the townscape.

D SOCIAL

Significance: *Die Vlakte has exceptional social significance due to the forced removals that occurred there from 1964 to around 1970, and the trauma and memory of these events and the meaning they hold for the communities that were effected by them.*

Development Criteria:

- Proposed development should recognise and take into account the relationship of communities to the Special Area and its communal facilities.
- Where structures and elements clearly date from the time of the forced removals, they have heritage value,

and should be protected as far as possible.

- In this townscape unit, the church, school and mosque remain from the period prior to forced removals. These are important social markers for the community, and should be retained, revived and interpreted for a wider audience.
- 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.
- Ensure physical permeability to communal resources such as rivers and mountains for the enjoyment of all members of the public. Existing footpaths and routes for walking, hiking, running and cycling should be reinforced and extended where possible. The potential exists to create public parks and squares within this Special Area that could interpret the events that occurred there, and provide a place for discussion.
- Encourage and support the establishment of local heritage conservation bodies, particularly within Special Areas, as is envisioned in the National Heritage Resources Act. Such bodies can assist with heritage resource identification, assessment and decision-making.

insensitive infrastructural upgrades within historical settlements.



Ryneveld Street.

E ECONOMIC

Significance: *Die Vlake is in close proximity to the Historic Core of Stellenbosch. There is an opportunity for developing housing in this area, as well as for developments and projects that could have a restorative function within the community of Stellenbosch.*

Development Criteria:

- Promote sensitive urban densification to protect the rural landscape as the main communal asset.
- Prevent over-engineered and

COETZENBERG TOWNSCAPE AREA

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. It is continuous with the Eerste River corridor with its natural vegetation, including associated adjacent vineyard spaces, and the forecourt in front of the old Coetzenberg farmstead.

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 clear urban edge - with its southernmost boundary being the Eerste River, which then extends to the green fields of Coetzenberg, and to the Jonkershoek Mountains beyond - contributes significantly to the experience of the town being set against a cultivated and wilderness backdrop. This is a microcosm of the wider balance of Urban, Rural and Wilderness areas, and the interplay between these that gives the study area its unique character. The sports- and learning-related uses of this area are longstanding and form part of its character.

The encroachment of urban, suburban or high-density university- or school-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 Sub-Area’ to the main town, and its green, open character and aesthetic is seen to be of high enough cultural significance, and contributes important context to the Historic Core of the town, to warrant protection.

MAIN AIM: ENHANCE (MANAGE) - The main aim of the proposed Special Sub-Area for Coetzenberg is intended to preserve the “openness” and “green” qualities of the site, as well as its role as an edge to the town (on the opposite bank of the Eerste River), and a link to the mountain range beyond. The intention is to improve the area by strengthening or reinforcing these characteristic elements and features. This goes hand-in-hand with the protection of structures of historic significance within the area.

MAIN VALUE: ECOLOGICAL AND HISTORICAL – The appropriate use, conservation and renewal of heritage features in this townscape sub-unit is critical for its preservation. The pockets of critical biodiversity, historic tree copses and treelines, open fields, sports grounds, agricultural uses, and ecological support areas around the river are all of historical and/or ecological significance. Any development that will result in the loss in the sense of openness, greenness and connection to the mountain, will threaten the heritage value of this townscape sub-unit.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE TOWNSCAPE CHARACTER: Over-scaled private dwellings, dense university-related developments, cluttered properties, gated residential estates, large-scale industrial structures, large parking lot, business park, isolated shopping centres and their associated parking lots. Suburban “creep” would erode the character of this Special Area.

A ECOLOGICAL

Significance: *The Coetzenberg area is flanked to the north and south by two places of high ecological importance: Stellenboschberg to the south, and the Eerste River to the north.*

COMPONENTS: Pathways along the Eerste River, access to the Stellenboschberg Mountain range, open fields with treed corridors running through them (between mountain and river), remnant forestry.

Development Criteria:

- 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 their ecological function and the continuity of the mountains as a backdrop.
- Maintain ecological support areas to sites of heritage significance, specifically the Eerste River corridor and Stellenboschberg Mountain range. Only permit development that responds to the heritage sensitivity of the river corridor and mountain range areas, and that will not dominate, or irreparably damage the environments adjacent to these natural elements.
- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.
- Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials

and veldkos/medicinal plant resources, or historic recreational places are not destroyed. Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.

- The principle of ‘tread lightly’ in any activity (and associated development requirements e.g. toilets for major events) in areas of ecological sensitivity within this domain should be emphasised.

B AESTHETIC

Significance: *The open and green character of this Special Area gives it its unique character.*

COMPONENTS: Planting/Landscape Patterns, Verges/Pavements, Boundary Treatments, Parking, Security and Modern Fixes, Street Elements.

Planting/Landscape Patterns:

- Traditional planting patterns should be protected by ensuring that existing tree alignments are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Significant avenues and treelines should be protected as a heritage component. There is evidence of avenue planting along all the roads making up the Special Area. Treelines largely run north to south, creating distinct “landscape rooms” and connecting to the remnant areas of forestry on the Stellenboschberg Mountain.
- The felling of mature exotic or indigenous trees should be avoided. Instead continuous tree canopies should be encouraged.
- 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. Trees must be regularly maintained.

- 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.
- **Verges/Pavements:** The verge areas within Coetzenberg are largely grassed or planted. Suidwal Street is the only “engineered” street: the others largely comprise either brick surfacing (around the historic Coetzenberg Homestead), a single lane of tarmac edges with brick and with “soft” verges, or simple laterite tracks. This is important to the character of the area, and the use of tarmac and other engineered road elements should be discouraged. Laterite surfacing should be the preferred road material in this area.
- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.
- **Boundary Treatments:** It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible. High and solid walls that obscure views should not be permitted, as well as pre-cast concrete fencing, exposed blockwork, and facebrick walling. Historic boundary elements must be preserved as far as possible. Where divisions are required, hedges, treelines of palisade (or visually transparent) fencing should be the preferred means of boundary treatment.
- **Parking:** Parking areas should preferably be screened with dense planting, and surfaced with

laterite. The Municipality should not unreasonably withhold relief for on-site parking departures where existing requirements will likely result in a degradation of the character of the Special Area.

- **Security and Modern Fixes:** The use of unobtrusive security systems is encouraged. Satellite dishes, airconditioning condensers, roof windows and solar panels should preferably be installed where they are not visible from the surrounding open spaces. Solar panels should be mounted flush with roofs, rather than having their own framing elements. If electric fencing must be installed, a recessive colour for the fittings must be selected. Barbed wire, spikes (except where part of the fencing) and similar are not permitted within the Special Area.
- **Street Elements:** Street lighting and street furniture (benches, bins, bollards and so on) should be understated, modern (they should not be pseudo-historical) and neutral in colour and form. Street kerbs, raised zebra-crossings, speed bumps, street signs and so on should be the minimum possible to meet safety requirements, and should again be neutral.

C HISTORIC/ARCHITECTURAL

Significance: Coetzenberg is “anchored” by the historic Coetzenberg werf (Grade II Provincial Heritage Site) to the east as well as the Welgevallen Experimental Farm to the west (a Grade II site, which has been formally nominated as a Provincial Heritage in 1999). The wider site forms the heart of the sporting culture at Stellenbosch University, and sites like the Danie Craven Stadium, which may not be architecturally significant, have social significance. It is primarily the open fields, planting and connection to the river corridor and mountain range that are key to establishing the character of this Special Area.

Development opportunities in Coetzenberg fall into 4 categories: (1) Opportunities

for conservation of historic buildings and elements of heritage significance; (2) Opportunities for alterations and additions to historical buildings and elements of heritage significance; (3) Opportunities for new structures within environments of historical significance; and (4) Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Coetzenberg.

Development Criteria:

Opportunities for conservation of historic buildings and elements of heritage significance:

- Work on historic buildings and elements of historic significance should only be undertaken by professionals and builders/tradesmen who are sufficiently trained and experienced. Heritage expertise should be sought: it is in the interest of the property owners to have their plans prepared by advisors who have recognised experience and standing in their field of heritage conservation.
- Where the historic function or use of a building is still intact, the function has heritage value and should be protected. Where a new use is sought, every effort should be made to find a use that is compatible with the heritage significance of the element/site, and will require the minimum extent of alteration to historic fabric.
- Distinguishing original features, examples of craftsmanship and so on should not be falsified, destroyed or removed. These elements should be repaired rather than replaced as far as is possible.
- Where repair necessitates replacement, the replacement should be the minimum necessary, and the new material should match that being replaced in composition, design, colour, texture and other visual qualities, but its newness should be apparent on close inspection (its age should not be faked). Traditional materials should be used in repair work.

- Traditional and historic planting patterns should be protected by ensuring that existing tree alignments are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.

Opportunities for alterations and additions to historical buildings and elements of heritage significance:

- Any intervention should be the minimum necessary to meet the new requirements, reversible when possible, and designed not to prejudice future interventions and/or restoration. For instance, if the addition or alteration were to be removed in the future, the essential form and integrity of the historic structure would remain intact.
- Historical layering should be respected and protected – historic additions may have heritage significance in their own right. The removal of later fabric should only occur in instances where it has minimal significance or detracts from significance.
- Alterations and additions to conservation-worthy structures and elements should be sympathetic to their architectural character and period detailing, including their layout, scale, proportion, massing, alignments, access, landscaping, species and setting. Heritage expertise should be sought.
- 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.

Opportunities for new structures within environments of historical significance:

- While the opportunity for realising new structures in this setting is necessarily limited, new structures should respect and respond to traditional settlement patterns and siting by considering the

entire Special Area as the component of significance. This includes the backdrop of the natural landscape against which settlement is sited, its spatial structure, layout, scale, massing, hierarchy, alignments, access, and landscaping setting. This necessitates that new development occurs where similar development already exists. Any development that departs from the inherent character of the Special Area should be discouraged.

- Designers of new structures must have an understanding of the context, traditional patterns of place-making and historical elements that are characteristic of the Special Area. New elements must respond to and interpret these character-giving aspects of the Area.
- Contemporary designs for infill buildings should not be discouraged, provided they do not destroy significant fabric and are compatible with the size, scale, material and architectural character of the property and Special Area.

Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Coetzenberg:

- Wherever possible, existing buildings that are intrusive because their scale, style, materials or siting departs from the strong character-giving patterns of the Special Area should be redeveloped in order to minimize their disruptive effect. This can be done gradually as part of general maintenance – for instance repainting in more sympathetic colours, or replacing mid-20th Century roof tiles with corrugated sheeting or “finer” roof tiles.
- Encourage mitigation measures (for instance use of vegetation) to “embed” existing intrusive elements and structures within the townscape.
- It is recommended that physical permeability to communal resources such as historic commonage areas

as well as public running and walking routes are maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals: restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate.

D SOCIAL

Significance: *Access to the Eerste River Corridor and Stellenboschberg. Non-motorised and recreational movement routes.*

Development Criteria:

- Ensure physical permeability to communal resources such as rivers and mountains for the enjoyment of all members of the public. Existing footpaths and routes for walking, hiking, running and cycling should be reinforced and extended where possible.
- Encourage and support the establishment of local heritage conservation bodies, particularly within Special Areas, as is envisioned in the National Heritage Resources Act. Such bodies can assist with heritage resource identification, assessment and decision-making.

E ECONOMIC

Significance: *Coetzenberg comprises a rare green area within close proximity to the Historic Core of Stellenbosch, connecting the town to the mountains. It has high touristic value.*

Development Criteria:

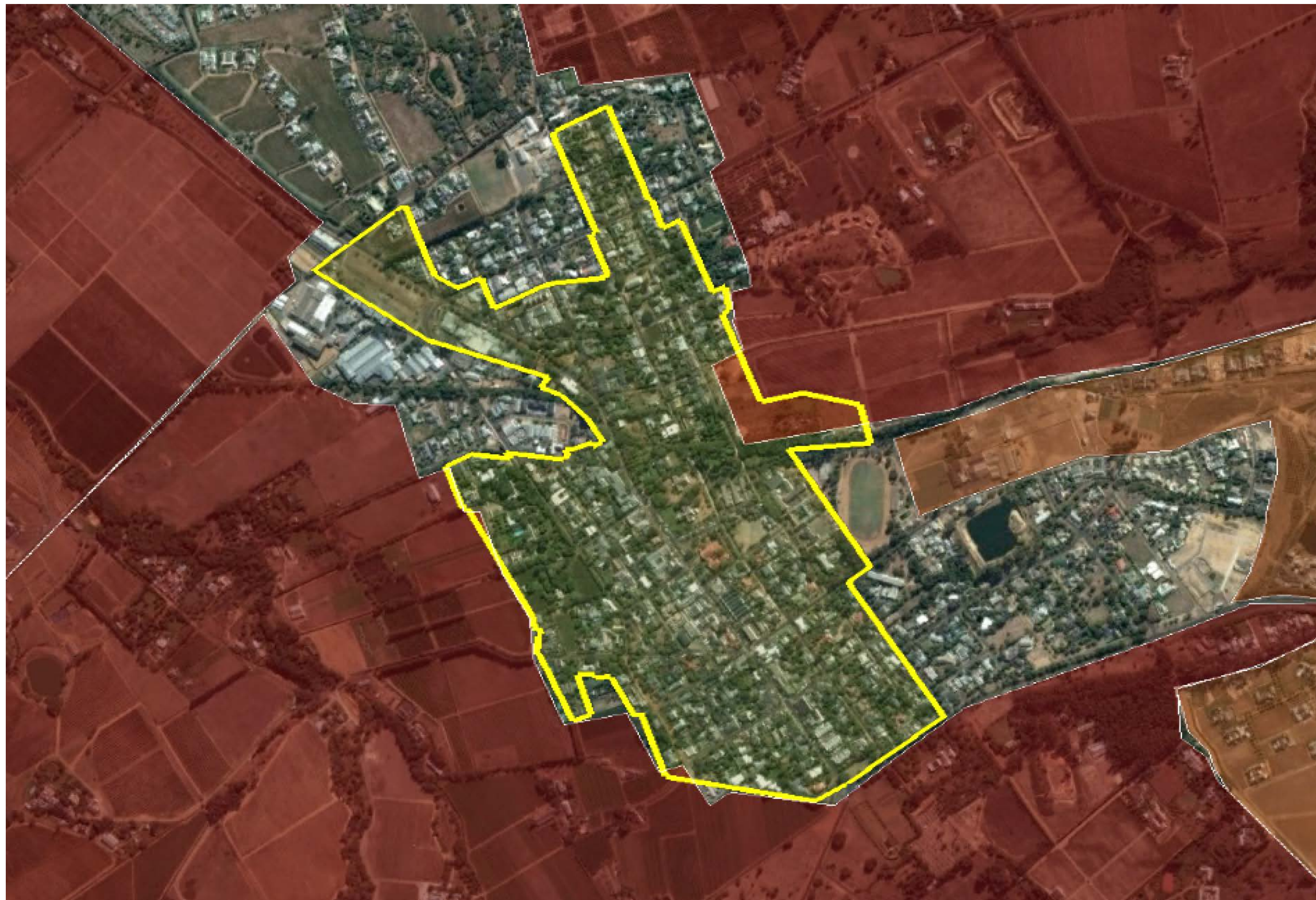
- Prevent over-engineered and insensitive infrastructural upgrades within Special Areas.
- The backdrop of rolling hills and mountain peaks form an important component of the whole, and development in these areas that is destructive to the whole should be

discouraged.

- Respect the natural landscape as the setting within which the town of Stellenbosch is embedded. Avoid insensitive ‘dominating’ developments that erode the natural-agricultural/recreational continuum found in the Special Area. Dominating developments include sprawling suburban development.

Coetzenburg from above (source: <https://www.sun.ac.za/english/sport/facilities>, accessed 10/1/2019).





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".⁶ 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;

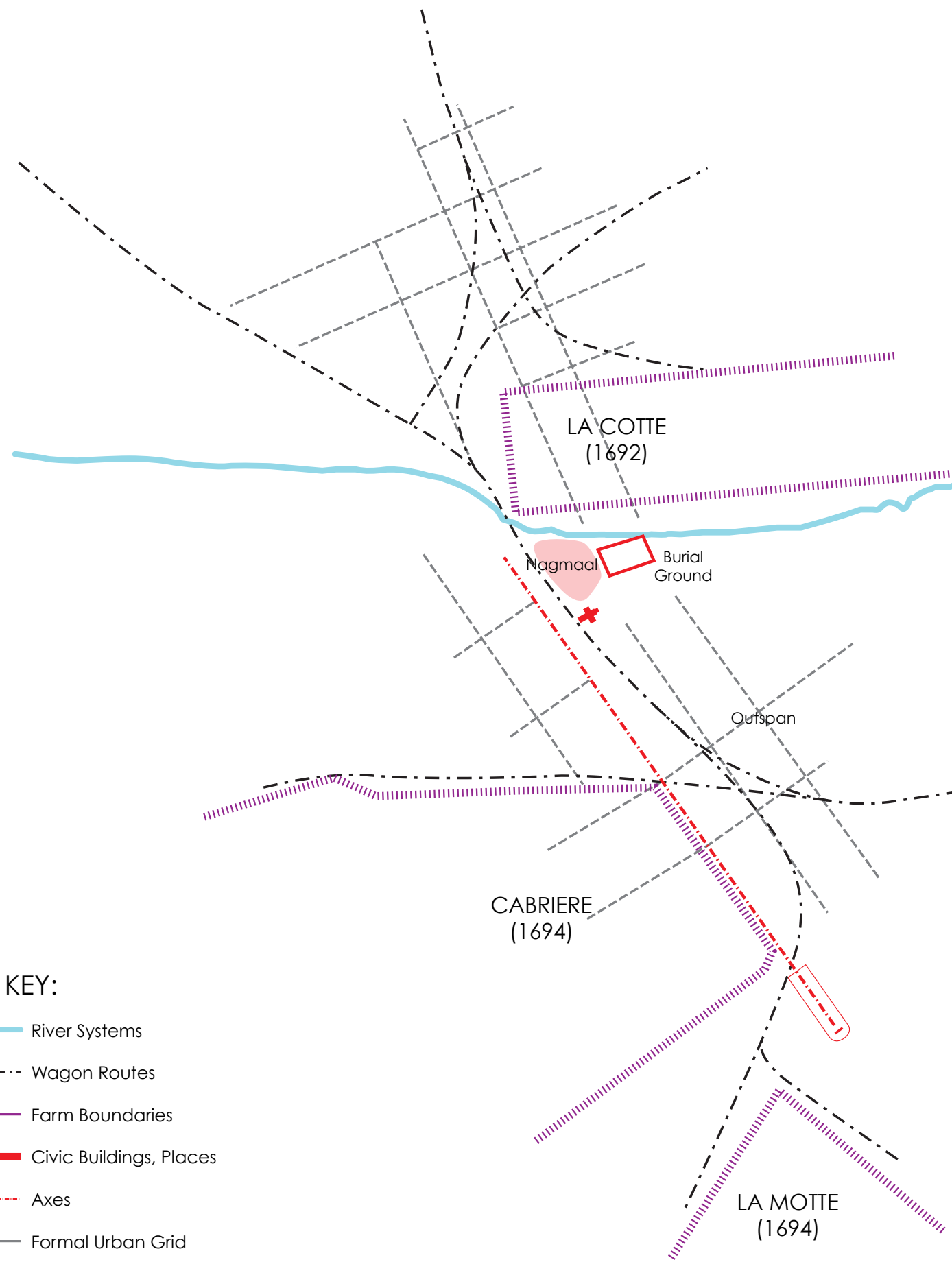
- The remains of the extensive historic Outspan that lay adjacent to the central religious site;
- The spaces associated with the three religious sites along Dirkie Uys Street;
- The varied densities yet coherent typologies of historic housing;
- The adherence to similar patterns of relationships between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

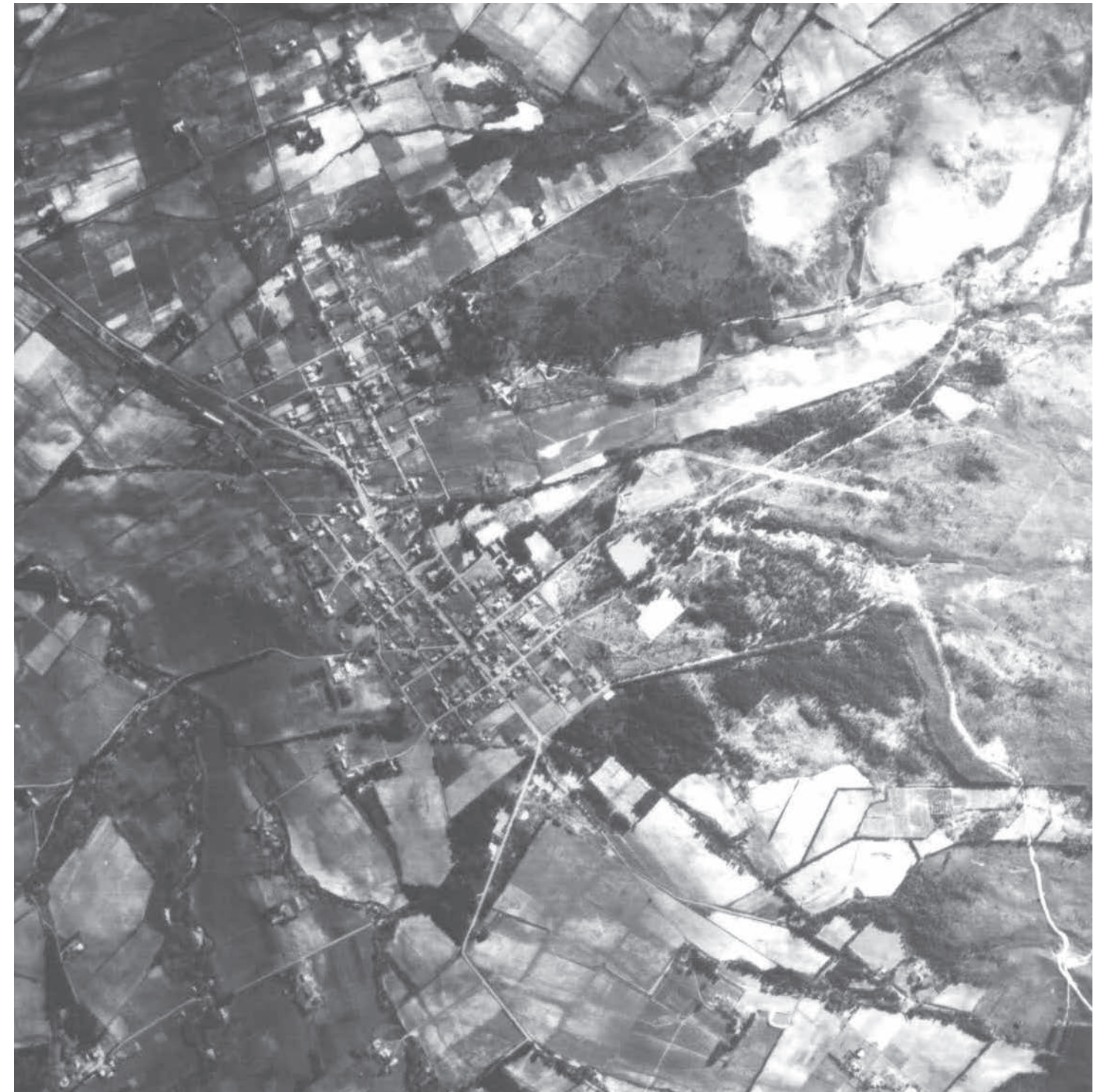
Special Streets, Places and Buildings within the Townscape Character Unit

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.

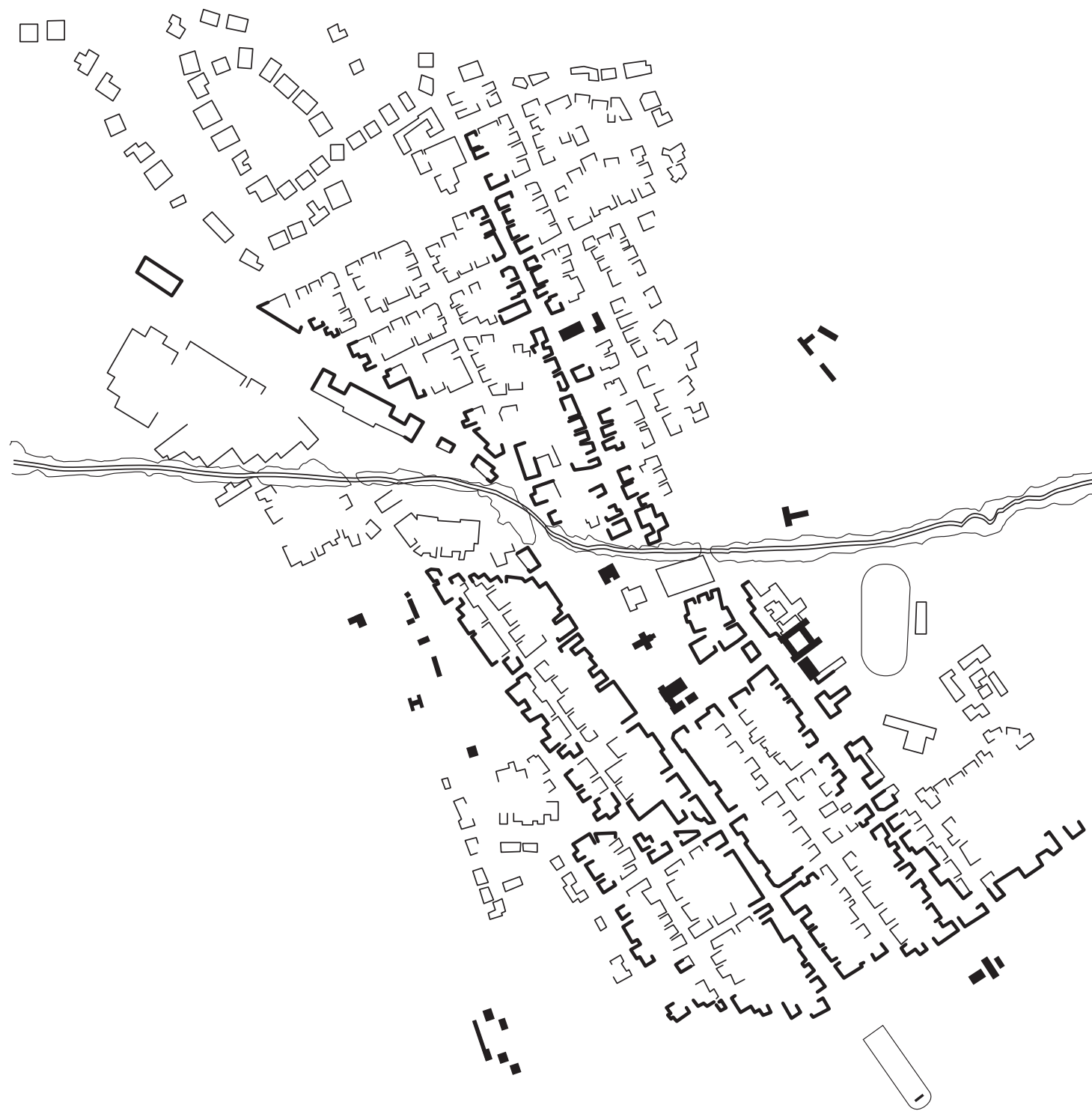
⁶ Todeschini and Japha (1988), *Franschhoek: Guidelines for conservation and development for the town and valley*. Oakville Press: Cape Town.



Franschhoek: Underlying Structuring Elements



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.

FRANSCHHOEK TOWNSCAPE UNIT

Franschhoek was established in 1845, on farmland that had been occupied for considerably longer. The character is underpinned by 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); 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”.⁵ 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 Outspan 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.

Dirkie Uys Street contains some of the best preserved buildings, and is abutted by three church sites, as well as the graveyard (an important monument). It is abutted by the La Cotte farmland to the east. The street contains architecture representative of all of Franschhoek's history and extensions.

Wilhelmina Street and Van Wyk Street do not have the range of Dirkie Uys Street, but retain several fine and many good historical buildings, with a distinct streetscape character.

Cabriere Street has a number of houses of historic interest, as well as some very old cottages in good condition.

Please refer to Todeschini and Japha's “Franschhoek: guidelines for conservation and development” report for Franschhoek and Groendal. (Todeschini and Japha Associated Architects and Town Planners, The Franschhoek Trust, 1989).

MAIN AIM: ENHANCE (MANAGE) - The main aim of the proposed Special Area for Franschhoek is not to protect each and every structure (aside from those that have been identified as having intrinsic heritage significance) but rather to preserve those character-giving elements that extend beyond each individual property, are largely common to the Special Area, and are deemed to be conservation-worthy townscapes. The intention is to improve land parcels in the area by strengthening or reinforcing these characteristic elements and features, most importantly the treelined avenues and positive, garden interfaces between building and street edge. This goes hand-in-hand with the protection of structures of historic significance, but the guidelines also look to ensure that new development within these significant townscape areas remains in character with the Special Area as a whole.

MAIN VALUE: SOCIAL AND HISTORICAL – The appropriate use, renewal and interpretation of heritage features in this townscape unit is critical for their preservation. Any development that will result in the loss of the avenues of trees, low-density residential environment, corner shops and institutions (schools and churches) or compromise the characteristic interface between structures and the street, will threaten the heritage value of this townscape unit.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE TOWNSCAPE CHARACTER: Over-scaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, large parking lot, business park, isolated shopping centres and their associated parking lots. Suburban “creep”, and the development of blocks of flats, would erode the townscape character.

⁵ Todeschini and Japha (1988), *Franschhoek: Guidelines for conservation and development for the town and valley*. Oakville Press: Cape Town.

A ECOLOGICAL

Significance: *Franschhoek is structured around a stream course, and set against the mountain.*

COMPONENTS: **Stream corridor, mountainous backdrop.**

Development Criteria:

- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, or historic recreational places are not destroyed. Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.
- 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.
- Maintain ecological support areas (here associated with central stream).

B AESTHETIC

Significance: *The place-making elements present in the neighbourhood give this area its character. These include elements such as the gridded pattern of streets and subdivisions, the long, tree-lined avenues, and the presence of front gardens (often with mature trees) located between the street edge and the houses themselves. Historic public buildings address the street more directly, and mature trees are often located adjacent to these structures.*

COMPONENTS: **Public Spaces and Social Foci, Grain (Consolidation, Subdivision, Density and Coverage), Street Grid, Tree-lined Avenues, Interface between Streets and Buildings:** *Verges/Pavements, Boundary Treatments, Gardens, Stoeps, Parking, Setbacks, Heights, Roof Pitch, Materials,*

Colour and Architectural Detail , Security and Modern Fixes, Street Elements.

Public Spaces and Social Foci:

- Work on public spaces and buildings of historic significance should only be undertaken by professionals who are sufficiently trained and experienced. Urban design expertise should be sought to formulate design framework plans and to enhance public spaces, and consideration should be given to appropriate and positive uses of spaces.
- Negative impacts on visual-spatial relationships (including the broader setting) of historic public buildings of architectural and historical significance must be avoided. These buildings must be retained and restored.

Grain (Consolidation, Subdivision, Density and Coverage):

- The early pattern of subdivision of Franschhoek still underpins the area, and is still highly evident in the lower section of the settlement. The consolidation or subdivision of land units may impact the “grain” of the Special Area. Therefore the potential impact on the character of the neighbourhood must be carefully considered before consolidation or subdivision is approved.
- Densification should only be contemplated where it respects the historical patterns of subdivision. Subdivision that occurs within the depth of the plot (leaving the street-facing edge intact), and sharing a carriage-way-crossing and driveway between subdivided portions, would have lesser impact on the character of the neighbourhood.

Street Grid:

- The rectilinear street grid that goes hand-in-hand with the original pattern of subdivision is characteristic of Franschhoek. It should be retained and reinforced. Therefore, the use of traffic circles and other traffic elements

- that depart from the gridded structure is inappropriate in this environment.
- The scale of roads (especially those that align with the historic wagon routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the character of a townscape as a whole.

Tree-lined Avenues:

- Traditional planting patterns should be protected by ensuring that existing tree alignments are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Significant avenues should be protected as a heritage component. There is evidence of avenue planting along the roads making up the Special Area.
- The felling of mature exotic or indigenous trees should be avoided. Instead, continuous tree canopies should be encouraged.
- Many of the strongest planting patterns that contribute to the historic character of townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed. Trees must be regularly maintained.
- In some cases, remnant planting patterns (even single trees – in particularly mature oaks alongside historic houses) uphold the historic character of an area. Preservation of these landscape features as historic remnants should occur.
- No tree within the Special Area should be cut down without permission.

Interface between Streets and Buildings:

- The interface between streets and buildings is a key character-giving component of the Special Area. Pattern of interface should be followed/interpreted in new developments, and reinforced when

- re-developing existing properties.
- Where historical fabric and elements make up a street interface, they must be conserved.
- Ensure that new buildings within the Special Area are generally in sympathy with the scale, massing, layout and idiom of the surrounding buildings.
- **Verges/Pavements:** The verge areas within Franschhoek are largely grassed, hard-packed soil, or planted (often with mature trees). This is important to the character of the area and should be preserved. Only the pavements along the main streets have hard surfacing. Brickwork and laterite surfacing should be preferred to tarmac.
- **Boundary Treatments:** Don't remove historic boundary walls and hedges. While a range of boundary treatments are evident within Franschhoek, high and solid walls that obscure views to the building should not be permitted, as well as pre-cast concrete fencing, exposed blockwork, and facebrick walling. Historic boundary elements must be preserved as far as possible. No boundary wall to a building in the Special Area should be higher than 1m.
- **Gardens:** Front gardens in front of houses are characteristic of the Special Area, and should be retained. New residential development should reinforce the pattern of front gardens in this area.
- **Stoeps:** Stoeps are a common feature of many late 19th and early 20th century houses within the Special Area. Existing stoeps should be retained and restored: repair old cast iron, timber fretwork or concrete columns on the stoep. Repairs should match the existing as far as possible. Similarly, bays and bay windows must be retained and restored.

- **Parking:** Off-street parking should not be located in front of historical structures, but should rather be located alongside or behind the structure. Parking areas and structures should preferably be screened with planting. Garage doors should not be left unpainted – a wooden or varnished garage door is out of character with the Special Area. The Municipality should not unreasonably withhold relief for on-site parking departures where existing requirements will likely result in a degradation of the character of the Special Area.
- **Setbacks:** The prevailing setback of residential building from street is largely consistent within the Special Area. New buildings should be set back the same distance as the existing historical buildings to either side (and within the streetscape as a whole), and the Municipality should not unreasonably withhold relief for setback departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area. An extension to the side of an historic building should be set back slightly from the original façade. It should be noted that shops and civic buildings (churches and schools) depart from this pattern, and often abut the street edge directly.
- **Heights:** Buildings within the Special Area are seldom higher than a single storey. New buildings should look to adhere to the same heights as the existing historical buildings to either side (and

within the streetscape as a whole). Greater height may be acceptable towards the rear of the site, when not visible from the street edge. The Municipality should not unreasonably withhold relief for height departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.

- **Roof Pitch:** Do not change the pitch of the roof on historic structures that retain original roof structure. Historic elements such as finials, ridge trim, gable trim and dormer windows should not be removed. Prefer Victorian profile corrugated iron as a roofing material (aside from where there is evidence that the building was originally thatched). Use gutters with profiles as similar as possible to those found in historic buildings. Aluminium “ogee” type gutters are appropriate; half-round PVC gutters, box-section gutters and fibre cement gutters are not.
- **Materials, Colour and Architectural Detail:** Building materials should be compatible with traditional materials in terms of scale, colour and texture. Historical architectural features should be repaired rather than replaced wherever possible, and alterations that seek to copy an earlier style should be avoided. Rather, the underpinning principle should be that new additions and new buildings must be sympathetic to the architectural character of the Special Area, but should also be of their own time.
 - Within the Special Areas, structures should be

painted white, or a muted colour.

- Joinery and woodwork should be painted, preferably using shades of grey, green, blue or brown, in combination with white (for the window casements or sashes).
- Corrugated roofs should be painted red oxide, black, or various shades of grey.
- Stoep roofs can be painted in green, grey, white, or red and white stripes (1 colour per corrugated sheet).
- Repair and match broken colour glass in doors and stoep windows.
- Unsuitable materials in Special Areas include: decorative thatching, cement tiles, clay tiles, fibre cement roof sheets, IBR sheeting, face brick of any kind, unplastered concrete blocks, gum poles, natural or artificial stone of any kind (aside from along plinths), slate, aluminium windows or doors on elevations visible from the street, unpainted wooden windows, precast concrete fences, exposed concrete of any kind.
- **Security and Modern Fixes:** The use of unobtrusive security systems on historic buildings is encouraged: beams and shutters are preferable to burglar bars, trellidoors and security gates. If gates and bars are unavoidable, they should be painted the same colour as the element they enclose. Satellite dishes, airconditioning condensers, water storage tanks, roof windows and solar panels should preferably be installed

where they are not visible from the street. Solar panels should be mounted flush with the roof, rather than having their own framing element. Electric fencing must necessarily be installed on the street-facing edge, and where this is unavoidable, a recessive colour for the fittings must be selected. Barbed wire, spikes (except where part of the fencing) and similar are not permitted along the street frontage within the Special Area.

- **Street Elements:** Street lighting and street furniture (benches, bins, bollards and so on) should be understated, modern (they should not be pseudo-historical) and neutral in colour and form. Street kerbs, raised zebra-crossings, speed bumps, street signs and so on should be the minimum possible to meet safety requirements, and should again be neutral.

C HISTORIC/ARCHITECTURAL

Significance: *The Special Area has many buildings of historical significance.*

Development opportunities in Franschhoek fall into 4 categories: (1) Opportunities for conservation of historic buildings and elements of heritage significance; (2) Opportunities for alterations and additions to historical buildings and elements of heritage significance; (3) Opportunities for new structures within environments of historical significance; and (4) Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Franschhoek.

Development Criteria:

Opportunities for conservation of historic buildings and elements of heritage significance:

- Work on historic buildings and elements of historic significance should only be undertaken by professionals and

builders/tradesmen who are sufficiently trained and experienced. Heritage expertise should be sought: it is in the interest of the property owners to have their plans prepared by advisors who have recognised experience and standing in their field of heritage conservation.

- Do not try to convert a historic building into something it never was, by “borrowing” elements from an older architectural style.
- Where the historic function or use of a building is still intact, the function has heritage value and should be protected. Where a new use is sought, every effort should be made to find a use that is compatible with the heritage significance of the element/site, and will require the minimum extent of alteration to historic fabric.
- Distinguishing original features (interior and exterior), examples of craftsmanship and so on should not be falsified, destroyed or removed. These elements should be repaired rather than replaced as far as is possible.
- Where repair necessitates replacement, the replacement should be the minimum necessary, and the new material should match that being replaced in composition, design, colour, texture and other visual qualities, but its newness should be apparent on close inspection (its age should not be faked). Traditional materials should be used in repair work.
- Do not remove old doors, windows and joinery elements where you can repair them, and if replacement must occur, do not damage old plaster window surround when replacement is necessary.

Opportunities for alterations and additions to historical buildings and elements of heritage significance:

- The basic plan of the historic core of the building should always be retained. Where internal walls are removed, the extent of removal should be the

minimum necessary and nibs should be retained to reflect the historic layout of spaces.

- Any intervention should be the minimum necessary to meet the new requirements, reversible when possible, and designed not to prejudice future interventions and/or restoration. For instance, if the addition or alteration were to be removed in the future, the essential form and integrity of the historic structure would remain intact.
- Historical layering should be respected and protected – historic additions may have heritage significance in their own right. The removal of later fabric should only occur in instances where it has minimal significance or detracts from significance. Restoration should only be contemplated where archival evidence is available, and where valuable additions will not be destroyed in the process.
- Alterations and additions to conservation-worthy structures and elements should be sympathetic to their architectural character and period detailing, including their layout, scale, proportion, massing, alignments, access, landscaping and setting. Inappropriate ‘modernisation’ of conservation-worthy structures and elements should be prevented. Similarly, detailed elements such as windows and doors should respond to the historic elements in composition, proportion, colour, material and other visual qualities, but it should not be a pseudo-historical replica of the older elements. New additions should also be a true reflection to their own time, and as far as possible should be located where they will not be visible from the street. Heritage expertise should be sought.
- 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.

- Unsympathetic changes to historic buildings includes: use of an unsuitable new roofing material, removal of a bay or bay window, removal of a stoep, removal of gable trim details and finials, unsuitable new front door installed, unsuitable horizontally-proportioned steel, timber or aluminium window or “patio door” installed in elevations visible from the street, unsuitable new roofing covering old corrugated iron sheeting, and carried continuously over the stoep, thereby losing the gutter line, ventilators and (sometimes) change in pitch, unsuitable precast concrete wall on the street or boundary walling that is too solid and high, prominent new garage with unsuitable garage door(s), the loss of trees or hedges and other planting.

Opportunities for new structures within environments of historical significance:

- New structures should respect and respond to traditional settlement patterns and siting by considering the entire Special Area as the component of significance. This includes its spatial structure, layout, scale, massing, hierarchy, alignments, access, and landscaping setting. Any development that departs from the inherent character of the Special Area should be discouraged.
- Designers of new structures must have an understanding of the context, traditional patterns of place-making and historical architectural elements that are characteristic of the Special Area. New elements must respond to and interpret these character-giving aspects of the neighbourhood.
- Do not use roof pitches less than 30 degrees, except for lean-to roofs.
- Do not use the following material in new buildings within the Special Area: decorative thatching, cement tiles, clay tiles, fibre cement roof sheets, IBR sheeting, face brick of any kind, unplastered concrete blocks, gum

poles, natural or artificial stone of any kind (aside from along plinths), slate, aluminium windows or doors on elevations visible from the street, unpainted wooden windows, precast concrete fences, exposed concrete of any kind.

- Scale the new structure to its surroundings: if a new house is taller than two storeys, or wider than 7.5m (under a single roof), there is a danger that it will be out of scale with its surroundings. Consider breaking up the mass of the structure into appropriately-scaled wings.
- Contemporary designs for infill buildings should not be discouraged, provided they do not destroy significant fabric and are compatible with the size, scale, material and architectural character of the property and Special Area.
- New development must retain all established trees, boundary features and landscape features on the site, as far as possible.

Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Franschhoek:

- Wherever possible, existing buildings that are intrusive because their scale, style, materials or siting departs from the strong character-giving patterns of the Special Area should be redeveloped in order to minimize their disruptive effect. This can be done gradually as part of general maintenance – for instance repainting in more sympathetic colours, or replacing mid-20th Century roof tiles with corrugated sheeting or “finer” roof tiles, or replacing an insensitive stoep structure with one more in keeping with the historic stoeps seen along the street.
- Encourage mitigation measures (for instance use of vegetation) to “embed” existing intrusive elements and structures within the townscape.

D SOCIAL

Significance: Access to the surrounding mountain ranges and stream course.

Development Criteria:

- Ensure physical permeability to communal resources such as rivers and mountains for the enjoyment of all members of the public. Existing footpaths and routes for walking, hiking, running and cycling should be reinforced and extended where possible.
- Proposed development should recognise and take into account the relationship of communities to the Special Area and its communal facilities.

E ECONOMIC

Significance: Franschhoek comprises a desirable residential are, with high development pressure. It has high touristic value.

Development Criteria:

- Promote sensitive urban densification to protect the rural landscape as the main communal asset.
- Prevent gentrification from threatening the distinctiveness of this unique settlement within the Stellenbosch winelands.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- Encourage integrated planning for extensions and densification adjacent to historic village settlements, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged. Much of the fabric to the south and north of the Special Area is inappropriate, and should be mitigated where possible.

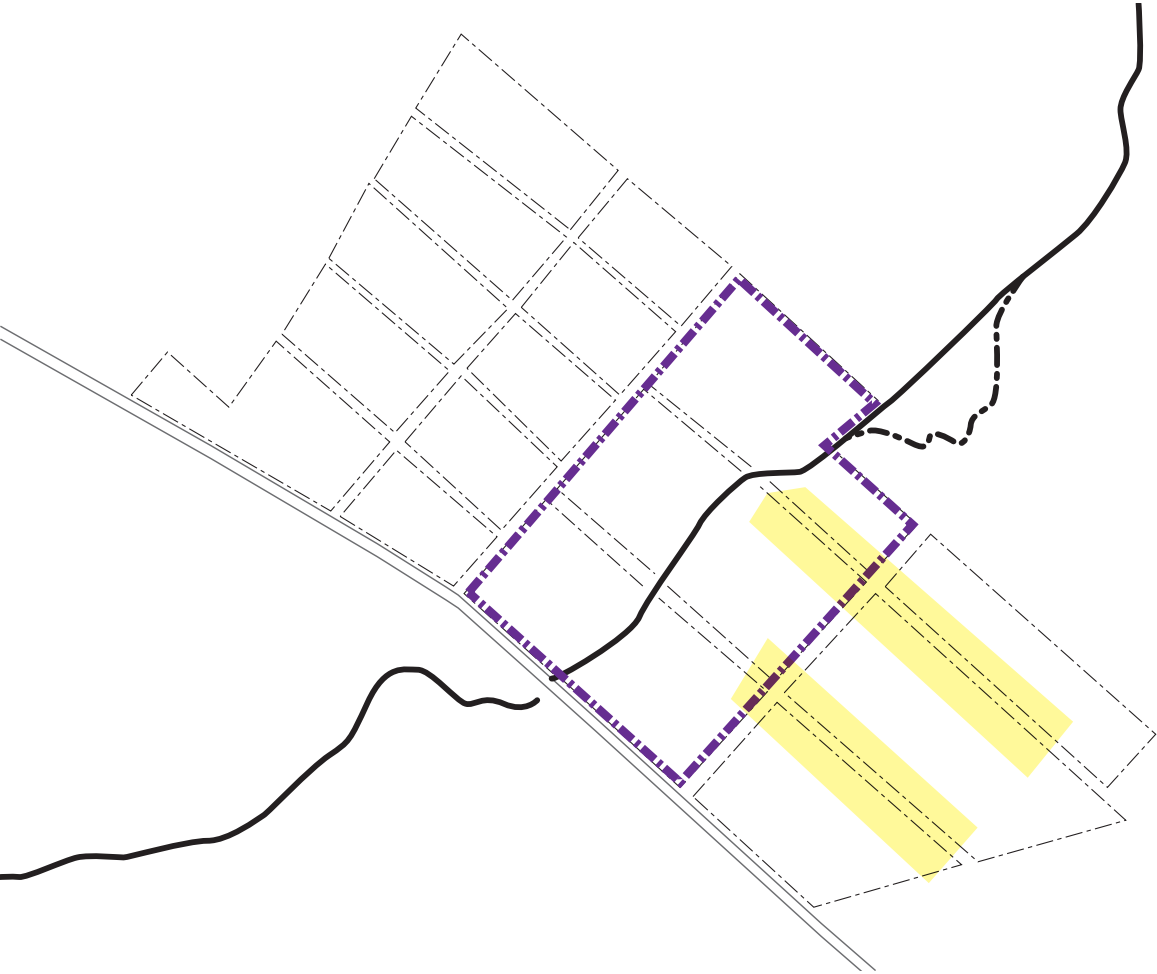
GROENDAL

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.

GROENDAL TOWNSCAPE UNIT

Groendal includes two streetscapes that are significant from a heritage perspective: portions of Keerom Street and Stiebeul Street.

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. Stiebeul Street also retains elements of this pattern, although they are less strongly discernable than in Keerom Street.

Please refer to Todeschini and Japha’s “Franschhoek: guidelines for conservation and development” report for Franschhoek and Groendal. (Todeschini and Japha Associated Architects and Town Planners, The Franschhoek Trust, 1989).

MAIN AIM: ENHANCE (MANAGE) - The main aim of the proposed Special Area for Groendal is not to protect each and every structure (aside from those that have been identified as having intrinsic heritage significance) but rather to preserve those character-giving elements that extend beyond each individual property, and are largely common to the two specific “pockets” that are deemed to be conservation-worthy townscapes. The intention is to improve land parcels in the area by strengthening or reinforcing these characteristic elements and features, most importantly the treelined avenues and positive, garden interfaces between building and street edge. This goes hand-in-hand with the protection of structures of historic significance, but the guidelines also look to ensure that new development within these significant townscape areas remains in character with the Special Area as a whole.

It is noted that Groendal is a community with a need to improve the circumstances of its members. This must be balanced against the sense of history and “rootedness” of the community, and the potential burden to individual property-owners of maintaining a heritage resource. Therefore, the criteria have been judged to be the minimum necessary to maintain the character of the Special Area, and the area itself has been limited in its extent to the historical core.

MAIN VALUE: SOCIAL AND HISTORICAL – The appropriate use, renewal and interpretation of heritage features in this townscape unit is critical for their preservation. Any development that will result in the loss of the avenues of trees, low-density residential environment, corner shops and institutions (school and church) or compromise the interface between structures and the street, will threaten the heritage value of this townscape unit.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE TOWNSCAPE CHARACTER: Over-scaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, large parking lot, business park, isolated shopping centres and their associated parking lots. Suburban “creep”, and the development of blocks of flats, would erode the townscape character.

A ECOLOGICAL

Significance: Groendal is structured around a stream course, and set against the mountain.

COMPONENTS: Stream corridor, mountainous backdrop.

Development Criteria:

- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, or historic recreational places are not destroyed. Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.
- 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.
- Maintain ecological support areas (here associated with central stream).

B AESTHETIC

Significance: The place-making elements present in the neighbourhood give this area its character. These include elements such as the gridded pattern of streets and subdivisions, the long, tree-lined avenues, (that would once have extended across the stream course), and the presence of front gardens (often with mature trees) located between the street edge and the houses themselves. Historic public buildings address the street more directly, and mature trees are often located adjacent to these structures.

COMPONENTS: Grain (Consolidation, Subdivision, Density and Coverage), Street Grid, Tree-lined Avenues, Interface between Streets and Buildings: Verges/Pavements,

Boundary Treatments, Gardens, Stoeps, Parking, Setbacks, Heights, Roof Pitch, Materials, Colour and Architectural Detail , Security and Modern Fixes, Street Elements.

Grain (Consolidation, Subdivision, Density and Coverage):

- The early pattern of subdivision of Groendal still underpins the area, and is still highly evident in the lower section of the settlement. The consolidation or subdivision of land units may impact the “grain” of the Special Areas within the neighbourhood. Therefore the potential impact on the character of the neighbourhood must be carefully considered before consolidation or subdivision is approved.
- Densification should only be contemplated where it respects the historical patterns of subdivision. Subdivision that occurs within the depth of the plot (leaving the street-facing edge intact), and sharing a carriage-way-crossing and driveway between subdivided portions, would have lesser impact on the character of the neighbourhood.

Street Grid:

- The rectilinear street grid that goes hand-in-hand with the original pattern of subdivision is characteristic of Groendal. It should be retained and reinforced. Therefore, the use of traffic circles and other traffic elements that depart from the gridded structure is inappropriate in this environment.
- The scale of roads (especially those that align with the historic, long streets running east-west) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the character of a townscape as a whole.

Tree-lined Avenues:

- Traditional planting patterns should be protected by ensuring that existing

tree alignments are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.

- Significant avenues should be protected as a heritage component. There is evidence of avenue planting along the roads making up the two Special Area pockets.
- The felling of mature exotic or indigenous trees should be avoided. Instead, continuous tree canopies should be encouraged.
- Many of the strongest planting patterns that contribute to the historic character of townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed. Trees must be regularly maintained.
- In some cases, remnant planting patterns (even single trees – in particularly mature oaks alongside historic houses) uphold the historic character of an area. Preservation of these landscape features as historic remnants should occur.
- No tree within the Special Area should be cut down without permission.

Interface between Streets and Buildings:

- The interface between streets and buildings is a key character-giving component of the Special Area. Pattern of interface should be followed/interpreted in new developments, and reinforced when re-developing existing properties.
- Where historical fabric and elements make up a street interface, they must be conserved.
- Ensure that new buildings within the Special Area are generally in sympathy with the scale, massing, layout and idiom of the surrounding buildings.
 - **Verges/Pavements:** The verge areas within Groendal are largely grassed, hard-packed soil, or planted (often with mature

trees). This is important to the character of the area and should be preserved.

- **Boundary Treatments:** Don't remove historic boundary walls and hedges. While a range of boundary treatments are evident within Groendal, high and solid walls that obscure views to the building should not be permitted, as well as pre-cast concrete fencing, exposed blockwork, and facebrick walling. Historic boundary elements must be preserved as far as possible. No boundary wall to a building in the Special Area should be higher than 1m.
- **Gardens:** Front gardens in front of houses are characteristic of the Special Area, and should be retained. New residential development should reinforce the pattern of front gardens in this area.
- **Stoeps:** Stoeps are a common feature of many late 19th and early 20th century houses within the Special Area. Existing stoeps should be retained and restored: repair old cast iron, timber fretwork or concrete columns on the stoep. Repairs should match the existing as far as possible. Similarly, bays and bay windows must be retained and restored.
- **Parking:** Off-street parking should not be located in front of historical structures, but should rather be located alongside or behind the structure. Parking areas and structures should preferably be screened with planting. Garage doors should not be left unpainted – a wooden or varnished garage door is out of character with the Special Area. The Municipality should not unreasonably withhold relief for on-site parking departures where existing requirements will likely result in a

degradation of the character of the Special Area.

- **Setbacks:** The prevailing setback of residential building from street is largely consistent within the Special Area. New buildings should be set back the same distance as the existing historical buildings to either side (and within the streetscape as a whole), and the Municipality should not unreasonably withhold relief for setback departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
- **Heights:** Buildings within the Special Area are seldom higher than a single storey. New buildings should look to adhere to the same heights as the existing historical buildings to either side (and within the streetscape as a whole). Greater height may be acceptable towards the rear of the site, when not visible from the street edge. The Municipality should not unreasonably withhold relief for height departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
- **Roof Pitch:** Do not change the

pitch of the roof on historic structures that retain original roof structure. Historic elements such as finials, ridge trim, gable trim and dormer windows should not be removed. Prefer Victorian profile corrugated iron as a roofing material (aside from where there is evidence that the building was originally thatched). Use gutters with profiles as similar as possible to those found in historic buildings. Aluminium "ogee" type gutters are appropriate; half-round PVC gutters, box-section gutters and fibre cement gutters are not.

- **Materials, Colour and Architectural Detail:** Building materials should be compatible with traditional materials in terms of scale, colour and texture. Historical architectural features should be repaired rather than replaced wherever possible, and alterations that seek to copy an earlier style should be avoided. Rather, the underpinning principle should be that new additions and new buildings must be sympathetic to the architectural character of the Special Area, but should also be of their own time.
 - Within the Special Areas, structures should be painted white, or a muted colour.
 - Joinery and woodwork should be painted, preferably using shades of grey, green, blue or brown, in combination with white (for the window casements or sashes).
 - Corrugated roofs should be painted red oxide, black, or various shades of grey.
 - Stoep roofs can be painted in green, grey, white, or red and white

stripes (1 colour per corrugated sheet).

- Repair and match broken colour glass in doors and stoep windows.

- Unsuitable materials in Special Areas include: decorative thatching, cement tiles, clay tiles, fibre cement roof sheets, IBR sheeting, face brick of any kind, unplastered concrete blocks, gum poles, natural or artificial stone of any kind (aside from along plinths), slate, aluminium windows or doors on elevations visible from the street, unpainted wooden windows, precast concrete fences, exposed concrete of any kind.

- **Security and Modern Fixes:** The use of unobtrusive security systems on historic buildings is encouraged: beams and shutters are preferable to burglar bars, trellidoors and security gates. If gates and bars are unavoidable, they should be painted the same colour as the element they enclose. Satellite dishes, airconditioning condensers, water storage tanks, roof windows and solar panels should preferably be installed where they are not visible from the street. Solar panels should be mounted flush with the roof, rather than having their own framing element. Electric fencing must necessarily be installed on the street-facing edge, and where this is unavoidable, a recessive colour for the fittings must be selected. Barbed wire, spikes (except where part of the fencing) and similar are not permitted along the street frontage within the Special Area.
- **Street Elements:** Street lighting and street furniture (benches,

bins, bollards and so on) should be understated, modern (they should not be pseudo-historical) and neutral in colour and form. Street kerbs, raised zebra-crossings, speed bumps, street signs and so on should be the minimum possible to meet safety requirements, and should again be neutral.

C HISTORIC/ARCHITECTURAL

Significance: *The Special Area has many buildings of historical significance.*

Development opportunities in Groendal fall into 4 categories: (1) Opportunities for conservation of historic buildings and elements of heritage significance; (2) Opportunities for alterations and additions to historical buildings and elements of heritage significance; (3) Opportunities for new structures within environments of historical significance; and (4) Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Groendal.

Development Criteria:

Opportunities for conservation of historic buildings and elements of heritage significance:

- Work on historic buildings and elements of historic significance should only be undertaken by professionals and builders/tradesmen who are sufficiently trained and experienced. Heritage expertise should be sought: it is in the interest of the property owners to have their plans prepared by advisors who have recognised experience and standing in their field of heritage conservation.
- Do not try to convert a historic building into something it never was, by “borrowing” elements from an older architectural style.
- Where the historic function or use of a building is still intact, the function has heritage value and should be

protected. Where a new use is sought, every effort should be made to find a use that is compatible with the heritage significance of the element/site, and will require the minimum extent of alteration to historic fabric.

- Distinguishing original features (interior and exterior), examples of craftsmanship and so on should not be falsified, destroyed or removed. These elements should be repaired rather than replaced as far as is possible.
- Where repair necessitates replacement, the replacement should be the minimum necessary, and the new material should match that being replaced in composition, design, colour, texture and other visual qualities, but its newness should be apparent on close inspection (its age should not be faked). Traditional materials should be used in repair work.
- Do not remove old doors, windows and joinery elements where you can repair them, and if replacement must occur, do not damage old plaster window surround when replacement is necessary.

Opportunities for alterations and additions to historical buildings and elements of heritage significance:

- The basic plan of the historic core of the building should always be retained. Where internal walls are removed, the extent of removal should be the minimum necessary and nibs should be retained to reflect the historic layout of spaces.
- Any intervention should be the minimum necessary to meet the new requirements, reversible when possible, and designed not to prejudice future interventions and/or restoration. For instance, if the addition or alteration were to be removed in the future, the essential form and integrity of the historic structure would remain intact.
- Historical layering should be respected and protected – historic additions may have heritage significance in

their own right. The removal of later fabric should only occur in instances where it has minimal significance or detracts from significance. Restoration should only be contemplated where archival evidence is available, and where valuable additions will not be destroyed in the process.

- Alterations and additions to conservation-worthy structures and elements should be sympathetic to their architectural character and period detailing, including their layout, scale, proportion, massing, alignments, access, landscaping and setting. Inappropriate ‘modernisation’ of conservation-worthy structures and elements should be prevented. Similarly, detailed elements such as windows and doors should respond to the historic elements in composition, proportion, colour, material and other visual qualities, but it should not be a pseudo-historical replica of the older elements. New additions should also be a true reflection to their own time, and as far as possible should be located where they will not be visible from the street. Heritage expertise should be sought.
- 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.
- Unsympathetic changes to historic buildings includes: use of an unsuitable new roofing material, removal of a bay or bay window, removal of a stoep, removal of gable trim details and finials, unsuitable new front door installed, unsuitable horizontally-proportioned steel, timber or aluminium window or “patio door” installed in elevations visible from the street, unsuitable new roofing covering old corrugated iron sheeting, and carried continuously over the stoep, thereby losing the gutter line, ventilators and (sometimes) change in pitch,

unsuitable precast concrete wall on the street or boundary walling that is too solid and high, prominent new garage with unsuitable garage door(s), the loss of trees or hedges and other planting.

Opportunities for new structures within environments of historical significance:

- New structures should respect and respond to traditional settlement patterns and siting by considering the entire Special Area as the component of significance. This includes its spatial structure, layout, scale, massing, hierarchy, alignments, access, and landscaping setting. Any development that departs from the inherent character of the Special Area should be discouraged.
- Designers of new structures must have an understanding of the context, traditional patterns of place-making and historical architectural elements that are characteristic of the Special Area. New elements must respond to and interpret these character-giving aspects of the neighbourhood.
- Do not use roof pitches less than 30 degrees, except for lean-to roofs.
- Do not use the following material in new buildings within the Special Area: decorative thatching, cement tiles, clay tiles, fibre cement roof sheets, IBR sheeting, face brick of any kind, unplastered concrete blocks, gum poles, natural or artificial stone of any kind (aside from along plinths), slate, aluminium windows or doors on elevations visible from the street, unpainted wooden windows, precast concrete fences, exposed concrete of any kind.
- Scale the new structure to its surroundings: if a new house is taller than two storeys, or wider than 7.5m (under a single roof), there is a danger that it will be out of scale with its surroundings. Consider breaking up the mass of the structure into appropriately-scaled wings.
- Contemporary designs for infill buildings should not be discouraged, provided

they do not destroy significant fabric and are compatible with the size, scale, material and architectural character of the property and Special Area.

- New development must retain all established trees, boundary features and landscape features on the site, as far as possible.

Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Groendal:

- Wherever possible, existing buildings that are intrusive because their scale, style, materials or siting departs from the strong character-giving patterns of the Special Area should be redeveloped in order to minimize their disruptive effect. This can be done gradually as part of general maintenance – for instance repainting in more sympathetic colours, or replacing mid-20th Century roof tiles with corrugated sheeting or “finer” roof tiles, or replacing an insensitive stoep structure with one more in keeping with the historic stoeps seen along the street.
- Encourage mitigation measures (for instance use of vegetation) to “embed” existing intrusive elements and structures within the townscape.

D SOCIAL

Significance: Access to the surrounding mountain ranges and stream course.

Development Criteria:

- Ensure physical permeability to communal resources such as rivers and mountains for the enjoyment of all members of the public. Existing footpaths and routes for walking, hiking, running and cycling should be reinforced and extended where possible.
- Proposed development should recognise and take into account the relationship of communities to the Special Area and its communal facilities.

- Encourage and support the establishment of local heritage conservation bodies, particularly within Special Areas, as is envisioned in the National Heritage Resources Act. Such bodies can assist with heritage resource identification, assessment and decision-making.

E ECONOMIC

Significance: *Ida’s Valley comprises a desirable residential area within close proximity to the Historic Core of Stellenbosch.*

Development Criteria:

- Promote sensitive urban densification to protect the rural landscape as the main communal asset.
- Prevent gentrification from threatening the distinctiveness of this unique settlement within the Stellenbosch winelands.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- Encourage integrated planning for extensions and densification adjacent to historic village settlements, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged. Much of the fabric to the north of the Special Area is inappropriate, and should be mitigated where possible.

RAITHBY

Identifying the Key Urban Elements and Primary Townscape Character Unit

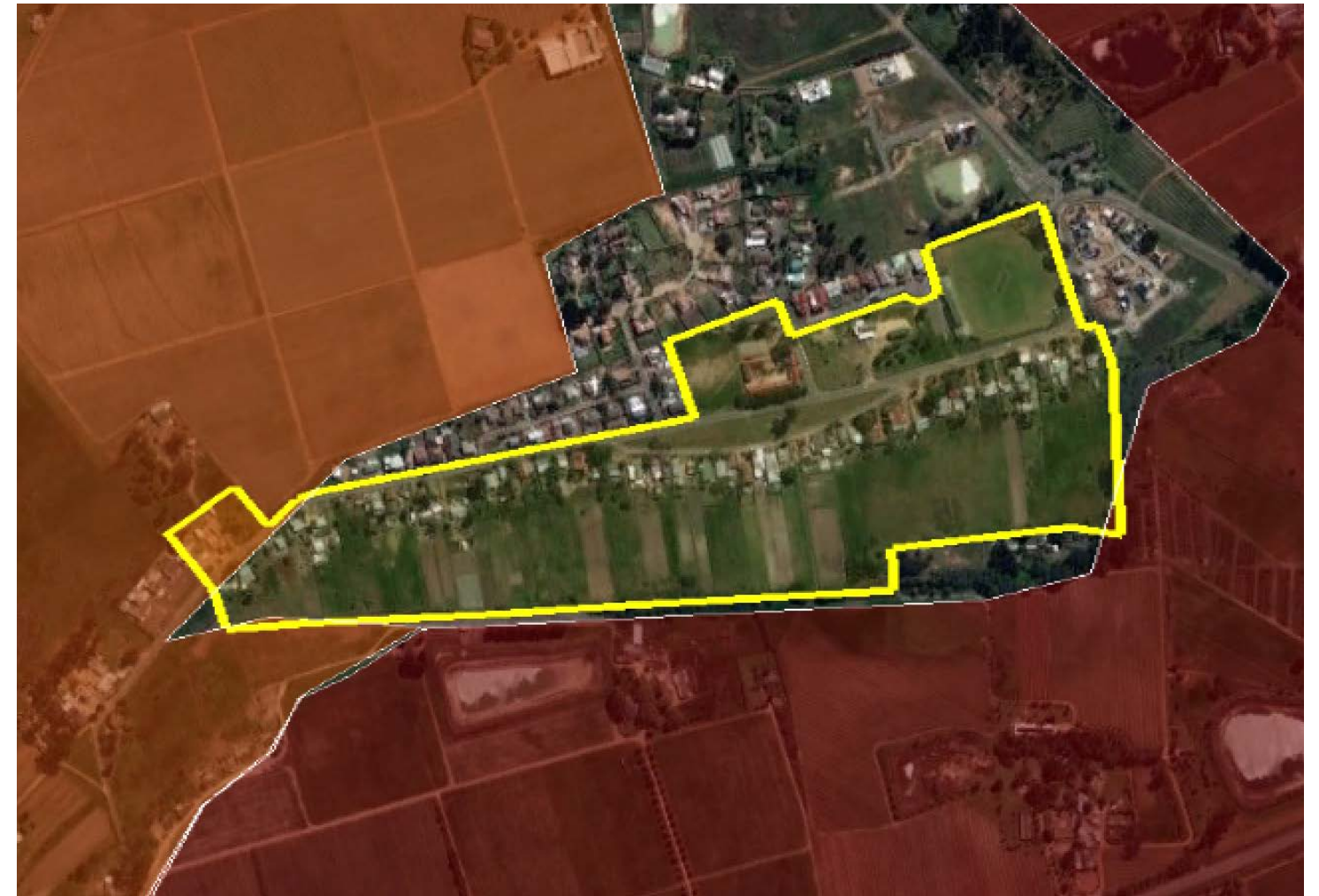
Raithby is the settlement within the Municipality that most strongly retains its characteristic “Mission Town” structure and pattern. Raithby Road runs parallel to the river course, with long, narrow “water erf” plots still occupying the space between them. Houses are set hard up against Raithby Road (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 19th 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

RAITHBY TOWNSCAPE 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 19th 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.

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.

MAIN AIM: ENHANCE (MANAGE) - The main aim of the proposed Special Area for Raithby is not to protect each and every structure (aside from those that have been identified as having intrinsic heritage significance) but rather to preserve those character-giving elements that extend beyond each individual property, and are common to the village as a whole. Special characteristic elements and features, include the allotment gardens, the “civic core” of church, school and commonage, the modest scale of the dwellings, and the positive, garden interfaces between building and street edge. This goes hand-in-hand with the protection of structures of historic significance, but the guidelines primarily look to ensure that new development remains in character with the Special Area as a whole.

It is noted that Raithby is a developing community, with a need to improve the circumstances of its members. This must be balanced against the sense of history and “rootedness” of the community, and the potential burden to individual property-owners of maintaining a heritage resource. Therefore, the criteria have been judged to be the minimum necessary to maintain the character of the Special Area.

MAIN VALUE: HISTORICAL – The appropriate use and renewal of heritage features is critical for their preservation. Any development that will result in the loss of the avenues of trees, low-density residential environment, or compromise the interface between structures and the street, will threaten the heritage value of this townscape unit.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE TOWNSCAPE CHARACTER: Over-scaled private dwellings (including multi-storey residential structures), change in land use to non-residential uses, cluttered properties, gated residential estates, high and solid boundary treatments, large parking lots, isolated shopping centre or petrol station.

A ECOLOGICAL

Significance: *The layout of Raithby is orientated towards the stream course, that edges the allotment-style “water erf” properties.*

COMPONENTS: Stream course.

Development Criteria:

- Maintain ecological support areas (here associated with stream course).

B AESTHETIC

Significance: *The strong, place-making elements present in the village give this area its unique character. These include the stream corridor, the “water erf” plots, the cottages lining Raithby Road and Hendricks Street, the commonage and the school and church precinct. Importantly, it includes 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.*

COMPONENTS: Public Spaces and Social Foci, Grain (Consolidation, Subdivision, Density and Coverage), Streets and Infrastructure, Planting Patterns, Stream Course, Interface between Streets and Buildings: Verges/ Pavements, Boundary Treatments, Gardens, Parking, Setbacks, Heights, Materials, Colour and Architectural Detail , Security and Modern Fixes, Street Elements.

Public Spaces and Social Foci:

- The character of the church and school precincts (established by their werf-like qualities and building pattern) must be respected. Negative impacts on visual-spatial relationships (including the broader setting) and buildings of architectural and historical significance must be avoided.
- 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.

- Work on public spaces of historic significance should only be undertaken by professionals who are sufficiently trained and experienced.
- The School, Commonage and Church structures and sites have heightened heritage significance as the “civic heart” of the community. Their conservation is important as they perform an anchoring role, and structure the village as a whole.

Grain (Consolidation, Subdivision, Density and Coverage):

- The pattern of subdivision of narrow strips of agricultural land associated with mission village houses are part of an increasingly rare typology, but is still highly evident in Raithby. The consolidation or subdivision of land units will impact the “grain” of the neighbourhood, and could threaten one of the most intact examples of these types of erven (and their agricultural strips) within the municipality. Therefore, the potential impact on the character of the neighbourhood must be carefully considered before consolidation or subdivision is approved.
- Densification should only be contemplated where it respects the historical patterns of subdivision. The prevailing pattern of subdivision consists of a rhythm of long, thin, rectangular plots with their shorter sides facing the street edge and the stream course, and with the cottage/dwelling located on the street edge.

Streets and Infrastructure:

- The single road that “forks” around the commonage space is characteristic of the village. It should be retained and reinforced, and the use of traffic

circles, signalled interchanges and so on is inappropriate in this environment.

- The scale of roads (especially those that align with historic routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the character of a townscape as a whole.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- Existing footpaths and routes for walking, hiking, running and cycling should be reinforced and extended where possible.

Planting Patterns:

- The narrow strips of agricultural land associated with mission village houses are part of an increasingly rare typology. Preferably no development should be permitted on productive land, especially in the form of permanent built structures that are unrelated to the agricultural use.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies and longer-term replacement planting with suitable species should be encouraged.
- 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. Trees must be regularly maintained.

Stream Course:

- The role of water as a structuring system within settlements must be respected. Stream courses are often founding elements in historic agricultural and gardening activities. Water often serves as a place-making and social element within the settlement fabric, and this role should be preserved and strengthened where possible.

Interface between Streets and Buildings:

- The interface between streets

and buildings is a key character-giving component of the Special Area. Pattern of interface should be followed/interpreted in new infill buildings, and reinforced when re-developing existing properties.

- Where historical fabric and elements make up a street interface, they must be conserved.
- Ensure that new buildings within the Special Area are generally in sympathy with the scale, massing, layout and idiom of the surrounding buildings.
 - **Verges/Pavements:** The verge areas within Raithby are largely grassed or hard-packed earth. This is important to the character of the area, and either planting or laterite pavement should be reinforced and preserved on pavements/verges.
 - **Boundary Treatments:** While a range of boundary treatments are evident within Raithby, high and solid walls that obscure views to buildings should not be permitted, as well as pre-cast concrete fencing, exposed blockwork, and facebrick walling. Historic boundary elements must be preserved as far as possible.
 - **Gardens:** Front gardens are characteristic of Raithby, and should be retained. New development should reinforce the pattern of front gardens in this area.
 - **Parking:** Off-street parking should not be located in front of historical structures, but should rather be located alongside or behind the structure. Parking areas and structures should preferably be screened with planting. The Municipality should not unreasonably withhold relief for on-site parking departures where existing requirements will likely result in a degradation of the character of the Special Area.

- **Setbacks:** The prevailing setback of building from street edge is highly consistent within Raithby. New buildings should be set back the same distance as the existing historical buildings to either side (and within the streetscape as a whole), and the Municipality should not unreasonably withhold relief for setback departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
- **Heights:** Buildings within Raithby are seldom higher than one storey. New buildings should look to adhere to the same heights as the existing historical buildings to either side (and within the streetscape as a whole). Greater height may be acceptable towards the rear of the site, when not visible from the street edge. The Municipality should not unreasonably withhold relief for height departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
- **Materials, Colour and Architectural Detail:** Building materials should be compatible with traditional materials in terms of scale, colour and texture. Historical architectural features should be repaired rather than replaced wherever possible, and alterations that seek to copy an

earlier style should be avoided. Rather, the underpinning principle should be that new additions and new buildings must be sympathetic to the architectural character of the Special Area, but should also be of their own time.

- **Security and Modern Fixes:** The use of unobtrusive security systems on historic buildings is encouraged: beams and shutters are preferable to burglar bars, trellidoors and security gates. If gates and bars are unavoidable, they should be painted the same colour as the element they enclose. Satellite dishes, airconditioning condensers, roof windows and solar panels should preferably be installed where they are not visible from the street. Solar panels should be mounted flush with the roof, rather than having their own framing element. Where electric fencing is unavoidable, a recessive colour for the fittings must be selected. Barbed wire, spikes (except where part of the fencing) and similar should not be permitted along the street frontage within the Special Area.
- **Street Elements:** Street lighting and street furniture (benches, bins, bollards and so on) should be understated, modern (they should not be pseudo-historical) and neutral in colour and form. Street kerbs, raised zebra-crossings, speed bumps, street signs and so on should be the minimum possible to meet safety requirements, and should again be neutral.

C HISTORIC/ARCHITECTURAL

Significance: *The church, school and commonage are key to establishing the character of the Special Area. In addition, several cottages have heritage significance.*

Development opportunities in Raithby fall into 4 categories: (1) Opportunities for conservation of historic buildings and elements of heritage significance; (2) Opportunities for alterations and additions to historical buildings and elements of heritage significance; (3) Opportunities for new structures within environments of historical significance; and (4) Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Raithby.

Development Criteria:

Opportunities for conservation of historic buildings and elements of heritage significance:

- Work on historic buildings and elements of historic significance should only be undertaken by professionals and builders/tradesmen who are sufficiently trained and experienced. Heritage expertise should be sought: it is in the interest of the property owners to have their plans prepared by advisors who have recognised experience and standing in their field of heritage conservation.
- Where the historic function or use of a building is still intact, the function has heritage value and should be protected. Where a new use is sought, every effort should be made to find a use that is compatible with the heritage significance of the element/site, and will require the minimum extent of alteration to historic fabric.
- Distinguishing original features, examples of craftsmanship and so on should not be falsified, destroyed or removed. These elements should be repaired rather than replaced as far as is possible.
- Where repair necessitates replacement, the replacement should be the minimum necessary, and the new material should match that being replaced in composition, design, colour, texture and other visual qualities, but its newness should

be apparent on close inspection (its age should not be faked). Traditional materials should be used in repair work.

Opportunities for alterations and additions to historical buildings and elements of heritage significance:

- The basic plan of the historic core of the building should always be retained. Where internal walls are removed, the extent of removal should be the minimum necessary and nibs should be retained to reflect the historic layout of spaces.
- Any intervention should be the minimum necessary to meet the new requirements, reversible when possible, and designed not to prejudice future interventions and/or restoration. For instance, if the addition or alteration were to be removed in the future, the essential form and integrity of the historic structure would remain intact.
- Alterations and additions to conservation-worthy structures and elements should be sympathetic to their architectural character and period detailing. 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.

Opportunities for new structures within environments of historical significance:

- New structures should respect and respond to traditional settlement patterns and siting by considering the entire Special Area as the component of significance. This includes its spatial structure, layout, scale, massing, hierarchy, alignments, access, and landscaping setting. Any development that departs from the inherent character of the Special Area should be discouraged.
- Designers of new structures must have an understanding of the context, traditional patterns of place-making

and historical elements that are characteristic of the Special Area. New elements must respond to and interpret these character-giving aspects of the neighbourhood.

- Contemporary designs for infill buildings should not be discouraged, provided they do not destroy significant fabric and are compatible with the size, scale, material, layout and architectural character of the property and Special Area.

Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Raithby:

- Wherever possible, existing buildings that are intrusive because their scale, style, materials or siting departs from the strong character-giving patterns of the Special Area should be redeveloped in order to minimize their disruptive effect. This can be done gradually as part of general maintenance – for instance repainting in more sympathetic colours, or replacing mid-20th Century roof tiles with corrugated sheeting or “finer” roof tiles.
- Encourage mitigation measures (for instance use of vegetation) to “embed” existing intrusive elements and structures within the townscape. This includes the gated villages to the east of Raithby.

D SOCIAL

Significance: *Established community, with deep roots within the village.*

Development Criteria:

- Encourage and support the establishment of local heritage conservation bodies, particularly within Special Areas, as is envisioned in the National Heritage Resources Act. Such bodies can assist with heritage resource identification, assessment and decision-making.
- Proposed development should recognise the relationship of communities to their land and

communal facilities. Any development proposal should show a clear understanding of the ‘intangible’¹ features and values of these sites.

E ECONOMIC

Significance: *Mostertsdrift comprises a desirable residential area within close proximity to the Historic Core of Stellenbosch.*

Development Criteria:

- Prevent gentrification from threatening the distinctiveness of this unique settlement within the Stellenbosch winelands.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- Encourage integrated planning for extensions and densification, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged.

¹ This study is limited to the compilation of a tangible heritage inventory. A formally commissioned intangible heritage study is encouraged, and therefore we only have limited capacity to operate within this principle and merely point to these associations encountered whilst out in the field and during public engagement. Please refer to the online map for a reference to these sites.

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 20th 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 19th and early 20th century Mission Settlements at the Cape.

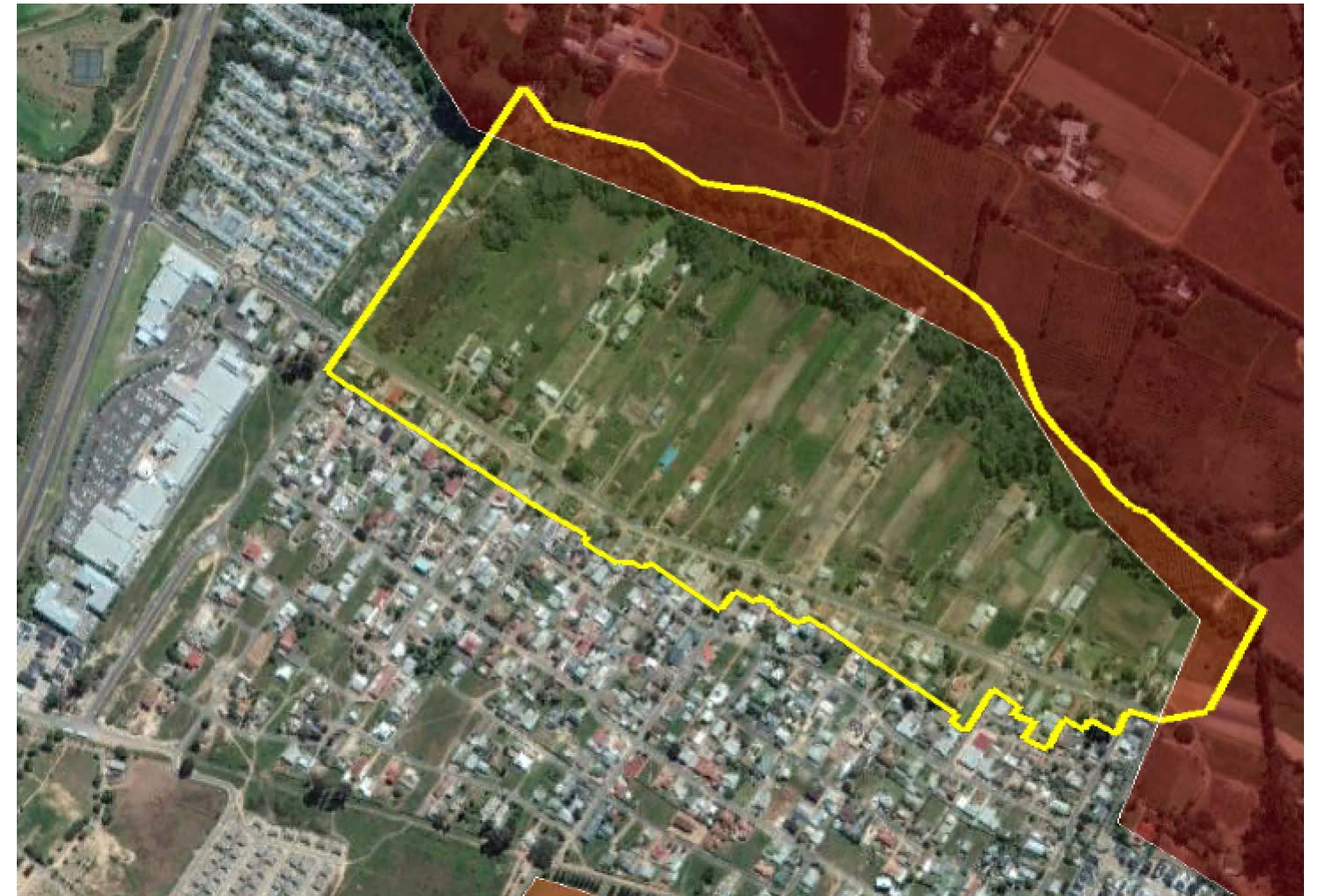
Special Streets, Places and Buildings within the Townscape Character Unit

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.

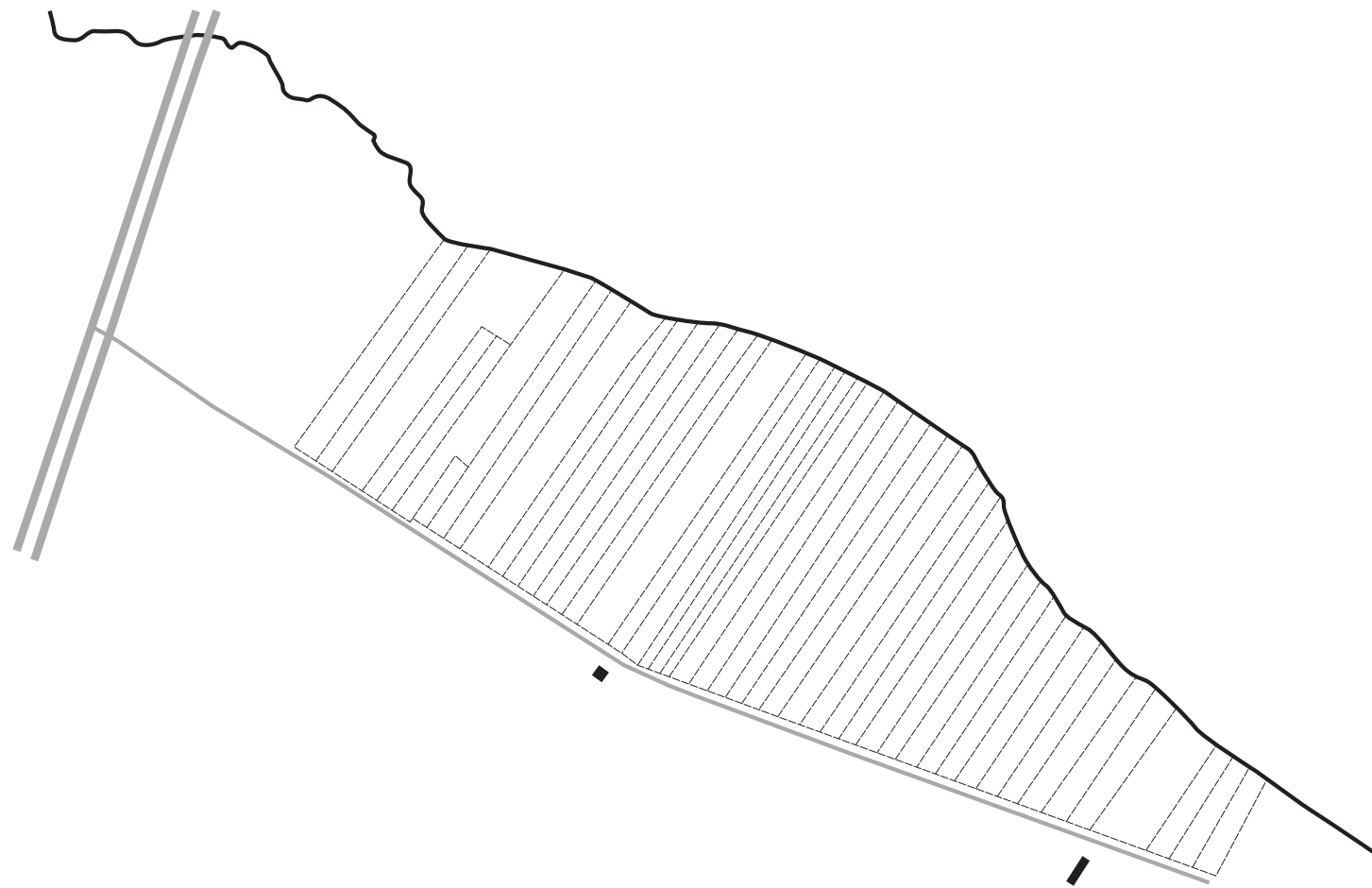
Additionally, Webersvallei Road and the first row of plots facing northwards onto it is included in the townscape character area: it is here that the key community and institutional sites are located (the churches and the general store), but it is also where the historic scale of the cottages, and their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

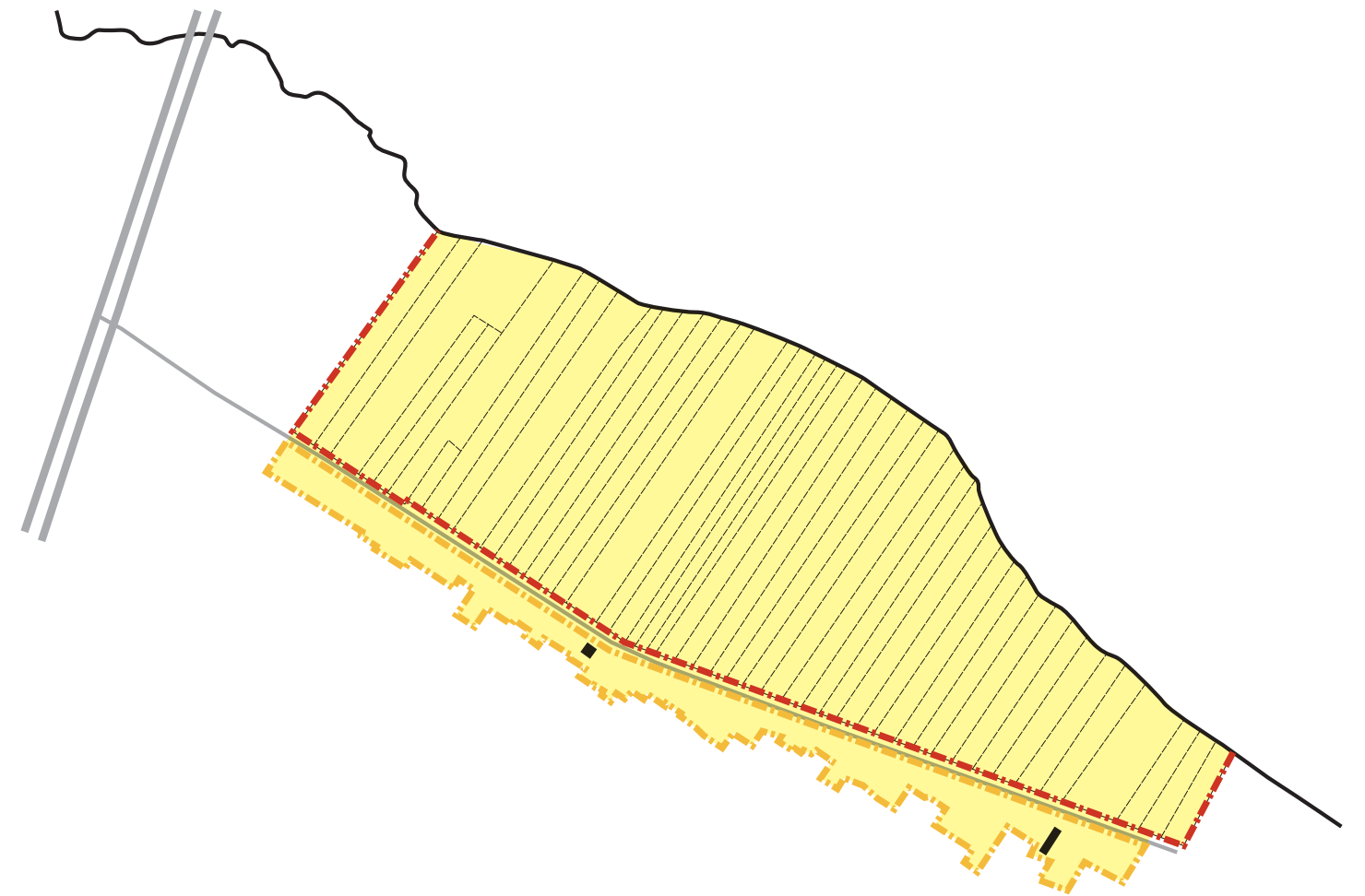
It must be noted that, during the course of this survey, many sites in Jamestown have been significantly altered. Most notably, the old General Store has been demolished. The heritage of this area is palpably under threat.



Jamestown, Aerial Photography c1938.



Jamestown: Civic Structure



Jamestown: Special Streets, Places & Buildings



Water Erven



Street and Buildings Fronting Webervallei Rd



Core Townscape Character Area

JAMESTOWN TOWNSCAPE UNIT

Jamestown would once have strongly resembled an the 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.

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 20th century suburban pattern of streets compromising any village character that remains. The interface with the R44 has also been developed in an insensitive manner, with a “strip mall” and car outlets creating a buffer between the R44 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 19th and early 20th century Mission Settlements at the Cape.

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. Webersvallei Road and the first row of plots facing it is included in the townscape character area: it is here that the key community and institutional sites are located (the church – sadly the general store was demolished during the course of this fieldwork), and where the historic scale of the cottages, and their relationship to the agricultural allotments, can still be discerned.

MAIN AIM: ENHANCE (MANAGE) - The main aim of the proposed Special Area for Jamestown is not to protect each and every structure (aside from those that have been identified as having intrinsic heritage significance) but rather to preserve those character-giving elements that extend beyond each individual property, and are common to the village as a whole. Special characteristic elements and features include the allotment gardens, the church, and the modest scale of the historic dwellings along Webersvallei Road.

MAIN VALUE: HISTORICAL – The appropriate use and renewal of heritage features is critical for their preservation. Any development that will result in the loss of the remaining agricultural plots or remnant historic buildings, will completely undermine the heritage value of this townscape unit.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE TOWNSCAPE CHARACTER: Over-scaled private dwellings (including multi-storey residential structures), change in land use to non-residential uses, construction on the farming/gardening allotments, cluttered properties, gated residential estates, high and solid boundary treatments, large parking lots, isolated shopping centres or petrol stations.

A ECOLOGICAL

Significance: *The layout of Jamestown is orientated towards the Blaauwklippen River, that edges the allotment-style “water erf” properties.*

COMPONENTS: Stream course.

Development Criteria:

- Maintain ecological support areas (here associated with Blaauwklippen River).

B AESTHETIC

Significance: *The remaining place-making elements present in the village are the long, narrow agricultural plots, the church and the scale of the historic houses facing Webersvallei Road. Importantly, it includes the visually clear to the mountains beyond the church and the cultivated slope leading down to the river, which provide visual containment and an agricultural context to the village as a whole.*

COMPONENTS: Social Foci, Grain (Consolidation, Subdivision, Density and Coverage), Streets, Planting Patterns, Stream Course, Interface between Streets and Buildings: *Boundary Treatments, Parking, Setbacks, Heights, Materials, Colour and Architectural Detail , Security and Modern Fixes, Street Elements.*

Public Spaces and Social Foci:

- The character of the Rhenish Mission Church and its siting within an open area at the top of Webersvallei Road must be respected. Negative impacts on its visual-spatial relationship (including to the broader setting) must be avoided.
- The agricultural allotments and church structure, as well as the pattern of the historic cottages (established by street and building interface, building setback, scale and form) have heightened heritage significance as the remnant elements of the historic settlement. Rezoning of the agricultural strip, and over-scaled

new development between historic cottages should not be allowed.

Grain (Consolidation, Subdivision, Density and Coverage):

- The pattern of subdivision of narrow strips of agricultural land are associated with village houses, and are part of an increasingly rare typology still evident in Jamestown. The consolidation or subdivision of land units will impact the “grain” of the neighbourhood. Therefore, the potential impact on the character of the neighbourhood must be carefully considered before consolidation or subdivision is approved.
- Densification should only be contemplated where it respects the historical patterns of subdivision. The prevailing pattern of subdivision consists of a rhythm of long, thin, rectangular plots with their shorter sides facing the street edge (residential lots) and the stream course (agricultural lots).

Streets and Infrastructure:

- While the streets in Jamestown have been “engineered”, they remain fairly simple, and adhere to a rectilinear grid. This should be retained and reinforced: the use of traffic circles, signalled interchanges and so on is inappropriate in this environment.
- The scale of roads (especially those that align with historic routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the character of a townscape as a whole.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- Existing footpaths and routes for walking, hiking, running and cycling should be reinforced and extended where possible.

Planting Patterns:

- The narrow strips of agricultural land associated with the original village are part of an increasingly rare typology. No new development should be permitted on these productive land units, especially in the form of permanent built structures that are unrelated to the agricultural use.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies and longer-term replacement planting with suitable species should be encouraged. While “gardens” are not a characteristic feature of the historic cottages in Jamestown, most historic buildings are surrounded by mature trees.
- 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. Trees must be regularly maintained.

Stream Course:

- The role of water as a structuring system within the settlement must be respected. The Blaauwkippen River is a significant element in the historic agricultural and gardening activities. Water often serves as a place-making and social element within the settlement fabric, and this role should be preserved and strengthened where possible.

Interface between Streets and Buildings:

- The interface between streets and buildings is a key character-giving component of the Special Area, abutting Webersvallei Road. Pattern of interface should be followed/interpreted in new infill buildings, and reinforced when re-developing existing properties.
- Where historical fabric and elements make up a street interface, they must be conserved.
- Ensure that new buildings within the

Special Area are generally in sympathy with the scale, massing, layout and idiom of the surrounding buildings.

- **Boundary Treatments:** While a range of boundary treatments are evident within Jamestown (some houses have no boundary enclosure), high and solid walls that obscure views to buildings should not be permitted, as well as pre-cast concrete fencing, exposed blockwork, and facebrick walling. Historic boundary elements must be preserved as far as possible.
- **Parking:** Off-street parking should not be located in front of historical structures, but should rather be located alongside or behind the structure. Parking areas and structures should preferably be screened with planting. The Municipality should not unreasonably withhold relief for on-site parking departures where existing requirements will likely result in a degradation of the character of the Special Area.
- **Setbacks:** While there is no prevailing setback of buildings from street edge within Jamestown, the historic cottages typically abut the street edge quite directly, with only a small setback. New buildings should be set back the same distance as the existing historical buildings to either side (and within the streetscape as a whole), and the Municipality should not unreasonably withhold relief for setback departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area. An extension to the side of an historic building should be

set back slightly from the original façade.

- **Heights:** Buildings within Jamestown are seldom higher than one storey. New buildings should look to adhere to the same heights as the existing historical buildings to either side (and within the streetscape as a whole). Greater height may be acceptable towards the rear of the site, when not visible from the street edge. The Municipality should not unreasonably withhold relief for height departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
- **Materials, Colour and Architectural Detail:** Building materials should be compatible with traditional materials in terms of scale, colour and texture. Historical architectural features should be repaired rather than replaced wherever possible, and alterations that seek to copy an earlier style should be avoided. Rather, the underpinning principle should be that new additions and new buildings must be sympathetic to the architectural character of the Special Area, but should also be of their own time.
- **Security and Modern Fixes:** The use of unobtrusive security systems on historic buildings is encouraged: beams and shutters are preferable to burglar bars, trellidoors and security gates. If gates and bars are unavoidable, they should be painted the same colour as the element they enclose. Satellite dishes, airconditioning condensers, roof windows and

solar panels should preferably be installed where they are not visible from the street. Solar panels should be mounted flush with the roof, rather than having their own framing element. Where electric fencing is unavoidable, a recessive colour for the fittings must be selected. Barbed wire, spikes (except where part of the fencing) and similar should not be permitted along the street frontage within the Special Area.

- **Street Elements:** Street lighting and street furniture (benches, bins, bollards and so on) should be understated, modern (they should not be pseudo-historical) and neutral in colour and form. Street kerbs, raised zebra-crossings, speed bumps, street signs and so on should be the minimum possible to meet safety requirements, and should again be neutral.

C HISTORIC/ARCHITECTURAL

Significance: *The churches and several cottages have heritage significance.*

Development opportunities in Jamestown fall into 4 categories: (1) Opportunities for conservation of historic buildings and elements of heritage significance; (2) Opportunities for alterations and additions to historical buildings and elements of heritage significance; (3) Opportunities for new structures within environments of historical significance; and (4) Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Jamestown.

Development Criteria:

Opportunities for conservation of historic buildings and elements of heritage significance:

- Work on historic buildings and elements of historic significance should only

be undertaken by professionals and builders/tradesmen who are sufficiently trained and experienced. Heritage expertise should be sought: it is in the interest of the property owners to have their plans prepared by advisors who have recognised experience and standing in their field of heritage conservation.

- Where the historic function or use of a building is still intact, the function has heritage value and should be protected. Where a new use is sought, every effort should be made to find a use that is compatible with the heritage significance of the element/site, and will require the minimum extent of alteration to historic fabric.
- Distinguishing original features, examples of craftsmanship and so on should not be falsified, destroyed or removed. These elements should be repaired rather than replaced as far as is possible.
- Where repair necessitates replacement, the replacement should be the minimum necessary, and the new material should match that being replaced in composition, design, colour, texture and other visual qualities, but its newness should be apparent on close inspection (its age should not be faked). Traditional materials should be used in repair work.

Opportunities for alterations and additions to historical buildings and elements of heritage significance:

- The basic plan of the historic core of the building should always be retained. Where internal walls are removed, the extent of removal should be the minimum necessary and nibs should be retained to reflect the historic layout of spaces.
- Any intervention should be the minimum necessary to meet the new requirements, reversible when possible, and designed not to prejudice future interventions and/or restoration. For instance, if the addition or alteration

were to be removed in the future, the essential form and integrity of the historic structure would remain intact.

- Alterations and additions to conservation-worthy structures and elements should be sympathetic to their architectural character and period detailing. 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.

Opportunities for new structures within environments of historical significance:

- New structures should respect and respond to traditional settlement patterns and siting by considering the entire Special Area as the component of significance. This includes its spatial structure, layout, scale, massing, hierarchy, alignments, access, and landscaping setting. Any development that departs from the inherent character of the Special Area should be discouraged.
- Designers of new structures must have an understanding of the context, traditional patterns of place-making and historical elements that are characteristic of the Special Area. New elements must respond to and interpret these character-giving aspects of the neighbourhood.
- Contemporary designs for infill buildings should not be discouraged, provided they do not destroy significant fabric and are compatible with the size, scale, material, layout and architectural character of the property and Special Area.

Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Jamestown:

- Wherever possible, existing buildings that are intrusive because their scale, style, materials or siting departs from the strong character-giving patterns of the Special Area should

be redeveloped in order to minimize their disruptive effect. This can be done gradually as part of general maintenance – for instance repainting in more sympathetic colours, or replacing mid-20th Century roof tiles with corrugated sheeting or “finer” roof tiles.

- Encourage mitigation measures (for instance use of vegetation) to “embed” existing intrusive elements and structures within the townscape. This includes the modern houses that have been developed within the agricultural “zone”, to the north of Webersvallei Road.

D SOCIAL

Significance: *Established community, with deep roots within the village.*

Development Criteria:

- Encourage and support the establishment of local heritage conservation bodies, particularly within Special Areas, as is envisioned in the National Heritage Resources Act. Such bodies can assist with heritage resource identification, assessment and decision-making.
- Proposed development should recognise the relationship of communities to their land and communal facilities. Any development proposal should show a clear understanding of the ‘intangible’² features and values of these sites.

E ECONOMIC

Significance: *Jamestown comprises a desirable residential area within close proximity to the Historic Core of Stellenbosch.*

Development Criteria:

- Prevent gentrification from threatening the distinctiveness of this unique settlement within the Stellenbosch winelands.

² This study is limited to the compilation of a tangible heritage inventory. A formally commissioned intangible heritage study is encouraged, and therefore we only have limited capacity to operate within this principle and merely point to these associations encountered whilst out in the field and during public engagement. Please refer to the online map for a reference to these sites.



Remaining allotments.



Encroaching suburban development.

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:

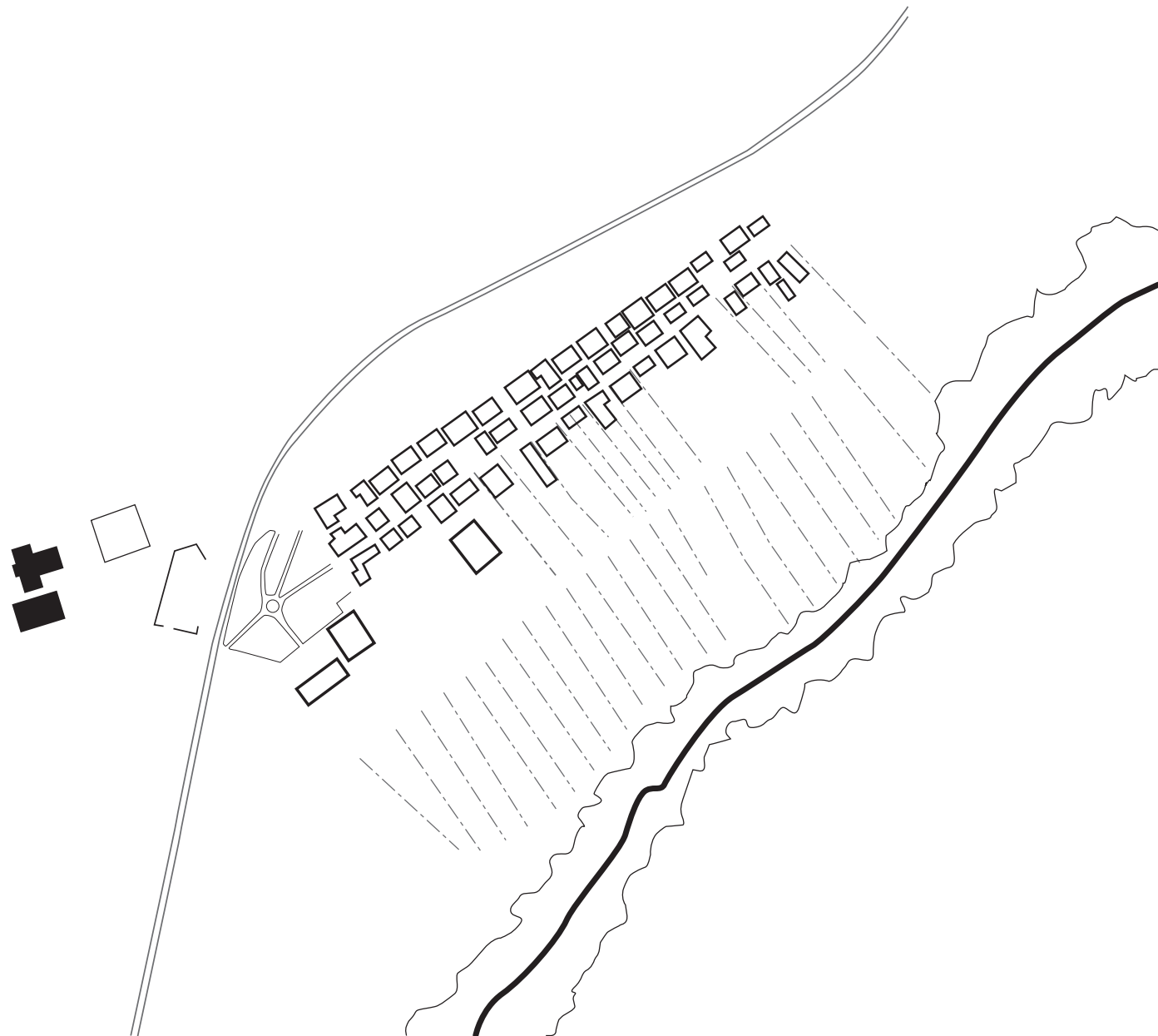
- 1) the “head” of the town – the church and church hall to the north-west of the R44, when it bends;
- 2) the “heart” of the town in the form of the commonage, flanked by the museum and dotted with memorials and monuments, and
- 3) the “spine” of the settlement, being Middel Street, with appropriately-scaled 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.

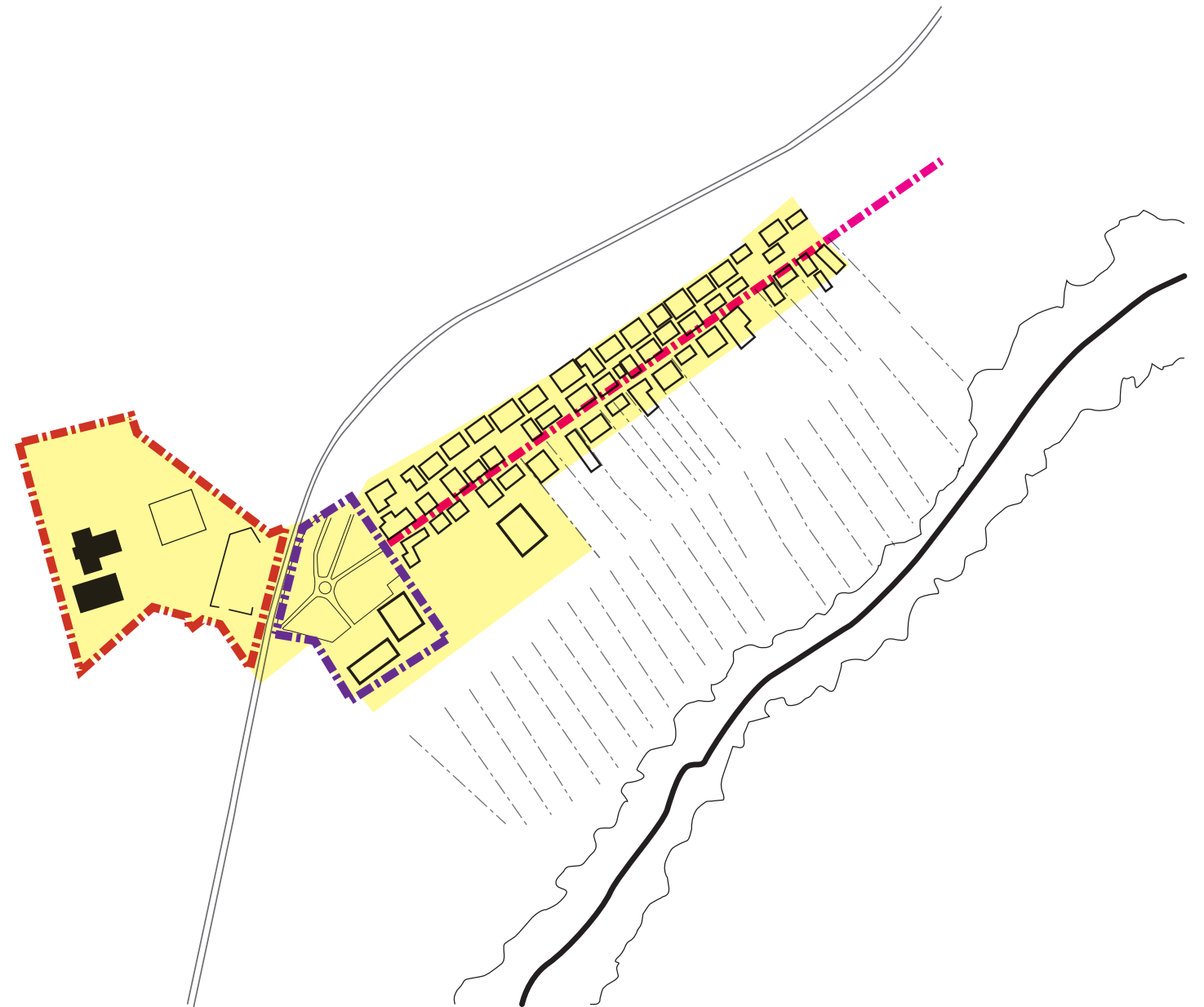


Pniel, Aerial Photography c1938.





Pniel: Civic Structure



Pniel: Special Streets, Places & Buildings

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

PNIEL TOWNSCAPE UNIT

Pniel has lost some of the strong spatial structure and elements that would once have defined it as a typical Cape Mission Settlement. For example, the loss of the agricultural allotments or “water erven”, which would once have stretched from Middel Street to the Banghoek River, has made way for housing. 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.

The core character unit in Pniel is made up of: the “head” of the town – the church and church hall to the north-west of the R44, when it bends; the “heart” of the town in the form of the commonage or village green, flanked by the museum and dotted with memorials and monuments, and the “spine” of the settlement, being Middel Street, with appropriately-scaled cottages defining both sides of the street.

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.

MAIN AIM: ENHANCE (MANAGE) - The main aim of the proposed Special Area for Pniel is not to protect each and every structure (aside from those that have been identified as having intrinsic heritage significance) but rather to preserve those character-giving elements that extend beyond each individual property, and are common to the village as a whole. Special characteristic elements and features include the church, commonage and the modest scale of the historic dwellings along Middel Street.

MAIN VALUE: HISTORICAL – The appropriate use and renewal of heritage features is critical for their preservation. Any development that will result in the loss of the church precinct, public open spaces or remnant historic buildings, will undermine the heritage value of this townscape unit.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE TOWNSCAPE CHARACTER: Over-scaled private dwellings (including multi-storey residential structures), change in land use to non-residential uses, cluttered properties, gated residential estates, high and solid boundary treatments, large parking lots, isolated shopping centres or petrol stations.

A ECOLOGICAL

Significance: *Pniel is located alongside the Banghoek River.*

COMPONENTS: Stream course.

Development Criteria:

- Maintain ecological support areas (here associated with Banghoek River).

B AESTHETIC

Significance: *The core character unit in Pniel is made up of: the “head” of the town – the church and church hall to the north-west of the R44, when it bends; the “heart” of the town in the form of the commonage, flanked by the museum and dotted with memorials and monuments, and the “spine” of the settlement, being Middel Street, with appropriately-scaled cottages defining both sides of the street.*

COMPONENTS: Public Spaces and Social Foci, Grain (Consolidation, Subdivision, Density and Coverage), Streets and Infrastructure, Planting Patterns, Stream Course, Interface between Streets and Buildings: Verges/ Pavements, Boundary Treatments, Gardens, Parking, Setbacks, Stoeps, Heights, Materials, Colour and Architectural Detail , Security and Modern Fixes, Street Elements.

Public Spaces and Social Foci:

- The character of the church precinct (established by its werf-like qualities and building pattern) must be respected. Negative impacts on visual-spatial relationships (including the broader setting) and buildings of architectural and historical significance must be avoided.
- The strong character and patterns of the village precinct (established by street and building-patterns, including building setback, scale and form, and dwellings on narrow plots) must be respected. Over-scaled new development should not be allowed.
- Work on public spaces of historic significance should only be undertaken

by professionals who are sufficiently trained and experienced.

- The Commonage/Park and Church structures and sites have heightened heritage significance as the “civic heart” of the community. Their conservation is important as they perform an anchoring role, and structure the village as a whole.

Grain (Consolidation, Subdivision, Density and Coverage):

- The historic pattern of subdivision into rectangular plots associated with mission village houses (and previous agricultural allotments) are part of an increasingly rare typology, but are still evident in Pniel. The consolidation or subdivision of land units will impact the “grain” of the neighbourhood. Therefore, the potential impact on the character of the neighbourhood must be carefully considered before consolidation or subdivision is approved.
- Densification should only be contemplated where it respects the historical patterns of subdivision. The prevailing pattern of subdivision consists of a rhythm of long, thin, rectangular plots with their shorter sides facing the street edge, and with the cottage/dwelling located along the street edge.

Streets and Infrastructure:

- Careful thought has gone into the character and quality of the road at Pniel – the accommodation of the R44 through the town is one of the best examples of a major route passing through a historic context, and utilizes brick surfacing, low white walls and flush pavements to integrate the various hierarchies of roadway. The scale of roads (especially those that align with historic routes) should be the minimum possible. Insensitive, over-engineered, hard elements

can compromise the character of a townscape as a whole.

- Existing footpaths and routes for walking, hiking, running and cycling should be reinforced and extended where possible.

Planting Patterns:

- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies and longer-term replacement planting with suitable species should be encouraged. Fruit trees have particular social significance in Pniel (see social significance cards).
- 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. Trees must be regularly maintained.

Stream Course:

- The role of water as a structuring system within settlements must be respected. River courses are founding elements in historic agricultural and gardening activities. Water often serves as a place-making and social element within the settlement fabric, and this role should be preserved and strengthened where possible.

Interface between Streets and Buildings:

- The interface between streets and buildings is a key character-giving component of the Special Area. Pattern of interface should be followed/interpreted in new infill buildings, and reinforced when re-developing existing properties.
- Where historical fabric and elements make up a street interface, they must be conserved.
- Ensure that new buildings within the Special Area are generally in sympathy with the scale, massing, layout and idiom of the surrounding buildings.
 - **Verges/Pavements:** The verge areas within Pniel are largely

grassed or hard-packed earth/ laterite pavement. Some streets, such as Middel Street, are defined by the lack of verges, as the houses direct abut the streets, with a very narrow strip of land between the kerb and the stoeps.

- **Boundary Treatments:** A range of boundary treatments are evident within Pniel, but the most characteristic is the raised stoep with low way, which closely abuts the street edge. High and solid walls that obscure views to buildings should not be permitted, as well as pre-cast concrete fencing, exposed blockwork, and facebrick walling. Historic boundary elements must be preserved as far as possible.
- **Gardens:** Front gardens, where they exist, should be retained.
- **Parking:** Off-street parking should not be located in front of historical structures, but should rather be located alongside or behind the structure. Parking areas and structures should preferably be screened with planting. The Municipality should not unreasonably withhold relief for on-site parking departures where existing requirements will likely result in a degradation of the character of the Special Area.
- **Setbacks:** The prevailing setback of building from street edge is highly consistent within Pniel. New buildings should be set back the same distance as the existing historical buildings to either side (and within the streetscape as a whole), and the Municipality should not unreasonably withhold relief for setback departures, or may impose measures more restrictive than those that may typically apply within the applicable

zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area. An extension to the side of an historic building should be set back slightly from the original façade.

- **Stoeps:** The fabric making up Middel Street has a high concentration of street-facing stoeps. These are typically raised from street level (on a plinth), with a low wall, and supported on columns. The front door is access off the stoep area. New buildings should look to replicate stoeps, certainly where the existing historical buildings to either side (and within the streetscape as a whole) have them.
- **Heights:** Buildings within Pniel are seldom higher than one storey. New buildings should look to adhere to the same heights as the existing historical buildings to either side (and within the streetscape as a whole). Greater height may be acceptable towards the rear of the site, when not visible from the street edge. The Municipality should not unreasonably withhold relief for height departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
- **Materials, Colour and Architectural Detail:** Building materials should be compatible with traditional materials in terms of scale, colour and texture. Historical architectural features should be repaired rather than replaced wherever possible, and alterations that seek to copy an

earlier style should be avoided. Rather, the underpinning principle should be that new additions and new buildings must be sympathetic to the architectural character of the Special Area, but should also be of their own time.

- **Security and Modern Fixes:** The use of unobtrusive security systems on historic buildings is encouraged: beams and shutters are preferable to burglar bars, trellidoors and security gates. If gates and bars are unavoidable, they should be painted the same colour as the element they enclose. Satellite dishes, airconditioning condensers, roof windows and solar panels should preferably be installed where they are not visible from the street. Solar panels should be mounted flush with the roof, rather than having their own framing element. Where electric fencing is unavoidable, a recessive colour for the fittings must be selected. Barbed wire, spikes (except where part of the fencing) and similar should not be permitted along the street frontage within the Special Area.
- **Street Elements:** Street lighting and street furniture (benches, bins, bollards and so on) should be understated, modern (they should not be pseudo-historical) and neutral in colour and form. Street kerbs, raised zebra-crossings, speed bumps, street signs and so on should be the minimum possible to meet safety requirements, and should again be neutral.

C HISTORIC/ARCHITECTURAL

Significance: *The church and village green are key to establishing the character of the Special Area. In addition, several cottages have heritage significance.*

Development opportunities in Pniel fall into 4 categories: (1) Opportunities for conservation of historic buildings and elements of heritage significance; (2) Opportunities for alterations and additions to historical buildings and elements of heritage significance; (3) Opportunities for new structures within environments of historical significance; and (4) Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Pniel.

Development Criteria:

Opportunities for conservation of historic buildings and elements of heritage significance:

- Work on historic buildings and elements of historic significance should only be undertaken by professionals and builders/tradesmen who are sufficiently trained and experienced. Heritage expertise should be sought: it is in the interest of the property owners to have their plans prepared by advisors who have recognised experience and standing in their field of heritage conservation.
- Where the historic function or use of a building is still intact, the function has heritage value and should be protected. Where a new use is sought, every effort should be made to find a use that is compatible with the heritage significance of the element/site, and will require the minimum extent of alteration to historic fabric.
- Distinguishing original features, examples of craftsmanship and so on should not be falsified, destroyed or removed. These elements should be repaired rather than replaced as far as is possible.
- Where repair necessitates replacement, the replacement should be the minimum necessary, and the new material should match that being replaced in composition, design, colour, texture and other visual qualities, but its newness should

be apparent on close inspection (its age should not be faked). Traditional materials should be used in repair work.

Opportunities for alterations and additions to historical buildings and elements of heritage significance:

- The basic plan of the historic core of the building should always be retained. Where internal walls are removed, the extent of removal should be the minimum necessary and nibs should be retained to reflect the historic layout of spaces.
- Any intervention should be the minimum necessary to meet the new requirements, reversible when possible, and designed not to prejudice future interventions and/or restoration. For instance, if the addition or alteration were to be removed in the future, the essential form and integrity of the historic structure would remain intact.
- Alterations and additions to conservation-worthy structures and elements should be sympathetic to their architectural character and period detailing. 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.

Opportunities for new structures within environments of historical significance:

- New structures should respect and respond to traditional settlement patterns and siting by considering the entire Special Area as the component of significance. This includes its spatial structure, layout, scale, massing, hierarchy, alignments, access, and landscaping setting. Any development that departs from the inherent character of the Special Area should be discouraged.
- Designers of new structures must have an understanding of the context, traditional patterns of place-making

and historical elements that are characteristic of the Special Area. New elements must respond to and interpret these character-giving aspects of the neighbourhood.

- Contemporary designs for infill buildings should not be discouraged, provided they do not destroy significant fabric and are compatible with the size, scale, material, layout and architectural character of the property and Special Area.

Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Pniel:

- Wherever possible, existing buildings that are intrusive because their scale, style, materials or siting departs from the strong character-giving patterns of the Special Area should be redeveloped in order to minimize their disruptive effect. This can be done gradually as part of general maintenance – for instance repainting in more sympathetic colours, or replacing mid-20th Century roof tiles with corrugated sheeting or “finer” roof tiles.
- Encourage mitigation measures (for instance use of vegetation) to “embed” existing intrusive elements and structures within the townscape.

D SOCIAL

Significance: *Established community, with deep roots within the village.*

Development Criteria:

- Encourage and support the establishment of local heritage conservation bodies, particularly within Special Areas, as is envisioned in the National Heritage Resources Act. Such bodies can assist with heritage resource identification, assessment and decision-making.
- Proposed development should recognise the relationship of communities to their land and communal facilities. Any development proposal should show a clear

understanding of the ‘intangible’³ features and values of these sites.

E ECONOMIC

Significance: *There is pressure on Pniel to extend, in order to create housing opportunities.*

Development Criteria:

- Prevent gentrification from threatening the distinctiveness of this unique settlement within the Stellenbosch winelands.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- Encourage integrated planning for extensions and densification, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged.

³ This study is limited to the compilation of a tangible heritage inventory. A formally commissioned intangible heritage study is encouraged, and therefore we only have limited capacity to operate within this principle and merely point to these associations encountered whilst out in the field and during public engagement. Please refer to the online map for a reference to these sites.

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.⁷

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.⁸

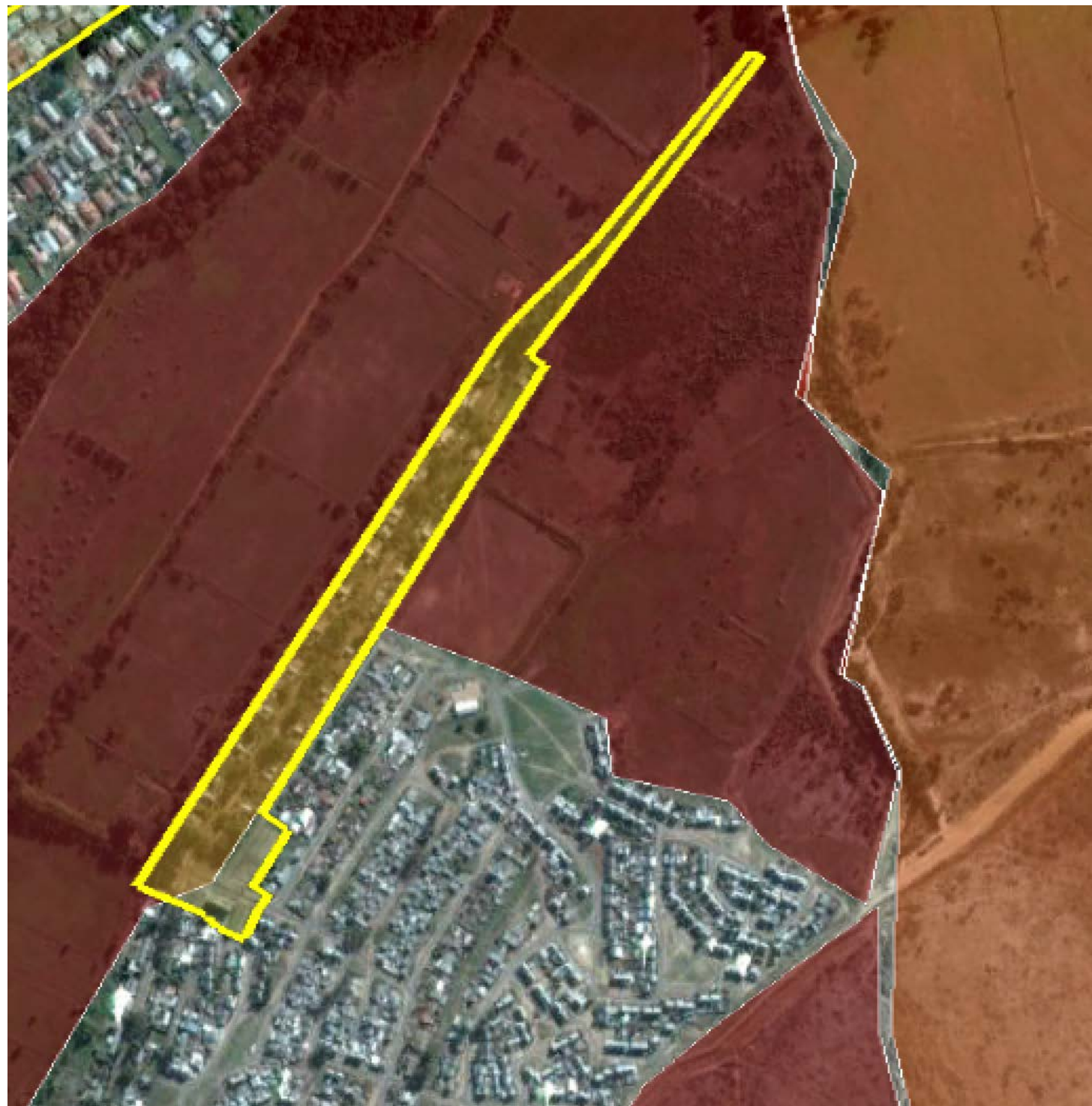
Today, although there has been insensitive suburban development to the south of the historic village, the core remains largely intact. It is a rare example of a planned village, executed by one of the pre-eminent Cape architects of the turn of the century.

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.



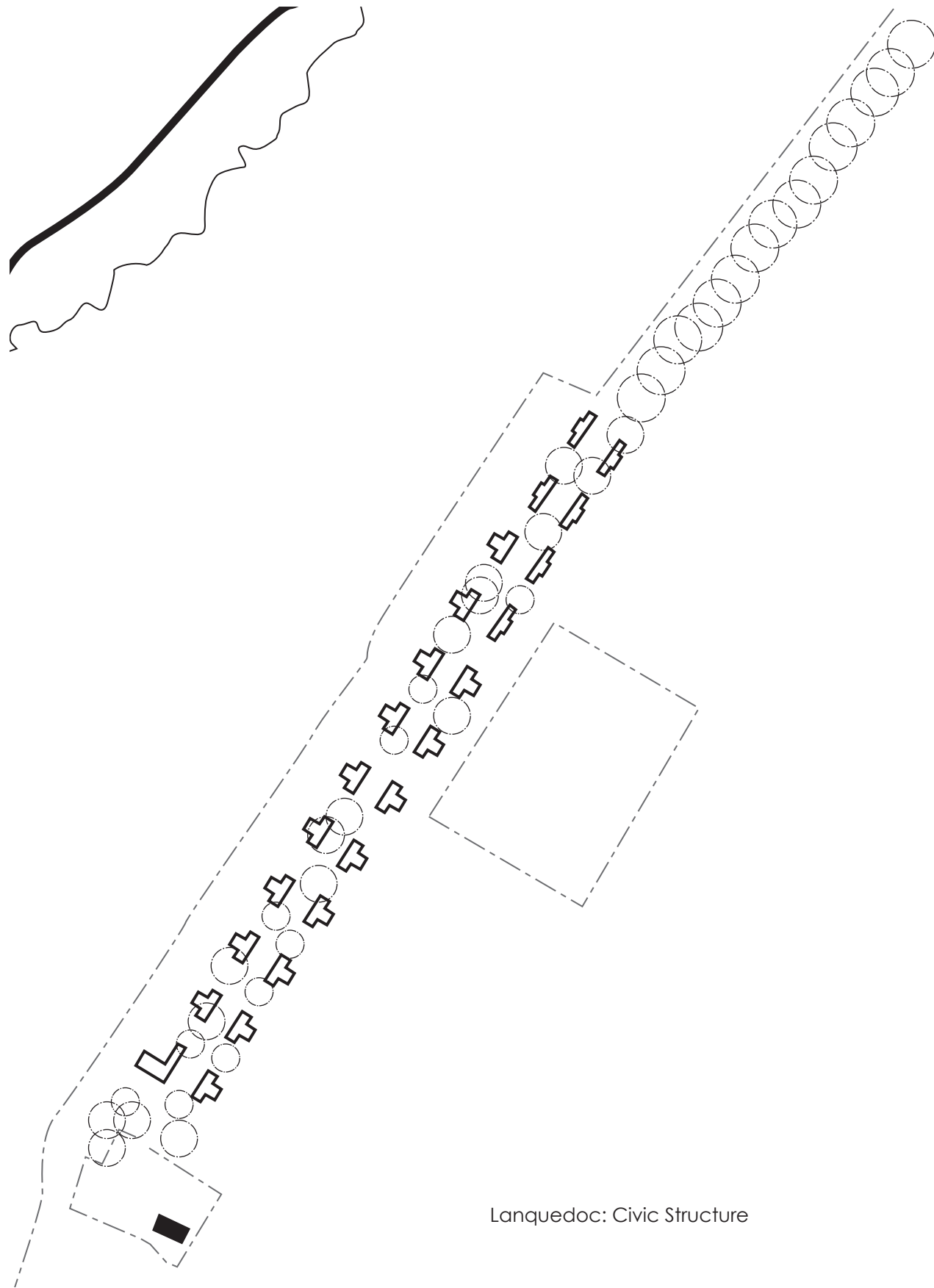
Lanquedoc, Aerial Photography c1938.



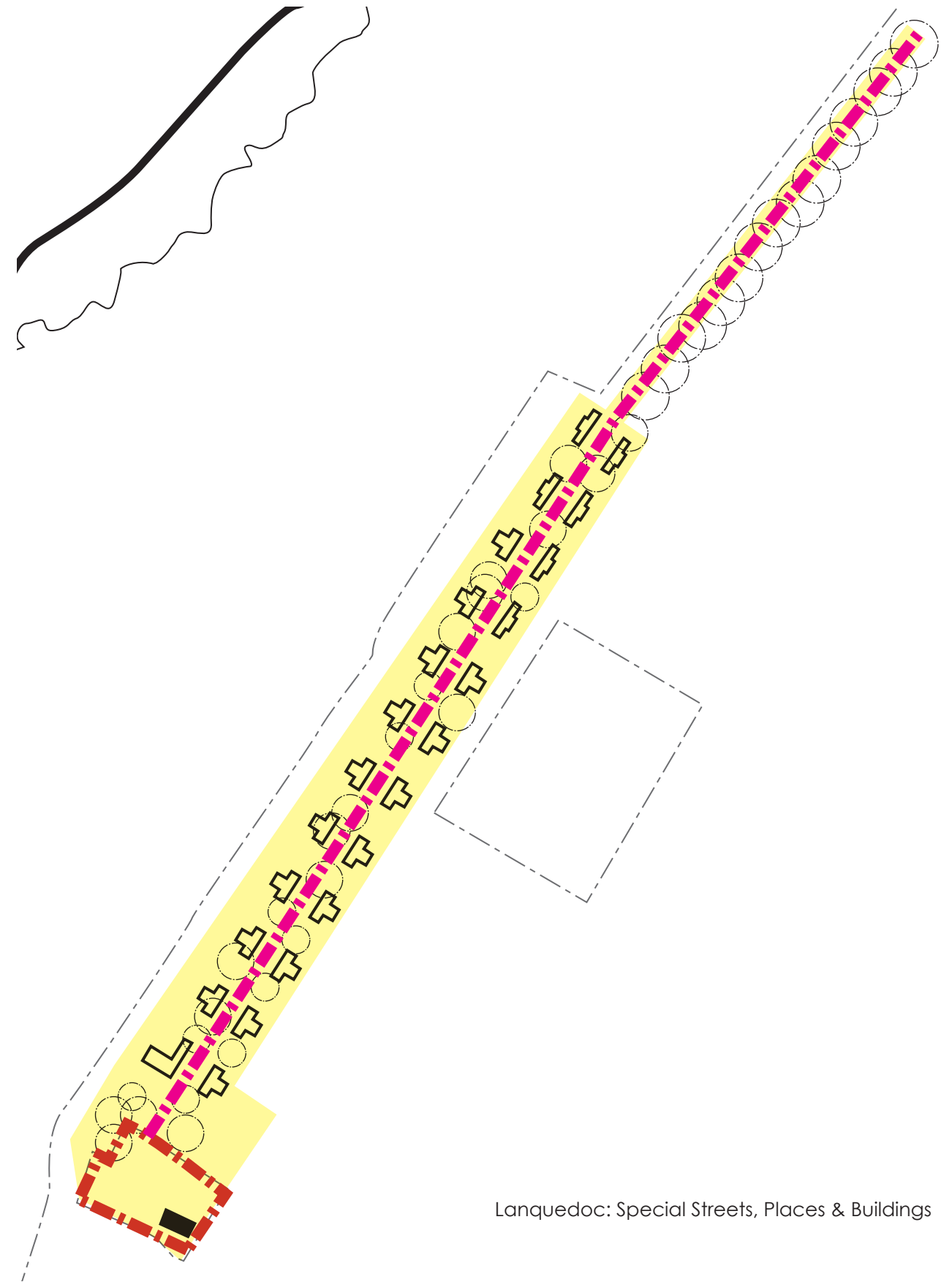
http://dwarsriviertourism.org.za/wp-content/uploads/2012/02/Entrance_to_Lanquedoc.jpg



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



Lanquedoc: Civic Structure



Lanquedoc: Special Streets, Places & Buildings

- Church Complex
- Hoof Street
- Core Townscape Character Area

LANQUEDOC TOWNSCAPE UNIT

Lanquedoc was conceived as a planned village for farm workers. Following the phylloxera outbreak, Rhodes Fruit Farms bought up farmland in the Dwars River Valley in order to plant fruit orchards. 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. 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. While there has been insensitive suburban development to the south of the historic village, the core remains largely intact.

The core character unit in Lanquedoc is made up of: 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); the “spine” of the settlement, Hoof Street, which is lined with Oak trees and ends in a avenue of established gum trees; 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.

MAIN AIM: ENHANCE (MANAGE) - The main aim of the proposed Special Area for Lanquedoc is to protect the structures making up the core settlement and to preserve the character-giving elements that extend beyond each individual property, and are common to the village as a whole. Special characteristic elements and features include the church, commonage and the historic dwellings along Hoof Road.

It is noted that Lanquedoc is a community with a need to improve the circumstances of its members. This must be balanced against the sense of history and “rootedness” of the community, and the potential burden to individual property-owners of maintaining a heritage resource. Therefore, the criteria have been judged to be the minimum necessary to maintain the character of the Special Area.

MAIN VALUE: HISTORICAL – The appropriate use and renewal of heritage features is critical for their preservation. Any development that will result in the loss of the church precinct, public open spaces or historic houses, will undermine the heritage value of this townscape unit.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE TOWNSCAPE CHARACTER: Over-scaled private dwellings (including multi-storey residential structures), change in land use to non-residential uses, cluttered properties, gated residential estates, high and solid boundary treatments, large parking lots, isolated shopping centres or petrol stations.

A ECOLOGICAL
Significance: *Lanquedoc is located alongside the Banghoek River.*

COMPONENTS: Stream course.

Development Criteria:

- Maintain ecological support areas (here associated with Banghoek River).

B AESTHETIC
Significance: *The core character unit in Lanquedoc is made up of: 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); the “spine” of the settlement, Hoof Street, which is lined with Oak trees and ends in a avenue of established gum trees; the “fabric” – the rhythm of similar cottages that line the street to either side. This is a rare and unique “set piece”, and the development of new houses should not be allowed between and within this historic core. Instead, new development should occur to the east of the settlement.*

COMPONENTS: Public Spaces and Social Foci, Grain (Consolidation, Subdivision, Density and Coverage), Streets and Infrastructure, Planting Patterns, Stream Course, Interface between Streets and Buildings: Verges/ Pavements, Boundary Treatments, Gardens, Parking, Setbacks, Heights, Materials, Colour and Architectural Detail , Security and Modern Fixes, Street Elements.

Public Spaces and Social Foci:

- Work on public spaces of historic significance should only be undertaken by professionals who are sufficiently trained and experienced. Urban design expertise should be sought to formulate design framework plans, and consideration should be given to appropriate and positive uses of spaces, for instance the tarmac-covered parking lot adjacent to the stone church (St. Giles). This space has the potential to be re-created to be a

people-centred space.

- Negative impacts on visual-spatial relationships (including the broader setting) of buildings of architectural and historical significance must be avoided.
- The strong character and patterns of the village precinct (established by street and building-patterns, including building setback, scale and form, and dwellings on narrow plots) must be respected. Over-scaled new development should not be allowed.

Grain (Consolidation, Subdivision, Density and Coverage):

- The historic pattern of subdivision into square-ish plots with semi-detached houses are key to the character of Hoof Road and the core village. The consolidation or subdivision of land units will impact the “grain” of the neighbourhood. Therefore, the potential impact on the character of the neighbourhood must be carefully considered before consolidation or subdivision is approved.
- Densification should only be contemplated where it respects the historical patterns of subdivision. This is a rare and unique “set piece”, and the development of new houses should not be allowed between and within this historic core.

Streets and Infrastructure:

- The scale of roads should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the character of a townscape as a whole.
- Existing footpaths and routes for walking, hiking, running and cycling should be reinforced and extended where possible.

Planting Patterns:

- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous

tree canopies and longer-term replacement planting with suitable species should be encouraged.

- The row of Eucalyptus trees that line the road upon entry to the village have high significance, and should be maintained, and plans for a replacement avenue should be made in due course.
- 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. Trees must be regularly maintained.

Stream Course:

- The role of water as a structuring system within settlements must be respected. River courses are founding elements in historic agricultural and gardening activities. Water often serves as a place-making and social element within the settlement fabric, and this role should be preserved and strengthened where possible.
- The open commonage between the historic cottages and the Banghoek River is key to the village setting. This space should be maintained as open, agricultural, common land.

Interface between Streets and Buildings:

- The interface between streets and buildings is a key character-giving component of the Special Area. Pattern of interface should be followed/interpreted in new infill buildings, and reinforced when re-developing existing properties.
- Where historical fabric and elements make up a street interface, they must be conserved.
- Ensure that new buildings within the Special Area are generally in sympathy with the scale, massing, layout and idiom of the surrounding buildings.
 - **Verges/Pavements:** The verge areas within Lanquedoc are largely grassed or hard-packed earth pavement. Often, oak

trees are situated within this band. The informality of the verges should be preserved.

- **Boundary Treatments:** The most characteristic in Lanquedoc is the low fence, often with vines growing over it, or a hedge/ planting. High and solid walls that obscure views to buildings should not be permitted, as well as pre-cast concrete fencing, exposed blockwork, and facebrick walling. Historic boundary elements must be preserved as far as possible.
- **Gardens:** Front gardens are characteristic of the settlement, and should be retained.
- **Parking:** Off-street parking should not be located in front of historical structures, but should rather be located alongside or behind the structure. Parking areas and structures should preferably be screened with planting. The Municipality should not unreasonably withhold relief for on-site parking departures where existing requirements will likely result in a degradation of the character of the Special Area.
- **Setbacks:** The prevailing setback of building from street edge is highly consistent within Lanquedoc. An extension to the side of an historic building should be set back slightly from the original façade, and the Municipality should not unreasonably withhold relief for setback departures for additions, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
- **Heights:** The buildings within the Special Area of Lanquedoc

are all one storey. This height should be respected. The Municipality should not unreasonably withhold relief for height departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.

- **Materials, Colour and Architectural Detail:** Building materials should be compatible with traditional materials in terms of scale, colour and texture. Historical architectural features should be repaired rather than replaced wherever possible, and alterations that seek to copy an earlier style should be avoided. Rather, the underpinning principle should be that new additions or alterations must be sympathetic to the architectural character of the historic houses but should also be of their own time. Important architectural elements include: the double-pitched roofs (finished in a dark grey material) with the projecting central gable (where the entrance to each semi-detached unit is located), white walls with small-paned casement windows located close-up under the eaves line, traditional green or dark grey paint (in combination with white) for the joinery elements, as well as facias and other trimmings. The stone materiality of St. Giles' Church is a rare example, and must be carefully maintained.
- **Security and Modern Fixes:** The use of unobtrusive security systems on historic buildings is encouraged: beams and shutters are preferable to burglar bars, trellidoors and security gates. If gates and bars are

unavoidable, they should be painted the same colour as the element they enclose. Satellite dishes, airconditioning condensers, roof windows and solar panels should preferably be installed where they are not visible from the street. Solar panels should be mounted flush with the roof, rather than having their own framing element. Where electric fencing is unavoidable, a recessive colour for the fittings must be selected. Barbed wire, spikes (except where part of the fencing) and similar should not be permitted along the street frontage within the Special Area.

- **Street Elements:** Street lighting and street furniture (benches, bins, bollards and so on) should be understated, modern (they should not be pseudo-historical) and neutral in colour and form. Street kerbs, raised zebra-crossings, speed bumps, street signs and so on should be the minimum possible to meet safety requirements, and should again be neutral.

C HISTORIC/ARCHITECTURAL

Significance: *The church, houses, avenue planting and village commonage are key to establishing the character of the Special Area. This is a rare and unique "set piece", and the development of new houses should not be allowed between and within this historic core. Instead, new development should occur to the east of the settlement.*

Development opportunities in Lanquedoc fall into 4 categories: (1) Opportunities for conservation of historic buildings and elements of heritage significance; (2) Opportunities for alterations and additions to historical buildings and elements of heritage significance;; and (3) Opportunities to redevelop intrusive elements and sites in order to better reflect the character-giving elements of Lanquedoc.

Development Criteria:

Opportunities for conservation of historic buildings and elements of heritage significance:

- Work on historic buildings and elements of historic significance should only be undertaken by professionals and builders/tradesmen who are sufficiently trained and experienced. Heritage expertise should be sought: it is in the interest of the property owners to have their plans prepared by advisors who have recognised experience and standing in their field of heritage conservation.
- The historic function or use of a building as workers' housing is still intact: this function has heritage value and should be protected.
- Distinguishing original features, examples of craftsmanship and so on should not be falsified, destroyed or removed. These elements should be repaired rather than replaced as far as is possible.
- Where repair necessitates replacement, the replacement should be the minimum necessary, and the new material should match that being replaced in composition, design, colour, texture and other visual qualities, but its newness should be apparent on close inspection (its age should not be faked). Traditional materials should be used in repair work.

Opportunities for alterations and additions to historical buildings and elements of heritage significance:

- The basic plan of the historic core of the building should always be retained. Where internal walls are removed, the extent of removal should be the minimum necessary and nibs should be retained to reflect the historic layout of spaces.
- Any intervention should be the minimum necessary to meet the new requirements, reversible when possible,

- and designed not to prejudice future interventions and/or restoration. For instance, if the addition or alteration were to be removed in the future, the essential form and integrity of the historic structure would remain intact.
- Alterations and additions to conservation-worthy structures and elements should be sympathetic to their architectural character and period detailing. 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.

Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Lanquedoc:

- Wherever possible, existing buildings, elements or places that are intrusive because their scale, style, materials or siting departs from the strong character-giving patterns of the Special Area should be redeveloped in order to minimize their disruptive effect. This can be done gradually as part of general maintenance – for instance repainting in more sympathetic colours, or replacing mid-20th Century roof tiles with corrugated sheeting or “finer” roof tiles.
- Encourage mitigation measures (for instance use of vegetation) to “embed” existing intrusive elements and structures within the townscape. The parking lot adjacent to the church is a space in need of mitigation.

D SOCIAL

Significance: *Established community, with deep roots within the village.*

Development Criteria:

- Encourage and support the establishment of local heritage conservation bodies, particularly within Special Areas, as is envisioned in the National Heritage Resources Act.

- Such bodies can assist with heritage resource identification, assessment and decision-making.
- Proposed development should recognise the relationship of communities to their land and communal facilities. Any development proposal should show a clear understanding of the ‘intangible’⁴ features and values of these sites.

E ECONOMIC

Significance: *There is pressure on Lanquedoc to extend, in order to create housing opportunities.*

Development Criteria:

- Prevent gentrification from threatening the distinctiveness of this unique settlement within the Stellenbosch winelands.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- Encourage integrated planning for extensions and densification adjacent to historic village settlements, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged. Much of the fabric to the east of the Special Area is inappropriate, and should be mitigated where possible.

⁴ This study is limited to the compilation of a tangible heritage inventory. A formally commissioned intangible heritage study is encouraged, and therefore we only have limited capacity to operate within this principle and merely point to these associations encountered whilst out in the field and during public engagement. Please refer to the online map for a reference to these sites.

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 photograph 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.

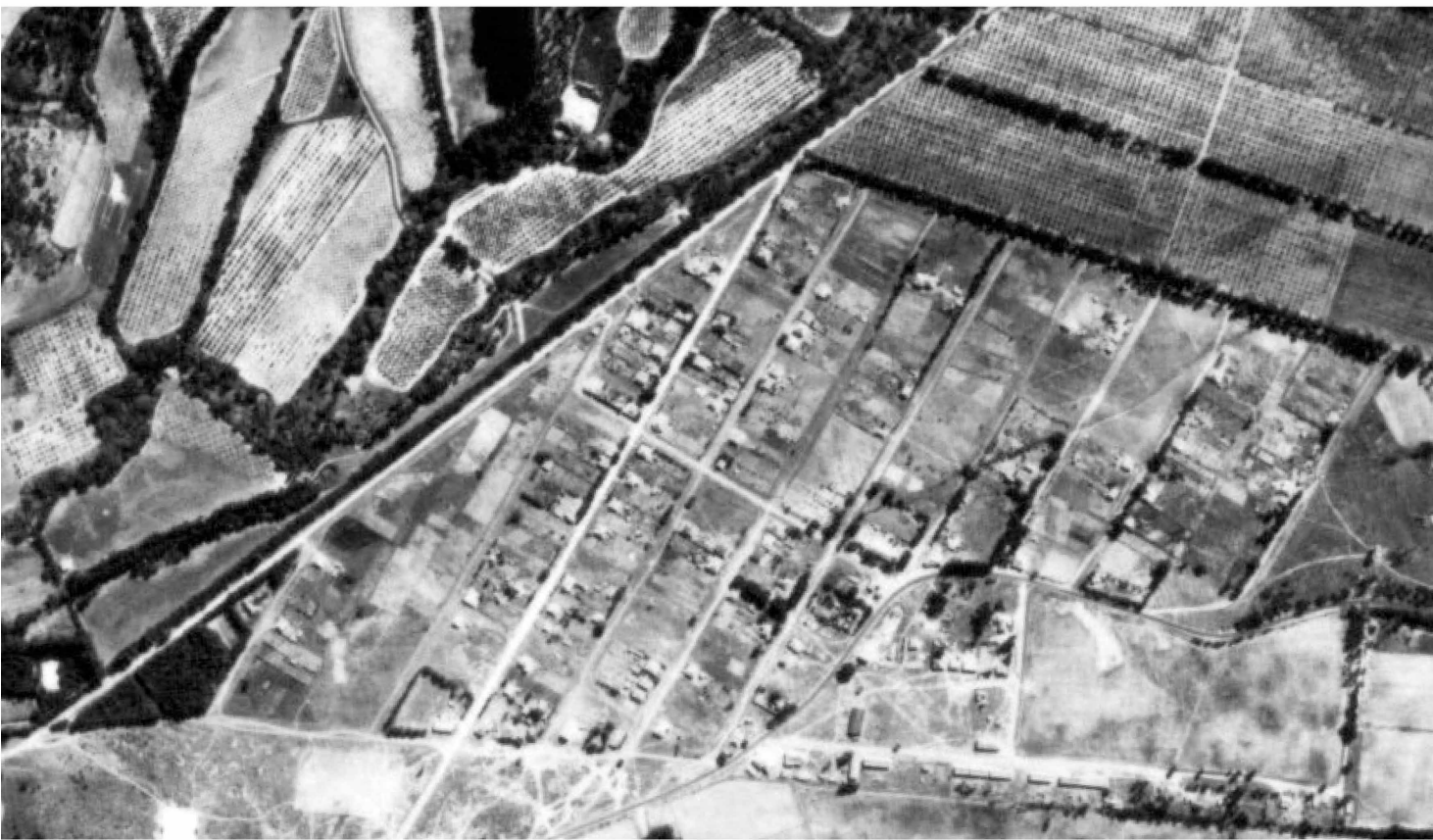
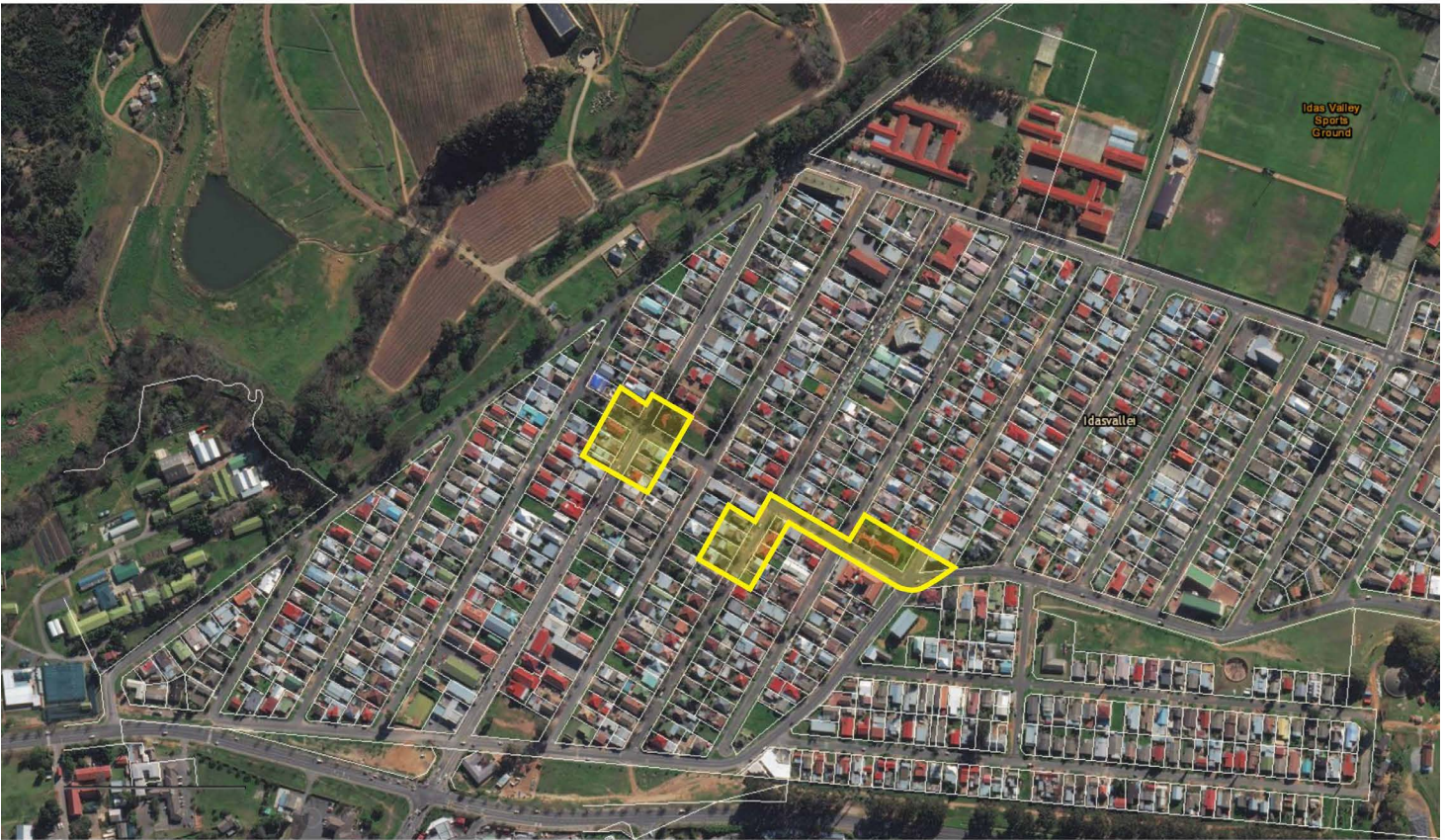
Ida's Valley village area was the site of removal of many Coloured Stellenbosch residents who were evicted from "Die Vlakte" upon the institution of the Group Areas Act in the town. Therefore, much of the building fabric dates from the mid-20th Century, but there are older pockets that still constitute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

IDA’S VALLEY TOWSCAPE 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 constitute a conservation-worthy townscape character. These conservation-worthy pockets also include civic and urban elements of the place, as well as the older patterns of farm settlement and early 20th century village fabric, together with intangible links to forced removals under the apartheid system.

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.

MAIN AIM: ENHANCE (MANAGE) - The main aim of the proposed Special Area for Ida’s Valley is not to protect each and every structure (aside from those that have been identified as having intrinsic heritage significance) but rather to preserve those character-giving elements that extend beyond each individual property, and are largely common to the two specific “pockets” that are deemed to be conservation-worthy townscapes. The intention is to improve land parcels in the area by strengthening or reinforcing these characteristic elements and features, most importantly the treelined avenues and positive, garden interfaces between building and street edge. This goes hand-in-hand with the protection of structures of historic significance, but the guidelines also look to ensure that new development within these significant townscape areas remains in character with the Special Area as a whole.

MAIN VALUE: SOCIAL AND HISTORICAL – The appropriate use, renewal and interpretation of heritage features in this townscape unit is critical for their preservation. Any development that will result in the loss of the avenues of trees, low-density residential environment, corner shops and institutions (school and church) or compromise the interface between structures and the street, will threaten the heritage value of this townscape unit.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE TOWNSCAPE CHARACTER: Over-scaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, large parking lot, business park, isolated shopping centres and their associated parking lots. Suburban “creep”, and the development of blocks of flats, would erode the townscape character.

A ECOLOGICAL

Significance: *Ida’s Valley is surrounded by agricultural and wilderness areas to the north, east and west. The Helshoogte Pass gives access to the nature reserves of the Simonsberg and Hottentots-Holland ranges.*

COMPONENTS: Historic pathways up the Helshoogte Pass

Development Criteria:

- Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, or historic recreational places are not destroyed. Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.
- 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.

B AESTHETIC

Significance: *The strong, place-making elements present in the neighbourhood give this area its unique character. These include elements such as the gridded pattern of streets and subdivisions, the long, tree-lined avenues, and the presence of front gardens (often with mature trees) located between the street edge and the houses themselves. Historic public buildings address the street more directly, and mature trees are often located adjacent to these structures.*

COMPONENTS: Grain (Consolidation, Subdivision, Density and Coverage), Street Grid, Tree-lined Avenues, Interface between Streets and Buildings: *Verges/Pavements, Boundary Treatments, Gardens, Parking, Setbacks, Heights, Materials, Colour and Architectural Detail , Security and Modern Fixes, Street Elements.*

Grain (Consolidation, Subdivision, Density and Coverage):

- The 1903 pattern of subdivision of Ida’s Valley still underpins the area, and is still highly evident. The consolidation or subdivision of land units may impact the “grain” of the neighbourhood. Therefore the potential impact on the character of the neighbourhood must be carefully considered before consolidation or subdivision is approved.
- Densification should only be contemplated where it respects the historical patterns of subdivision. For instance, the prevailing pattern of subdivision consists of a rhythm of rectangular plots with their shorter sides facing the street edge (the mid-block subdivision is highly evident, but post-dates the original, 1903 subdivision, where portions stretched the width of the block and had 2 street-frontages). Subdivision that occurs within the depth of the plot (leaving the street-facing edge intact), and sharing a carriage-way-crossing and driveway between subdivided portions, would have lesser impact on the character of the neighbourhood.

Street Grid:

- The rectilinear street grid that goes hand-in-hand with the pattern of subdivision is characteristic of Ida’s Valley. It should be retained and reinforced. Therefore, the use of traffic circles is inappropriate in this environment.
- The scale of roads (especially those

that align with historic wagon routes) should be the minimum possible. Insensitive, over-engineered, hard elements can compromise the character of a townscape as a whole.

Tree-lined Avenues:

- Traditional planting patterns should be protected by ensuring that existing tree alignments are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- Significant avenues should be protected as a heritage component. There is evidence of avenue planting along all the roads making up the two Special Area pockets.
- The felling of mature exotic or indigenous trees should be avoided. Instead, continuous tree canopies should be encouraged.
- Many of the strongest planting patterns that contribute to the historic character of townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed. Trees must be regularly maintained.

Interface between Streets and Buildings:

- The interface between streets and buildings is a key character-giving component of the Special Area. Pattern of interface should be followed/interpreted in new developments, and reinforced when re-developing existing properties.
- Where historical fabric and elements make up a street interface, they must be conserved.
- Ensure that new buildings within the Special Area are generally in sympathy with the scale, massing, layout and idiom of the surrounding buildings.
 - **Verges/Pavements:** The verge areas within Ida's Valley are largely grassed, hard-packed soil, or planted (often with mature trees), with the

carriageway crossing often comprising the only hard landscaping between street edge and property. This is important to the character of the area, and at least 70% of the verge of each property should comprise soft landscaping. Along Rustenburg Way, up to Protea Road/Old Helshoogte Road, the tarred pavement provides a pedestrian and bicycle movement route. Stabilized laterite or a paving material of a similar colour should be used in repairs, or to replace the tarred surface wherever possible along Rustenburg Way, as it is more in keeping with the qualities of the Special Area.

- **Boundary Treatments:** While a range of boundary treatments are evident within Ida's Valley, high and solid walls that obscure views to the building should not be permitted, as well as pre-cast concrete fencing, exposed blockwork, and facebrick walling. Historic boundary elements must be preserved as far as possible.
- **Gardens:** Front gardens in front of houses are characteristic of Ida's Valley, and should be retained. New residential development should reinforce the pattern of front gardens in this area. It should be noted that shops and civic buildings (churches and schools) depart from this pattern, and often abut the street edge directly.
- **Parking:** Off-street parking should not be located in front of historical structures, but should rather be located alongside or behind the structure. Parking areas and structures should preferably be screened with planting. The Municipality should not unreasonably withhold relief for on-site parking departures

where existing requirements will likely result in a degradation of the character of the Special Area.

- **Setbacks:** The prevailing setback of residential building from street is largely consistent within Ida's Valley. New buildings should be set back the same distance as the existing historical buildings to either side (and within the streetscape as a whole), and the Municipality should not unreasonably withhold relief for setback departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
- **Heights:** Buildings within Ida's Valley are seldom higher than single storeys. New buildings should look to adhere to the same heights as the existing historical buildings to either side (and within the streetscape as a whole). Greater height may be acceptable towards the rear of the site, when not visible from the street edge. The Municipality should not unreasonably withhold relief for height departures, or may impose measures more restrictive than those that may typically apply within the applicable zoning category, where existing requirements will likely result in a degradation of the pattern and character of the Special Area.
- **Materials, Colour and**

Architectural Detail: Building materials should be compatible with traditional materials in terms of scale, colour and texture. Historical architectural features should be repaired rather than replaced wherever possible, and alterations that seek to copy an earlier style should be avoided. Rather, the underpinning principle should be that new additions and new buildings must be sympathetic to the architectural character of the Special Area, but should also be of their own time.

- **Security and Modern Fixes:** The use of unobtrusive security systems on historic buildings is encouraged: beams and shutters are preferable to burglar bars, trellidoors and security gates. If gates and bars are unavoidable, they should be painted the same colour as the element they enclose. Satellite dishes, airconditioning condensers, roof windows and solar panels should preferably be installed where they are not visible from the street. Solar panels should be mounted flush with the roof, rather than having their own framing element. Electric fencing must necessarily be installed on the street-facing edge, and where this is unavoidable, a recessive colour for the fittings must be selected. Barbed wire, spikes (except where part of the fencing) and similar are not permitted along the street frontage within the Special Area.
- **Street Elements:** Street lighting and street furniture (benches, bins, bollards and so on) should be understated, modern (they should not be pseudo-historical) and neutral in colour and form. Street kerbs, raised zebra-crossings, speed bumps, street

signs and so on should be the minimum possible to meet safety requirements, and should again be neutral.

C HISTORIC/ARCHITECTURAL

Significance: *Ida's Valley is "anchored" by the civic cluster at the entrance to the area (comprising the commonage, library, church and school sites) as well as the historic structures at the intersection of Rustenburg Way (the main spine of the settlement) and Protea Road/Old Helshoogte Road (the secondary spine of the settlement). The residential fabric between and within these elements comprises many structures of local heritage significance, as well as many mature trees and tree-lined streets. These are key to establishing the character of the Special Area.*

Development opportunities in Ida's Valley fall into 4 categories: (1) Opportunities for conservation of historic buildings and elements of heritage significance; (2) Opportunities for alterations and additions to historical buildings and elements of heritage significance; (3) Opportunities for new structures within environments of historical significance; and (4) Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Ida's Valley.

Development Criteria:

Opportunities for conservation of historic buildings and elements of heritage significance:

- Work on historic buildings and elements of historic significance should only be undertaken by professionals and builders/tradesmen who are sufficiently trained and experienced. Heritage expertise should be sought: it is in the interest of the property owners to have their plans prepared by advisors who have recognised experience and standing in their field of heritage conservation.
- Where the historic function or use of a building is still intact, the function

has heritage value and should be protected. Where a new use is sought, every effort should be made to find a use that is compatible with the heritage significance of the element/site, and will require the minimum extent of alteration to historic fabric.

- Distinguishing original features, examples of craftsmanship and so on should not be falsified, destroyed or removed. These elements should be repaired rather than replaced as far as is possible.
- Where repair necessitates replacement, the replacement should be the minimum necessary, and the new material should match that being replaced in composition, design, colour, texture and other visual qualities, but its newness should be apparent on close inspection (its age should not be faked). Traditional materials should be used in repair work.

Opportunities for alterations and additions to historical buildings and elements of heritage significance:

- The basic plan of the historic core of the building should always be retained. Where internal walls are removed, the extent of removal should be the minimum necessary and nibs should be retained to reflect the historic layout of spaces.
- Any intervention should be the minimum necessary to meet the new requirements, reversible when possible, and designed not to prejudice future interventions and/or restoration. For instance, if the addition or alteration were to be removed in the future, the essential form and integrity of the historic structure would remain intact.
- Historical layering should be respected and protected – historic additions may have heritage significance in their own right. The removal of later fabric should only occur in instances where it has minimal significance or detracts from significance.

- Alterations and additions to conservation-worthy structures and elements should be sympathetic to their architectural character and period detailing, including their layout, scale, proportion, massing, alignments, access, landscaping and setting. Inappropriate 'modernisation' of conservation-worthy structures and elements should be prevented. Similarly, detailed elements such as windows and doors should respond to the historic elements in composition, proportion, colour, material and other visual qualities, but it should not be a pseudo-historical replica of the older elements. New additions should also be a true reflection to their own time. Heritage expertise should be sought.
- 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.

Opportunities for new structures within environments of historical significance:

- New structures should respect and respond to traditional settlement patterns and siting by considering the entire Special Area as the component of significance. This includes its spatial structure, layout, scale, massing, hierarchy, alignments, access, and landscaping setting. Any development that departs from the inherent character of the Special Area should be discouraged.
- Designers of new structures must have an understanding of the context, traditional patterns of place-making and historical architectural elements that are characteristic of the Special Area. New elements must respond to and interpret these character-giving aspects of the neighbourhood.
- Contemporary designs for infill buildings should not be discouraged, provided they do not destroy significant fabric and are compatible with the size, scale, material and architectural

character of the property and Special Area.

Opportunities to redevelop intrusive buildings, elements and sites in order to better reflect the character-giving elements of Ida's Valley:

- Wherever possible, existing buildings that are intrusive because their scale, style, materials or siting departs from the strong character-giving patterns of the Special Area should be redeveloped in order to minimize their disruptive effect. This can be done gradually as part of general maintenance – for instance repainting in more sympathetic colours, or replacing mid-20th Century roof tiles with corrugated sheeting or "finer" roof tiles.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing intrusive elements and structures within the townscape.

D SOCIAL

Significance: *Access to the surrounding mountain ranges, association with a removed community (from Die Vlakte).*

Development Criteria:

- Ensure physical permeability to communal resources such as rivers and mountains for the enjoyment of all members of the public. Existing footpaths and routes for walking, hiking, running and cycling should be reinforced and extended where possible.
- Proposed development should recognise and take into account the relationship of communities to the Special Area and its communal facilities.
- Encourage and support the establishment of local heritage conservation bodies, particularly within Special Areas, as is envisioned in the National Heritage Resources Act. Such bodies can assist with heritage resource identification, assessment and decision-making.

E ECONOMIC

Significance: *Ida's Valley comprises a desirable residential area within close proximity to the Historic Core of Stellenbosch.*

Development Criteria:

- Promote sensitive urban densification to protect the rural landscape as the main communal asset.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.