

HERITAGE INVENTORY OF, AND MANAGEMENT PLAN FOR, THE TANGIBLE RESOURCES IN THE STELLENBOSCH MUNICIPALITY PROJECT<sup>1</sup>

Prepared by

CAPE WINELANDS PROFESSIONAL PRACTICES IN ASSOCIATION<sup>2</sup>

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## PHASE 2a REPORT

# PRELIMINARY DRAFT HERITAGE INVENTORY OF LARGE-SCALE LANDSCAPE AREAS IN THE RURAL DOMAIN OF THE STELLENBOSCH MUNICIPALITY INFORMING PROPOSED HERITAGE AREAS



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<sup>1</sup> Excepting for the parts of the town of Stellenbosch itself for which heritage inventories have already been approved by Heritage Western Cape that are excluded from the contract.

<sup>2</sup> Cape Winelands Professional Practices in Association (Pty) Ltd (Directors: Fabio Todeschini and Liana Jansen).

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## In Brief

This report embodies the preliminary draft identification of significant large-scale heritage resources in the rural domain of the Stellenbosch Municipality. It has been prepared so as to assist the Municipality to become compliant with the requirements of the National Heritage Resources Act (NHRA) as soon as possible, as it currently and in the coming months seeks to define (or amend) appropriate urban settlement and development planning instruments, spatial development frameworks and the like for the future.<sup>3</sup>

The report is to be submitted to Heritage Western Cape (HWC) and to SAHRA for their approval, as required by the NHRA. Because the Act also requires comment on the draft inventory of heritage resources from the municipality and from the three conservation bodies that have been constituted within the municipal area and that are registered with HWC, the report is being made available to them with the invitation to comment thereon by the 14<sup>th</sup> December 2016.<sup>4</sup>

The main features of the report, including the draft inventory of heritage resources, proposed Heritage Areas and their proposed grading (as required by the NHRA) are hereby made public at a meeting in the Stellenbosch Town Hall on the evening of the 14<sup>th</sup> November 2016, to which all interested and affected parties have been invited. Naturally, any comment from the interested public will be appreciated and documented.

The report sets out why and how this preliminary draft heritage inventory (focussed on the rural domain of the municipal area) has been prepared at this time. In conclusion, information is provided about how this inventory is to be amplified and inserted into the fuller and more complete inventory of heritage resources for the whole of the municipal area which will be concluded by the end of July 2017.

All interested parties are encouraged to participate in the project and make contributions as they see fit in the broad public interest. To that end,

<sup>3</sup> In all such cases an up-dated inventory of heritage resources is required and has to be approved by HWC and/or SAHRA, as the case may be.

<sup>4</sup> The conservation bodies are: the Stellenbosch Heritage Foundation; the Stellenbosch Interest Group; and the Franschhoek Valley Trust and Ratepayers' Association. The deadline date of the 14<sup>th</sup> November 2016 for submission is due to time requirements flowing from the target meeting of the statutory HWC IGIC committee of February 2017.

relevant documentation has been placed, and will continue to be available, on the web-site of the Stellenbosch Heritage Foundation as the project unfolds:

<http://www.stellenboschheritage.co.za/cape-winelands-heritage-survey-2>.

## Acknowledgements

We want to thank the Stellenbosch Heritage Foundation for kindly extending the use of their website for various documents on the project that are thereby available to the interested public. We also want to thank the many persons who participated in 'focus group meetings' held during August, as well as the numerous farmers and others who have engaged with us during fieldwork over the past months and weeks: we have learned a great deal from them. Finally, we wish to thank: our core team members Ms. Claire Abrahamse and Mr. David Gibbs; and our consultants Dr. Antonia Malan, Ms. Tracey Randall, Ms. Jenna Lavin, Ms. Kyla Bluff and Mr. Shawn Johnston for their contributions.

All photographs included in the report are by Fabio Todeschini.





## 1. BACKGROUND AND INTRODUCTION

The Stellenbosch Municipality awarded a project entitled 'Heritage Inventory of, and Management Plan for, the Tangible Heritage Resources in the Stellenbosch Municipality'<sup>5</sup> to the Cape Winelands Professional Practices in Association (Pty) Ltd towards the end of 2015. The lead practitioners are Prof. *Fabio Todeschini, Architect, City Planner, Urban Designer and Heritage Practitioner* ([fabiodesigncape@gmail.com](mailto:fabiodesigncape@gmail.com)) and *Liana Jansen, Landscape Architect and Heritage Practitioner* ([mulliana@gmail.com](mailto:mulliana@gmail.com)). Consultants to the lead practitioners are: *Claire Abrahamse, Architect, Urban Designer, Heritage Practitioner*; *David Gibbs, Architect and Landscape Architect*; *Dr. Antonia Malan, Historical Archaeologist*; *Tracey Randall, Historian*; *Jenna Lavin and Kyla Bluff, of Cedar Tower Services, dealing with all GIS<sup>6</sup> matters*; and *Shawn Johnston, of Sustainable Futures ZA, who takes care of public participation*.

A Phase 1 report on the project, entitled 'Approach, Concepts, Method and Preliminary Findings' was produced and submitted to the municipality in April 2016 and has been available to the interested public at large via the web-site of the Stellenbosch Heritage Foundation (<http://www.stellenboschheritage.co.za/cape-winelands-heritage-survey-2>).

Further documentation on the project (including 2-page project 'flyers' in English, Afrikaans and Xhosa) is available there.

The Stellenbosch municipal area encompasses a wide array of wilderness, rural and urban domains, giving rise to composite cultural landscapes. Diverse peoples have long inhabited these landscapes and the adaptations that have resulted over centuries comprise many very positive landscape and settlement layers, as well as some negative intrusions thereon. This project seeks to conserve and manage the positive aspects comprised, to mitigate the negative aspects and to help to provide a basis for appropriate future development with due regard to this inheritance. Whereas the project study area excludes the core of the town of Stellenbosch – as this portion of the municipal area has already been subjected to heritage inventories approved by Heritage Western Cape (HWC) – it includes the remainder of the municipality (incorporating most of the Eerste River and

Franschhoek Valleys, the Bottelary Hills and the related rural areas and settlements).

Preparatory work on the project commenced in January 2016 and seven 'focus-group' meetings were held with interested and affected parties (IAPs) during August (the slide presentation prepared for those meetings is available for download at the mentioned Stellenbosch Heritage Foundation web-site).

The following are excerpts from our April 2016 Phase 1 Report:

*"It is common cause that an appropriate heritage resources inventory and a related management plan are essential - for two main reasons. The first is that surviving heritage resources and their significances are properly identified and managed in the broad and long-term public interest: in accordance with the National Heritage Resources Act (25 of 1999), as well as in terms of the aims of the Stellenbosch Municipality and of affected communities and interested groups. The second reason is so that current and future development needs (considered at various scales and time-frames) may be shaped effectively, with due regard to significant heritage resources that have endured and that should be respected for the common good.*

*The territorial geographies that spatially define these settled landscapes and domains, together with the cultural histories that have 'clothed' and produced them over the centuries, have been and continue to be complex and nuanced. Consequently, the preparation of the heritage inventory and the related management plan have to be approached in a sensible, well-informed and practical way, based on international best-practice as well as prevailing law. With this in mind, the main features of the project include:*

- *The recording of all (tangible) heritage resources through necessary survey fieldwork and the entry of all relevant and appropriate information into a digital Geographic Information System database;*
- *The compilation and delivery of an updated electronic heritage resources inventory, inclusive of proposed significance gradings, open to the municipality and available to the public via the existing Stellenbosch Heritage Foundation website*

<sup>5</sup> Excluding those portions of the municipal area for which Heritage Inventories have already been submitted to, and approved by, Heritage Western Cape.

<sup>6</sup> Geographic Information Systems (electronic and digitised).

([www.stellenboschheritage.co.za](http://www.stellenboschheritage.co.za));

- The undertaking of all public consultations that are required and that can add value to the project, to be facilitated by Sustainable Futures ZA as consultant ([swjohnston@mweb.co.za](mailto:swjohnston@mweb.co.za));
- The derivation of an assessed monetary value of the heritage tourism potential within the area;
- The preparation of strategic spatial proposals relative to identifying 'no-go' development zones as well as possible development zones, as defined by heritage resources criteria and considerations by the core team;
- Liaison with the municipality and representatives of the parallel planning project: BSM 63/15 "Rural Area Plan for Stellenbosch", so that heritage considerations will feature sufficiently in both the projects;
- The strategic formulation of a heritage resources management plan;
- The submission of the heritage inventory and the management plan to Heritage Western Cape for approval;
- The training of municipal staff for familiarisation with the data and the decision-making implications of it, in order to enable effective decision-making with respect to heritage resources and their implications for development applications and municipal planning.

Naturally, this kind of project requires the participation of the interested and affected public. We therefore invite all interested individuals and groups to register with Sustainable Futures ZA, so that they may be consulted and kept informed of progress on the project (application forms are available on the <http://www.stellenboschheritage.co.za/cape-winelands-heritage-survey-2> website)."

The heritage resources to be found in the Stellenbosch municipal area are significant both nationally and internationally. This was underscored in 2009, when the Cape Winelands was placed on the UNESCO Tentative List

of World Heritage Sites. The following is an excerpt from that Nomination Dossier:<sup>7</sup>

#### Box 1 Justification of Outstanding Universal Value

The Cape Winelands is an outstanding example of a cultural landscape enriched by influences accumulated from four continents (Africa, Asia and the East Indies, Europe and Northern America), natural elements ideally suited for viticulture and situated in a dramatic environment where a unique vernacular architecture developed. With its vineyards, orchards and fields and farmsteads, cellars, villages and towns, including the oldest city in South Africa nestling on the slopes of the Cape's mountains or on the plains along water courses, the Cape Winelands illustrate the impact of human settlement, slave labour and agricultural activities, and more specifically the production of the Cape wines, since colonialization in the mid 17th century on the natural landscape.

Criterion (ii): The Cape Winelands as a continuing cultural landscape, exhibits an important interchange of human values and retains an active social role in contemporary society associated with the traditional way of life of the wine industry, and in which the evolutionary process is still in progress, as is illustrated in the developments towards the end of the 20th century. At the same time it exhibits significant material evidence in the development of Cape vernacular architecture and the formation and development of a cultural landscape design in the evolution of the economic development thereof over time.

Criterion (iii): The Cape Winelands cultural landscape bears an exceptional testimony to a cultural tradition, which is living and evolving. This includes the development of a new indigenous language, i.e. Afrikaans. The Cape Winelands cultural landscape illustrates the impact of human settlement and agricultural activities and more specifically the production of the Cape wines over a period of more than 360 years on the natural landscape.

<sup>7</sup> UNESCO (2009) Tentative List South Africa, accessed online: <http://whc.unesco.org/en/tentativelists/5455/>

Criterion (iv): A unique Cape vernacular architecture developed through the contributions from the available building materials, settlement patterns and cultural interaction between people of diverse cultural backgrounds, such as European settlers, slaves from the East Indies and the Indian subcontinent and Africa and indigenous Khoikhoi.

Criterion (v): The Cape Winelands cultural landscape illustrated the evolution of a human society, land-use and settlement over time, under the influence of and in interaction with the physical constraints and opportunities presented by the natural environment and of successive social, economic and cultural forces that were moulded here from four continents.

Therefore, it is clear that the generic Cape Winelands comprises cultural landscapes that warrant conservation. This has been further underscored by the South African Heritage Resources Council's Declaration of Ida's Valley as a National Heritage Site, which was protected as a heritage resource since 1976.<sup>8</sup> According to a recent publication on the Landscapes of South Africa,<sup>9</sup> Ida's Valley typifies both the glory and the tragedy of South African history, since the valley was home to San hunter-gatherer and Khoi herder populations before European colonists forcibly displaced or enslaved them, from 1682 onwards. There is evidence of human landscape modifications over extended periods in response to historical factors that have influenced agriculture in the region.

Moreover, the study area falls within The Cape Winelands Biosphere Reserve (CWBR), an internationally-proclaimed area located within the Cape Floral Kingdom in South Africa (a formally declared UNESCO Serial World Heritage Site). It was demarcated in accordance with the Western Cape Provincial government's bioregional approach, which regards it as essential that landscapes are managed in a holistic and integrated manner so as to ensure the consolidation and continuation of ecosystems and habitats. In the CWBR, the core area comprises provincial and local authority nature reserves as well as a private nature reserve (Elandsberg). It includes areas such as the Hottentots Holland, Jonkershoek, Limietberg and Jan Marais Nature

Reserves. Buffer zones include mostly natural areas that are registered as private nature reserves or are included in private conservancies, such as the Bottelary and Greater Simonsberg Conservancies.<sup>10</sup>

The geographic area that is the subject of study for this project is shown in Figure 1, as is the Rural Domain focus of this Phase 2a.



<sup>8</sup> Pistorius and Todeschini (2004). For decades, the whole valley was a declared National Monument.

<sup>9</sup> Meadows, ME (2015).

<sup>10</sup> Cape Winelands Biosphere Reserve. (2016). Location and Extent. Available online at: <http://capewinelandsbiosphere.co.za/biosphere-reserve/location-extent>



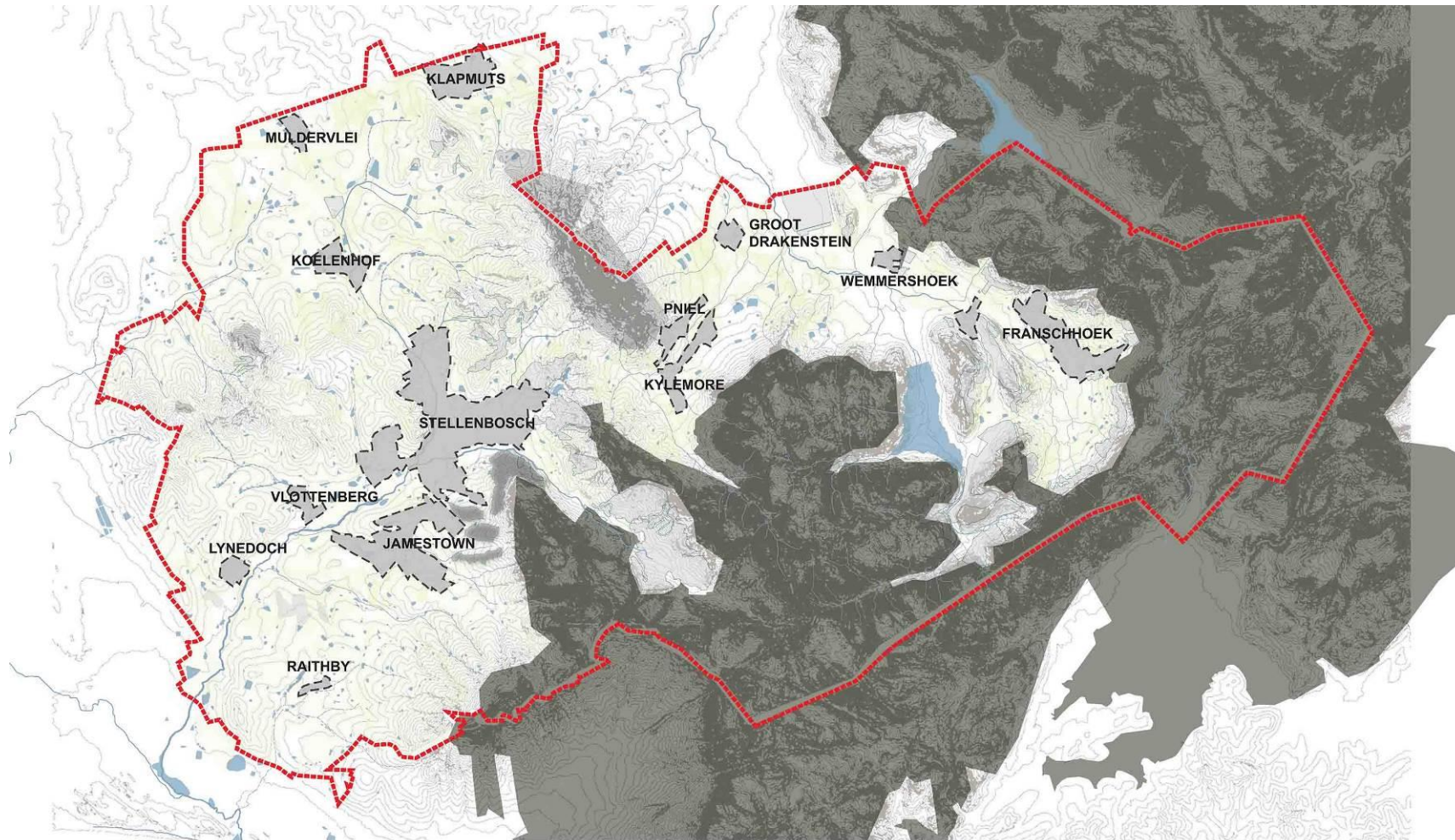






Figure 1



**STUDY AREA AND DOMAINS**

Legend

-  Stellenbosch Municipality
-  Wilderness Domain (as per existing conservancies)
-  Rural Domain
-  Urban Domain (as per 2009 SDP urban edge)

Phase 2 of this project, concerned with the identification of heritage resources through a variety of means (including extensive field survey), was scheduled to commence in May 2016 and conclude at the end of February 2017. However, because we wish to help the Stellenbosch Municipality become compliant with the requirements of the NHRA as soon as possible, at a 'projects co-ordination meeting' called by the municipality on the 1<sup>st</sup> September 2016, we suggested as follows:<sup>11</sup>

*"The National Heritage Resources Act (Act 25 of 1999) (NHRA) required all municipalities to undertake up-dated inventories of the heritage resources in the area of their jurisdiction within 10 years of the promulgation of the Act (Sect. 9(3)(c)). Moreover, such Heritage Inventory is specifically required, in terms of Sect. 30(5), of the NHRA:*

*"At the time of the compilation or revision of a town or regional planning scheme or a spatial development plan, or at any other time of its choosing, or at the initiative of a provincial heritage resources authority where in the opinion of a provincial heritage resources authority the need exists, a planning authority shall compile an inventory of the heritage resources which fall within its area of jurisdiction and submit such inventory to the relevant provincial heritage resources authority, which shall list in the heritage register those heritage resources which fulfill the assessment criteria ...".*

*Procedurally, we are thus required to prepare a draft Inventory of Heritage Resources currently extant in the Stellenbosch municipal area and submit it to HWC for their approval and inclusion in the Heritage Register of all Grade II and Grade III heritage resources in the province (Sect. 30). We are also required to submit an inventory of any proposed Grade I heritage resources to the South African Heritage Resources Authority (SAHRA), for their approval. As may be seen from our Phase I report, we had planned to conduct the work over five phase, as follows:*

- *Phase 1: Initiation and Planning - January to end April 2016*
- *Phase 2: Survey and Inventory - May 2016 to Feb. 2017*
- *Phase 3: Inventory Report - March to Sept. 2017*
- *Phase 4: Management Plan - October to April 2018*
- *Phase 5: Municipal Staff Training- May to July 2018*

*However, ... [following the mentioned meeting], it has become apparent that some adjustment to our phasing of work on the project is essential if the municipality is to be compliant with the NHRA as soon as possible and before it embarks on finalising amendments to any statutory planning, because of deadlines related to the adoption of relevant Spatial Development Plans, and the like, by June 2017.<sup>12</sup>*

*Therefore, we are now proposing that the Survey and Inventory phase of the project (Phase 2) be somewhat restructured and lengthened in terms of the time frame, so as to facilitate:*

- *Phase 2a focussed on identifying (survey and inventory of) large-scale heritage scenic rural landscape areas (NO-GO development areas), since these could most significantly affect any possible modification of the current urban edge and of current rural (agriculturally zoned) areas being potentially considered for conversion to urban; and*
- *Phase 2b aimed at completing the rest of the Heritage Inventory.*

*The revised phasing would, therefore, be as follows, and would depend on HWC's approval of the proposal to lodge the Heritage Inventory as indicated above in two tranches, necessitated by the strategic imperatives the municipality faces:*

- *Phase 1: Initiation and Planning - January to end April 2016;*
- *Phase 2a: Survey and Inventory - May 2016 to end February 2017;*
- *Phase 2b: Survey and Inventory - May 2017 to end July 2017;*
- *Phase 3: Inventory Report - August to November 2017;*

<sup>11</sup> Our email to Dupre Lombard and Bernabe' de la Bat dated 6<sup>th</sup> September 2016.

<sup>12</sup> The deadline date of the 14<sup>th</sup> November 2016 for this report submission is due to time requirements flowing from the target meeting of the statutory HWC IGIC committee of February 2017.

- *Phase 4: Management Plan - December 2017 to April 2018;*
- *Phase 5: Municipal Staff Training - May to July 2018.”*

We did meet with HWC officials with a view to properly liaising on the matter of lodging the Heritage Inventory in two tranches, and they approved the proposal.<sup>13</sup> Hence this report on the ‘Preliminary Draft Heritage Inventory of Large-Scale Scenic Landscape Areas in the Rural Domain of the Stellenbosch Municipality’.

The rest of this report is structured as follows: Section 3 sets out the main features of the method we have utilised in undertaking and preparing this preliminary heritage inventory in accord with international and national best practice and South African law. Section 4 identifies and briefly describes the map sequence embodying relevant informants across the ‘natural’ layers and the ‘cultural’ layers, as well as the syntheses maps and the development sequence spanning 1935 to 2010 (with occasional reference to the specialist reports of Antonia Malan and Tracey Randall). The concluding Section 5 comprises the proposed Heritage Areas as part of the Preliminary Draft Heritage Resources Inventory Schedule for the Rural Areas of the Stellenbosch Municipality.



<sup>13</sup> We met with Ms. Colette Scheermeyer and Mr. Jonathan Windvogel (relevant officials of HWC) on the 8<sup>th</sup> September.

## 2. METHOD: OVER-ARCHING CONSIDERATIONS AND APPROACH

First off, we here underscore for the reader that this sub-phase of our work has materialised in an unexpected way, consequent on our desire to help the Stellenbosch Municipality to become compliant with the NHRA as soon as possible. In a fast track mode, this sub-phase is aimed at producing preliminary findings and proposals that are required to be lodged (inclusive of comments thereon) with HWC by the 14<sup>th</sup> December 2016. This is so that development planning work on the part of municipal officials and other consultants may proceed compliant with several statutes. The main implications for our method has been that we have had to find some ‘short-cuts’ in coming forward with our preliminary recommendations. We have been at great pains to ensure that, even in this context of fast-tracking the work far more so than we had originally envisaged (see our Phase 1 report), we have been systematic in marshalling and inspecting the critical evidence sufficient to come to appropriate proposals based on clear evidence.

Having strategically premised our approach as above, the argument now has to present a major conceptual shift that has occurred internationally in heritage studies in recent decades, so that consequent conclusions may be drawn relating to method and to the criteria that are central to determining heritage significance.

For most of the last century the dominant heritage conservation approaches utilized internationally tended to focus on starkly defined and catalogued ‘monuments’ (be they individual buildings, historic sites or building complexes).<sup>14</sup> Moreover, there tended to be an utter divide in consideration between ‘natural’ and ‘cultural’ phenomena. Over the past three decades however, those approaches have been found to be wanting in many respects. Firstly, because people and culture are systemically connected to, and interdependent with, nature: a more unified approach is necessary. Secondly, by focusing on the ‘highest’ and ‘best’, the approaches tended to be elitist and failed to contextualize and properly ‘ground’ the selected elements of the inheritance, socially, economically and in other respects. A more nuanced approach which more inclusively reflects

<sup>14</sup> This was also the case in South Africa, where the national agency responsible was then entitled ‘National Monuments Council’.



all fractions of society and their habitat, past and present, is therefore necessary.

An inevitable international best-practice consequence has been a shift in focus from individual ‘building-objects’ and sites, to areas—or even to entire landscapes. Cultural landscape and landscape study and enquiry have consequently flowered and have increasingly been the subjects of very many international and local workshops and conferences. Essentially, the argument is that heritage significance does not only reside within historically valuable structures, assemblages thereof, or individual sites, but is also within the larger landscapes that are the settings for all these elements.

Simplistically speaking, the ‘canvas’ that defines the very subject of study has been spatially expanded very substantially. In recent years, it has been argued increasingly that the appropriate methods employed to identify, assess and document heritage significance of such multi-faceted and diverse landscapes should be inclusive and occur at a number of scales.

The idea of a cultural landscape is fundamental. The term may be given varied meanings, yet, at its core it unites the products of so-called ‘natural’ ecological processes and phenomena on the one hand, and the products emerging from the processes of transformation of the ‘natural’ site by people in constructing their ‘built’ world, on the other. This idea rejects the divisions that for long have dominated academia and practice in South African environmental affairs: the divisions into natural phenomena, built phenomena, economic phenomena, and so on and so on. From the perspective of landscape and settlement conservation and development planning, we are concerned with the whole of the environment and what it enables. Any area consists of many sites, most of which have been inhabited by people for thousands of years. These places have been moulded, shaped and changed both by natural processes and by people engaged in adapting the environment to their pursuits. Cultural landscapes are what any one generation inherits from another: in them are embedded values held dear by those gone by. It is the duty and task of any one generation to evaluate that which is inherited and to take appropriate decisions for the future: not only from the perspective of the short-term and how it may be useful to them in a selfish way, but also from a more inclusive communal and longer-term view. It may be considered human nature to act with self-interest, hence the need for direction-giving ideas of government,

and an appropriate planning and heritage resources control system whereby the longer term and the public good may be addressed responsibly.<sup>15</sup>

**Table 1: Criteria for World Heritage Cultural Landscapes<sup>16</sup>**

CRITERIA NUMBERS	EXTRACT FROM THE OPERATIONAL GUIDELINES FOR THE IMPLEMENTATION OF THE WORLD HERITAGE CONVENTION: CRITERIA (paragraph 77)
I	represent a masterpiece of human creative genius; or
ii	exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design; or
iii	bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared; or
iv	be an outstanding example of a type of building or architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history; or
V	be an outstanding example of a traditional human settlement or land-use which is representative of a culture (or cultures), especially when it has become vulnerable under the impact of irreversible change; or
Vi	be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance (the Committee considers that this criterion should justify inclusion in the List only in exceptional circumstances and in conjunction with other criteria cultural or natural);
Vii	contain superlative natural phenomena or areas of exceptional natural beauty and aesthetic importance; or
Viii	be outstanding examples representing major stages of earth’s history, including the record of life, significant on-going geological processes in the development of landforms, or significant geomorphic or physiographic features; or

<sup>15</sup> Todeschini (1993) p. 2.

<sup>16</sup> Mitchell, N., Rössler, M. and Tricaud, P-M (authors/eds) (2009).

ix	be outstanding examples representing significant on-going ecological and biological processes in the evolution and development of terrestrial, fresh water, coastal and marine ecosystems and communities of plants and animals; or
X	contain the most important and significant natural habitats for in-situ conservation of biological diversity, including those containing threatened species of outstanding universal value from the point of view of science or conservation;

Believing that the landscape is a key element of individual and social well-being and that its protection, management and planning entail rights and responsibilities for everyone.

**Box 2: The European Landscape Convention (selected excerpt)<sup>17</sup>**

1a. "Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.

Noting that the landscape has an important public interest role in the cultural, ecological, environmental and social fields, and constitutes a resource favourable to economic activity and whose protection, management and planning can contribute to job creation;

Aware that the landscape contributes to the formation of local cultures and that it is a basic component of the European natural and cultural heritage, contributing to human well-being and consolidation of the European identity;

Acknowledging that the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well as in areas of high quality, in areas recognised as being of outstanding beauty as well as everyday areas;

Noting that developments in agriculture, forestry, industrial and mineral production techniques and in regional planning, town planning, transport, infrastructure, tourism and recreation and, at a more general level, changes in the world economy are in many cases accelerating the transformation of landscapes;

Wishing to respond to the public's wish to enjoy high quality landscapes and to play an active part in the development of landscapes;

**South Africa:**

"The NHRA envisages a three-tier system of management of heritage resources, namely National, Provincial and Local. The NHRA requires that all heritage resources be graded in order to assign the appropriate level of management responsibility (i.e. Local, Provincial or National spheres of governance) to a heritage resource and to indicate its significance. Significance is key to assessing grading and is the primary tool in defining heritage management. ... Grading is an important step in the process towards (but not necessarily leading to) the formal protection of a heritage resource, such as declaration as a National Heritage Site, Provincial Heritage Site, or, in the case of Grade III heritage resources, the placing of a heritage resource on the Heritage Register. It is not an end in itself, but a means of establishing an appropriate level of management to proceed with future formal protection. ... Inventories of heritage resources should be drawn up by local authorities as a requirement of section 30(5) of the NHRA, ... . These inventories must contain proposed gradings. ... The grading process is an iterative one and as such, gradings can change based on new information. For example, initial gradings are often based on a relatively cursory survey process. Upon a more detailed investigation, it may be determined by the appropriate Heritage Authority that the grading should change in accordance with the grading criteria. Therefore, the most recent grading by HWC's Council or Committee is accepted as the grading for a heritage resource ... ."18

**Implications for the Detailed Method Employed**

The project has entailed two parallel processes of spatialised enquiry, one mapping its landscape features, the other mapping the cultural

<sup>17</sup> Council of Europe (2014).

<sup>18</sup> The Council of Heritage Western Cape (2016) *Grading: Purpose and Management Implications*.

and historic 'layers' present in the study area. Obviously, the two have been, and are, strongly inter-related.

The study area is complex and comprises many components. As landscape features themselves may possess heritage significance, thorough analysis has to be undertaken as part of the overall evaluation process. Heritage significance assessments may therefore contain appraisal of individual components, as well as evaluation of the overall landscapes. The significance of the landscape reflects not just the sum of the individual parts, but rather landscapes as integral wholes. It is the nature of the relationship between features, and between these features and the broader landscape setting (context) that is important. What is also important is an understanding about how these landscapes have been produced. In other words, it is essential that the informants and historical events that have given structure and form to the landscape features are understood and appropriately interpreted with regard to heritage significance.

Since this overall landscape approach does form the basis of our method, figure 2 is a good way to start understanding the study area, in terms of its spatial extent and enormous variability, given the very particular geography of the Stellenbosch Municipality. Part of two river valleys (the Berg and the Eerste), characteristic features are the rugged mountains that define many valleys.

Descriptively and analytically, landscapes and cultural adaptations thereof may be defined in terms of their skeletal frameworks, which are comprised of elemental types, on the one hand, and of particular traditions (or protocols) whereby the spectrum of types are brought into some topological and spatial juxtaposition, on the other.<sup>19</sup> In the design, planning and heritage disciplines this is known as *typomorphology*—the study of landscape / settlement derived from typical and authentic spaces and structuring elements: a design approach that has evolved over the decades.<sup>20</sup> When so strategically interpreted and deployed, the general landscape approach outlined above embodies a highly structured, useful, very practical and accessible set of analytic procedures and spatialised outputs, as further explored below in Sections 3 focussed on the ecological

and 'Natural' systems, Section 4 focussed on the 'Cultural' aspects and Section 5 that begins to bring the strands together.



<sup>19</sup> It is necessary to stress that in topological and morphological enquiry *structure* takes precedence over *form*.

<sup>20</sup> Todeschini (2014) p. 2. See also: Moudon, Anne-Vernez (1994).



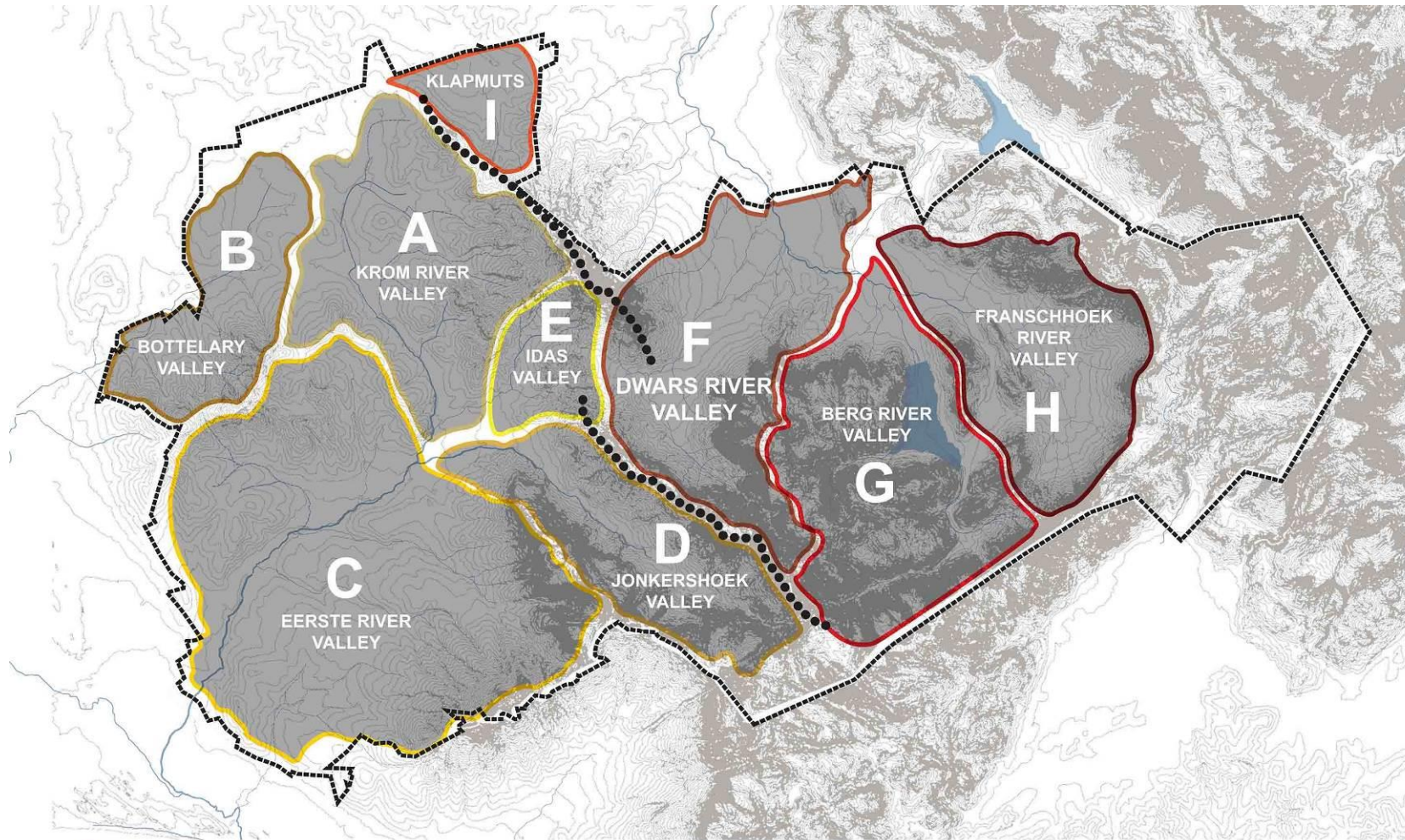


Figure 2

**STUDY AREA - VALLEYS**



Legend

- Stellenbosch Municipality
- Major Watershed Line
- A: Krom River Valley
- B: Bottelary Valley
- C: Eerste River Valley
- D: Jonkershoek Valley
- E: Idas Valley

- F: Dwars River Valley
- G: Berg River Valley
- H: Franschhoek Valley
- I: Klapmuts

### 3. NATURAL 'LAYERS': LANDSCAPE FEATURES

This section explains how the series of 'Natural' layers have informed the identification of landscape character areas (proposed Heritage Areas in terms of the NHRA) and areas that are particularly sensitive to development from the ecological and landscape point of view.

#### *Geology*

Geology represents the foundation of the study area. The information of Figure 3.1 was sourced from the 1970 Western Cape Geology Map from the Council of Geoscience. It corresponds with the Landform (Figure 3.2) and Soils (Figure 3.3). The Granites represent the areas constituting fertile soils suitable for agricultural production, whereas the Shales and Dolerites represent the mountainous areas. There are a number of fault lines that should be taken cognisance of in terms of major developments such as dams or roads.

#### *Landform*

Landform is described by studying the topography of the study area. The contours of the study area can be interpreted to identify slope steepness expressed in gradient, with anything less than 1:4 being the steepest (like mountain slopes) and anything more than 1:10 representing a flatter area (like alluvial plains). Additional landscape features include prominent peaks, ridgelines, geologic features (rock outcrops, cliffs, caves, waterfalls – to be mapped in the field in Phase 2b)

As part of our geomorphological approach, the geology and landform provide the overriding traits that determine landscape types at the broad regional scale.<sup>21</sup> Geology is the base 'material' of the landscape and landforms are the 'shape' of the landscape, clothed by particular soils, vegetation, and impacted upon by weather, aspect, prospect and so on. In combination, they provide a range of distinct Landscape Types at the macro scale, each with particular scenic characteristics and many a 'sense of place'.<sup>22</sup> The Landscape Types, mainly derived from a combination of

<sup>21</sup> Winter, S & Oberholzer, B (2014).

<sup>22</sup> Overstrand Heritage Landscape Group (2009).

Geology and Landform in this part of the Western Cape are listed in Table 2 below and are illustrated in Figures 3.1 and 3.2:

**Table 2:** Landscape Typology of the Stellenbosch Municipal Area.<sup>23</sup>

Landscape Type	Gradient	Geology	Landform	Landscape Character / Scenic Features
Mountain Ranges	Steeper than 1:4	Table Mt. quartzitic sandstones	High peaks, ridges,	Wilderness character. Mountain Fynbos, and montane forest in the kloofs.
Foothills / undulating plains	Between 1:4 and 1:10	Bokkeveld / Malmesbury shales, granites	Foothills and gently undulating plains Mostly rolling topography with gentle slopes, incised by small rivers.	Vineyards, orchards, other agriculture
Alluvial Valleys	Less than 1:10	Recent alluvium and colluvium	Fertile valleys along river courses	Mainly agricultural.

Aspects to be considered when selecting sites for possible future development, include the following:

- Avoid development or infrastructure, such as buildings, wind turbines and powerlines, on crests or ridgelines because of their high visibility and the visual sensitivity of the skyline.

<sup>23</sup> Winter, S and Oberholzer, B (2014).



- Avoid development or infrastructure on land steeper than 1:4 for environmental and visual reasons. Visual problems include erosion and scarring, and unsightly cut/fill.
- Avoid development on elevated exposed slopes because of their high visibility from the surroundings. Impose no-go zones for development above a certain contour. (E.g. the 150m contour in parts of the Cape Peninsula and 320m contour in the Cape Winelands).





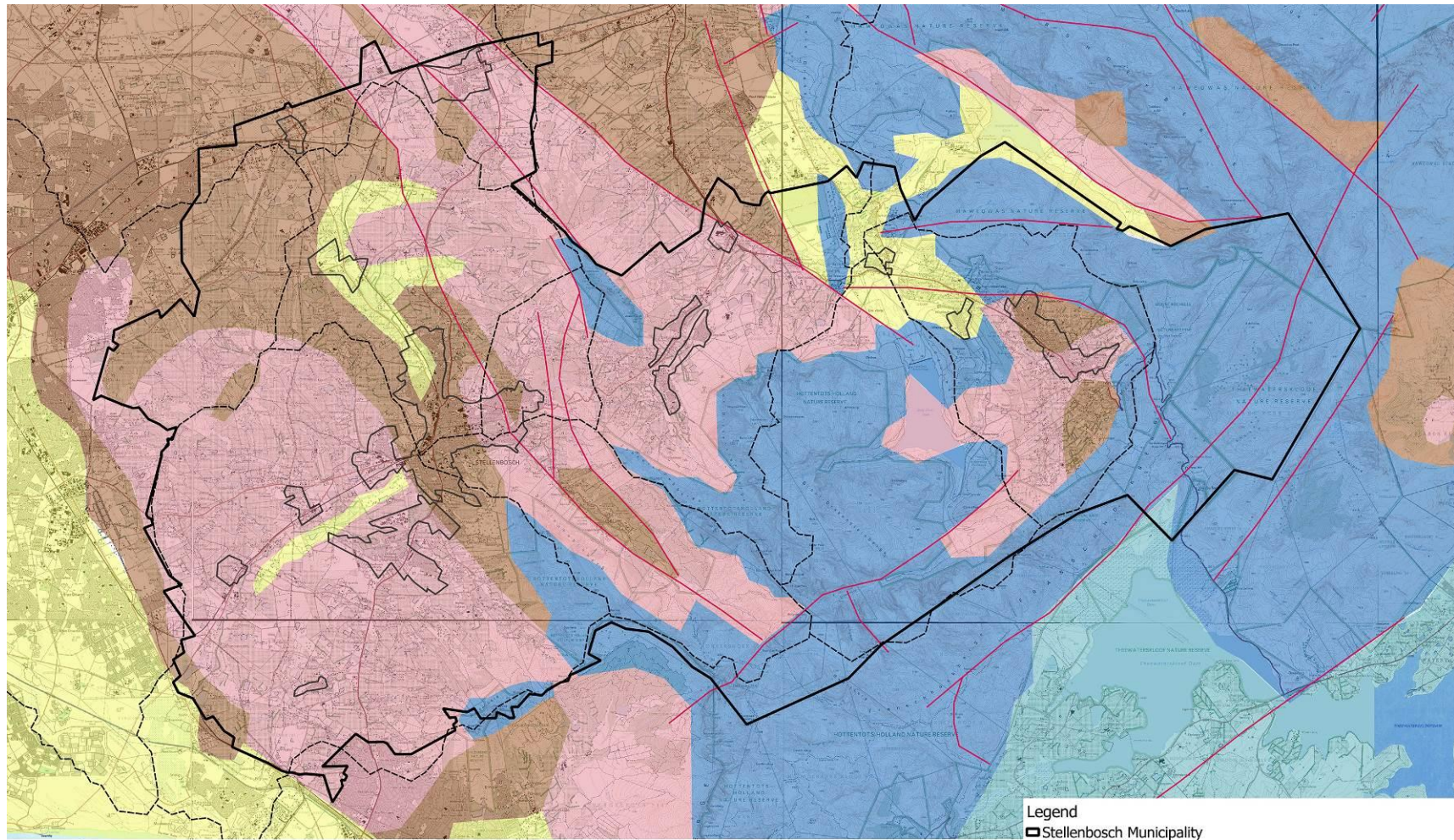


Figure 3.1

**LANDSCAPE FEATURES: GEOLOGY**

Source: 1970 Western Cape Geology Map, Council for Geoscience





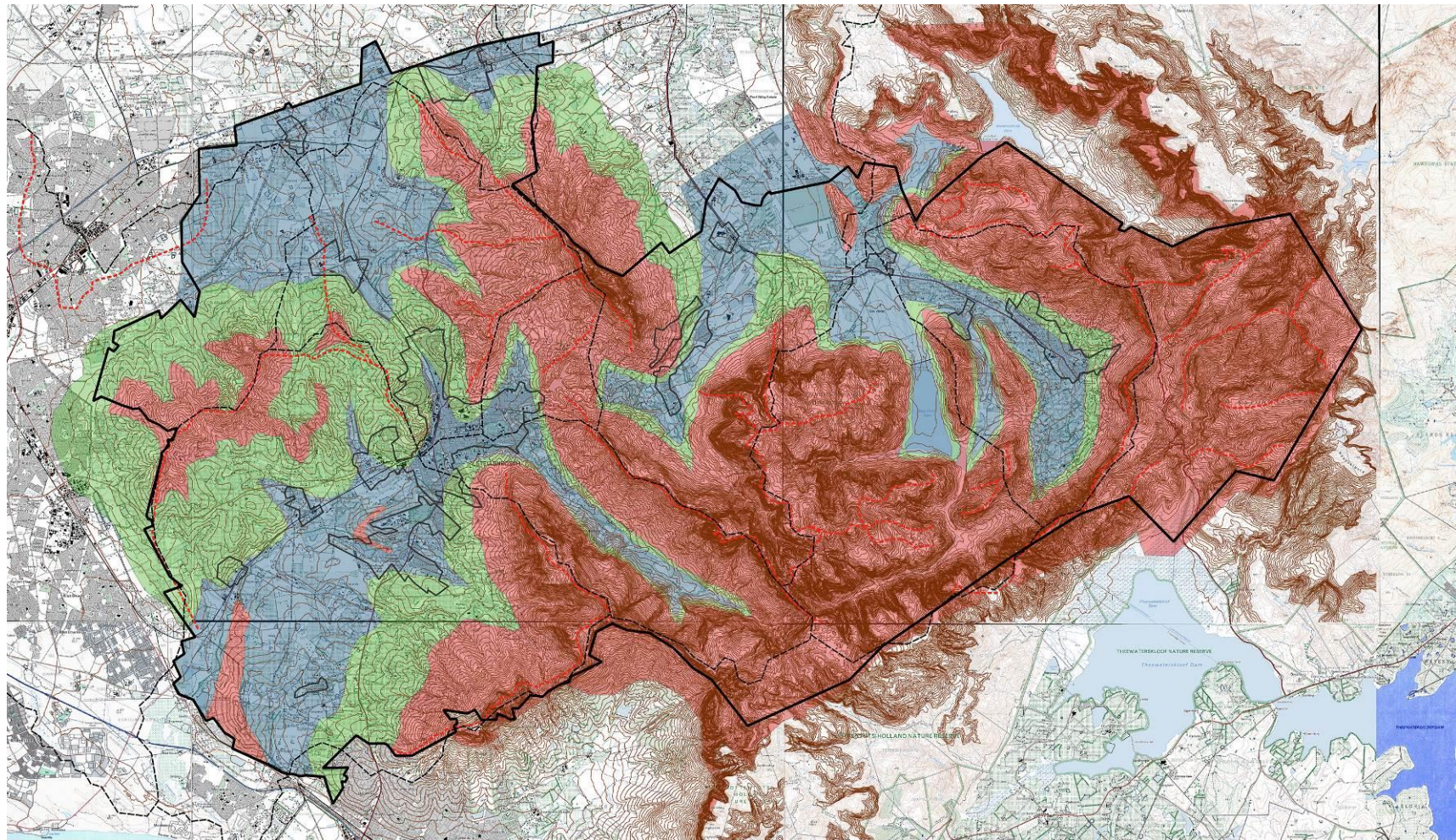


Figure 3.2

**LANDSCAPE FEATURES: LANDFORM**

Source: Contour Lines from Western Cape Department of Agriculture

**Legend**

- ▭ Stellenbosch Municipality
- - - Study Area Valleys
- - - Urban Edge
- - - Ridgelines
- - - Contour Lines 20 metres

**Landform**

- Mountainous: gradient steeper than 1:4
- Foothills: gradient between 1:4 and 1:10
- Valleys: gradient flatter than 1:10



### Soils<sup>24</sup>

Geology and soils are closely related. In terms of soil science, the term "soil" refers to the surface layer of the earth's crust. It is an integral part of the landscape with properties, aspect and distribution that is determined by environmental factors such as climate, parent material, topography, flora, fauna and time. The term "soil" as used here includes the morphological, physical, chemical and mineralogical characteristics of the soil itself. It should therefore not be confused with the term "land". Figure 3a indicates the distribution of the various soil types in the Stellenbosch municipal Area.

As mentioned previously, this study follows a landscape approach, and a considerable effort is made to define the character of the study area and identify those areas integral to its integrity. A key contributing factor to the character of the study area are the agricultural activities that have occurred on the land over the centuries (Appendix 1 and 2). Much of the Rural Domain has a high agricultural potential.

Agricultural potential depends on the characteristics of land and management input. The concept "land", as it is used here, refers to the space used on and under the earth's surface. It has natural characteristics that include climate, soil, slope and vegetation. "Soil" is therefore not synonym with "land" but is only one of its determining characteristics.

Agricultural potential reflects the production capacity of land under specific management practices. Therefore, the individual components of land (soil, climate and topography or terrain) do not have an agricultural potential but only suitability with respect to agricultural activities. In this way, a certain climate can be suitable for the cultivation of certain crops, but if the soil is unsuitable, the potential is low. In the same way, a certain soil can have all the characteristics that make it suitable for the cultivation of a specific crop on a specific terrain, but if the climate is unfavourable the potential is low. However, if the climate is favourable the potential is high. The term soil suitability is thus used here to refer to the capacity of the soil component of land. It excludes the influence of climate and topography.

Figure 3b indicates the Soil Suitability of the study area, as developed by VinPro (Heinrich Schlomms and Dr Freddie Ellis). The

suitability rating ranges from 1 to 10, with 1 the lowest and 10 equal to the highest or best suitability.

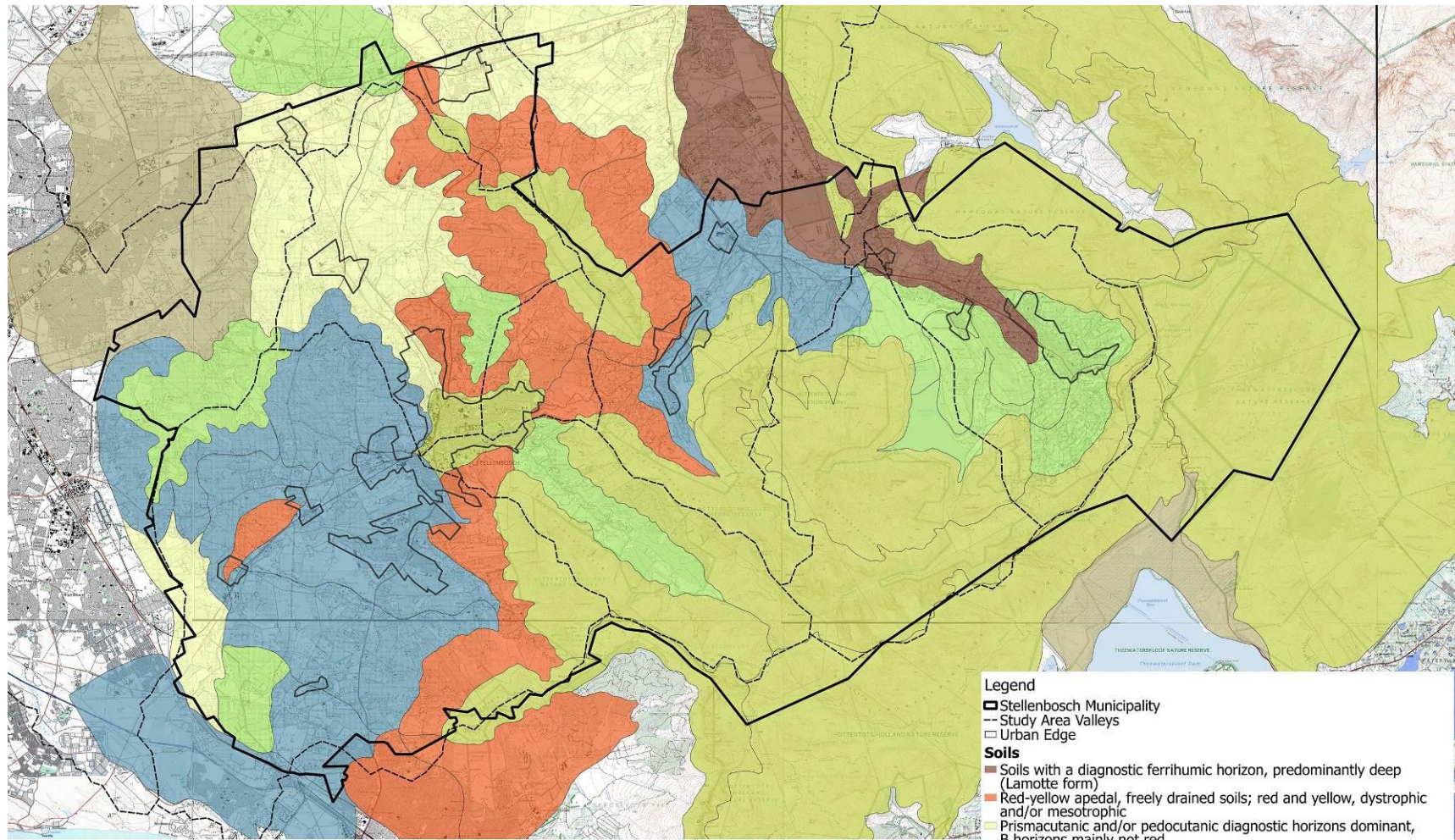
In order to retain the landscape character of the area, soils with a medium to high suitability to agriculture should be conserved because of their relative scarcity, the need for food security, and for the scenic and cultural value of traditional farming areas. We need to avoid building development and extensive earthworks, such as landfills, cement works and quarries or borrow pits, in areas with productive soils and promote productive use of these soils<sup>25</sup>



<sup>24</sup> Information provided by Dr Freddie Ellis, retired lecturer at The Department of Soil Science, University of Stellenbosch

<sup>25</sup> Winter, S and Oberholzer, B (2014).





- Legend**
- ▭ Stellenbosch Municipality
  - Study Area Valleys
  - Urban Edge
- Soils**
- Soils with a diagnostic ferrihumic horizon, predominantly deep (Lamotte form)
  - Red-yellow apedal, freely drained soils; red and yellow, dystrophic and/or mesotrophic. Prismatic and/or pedocutanic diagnostic horizons dominant, B horizons mainly not red
  - Plinthic catena: undifferentiated, upland duplex and/or marginalic soils common
  - Plinthic catena: dystrophic and/or mesotrophic; red soils widespread, upland duplex and marginalic soils rare
  - Plinthic catena: dystrophic and/or mesotrophic; red soils not widespread, upland duplex and marginalic soils rare
  - Miscellaneous land classes, very rocky with little or no soils
  - Miscellaneous land classes, undifferentiated deep deposits
  - Miscellaneous land classes, rocky areas with miscellaneous soils
  - Grey regic sands and other soils
  - Glenrosa and/or Mispah forms (other soils may occur), lime rare or absent in the entire landscape



Figure 3.3a 0 2 4 6 8 10 km

**LANDSCAPE FEATURES: SOILS**

Source: Western Cape Department of Agriculture



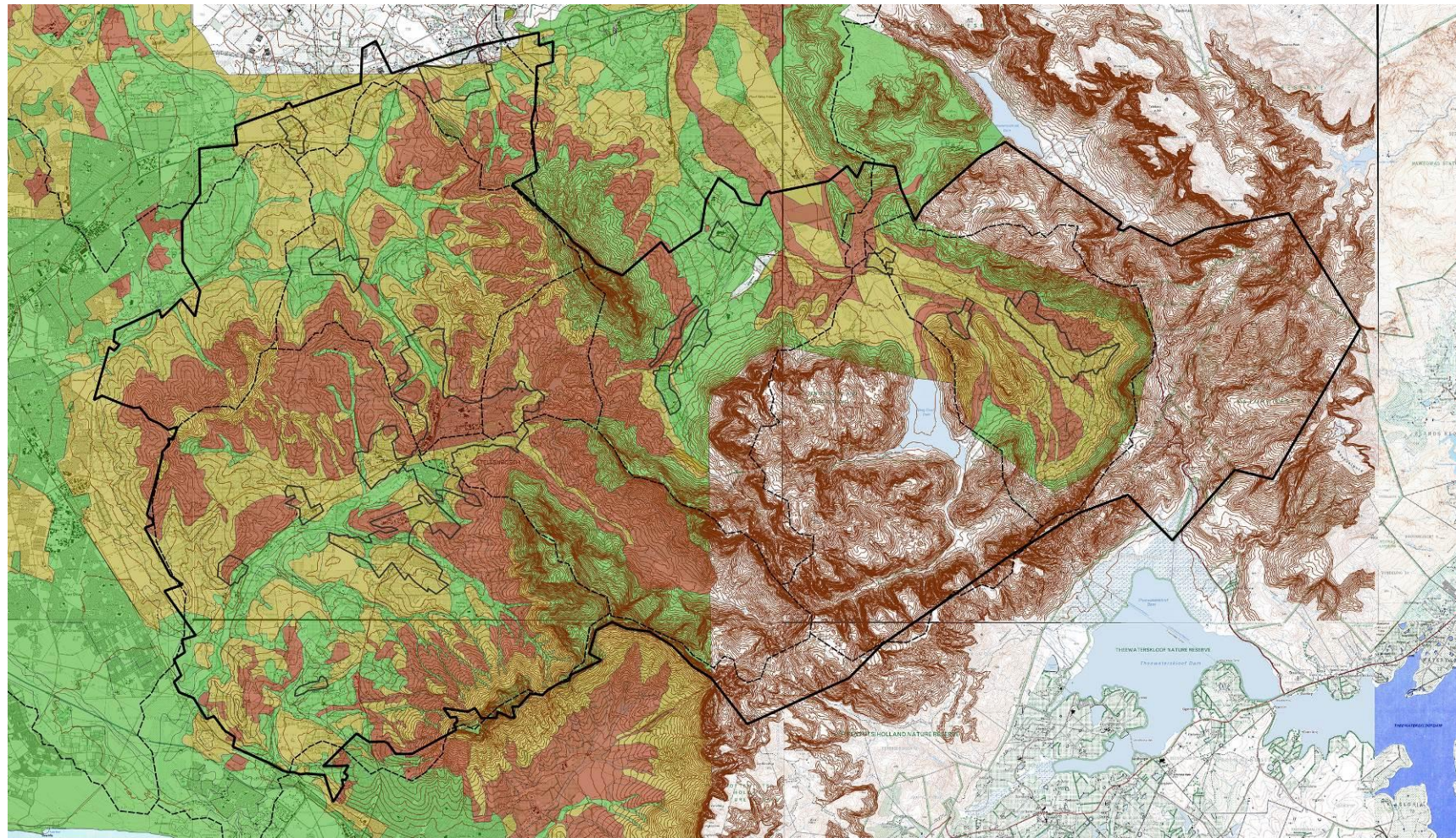


Figure 3.3b

**LANDSCAPE FEATURES: SOIL SUITABILITY**

Source: VinPro (Heinrich Schloms and Dr Freddie Ellis)

- Legend**
- ▭ Stellenbosch Municipality
  - Study Area Valleys
  - Urban Edge
  - Contour Lines 20 metres
- Suitability to Agriculture**
- >6 High
  - 4-6 Medium
  - <4 Low



### *Hydrology*

The Landform Map (Figure 3.2) clearly illustrated the study area as consisting of a number of mountainous areas, with associated foothills and alluvial plains. The area can be further divided into a number of watersheds. A watershed describes an area of land that contains a common set of streams and rivers that all drain into a single larger body of water from a common catchment area defined by ridgelines on mountains and hills. These watersheds or Valleys, all display a distinctive landscape character, as they are other 'worlds' that are spatially defined by mountain slopes and often feature different vegetation types, settlement patterns and human activities. These Valleys, coupled with the soils and vegetation, constitute the different Landscape Units with similar characteristics within the study area and are illustrated in Figure 2.

The hydrology layers illustrated in Figure 3.4 include the major rivers such as the Eerste and Berg Rivers, but also their secondary tributaries and other drainage lines. It is important to note that legislation requires that no development can occur within the 1 in 100 year flood lines. However, this information was not forthcoming, neither from, the Stellenbosch Municipality, nor the Department of Water Affairs, the Department of Water and Sanitation nor the Western Cape Department of Agriculture. We are hoping to add this layer in the course of Phase 2B.

Wetlands are another hydrological feature sensitive to development and integral to the landscape character of the study area. However, the hydrological GIS datasets we received from the Stellenbosch Municipality, the Department of Water Affairs and Forestry (DWAf), the Department of Water and Sanitation (DWS) and the Western Cape Department of Agriculture (WCDA), grouped all the wetlands, farm dams and other waterbodies in one layer called 'Waterbodies'. In order to cover hydrological features sensitive to development (Drainage courses, Wetlands, 100 year Flood lines, Springs) we resorted to using the Western Cape Nature Conservation Board (WCNCB) and DWAf's Ecological Support Areas from the Western Cape Biodiversity Sector Plan: Spatial Assessment 2016 (see further clarification in Section 6: Conservation below).

In order to retain the landscape character of the area, rivers and wetlands must be conserved for their water resources in a largely water-

stressed region, as well as for their ecological, scenic and recreational value<sup>26</sup>.



### *Vegetation*

The Stellenbosch Municipal Area is in the unique position in that almost a third of it constitutes wilderness, featuring a universally significant Biome (Fynbos) and resultant vegetation types. The study area forms part of the Cape Floristic Region Unesco World Heritage Site and the Cape Winelands Biosphere Reserve. The value of the indigenous and endemic (natural) vegetation should not be underestimated and should be preserved wherever possible. The Fynbos and the Renosterveld (see Figure 5a) forms and integral part of the highly unique landscape character of the study area and is under severe threat.

On the other hand, as discussed in the Soil section above, the agricultural activities also contribute to the distinctive character of the landscape. The Cultivated Vegetation Map (Figure 5b) is an illustration of the high potential for agriculture contained within the land due to the excellent suitability of soil, climate (including availability of water) and terrain.

To maintain the character of the landscape, the remaining areas of endemic or endangered natural vegetation should be conserved (see Critical Biodiversity Areas below) and development on good agricultural

<sup>26</sup> Winter, S and Oberholzer, B (2014).



soils should be avoided, as they are essential to maintain productive landscape qualities. Piecemeal subdivisions and the fragmentation of farmland into unviable units or 'agricultural islands' should be avoided, as this results in farming activities becoming 'incompatible' with surrounding urban or suburban uses. An overriding principle should be to conserve the scenic and heritage value of the agricultural valleys.<sup>27</sup>

We also draw attention to the Preamble of the Preservation and Development of Agricultural Land Bill,<sup>28</sup> which states:

*"Whereas it is in the national interest to preserve, and promote sustainable use and development of agricultural land ...; Recognising the pressures exerted on agricultural land making it increasingly difficult to effectively and sustainably produce food; Further recognising that high value agricultural land is a scarce and non-renewable resource; and recognizing that it is in the interests of everyone to have agricultural land protected ...; ... sustainable development of agricultural land requires the integration of social, economic and environmental considerations in both forward planning and ongoing ... ."*



<sup>27</sup> Winter, S and Oberholzer, B (2014).

<sup>28</sup> Republic of South Africa Department of Agriculture, Forestry and Fisheries (August 2016).



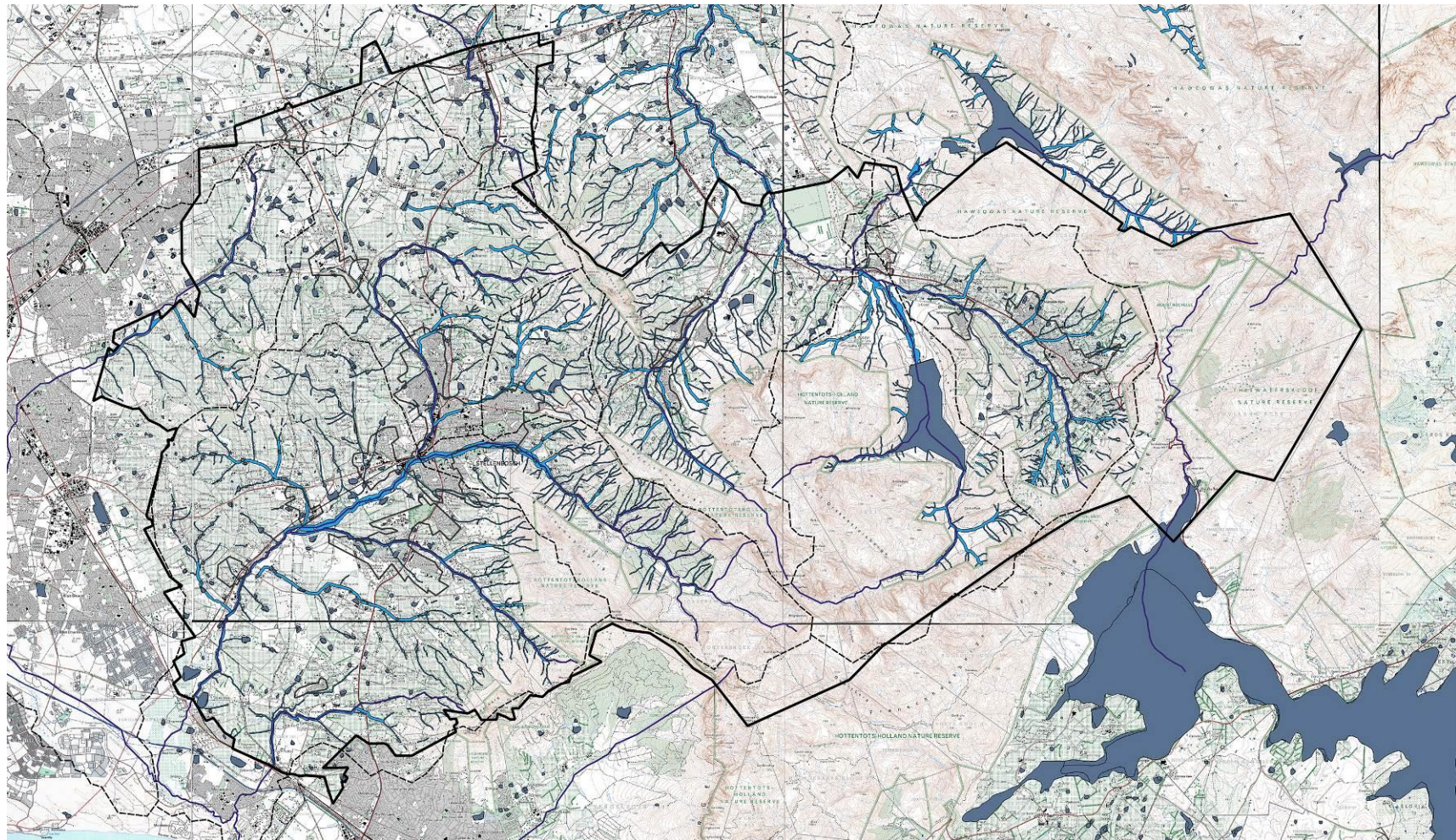


Figure 3.4

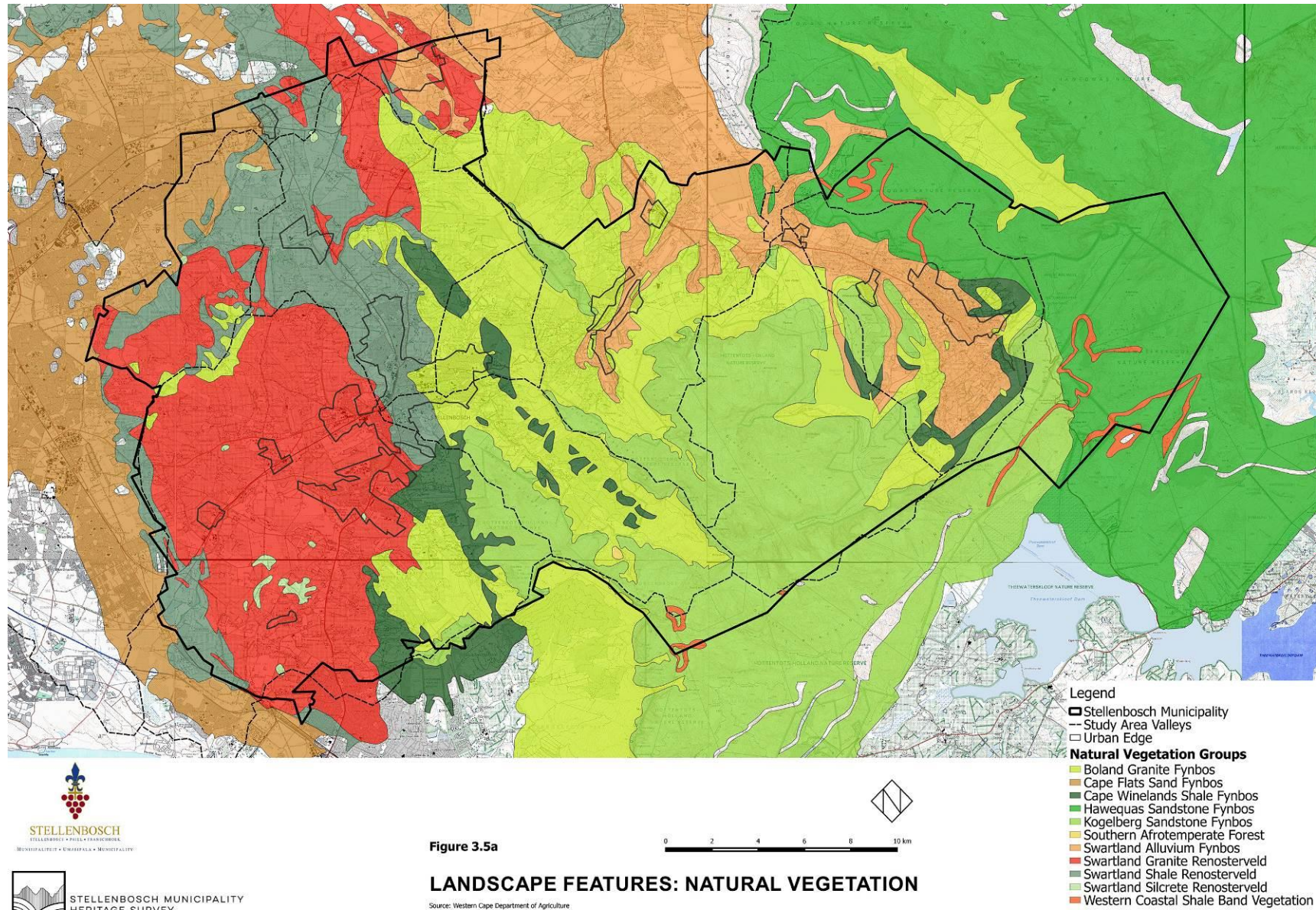


**LANDSCAPE FEATURES: HYDROLOGY**

Source: Western Cape Department of Agriculture, Western Cape Nature Conservation Board (WCNSP/016/Beta: Cape Winelands - CSA Map: Prince & Pretorius)

- Legend
- ▭ Stellenbosch Municipality
  - - - Study Area Valleys
  - Urban Edge
  - Major Rivers
  - Waterbodies
  - Ecological Support Areas







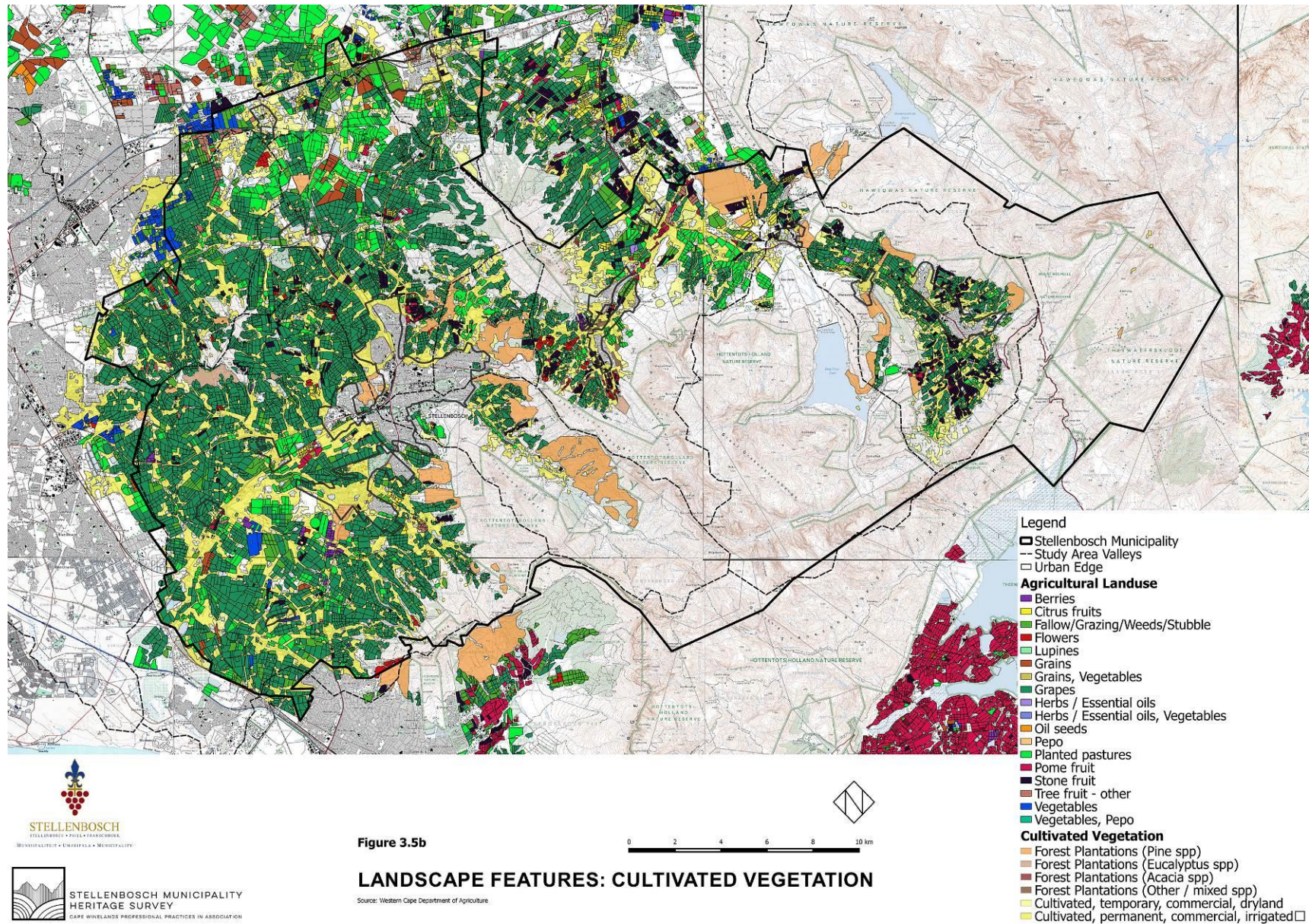


Figure 3.5b

**LANDSCAPE FEATURES: CULTIVATED VEGETATION**

Source: Western Cape Department of Agriculture





### ***Conservation: Protected areas and Biodiversity***

The study area consists of vast tracts of State Forest Nature Reserves, Mountain Catchment Areas, Provincial Reserves, Private Nature Reserves, Local Authority Nature Reserves a, Protected Natural Environments and Conservancies (see Figure 3.6a). These go a long way in protecting the integrity of the natural landscape. It is however a pity that these areas are predominantly located in the higher gradient mountainous landform and not necessarily in the foothills or alluvial plains.

The Western Cape Biodiversity Sector Plan: Spatial Assessment 2016, a project of the Western Cape Nature Conservation Board: Scientific Services is a continuation of the 2010 Biodiversity Sector Plan and Western Cape Biodiversity Framework and its 2014 Update. CWPPA received permission to use the beta version of the Western Cape Biodiversity Sector Plan 2016 for the purposes of this project, and is described below<sup>29</sup>:

**Title: WCBSP2016vBeta: Cape Winelands - CBA Map**  
**Date of layer completion: 15/08/2016**

This GIS dataset is a beta version, 'quick-reference' layer indicating the location of all known Critical Biodiversity Areas (CBAs), Ecological Support Areas (ESAs) and other spatial biodiversity planning categories, as per the Western Cape Biodiversity Sector Plan: Spatial Assessment (Pence and Pretorius, 2016). A Biodiversity Sector Plan serves as the primary spatial biodiversity informant guiding proactive conservation action and directing land-use planning and reactive decision-making in local, provincial and national spheres of government.

Methodology / Lineage Description:

The method for selecting Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) from the full set of terrestrial and aquatic features in the province was based on a systematic biodiversity planning approach whereby targets (quantitative objectives) were established for a representative suite of biodiversity and ecological infrastructure features. Spatial layers depicting each feature were either sourced or developed in-house,

and the decision-support software Marxan was used (via a CLUZ plugin, in QGIS) to generate the best spatial solutions (i.e., most efficient selection of planning units required) for meeting conservation targets.

Temporal Extent of the Dataset: CapeNature will be further updating the data. Requires verification.

The Critical Biodiversity Areas (CBA) and Ecological Support Areas (ESA) are essentially a combination of the following layers and their biodiversity significance (high to low):

- Ecosystems
- Vegetation Types
- Wetland Types
- River Types
- Estuaries
- Indigenous Forest
- Species, including
  - Threatened Plants
  - Threatened Butterflies
  - Threatened Reptiles
  - Amphibian guild
  - Fish
  - BMP-S species (fauna)<sup>30</sup>

Our rationale is that the CBA and ESA layers embody those natural hydrological, vegetation and ecological variables that are integral to maintain the landscape character in some of the Stellenbosch Rural Domain and that the CBA constitute highly significant areas and ESA areas of medium significance, even from a heritage perspective. This is because agricultural and heritage values overlap in these considerations.

<sup>29</sup> Pence and Pretorius (2016a).

<sup>30</sup> Pence, G & Pretorius, J. (2016b)

### *Climate*

Unfortunately, the climate data available is not in a format that we can use in this phase of the project. During Phase 2b we will have time to convert the data so as to properly assess the influence of the following variables, since microclimate = comfort zones = humidity, coolness, warmth:

- Aspect (Cooler Slopes, Warmer Slopes);
- Wind Direction and velocity;
- Rainfall;
- Katabatic Wind Flows.

### *Natural Constraints*

Figure 3.7 represent those sections of the study area that very significantly contribute to its landscape character and should be conserved. The Critical Biodiversity Areas and the highly suitable soils for agriculture are specific spatialised informants that underpin a high level of heritage resources. The Ecological Support Areas and moderately suitable soils underpin areas that have medium heritage resource significance.

Further significant landscape features that have been noted in the forgoing and should be considered in conjunction with Figure 3.7 are:

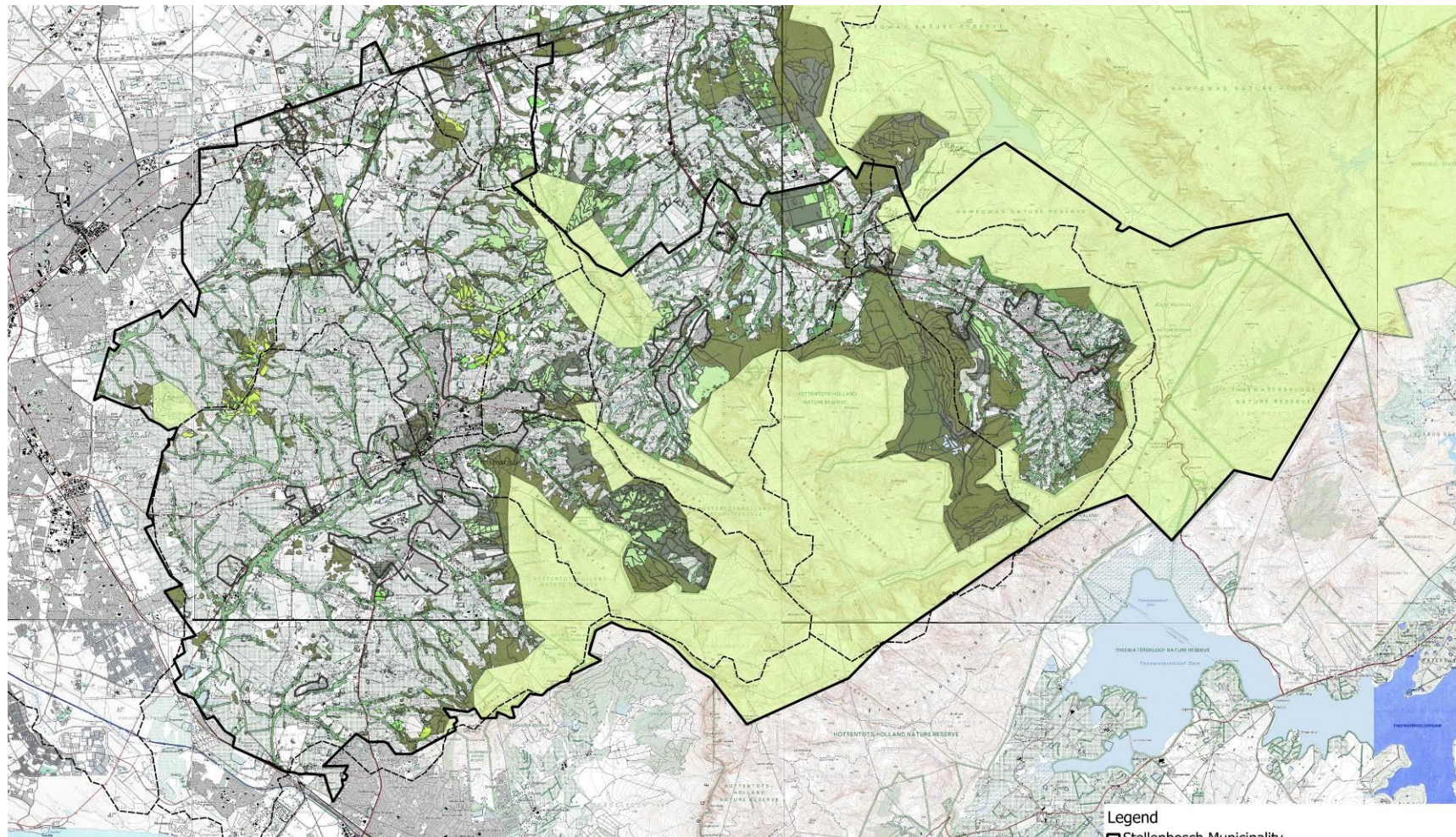
- Ridgelines and crests;
- Slopes higher than 1:4.











- Legend**
- ▭ Stellenbosch Municipality
  - - Study Area Valleys
  - Urban Edge
- Biodiversity**
- Critical Biodiversity Area
  - Critical Biodiversity Area: Degraded
  - Ecological Support Area
  - Ecological Support Area: Restore
  - Ecological Support Area: Plantation on CR Veg
  - Ecological Support Area: Plantation supporting CBA
  - Other Natural Area
  - Protected Area



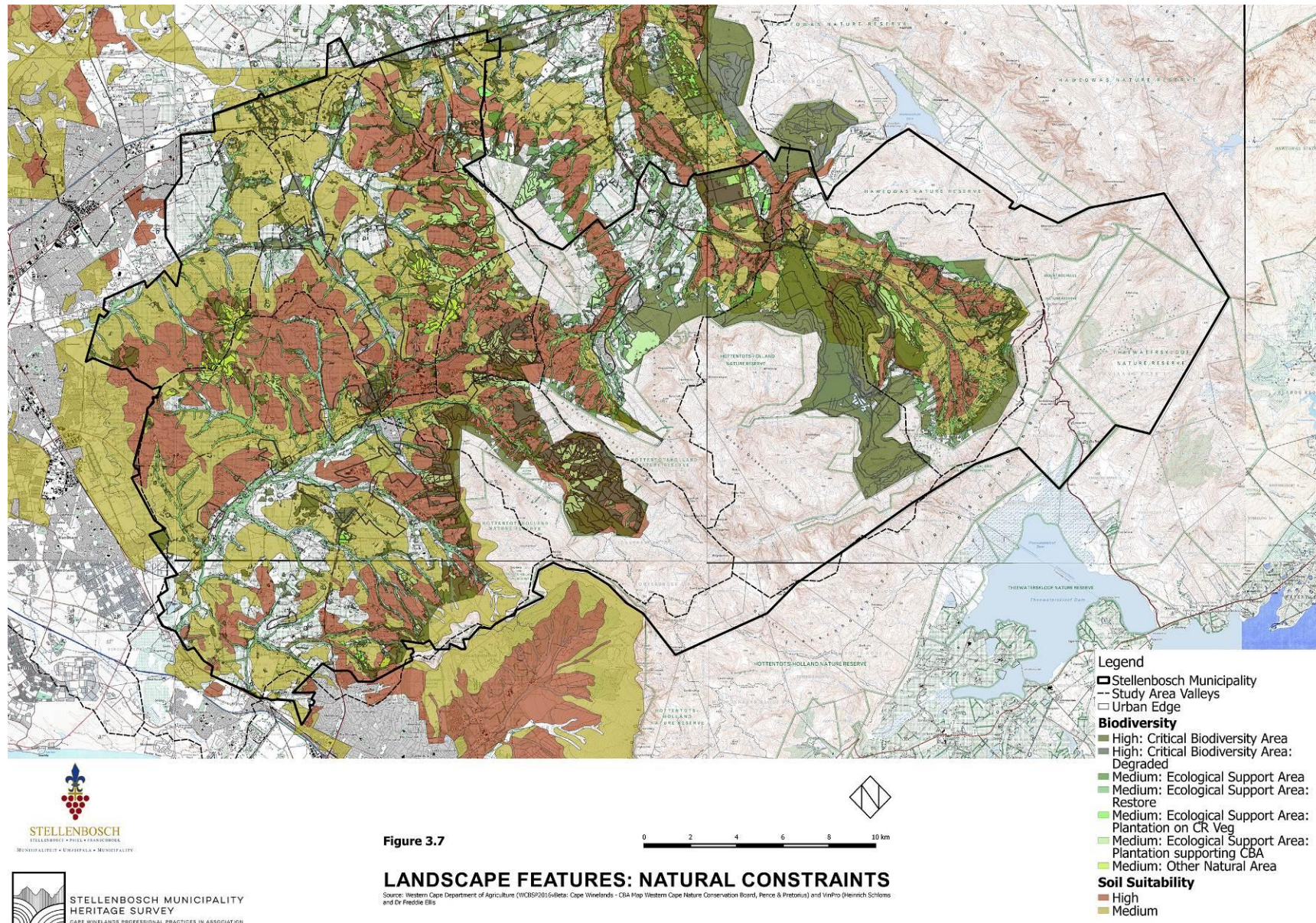
Figure 6b



**LANDSCAPE FEATURES: BIODIVERSITY**

Source: Western Cape Department of Agriculture (WCDSF2016vBeta): Cape Winelands - CBA Map Western Cape Nature Conservation Board, Pince & Pretorius)







#### 4. CULTURAL 'LAYERS'

The starting point has been research relative to the historical evolution of what we have inherited. This is because, both ecologically and in terms of cultural history, it is necessary to 'unpack' and reveal the progression of events and informants that have given shape to the socio-spatial outcomes and the waves of interactions embodied in the overall material inheritance. Three specific arenas of research, and 'products' flowing therefrom, have been part of our research in this regard:

- The development of a Time-line and the associated main informants that help us all better understand the historical evolution of the structure and form of what we have inherited;
- An account of the paleontological, archaeological and the tangible material cultural products that we have inherited, including whole landscapes, in the Stellenbosch municipal area;
- A map sequence that captures the main features of the spatial and tangible evolution of the ecological and cultural features that we have inherited, particularly since the inception of modernism in the first decades of the 20<sup>th</sup> century. This so that we may better grasp the tendencies still currently at play and so that we may better interrogate their suitability, as we all collectively search for appropriate ways to redress past wrongs, attempt to accommodate current needs and define a way forward as regards developments for the future, while acknowledging and working within the constraints that significant heritage resources impose.

Appendices 1, 2 and 3 respectively address the above three areas of work in some detail. Because we are here reporting on Phase 2a of the project and work in these arenas is to continue till the conclusion of the whole of Phase 2 (the end of July 2017), the current state of the three appendices is that they are all in draft form. Their content will be amplified and further edited in due course. However, we are of the view that their current content is sufficient to meet the requirements of Phase 2a of the project.

Figure 4.1 illustrates places of Khoi and colonial first contact in the study area, as well as the early farm grants and wagon routes, doubtless based on the earlier Khoi use and observed preference.

The illustrations included in figure 4.2 are a selection of historical maps that give an indication of the development of settlement post-1750 (these will be added to during the course of phase 2b of the project).

Reflected in the sequence of figures 4.3 to 4.7 is development closer to our own time, spanning 1935 to 2010, inclusive of the surviving historic sites and homesteads. What is most striking from even a cursory look at this sequence is the phenomenal growth of the Urban Domain, comprising extensive areas of suburbia. Not only has Stellenbosch itself fragmented and grown significantly laterally into the countryside; even more so has Somerset West grown very substantially and (particularly in very recent years). So has Greater Cape Town itself, threatening to engulf the western edges of the Bottelary Hills and the Eerste River in the proximity of Meerlust. Just outside of the Stellenbosch municipal area to the south and south-west, extensive 'carpets' of suburbia are being developed, inter alia where historic wetlands such as the Zeekoevlei have been virtually entirely obliterated. This 1935 to 2010 mapped development sequence brings to the fore the sheer scale of the confrontation that is occurring between conservation and development in and beyond the study area.

We submit that, given the vast array of heritage resources present in the study area that underpin its very character and its economy (including heritage resources embedded in cultural landscapes), the sequence underscores both the need to conserve heritage-worthy features and the need to rethink the form and structure of future settlement growth management. Settlement should be far more compact than is currently the norm and be less damaging to the fundamental agricultural productive and scenic context within which Stellenbosch is situated.<sup>31</sup>

<sup>31</sup> This would be entirely in line with enunciated National and Provincial Human Settlement policy.



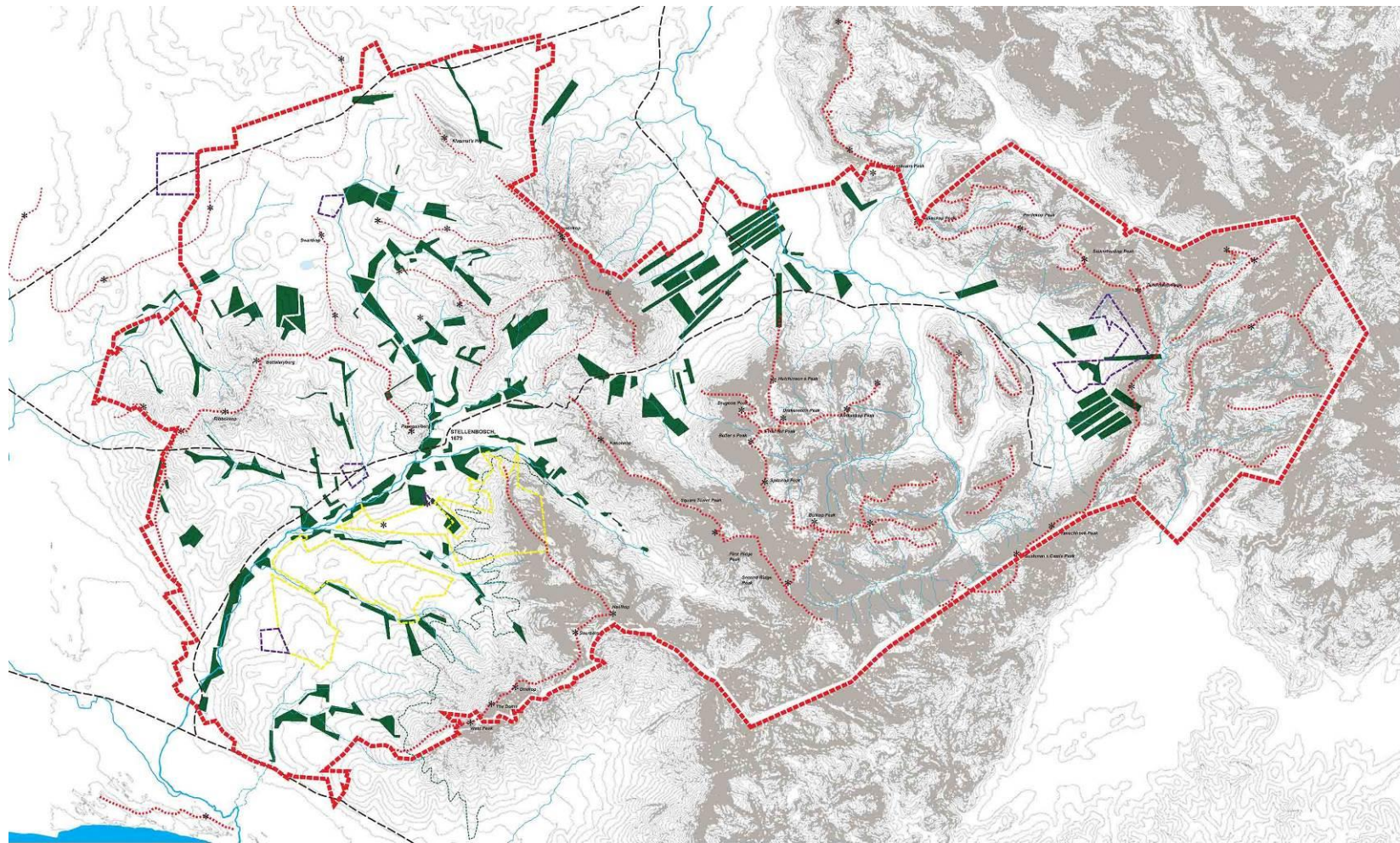


Figure 4.1



- Legend**
- - - Stellenbosch Municipality
  - Crestlines & Peaks
  - First Farm Grants
  - - - Wagon Routes
  - Historic Commonage
  - - - Historic Outspans
  - River Systems

**DEVELOPMENT OF THE CULTURAL LANDSCAPE: 1657 - 1750**





Figure 4.2



**DEVELOPMENT OF THE CULTURAL LANDSCAPE: GEO-REFERENCED HISTORICAL MAPS**



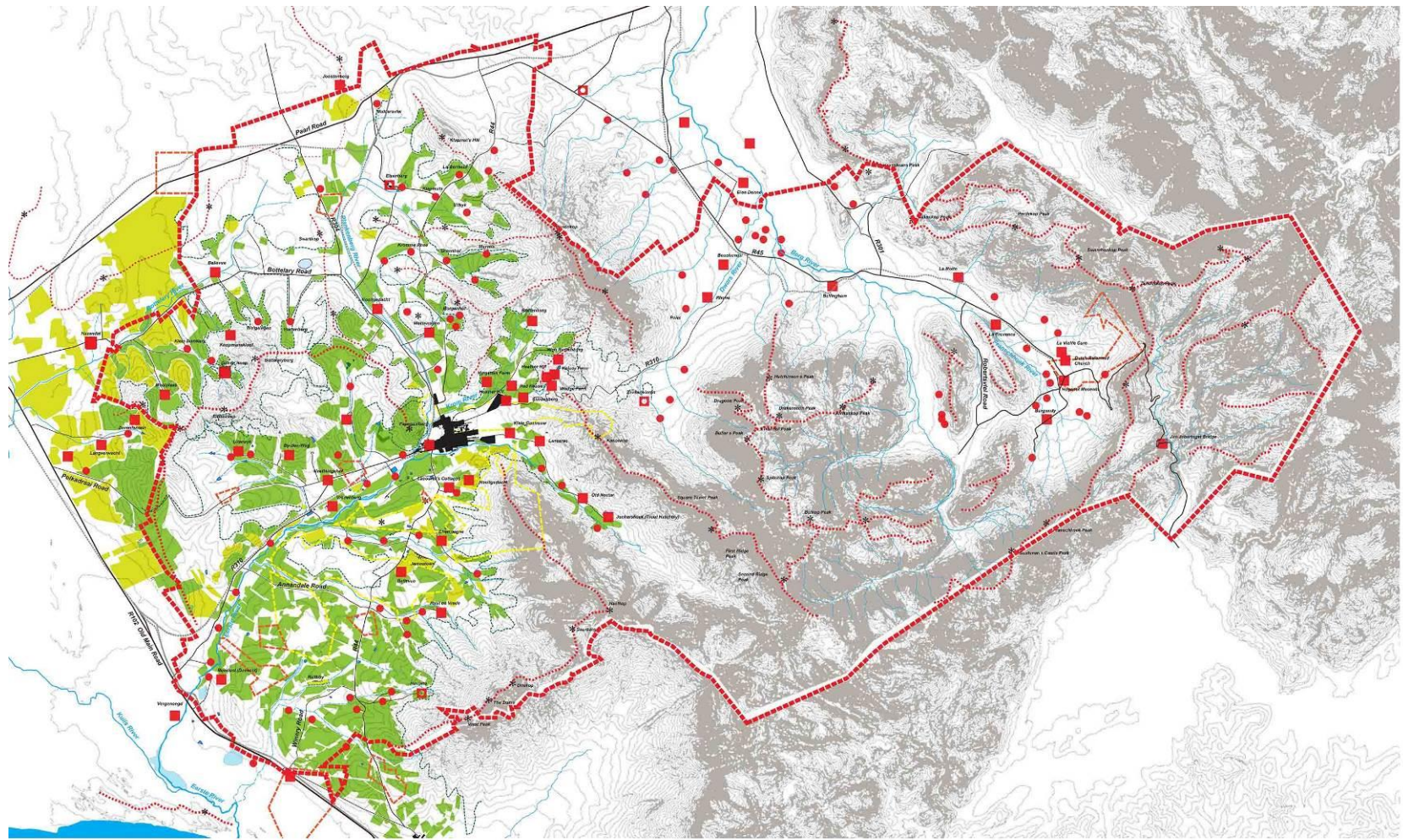


Figure 4.3



**DEVELOPMENT OF THE CULTURAL LANDSCAPE: 1935 - 1941**

Note: No Topocadastral data was available for Franschhoek during this time sequence.

- Legend**
- Stellenbosch Municipality
  - Crestlines & Peaks
  - Edge of Farmland/Wilderness
  - Vineyards and Orchards
  - Field crops, Pasture
  - Forestry
  - Recreation
  - Urban, Suburban, Peri-Urban
  - Conservancy Areas
  - Rivers & Dams
  - Roads
  - Railway Lines
  - Historic Commonage
  - Historic Outspans
  - Heritage Sites/Homesteads
  - PHS Sites/Homesteads



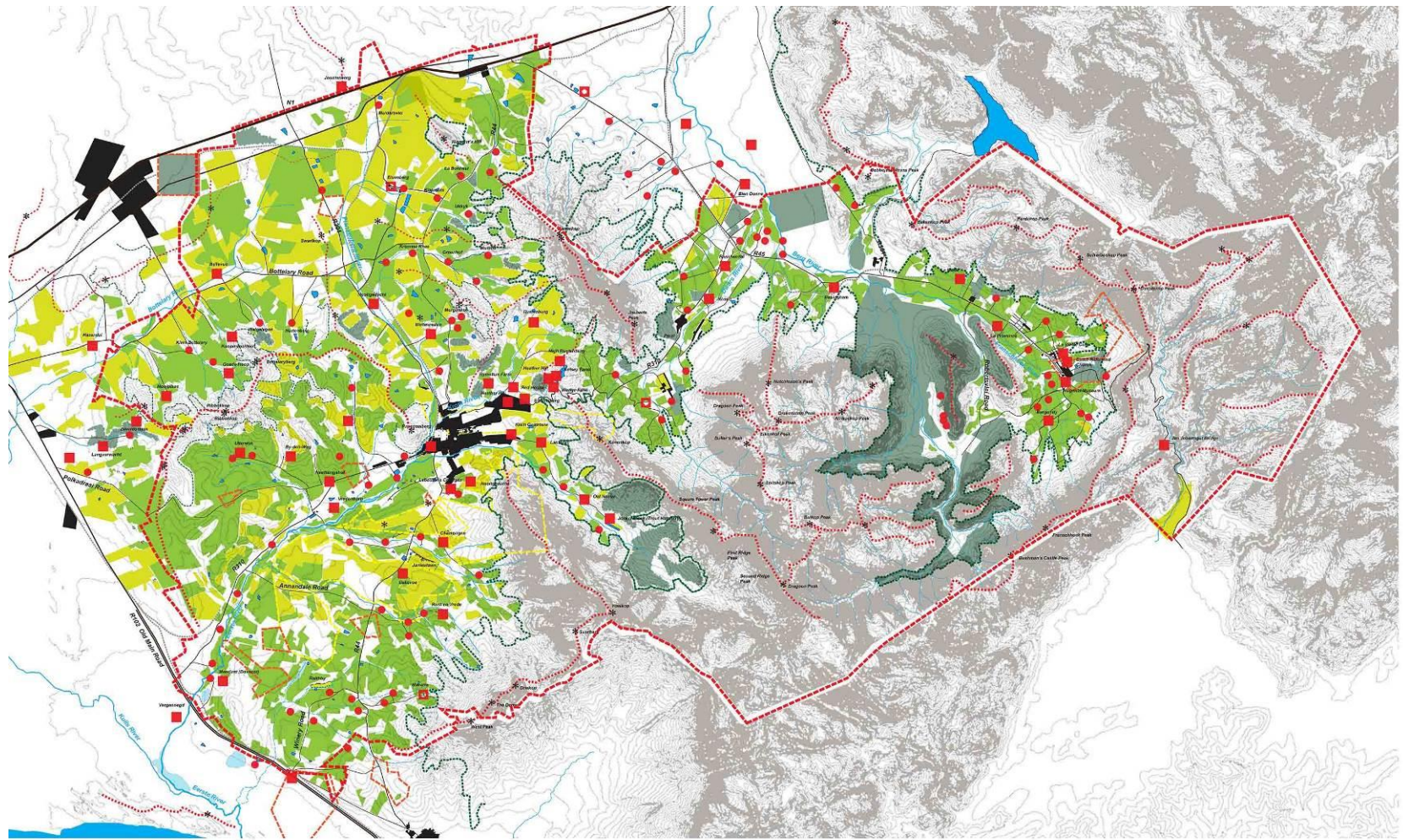


Figure 4.4



- Legend**
- Stellenbosch Municipality
  - Crestlines & Peaks
  - Edge of Farmland/Wilderness
  - Vineyards and Orchards
  - Field crops, Pasture
  - Forestry
  - Recreation
  - Urban, Suburban, Peri-Urban
  - Conservancy Areas
  - Rivers & Dams
  - Roads
  - Railway Lines
  - Historic Commonage
  - Historic Outspans
  - Heritage Sites/Homesteads
  - PHS Sites/Homesteads

**DEVELOPMENT OF THE CULTURAL LANDSCAPE: 1958 - 1962**



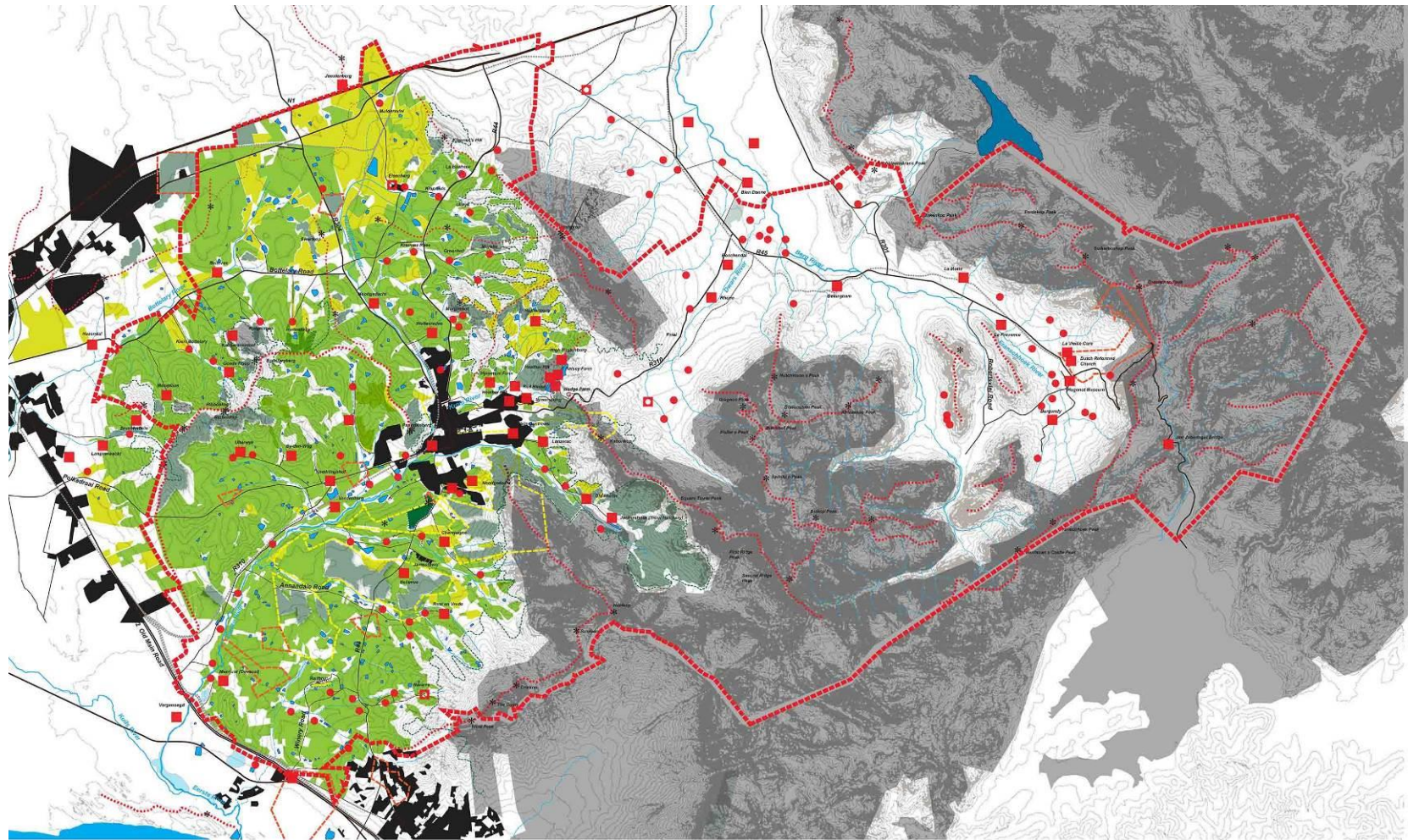


Figure 4.5



Legend

- Stellenbosch Municipality
- ⋯ Crestlines & Peaks
- ⋯ Edge of Farmland/Wilderness
- Vineyards and Orchards
- Field crops, Pasture
- Forestry
- Recreation
- Urban, Suburban, Peri-Urban
- Conservancy Areas
- Rivers & Dams
- Roads
- Railway Lines
- Historic Commonage
- Historic Outspans
- Heritage Sites/Homesteads
- PHS Sites/Homesteads

**DEVELOPMENT OF THE CULTURAL LANDSCAPE: 1979 - 1983**

Note: No Topocadastral data was available for Franschoek during this time sequence.



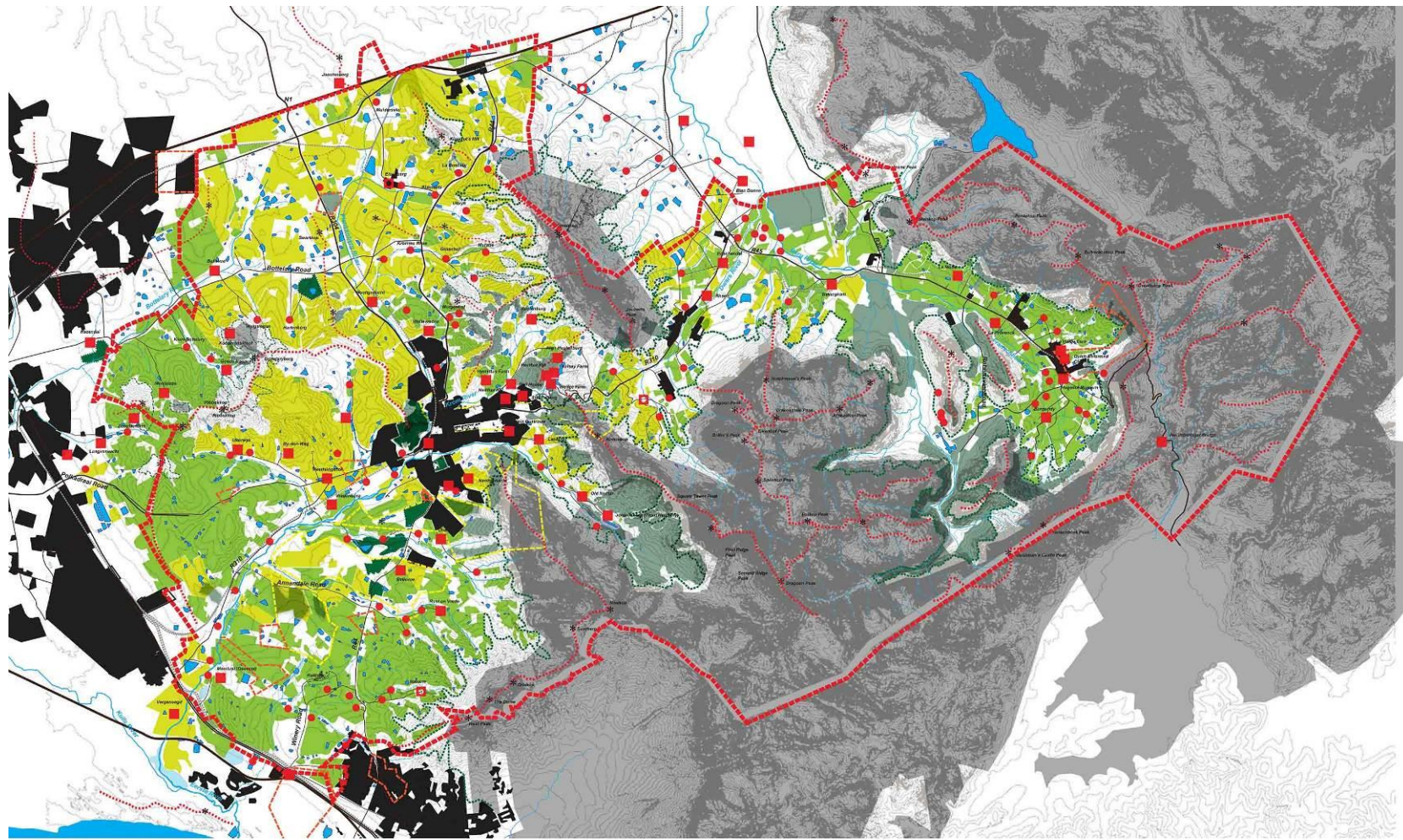


Figure 4.6



**DEVELOPMENT OF THE CULTURAL LANDSCAPE: 2000**

- Legend**
- Stellenbosch Municipality
  - Crestlines & Peaks
  - Edge of Farmland/Wilderness
  - Vineyards and Orchards
  - Field crops, Pasture
  - Forestry
  - Recreation
  - Urban, Suburban, Peri-Urban
  - Conservancy Areas
  - Rivers & Dams
  - Roads
  - Railway Lines
  - Historic Commonage
  - Historic Outspans
  - Heritage Sites/Homesteads
  - PHS Sites/Homesteads



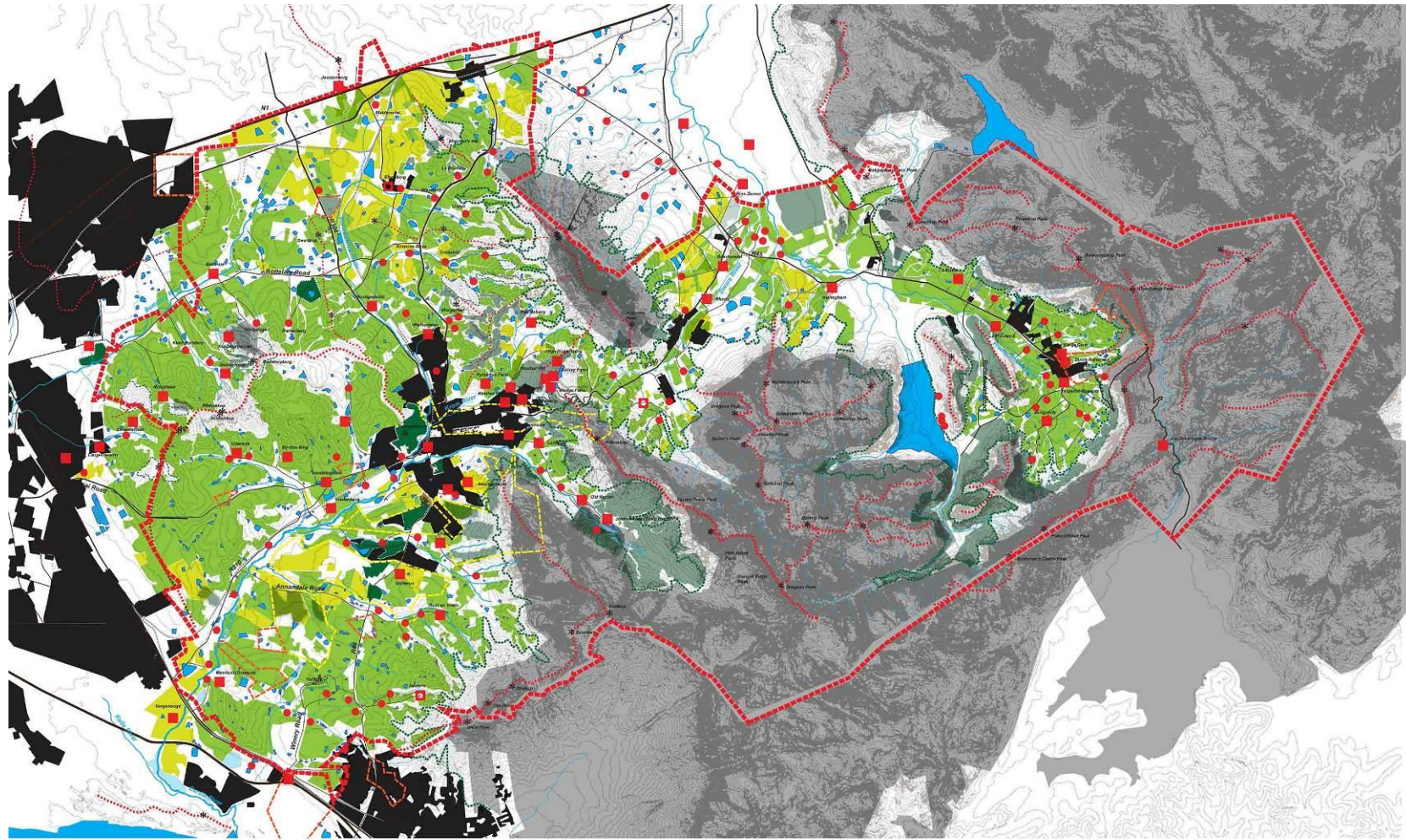


Figure 4.7



**DEVELOPMENT OF THE CULTURAL LANDSCAPE: 2010**

- Legend**
- Stellenbosch Municipality
  - Crestlines & Peaks
  - Edge of Farmland/Wilderness
  - Vineyards and Orchards
  - Field crops, Pasture
  - Forestry
  - Recreation
  - Urban, Suburban, Peri-Urban
  - Conservancy Areas
  - Rivers & Dams
  - Roads
  - Railway Lines
  - Historic Commonage
  - Historic Outspans
  - Heritage Sites/Homesteads
  - PHS Sites/Homesteads

## 5. SYNTHESIS AND FINDINGS

To bring together the strands of the 'natural' and 'cultural' enquiries undertaken has involved far more than simply overlaying the respective spatialised information gathered as part of this and related projects (such as the Drakenstein Municipality Heritage Inventory): it has also involved very considerable fieldwork by all members of the core professional team over the past months and weeks; consultation with colleagues and consultants; as well as consultation with others, such as Dr. Hans Fransen, an acknowledged authority on historic Stellenbosch and the towns, villages and homesteads of the Western Cape; and review of current protections in place.

Figure 2 (augmented by Figure 3.2 and Figure 3.4) clearly illustrates the various **Valleys** within the Study Area. These watersheds, all display a distinctive landscape character, they are spatially defined by mountain slopes and often feature different vegetation types, settlement patterns and human activities. These Valleys, coupled with the soils and vegetation, constitute the different Landscape Units with varying characteristics within the study area. Within these Valleys, a number of smaller, highly distinctive areas were identified during the course of the fieldwork exercise.

Over and above the natural landscape features and the cultural attributes identified in the foregoing, there are a further range of factors that add to the heritage significance of the resources, including the following:<sup>32</sup>

- Areas of scenic value, where the juxtaposition and combination of the natural features in relation to each other increases their scenic and natural heritage significance.
- Rural Farmland contributes to the particular character and ambience of the Stellenbosch Municipal Area and has historical meaning relating to the origins of settlement in the region. Significantly these pockets of farmland on productive soils almost exactly mirror the areas of weathered granites and shales in the foothill zones.
- Nature reserves, which because of their protected status, increase the significance of the natural and scenic resources of those areas.

<sup>32</sup> Overstrand Heritage Landscape Group (2009).

The Stellenbosch Municipal Area falls within the Cape Floristic Kingdom World Heritage Site, which has international status, and includes a number of smaller reserves and conservancies.

- Scenic corridors occur along scenic routes, and have particular significance where these interface with areas of high scenic value. The routes tend to have regional or local significance, and include the Klapmuts Road (R44), Klipheuwel Road (R304), Bottelary Road (M23), National (N1), Helshoogte (R310), Polkadraai Road (M12), Baden Powell Road (R310), Strand Road (R44) and Franschoek Road (R45).<sup>33</sup>

In turn, and as a consequence of quite a number of draft iterations, all these considerations and evidence have led to our further close examination of the relevant data thus far presented. In particular, we have closely scrutinised the synthesised information emerging from the spatial overlay of:

- The Natural Constraints (fig. 3.7);
- Development of the Cultural Landscape 2010 (fig. 4.7);
- Sense of Place (fig. 5).

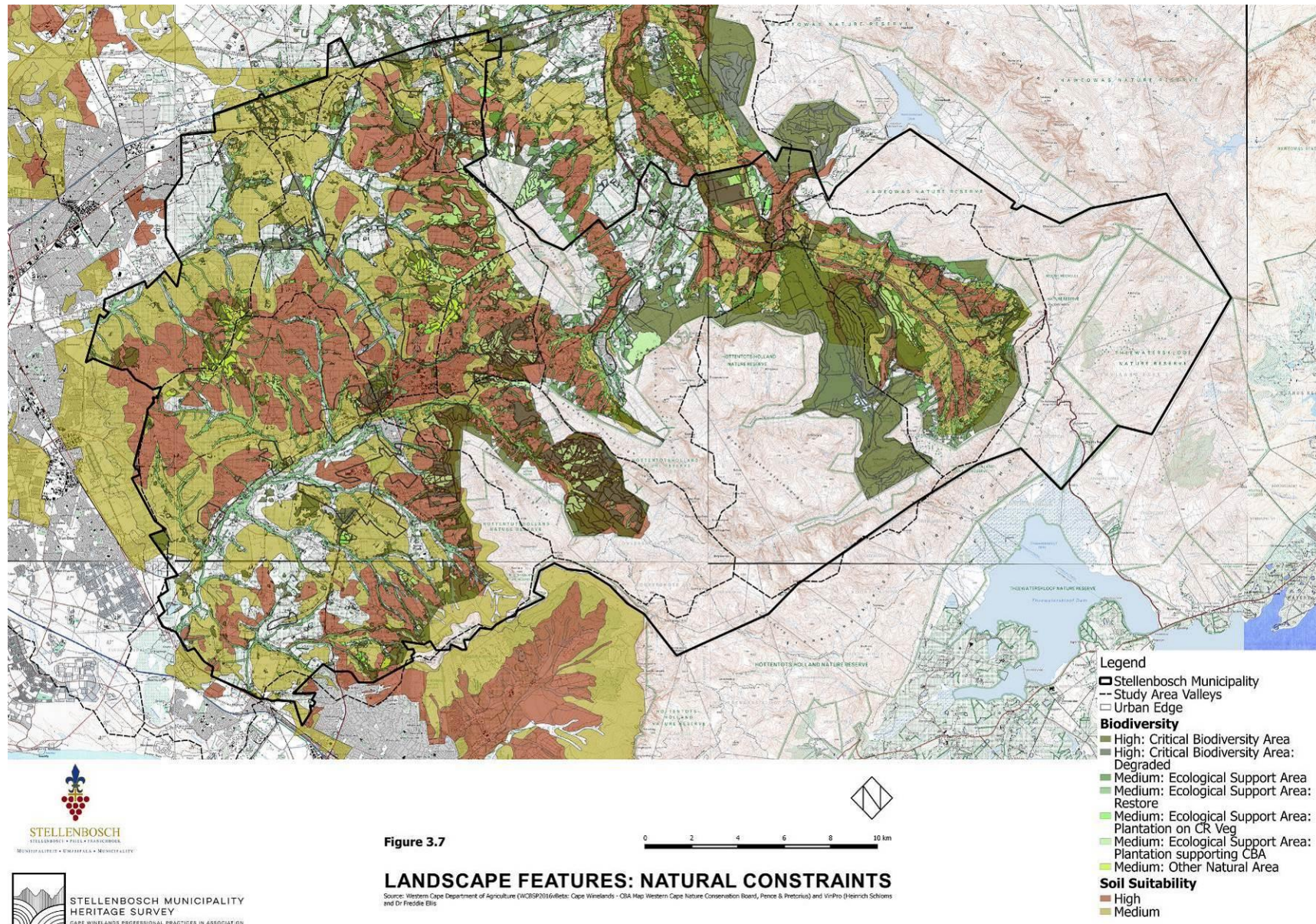
Our findings, applying all the relevant criteria in terms of the NHRA and the UNESCO guidelines, is illustrated in Figure 6, which indicates those geographic areas that are significant in terms of their heritage value. We propose that these areas should be protected: hence their inclusion in proposed Heritage Areas of Grade I and Grade II, shown in the figure.

Figure 6 also indicates the position of the existing Protected Areas and has taken cognisance of the proposed Grade 1 Heritage Area of the Drakenstein Heritage Survey<sup>34</sup>. When considering the location and extent of the proposed Heritage Areas, it is obvious that the core of the study area around Simonsberg has the highest heritage value, both to the north-east and to the south-west. Each of these already has a Declared National Heritage Site within it: the 'Founders' Estate' and 'Ida's Valley', respectively.

<sup>33</sup> Winter, S and Oberholzer, B (2014).

<sup>34</sup> Drakenstein Landscape Group (2012)







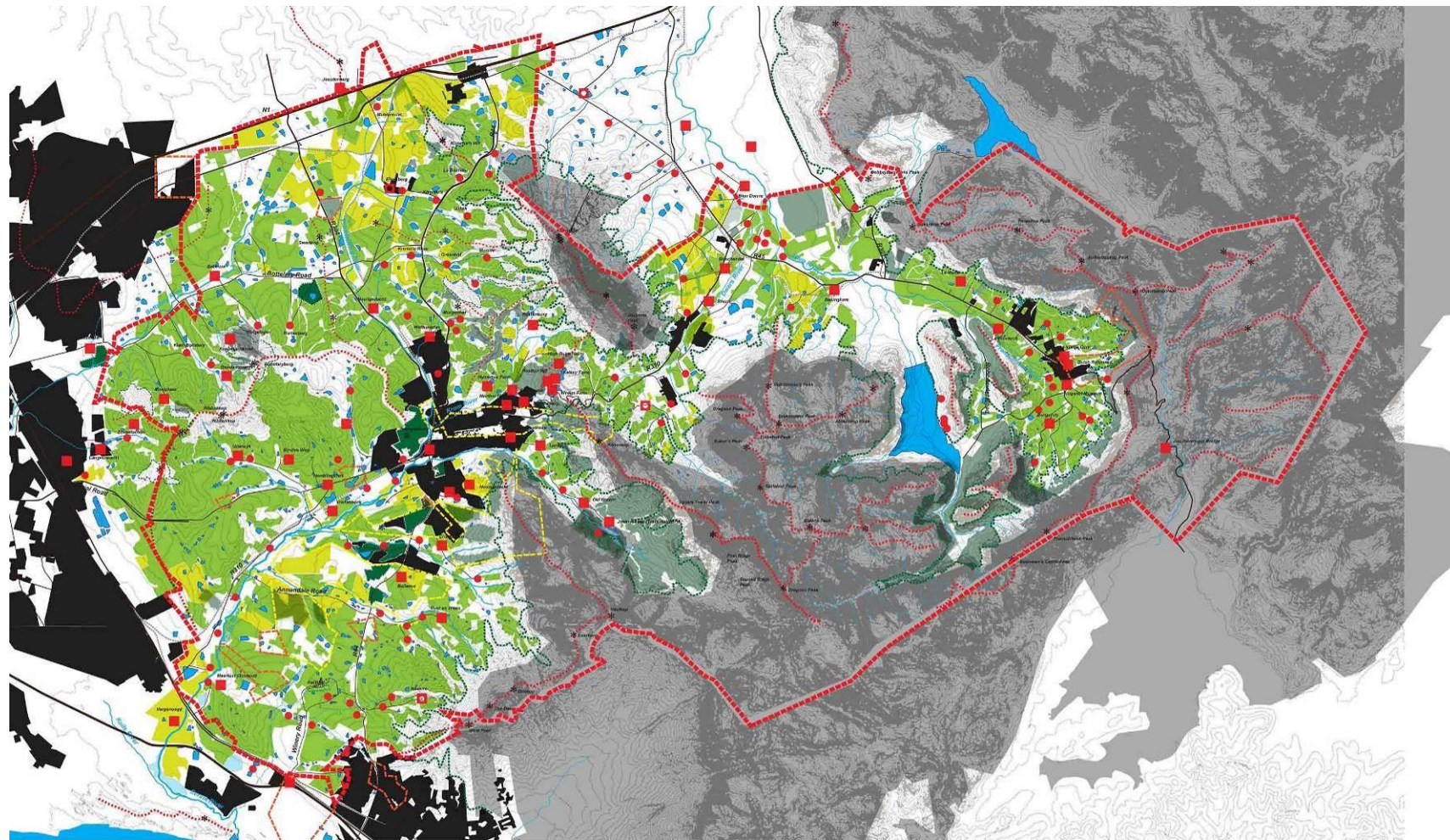


Figure 4.7



**DEVELOPMENT OF THE CULTURAL LANDSCAPE: 2010**

- Legend**
- Stellenbosch Municipality
  - Crestlines & Peaks
  - Edge of Farmland/Wilderness
  - Vineyards and Orchards
  - Field crops, Pasture
  - Forestry
  - Recreation
  - Urban, Suburban, Peri-Urban
  - Conservancy Areas
  - Rivers & Dams
  - Roads
  - Railway Lines
  - Historic Commonage
  - Historic Outspans
  - Heritage Sites/Homesteads
  - PHS Sites/Homesteads



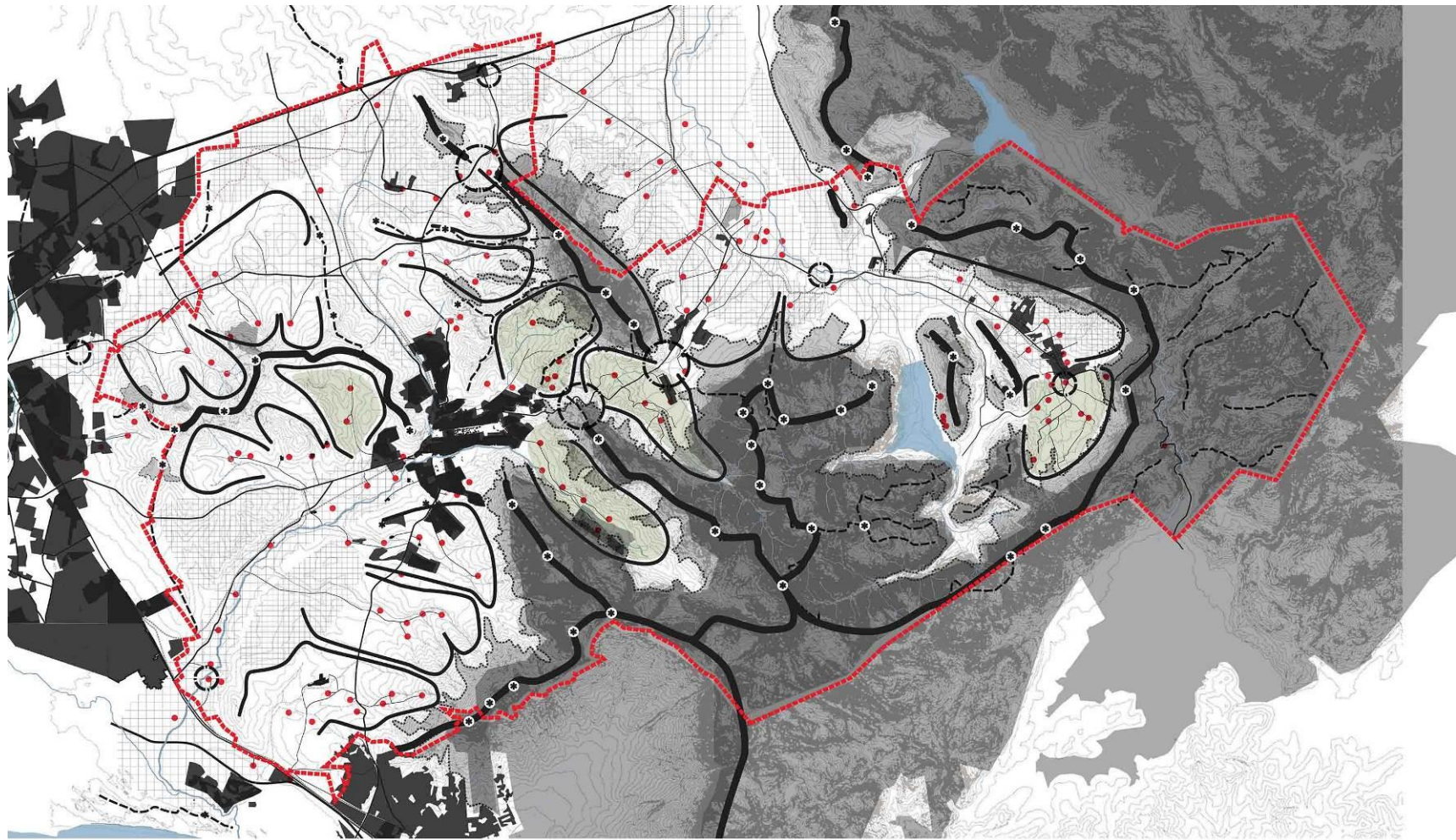


Figure 5

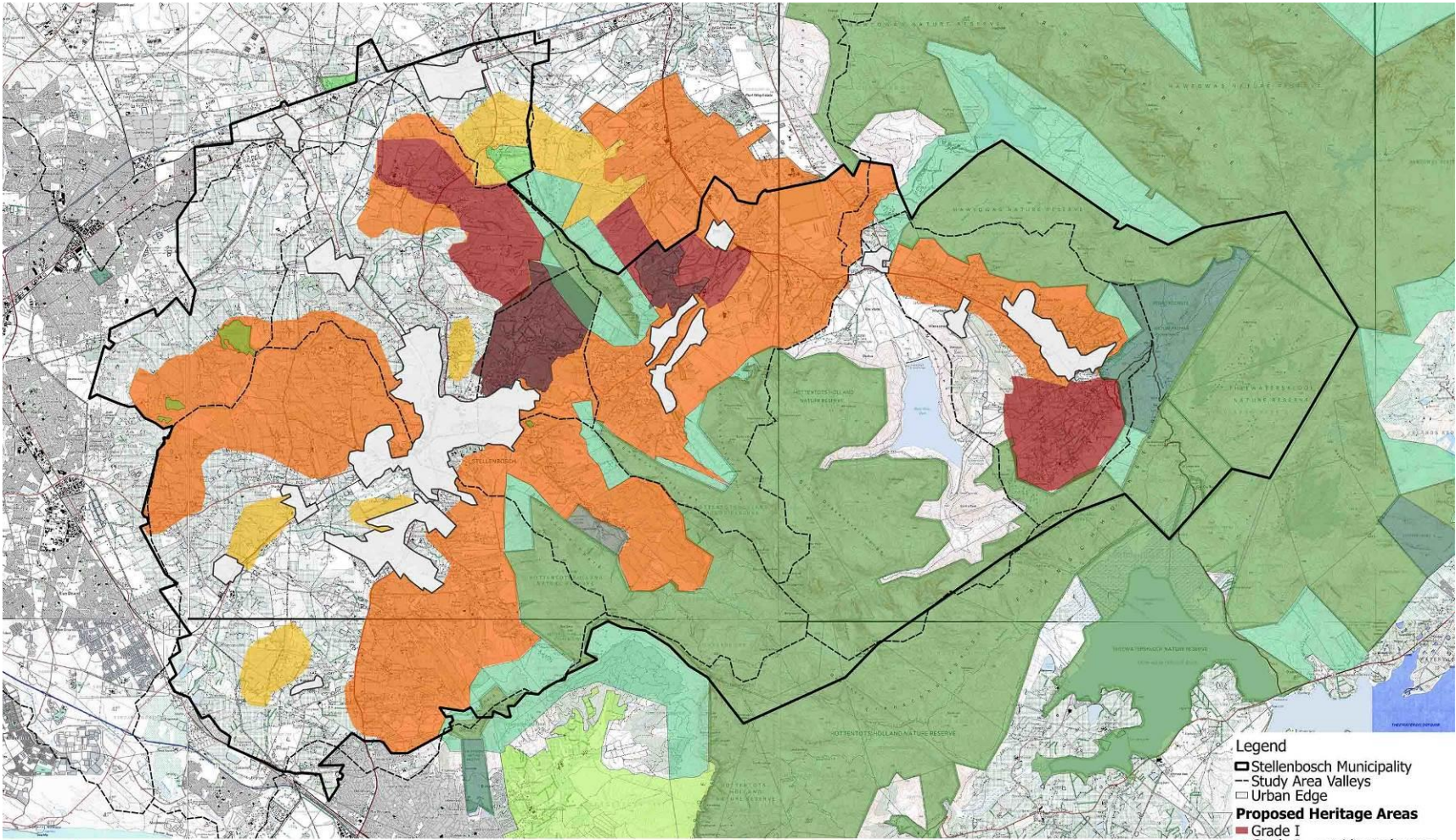
**SENSE OF PLACE**



**Legend**

- Stellenbosch Municipality
- Crestlines
- Peaks
- Wilderness
- Rivers
- Roads
- Railway Lines
- Urban, Suburban and Peri-urban
- Gateway Spaces
- Valley Spaces/Sense of Enclosure
- Valley Bottoms/River Corridors
- Gently Undulating Hills
- Heritage Sites
- Landscape "Rooms"





- Legend**
- ▭ Stellenbosch Municipality
  - Study Area Valleys
  - Urban Edge
- Proposed Heritage Areas**
- Grade I
  - Grade I - outside study area
  - Grade II
  - Potential Grade II
  - Declared Grade I Areas
- Protected Areas**
- Mountain Catchment Area
  - Local Authority Nature Reserve
  - Provincial Reserve
  - State Forest Nature Reserve
  - Protected Natural Environment
  - Private Nature Reserve

Figure 6

**LANDSCAPE FEATURES: EXISTING PROTECTED AREAS AND PROPOSED HERITAGE AREAS**

Source: Western Cape Department of Agriculture





## 6. RECOMMENDATIONS

This report has been prepared in the context of the strategic and urgent need of the Stellenbosch Municipality to become compliant with the provisions of the NHRA as soon as possible, as it contemplates the production of (or amendment to) various human settlement and transportation planning proposals in its area of jurisdiction.<sup>35</sup> As a consequence, the focus of this phase of our work as consultants to the municipality has been the identification of significant heritage resources embodied in large-scale landscape areas of the Rural Domain of the municipality. This is because significant developments currently being proposed in that domain (whether formally or informally and irrespective of whether they have been or are initiated by the municipality itself or by private developers) are required to be informed by the tangible existence of surviving significant heritage resources in that domain. In any event, we also suggest that the presence of the relevant heritage resources is germane to sustaining the very character and economy of the Stellenbosch Municipality, even when considered in an innovative vision.

An appropriate Inventory of Heritage Resources is required. Moreover, the inventory has to be approved by the agencies statutorily responsible: in this case the South African Heritage Resources Agency (SAHRA) (for proposed Grade I resources and areas) and Heritage Western Cape (HWC) (for Grade II and Grade III resources and areas).<sup>36</sup>

Therefore, and as a consequence of the foregoing, on the 14<sup>th</sup> November 2016 we have lodged this report with both SAHRA and HWC and recommend that:

- Figure 6 and the Schedule of Heritage Resources in the Rural Domain, contained in this report as Appendix 5, be considered for approval by the said SAHRA and HWC, with this report being the motivation therefore.

<sup>35</sup> As previously stated in this report, this is required in terms of section/s \*\* of the National Heritage Resources Act.

<sup>36</sup> We note that Grading as an activity has no impact on land ownership rights. Impacts on rights only come with formal protection.

We record that on the 14<sup>th</sup> November 2016 we have made copies of this report available to the Stellenbosch Municipality, as well as to registered Conservation NGO's in the Stellenbosch Municipality, with the request that they provide us with written comment thereon by the 14<sup>th</sup> December 2016.

The findings of this report will be revisited and included in any revised form in the Phase 2 report of this project that is planned to be completed towards the end of July 2017.





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SAHRA's list of Provincial Heritage Sites





## 8. APPENDICES

### APPENDIX 1:

#### TIME-LINE AND INFORMANTS BY TRACEY RANDALL



**APPENDIX 2:**

**PALAEONTOLOGY AND ARCHAEOLOGY FRAMEWORK BY  
DR. ANTONIA MALAN**



### **APPENDIX 3:**

#### **SPATIAL DEVELOPMENTAL SEQUENCE SINCE THE 1930'S BY THE CORE TEAM**

See Figures 4.1 – 4.7

## **APPENDIX 4:**

### **HWC GUIDELINES FOR GRADING: MANAGEMENT AND IMPLICATIONS**



## APPENDIX 5:

### PROPOSED HERITAGE SCHEDULE

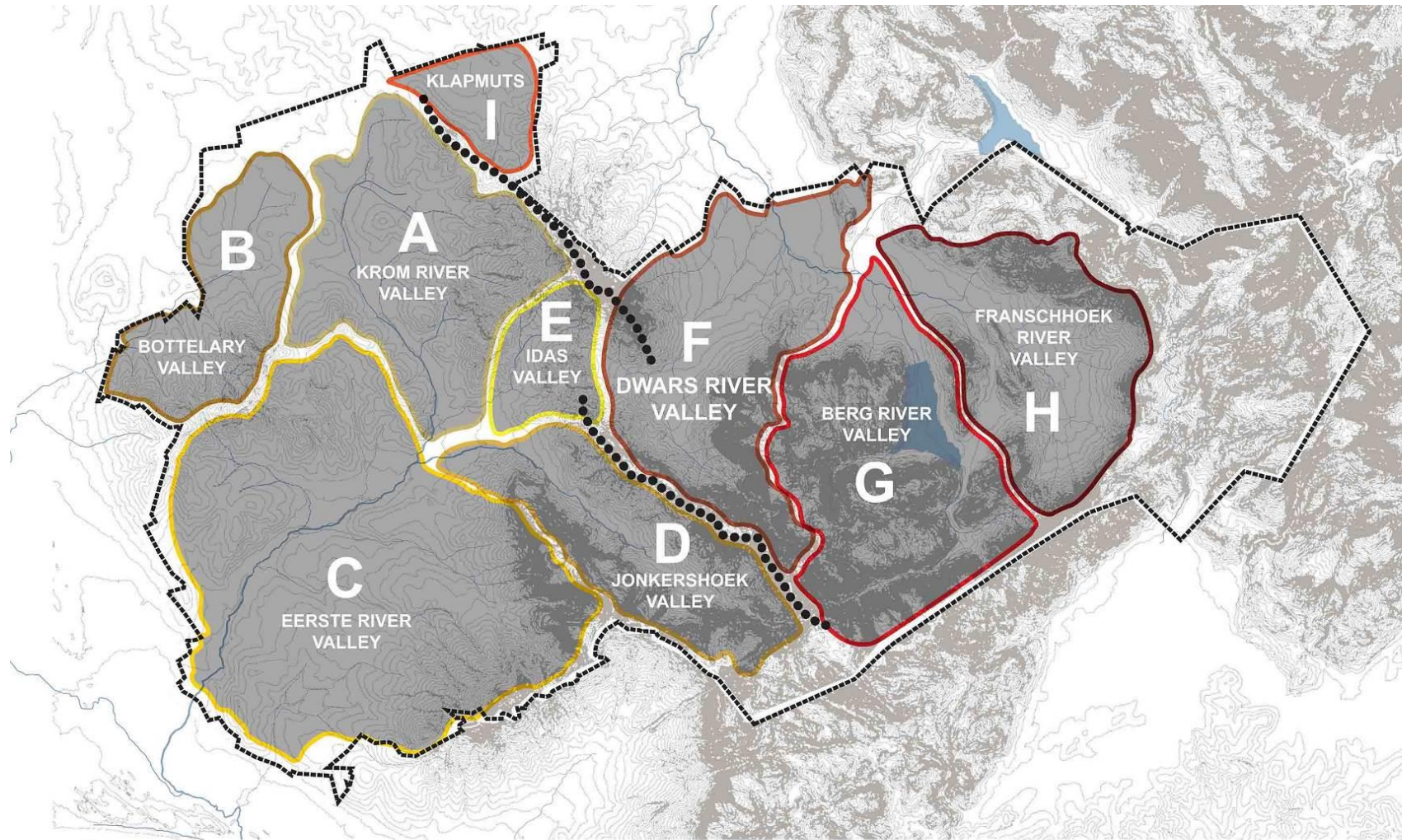


Figure 2

**STUDY AREA - VALLEYS**



**Legend**

- Stellenbosch Municipality
- Major Watershed Line
- A: Krom River Valley
- B: Bottelary Valley
- C: Eerste River Valley
- D: Jonkershoek Valley
- E: Idas Valley

- F: Dwars River Valley
- G: Berg River Valley
- H: Franschhoek Valley
- I: Klapmuts



**A: Krom River Valley****GRADE 1 DECLARED:**

*portion # of farm*  
n/a

**GRADE 2 PROPOSED:**

*portion # of farm*

**GRADE 1 PROPOSED:**

*portion # of farm*

RE/ 31

2/ 41

RE/ 41

1/ 44

2/ 44

3/ 44

RE/ 44

46

1/ 48

RE/ 48

12/ 60

13/ 60

1/ 1063

2/ 1063

RE/ 1063

RE/ 1293

7/ 1362

8/ 1362

RE/ 1362

2/ 32

17/ 32

18/ 32

42

43

16/ 60

11/ 66

3/ 72

4/ 72

RE/ 72

9/ 74

19/ 74

28/ 74

46/ 74

RE/ 74

1/ 76

10/ 90

11/ 90

12/ 90

13/ 90

19/ 90

20/ 90

21/ 90

22/ 90

23/ 90

24/ 90

25/ 90

30/ 90

32/ 90

33/ 90

36/ 90

44/ 90

45/ 90

46/ 90

47/ 90

48/ 90

49/ 90

181

RE/ 182

RE/5/ 183

23/ 183

36/ 183

RE/ 183

5/ 211

1343

**B: Bottelary Hills**

---

## GRADE 1 DECLARED:

*portion # of farm*  
n/a

## GRADE 1 PROPOSED:

*portion # of farm*  
n/a

## GRADE 2 PROPOSED:

*portion # of farm*  
RE/ 210  
5/ 211  
3/ 212  
6/ 212  
7/ 213  
14/ 214  
5/ 218  
RE/ 218  
219  
2/ 220  
3/ 220  
RE/ 220  
249  
1/ 250  
RE/ 250  
251  
1025  
1026  
1445



**C: Eerste River Valley**

GRADE 1	DECLARED:		6/ 78		6/ 183
	<i>portion # of farm</i>		8/ 78		7/ 183
	n/a		10/ 78		22/ 183
			12/ 78		52/ 183
GRADE 1	PROPOSED:		14/ 78		65/ 183
	<i>portion # of farm</i>		16/ 78		71/ 183
	n/a		19/ 78		RE/ 183
			RE/ 78		184
GRADE 2	PROPOSED:		5/ 79		187
	<i>portion # of farm</i>		RE/ 79		190
	28/ 35		1/ 80		191
	4/ 40		33/ 90		3/ 196
	13/ 50		35/ 90		4/ 197
	16/ 65		40/ 90		2/ 200
	17/ 65		41/ 90		1/ 203
	23/ 65		42/ 90		2/ 203
	24/ 65		43/ 90		RE/ 203
	28/ 65		50/ 90		1/ 204
	30/ 65		51/ 90		RE/ 204
	3/ 72		52/ 90		205
	2/ 75		55/ 90		1/ 206
	3/ 75		56/ 90		2/ 206
	4/ 75		57/ 90		RE/ 206
	5/ 75		1/ 180		RE/ 208
	RE/ 75				183
	9/ 76		2/ 183		2/ 256
	2/ 77		3/ 183		1/ 257
	2/ 78		4/ 183		260
	4/ 78				

5/ 262	2/ 405	35/ 516
6/ 262	RE/ 405	42/ 516
1/ 265	1/ 407	44/ 516
2/ 265	2/ 407	44/ 516
1/ 272	3/ 407	46/ 516
RE/ 272	2/ 408	RE/ 516
3/ 275	6/ 408	2/ 524
RE/ 275	409	15/ 524
276	56/ 510	RE/ 524
277	6/ 512	1/ 525
1/ 279	7/ 512	2/ 525
366	8/ 512	3/ 525
1/ 367	9/ 512	4/ 525
2/ 368	RE/ 512	5/ 525
6/ 369	1/ 513	6/ 525
18/ 369	2/ 513	7/ 525
17/ 369	4/ 513	9/ 525
RE/ 369	7/ 514	10/ 525
2/ 373	1/ 516	11/ 525
3/ 373	4/ 516	17/ 525
7/ 373	5/ 516	RE/ 525
16/ 373	6/ 516	RE/ 528
398	7/ 516	2/ 529
9/ 400	11/ 516	RE/ 529
RE/ 400	12/ 516	535
RE/ 401	13/ 516	536
2/ 402	14/ 516	6/ 537
9/ 402	15/ 516	8/ 537
12/ 402	18/ 516	9/ 537
RE/ 402	23/ 516	11/ 537
1/ 403	31/ 516	13/ 537
1/ 404	34/ 516	14/ 537



17/ 537	18/ 577	1/ 1091
18/ 537	20/ 577	RE/ 1091
20/ 537	2/ 578	1113
RE/ 537	3/ 578	1/ 1114
1/ 542	4/ 578	2/ 1114
2/ 542	5/ 578	1/ 1147
RE/ 542	7/ 578	RE/ 1147
4/ 559	6/ 707	1157
5/ 559	709	1166
560	711	1252
1/ 561	1/ 713	RE/ 1257
563	RE/ 713	1/ 1257
564	714	1271
1/ 566	1/ 715	1271
5/ 571	2/ 724	1275
6/ 571	1/ 726	1276
7/ 571	2/ 726	1/ 1291
RE/ 571	727	RE/ 1291
2/ 573	1/ 928	1294
RE/ 573	955	1/ 1295
574	971	2/ 1295
575	1001	1296
576	1002	1302
1/ 577	RE/ 1003	1313
2/ 577	1017	1314
4/ 577	1018	1315
5/ 577	1/ 1026	1320
6/ 577	1/ 1028	1324
8/ 577	RE/ 1028	1325
9/ 577	1/ 1029	1/ 1328
10/ 577	RE/ 1029	3/ 1328
17/ 577	1042	4/ 1328

5/ 1328  
6/ 1328  
1342  
1355  
1368  
1377  
1382  
1383  
1384  
1385  
1386  
1393  
1397  
RE/ 1410  
1411  
1422  
1428  
1429  
1/ 1437  
RE/ 1437  
1439  
1/ 1443  
2/ 1443  
RE/ 1443  
1448  
1456  
1460  
1/ 1471  
2/ 1471  
1554  
1658



**D : Jonkershoek Valley**

GRADE 1	DECLARED:		4/ 334	4/ 352
	portion # of farm		5/ 334	8/ 352
	n/a		8/ 334	RE/ 352
			9/ 334	2/ 358
GRADE 1	PROPOSED:		10 334	3/ 358
	portion # of farm		17/ 334	4/ 358
	n/a		19/ 334	6/ 358
			20/ 334	RE/ 358
GRADE 2	PROPOSED:		27/ 334	2/ 363
	portion # of farm		RE/ 334	RE/ 367
	RE/ 306		2/ 345	RE/ 367
	RE/ 308		5/ 345	1/ 368
	RE/ 313		6/ 345	RE/ 368
	RE/ 315		7/ 345	1086
	RE/ 316		8/ 345	1087
	320		9/ 345	1303
	RE/ 321		10/ 345	4/ 1308
	1/ 321		11/ 345	1321
	RE/ 321		15/ 345	1402
	5/ 327		16/ 345	1403
	5/ 328		20/ 345	1440
	6/ 328		1/ 350	1441
	7/ 328		2/ 350	
	12/ 328		3/ 350	
	1/ 333		4/ 350	
	RE/ 333		1/ 351	
	1/ 334		RE/ 351	
	2/ 334		2/ 352	
	3/ 334			

**E: Ida's Valley**

<b>GRADE 1</b>	<b>DECLARED:</b>	<i>(Ida's Valley)</i>		
	<i>portion # of farm</i>			
	1/ 50		4/ 164	1/ 169
	RE/ 53		1/ 164	2/ 169
	1/ 53		3/ 164	3/ 169
	4/ 55		5/ 164	171
	RE/ 55		1/ 165	2/ 490
	RE/ 55		RE/ 165	5/ 490
	RE/ 56		6/ 167	7/ 490
	1/ 56		6/ 175	1406
	10/ 67		1092	
	RE/ 105		1274	
	1/ 106		1/ 1408	
	2/ 106		9/ 1408	
	RE/ 106		10/ 1408	
	1/ 107			
	RE/ 107	<b>GRADE 2 PROPOSED:</b>		
	7/ 111	<i>portion # of farm</i>		
	8/ 111	4/ 119		
	9/ 111	7/ 119		
	5/ 111	8/ 119		
	RE/ 111	9/ 119		
	9/ 123	RE/ 119		
	RE/ 123	1/ 135		
	157	RE/ 135		
	6/ 159	1/ 168		
	RE/ 159	2/ 168		
	1/ 164	RE/ 168		
	2/ 164	RE/ 169		



**F: Dwars River Valley**

GRADE 1	DECLARED:		8/ 116		1/ 130
	<i>portion # of farm</i>		10/ 116		2/ 130
	2/ 1674		RE/ 116		3/ 130
	5/ 1674		10/ 122		4/ 130
	9/ 1674		11/ 122		5/ 130
	8/ 1674		13/ 122		RE/ 130
			26/ 124		3/ 132
GRADE 1	PROPOSED:		51/ 124		10/ 132
	<i>portion # of farm</i>		58/ 124		1/ 134
	54		62/ 124		1/ 136
	967		64/ 124		RE/ 136
	RE/ 1200		351/ 124		1/ 137
	RE/ 1217		352/ 124		2/ 137
	RE/ 1331		353/ 124		RE/ 137
	1/ 1674		396/ 124		139
	4/ 1674		400/ 124		RE/ 140
	6/ 1674		RE/ 124		RE/3/ 140
	7/ 1674		2/ 127		2/ 147
	10/ 1674		RE/8/ 127		3/ 147
	11/ 1674		24/ 127		5/ 147
	12/ 1674		400/ 127		6/ 147
			RE/ 127		8/ 147
GRADE 2	PROPOSED:		4/ 129		9/ 147
	<i>portion # of farm #</i>		7/ 129		150
	2/ 113		14/ 129		1/ 153
	3/ 113		15/ 129		2/ 153
	1/ 116		17/ 129		4/ 153
	3/ 116		18/ 129		5/ 153
	5/ 116				

6/ 153	10/ 1162	1/ 1209
7/ 153	1163	RE/ 1209
9/ 153	1165	1210
10/ 153	1/ 1166	5/ 1212
11/ 153	RE/ 1166	6/ 1212
12/ 153	7/ 1170	14/ 1212
13/ 153	8/ 1170	10/ 1212
RE/ 153	RE/ 1170	11/ 1212
880	6/ 1173	12/ 1212
885	RE/ 1173	13/ 1212
2/ 982	1/ 1176	17/ 1212
5/ 982	5/ 1201	18/ 1212
4/ 1003	8/ 1201	4/ 1213
6/ 1003	1/ 1202	5/ 1213
8/ 1003	18/ 1202	6/ 1213
RE/ 1003	23/ 1202	7/ 1213
2/ 1004	24/ 1202	8/ 1213
1/ 1006	25/ 1202	9/ 1213
2/ 1006	26/ 1202	10/ 1213
7/ 1010	27/ 1202	11/ 1213
4/ 1014	28/ 1202	12/ 1213
1/ 1015	29/ 1202	14/ 1213
2/ 1015	30/ 1202	RE/ 1213
RE/ 1015	31/ 1202	16/ 1213
1/ 1016	55/ 1202	17/ 1213
1017	58/ 1202	25/ 1213
1018	3/ 1206	12/ 1213
1/ 1022	RE/ 1206	19/ 1213
1/ 1118	RE/ 1207	RE/ 1216
1/ 1159	1/ 1207	1/ 1217
1161	1/ 1208	1217
9/ 1162	RE/ 1208	1/ 1217



2/ 1217	1424	RE/ 1474
RE/ 1217	1431	1/ 1475
RE/ 1218	1433	4/ 1475
1/ 1218	1/ 1460	5/ 1475
1219	3/ 1460	6/ 1475
1/ 1269	4/ 1460	RE/ 1475
RE/ 1269	9/ 1460	1476
1272	10/ 1460	1532
1275	11/ 1460	1539
1/ 1281	12/ 1460	RE/ 1610
RE/ 1281	13/ 1460	1/ 1628
RE/ 1281	14/ 1460	4/ 1628
RE/ 1309	15/ 1460	RE/2/ 1628
2/ 1312	16/ 1460	1/ 1631
3/ 1312	17/ 1460	2/ 1631
1/ 1326	18/ 1460	1645
2/ 1326	19/ 1460	6/ 1646
RE/ 1326	20/ 1460	7/ 1646
1331	21/ 1460	8/ 1646
9/ 1331	22/ 1460	9/ 1646
RE/ 1331	23/ 1460	10/ 1646
1335	24/ 1460	11/ 1646
1336	25/ 1460	12/ 1646
1341	26/ 1460	13/ 1646
1345	26/ 1460	14/ 1646
1359	27/ 1460	15/ 1646
1360	28/ 1460	16/ 1646
1/ 1370	29/ 1460	17/ 1646
2/ 1370	32/ 1460	1/ 1647
3/ 1370	33/ 1460	2/ 1647
RE/ 1370	35/ 1460	3/ 1647
1411	1/ 1474	1/ 1649

2/ 1649  
4/ 1649  
5/ 1649  
6/ 1649  
7/ 1649  
8/ 1649  
9/ 1649  
12/ 1649  
13/ 1649  
1655  
RE/ 1656  
1/ 1674  
4/ 1674  
12/ 1674  
13/ 1674  
14/ 1674



**G: *Berg River Valley***

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**GRADE 1 DECLARED**

*portion # of farm*  
n/a

**GRADE 1 PROPOSED**

*portion # of farm*  
n/a

**GRADE 2 PROPOSED**

*portion # of farm*  
n/a

**H: Franschhoek Valley**

GRADE 1	DECLARED		10/ 1108		1/ 1388
	<i>portion # of farm</i>		1/ 1112		1394
	n/a		1113		6/ 1402
			1114		1/ 1402
GRADE 1	PROPOSED		7/ 1119		4/ 1402
	<i>portion # of farm</i>		3/ 1119		5/ 1402
	RE/ 509		2/ 1119		6/ 1402
	3/ 1092		2/ 1119		6/ 1406
	4/ 1092		8/ 1123		1/ 1408
	1/ 1095		7/ 1123		RE/ 1408
	9/ 1095		8/ 1123		RE/ 1408
	2/ 1095		RE/ 1125		6/ 1412
	7/ 1095		RE/ 1128		9/ 1412
	10/ 1095		24/ 1129		2/ 1412
	RE/ 1096		25/ 1129		RE/ 1416
	1097		RE/22/ 1129		2/ 1416
	1/ 1099		2/ 1129		1/ 1416
	RE/ 1099		3/ 1129		1/ 1425
	1100		1133		1/ 1425
	1101		1142		RE/ 1425
	1105		1143		RE/ 1447
	1106		RE/ 1257		1/ 1447
	19/ 1108		1/ 1257		1545
	2/ 1108		9/ 1257		1546
	30/ 1108		11/ 1257		1611
	24/ 1108		1/ 1353		1634
	11/ 1108		4/ 1374		3/ 1643
	RE/17/ 1108		RE/ 1388		2/ 1643
	15/ 1108				



	1643		3/ 1040		5/ 1050
	1/ 1654		7/ 1040		1051
	1657		1/ 1041		1/ 1052
	2/ 1669		3/ 1041		5/ 1052
	1670		5/ 1041		RE/ 1052
	2/ 1676		6/ 1041		1053
			7/ 1041		1053
			8/ 1041		1054
			9/ 1041		1055
			13/ 1041		RE/ 1056
			16/ 1041		1057
			19/ 1041		1/ 1058
			23/ 1041		1/ 1062
			26/ 1041		RE/ 1062
			27/ 1041		1/ 1064
			28/ 1041		10/ 1064
			32/ 1041		11/ 1064
			RE/30/ 1041		17/ 1064
			1042		1/ 1065
			1043		RE/ 1065
			1/ 1045		3/ 1066
			RE/ 1045		RE/ 1066
			1046		RE/ 1067
			1046		1068
			1/ 1048		1/ 1068
			2/ 1048		7/ 1069
			RE/ 1048		8/ 1069
			10/ 1049		10/ 1069
			11/ 1049		RE/ 1069
			13/ 1049		6/ 1070
			14/ 1049		9/ 1070
			RE/ 1049		10/ 1070

**GRADE 2 PROPOSED:**

*portion # of farm*

RE/ 1026  
 1/ 1027  
 1029  
 1/ 1032  
 5/ 1032  
 6/ 1032  
 10/ 1032  
 11/ 1032  
 2/ 1033  
 3/ 1033  
 7/ 1033  
 1034  
 5/ 1037  
 12/ 1037  
 1/ 1038  
 3/ 1038  
 6/ 1038  
 8/ 1038  
 12/ 1038  
 RE/ 1038  
 1039  
 1/ 1040

13/	1070	RE/	1466
2/	1075	2/	1506
6/	1075	RE/	1506
8/	1075	1/	1551
12/	1075	RE/	1551
13/	1075	1/	1609
14/	1075	2/	1609
RE/	1075	3/	1609
12/	1076	RE/4/	1609
	1077	7/	1609
2/	1078	RE/	1609
RE/	1078	1/	1633
1/	1085	2/	1633
RE/	1085		1665
1/	1095		1666
6/	1096		1706
6/	1096		
1/	1227		
RE/	1227		
RE/	1338		
1/	1339		
	1360		
1/	1377		
RE/	1377		
1/	1395		
1/	1403		
2/	1403		
3/	1403		
	1413		
	1421		
14/	1449		
1/	1466		



*I: Klapmuts Valley*

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GRADE 1 DECLARED

*portion # of farm*  
n/a

GRADE 1 PROPOSED

*portion # of farm*  
n/a

GRADE 2 PROPOSED

*portion # of farm*  
n/a