

Table of Contents

| | |
|---|-----|
| CAVEATS | 170 |
| LEGISLATIVE ENVIRONMENT..... | 170 |
| HERITAGE POLICY | 170 |
| HERITAGE MATTERS: HERITAGE AS A STRATEGIC RESOURCE | 171 |
| ECONOMIC BENEFITS OF HERITAGE CONSERVATION | 172 |
| CRITERIA FOR ASSESSMENT OF HERITAGE SIGNIFICANCE..... | 174 |
| STELLENBOSCH RURAL AREA HISTORICAL DEVELOPMENT | 175 |
| Pre-colonial..... | 175 |
| Early Colonial settlement patterns..... | 175 |
| Later colonial and the development of a unique Cape rural identity | 177 |
| Whose Heritage Is It Anyway?..... | 179 |
| HERITAGE RESOURCES..... | 182 |
| Existing and proposed protections..... | 182 |
| Assessing the Stellenbosch Rural Cultural Landscape | 170 |
| Heritage & Scenic resources..... | 170 |
| Landform | 170 |
| Biological characteristics | 172 |
| Cultivation and agricultural production..... | 172 |
| Routes | 173 |
| Historic built environment | 174 |
| Summary of Heritage and Scenic Resources (Cultural Landscapes) | 175 |
| Historical themes | 175 |
| Rural Cultural Landscapes of heritage significance | 176 |
| Rural Scenic Routes | 179 |
| Historical rural towns/villages/hamlets | 182 |
| THREATS TO HERITAGE RESOURCES..... | 183 |
| WHERE TO FROM HERE? | 188 |
| | |
| APPENDIX A: CRITERIA ASSESSMENT OF HERITAGE SIGNIFICANCE... 192 | |
| APPENDIX B: DEVELOPMENT GUIDELINES FOR RURAL AREAS..... 195 | |

3.4.14 Heritage

CAVEATS

- The Scope of Work for this appointment assumed it would be prepared in tandem with an appointment to prepare the Stellenbosch Heritage Inventory. Since the latter was not made at the time of the research phase of the Stellenbosch Rural Area Plan, there has been little in the way of primary research available, and this report therefore relies substantially on secondary sources. Many heritage resources, especially those of local significance, will not be identified as they will not have been the subject of prior assessment (as PHS sites (ex-national monuments) will have). This inevitably implies a certain bias towards more significant resources or those which have found merit as part of an historically dominant (post-colonial) culture.
- The proposed gradings recommended as part of this Report, whilst based on more detailed assessment than the Provincial Spatial Development Framework (PSDF) Review Heritage and Scenic Resources Study (the most comprehensive assessment of cultural landscapes for this region to date), may be subject to change once the Inventory has been undertaken. The suggested grading is therefore tentative, although should provide a useful indicator of relative significance for the purpose of policy formulation.
- The limited availability of public information on archaeological and palaeontological resources has limited the identification of the sensitivity or significance of these resources.
- Although the focus of a Rural Area Survey must be rural, in respect of heritage matters, it is difficult to view rural and urban independently. Thus whilst focus will be on rural heritage resources, the interdependency will be emphasised and reference made where relevant
- The historical and current landscape of labour relations in the rural areas, and the imperatives of the agricultural economy are complex and multi-dimensional. It will require guarding against the dangers of over-simplification.

LEGISLATIVE ENVIRONMENT

The National Heritage Resources Act (NHRA) (Act 25 of 1999) is the primary legislative mechanism by which heritage resources are protected and managed. In terms of the NHRA, cultural significance is defined as: aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance. The national estate includes, inter alia,

places, buildings, and structures of cultural significance; historical settlements and townscapes; and landscapes and natural features of cultural significance

Local authorities are required under Section 30(5) of the National Heritage Resources Act (NHRA) to compile inventories of heritage resources within their jurisdiction whenever they draw-up or revise their planning or zoning schemes.

Implications for Stellenbosch Municipality

- There is a legal obligation upon a Municipality to identify, protect and manage its heritage resources

HERITAGE POLICY

There is no comprehensive inventory of cultural heritage and scenic landscapes within the study area. Only a Heritage Inventory of the Stellenbosch Town historic core has been conducted, endorsed by Heritage Western Cape (HWC) in 2014.

The approved 2013 PSDF Review included an extensive desktop inventory of the most of the significant cultural and scenic resources of the Western Cape. This inventory was approved by Heritage Western Cape in 2014 and has been used in this study as a springboard for the identification and mapping of cultural and scenic landscapes for the Stellenbosch region.

| | | | |
|--------------------|--|---|--------------|
| Franschhoek Valley | Rural settlement and cultivation, 18th century | Outstanding heritage significance in terms of scenic natural beauty formed by mountain backdrop and system of rivers. Cultural landscape of outstanding significance in terms of its rich and dense historical layering dating to the 18 th century, historical architecture and built form, and patterns of planting and cultivation. Unique combination of natural, rural and urban elements (Todeschini and Jappa 1993) | Landscape II |
|--------------------|--|---|--------------|

Extract PSDF Cultural Landscapes of significance



Extract PSDF Cultural Landscapes of significance

In addition, there are a number of heritage focussed studies applicable to the Stellenbosch Rural Area which appear not to have been implemented:

- Kruger Roos (2002) Development Guidelines for Rural Areas and Farms
- Pistorius P and Harris S (2005): Stellenbosch Rural Heritage Survey Jonkershoek Sub-area
- Stellenbosch Municipality 30 May 2012 Draft New Stellenbosch Zoning Scheme Appendix to the Zoning Scheme Overlay Zones

Other policies not specifically heritage based but which have a bearing include, inter alia:

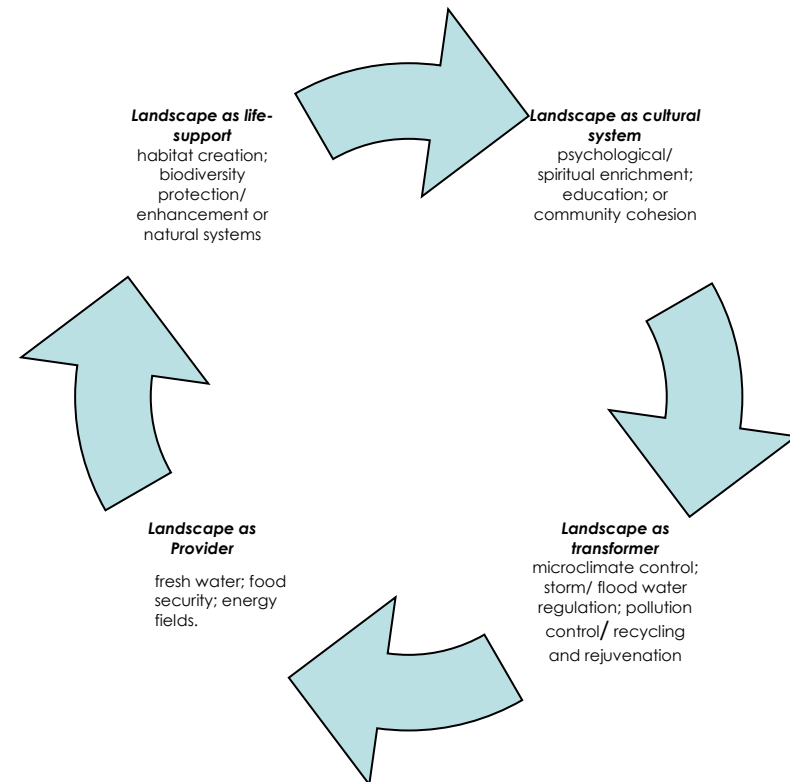
- MCA (2006) Cape Winelands - Guidelines for Assessing Land Use Management Applications in Rural Areas
- Rumboll CK & Partners 2011: Jonkershoek SDF
- Jamestown SDF
- Stellenbosch Municipality (2005) Land Management Policy
- Stellenbosch Municipality (2014) Environmental Management Framework

Implications for Stellenbosch Municipality

- An understanding is required as to why many of the appropriate policies and studies have not been implemented in the management and protection of heritage resources. Effective implementation is likely at least to minimise the negative impacts on heritage resources that are occurring as a result of development pressures.

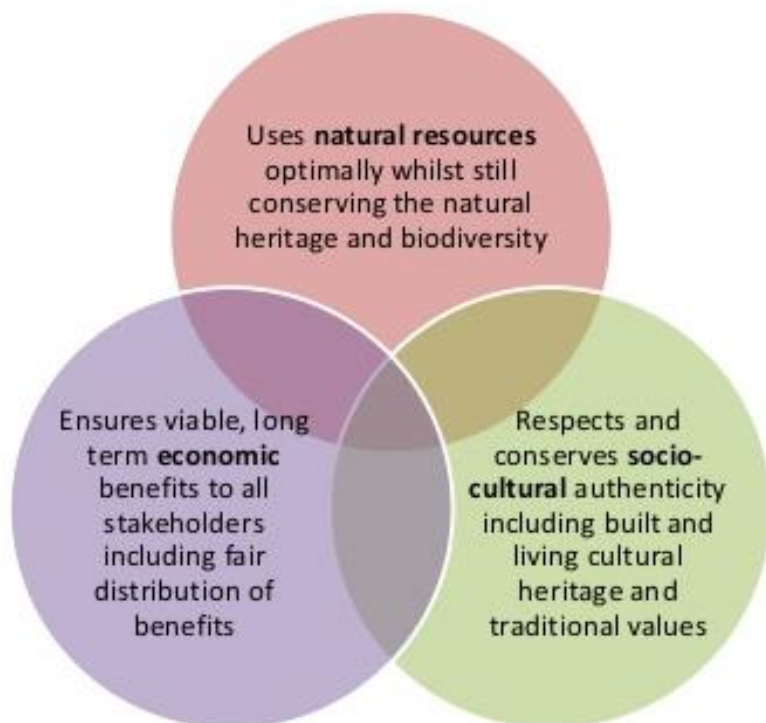
HERITAGE MATTERS: HERITAGE AS A STRATEGIC RESOURCE

Whilst there are clearly social and cultural benefits to the protection of heritage, a region's heritage resources, including the rural and natural landscapes, are also valuable economic assets. Conservation is not only compatible with economic development, it can be used as an economic development tool.



ECONOMIC BENEFITS OF HERITAGE CONSERVATION

The economic success of Stellenbosch Municipality is strongly linked to the heritage values of town and country (which are mutually interdependent).



Heritage and the economy interdependencies

Characteristic features of the local economy include:

- Stellenbosch, the small town with the most JSE (Johannesburg Stock Exchange) listed or private equity companies in South Africa"
- Small towns (Stellenbosch & Franschhoek) with amongst the highest property prices in the country.

| Area | Ave property price ¹ |
|---------------|---------------------------------|
| Gauteng | 2 300 000 |
| Pretoria | 2 200 000 |
| Western Cape | 2 900 000 |
| Cape Town | 8 200 000 |
| Somerset West | 4 100 000 |
| Hermanus | 2 300 000 |
| Worcester | 1 800 000 |
| Knysna | 3 400 000 |
| Paarl | 5 200 000 |
| Stellenbosch | 6 600 000 |
| Franschhoek | 9 000 000 |

Higher Property prices = higher rates (and demand for housing)

- High property prices are also paid for agricultural land, far in excess of production values
- significant links to metropolitan economy and population (proximity)
- the heart of the country's wine industry and an historically significant agricultural sector
- tourism is now a major contributor, especially agri-tourism

There are several critical factors contributing to this economic profile. They include:

- The University of Stellenbosch (intellectual capital)
- A recent focus on Innovation

both of which attract businesses and individuals with a particular socio-economic demographic.

¹ www.property24.com 18 Nov 2015 based on properties currently on the market

“Rural properties in Stellenbosch and the surrounding Winelands are becoming increasingly popular as more and more local and foreign investors realise that for the price of a luxury home at the beach, they can buy a scenic farm in a spectacular setting only a short distance away from the ocean.

Especially popular are the smaller wine and lifestyle farms which can sell within six months if they are in a good location and well-priced.....

At the entry level, an investment of R10 million to R16m will buy a 5ha property in Stellenbosch with a good house and a modest crop of vines, fruit or olives, or even a combination of these. They generally provide minimal income flow which merely subsidises the lifestyle of the owners but would not represent significant business potential.

An investment of R16m to R30m will buy a sizeable property of up to 40 ha with a good infrastructure which often includes guest accommodation or a small cellar, providing a much more significant income stream.....

.... At the top end of the market are the large commercial farms with export markets and recognisable brand names. This is more of a business transaction than a property sale where the buyer is looking for a profitable return on investment.

“These are large enterprises with excellent infrastructure, cellars, bottling plants, tasting rooms, restaurants and often guesthouses where large amounts of money have been invested to build the brand.... The infrastructure and facilities on the farms play a big part in determining the price ... and while historical properties tend to be more attractive to buyers, these properties often need so much costly modernisation that they often don't sell for as much as people might expect.”
(<http://www.sapropertynews.com>)

These factors tend to attract residents and businesses who place a high premium on lifestyle. The region offers this above all:

- A rural lifestyle with big city benefits
- A unique sense of place. Stellenbosch, is the second oldest *drost*y in South Africa, with Stellenbosch town as its administrative heart, which has an exceptionally well preserved historic core. It retains a village – like quality, is intimate, and includes many heritage properties and streetscapes. The town of Franschhoek was settled later and also has a certain small town charm linked to its historic building stock



The historic Dorp street, Stellenbosch then and now²

- Historic building stock in both the urban and rural areas which provide unique, premier residential and business properties which remain in very high demand
- Unparalleled scenic splendour



Settlement on the Bottlerly Hills overlooking the town of Stellenbosch³

- High order recreation (significantly linked to its rural base: wine capital, food capital, biking & hiking, horse-riding and so on) and cultural activities.

² www.viralbru.com; www.wetu.com

³ www.findpik.com



Public art: 'The dying slave' by Marco Cianfanelli at Spier wine farm⁴

Economic benefits of heritage conservation

The heritage of the Stellenbosch region is a significant driver of its economic growth.

- Enhanced competitiveness in shaping a unique identity
- Investment opportunities
- Job creation
- Business growth
- Regional development
- Higher property values
- Higher rates tax revenue
- Revitalised neighbourhoods
- Enhanced tourism

ADDITIONAL NOTE: The NHRA section 5(7) requires the identification, assessment and management of heritage resources to, *inter alia*, (d) contribute to social and economic development

⁴ www.spier.co.za

CRITERIA FOR ASSESSMENT OF HERITAGE SIGNIFICANCE

The NHRA requires that all heritage resources be graded in order to assign the appropriate level of management responsibility to a heritage resource (i.e. Local, Provincial or National) and to indicate its significance.

Section 3(3) of the NHRA identifies criteria for assessing the significance of a place. A place has heritage significance, *inter alia*, because of:

- a) *Historical value*
- b) *Architectural value*
- c) *Aesthetic value*
- d) *Social value*
- e) *Spiritual value*
- f) *Linguistic value*
- g) *Technical/Scientific value*

The grading of heritage significance is based on a three tier grading system:

Grade I heritage resources contain qualities so exceptional that they are of special national significance resource.

Grade II heritage resources are those with special qualities which make them significant in the context of a province or region.

Grade III heritage resources are those with special qualities which make them significant in the context of a local area.

The grade III category is generally sub-divided into three sub-categories. Grade IIIA and IIIB heritage resources are regarded as having sufficient significance to be protected for their individual intrinsic merit. Grade IIIC heritage resources are significant primarily because of their contextual significance

In defining the 'national estate' or heritage resources of significance, the NHRA (Section 3) includes, *inter alia*, landscapes and natural features of cultural significance. In addition to the criteria contained in the NHRA and HWC regulations there are international conventions for ascribing significance to cultural landscapes.

The term 'Cultural Landscape' denotes a special place that reveals aspects of an area's origins and development, and often reveals much about our evolving relationship with the natural world. These places provide a sense of place and identity; they map our relationship with the land over time; and they are part of our heritage and its inhabitant's lives. They can range in size from thousands of hectares of rural land to historic homesteads and associated spaces about them. Cultural Landscape can include historic estates, farmlands, public gardens and parks, cemeteries, scenic routes, and industrial sites; or even works of art, narratives of cultures, and expressions of regional identity.

Clearly different communities will attach different values to these criteria. The assessment of cultural landscapes therefore cannot be determined absolutely: the different experiences, and the social and cultural backgrounds of individual's impact upon the value people place on landscapes. Moreover, the understanding of heritage significance is dynamic and changes over time. It is not possible therefore to make a definitive statement of heritage significance.

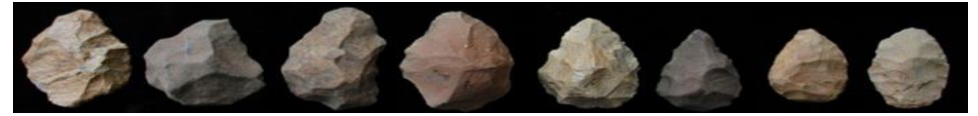
These criteria for assessment are expanded in [Appendix A](#).

STELLENBOSCH RURAL AREA HISTORICAL DEVELOPMENT

The historical development of the Stellenbosch area has been relatively well documented and is only briefly summarised here for the purposes of identifying patterns of relevance to identifying and categorising heritage resources at the level of which is appropriate for the purpose of this study.

Pre-colonial

Early Stone Age (ESA) artefacts are ubiquitous throughout fields and valleys in the Cape Winelands indicating hominin occupation in the South Western Cape from about 1.2 million years ago. The gravels of the Eerste River which flows through the Stellenbosch region contain ESA material now termed the Stellenbosch Gravels. The most important site belonging to this phase of the ESA is at Bosman's Crossing, a spur of the Papagaaienberg near Stellenbosch station. Hand axes and cleavers, the most characteristic of the ESA implements, are found in many vineyards in the valleys of the Eerste and Berg Rivers.



Later Stone Age (LSA) hunter-gatherer groups probably roamed the area, although finds of intact LSA settlement sites are rare in this region. The first such site in the Franschoek Valley was found on the farm Delta in 2005. These groups were later subsumed within, or displaced by the herder-pastoralist groups whose presence is detected approximately 2000 years ago in the Cape region. 'When van Riebeeck and his VOC contingent arrived at the Cape in the mid-17th century, there were two primary pastoralist (Khoenkhoen) groups around Stellenbosch – the Goringhaiqua and Gorachouqua, although different groups migrated in bands on a seasonal basis with their livestock. These groups would soon become displaced as European settlement increasingly encroached upon their grazing land, with many of their members ending up as indentured farm labour.'⁵ In the caves and foothills of the mountains surrounding the Wemmershoek dam are rock paintings and other traces of the hunter-gatherers who once roamed this region. The Khoekoen are known to have camped in the Jonkershoek Valley in summer and grazed along the Eerste River.



Drawing Anonymous, late 17th century, Group Khoekhoen, Cape Town⁶

Early Colonial settlement patterns

The development of the Stellenbosch region is strongly associated with the trajectory of colonial settlement and agricultural production from its very early period. Initially founded as a District, but without a village, by Simon van der Stel in 1679 it was the second settlement of the Cape Colony. A few farmers were already living in the district as an overflow from the Cape

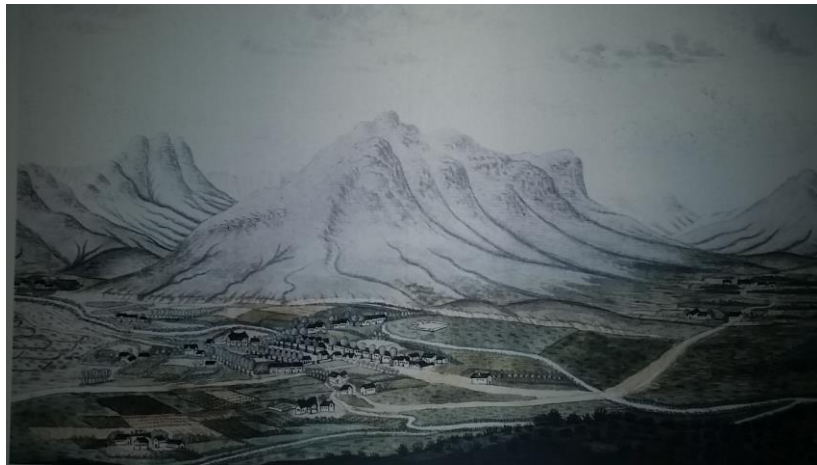
⁵ Halkett & Finnegan (2008)

⁶ National Library of South Africa <http://detoursdesmondes.typepad.com>

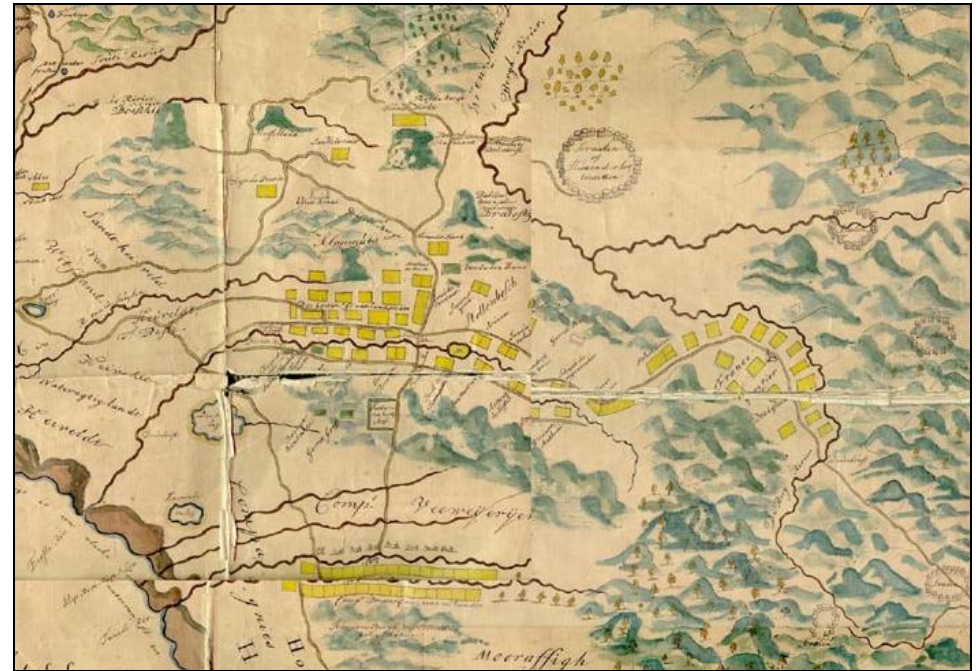
Town freeburgher farms. The later establishment of the *drost*y and settlement of Stellenbosch town (as opposed to a mere outpost) on the banks of the Eerste River in 1685 confirmed the status of the Cape as a permanent colony.

The expansion of the freeburgher farms into the interior was intended to provide a more secure source of grain, vegetables and livestock for the Cape settlement as trade with the indigenous inhabitants became increasingly subject to conflict. Settlement patterns followed the wagon routes and rivers, which patterns are still evident today.

Dutch, Huguenot and German Settlers, together with (a few) freed blacks were granted freehold land along the fertile banks of the rivers in the region. Early maps of the Cape of Good Hope c 1700 illustrate the expansion of freehold farms into the interior, along with a number of VOC outposts. Already visible are the wagon routes to Paarl (later the Old Paarl Road R101); between Stellenbosch, the Moddergat (at the base of the Helderberg) and the Klapmuts outpost (later the R44); from Cape Town through the Bottelarey Hills to Stellenbosch (later the M12); from Cape Town to the Hottentots Holland (later the R102 Old Main Road to Somerset West); from the Old Main Road to Stellenbosch along the Eerste River (later the R310); and the pass through Helshoogste from Stellenbosch to Franschoek (now the R310 and R45 respectively).



Early settlement of Stellenbosch in its landscape contexts⁷



Extract: Map of Cape & Stellenbosch districts c1688 – c1695⁸



Extract: Map of the Cape of Good Hope c1700⁹

⁸ CTAR Ref M1.273 www.tanap.net

⁹ CA m1/1162



Extract: Kaart by Het Dagboek van Adam Tas 1705-1706

Along these routes, and the primary river systems are situated the earliest (pre-1700) farms in the region, many of which are indicated in the Adam Tas Map either by the farm name or the name of the owner at the time. These farms, whilst extended and subdivided over time still remain significant enterprises in the region today, all of which are regarded as significant heritage resources and many of which have been formally protected in terms of heritage legislation. They include:

| | |
|--------------------|--|
| Eerste Rivier | Meerlust; Welmoed; Spier; Vlottenberg (Vredenberg); Libertas; Fleurbaai |
| Jonkershoek Rivier | Lanzerac; Weltevreden (now Mount Happy); Leef-op-Hoop (now Klein Gustrouw); Nektar; Wynand (now Jonkershoek) |
| Blouklip Rivier | Groot Zalze; Blaauklippen |
| Bonte Rivier | Brakelsdal (now Annandale); Bontेरivier; Groenrivier |
| Moddergat region | Kuiukenvallei; Zandberg (now Scholtzenhof); Vredenberg (Moddergat) |
| Bottelary | Uiterwyk; Neethlingshof; Dwars-in-die-Weg |
| Planken Rivier | Cloetsdal; Weltevreden; Morgenhof |

| | |
|--------------------------|--|
| Klippies Rivier | Muratie; Kleygat (now Knorhoek); Groenhof; Kromme Rhee; Elsenberg |
| Kromme Rivier | Ida's Valley; Rustenberg |
| Banghoek & Dwars Riviere | : Zorgvliet; Bethlehem; GoedeHoop (now Good Hope); Rhone; Boschendal |
| Berg River | Meerust (now Meerlust); Lekkerwyn; Zandvliet (now Solms-Delta); Bellingham; L'Arc D'Orleans; La Motte; La Provence (now Grande Provence); Cabriere |

Location of farm grants in the Stellenbosch region pre-1700

Later colonial and the development of a unique Cape rural identity

This pattern of settlement continued with later grants in the 18th C. Farming was generally mixed to ensure survival of the settlement (grain, livestock and wine). The Huguenot families who were brought to the Cape and given land grants, primarily along the Berg River, brought with them the knowledge of viticulture (“vine cultivators as well as those who understand the manufacture of brandy and vinegar, so that we hope that the lack of these articles so frequently deplored by you will now be supplied.”¹⁰), which helped to promote and advance the prosperity of the Cape.

Subsistence farming gradually gave way to commercial farming and when the British took control of the Cape in 1795, the wine trade and brandy production boomed and a dramatic rise in wine export occurred during the first half of the 19th century.

With the prosperity of the 18th C, rural farmsteads, which were originally simple and utilitarian, acquired gables. “Many of the 63,000 slaves and political exiles brought to the Cape prior to 1815 were skilled craftsmen and women and were instrumental in the development, interpretation and decoration found in the Cape's vernacular architecture, reflecting the cultural diversity and unique stylistic influences of Africa, Europe and Asia. In most cases structures have the personal signatures of unknown individuals who meticulously worked on the elements that make up the whole - sometimes sophisticated, sometimes naive.” Many of the great architectural set pieces of the Cape Dutch period were established in this period.

¹⁰ L Bryer & F Theron 1987 written in 1687 by the VOC Council of Seventeen upon informing Van der Stel that they were sending numbers of French refugees to the Cape p29, 30



Happy Vale



Meerlust Dovecote¹¹

However, by 1861 Great Britain and France entered into a trade agreement and the subsequent lowered tariffs on French wine imported into Britain negatively impacted on Cape wine exports. The phylloxera louse created havoc in the Cape winelands from 1885 after decimating vineyards in Europe. All infected vines had to be rooted out, many farmers were bankrupt and the rural economy was in ruins. Many farm labourers moved into Stellenbosch.

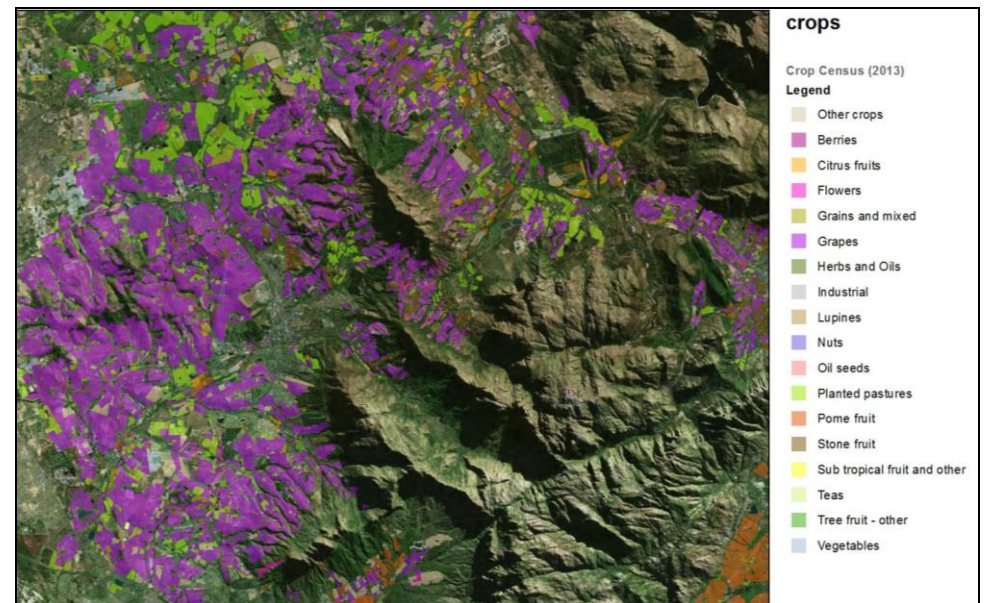
Into this crisis, Cecil Rhodes, Prime Minister at the Cape Colony, brought John X Merriman in as his Minister of Agriculture. Merriman bought Schoongezicht in order to understand how to deal with the crisis and remarked in a letter "By Jove, I wish I had a few thousands lying idle or even hundreds. Land at Stellenbosch and Paarl is just being chucked away. Haupt's place 'Rustenberg', the finest place in the District, 200 000

¹¹ wikimedia.org

vines – first mortgage £4 000 – sold on Wednesday for £2 400!"¹² Merriman was determined to improve the quality of SA wines with good wine varieties grafted onto phylloxera-proof stocks; and to develop a fruit export industry.

Rhodes, after losing the premiership in 1896 acquired 26 farms in the Drakenstein Valley and consolidated it into Rhodes Fruit Farms, thus giving birth to the deciduous fruit industry of the Western Cape. Farming on an industrial scale began in earnest and the later involvement of Anglo-American transformed earlier agricultural practices. "Today company executives occupy old Cape Dutch country manor houses once dwelt in by local farmers"¹³.

Currently, the dominance of the vine has all but obliterated an agricultural past which included dairy farming, deciduous orchards and small scale mixed agriculture.



2013 Crop Census (Elsenberg)

¹² D Houston: 1981: 39

¹³ Brink Y 2007

Whose Heritage Is It Anyway?

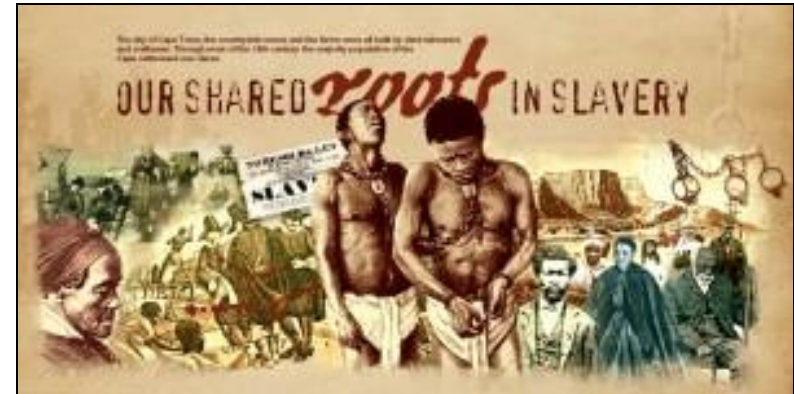
"While maps, paintings and photographs inscribe a certain vision of the Cape, it needs to be remembered that such inscriptions are usually authored by an elite – whether the administrative officials governing the colony, or a leisured class consuming the picturesque. Running counter to these perceptions, or representations of the landscape as *tabula rasa* or African Arcadia, are the experiences of those inhabiting the landscape who leave no written or depicted inscription" (Lucas G: 17)

It can be argued that the Cape rural landscape such as described in tourism brochures or the Cape Winelands World Heritage Site Nomination is a physical manifestation, in many ways, of the historical aspirations of land owners to material status and consumption. If heritage resources and landscapes such as these are to find sustainable support for conservation they have to begin to reflect more than a very partial history. The lives and voices of those traditionally dispossessed must begin to be heard, acknowledged and valued

Agriculture in this region (and SA as a whole) has historically relied on two constant factors: (largely) white ownership of land and creating and maintaining supplies of cheap labour. However, in the early colonial period the pioneer farmers were not wealthy. From the beginning, the population of the newly formed Stellenbosch district comprised local farmers, slaves and free blacks. Initially 'slaves' was a loose description of indentured labour and when these 'slaves' had served the Dutch East India Company in the Cape for the allotted time, they were given grants of land on which to settle ('free blacks'). Farming was small scale, mixed commercial by both white and free black ownership of land. Although it is assumed the latter were substantially less in numbers, there are a number of historic farms recorded as having been owned by free blacks who were active and respected members of the pioneer community (many of whom owned slaves themselves) including, in the Jonkershoek Valley, Manuel and Anthony of Angola at West Klein Gustouw, Louis of Bengal at Leef-op-Hoop, and Marquard and Jan of Ceylon at Old Nectar. Jan Andriesz (de Jonker) of Jonkershoek was married to Lysbeth of the Kaap, a woman of slave decent who later inherited the farm.¹⁴

¹⁴ Pistorius and Harris 2004;18

The farms were always heavily dependent upon slave labour: "throughout the eighteenth century over 90% of arable producers owned at least one slave, a remarkably high proportion. But the slaves were not the only labourers on the farms. As the eighteenth century progressed, the indigenous Khoisan of the Cape were increasingly robbed of any independent access to grazing lands and hunting territories. As a result, they were forced to become labourers on the farms. By 1806, even in the largely arable Stellenbosch and Drakenstein districts, over 30 percent of the labour force was Khoikhoi."¹⁵



Codes of labour introduced after the British conquest of the Cape in 1806 were ostensibly designed to reduce the worst excesses of power and protect the Khoi from genocide. However it effectively introduced a system of indentured labour (*inboekelingskap*) whereby the Khoisan were tied to their employers through a system of 'apprenticeship', forcing children (and their parents as a result) to stay on a farm until they were 25, and prohibiting movement and land ownership.

1838 saw the emancipation of slaves, although at the Cape slaves had to be apprenticed to their former owners, generally for 4 years. Little was changed under these circumstances. Many owners brought their apprentice labourers before the courts, usually for disobedience or desertion and punishments were harsh.

¹⁵ Ross: 1993: 2

In this context, a number of Mission Stations began to be established in the Cape to provide for emancipated slaves and the severely impacted Khoisan population. In the Stellenbosch area, the mission stations of Pniel in 1843 and Raithby in c1844 were established. A common feature of these settlements was that the residents would generally still work on the surrounding farms and use their spare time to cultivate their own plots provided in the settlements along the water courses.



Google earth image of Raithby illustrating the long garden plots linked to each of the original erven, a common pattern in Mission Towns

Kylemore was established later in 1898 by a group of residents from Pniel seeking additional land. Johannesdal was also formed on this basis.

Although subject to strict discipline imposed by the Mission Stations, they provided a significant element of freedom for its ex-slave inhabitants who could experience family life, live in their own homes, keep livestock and grow crops in their own gardens. However, they were unable to provide sufficient opportunity for independent farming or other sources of work and these areas tended to function as labour reservoirs for the farmers since seasonal employment was the only way to make a living.

For the labour force who remained on the farms, the farmers found other methods to “transform legal and quasi-legal bondage into other forms of

dependency.”¹⁶ After a proposed Vagrancy Law (which would allow farmers to arrest any employees who left the farm) was defeated by a storm of protest from the mission stations, and defenders of the rights of ex-slaves and the Khoisan, the Master and Servant Ordinance effectively provided the opportunity for farmer to create a fixed core of cheap, dependent labour on the farm, supplemented by the seasonal labour from the Mission Stations. The ‘dop’ system used by most farmers served to reinforce the dependent relationships and reinforced long term feudal ties to the farms, as well as created massive social dysfunction.

“Before the time of the machinery, everything on the farm was done by hand. So the white man stood at the end of the paths we used to dig, and the first two to reach him would get a cup of wine.

You worked yourself up to a sweat wanting to get that drink... you worked so hard and fast (while) the white man stood at the end clapping hands ... and even though you drank the wine, you never got drunk because you were working so hard and fast.

Sometimes when you requested wine from the boss, he would deduct it from your salary without you knowing, leaving you thinking the boss is a good guy.”

Gert ‘Mantjies Arendse quoted in Museum van de Caab magazine

This pattern of labour reserves was further entrenched in 1898 when “Rhodes, aware of the vital need to attract and retain labour in the face of immense labour demand from the gold and diamond mining industries, commissioned the eminent architect Sir Herbert Baker to design an orderly village for the farm workers. In addition to the traditional English style St Guiles Church, over 100 houses, a school and a house for the pastor were built. The result was the village of Lanquedoc, which today still stands under its long avenue of oaks. Each cottage included half a morgen of garden for flowers and vegetables and the keeping of two horses, two cows and pigs. A hundred morgen of commonage was also provided for grazing of the livestock. The houses built were well proportioned yet functional, reflecting Baker’s combined interests in Cape Dutch architecture and the Arts and Crafts Movement.”¹⁷

¹⁶ Ross: 1993: 7

¹⁷ www.dwarsriviertourism.org.za



Lanquedoc¹⁸

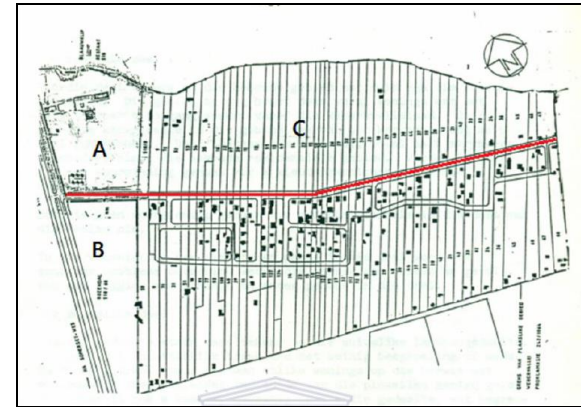


Labourers in Lanquedoc waiting to be paid by Rhodes Fruit farms¹⁹

In 1903, Jamestown was also established as a Mission Town on the outskirts of Stellenbosch and developed on much the same lines as other Mission Stations.

¹⁸ www.dwarsriviertourism.org.za

¹⁹ Photo A Gribble CA AG7532 in magazine: Solms Delta



The 1989 Jamestown SDF still illustrating the essential elements of Mission Station layout typology

The differentiation of labour between those who remained on the farms and those who resided on the Mission stations and other labour-based settlements gradually began to impact upon relative socio-economic conditions. Whilst poverty was endemic in all these groups, those who were not tied to the farms began to have access to education and training which allowed at least the descendants of the original inhabitants to work their way out of their status as agricultural labourers. Those who remained on the farms had little opportunity to escape grinding poverty and alcoholism that characterised much of the rural areas of the Cape.

The association of class and colour that became entrenched in South African is particularly evident in rural areas and Stellenbosch is no exception. The process by which people of colour were dispossessed and marginalised was entrenched through Apartheid policies and the Group Areas reinforced this by declaring the Mission towns Rural Coloured Areas in 1968. Despite political, social and economic changes in SA since 1994, poverty, inequality and social conditions in the rural areas remain unacceptable: this then is the heritage of the disenfranchised.

"Landowners grown wealthy through agricultural production, in which slaves played an enabling role, forged a high-status class of landed gentry. Largely through architecture and cultivated land, this superior identity was put on display so that landowners could be seen to be an elite. Underclass labourers, who had no wealth to display, built a different identity based on their affiliation to the church and its high moral values, on their freedom (albeit as labourers), and, later, on a certain pride in their slave heritage and the fact that they survived and overcame the demeaning difficulties of the past to emerge as worthy human beings." (Brink Y: 2007)

Implications for Stellenbosch Municipality

- The NHRA stipulates:
 - "Heritage resources have the capacity to promote reconciliation, understanding and respect, and contribute to the development of a unifying South African Identity"; and
 - "The identification, assessment and management of heritage resources must ... take account of **all** relevant cultural values .."
- The historical differentiation that developed amongst the settler community and between and amongst those who laboured on the farms are as much a part of the region's heritage as the physical manifestations of farm werf and landscape. The latter however are largely hidden from current public expressions of heritage. There is, generally, a lack of overt acknowledgement of the hidden history of slavery, oppression and subjugation, and its relationship to the current socio-economic conditions amongst the rural (black and coloured) working classes.
- The heritage of all in this community must be acknowledged and **all** must benefit from its telling and from the benefits that can accrue from the protection of heritage.
- The complexity of the current environment governing labour relations and the provision of tenure to farm workers must be acknowledged.
- Management and development of the rural areas should guard against reinforcing the historical role of rural settlements as labour reservoirs which perpetuate historical patterns of inequality and racial segregation

HERITAGE RESOURCES

cultural significance: aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance. The national estate includes, inter alia, places, buildings, and structures of cultural significance; historical settlements and townscapes; and landscapes and natural features of cultural significance

Existing and proposed protections

In 2004, the Cape Winelands Cultural Landscape was nominated as a World Heritage Site (WHS) and the submission was on the UNESCO²⁰ Tentative List for consideration. The extent of the area nominated is unclear but the Stellenbosch Municipal area is undoubtedly considered to be central to the nomination. The nomination is required to demonstrate outstanding universal value and authenticity. In April 2015, The Department of Environmental Affairs of SA replaced this with a nomination for two early farmsteads of the Cape Winelands, namely Vergelegen and Constantia.

The South African Heritage Resources Agency (SAHRA – the national administrative body responsible for the protection of South Africa's cultural heritage) has provisionally graded the Dwars River Valley, Ida's Valley and a portion of the Drakenstein Valley as a Grade 1 Cultural Landscape. The proclamation has since lapsed but does not derogate from the intention.

A substantial number of the historical homesteads in the region are protected in terms of the NHRA as Provincial Heritage Sites (PHS – Grade II). The NHRA also provides general protection for all buildings older than 60 years. The identification of such buildings and an assessment of their significance should be undertaken as part of a Heritage Inventory.

The area also falls within the Cape Floral Region Protected Areas World Heritage Site and the Cape Winelands Biosphere Reserve.

The Draft Revised Stellenbosch Zoning Scheme makes provision for heritage overlay zones which designate Jonkerhoek Valley, Ida's Valley and the Dwars River Valley as Heritage Areas (the latter two are protected under the Grade 1 and WHS nominations. It also designates Scenic Route Overlay Zones including Klappmuts and Strand Road (R44 north and south of Stellenbosch); Klipheuwel Road (R304); Bottelary Road (M23), National

²⁰ United Nations Educational, Scientific and Cultural Organisation

Route N1, Helshoogte (R310), Polkdraai Road (M12), Baden Powell Road (R310) and Franschoek Road (R45).

At the southern point of Africa, at the onset of globalisation, enriched by influences accumulated from various continents, natural elements suited for agriculture and more specifically viticulture, and situated in a dramatic natural environment where a specific vernacular architecture developed, a new cultural landscape evolved. With its vineyards, orchards and fields, farmsteads and outbuildings, settlements, villages and towns nestling on the slopes of the Cape's mountains or on the plains along water courses, the Cape Winelands illustrates the impact of human settlement, labour practices (including that of slaves) and agricultural activities since colonialization in the mid-17th century on the natural landscape

Criterion (ii): The Cape Winelands exhibits an important interchange of human values and influences 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 the 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 bears 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 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.

Criterion (iv): The vernacular architecture of traditional farmsteads of the Cape were developed through the influence of 17th and 18th century construction methods, building materials, stylistic inspirations, settlement patterns, economic aspirations and cultural interaction between people of diverse cultural backgrounds, such as European settlers, slaves from the East Indies, the Indian subcontinent, Africa and indigenous Khoekhoe. At the beginning of the 20th century the Cape vernacular style inspired the typology of a revival Cape vernacular style still apparent in many towns and cities across South Africa.

Criterion (v): The land grants of the early Cape farms illustrated the evolution of a human society, land-use and settlement over time in the Cape Winelands, 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.

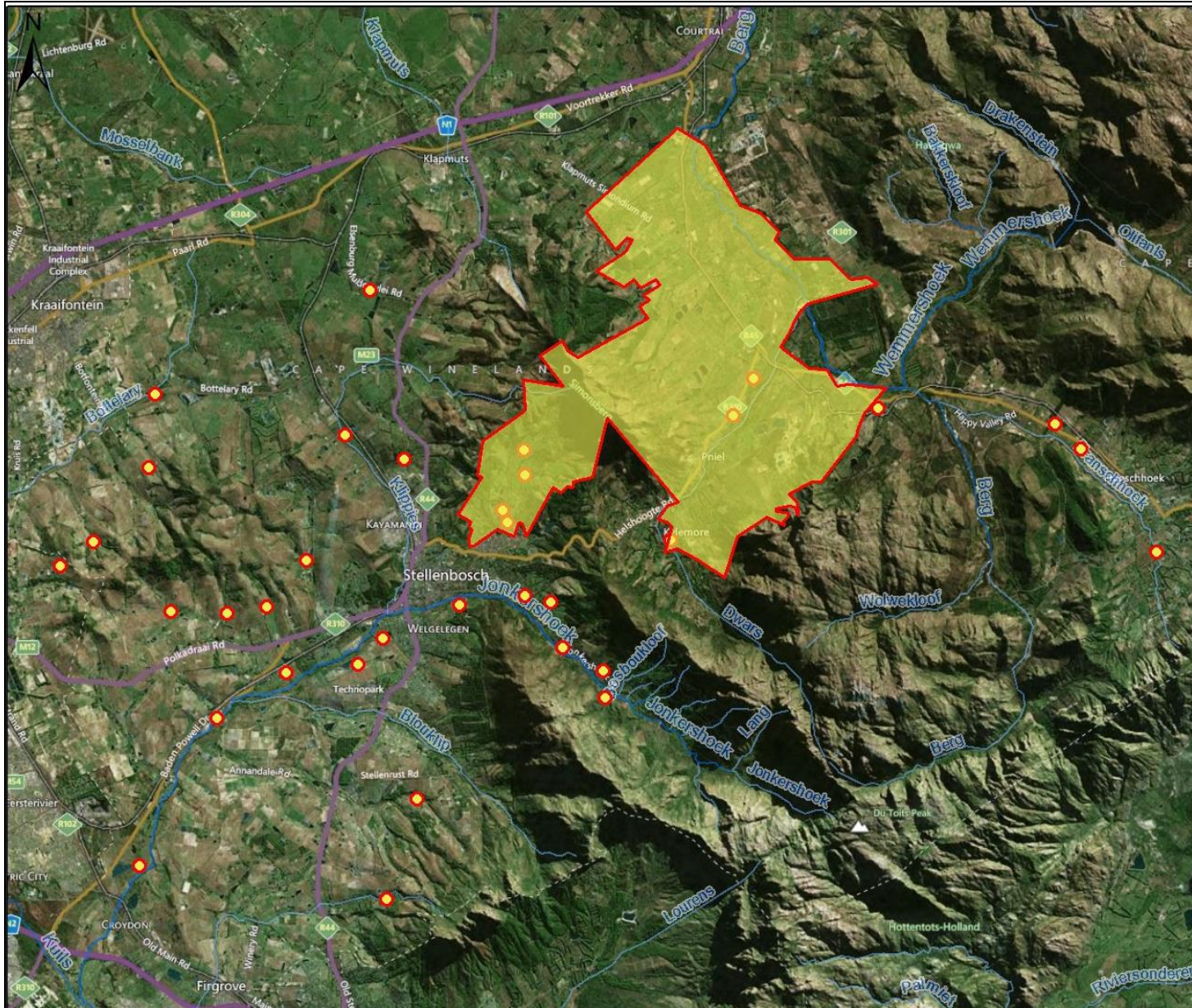
Extract from UNESCO motivation nominating the Cape Winelands as a WHS

Few landscapes are frozen in time. The rural historic landscape which we see today not only represents the integration of human and natural forces but is a collage of landscape elements from a number of historical periods, including contemporary features. While any rural historic landscape derives its significance from a particular historical period, changes and additions since that time may have achieved a significance of their own. Recognizing that places represent more than one historical period is critically important in understanding what they are, and in being able to articulate the importance of maintaining them.

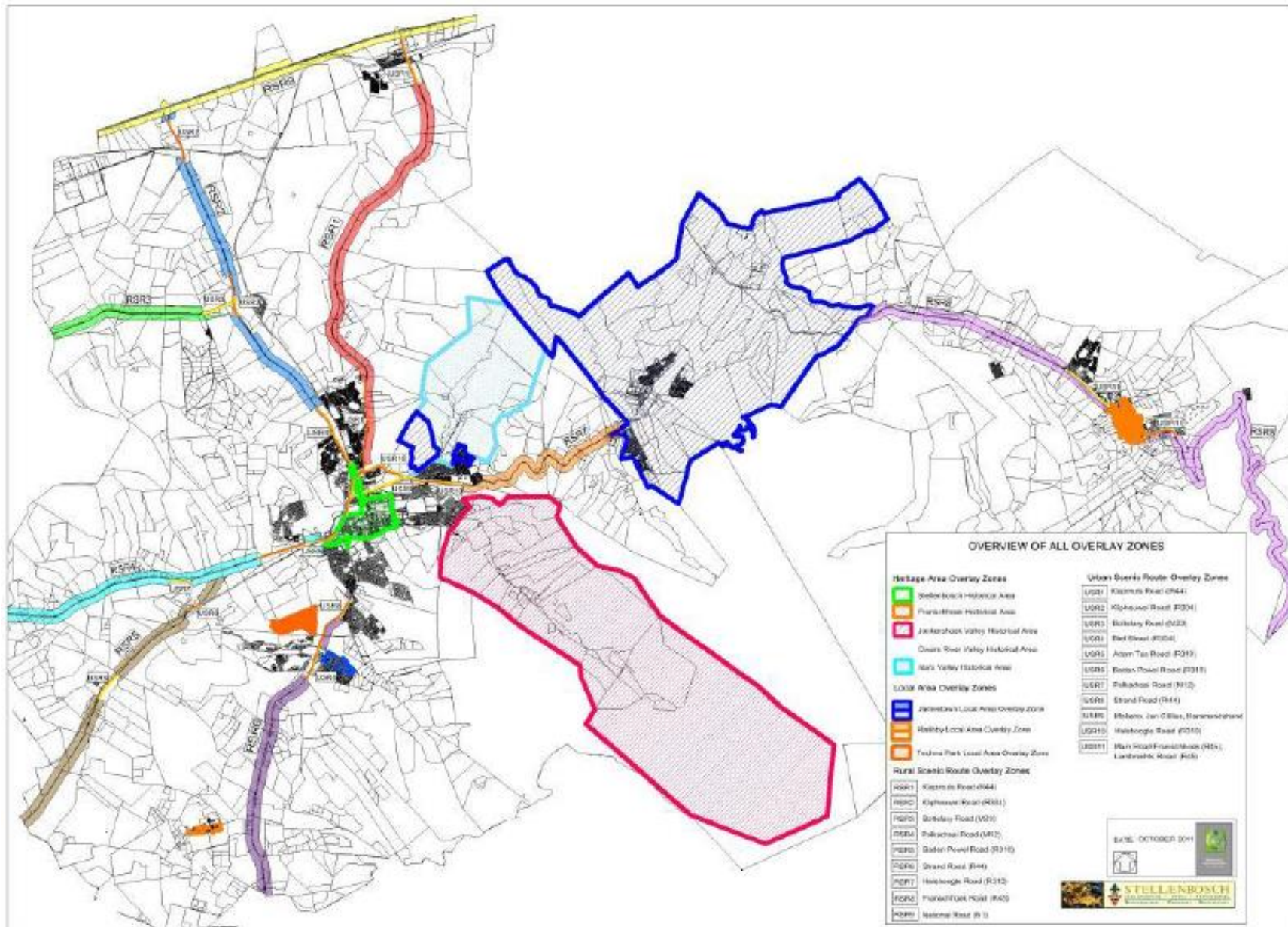
(www.mnhs.org)

Implications for Stellenbosch Municipality

- UNESCO World Heritage Site: inscription in the World Heritage List does not give any additional legal protection outside of the national legislation and as such, WHS's require formal protection through the national legislation before inscription. WHS's may therefore be protected through provisions in the NHRA, the NEMPAA or even the relevant SDF. Although the broader Cape Winelands Cultural Landscape has been removed from the Tentative WHS List, it is likely to remain an issue for consideration in the future.
- The implications for agricultural practice and landscape change in a protected Cultural Landscape have yet to be understood. However, UNESCO does recognise the complexities of such a declaration and insist on stakeholder participation and the sharing of benefits.
- Mixed farming practice and the need for farmers to maximise income earning opportunities eg through tourism need to be understood in this context



Grade 1 and PHS protections



Assessing the Stellenbosch Rural Cultural Landscape

A **rural historic landscape** is a type of cultural landscape that contains, within a geographic area, both natural and manmade features that typify connected activities, past events or patterns of physical development. Features such as the size, shapes and arrangements of fields, road systems, building groups, orchards, hedgerows, and ornamental plantings, fences and drainage ditches together illustrate responses to topography, climate and vegetation within a given historic period.

A **rural historic district** is a specifically defined and recognized geographic area possessing the above characteristics. Usually a rural historic district is visually, topographically or historically distinct from its surroundings.

Landscape assessments offer a number of benefits. They can:

- Define the character of a place, providing a structure for planning;
- Identify resources that contribute to community or regional character;
- Establish priorities for conservation, interpretation and management;
- Provide planners, governments, landowners and citizens with baseline data with which to monitor landscape change;
- Increase citizens' awareness of their environment and its history.

The purpose of a landscape evaluation is to gather the information needed to make decisions about the conservation, interpretation or management of the landscape under study or smaller areas within it. The process entails the following basic steps:

- Develop an historic context for understanding the landscape;
- Identify, record and map landscape components;
- Evaluate the landscape's integrity and significance;
- Evaluate the landscape for historic significance and integrity
- Define the underlying physical, social and economic components critical to the landscape's longevity, i.e. transportation routes, topography, community, land use.
- Identify changes and threats to historic integrity
- Determine interpretation, conservation and management options

(www.mnhs.org)

Heritage & Scenic resources

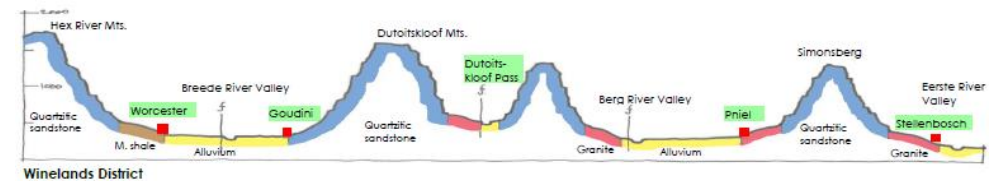
Landform

The geology and landform are the most significant natural factors determining landscape types and influencing the patterns of settlement, of agricultural patterns and the region's scenic resources.

| Landscape Type | Landscape Character / Scenic features |
|--|--|
| A. Alluvial Valleys Recent alluvium and colluvium | Fertile valleys along river courses. Mainly agricultural. |
| B. Coastal Plains Quaternary sand, calcrete | Flat plains or coastal platforms. Dunes, sandy plains, calcrete, limestone. Numerous coastal settlements. |
| C. Escarpment / plateau Beaufort shales | Flat upland plateau with dolerite koppies. Mainly sheep. Irrigated agriculture along rivers. |
| D. Foothills / undulating plains Bokkeveld / Malmesbury shales, granites | Foothills and gently undulating plains incised by rivers. Vineyards, orchards, wheatlands. Farming settlements. |
| E. Mountain Ranges Table Mt. quartzitic sandstones | High peaks, ridges, cliffs of the Cape Fold Belt. Wilderness character. Mountain Fynbos, and montane forest in the kloofs. |

Landscape Typology of the Western Cape (PSDF Review 2013)

The mountain ranges belonging to the Cape Fold Belt are the most significant in determining the grandeur of the Stellenbosch's scenic resources. These mountain ranges have taken on an iconic status in the region's identity.



This section illustrates the pronounced topography of quartzitic sandstone (blue), as well as the location of settlements on the footslopes with access to water and the productive soils of the granites, shales and alluvial valleys. River valleys often tend to follow fault lines. The historical settlements are often located at the base of mountains with access to water and productive soils of the foot slopes. The wine growing areas are traditionally located on the granites. The main scenic resources occur in the sandstone formations of the Cape Fold Mountains (PSDF Review 2013)

Thus the region is defined by “its mountain ranges which give shape and a magnificent backdrop to its fertile agricultural valleys. These mountain ranges, which form part of the Cape Fold belt, comprise the Klein Drakenstein and Limietberg Mountains which run in a north-south direction forming the eastern and north-eastern boundary of the Municipality, and the Hottentots-Holland Mountain range which, together with the Helderberg Mountains form the southern boundary”.

The central part of the Municipality is characterised by steep valleys and the rugged wilderness of the high peaks i.e. Simonsberg, Jonkershoek Mountains and Groot Drakenstein Mountains. “These mountains create the secluded Ida’s Valley and are a natural divider between the two main towns of Stellenbosch and Franschhoek. The Franschhoek Valley characterises the eastern part of the municipality” (Stellenbosch EMF).

A gently undulating landscape from the foothills of the primary mountain ranges gradually flatten westwards, broken by the characteristic backs of the Bottelaryberg. The topography of the valley floor is further defined by a system of spurs extending from the mountain chains, making for a complex environment of small hills and ridgelines within the valley.

The river systems are additional prominent place-making features since the settlement patterns are essentially tied to patterns of water availability and soil quality.



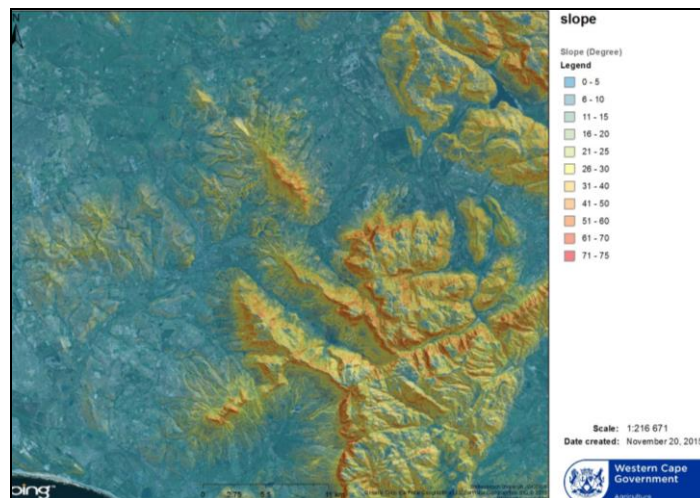
Stellenbosch landform



Simonsberg and Groot Drakenstein through the Dwars River Valley²¹



The flatter landscapes west of the Bottelaryberg

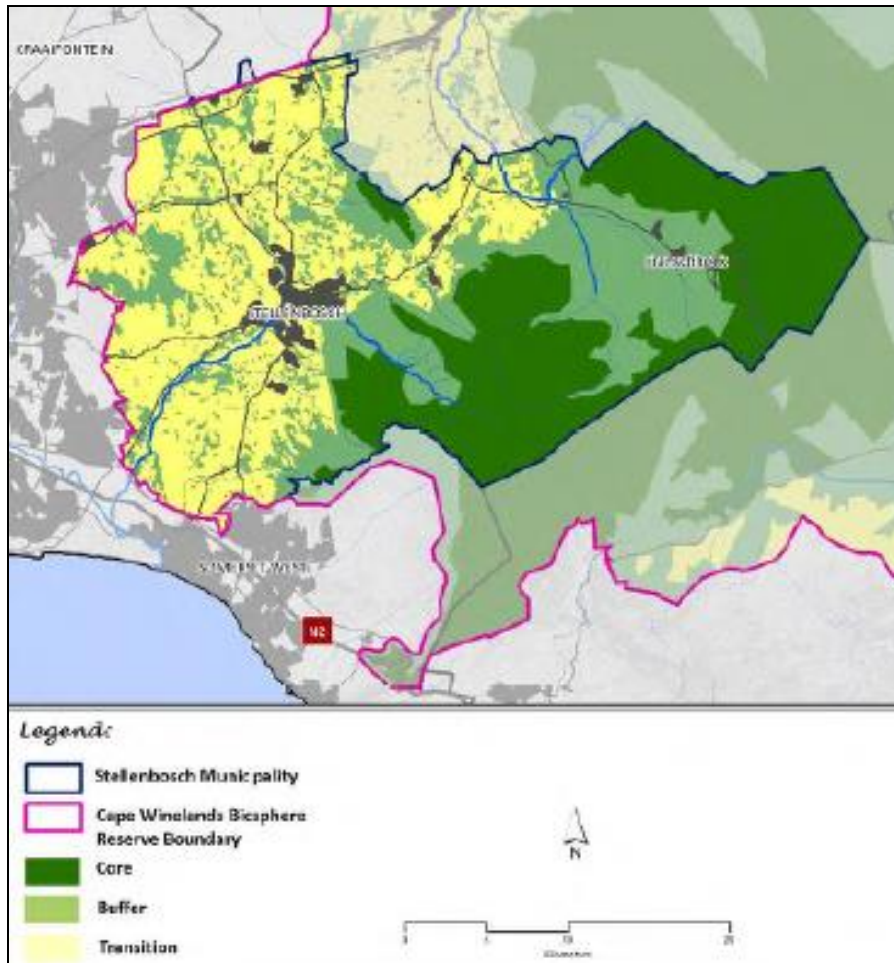


Stellenbosch Land Form

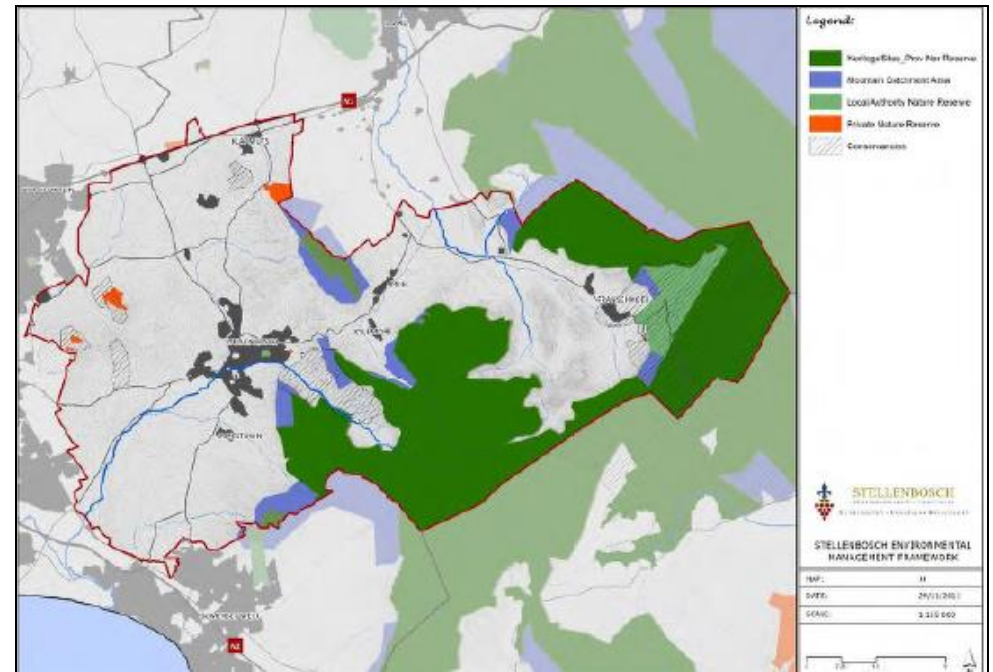
²¹ Ralph Pina <http://www.capetown.travel/>

Biological characteristics

The Stellenbosch Municipality forms an integral part of the Cape Floral Region Protected Areas World Heritage Site (specifically the Boland Mountain Complex) and the Cape Winelands Biosphere Reserve. It is considered one of the most significant sites in terms of floristic diversity and represents the highest concentration of threatened and locally endemic species in the fynbos biome (Stellenbosch EMF).



The Cape Winelands Biosphere Reserve



Conservation Areas (Stellenbosch EMF)

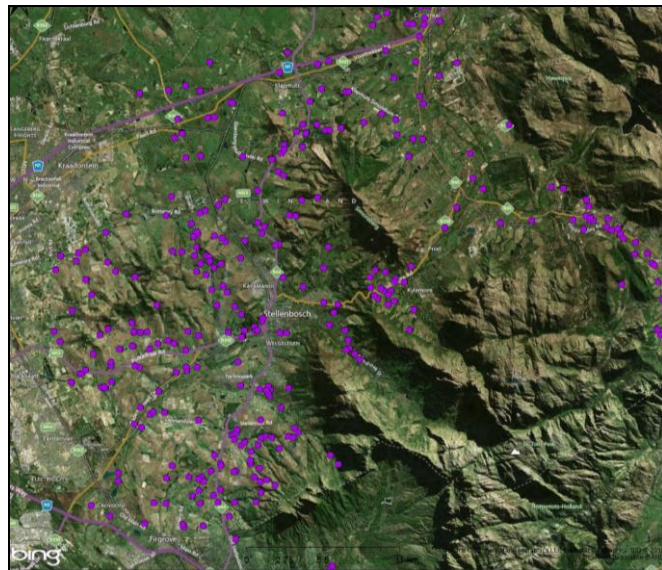
Cultivation and agricultural production.

The region has a long and rich tradition of agricultural production, which has, over time, shifted from a mixed farming base to one dominated by vineyards and, to a lesser extent fruit, with the development of associated secondary industries, particularly wine cellars, many of which are historic.

This has resulted in archetypal landscape patchwork patterns across the rolling hills, of vineyards and orchards, pastures and paddocks, bounded by windbreaks. Shaded homesteads are often located alongside tree-lined streams. With the massive backdrop of the mountain ranges, the scenic value is regarded as very high. As a result, the winelands areas in particular have developed a strong association with the tourism industry.



Farming patterns on the slopes of the Simonsberg²²



Location of cellars and wine shops²³

²² michaelolivier.co.za

²³ Cape Farm Mapper



Van Ryn Distillery²⁴



Leeuwenkuil Cellars

Routes

The early cattle and wagon routes form the basis of the current road network. These routes play a significant role in laying the visual splendour of the region before the travellers and are an important part of the tourism experience. The scenic qualities on a number of these routes however are being compromised by inappropriate development and traffic engineering.

The unique topography has given rise to the spectacular mountain passes of Helshoogte and the Franschhoek Pass. The historical Helshoogte Pass "is the oldest in South Africa. The original Helshoogte Pass dates from 1692, shortly after the arrival of the French Huguenots in 1688. The original road ran through Ida's Valley and various farms. It also passed through Banghoek Valley, a place of dense forest, leopards, steep ravines and other dangers, on its way to Franschhoek. It was the main road to Franschhoek ... and for many years was regarded as a treacherous and frightening route, especially in the dark."²⁵

"Lord Charles Somerset, Governor of the Cape Colony from 1814 to 1826 authorised the building of the Franschhoek Pass in 1822. Using a group of Royal Africa Corps soldiers who were awaiting shipment to Sierra Leone, Major William Holloway started work.

²⁴ thejonwickproject.wordpress.com

²⁵ <http://samountainpasses.co.za>

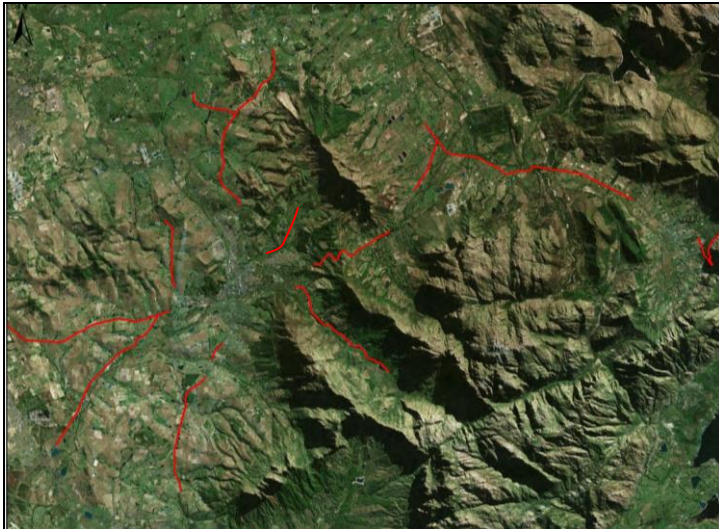
He built the first stone arch bridge over a kloof called Jan Joubert's Gat. Subsequent bridges have incorporated this bridge, making it the oldest bridge still in use in South Africa.

The pass was completed in 1825, and served as the main gateway to the Overberg until the construction of Sir Lowry's Pass in 1830, which offered a more direct route from Cape Town.

..... Holloway's construction carried traffic for over 100 years until it was reconstructed in 1932/33 as part of the roadworks undertaken during the Depression Years.

Further improvements and tarring took place in the 1960s.

The Franschhoek Pass offers breathtaking views of the mountains, gorges and valley. The drop down to the river below of the rise to the top of the mountains delivers awe-inspiring vistas, making it a most popular tourist route. The view of Franschhoek from the pass is simply astounding."²⁶



Rural Scenic routes²⁷

²⁶ <http://samountainpasses.co.za>

²⁷ note: these differ from those proposed in the Draft Revised Stellenbosch Zoning Scheme as it is argued that the landscapes through with the routes pass must have scenic value



Views from the Franschhoek Pass²⁸

Historic built environment

The region comprises a rich layering of settlement history, e.g. church towns, mission villages, and rural hamlets, with distinctive settlement forms e.g. linear, grid and informal, and morphologies, e.g. agrarian, village and townscape. It displays a richly layered architectural history, e.g. early vernacular, Cape Dutch, Cape Georgian, Cape Victorian, Cape Revival and Cape Deco with distinct regional architectural patterns (Winter 2015).

This, together with the fine landscape resources have become the public face of Stellenbosch to visitors and residents alike. However, it is underlain by the historical forces that have shaped the spatial fragmentation and separation of settlements by colour, the creation of bosbou settlements and agri-villages eg Wemmershoek, Drakenstein, Languedoc. Whilst the intentions have occasionally been philanthropic (which imperative continues to this day), the outcomes are frequently the same: the self-perpetuating cycle aligning poverty and race.

²⁸ <http://www.perfectafrica.com>

| AREA | TYPE | DATE OF INITIAL SETTLEMENT |
|--------------------------------|---|----------------------------|
| Stellenbosch farms | Farms & Administrative District | 1679 |
| Stellenbosch town | Drostry, administrative centre | 1685 |
| Drakenstein/Franschhoek valley | Farms | 1687 |
| Franschhoek | Church town | 1833 |
| Pniel ('face of God') | Apostolic Union Mission settlement | 1843 |
| Languedoc | Rhodes Fruit farms agri-village | c1902 |
| Kylemore | Extension by residents of Pniel | 1898 |
| Johannesdal | Extension by residents of Pniel | ? |
| Klapmuts | Speculative subdivision | 1850 |
| Elsenberg | Historic farm & agricultural college | |
| Muldersvlei Crossroads | Unplanned accretion at intersection | ? |
| Koelenhof | Unplanned accretion at intersection | recent |
| Vloffenburg | Unplanned accretion around historic homestead and distillery | Post 1996 |
| Lyndoch | Private conversion of Drie Gewels Hotel into sustainable housing and associated infrastructure. Nodal development at intersection through illegal commercial uses | Post 1999 |
| Jamestown (also Webersvallei) | Rhenish missionary settlement | 1903 |
| Raithby | Wesleyan church missionary settlement for freed slaves | c1844 |

Stellenbosch Rural settlements

Summary of Heritage and Scenic Resources (Cultural Landscapes) ²⁹

Historical themes

The following historical themes are represented in the Stellenbosch Municipality rural areas:

- Pre-colonial hunter-gatherer and herder occupation
- Early contact and contestation between colonial settlers and indigenous groups, particularly along the Berg river
- Early colonial settlement during the 17th and 18th centuries and its strong associations with Dutch and Huguenot settlers
- History of slavery and farm labour which has impacted patterns of settlement and socio-economic conditions. Displacement has been further entrenched by apartheid policies and more recent policy shifts in respect of farm labour law.
- Role of rivers in the evolution of place and patterns of settlement
- Cultivation and agricultural production spanning over more than 300 years, particularly with regard to the history of wine and fruit farming
- Patterns of planting in the form of windbreaks, clumps of trees around farmsteads and tree lined avenues and streets
- Significant role of food and wine processing agri-industries
- High scenic beauty defined by wilderness mountain backdrops, agriculture and settlement in the river valleys, accessed by historic scenic routes and mountain passes. This has created a distinct regional landscape
- Distinct historical regional architecture in the development of the Cape farm werf and a layering of early vernacular, Cape Dutch, Georgian, Victorian and Cape Revival styles in the rural areas. Historical building types range from simple cottages to grand homesteads and early agri-industrial buildings, particularly wine cellars.

²⁹ Extracted, adapted and extended from PSDF Review 2013 together with other relevant heritage research

Rural Cultural Landscapes of heritage significance

The Stellenbosch Region can be divided into a number of distinct cultural landscapes: those that could be said to meet the criteria for heritage significance are as follows:

| Cultural Landscape | Proposed Grading |
|---|------------------|
| 1. Eerste River Basin | III A |
| 2. Stellenbosch/Helderberg Foothills | II |
| 3. Bottelary foothills | III A |
| 4. Devon Valley/Pappagaaiberg | IIIB |
| 5. Jonkershoek Valley | II |
| 6. Plankenberg Valley | III A |
| 7. Klipmutskop/Simonsberg foothills | II |
| 8. Idas Valley | I |
| 9. Banghoek Valley | III A |
| 10. Groot Drakenstein/Dwarsriver Valley | I |
| 11. Franschoek Valley | III A |

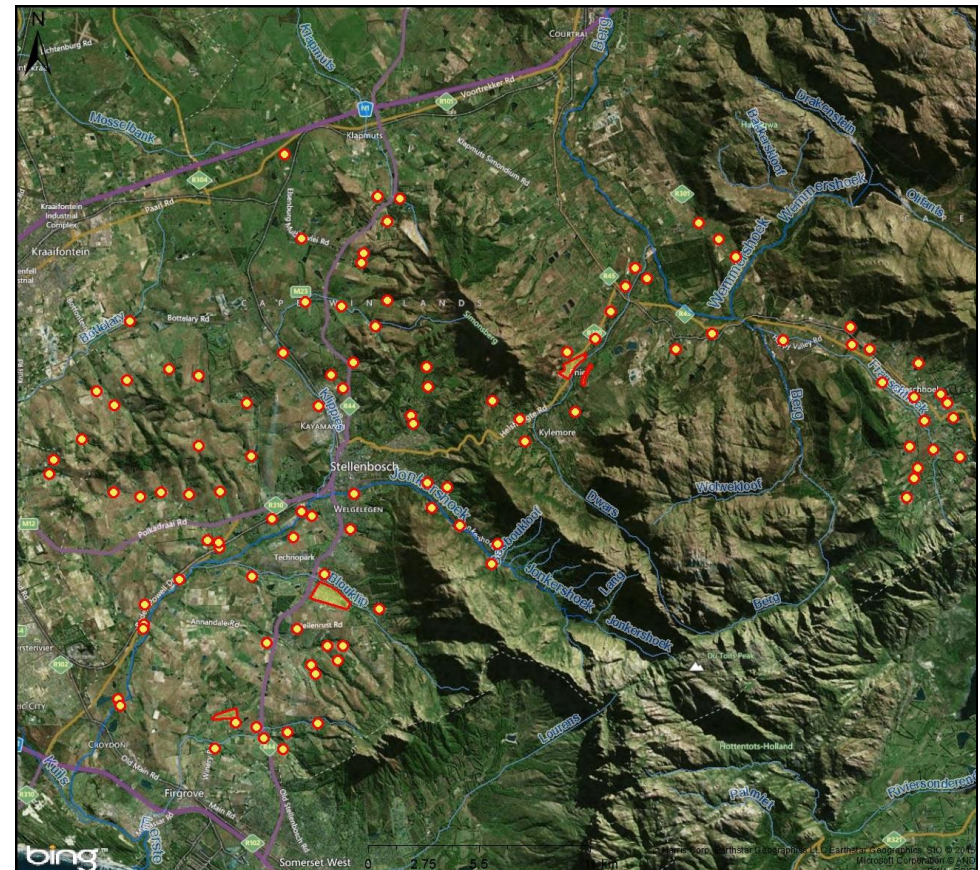
1. *Eerste River basin*: patterns of historical settlement and cultivation dating back to 17thC; earliest land grants, scenic route conditions, collection of significant farmsteads. Significance of the Eerste Rivier as an organising element. Integrity somewhat compromised by industrial and agri-industrial uses at Lynedoch, intrusive residential estates at Vlotenberg and inappropriately urban road geometric design.
2. *Stellenbosch/Helderberg Foothills*: patterns of historical settlement and cultivation dating back to 17thC; earliest land grants, mountain backdrop and scenic route conditions, collection of significant farmsteads. Significance of the Blouklip and Bonte Rivers and valleys as organising elements. Landmark qualities of Stellenboschberg and Helderberge. Combination of elements representative of the Cape Winelands. Integrity somewhat compromised by over-scaled tourist uses, intrusive signage, intrusive residential estates and residential subdivisions and inappropriately urban road geometric design.
3. *Bottelary foothills*: patterns of historical settlement and cultivation dating back to 17thC; earliest land grants, scenic route conditions, collection of significant farmsteads. Landmark quality of the Bottelary.

Integrity somewhat compromised by agri-industrial uses, intrusive signage and intrusive residential estates and residential subdivisions. Elevated M12 road provides significant scenic views across the Stellenbosch landscape.

4. *Devon Valley/Pappagaaiberg*: Some historical homesteads, cultivation dating to 18thC; distinctive topographical features and scenic secluded valley, scenic route condition. Significant integrity.
5. *Jonkershoek Valley*: patterns of historical settlement and cultivation dating back to 17thC; earliest land grants, mountain backdrop and scenic route conditions (significant integrity of Jonkershoek road as a rural road of heritage and scenic significance), collection of significant farmsteads. Social significance. Significance of the Jonkershoek River and valley as organising elements. Discrete, intimate valley setting. Exceptional natural beauty and landmark qualities of Stellenboschberg and Jonkershoekberge. Significant integrity. Designated Heritage Overlay Zone.
6. *Plankenberg Valley*: patterns of historical settlement and cultivation dating back to 17thC; earliest land grants, scenic route conditions, collection of significant farmsteads. Significance of the Plankenberg River and valley as organising elements Landmark quality of the Bottelary. Integrity somewhat compromised by agri-industrial uses, intrusive signage, intrusive residential estates and residential subdivisions, uncontrolled urban land uses at Koelenhof.
7. *Klipmutskop/Simonsberg foothills*: patterns of historical settlement and cultivation dating back to 17thC; earliest land grants, mountain backdrop and scenic route conditions, collection of very significant farmsteads. Significance of the Klippies River and valleys between the foothills as organising elements. Landmark qualities of Klipmutskop and the Simonsberg. Significant integrity. Combination of elements representative of the Cape Winelands.
8. *Idas Valley*: patterns of historical settlement and cultivation dating back to 17thC; earliest land grants, mountain backdrop and scenic route conditions, collection of very significant farmsteads. Landmark qualities of the Simonsberg. An exemplar and core of the Cape Winelands. High degree of integrity due to long-standing formal protection status. Associations with significant persons in history. Strong

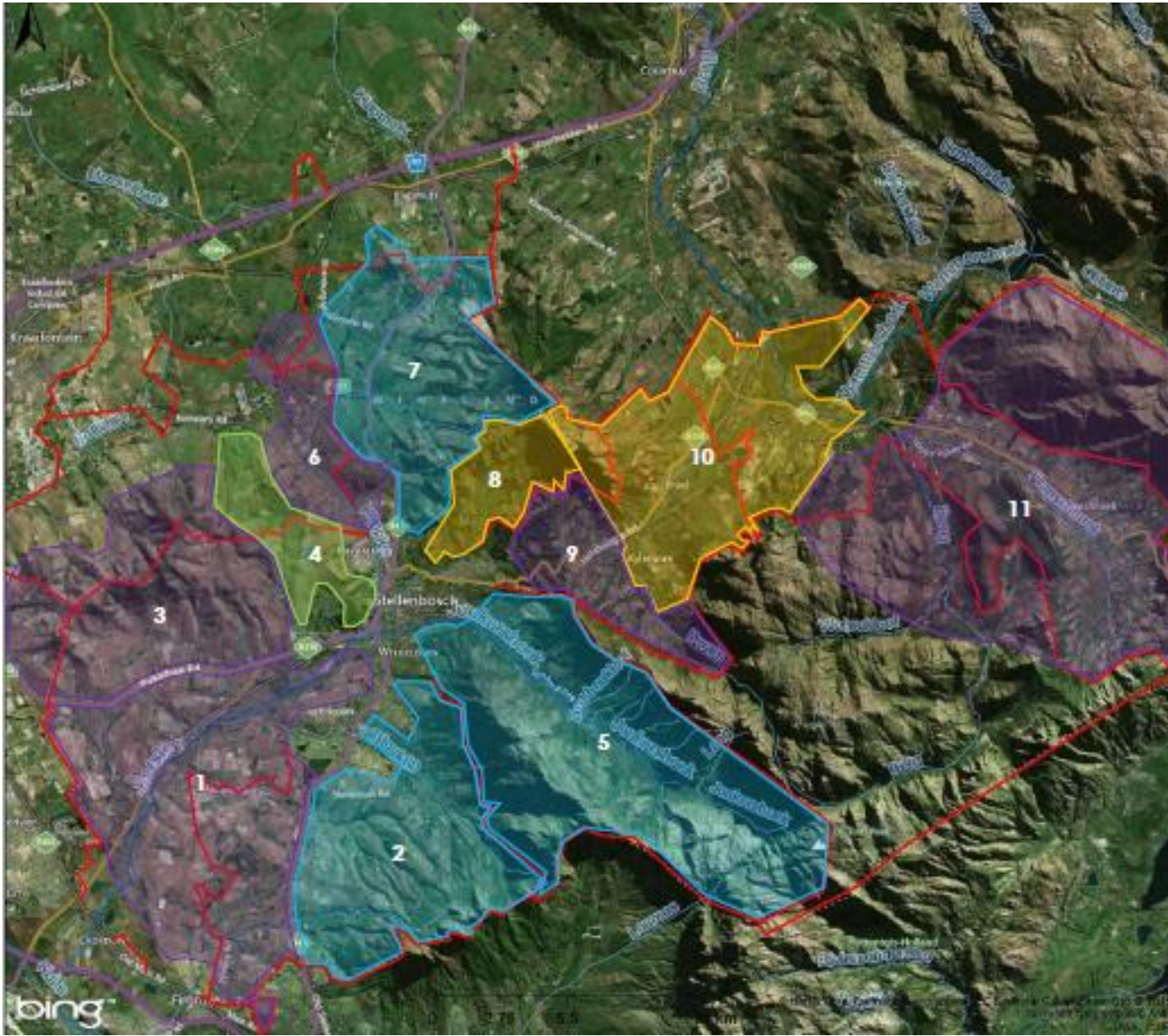
sense of place and identity. High social value with a strong sense of community. PHS. Grade I landscape. Designated Heritage Overlay Zone.

9. *Banghoek Valley*: patterns of historical settlement and cultivation dating back to 18thC; mountain backdrop and scenic route conditions, collection of some significant farmsteads. The Helshoogte Pass in particular provides for exceptional scenic travel. Significance of the Banghoek River and distinct valley. Landmark qualities of Jonkershoekberge and the Groot Drakensteinberge. Combination of elements representative of the Cape Winelands.
10. *Groot Drakenstein/Dwarsriver Valley*: patterns of historical settlement and cultivation dating back to 17thC; earliest land grants, mountain backdrop and scenic route conditions, collection of very significant farmsteads. Landmark qualities of the Simonsberg and Groot Drakensteinberge. Significant social significance in terms of associations with slavery and labour settlement patterns. Key role in development of the fruit industry. Combination of elements highly representative of the Cape Winelands. Associations with significant persons in history. PHS. Grade I landscape. Designated Heritage Overlay Zone.
11. *Franschhoek Valley*: patterns of historical settlement and cultivation dating back to 17thC, strong associations with French Huguenot settlers; earliest land grants, High scenic beauty with mountain backdrop and scenic route conditions, including the Franshhoek Pass, collection of significant farmsteads and dense layering of historical architectural periods. Distinct valley setting. Combination of elements highly representative of the Cape Winelands. Integrity somewhat compromised by intrusive residential estates and subdivisions and proliferation of tourist facilities resulting in loss of agricultural landscape.



Significant rural farms/homesteads³⁰ and rural settlement along primary river courses

³⁰ This includes Grade I and II sites together with sites identified by Kruger Roos (2002), Pistorius and Harris (2005): and Franssen (2006)



Proposed Cultural landscapes and grading (gold Gr 1; blue Gr II; purple Gr IIIA; green Gr IIIB)

Rural Scenic Routes

A scenic route is the predominant means by which residents and visitors experience the range and diversity of scenic resources in an area. They may also make an intrinsic contribution to the scenic resources by virtue of character such as surface qualities and landscaping (eg: a tree-lined, gravel road in a rural landscape). The Stellenbosch Region includes a number of rural scenic routes that could be said to meet the criteria for heritage significance. It is to be noted that this Report does not include all the scenic routes included in the proposed Draft Zoning Scheme Review Overlay Zones (specifically the N1; portions of the R304 and Bottelary Road M23) since the author is of the opinion that either the routes or the landscapes do not hold sufficient heritage significance to warrant identification in this study. A number of additional routes are also proposed.

| Scenic Route | Proposed Grading |
|------------------------------|------------------|
| 1. Klapmuts Road (R44 north) | II |
| 2. Elsenberg Road | III A |
| 3. Strand Road (R44 south) | III A |
| 4. Klipheuwel Road (R304) | III A |
| 5. Lelie Street Ida's Valley | II |
| 6. Helshoogte Pass | II |
| 7. R310 East | II |
| 8. Jonkershoek Road | II |
| 9. Polkdraai Road (M12) | III A |
| 10. Baden Powell Road (R310) | III A |
| 11. Franschhoek Road (R45) | III A |
| 12. Franschhoek Pass | II |

1. *Klapmuts Road (R44 north)*: Historic route, gateway conditions and signature views across a highly significant cultural landscape. Designated Rural Scenic Route Overlay Zone.



2. *Elsenberg Road*: Gateway to Elsenberg, intimate rural qualities of street section and landscaping contribute to cultural landscape.



3. *Strand Road (R44 south)*: Historic route, gateway conditions and signature views across a highly significant cultural landscape. Designated Rural Scenic Route Overlay Zone. Integrity somewhat compromised by over-scaled tourist uses, intrusive signage, intrusive residential estates and residential subdivisions and inappropriately urban road geometric design.
4. *Klipheuwel Road (R304)*: gateway conditions and signature views across a significant cultural landscape. Designated Rural Scenic Route Overlay Zone. Integrity somewhat compromised by intrusive agri-industry, residential estates and residential subdivisions and inappropriately urban road geometric design.

5. *Lelie Street Ida's Valley*: Gateway to Ida's Valley, intimate rural qualities of street section and landscaping contribute to a highly significant cultural landscape.
6. *Helshoogte Pass*: High historic, scenic and technological value, the oldest pass in SA. Gateway conditions into Stellenbosch, Banhoek and Dwarsriver Valleys, highly significant cultural landscapes. Designated Rural Scenic Route Overlay Zone.
7. *R310 East*: Historic route, gateway conditions and signature views across a highly significant cultural landscape. Designated Rural Scenic Route Overlay Zone.
8. *Jonkershoek Road*: Historic route, gateway condition and signature views across a highly significant cultural landscape. Intimate rural qualities of street section and landscaping contribute to a highly significant cultural landscape.

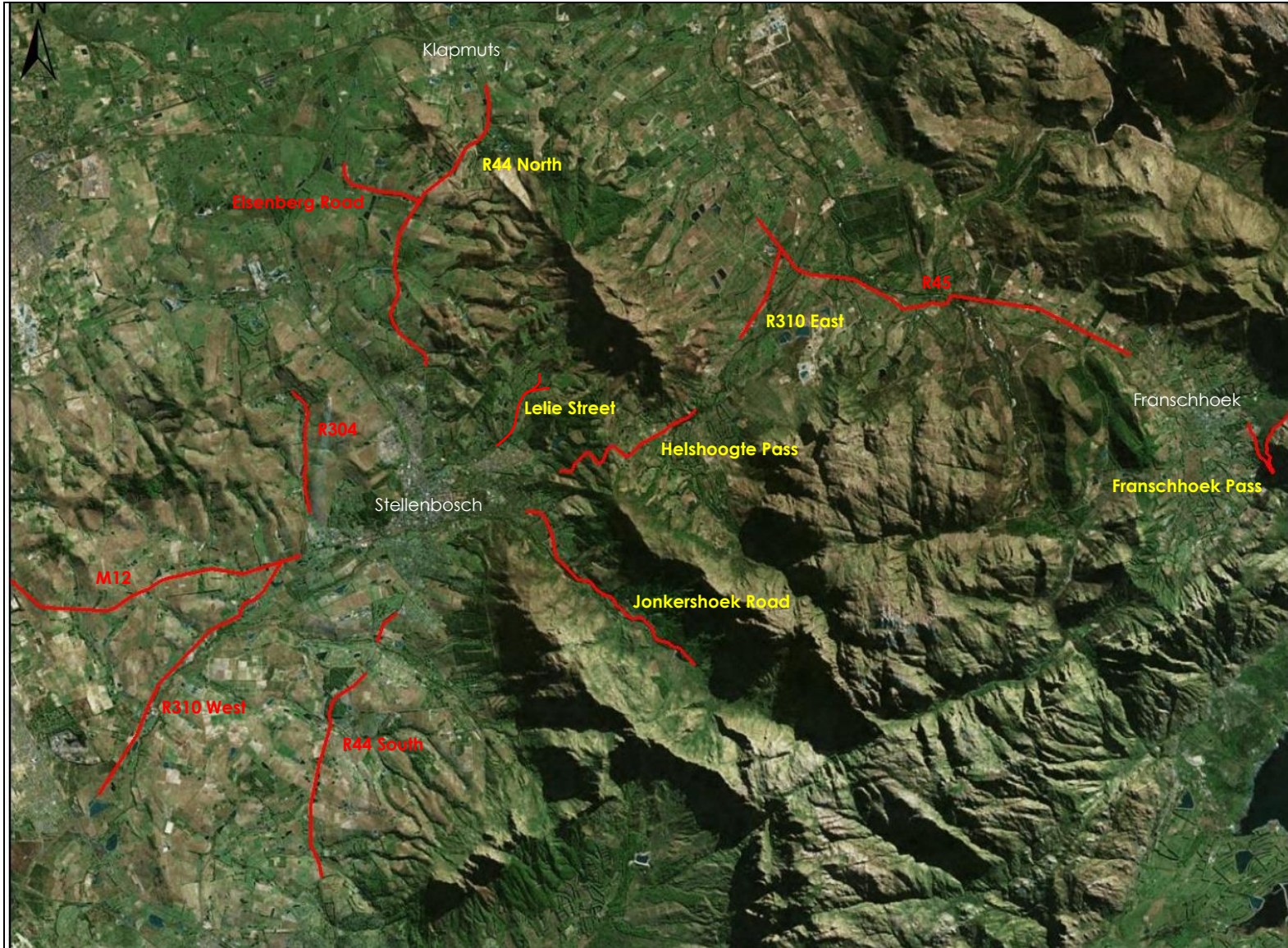


9. *Polkdraai Road (M12)*: Historic route, gateway conditions and elevation provides signature views across the winelands cultural landscape. Designated Rural Scenic Route Overlay Zone. Integrity somewhat compromised by agri-industrial uses, intrusive signage and intrusive residential estates and residential subdivisions.



10. *Franschhoek Road (R45)*: Historic route, gateway conditions and elevation provides signature views across a highly significant cultural landscape. Designated Rural Scenic Route Overlay Zone. Integrity somewhat compromised by intrusive residential estates and subdivisions and proliferation of tourist facilities.
11. *Franschhoek Pass*: High historic, scenic and technological value, the first engineered pass in SA and the oldest stone arched bridge in SA. Gateway condition into Franschhoek, highly significant cultural landscape. Designated Rural Scenic Route Overlay Zone.
12. *Baden Powell Road (R310 West)*: Historic route, gateway conditions and elevation provides signature views across the winelands cultural landscape. Designated Rural Scenic Route Overlay Zone. Integrity somewhat compromised by industrial and agri-industrial uses at Lynedoch, intrusive residential estates at Vlottenberg and inappropriately urban road geometric design.





Proposed Rural Scenic Routes and grading (names in: yellow Gr II; red Grade IIIA)

Historical rural towns/villages/hamlets

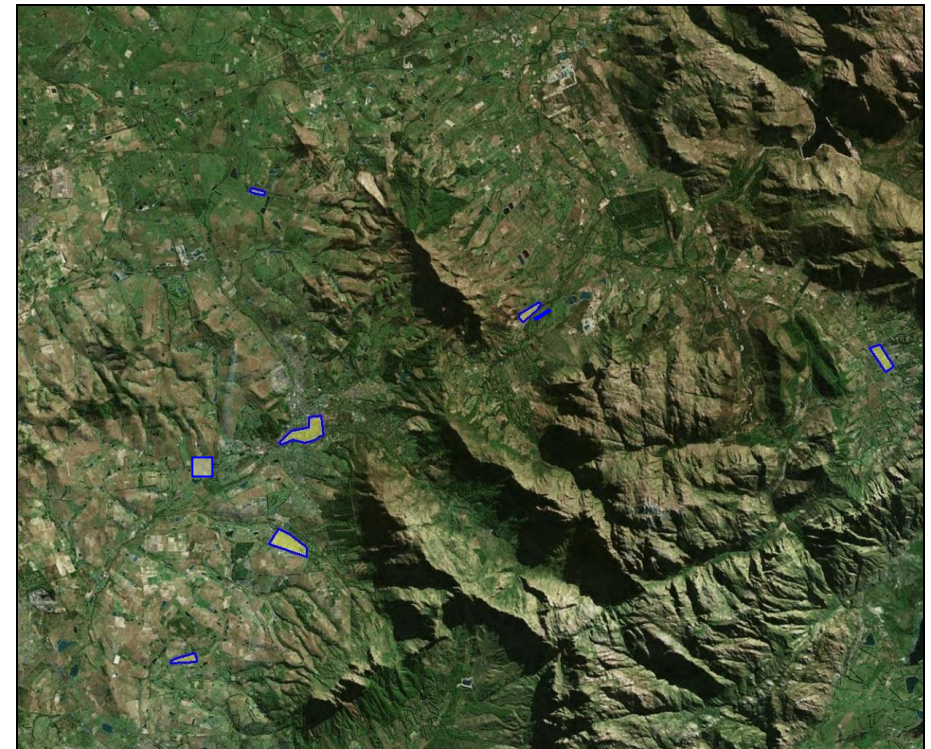
A number of rural settlements in the Stellenbosch hold high historical and social significance. They include:

| Settlement | Proposed Grading |
|--------------------------------|------------------|
| 1. Pniel | III A |
| 2. Languedoc (historic core) | III A |
| 3. Elsenberg (historic core) | III A |
| 4. Vlottenburg (historic core) | III A |
| 5. Jamestown | III A |
| 6. Raithby | III A |

1. *Pniel*: Mission settlement. High historical and social significance, associations with slavery. Few intact historical dwellings remain. Gateway along the R310 into the Dwarsriver valley. Designated Heritage Overlay Zone.
2. *Languedoc (historic core)*: Baker designed. Representative of a planned labourer's village influenced by the Arts and Crafts Movement, built when the concept of suburban garden villages and industrial housing were beginning to emerge. Designated Heritage Overlay Zone.
3. *Elsenberg (historic core)*: PHS. Granted 1698. Significant werf now part of an agricultural college: an appropriate extended use for this fine collection.
4. *Vlottenberg (historic core)*: A collection of historic structures of varying significance including Vredenheim granted in 1691. Gateway position prominence in relation to scenic approach to Stellenbosch along Rural Scenic Routes M12 and R310.
5. *Jamestown*: Mission settlement. High historical and social significance, associations with slavery. Few intact historical dwellings remain. Gateway along the R44 into Stellenbosch. Designated Heritage Overlay Zone. Gentrification pressures impacting.
6. *Raithby*: Mission settlement. High historical and social significance, associations with slavery. Few intact historical dwellings remain. Designated Heritage Overlay Zone. Gentrification pressures impacting



Raithby with agricultural plots in the river plain to the right of picture



Proposed towns, villages & hamlets of heritage significance

THREATS TO HERITAGE RESOURCES³¹

Inequality

- The most significant threat is **inequality**: the beneficiaries of residential and economic development, tourism and heritage resource utilisation are primarily white and wealthy (or at least middle class). Those whose labours have helped shape this landscape and its fortunes are largely unacknowledged and invisible, their stories are not heard (or even known) and they continue to bear the burden. This must be the most significant aspect to address.

Commodification and consumption of the countryside

- **Rural landscapes and urban sprawl**: Development pressures and patterns of suburban sprawl on the edges of major urban areas are resulting in the incremental erosion and fragmentation of rural landscapes of significance with agriculture being reduced to 'islands'. The leap-frogging of sub-urban development into agricultural landscapes is particularly damaging since it tends to be irrevocable.



(Timeslive.co.za)

³¹ Extracted, adapted and extended from PSDF Review 2013, Cultural and Scenic Landscapes Status Quo Baseline Study for the Cape Town Functional Region Spatial Development Framework together with other relevant heritage research

- **Impacts of Tourism**: Ironically the very appeal of the region to heritage tourism and residents seeking a unique rural lifestyle threatens to undermine its real character. "The high scenic value of the rural landscapes of the Cape Winelands, their high degree of accessibility from Cape Town and their role in providing green outdoor spaces on the urban fringes of the city makes them highly desirable tourism and weekend recreational destinations. They provide an important contribution to the regional economy. Heritage tourism plays an important role in allowing for the diversification and sustainability of agriculture. However, the growing trend of establishing commercial tourism facilities in rural landscapes of significance can have negative impacts on landscape character unless sited to avoid visually sensitive steep or elevated slopes and respond sensitively to traditional settlement and building typologies evident in the landscape (scale, form and materials), and interventions within historic werf contexts respect their distinctive qualities (layout, scale, massing, hierarchy, alignments, access, landscaping and setting). For example, the proliferation of over-scaled tourism facilities on the elevated slopes to the east of the R44 between Somerset West and Stellenbosch has had a major visual on the scenic qualities of this landscape, particularly at night when these facilities are illuminated".



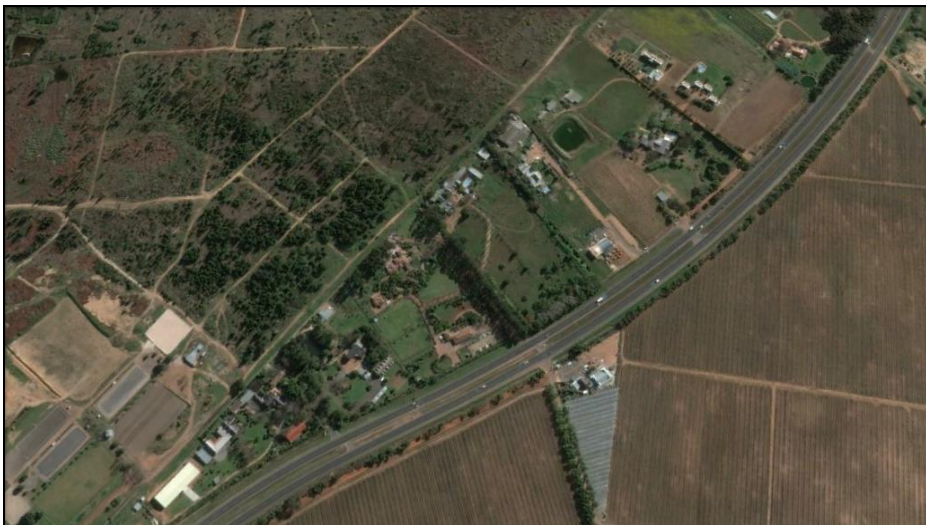
Guest house facility high on the slopes of the Helderberg

Commercial signage, over-scaled farm entrances and parking along scenic routes are a major threat to the character of a number of significant rural landscapes within the region.



Tourism signage on the R44

Certain areas have seen the proliferation of agri-tourism enterprises with no authentic agricultural activity. This type of development potentially impacts the viability of continuing agricultural activities. This has resulted in both a loss of productive agricultural land and a loss of authenticity.



Agri-tourism without the agri on the R44

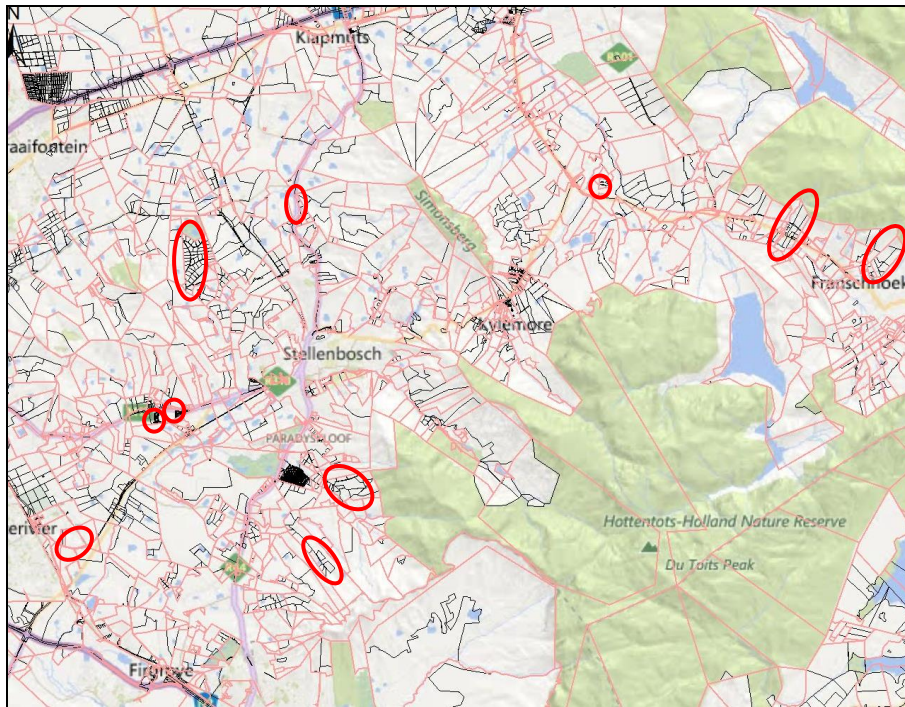
Many farmers have evicted farm-labourers and converted their cottages into bed-and-breakfast and entertainment establishments. The region has seen a shift from a traditional base of labour-intensive farming to a tourism and service-based economy, from which people of colour and those without financial resources are largely excluded. It also creates further pressure on the rural areas to accommodate displaced farmworkers and spill-over of the urban poor.

- **Lifestyle farming and rural residential estates:** The gentrification of the region's rural landscapes through lifestyle 'rural' gated residential estates and lifestyle farming is a major threat to their authenticity and integrity. Residential estates have a significant impact upon the scenic qualities of the landscape. The built form is generally unsympathetic to context and urban in character. Productive farmland is largely sterilised and reduced to ornamental 'agricultural' planting. The costs of agricultural land or land in the small rural hamlets become so high that local residents can no longer afford to live in the area. The high costs of "trophy estates" require substantial additional non-agricultural activity to generate income, compounding the problem.

The general adherence to "Design Guidelines" frequently exacerbates the negative impacts of these developments since their very 'sameness' tends to exacerbate visibility and clear lack of fit.



Residential subdivisions and a gated estate on the M12



Some residential subdivisions in the rural landscape



- **Tunnel farming:** The growing diversification of agricultural activities, in particular tunnel farming is changing the character of the region's rural landscapes particularly in the parts of the region and has had a negative visual impact. However, it remains an agricultural use and is also an intensive source of job creation and income generation.



- **Agri-industry:** agri-industrial enterprises have always formed part of this landscape, particularly wine cellars. However, there has been a recent trend towards very large scale enterprises that frequently

locate along the high accessibility (and often scenic) routes. They would be more suitably located in industrial areas.



Agri-industry on the R310



A more appropriate scale

Road infrastructure: The upgrading of regional and sub-regional road infrastructure with the emphasis on creating high mobility corridors through the Cape Winelands (converging at Stellenbosch) have enormous implications for settlement patterns, traffic flows and the character of its rural landscapes. The upgrading of the R310 between the N2 and Polkadraai Road has had a major negative impact on the experiential qualities of this scenic route. The road geometric design is urban in scale and character with an emphasis on mobility rather than creating a sense of fit in the landscape and responding positively to varying rural, gateway and emerging peri-urban conditions along of this route. Signals, high mast lights and a paved central median

exacerbate the damage. The proposed grade-separated roundabout at, for example, the intersection of the R44 and Annandale Road is an inappropriate road engineering intervention within the Cape Winelands and a significant rural landscape context.

The upgrading of these roads has additionally had a negative impact upon the location of land uses unrelated to agriculture which erode the integrity of rural places and centres. This is particularly the case at Lynedoch.



R310 at the approach to Lynedoch



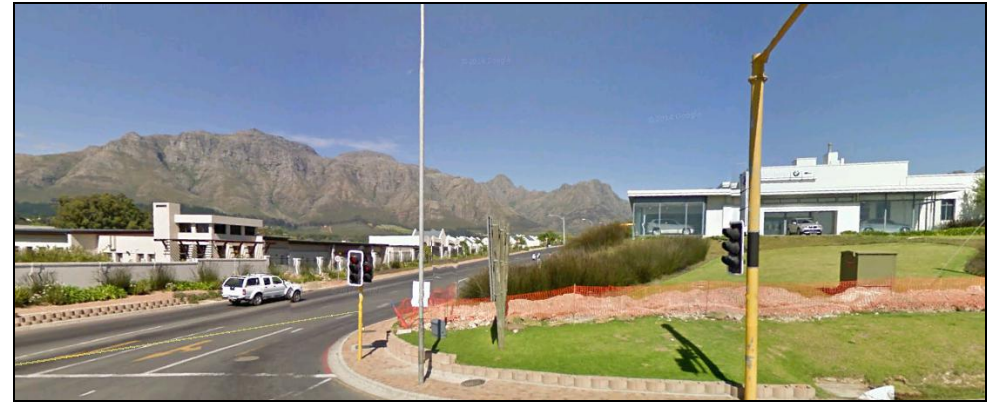
Industrial uses along the R310 in the vicinity of Lynedoch



A more appropriate road profile in a “semi-rural” area as indicated by the sign

- Loss of Intrinsic value of settlements:** Many of the rural settlements in the region have a rich history and unique sense of place. Many have also traditionally been places of refuge for the poor and landless. Pressure for middle class housing and associated infrastructure (shopping malls, petrol stations, traffic calming and the like), together with speculative land purchases and inappropriate, highly segregated planning and design have resulted in a significant loss of intrinsic value in places and is placing pressure on long standing residents. Inequality is visibly exaggerated by these juxtapositions.

In some cases small rural (often historically Afrikaans) villages with a viable service centre economy, have become towns of affluence, with uni-modal economy based on ersatz rural-styled tourism offerings. In Franschhoek, it would seem that the Huguenot contribution to the area's history has drowned out all other contributors to farming success in the area.



The entrance to Jamestown



Patterns of development now fronting Jamestown, gentrification displacing the poor and impacting on local identity

- Agri-villages:** A trend towards expanded or new ‘agri-villages’ has the potential to merely to displace farm labour into areas which have no agricultural or other economic base. They could exacerbate the poverty trap, perpetuate the historical farm labour reservoirs and effectively constitute rural sprawl. Social integration, not isolation, should underpin decision-making in this regard.

The Case against Precedent

Whilst a number of factors have contributed to an erosion of the rural landscape, agriculture and historical settlement, the area retains its unique scenic beauty and cultural landscape. In general, development along the primary arteries, once outside the urban edge, are related to agricultural and tourist use and linked to the landscape of the area.

That certain uses have detracted from the intact rural qualities of the area must not be used to justify further erosion. This only exacerbates the speculative purchase of agricultural land.

Implications for Stellenbosch Municipality

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WHERE TO FROM HERE?

Don't kill the goose that lays golden eggs



“How can a sustainable future for old cultural landscapes, based on sound economics and the commitment of all actors be achieved? ... Modern agricultural practices, urbanization and recreation all threaten the existence of valuable cultural landscapes, but simple solutions to conserve many of these landscapes are not at hand. Perspectives for a sustainable future for historic ... cultural landscapes are based on the following observations: society's demand for multi-functionality; the inclination of farmers to meet this demand if it is economically profitable; support from national and local authorities (and the public) for ecologically sound management and finally, decentralization of landscape ruling and legislation, which favours regional solutions. ... Priorities ... include: integration between disciplines; matching of scales in time and place with users, researchers and decision makers to enhance interaction and understanding.

<http://www.dot.ca.gov>

why is it happening?

Appendix B ++

Solm's Delta model vs Boschendal (no names ..)

- iii. Landscapes under pressure for large scale infrastructural developments such as wind farms, solar energy facilities, transmission lines and fracking, e.g. Central Karoo.
- iv. Historic mountain passes and 'poorts' vulnerable to falling into disrepair or alternatively inappropriate repairs and upgrading, e.g. Swartberg Pass.
- v. Loss of scenic qualities of wilderness landscapes, e.g. Constantia vineyards.

3.2.7.2 SPATIAL IMPLICATIONS

Towards establishing a framework for addressing these challenges, the specialist study identified the following spatial implications:

- i. In terms of landscape significance, the overall natural and cultural landscape, and the layered pattern of settlements in response to the natural landscape over time is worthy of protection.
- ii. In terms of landscape integrity, retaining the essential character and intactness of wilderness, rural and urban areas in the face of fragmentation through unstructured urbanisation and commercial agriculture, must be achieved.
- iii. In terms of landscape connectivity, continuity and interconnectedness of wilderness and agricultural landscapes must be retained, including ecological corridors and green linkages.
- iv. In terms of landscape setting, maintain the role of the natural landscape as a 'container' within which settlements are embedded, the landscape providing the dominant setting or backdrop.
- v. In terms of the logic of landscape, recognise

the intrinsic characteristics and suitability of the landscape and its influence on land use, settlement and movement patterns, in response to geology, topography, water soil types and microclimate.

3.2.7.3 PROVINCIAL SPATIAL POLICIES

POLICY R5: PROTECT & MANAGE ALL PROVINCIAL LANDSCAPE & SCENIC ASSETS

1. Scenic & Landscape character considerations must have explicit input on Land Use Management and infrastructure development in the Western Cape.
2. The protection and enhancement of regional landscapes and scenic assets rely on appropriate responses to the heritage, biodiversity, agricultural and scenic assets of the province. It is essential to the future sustainability of the Western Cape that agricultural resource areas, ecosystem services, heritage and scenic assets are not undermined through inappropriate development and land use change.
3. The delineation of urban edges have significant implications from a scenic perspective, especially with respect to the protection of natural and cultural landscapes from the encroachment of further urban development, defining an appropriate interface between urban development and significant landscapes, and protecting the visual and agricultural setting of historical settlements. However, it should be noted that the urban edges cannot be solely be depended on to provide the necessary effective long term protection and management of landscapes of heritage and scenic value
4. Strategies towards achieving adequate legislation to protect scenic resources, as well as towards establishing more detailed classification of landscape and scenic typologies are required. Conservation strategies and guidelines are also particularly important in the effective management of scenic landscape quality and form. They must describe the qualities of an area and the nature of development that is likely to be permitted, thus preventing wasteful expenditure, misunderstanding and conflict on the part of owners, developers, architects and the local authority. They can also ensure that the local authority is consistent in its management of the area in terms of the maintenance and enhancement of the public realm and in terms of development control.
5. Priority focus areas proposed for conservation or protection include:
 - i. Rural landscapes of scenic and cultural significance situated on major urban edges and under increasing development pressure, e.g. Cape Winelands.
 - ii. Undeveloped coastal landscapes under major development pressure.
 - iii. Landscapes under pressure for large scale infrastructural developments such as wind farms, solar energy facilities, transmission lines and fracking, e.g. Central Karoo.
 - iv. Vulnerable historic mountain passes and 'poorts'

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S Hermansen: Stellenvista

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Arcon: Vlottenberg & Lanzerac

Malan & abrahamse: Welmoed

Cliff R310

Baumann & Winter Boschendal

Dewar, Louw, Baumann & Winter: Boschendal

APPENDIX A: CRITERIA FOR ASSESSMENT OF HERITAGE SIGNIFICANCE

Section 3(3) of the National Heritage Resources Act, 1999 (Act 25 of 1999) (NHRA) identifies criteria for assessing the significance of a place. A place has heritage significance, inter alia, because of:

b) *Historical value*

- It is important in the community or pattern of history (including in the evolution of cultural landscapes and settlement patterns; association with events, developments or cultural phases) or illustrates an historical period
- It has a strong or special association with the life or work of a person, group or organisation of importance in history
- its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- It has significance relating to the history of slavery

b) *Architectural value*

- It is significant to architectural or design history or is the work of a major architect or builder
- It is an important example of a building type, style or period
- It possesses special features, fine details or workmanship

c) *Aesthetic value*

- It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group (including its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having an impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located)

d) *Social value*

- It is associated with economic, social or religious activity
- It is significant to public memory
- It is associated with living heritage (cultural traditions, public culture, oral history, performance or ritual)

e) *Spiritual value*

- It is associated with religious activity and/or phenomena
- It is significant to a particular group relating to spiritual events and/or activities

f) *Linguistic value*

- It is associated with the custodianship and/or sustainability of a particular language or events associated with that language

- It is significant to a particular group relating to the evolution and/or dissemination of a particular language

g) *Technical/Scientific value*

- Its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage
- Its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;
- Its importance in demonstrating a high degree of creative or technical achievement at a particular period;
- It is important to archaeology, palaeontology, geology or biology

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) to a heritage resource and to indicate its significance. Grading is the primary tool in defining significance and management.

The grading of heritage significance is based on the three tier grading system used in the NHRA and Heritage Western Cape's (HWC) "A Short Guide to Grading"³².

Grade I heritage resources contain qualities so exceptional that they are of special national significance resource. This applies if a resource is

- a) Of outstanding significance in terms of one or more of the criteria set out in section 3(3) of the Act;
- b) Authentic in terms design, materials, workmanship or setting; and is of such universal value and symbolic importance that it can promote human understanding and contribute to nation building, and its loss would significantly diminish the national heritage.

Grade II heritage resources are those with special qualities which make them significant in the context of a province or region. This applies if a resource is

- a) Of great significance in terms of one or more of the criteria set out in section 3(3) of the Act; and
- (b) Enriches the understanding of cultural, historical, social and scientific development in the province or region in which it is situated, but that does not fulfil the criteria for Grade 1 status.

³² Heritage Western Cape: A Short Guide to Grading Version 5 approved Feb 2007 Regulation 43 Government Gazette no 6820. 8 No. 24893 30 May 2003, Notice No. 694

Grade III heritage resources worthy of conservation should be applied to any heritage resource which

- (a) Fulfills one or more of the criteria set out in section 3(3) of the Act; or
- (b) In the case of a site contributes to the environmental quality or cultural significance of a larger area which fulfills one of the above criteria, but that does not fulfill the criteria for Grade 2 status.

The grade III category is generally sub-divided into three sub-categories. Grade IIIA and IIIB heritage resources are regarded as having sufficient significance to be protected for their individual intrinsic merit. Grade IIIC heritage resources are significant primarily because of their contextual significance

HWC provides guidelines as to the characteristics heritage resources should demonstrate in order to warrant a specific grading.

In defining the 'national estate' or heritage resources of significance, the NHRA (Section 3) includes, *inter alia*, landscapes and natural features of cultural significance. In addition to the criteria contained in the NHRA and HWC regulations there are international conventions for ascribing significance to cultural landscapes.

The term 'Cultural Landscape' denotes a special place that reveals aspects of an area's origins and development, and often reveals much about our evolving relationship with the natural world. These places provide a sense of place and identity; they map our relationship with the land over time; and they are part of our heritage and its inhabitant's lives. They can range in size from thousands of hectares of rural land to historic homesteads and associated spaces about them. Cultural Landscape can include historic estates, farmlands, public gardens and parks, cemeteries, scenic routes, and industrial sites; or even works of art, narratives of cultures, and expressions of regional identity.

The UNESCO Operational Guidelines for the World Heritage Convention (1995) identified three main types of cultural landscapes derived from the following characteristics:

- (i) The clearly defined landscape designed and created intentionally. This embraces garden and parkland landscapes constructed for aesthetic reasons which are often (but not always) associated with religious or other monumental buildings and ensembles.
- (ii) The organically evolved landscape. This results from an initial social, economic, administrative, and/or religious imperative and has developed its present form by association with and in response to its

natural environment. Such landscapes reflect that process of evolution in their form and component features. They fall into two sub-categories:

- A relict (or fossil) landscape is one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period. Its significant distinguishing features are, however, still visible in material form.
- A continuing landscape is one which retains an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still in progress. At the same time it exhibits significant material evidence of its evolution over time.

- (iii) The associative cultural landscape included by virtue of the powerful religious, artistic or cultural associations of the natural element rather than material cultural evidence which may be insignificant or even absent³³

A checklist for evaluating the significance of cultural landscapes³⁴ includes:

Landscapes as a resource

The landscape should be a resource of national or regional importance in terms of rarity and representivity

Design quality

The landscape should represent a particular artistic or creative achievement or represent a particular approach to landscape design

Scenic quality

The landscape should be of high scenic quality, with pleasing, dramatic or vivid patterns and combinations of landscape features, and important aesthetic or intangible qualities (vividness, intactness, unity)

Unspoilt character/authenticity/integrity

The landscape should be unspoilt, without visually intrusive urban, agricultural or industrial development or infrastructure. It should thus reveal a degree of integrity and intactness

³³ Extract from paragraph 39 of the Landscape Operational Guidelines for the Implementation of the World Heritage Convention

³⁴ N. Baumann, S Winter, H Aikman (2005): "The horns of a dilemma; housing and heritage" in VASSA Proceedings from a Workshop Studies and debates in Vernacular Architecture in the Western Cape"

Sense of place

The landscape should have a distinctive and representative character, including topographic and visual unity and harmony

Harmony with nature

The landscape should demonstrate a good example of the harmonious interaction between people and nature, based on sustainable land use practices

Cultural tradition

The landscape should bear testimony to a cultural tradition which might have disappeared or which illustrates a significant stage in history or which is a good example of traditional human settlement or land use which is representative of a culture/s

Living traditions

The landscape should be directly and tangibly associated with events or living traditions with ideas or with beliefs, with artistic and literary works of high significance

Kerr (Australia 2000) has also developed useful assessment criteria for understanding the nature and degree of cultural significance of a place in terms of its physical evidence, associational links and contextual/experiential qualities. In respect of the latter, the degree of significance of the experiential qualities of a place can be determined by the:

- Level of coherence or unity
- Level of intactness
- Level of interpretive qualities
- Level of continuity or historical layering
- Level of vividness
- Relationship with its setting, which reinforces the qualities of both
- Evocative versus disruptive qualities of contrasting elements

Clearly different communities will attach different values to these criteria. The assessment of cultural landscapes therefore cannot be determined absolutely: the different experiences, social and cultural backgrounds of individual's impact upon the value people place on landscapes. Moreover, the understanding of heritage significance is dynamic and changes over time. It is not possible therefore to make a definitive statement of heritage significance.

APPENDIX B: DEVELOPMENT GUIDELINES FOR RURAL AREAS

Figure 3.4.14.1 Heritage

