

**DRAFT CONSERVATION MANAGEMENT PLAN FOR THE TANGIBLE HERITAGE  
RESOURCES IN THE STELLENBOSCH MUNICIPALITY:  
PHASE 4 REPORT<sup>1</sup>**

Prepared by  
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10 January 2019



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

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## PREFACE

*Our aim is to develop as rational, systematic and practical a way as possible for the municipality to manage surviving heritage resources, as well as a system to manage development applications in a way that is coordinated with the heritage inventory and the Conservation Management Plan (CMP). It is the function of the CMP to mediate between the requirements of heritage into the future, on the one hand, and appropriate development planning for growth and change within the municipality into the future, on the other.*

The Stellenbosch municipal area encompasses complex cultural landscapes and many heritage resources of significance. The Phase 3 Survey and Heritage **Inventory** identified and defined these places so that their characteristics and values are clearly understood.

The primary aim of the CMP is to translate the established heritage significance of the various resources into concrete criteria to **direct** future management and actions in a way that will conserve their heritage significance.

The CMP maps out a **process** that will protect elements and patterns of cultural significance while allowing development. The **method** is to conserve and manage the positive aspects, to mitigate the negative ones, and to promote appropriate future developments.

There are various circumstances, policies and legislation that **trigger** the need for heritage-related assessment, approval and/or mitigation. These are critical management resources for heritage conservation, especially when planning regulations and controls are poorly enforced.

The CMP must assist officials in their assessment of development applications to ensure that their **decisions** recognise heritage significance and promote constructive action to maintain such significance.

The overall approach taken by this CMP is heritage conservation management at a **landscape** scale. The primary heritage value of the Municipal area lies in the complex cultural landscape that has developed over centuries. However, development proposals vary in scale, from the construction of new settlements to applications for alterations to buildings. Decision-makers must therefore be familiar with broad principles as well as demonstrating specific knowledge and skills.

## 1. INTRODUCTION AND AIMS

The Stellenbosch municipal area encompasses a wide array of wilderness, rural and urban domains, giving rise to composite cultural landscapes, many of high heritage significance. Diverse peoples have long inhabited these landscapes. The adaptations they have made over time comprise many positive landscape and settlement layers, as well as some negative intrusions. Because of the complex evolution and historical factors involved, it has been key to the project method to try and devise ways to analyse and synthesise heritage significance across 'nature' and 'culture', at different scales. This process was published as a Phase 3 Survey and Heritage Inventory. Please refer to Figure 1: Heritage Inventory and Conservation Management Plan Map for a graphic synopsis. The heritage inventory documents surviving heritage resources and their significance. Importantly, it is a 'living document' that can be expanded and must be kept updated. It assists in managing change with due regard to the significant heritage resources that have endured and which should be respected for the common good. The Heritage Inventory is the essential base component to the CMP.

Complex cultural landscapes display the intricate relationship between people and their environment and there are many stakeholders with diverse needs, interests and intentions. Heritage conservation requires public recognition and relevance to everyday life, or it will have limited value to communities (Howard et al, 2013). This CMP is specifically designed as a publicly accessible online platform on the Stellenbosch Municipality Website<sup>3</sup>. Our vision is that the public become co-stewards of heritage, ensuring that the cultural significance of townscapes and landscapes are considered in decision-making from the earliest stages, and that public perceptions of place might influence development proposals.

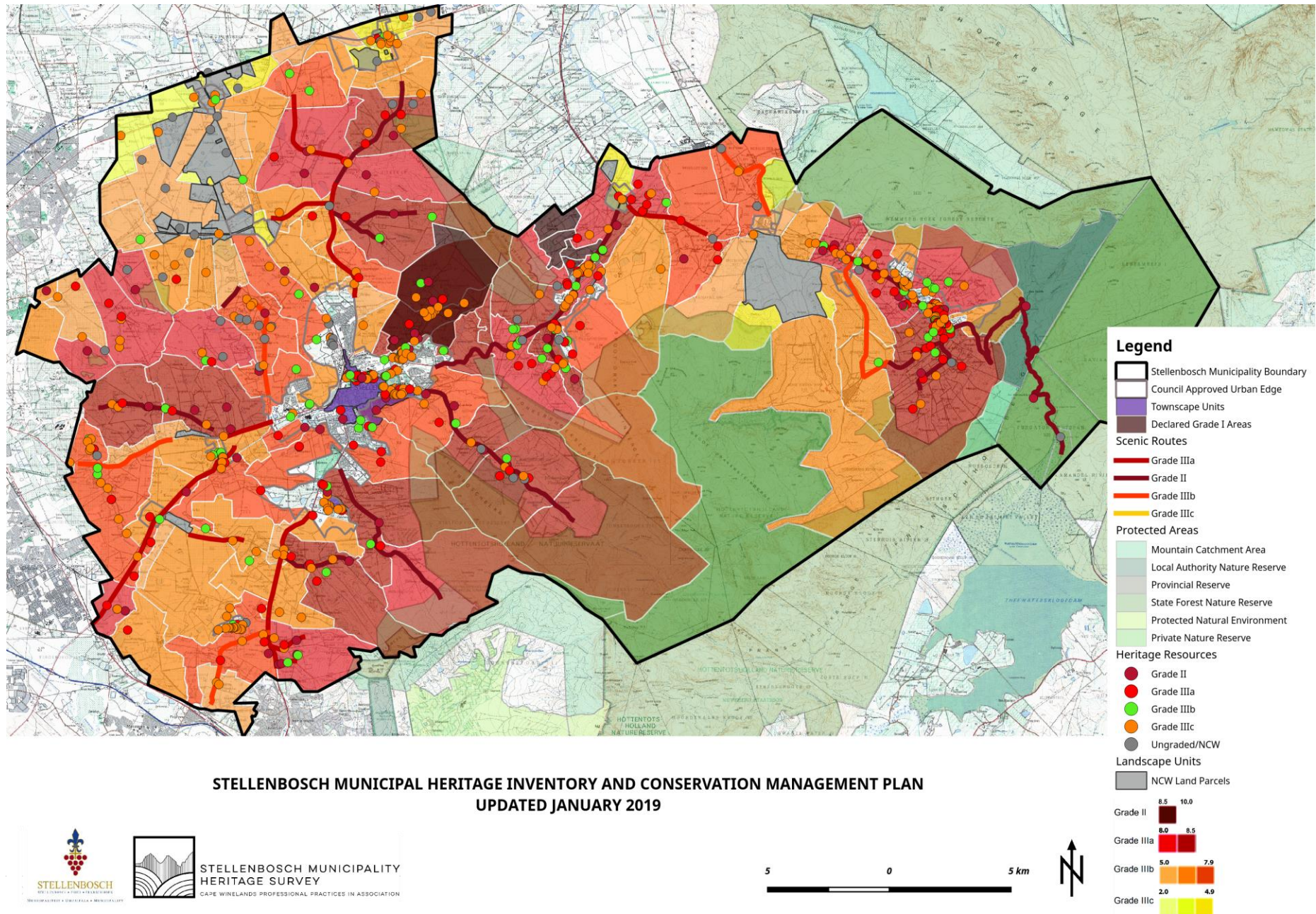
Heritage processes must include the voices of individuals living in places of significance. The Stellenbosch Winelands is classified as a *continuing cultural landscape*.<sup>4</sup> Residents are continually adapting and shaping their environments, so the list of *tangible* resources in the inventory should continually be updated and expanded. We further recommend that a formally commissioned *intangible* heritage study follows on from this tangible heritage inventory, in order to capture the full range of significant histories, local knowledge and values. It should be noted that there is a lack of information regarding Group Areas Act-related forced removals in the municipal area.

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<sup>3</sup> The heritage inventory resulted from comparative evaluation of heritage resources and extensive public consultation, whereby communal heritage values were established.

<sup>4</sup> 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 (UNESCO 2018).





## 2. CONSERVATION MANAGEMENT PLAN: VISION AND PRINCIPLES

**Conserve** - Maintain the rich cultural landscape of mountains, wilderness, rolling vineyards, river corridors, townscapes and their associated heritage features, which are key to the overall heritage significance of the municipality.

**Enhance** - As far as possible, enhance the accessibility of heritage environments to members of the public, and look to manage and regenerate heritage environments into the future, to create an inclusive living heritage.

**Intervene** - In many places, the heritage character of the Municipality comprises robust and resilient landscapes, that allow for well-considered change and development without compromising their character.

General conservation principles are derived from the vision for the Stellenbosch cultural landscape and should influence all decision-making throughout the Stellenbosch Municipal Area. They serve as the foundation for the chain of reasoning towards the criteria for decision-making in Section 2, and the development criteria in Section 3. The key question underpinning these principles is: How should the cultural and heritage significance of the Stellenbosch cultural landscape be maintained while adapting in order to survive?

**Conserve (Maintain)** existing character: This may require both protection and maintenance of the significant elements and features as well as appropriate development thereof. It includes the **promotion** of these landscapes and places for the appreciation and continuity of their cultural significance.

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

**Intervene (Change)** in a deliberate, planned way: To accelerate change towards a new or strengthened character. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible; or rehabilitation of the site's previous character is appropriate. The resilient heritage landscapes in Stellenbosch, in which development and intervention is most desirable, are those landscapes or units that historically (and almost sporadically) underwent change, but continued to form a new typology of equal aesthetic within the landscape, strengthening existing spatial patterns.

## 3. PROCESSES LEADING TO THIS DOCUMENT

The Stellenbosch Municipal area's landscape character was analysed at various scales in order to understand the significance of each component that makes up the complex whole. The analysis followed a hierarchy of scale from Valley to Area and then to Unit. We identified five core value lines (Table 1) that underscore heritage significance in Stellenbosch: ecologic, aesthetic, historic, social and economic value. Each of these value lines, and the element of landscape character that they support, lead to specific principles and development criteria for the protection and management of the heritage significance of the Stellenbosch Municipal Landscape.



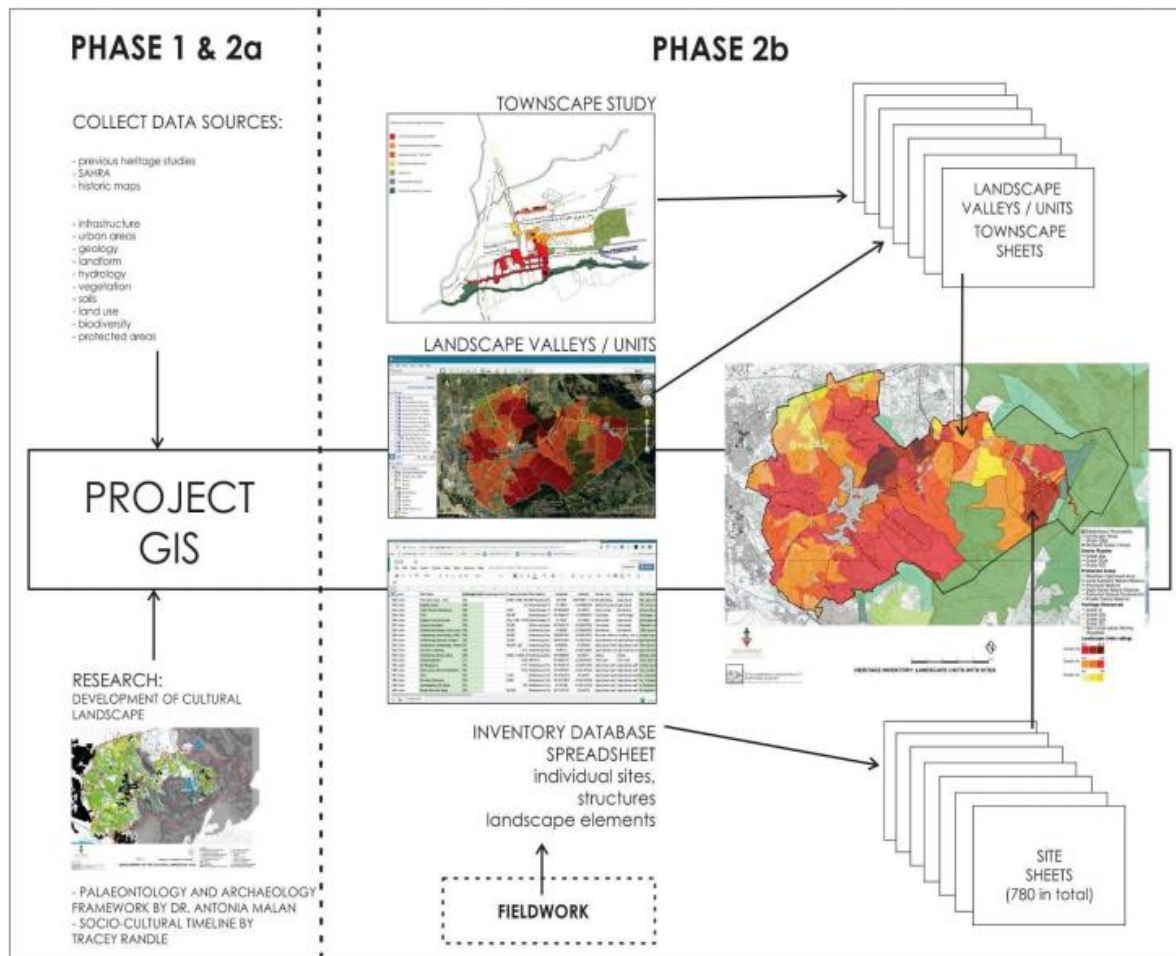


Figure 2: The process followed to develop the Heritage Inventory.

**Landscape Character** Identification & Mapping (Phases 2 and 3); to  
Description of **Significance** and Grading (Phases 2 and 3); to  
**Principles, Guidelines & Criteria** to protect or manage this significance (Phase 4 - CMP)

**Table 1: Five Value Lines of Significance**

<b>Ecologic</b>	The degree of coverage of protected, wilderness areas through to the urban fabric (which has more limited ecological significance). The range in between includes <i>critical biodiversity</i> and <i>ecological support areas</i> (obtained from Cape Nature).
<b>Aesthetic</b>	Evaluated through assessment of viewshed, scene, diversity, sense of enclosure, unity, colour, texture, balance, proportion, scale and form.
<b>Historic</b>	The historic value of a landscape character unit is based on the inventory of sites, the presence of noteworthy settlement patterns, condition, age and associated rarity.
<b>Social</b>	The presence of places with associated social and cultural meaning, and of civic places such as schools, churches and recreational facilities.
<b>Economic</b>	The Stellenbosch Cultural Landscape is predominantly characterised by rolling vineyards (currently) and the production of wine. In combination with a dramatic encircling landscape and highly scenic This also constitutes the foundation of the tourism and hospitality industry. Economic value, therefore, relates to the soil potential for the production of wine. A soil suitability <sup>5</sup> map (viticulture), was used to determine this value within each landscape unit.

General principles were derived from the heritage vision for the Stellenbosch Winelands: conserve/maintain, enhance, regenerate and intervene. From these principles a set of conservation systems (applied at a municipal scale) and development criteria (applied to specific heritage components) were developed.

The development criteria for each Landscape and Townscape Unit within the seven Valleys are the most important components, since they are the minimum criteria that all proposals must satisfy in order to ensure that heritage significance is protected. They are applied to each landscape unit and heritage component, and they have clear associated actions.

A set of sheets linked to the online map are the mechanism through which the Municipality, land owners, and potential developers are informed about the heritage significance of each landscape unit, its context and components, and an indication of the degree of change that may be contemplated for each place in order to retain its particular character, and thereby its heritage significance.

Please see a graphic illustration of the process in Figure 3 below:

<sup>5</sup> The Soil Suitability Map was obtained from VinPro and is specifically focussed on soils particularly suitable for viticulture. Even though we are aware that viticulture is not the only type of agricultural activity in the Stellenbosch area, more than 60% of the study area features extensive vineyard and this have a strong influence on the character of the landscape. It is also this landscape character that is valued aesthetically by, locals, visitors and tourists and is considered iconic of the Cape Winelands.



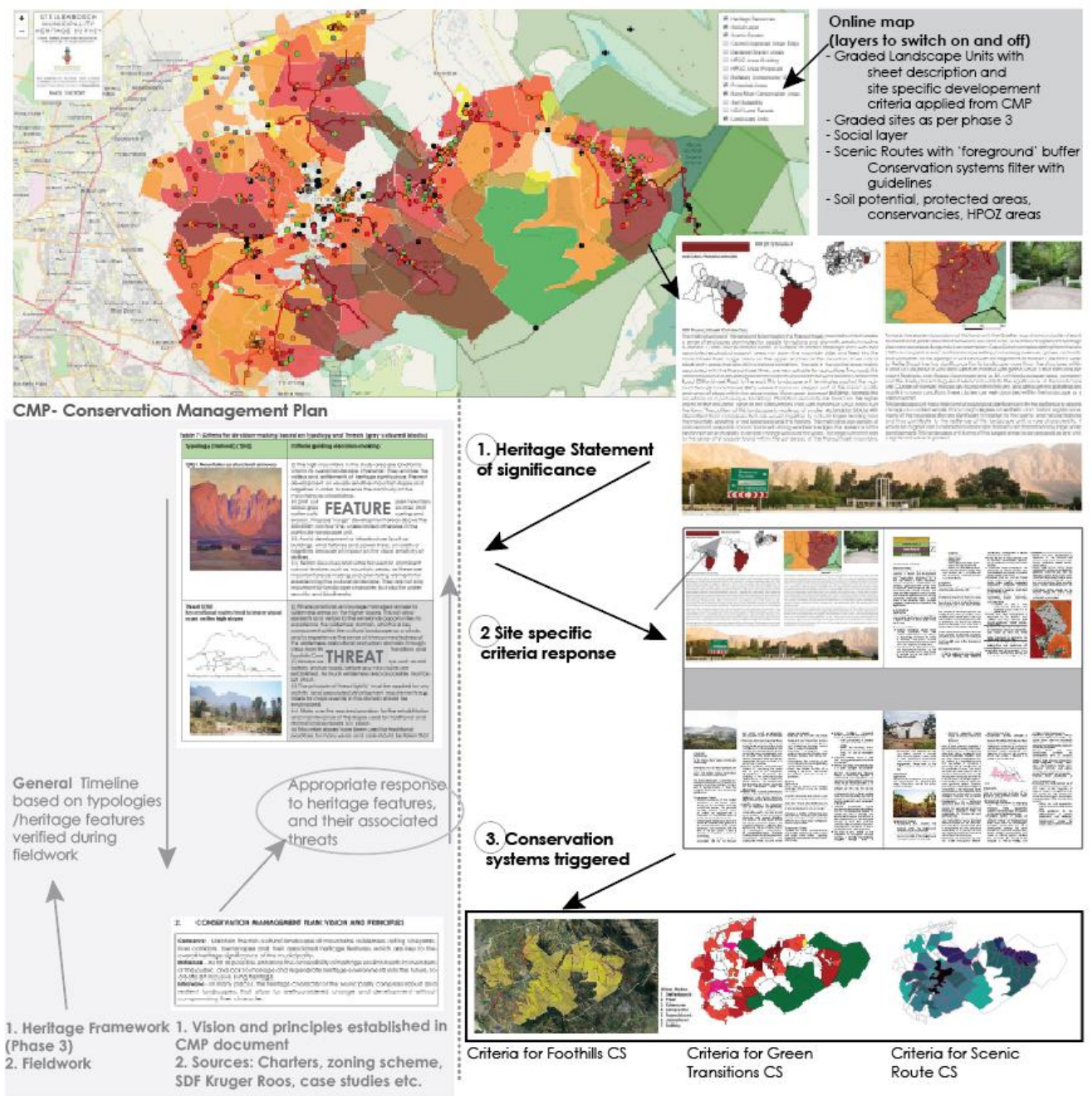


Figure 3: The process followed to develop the Development Criteria for each Landscape Unit, which follows on from the Heritage Inventory (see figure 1)

## 4. LEGAL AND POLICY FRAMEWORK

An understanding of the policy and legal framework that underscores heritage conservation ensures that the CMP criteria for decision-making are appropriately enforced and adhered to by both the Municipality and developers, landowners and other users of the landscape. They indicate how it is to be managed, and by whom.

1. National Heritage Resources Act (Act 25 of 1999).
2. Provincial Spatial Development Framework (PSDF), especially the Policy framework for Heritage and Scenic Resources (2014).
3. Spatial Planning and Land Use Management Act (SPLUMA).
4. Western Cape Land Use Planning Act (LUPA).
1. Heritage Western Cape (HWC) Policies and Guidelines.
2. Municipal Policy and Planning Context with Zoning Schemes under the Land Use Planning Ordinance (LUPO) and Heritage Protection or Special Overlay Zones, and HWC recommendations for municipal zoning scheme by-laws.

Appendix 1 sets out the relevance of each of these documents, and how they informed the proposed legal and policy framework for Stellenbosch that is summarised in 4.1 below.

### 4.1 Overview

A number of practical issues need to be considered regarding the appropriate protection and management of landscapes and scenic routes of heritage and scenic value, especially in cases where these cut across municipal boundaries, cover an expansive area and/or involve different components and levels of significance. Landscapes of existing or proposed Grade I and II heritage status would not necessarily benefit from a blanket set of heritage controls. Formal protection may need to be accompanied by exemptions for certain types of interventions (e.g. relating to day-to-day farming operations within productive agricultural areas). Some may be more appropriately managed at municipal level by way of special overlay zones, delegations and/or by joint heritage agreements between the relevant heritage and competent planning authority.

Heritage input into the preparation of Spatial Development Frameworks (SDFs) is necessary to ensure effective integration of heritage management and planning issues within significant heritage contexts, such as Stellenbosch Municipality. The scope of heritage input at SDF level must include the heritage inventory and should refer to general heritage principles and criteria at a spatial level, in particular to the heritage implications of growth management strategies, e.g. urban edge demarcation, densification strategies and infill development. This CMP plays a strategic role in that process.<sup>6</sup> Any SDF amendment (and annual IDP reviews) must take the heritage inventory and CMP into full consideration.

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<sup>6</sup> The implementation of this CMP will focus specifically on impacts to heritage resources as identified in the Stellenbosch Municipal Heritage Inventory. Impacts to biodiversity, ecological resources, watercourses and other kinds of environmental resources are understood to be managed in terms of other legislation such as Water Services Act (1997), National Water Act (1998), Protected Areas Act (2003), Western Cape Ecological Communities Bill (2010), NEM Air Quality Act (2004), NEM Biodiversity Act (2004), NEM Waste Act (2004), MPRDA (2008), World Heritage Convention Act (1999), Western Cape Nature Conservation Board Act (1998), Western Cape Biodiversity Spatial Plan (2017), Western Cape Biosphere Reserves Act (2011), Western Cape Land Administration Act (1998), Western Cape Nature Conservation Laws Amendment Act (2000), National Forests Act (1988), Conservation of Agricultural Resources Act (1993) and others. Where impacts to such resources in turn negatively impact on the heritage significance of a place, guidelines are recommended to manage such impacts.

## 4.2 Institutional Arrangements for Administration of the CMP

The Landscape Units, Scenic Routes and Heritage Sites have all been graded according to the HWC Grading guidelines. The grading carries clear legal responsibilities, management implications and guidelines for development.

**Table 2: Grading and Management Strategies**

Grading	Management Strategies (NHRA)	
	Sites	Landscapes, Townscapes and Scenic Routes
<b>Grade I</b>	Declaration ito s.27 Management by SAHRA	Declaration ito s.27 Management by SAHRA
<b>Grade II</b>	Declaration ito s.27 Management by HWC	Proposed SOZ with management criteria as per the CMP, and a Heritage Agreement with HWC
<b>Grade IIIa</b>	Placement on Provincial Register ito section 30(7)	Proposed SOZ with management criteria as per the CMP
<b>Grade IIIb</b>	Placement on Provincial Register ito section 30(7)	Proposed SOZ with management criteria as per the CMP
<b>Grade IIIc</b>	Placement on Provincial Register ito section 30(7)	Proposed SOZ with management criteria as per the CMP
<b>NCW</b>	Apply to lift s34(1) to HWC	Apply to lift s34(1) to HWC

### 4.2.1 Possible Ways Forward: National Heritage Resources Act:

#### (a) Grade III Sites (section 30 of the NHRA):

In terms of the NHRA, once an inventory has been approved by HWC (as the Stellenbosch ones have), then:

- The owner of each graded structure must be consulted. The regulations being drafted by HWC will determine how this consultation must take place.
- Once the owner has been consulted, the Heritage Register as per the inventory must be published in the Provincial Gazette by HWC.
- Within 6 months of gazetting, the Stellenbosch Municipality must make provision for the protection of the Heritage Register buildings in terms of its by-laws or zoning scheme.
- Once the by-laws are approved, the Stellenbosch Municipality becomes the decision-maker for the Heritage Register and the provisions of Section 34 fall away (however Sections 35, 36, 38 etc still apply).
- The municipality can mark the Heritage Register sites with a badge.

#### (b) Landscape Units, Townscapes and Scenic Routes (section 31 of the NHRA):

In terms of the NHRA, once an inventory has been approved by HWC (as the Stellenbosch ones have), and specific areas of heritage significance have been identified for formal protection, then:

- The owners of all properties within the identified area must be consulted. The regulations being drafted by HWC will determine how this consultation must take place.

- Once the owners and HWC have been consulted, the Heritage Area can be designated by publication of a notice in the Provincial Gazette.
- Within 6 months of the publication of the gazette, the Stellenbosch Municipality must make provision for the protection of the Heritage Area in terms of its zoning scheme (HPOZ).
- Once the by-laws are approved, the Stellenbosch Municipality becomes the decision-maker for the Heritage Area.
- The municipality can mark the Heritage Area with a badge.

#### **4.2.2 Possible Ways Forward: Stellenbosch Spatial Development Framework (SDF) and Integrated Zoning Scheme (IZS)**

The current draft Scheme makes provision for Urban and Rural Conservation Overlay Zone areas. The Stellenbosch and Franschhoek Urban Conservation Areas preserve the special areas status quo of the current schemes. The Idas Valley, Dwarsriver and Jonkershoek Rural Conservation Overlay Zone are new areas which were based on the demarcated cultural landscapes and other approved studies. The municipality can demarcate other such overlay zone areas (based on new approved studies/Council policies/SDF) or change the current demarcations. The municipality can control certain activities in overlay zone areas by specifying additional controls in specified areas. There is therefore significant scope for the Municipality to amend the Scheme in future with more detailed provisions, or to demarcate new Urban and Rural Conservation Areas or Special Overlay Zones (SOZs), or to add more specific provisions for any of the existing or future areas. In all of these Overlay Zone areas, any development requires the municipality's approval before it can proceed (refer to the Scheme for the detailed requirements).

#### **4.2.3 Way forward for the implementation of the CMP**

Although Section 31 of the NHRA provides Heritage Areas as a mechanism to manage areas of heritage significance, **it is proposed that the landscape units identified as having heritage significance in the Stellenbosch Municipal Heritage Inventory (ie. graded II, IIIa, IIIb or IIIc) be managed through the provisions of the Stellenbosch SDF and IZS through Special Overlay Zones.** In this way, the Stellenbosch Municipality will ensure compliance with the criteria for decision-making proposed in this CMP (i.e. to ensure the conservation and management of the identified heritage significance of the landscape units) before making any decisions to approve any proposed development.

It is proposed that the **Department of Spatial Planning, Heritage and Environment of the Directorate Planning and Economic Development** of Stellenbosch Municipality is responsible for the overarching administration and implementation of the CMP. The Department is currently responsible for, among others, the following functions:

1. Serving as the municipal representative and interface with all other spheres of government as it relates to heritage planning and management.
2. Facilitating and regulating heritage planning and management in accordance with the SSDF and the associated package of municipal policies which collectively represent the common ground for all land-use decisions in the municipality.
3. Assisting municipal departments and other stakeholders with the incorporation of the directives of the CMP in their sectoral plans and the package of municipal policies.
4. Ensuring ongoing compliance of sectoral departments and other stakeholders with the CMP and the package of municipal policies.



## 5. CONSERVATION SYSTEMS (Municipal scale)

Conservation systems are based on the principles established for the Stellenbosch Winelands and are applicable to the larger municipal area. They arose from the identification of specific opportunities for holistic, landscape and heritage-based conservation whilst assessing the inherent threats to the Stellenbosch cultural landscape. Table 3 sets out a summary of the three Conservation Systems (CS) and how they were derived. See Appendix 3.

**Table 3: Summary of the proposed Conservation Systems (CS) within the Stellenbosch Winelands**

<b>1. Foothills CS</b> (Appendix 3.1) <ul style="list-style-type: none"> <li>Protected Areas, Critical biodiversity areas (CBA), Ecological support areas (ESA)</li> <li>Cultural elements within the landscape (heritage inventory)</li> <li>Vertical transition of development</li> </ul>	<b>2.Green Transitions CS</b> (Appendix 3.2) <ul style="list-style-type: none"> <li>Agricultural character</li> <li>Public appreciation</li> <li>Horizontal transition of development from urban nodes</li> </ul>	<b>3.Scenic Routes CS</b> (Appendix 3.3) <ul style="list-style-type: none"> <li>Grade II scenic routes</li> <li>% visibility coverage of each landscape unit on a Grade II scenic route</li> <li>The number of Grade II viewsheds in which the particular landscape unit is seen</li> </ul>
a) Threat	a) Threat	a) Heritage and scenic value
(b) Threat: Eroding of wilderness areas and cultural use on rolling foothills and alluvial plains where insensitive development occurs.	(b) Threat: Loss of highly valuable agricultural land, and rural character due to urban sprawl. An opportunity for areas to link to the Rolling Foothills CS to improve quality of life.	Visibility Analysis with investigation/perceptual analysis of routes identified and graded in Phase 3.

The landscape units proved an effective tool for such a high-level municipal scale analysis. The Foothills Conservation System (buffer to nature reserves) is more focused on the vertical transition within the landscape (rural to wilderness). The Green Transitions follow the horizontal trajectory of development within the landscape, with the focus more on the open agrarian landscape and the transition from urban to rural landscape. All of these systems are interpreted in terms of their heritage significance, and there are criteria for decision-making to enable integration and effective stewardship.

### 5.1 Foothills Conservation System

Nature reserves are protected areas for wildlife, flora, fauna or features of geological or other special interest, and are reserved and managed for conservation and to provide special opportunities for study and research. The existing Protected Areas go a long way to protect the integrity of the natural landscape within the municipal area. They account for a large percentage of the wilderness domain which gives the municipality its unique spatial character. It is notable that these areas are predominantly located in the higher gradient mountainous landform and not in the foothills or alluvial plains. Some protected areas are disjointed and isolated, putting their integrity at risk (such as the Bottelary Conservancy, Mooiplaas and Koopmanskloof Private Nature Reserves and Simonsberg Nature Reserve). The complex interplay of the wilderness, agricultural landscape and settlement unfolds on the lower rolling

hills towards alluvial plains. These lower slopes become key to the sustainable evolution of the cultural landscape, and heritage significance of the municipal area.

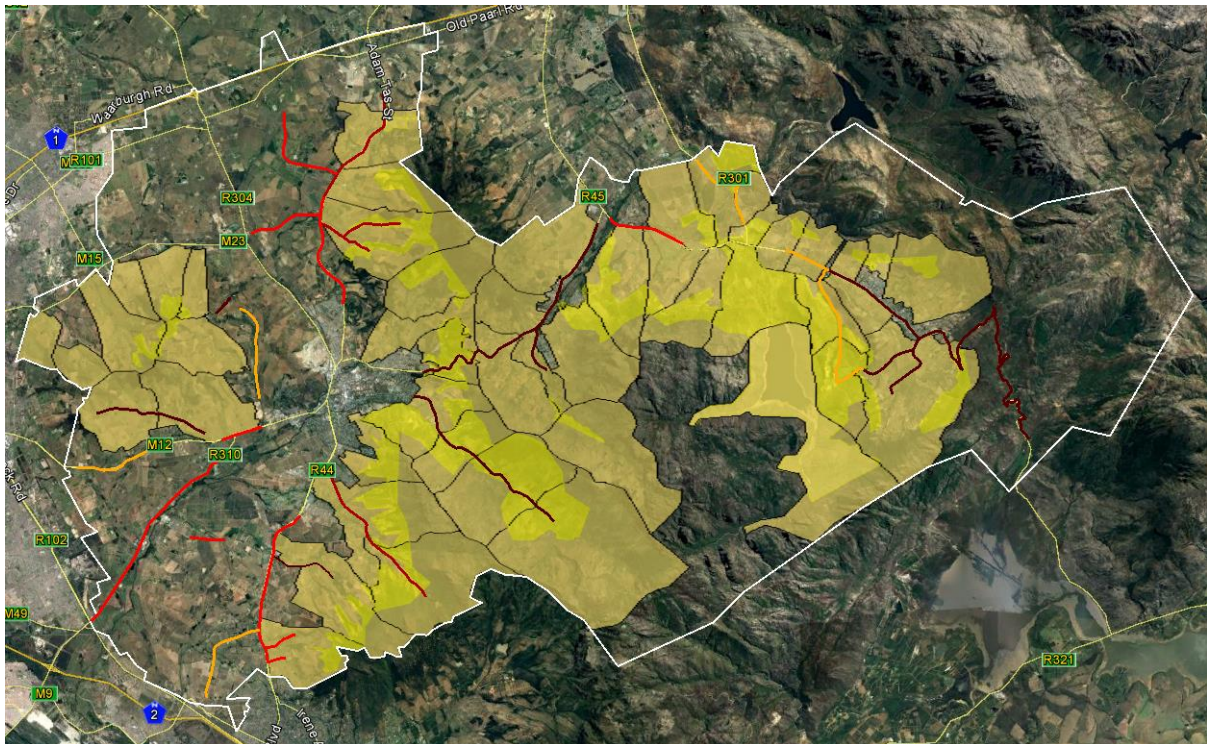


Figure 4: Landscape units that feature protected areas. The yellow polygons indicate ESA and CBA areas that support existing protected areas (See Appendix 2 for more detail).

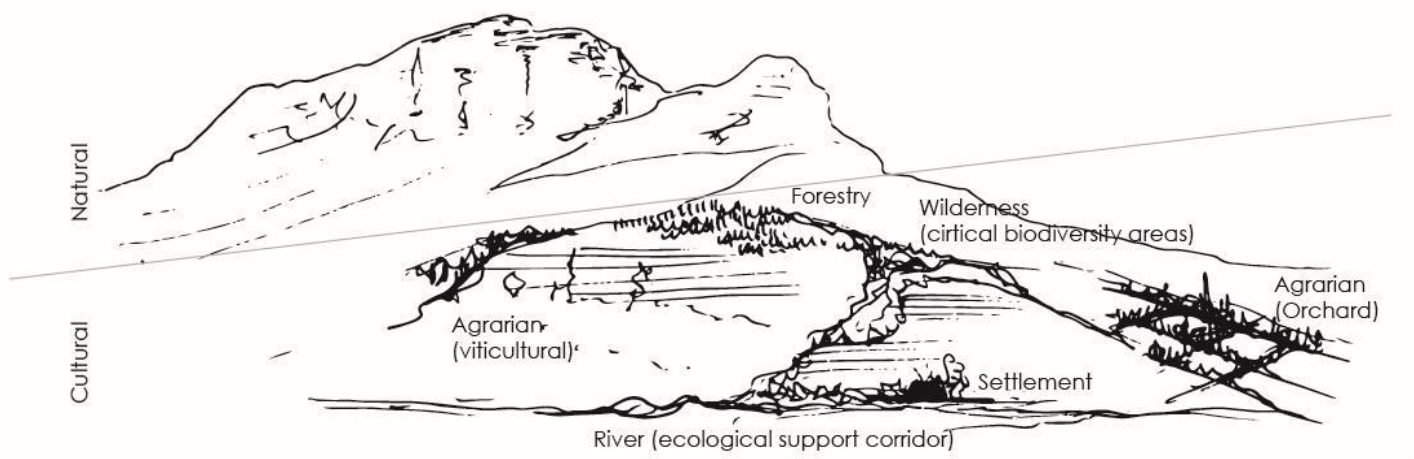


Figure 5: Vertical transition from the predominant cultural interface to the natural domain.

## 5.2 Green Transitions

The rural, agrarian character of Stellenbosch is anchored by its natural setting and the green linkages that extend from the mountains, down to the rolling hills, and terminate against the towns and settlements, which are most often located along riverine corridors on the valley bottoms. The key feature of these green linkages is their openness; affording views across the predominantly viticulture landscape towards the dramatic mountains in one harmonious

frame. In some instances, such as Stellenbosch Berg, it is the physical permeability of this feature that adds most to the quality of life of its residents. These green areas are under great development pressure due to their close proximity to the town of Stellenbosch.

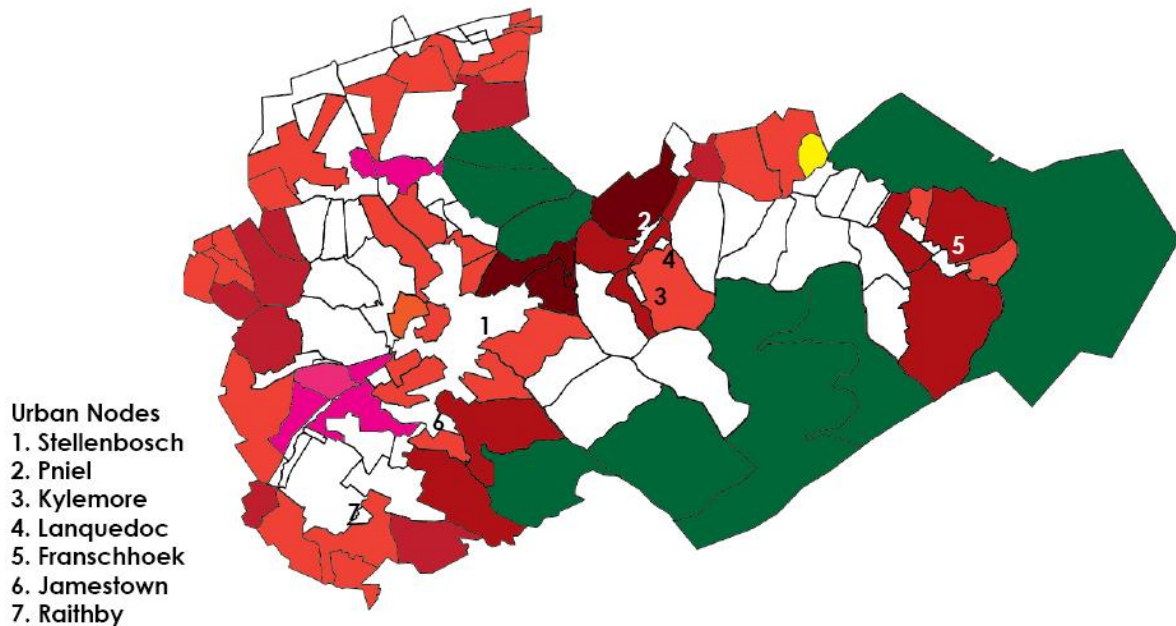


Figure 6: Green Transitions (town and municipal scale), with the pink showing landscape units triggered by proposed development nodes around Vloittenburg, and Koelenhof.

Green transitions on a town-scale aim to:

1. Uphold the rural character of Stellenbosch, and to uphold significant vistas towards the agricultural landscape from within these settlement nodes.
2. Prevent urban sprawl from eroding the significant landscape units situated directly adjacent to the historic town.
3. Maintain a clear transition between the townscape and its surrounding rural landscape.
4. Protect a diverse range of heritage values, not only the tangible heritage sites.
5. Stimulate innovative development that is focused on urban regeneration and densification, such that brownfields sites should always be considered first before greenfield sites can be developed.
6. Become connectors for the public to gain access to larger natural landscapes, which promotes connectedness with their landscape setting, and improves quality of life.

Green transitions on a municipal scale aim to:

1. Preserve the rural landscape of Stellenbosch as a significant cultural landscape within the context of the Western Cape.
2. Maintain a clear distinction between urban and rural on the municipal boundary.
3. Prevent pressure from the City of Cape Town to extend the urban edge into the significant cultural landscape of Stellenbosch.

Green transitions are applied to future development nodes to act as a buffer that facilitates the goals of these development nodes, such as connectivity and integration.



### 5.3 Scenic Routes

Scenic Routes are movement corridors that traverse areas of outstanding scenic quality. Scenic Route Corridors are the channels through which we perceive the cultural landscape. The Scenic Drive Envelope includes the carriageway, the road reserve and the land directly adjacent to it. Where views terminate is called the Viewshed of the Scenic Route. Scenic Routes celebrate our communal heritage and belong to all members of the public, and therefore need to be protected as such.

The general criteria for decision-making for Scenic Routes are based on their distance away from the scenic drive. Distance zones are based on three categories; The closer a viewer is to a landscape feature, the greater the visible detail and the greater the value of the zone.

These are:

- foreground (fg) from 0 to 500 metres.
- middleground (mg) from 500 metres to 3 kilometres.
- background (bg) from 3 to 10 kilometres.

Exceptional scenic landscape units:

- The general criteria for decision-making applicable to the foreground are also applicable to exceptional scenic landscapes in terms of their visibility. See Appendix 3 for more information about this map, and method used to extract information.

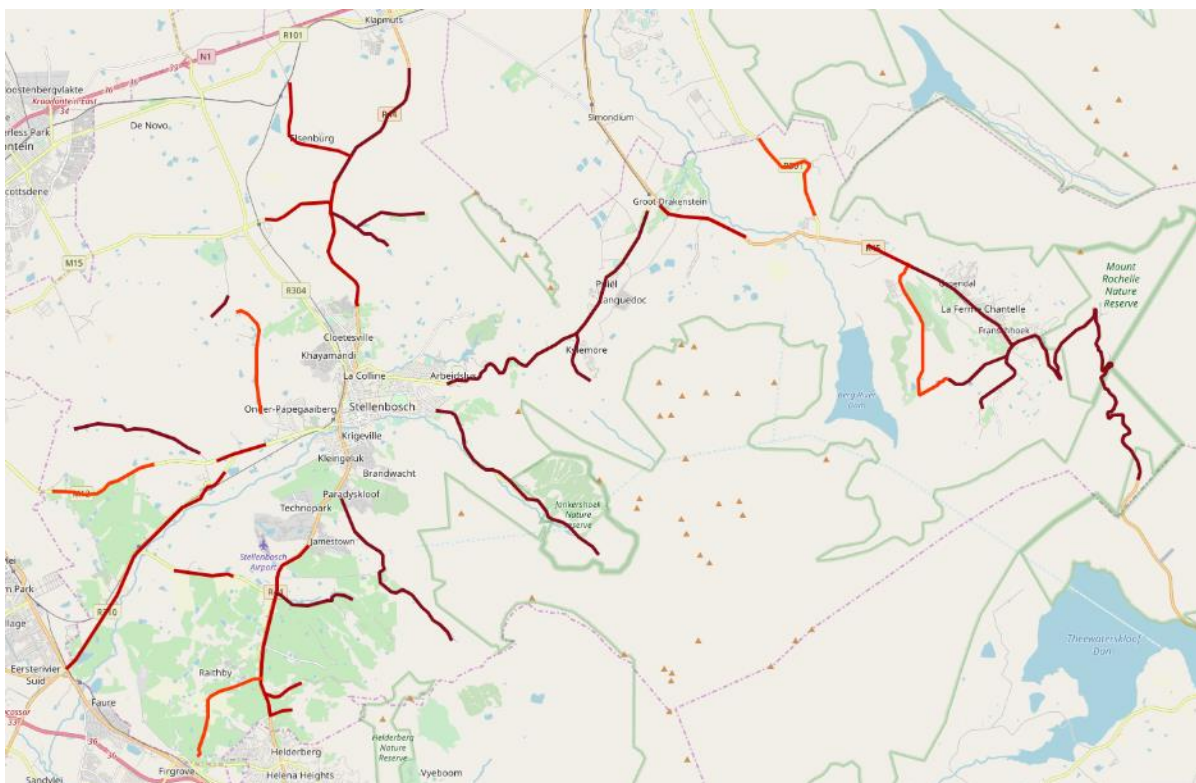


Figure 7: Graded Scenic Routes within the municipal boundary.

### 5.4 Conservation Systems summary

A composite overlay process that integrated visual analysis with heritage indicators resulted in a Synthesis Map. The synthesis map shows the landscape units to be potentially included as Special Overlay Zones. Protection is proposed on the basis of threats to heritage significance, and elements to be protected. This is the major interpretative spatial diagram that informs proposed development considerations (urban and rural). It provides guidance to appropriate development that preserves cultural significance.



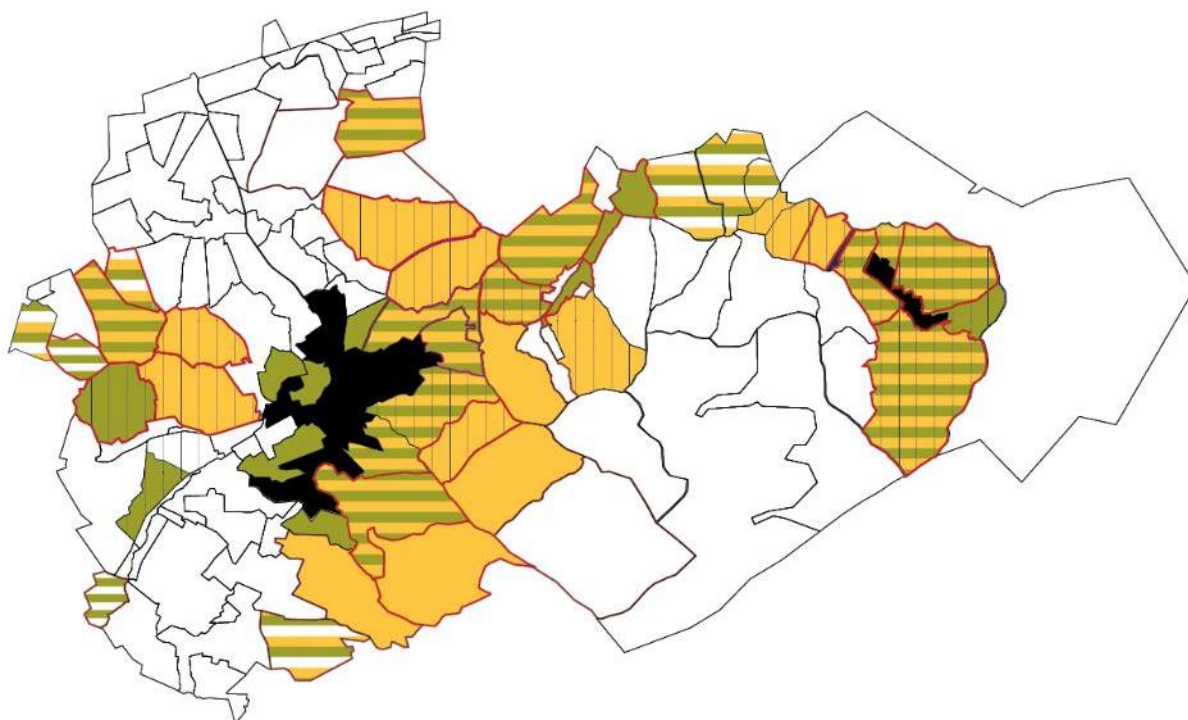









Figure 8: Composite Synthesis Map of all Conservation Systems (see legend in Table 4).

**Table 4: Systems summary and legend for final synthesis image**

	<b>Grade II</b> landscape units (historic) - refer to the online map and Phase 2 documents
	<b>Green transitions</b> and <b>Grade II</b> landscape units
	Exceptional scenic landscapes (Appendix 3)
	Landscape units with <b>Foothills CS</b> , and more than <b>70% visibility coverage</b> (Appendix 3)
	Landscape units with <b>Green transition CS</b> , and <b>Foothills CS</b> , with more than <b>70% visibility coverage</b> (Appendix 3)
	Landscape units with <b>Green Transition CS</b> , and more than <b>70% visibility coverage</b> (Appendix 3)
	Landscape units with <b>Green transition CS</b> , and <b>Foothills CS</b>

## 6. CRITERIA FOR DECISION-MAKING

The Phase 3 Heritage Inventory Report brought home the massive changes that have occurred in the Stellenbosch landscape over the last 80 years. Unless quite different policies are put in place as a matter of urgency, it is likely that significant loss of agricultural land will continue, along with further substantial low-density suburbanisation of the remaining rural areas. Uncontrolled, the continuation of this kind of development would ultimately lead to the incorporation of Stellenbosch into a vast, sprawling metropolitan suburbia, with increasing transport problems, as well as negative outcomes for tourism, the local economies, and the affected landscapes (agriculture).

The primary heritage value of the Municipal area lies in the complex *cultural landscape* that has developed over centuries. This is centred on agriculture, but also displays an interconnectedness between farming practices and the urban and wilderness areas that intersect with and enhance them. The heritage significance of the 'Cape Winelands' as a holistic cultural landscape is at high risk of irreversible damage or destruction, regardless as to whether individual sites within the area are preserved or not.

Certain land uses deviate from the overall cultural landscape within the municipality, some of which are eroding the character of the Stellenbosch region, see Table 6. These are identified as Threats in Section 6.1 below.

**Table 5: Deviated<sup>7</sup> Land Uses within the study area (number of cases)**

Over-scaled private dwellings (T(N)3.3)	27	Mining (T(C)20.4)	3
Cluttered properties (T(N)3.3)	15	School complex (T(C)19)*	5
Agricultural related practices (T(C)16-17)	14	Forestry related (land in distress/rehabilitation process) (T(C)18)	5
Gated residential estates (T(C)19.2)	11	Substation, landfill, and sewage plant (T20.4)*	4
Large scale industrial structures (T12)	11	Parking lot (T(N)3)	2
Suburban development (T(C)19.1)	9	Market (T12(N)3)	1
Nursery/mixed use/garden centre (T19.2)	7	Business Park (T(C)19.1)	1
Restaurant/Farmstall (T19.2)	4	Isolated shopping centres (T(C)19.1)	1
Recreation related trails(3) and structures(4) (T(N)1)	7	Future development needs: increased traffic, housing shortage, climate change	

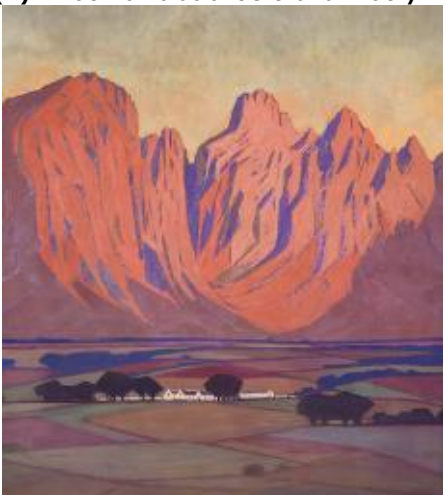
<sup>7</sup> Deviated land uses were mapped and the condition of such land in each landscape unit was recorded during the fieldwork phase (refer to the Phase 2 Report and the online map).

## 6.1 Criteria for decision-making based on Typology and Threats

The criteria for decision-making are based on the obligations that arise from the findings of the Heritage Survey and Inventory. The study produced a list of typologies<sup>8</sup> unique to the Stellenbosch area, and identified the overarching pressure/threats on heritage resources. Criteria are informed by the guidelines developed in both the Burra Charter (ICOMOS 2013) and Historic Urban Landscape approach (HUL) (ICOMOS 1987) for conservation and development within culturally significant landscapes<sup>9</sup> and other documents listed in the References.


The table starts with Natural typologies T(N) and progresses to Cultural typologies T(C) found within the Stellenbosch Municipality. The latter are set out in a rough timeline for typologies (see Appendix 1 of the Phase 3 Report for details). The entries with a grey background refer to the Threats associated with a specific typology. The Criteria for decision-making (right-hand column) are generally applicable to any landscape and must be satisfied by any development proposal. The set of criteria specific to individual landscape units are provided in the form of a Development Criteria sheet which is available on the online map.

**Table 7: Criteria for decision-making based on Typology and Threats (grey coloured blocks)**

Typology (Natural) (T(N))	Criteria guiding decision-making
<b>T(N)1 Mountains as structural armoury</b> 	<p>(i) The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.</p> <p>(ii) Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 200-300m contour line, unless stated otherwise in the particular landscape unit.</p> <p>(iii) Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.</p> <p>(iv) Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.</p>

<sup>8</sup> The typology method defines the unique natural and cultural systems making up the Stellenbosch Municipality. The typologies set out in Table 7 are partly derived from the Phase 3 Report (see Appendix 1, *An Archaeological, Archival, Oral and Spatial History*), and verified in the field. The typologies and associated management criteria are produced as a set of sheets available on the online map.

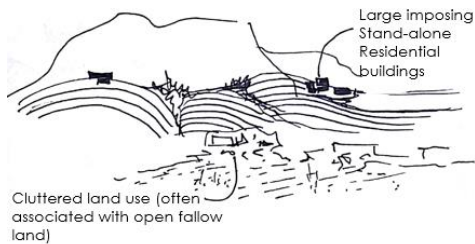
<sup>9</sup> See for example Article 22 of the Burra Charter (2013) on *New Work*, which has guidelines regarding the assessment of appropriate boundaries, scale and uniformity in heritage conservation. Article 15.1 states that the amount of change proposed to a place and its use should be guided by the cultural significance of a place and its appropriate interpretation. The ICOMOS Charter (1987) for the conservation of historic towns and urban (HUL) areas refers to contemporary elements that harmonise with existing morphology and fabric.

<p><b>Threat T(N)1</b> <b>Recreational routes tend to leave visual scars on the high slopes</b></p>  <p>Walking and cycling routes eroding at mountain character</p> 	<p>(i) Where practical, encourage managed access to wilderness areas on the higher slopes. This will allow residents and visitors to the winelands opportunities to experience the wilderness domain, which is a key component within the cultural landscape as a whole, and to experience the sense of interconnectedness of the wilderness, agricultural and urban domains through views from the upper slopes. (See Green Transitions and Foothills Conservation Systems).</p> <p>(ii) Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.</p> <p>(iii) The principle of 'tread lightly' must be applied for any activity (and associated development requirements e.g. toilets for major events) in this domain should be emphasised.</p> <p>(iv) Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.</p> <p>(v) Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, are not disturbed.</p>
<p><b>T(N)2 Rocky outcrops, Ridgelines</b></p> 	<p>(i) Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the 'wilderness domain' of the cultural landscape (See Foothills CS).</p> <p>(ii) Avoid development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.</p>
<p><b>T(N)3 Rolling foothills</b></p> 	<p>(i) Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings, etc.</p>
<p><b>Threat T(N)3.1</b> <b>Loss of nature on rolling foothills and impact on significant views due to urban sprawl.</b></p>  <p><b>Threat T(N)3.2</b> <b>Loss of character due to signage</b></p>	<p>3.1</p> <p>(i) Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.</p> <p>(ii) Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the</p>





**Threat T(N)3.3  
Overscaled private dwellings and cluttered properties**



The fieldwork investigation into degraded land use identified two top intrusions: 27 over-scaled private dwellings, and 14 'cluttered' properties (Table 6).



Conservation Systems).

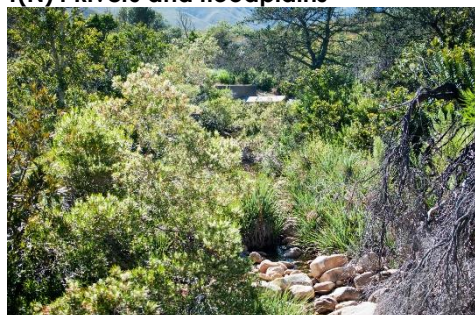
**3.2**

(i) Avoid visual clutter in the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).

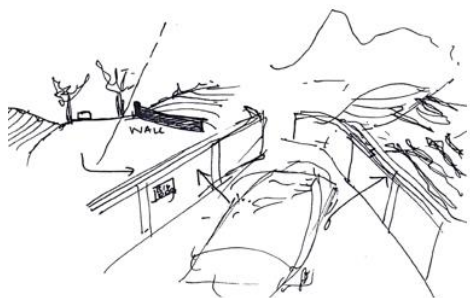
**3.3**

(i) Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.  
(ii) The construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines, should be discouraged. Preferred locations are sites that have already been settled (for instance consolidated around farmyards, or near villages and hamlets), or sites 'tucked into' the landscape (the criterion for location of adjacent, older farmsteads).  
(iii) Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses.  
(iv) Encourage mitigation measures (for instance use of vegetation) to 'embed' or disguise existing over-scaled private dwellings within the surrounding agricultural landscape.

**T(N)4 Rivers and floodplains**



(i) Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.  
(ii) Promote transitions or buffers, and larger connected systems to nature reserves (see Foothills CS). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.  
(iii) Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

**Threat T(N)4.1****Loss of visual permeability due to safety concerns****Threat T(N)4.2****Loss of access due to safety concerns****4.1**

(i) It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.

**4.2**

(ii) It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.

**T(N)5 Vegetation**

- Renosterbos
- Fynbos



The Stellenbosch Municipality is of immense conservation importance. This is mainly due to the fact that the area is, or used to be, the habitat of the now almost extinct West Coast Renosterveld. The objective is to rehabilitate and conserve as much as possible. (See SANBI<sup>10</sup> in the SMEF (2017)).



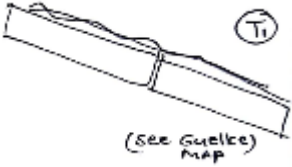
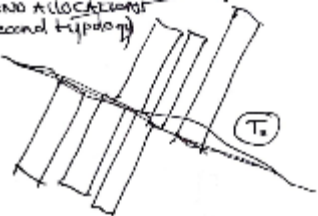

(i) Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species

(ii) Fynbos vegetation in the public realm, especially along scenic route corridors, should be preferred to over-scaled entrance structures and landscaping (see Scenic Routes CS).

(iv) Harvesting of medicinal plants should be encouraged within a controlled environment (see Conservation Systems).

<sup>10</sup>

South African National Biodiversity Institute.

Typology (Cultural)-(T(C))	Criteria guiding decision-making
<b>T(C)1 Early Stone Age artefacts</b>	<p>(i) Stone tools such as handaxes and cleavers are found throughout the area. All archaeological material is protected in terms of the NHRA.</p>
<b>T(C)2 Hunter-gatherers and herders</b> Passes, footpaths, place names, rock art, graves, water sources, archaeological sites and artefacts. Hunter-gatherers relied on wild game, fish and plants. From 2000 years ago, pastoralists moved with their domesticated livestock round seasonal pastures within a region.	<p>(i) Names of mountain passes and water courses that refer to traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.</p> <p>(ii) Sensitive development that interprets the narrative of historic movement routes. Drover routes, where they are still known and used for a similar use, or as public open space, have value and should be retained.</p> <p>(iii) All archaeological material (and human remains) are protected in terms of the NHRA.</p>
<b>T(C)3.1 Free-burgher land grants</b> First allocations lay parallel to river.  <b>T(C)3.2 Free-burgher land grants</b> Later allocations were perpendicular to river.  	<p>(i) Evidence of the earliest settlement of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.</p> <p>(ii) The layout of the first freehold land grants can often correlate with surviving features at a landscape level. If such a structure is recognised, it should be maintained.</p> <p>(iii) Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.</p> <p>(ii) Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should also align with Burra Charter Article 22 (see introduction to this section).</p>



#### T(C)4-6 Wagon routes, outspans and commonage



##### T(C)4 Wagon routes

First routes connecting Stellenbosch with Cape Town to convey fresh supplies to ships



##### T(C)5 Outspans

Rest stops along the wagon routes, determined by the distance oxen can travel in one day



##### T(C)6 Commonage

A place for town residents to keep their transport animals, milk cows, animals for slaughter and butcher's stock. Livestock being moved between grazing lands could depasture on the commonage. It was on the commonage where old traditions were (and are) performed, family and communal gatherings take place.



(i) Surviving examples (wagon routes, outspans, and commonage), where they are owned in some public or communal way (or by a body responsible for acting in the public interest) and where they are found to be actively operating in a communal way, will have cultural and heritage value and should be enhanced and retained.

(ii) The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.

(iii) Maintain traditional movement patterns across rural landscapes or to places of socio-historical value. (a) Avoid privatization or creation of barriers to traditional access routes. (b) Retain old roadways, which have been replaced by newer roads, for use as recreation trails.

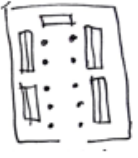
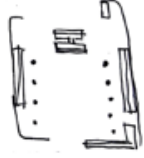
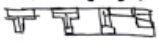




(iv) Commonages and outspans were located at water points, and these places were likely gathering points before the arrival of colonists and continued to provide communal resources. In the mid-20th century many old commonages came under the ownership of the Municipality, and have since been rented out to private individuals or organisations.

(v) The Municipality should facilitate the use of common land in a way that promotes the well-being and quality of life of the public. These sites can play a restorative role within the community, for instance for those who have limited alternative opportunities for recreation.

(vi) No residential or industrial structures should be permitted on commonage land.

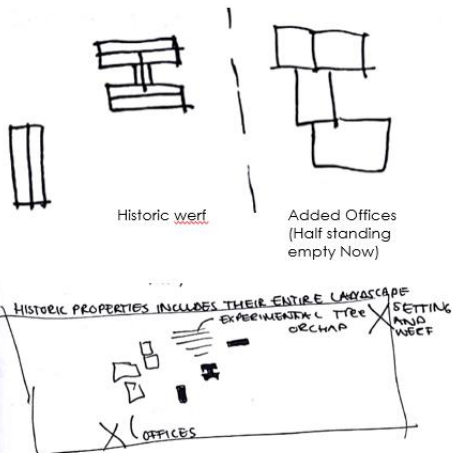
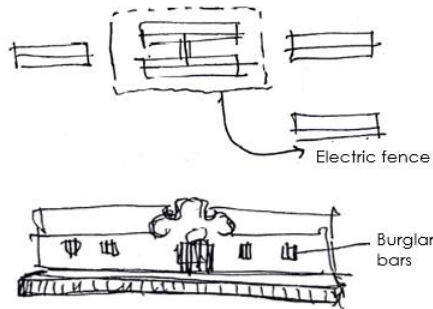




<p>Street '<u>Boschendal</u>'</p>  <p>Structured 'Rhone'</p>  <p>Linear 'Bethlehem'</p>  <p>Unstructured '<u>Meerlust</u>'</p>  <p>Semi-Structured 'Goede hoop'</p>  <p><b>Colonial expansion</b></p> <p><b>T(C) 9.6 Grand homesteads, slave quarters, wine cellars, mills</b></p>  <p>'<u>Welgelegen</u>'</p>  <p>Family graveyard '<u>Neethlingshot</u>'</p> <p><b>T(C)9.7 Large families, schools and teachers housing incorporated in werf</b></p>	<p>Heritage expertise is required where appropriate.</p> <p>(iv) Ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details. Distinguish old from new.</p> <p>(v) Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.</p> <p>(vi) Burial grounds, and places of worship are automatically regarded as Grade IIIa or higher. Any development that threatens the inherent character of family burial grounds must be assessed, and should be discouraged.</p>
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**Threat T(C)1 -9.7**

**Loss of historic properties to incompatible land use, and fragmentation of the werf due to security concerns**

**T1-9.1**

(i) Encourage the multifunctional use of existing heritage sites and resources with different but sensitive new uses. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.

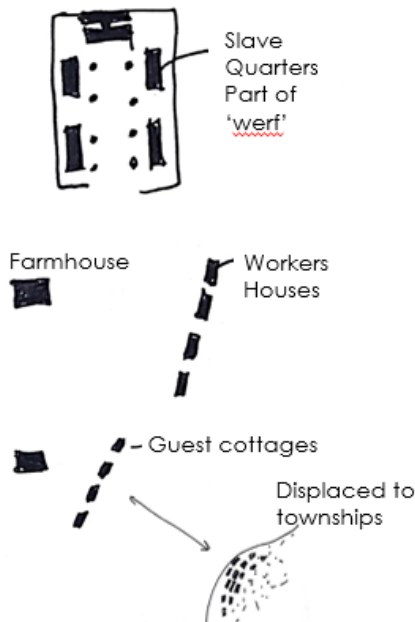
(ii) Encourage intervention to revive heritage features in decline, by engaging with innovative development proposals where appropriate, and considering sensitive adaptive reuse strategies for each, specific heritage resource.

(iii) Adaptive strategies need to take the surroundings as well as the structures into account.

(iv) Where the historic function of a building is still intact, the function has heritage value and should be protected.

**Threat T(C)1-9.7****Loss of Typology, loss of authenticity**

In the 18th and early 19th century, housing for slaves was usually provided in buildings that formed part of the farm werf. A tangible consequence of Emancipation in 1838 was two entirely new forms of settlement, the mission village and the cottages cluster (usually linear in form). Farm workers are now being relocated off the farms and their homes have been demolished or converted to guest cottages.


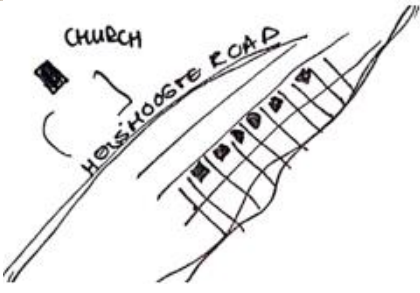
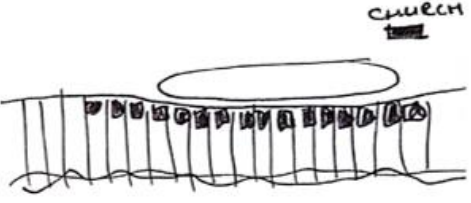
**T1-9.2**

- (i) Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of heritage features. These include: (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- (ii) The relocation of farm employees to housing settlements can result in loss of heritage value (authenticity) for workers houses and associated features.
- (iii) Gentrification of rural settlements through lifestyle 'rural' estates should be discouraged.

**T(C)9.8 Leivwater system**

- (i) The role of water as a structuring system within settlements must be respected, particularly in terms of improving the functioning of leivwater systems. These are significant elements in historic agricultural and gardening activities. (
- ii) Water often serves as a place-making and social element within the settlement fabric, and this role should be preserved and strengthened where possible.
- (iii) A leivoor often includes large trees (such as oaks) aligned next to a street. Any development that threatens this character should be discouraged.

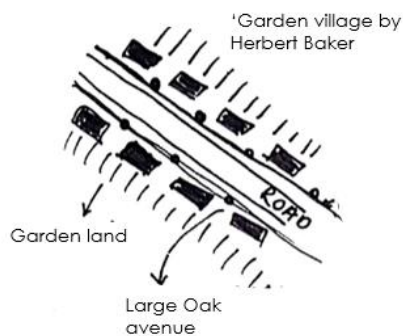


<p><b>T(C)10 Trees</b></p> <p><b>10.1 Oaks</b> Avenues, geometric configurations around houses, mark corner boundaries, shade for leivoor</p> <p><b>10.2 Grey Poplar</b> House roof beams</p> <p><b>10.3-6 Lombardy Poplars</b> Windbreaks after WWII</p> <p><b>London Planes, Black Alder, Beefwood</b></p> <p><b>10.7 Camphor, Jacaranda and Flowering Gum</b> Ornamental</p> <p><b>10.8 Cluster Pines</b> Ships' masts</p> <p><b>10.9 Black Wattle</b> Tanning</p> <p><b>10.10 Marley Pine</b> Plantations</p> <p><b>10.11 Spanish Reed</b> Thatch for house roofs</p> <p><b>10.12 Stone Pine</b> Firewood from windfall, nuts</p>	<p>(i) Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.</p> <p>(ii) The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.</p> <p>(iii) Significant avenues should be protected as a heritage component.</p> <p>(iv) In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.</p> <p>(v) Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed.</p>
<p><b>T(C)11 Settlement after Emancipation</b></p> <p><b>T11.1 Pniel</b> Land donated by two farmers for a self-regulating community.</p>   <p><b>T11.2 Raithby</b> Property purchased by British benefactor for a mission station, where land is rented to residents for own use.</p>  <p><b>T(C)12</b> Vine disease caused vineyards to be replaced with fruit orchards c.1890. New</p>	<p>(i) The character of the church precinct (established by its werflike qualities and building pattern) must be respected. Negative impacts on visual-spatial relationships (including the broader setting) and buildings of architectural and historical significance must be avoided.</p> <p>(ii) The strong character and patterns of the village precinct (established by street and building-patterns, including building setback, scale and form, and dwellings on thin agricultural strips, must be respected. Over-scaled new development should not be allowed.</p> <p>(iii) The narrow strips of agricultural land associated with mission village houses are part of an increasingly rare typology. Preferably no development should be permitted on productive land, especially in the form of permanent built structures that are unrelated to agricultural use.</p> <p>(iv) Encourage integrated planning for extensions and densification, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged.</p> <p>(v) Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate maintenance can compromise historic fabric.</p> <p>(vi) Encourage and support the establishment of local heritage conservation bodies, as envisioned in the National Heritage Resources Act, to engage with heritage resource identification, assessment and decision-making.</p> <p>(vii) Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.</p> <p>(viii) Proposed development should recognise the relationship of communities to their land and communal facilities. Any development proposal should show a clear</p>

farming practices and labour systems were introduced, the best known being Rhodes Fruit Farms.

#### T12.1 Lanquedoc.

First formally planned village for agricultural workers.

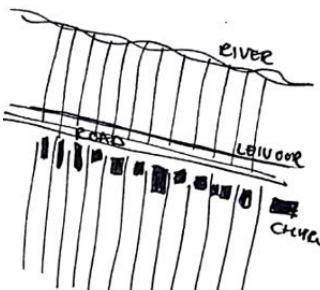


#### T12.2 Kylemore & Johannesdal

Land purchased by families from Pneil.

#### T12.3 Jamestown

Plots sold to inhabitants.



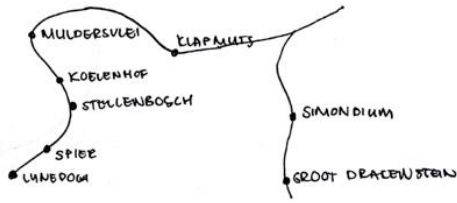
understanding of the 'intangible'<sup>11</sup> features and values of these sites.




(ix) Prevent gentrification from threatening the distinctiveness of the unique settlements within the Stellenbosch winelands.

#### Threat T(C)12 1-3 Loss of character due to insensitive development

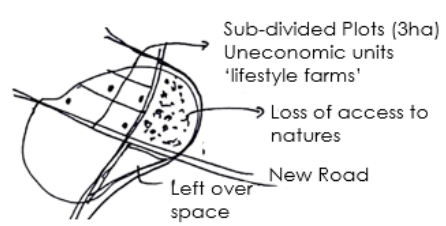



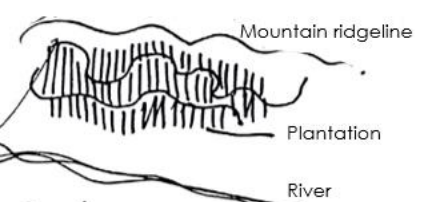


- (i) Ensure that new development is responsive to the historical rural context, and avoid suburban type layouts, particularly gated estates, in rural areas.
- (ii) Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- (iii) Observe the siting of traditional farmsteads and settlements, usually nestled into north-facing hillslopes, near a source of water, in a copse of trees, and overlooking the surrounding landscape. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.

<sup>11</sup> This study is limited to the compilation of a tangible heritage inventory, though a formally commissioned intangible heritage study is recommended. Therefore we only have limited capacity to operate within this principle and merely point to associations encountered whilst out in the field and during public engagement. Please refer to the online map for a reference to these sites.


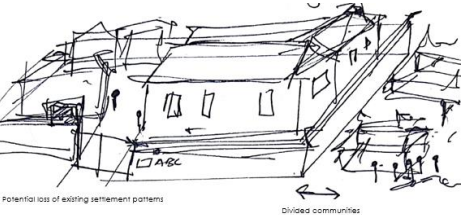


	<p>(iv) The placement of historic homesteads and settlement typically avoided visually-exposed, wind-swept hillcrests. New development should follow these patterns.</p> <p>(vi) Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.</p>
<p><b>T(C)13 1930s to 1950s farmsteads</b></p> <p>In Bottelary and the Eerste River, a series of farmsteads dating to the 1930s and 1950s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit.</p>	<p>(i) Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles.</p>
<p><b>T(C)14 Railway lines</b></p> 	<p>(i) The existing rail networks present an opportunity for a new typology of integrated development around stations, effectively connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.</p> <p>(ii) Historic settlement patterns associated with the development of the railways should be respected.</p> <p>(iii) The potential of the railway network as an existing but underutilised transport system to and within the Winelands could enhance the cultural significance of the landscape, if harnessed effectively.</p>
<p><b>T(C)15 Commercialisation</b></p> <p>Technology, mechanisation, decline in attachment to land</p> <p><b>T15.1 Co-op cellars</b></p> <p><b>T15.2 Industry</b></p> <p><b>T15.2 First wine route 1971</b></p> <p><b>T15.3 Wine estate becomes prestigious investment</b></p> <p>A Cape wine estate became a prestigious investment (big injections of capital were necessary to sustain agriculture and the rural economy). Buildings and infrastructure were replaced and modernised and properties were subdivided. Tourism and events venues are overtaking agricultural production as the major sustainable economic base in the area.</p>	<p>(i) Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch region should be promoted.</p> <p>(ii) Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.</p> <p>(iii) Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.</p>

<p><b>T(C)16 Current core agricultural activities</b></p> <p><b>T(C)16.1 Viticulture</b> The vineyard typology associated with the core function of the Stellenbosch winelands includes the following: (a) Standard trellised vineyards, and (b) Bush vines - vines that are unsupported by trellises with specific pruning technique. Vineyards are either in geometric blocks or irregularly shaped blocks the higher they are on the slope, and often lined with a service (dirt) road along their perimeter. Irrigation dams are often found in association with this pattern.</p>  <p><b>T(C)16.2 Orchards</b></p> 	<p>(i) Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.</p> <p>(iii) Fruit orchards are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.</p>
<p><b>T(C)17 Other agricultural activities</b></p> <p><b>T(C)17.1 Strawberries</b> <b>T(C)17.2 Nursery</b> <b>T(C)17.3 Chickens</b> <b>T(C)17.4 Vegetables</b></p> 	<p>(i) Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered.</p> <p>(ii) Care should be taken to avoid locating visually intrusive agriculture, such as strawberry fields, along scenic routes. These elements should be confined to designated and traditional areas (such as Annadale).</p>
<p><b>Threat T(C)17.1</b> <b>Fragmentation of land</b></p>	<p>17.1</p> <p>(i) The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural character of the landscape.</p> <p>(ii) The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares, fundamentally erodes the agricultural character of the landscape.</p> <p>(iii) Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.</p> <p>(iv) Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic</p>

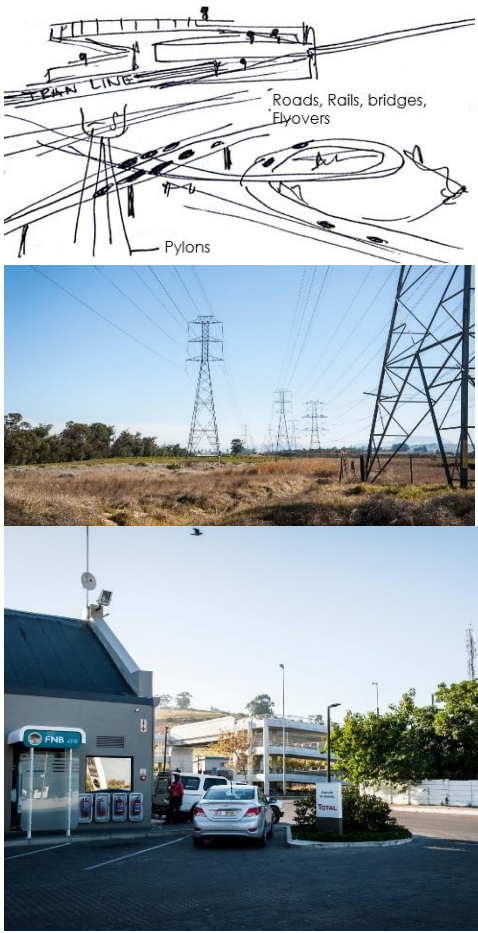


  <p><b>T(C)17.2 Agricultural netting</b></p>  	<p>character. 17.2 (i) Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route CS).</p>
<p><b>T(C)18 Forestry</b> Forestry replaced old pastures on the middle mountain slopes from the late 19<sup>th</sup> century.</p>  <p><b>T(C)18.1 Sawmills</b> <b>T(C)18.2 Forestry villages</b></p>  <p>An unexpected consequence of the afforestation programme was the rapid invasion of mountain sides by pines and gums.</p> 	<p>(i) Village settlement associated with forestry is often made up of a grid patterned street network, in close proximity to the sawmill. A key feature in these settlements is the use of timber as a construction material. Where these settlements have heritage significance and historic character, new development that differs in mass and grain should be discouraged. (ii) Rehabilitation of forestry areas should be applied in the same way that rehabilitation is conducted in mining operations. This includes adaptive reuse strategies for the sawmill structure. (iii) Forestry service roads are difficult to rehabilitate. Instead these roads are part of the historic layering that tells the story of forestry and could be used for another purpose such as recreation. (iv) Another method of rehabilitation could entail the production of traditional plant resources, where indigenous knowledge of plants and foraging could be applied.</p>

	
<p><b>T(C)19 Education expansion</b></p> <p><b>T(C)19.1 1860 First school (Rhenish)</b>  <b>T(C)19.2 1898 Elsenburg Agricultural College</b>  <b>T(C)19.3 1918 University of Stellenbosch</b>  <b>T(C)19.4 1935 Luckhoff High School</b></p>	<p>(i) The typology of the university setting within Stellenbosch is that the campus is fully integrated into the fabric of the town. This promotes the multi-functionality of a good urban system, and encourages the interaction of different users within the urban system.</p> <p>(ii) Care should be taken not to separate 'town and gown'. The integration of the town and the university is a special and rare feature, contributes to the special character of both, and is mutually beneficial to both residents and students.</p> <p>(iii) The university and the Department of Agriculture are stewards of several historic sites, some originally farms. Converting historic structures designed to serve agricultural and residential functions to the new institutional role has sometimes had detrimental impact on heritage significance. Care should be taken to ensure that low-impact uses are found for heritage sites that fall under the ownership of institutions.</p> <p>(iv) Institutions and government departments should be encouraged to develop site-specific conservation management plans for the heritage sites and resources that fall under their stewardship and property holdings. This is to ensure the pro-active conservation of these heritage sites.</p>
<p><b>T(C)20 Apartheid 1948</b> Rapid rise in population after WWII.</p> <p><b>T(C)20.1 Groendal</b>  <b>T(C)120.2 Cloetesdal</b>  <b>T(C)120.3 Kayamandi (1941) Kayamandi Hostels (1966)</b>  <b>T(C)20.4 Luckoff school moved to Ida's Valley (forced removals of 'Die Vlakte')</b></p> 	<p>(i) New development that reinforces segregated planning principles should be discouraged.</p> <p>(iii) Settlements often have a historic core that usually comprises the oldest fabric as well as the buildings that perform social and spiritual functions within the community. These should be protected as Special Areas within the neighbourhoods.</p>

<p><b>Threats T(C)T20</b> Unemployment, displacement, illegal settlement, poor access to recreation, drugs</p>  <p>The Jim Fouche Picnic site near Franschhoek.</p>	<p>(i) Facilitate access to opportunities: (a) Improve quality of life by encouraging access to nature, health and recreation routes, and the traditional use of the landscape (refer to the Conservation Systems). (b) Reconsider areas such as the Jim Fouche picnic site in Franschhoek. that offers social and recreational opportunities for intensive use by large groups.</p>
<p><b>Threat T(C)19.1</b> <b>Sub-urban development</b></p>	<p>(i) Suburban development of the 1930s eroded the cultural landscape and changed its character as a result of mono-functional planning principles that advocated the separation of working, living, and recreation. Any proposed development that continues in this fashion should be discouraged. (ii) Shopping centres on edges of highways and main roads should be discouraged. They serve private cars, and are inward-looking, with no attempt to respond to the surrounding landscape or heritage resources.</p>
<p><b>Threat T(C)19.2</b> <b>Gated communities</b></p>   	<p>Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. A typology that should be considered is the Lynedoch eco-village.<sup>12</sup> Here, a model for integrated communities with different income levels has been successfully applied and tested.</p> <p>Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. A typology that should be considered is a self-sufficient, sustainable and socially transformed 'villages' with different income levels, incorporating a level of subsidised housing.</p>

<sup>12</sup> See <https://www.sustainabilityinstitute.net/about/lynedoch-ecovillage>.

<p><b>Threat T(C)19.3</b> <b>Large scale infrastructure development</b></p> 	<p><b>General</b></p> <p>(i) Layouts should have an emphasis on place-making, i.e. urban design and landscape-related heritage considerations, as opposed to standard infrastructure-driven requirements.</p> <p><b>Roads</b></p> <p>(i) New roads (as far as possible) should be placed along existing farm and landscape unit boundaries to avoid unnecessary fragmentation of agricultural land.</p> <p>(ii) New roads tend to promote speculative urban development, which can have negative impacts on landscape units with heritage significance. Instead, innovative design solutions should seek out new opportunities.</p> <p>(iii) Infrastructure improvement including new roads, and upgrades to road infrastructure need to be appropriate to their rural context (scale, material etc.). Out of scale flyovers and bridges should be avoided, as they detract from the rural character of the Winelands</p> <p>(iv) The design of street furniture and street lighting should be carefully considered so that it positively responds to the specific character of the landscape/townscape unit within which they are situated, and avoid light pollution.</p> <p><b>Railway lines</b></p> <p>(i) The existing rail networks present an opportunity for a new typology of integrated development around stations, easily connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.</p> <p>(ii) Historic settlement patterns associated with the development of the railways should be respected.</p> <p>(iii) The railway network presents a latent opportunity to create better mobility and accessibility for the diverse individuals who live in settlements within the municipal area.</p> <p><b>Power Infrastructure</b> (transmission lines &amp; pylons)</p> <p>(i) Any new transmission lines should be buried where possible.</p> <p>(ii) No transmission lines to traverse visually sensitive ridges or mountains.</p> <p>(iii) Avoid large-scale infrastructure such as wind farms, solar energy facilities and transmission lines in natural and cultural landscapes of high significance.</p>
<p><b>Threat T(C)19.4</b> <b>Mining works left unrehabilitated</b></p>	<p>(i) Mining and quarry operations leave scars in the landscape that impact on its character and significance. These operations are required by law to undergo extensive rehabilitation strategies, and such work should commence at the earliest possible stage as work takes place.</p> <p>(ii) Avoid building development and extensive earthworks, such as landfills, cement works and quarries or borrow pits, in landscape units with a high significance.</p>



## **7. RECOMMENDATIONS**

The minimum actions needed for conservation and development are based on Principles (section 1), larger Systems of conservation (section 2) and Criteria for decision-making (section 3). Actions for conservation are applied to Landscape Units (LU). Each LU has a Statement of Significance to inform the development criteria for that area. The statement of significance is based on the five Value Lines identified in the study area, and therefore ensures that the development criteria responds to the values within the landscape. Each LU has a Criteria sheet, with the necessary information provided under Value headings.

It is recommended that:

1. The assigned official(s) should be enabled to manage development controls, respond to applications, and to provide exemptions.
2. The implementing official(s) must be trained as soon as the management plan is approved and the online map integrated into planning processes.
3. Where guidance to development proposals is needed, but not directly obliged by conservation systems (section 2), or criteria for decision-making (section 3), officials should return to the vision and general principles in order to make an informed decision.
4. As a living document, the heritage inventory should be updated every 5 years, and individual sites should be added as soon as they are identified and assessed.
5. Each added site should be submitted with a statement of significance that is based on the five value lines.

Development in Stellenbosch is not discouraged, but should respond to heritage informants so that the significant cultural landscape and built environment of the Stellenbosch Municipal area is retained and enhanced. Consideration should be given to the concept of a restructured, higher density, more compact urban settlement system, connected by effective public transport, retaining as much rural and wilderness land as possible. Furthermore, Stellenbosch, with its 'Innovative Agenda', should promote more integrated urban communities across the spectrum of South African society, rather than perpetuating race- and class-defined urban areas.

## 8. GLOSSARY

**Additions** - A component that is added to something to improve it;

**Adaptive reuse** - The renovation and reuse of pre-existing structures (such as warehouses) for new purposes.

**Aesthetic** - The aesthetic of a landscape is evaluated through assessment of viewshed, scene, diversity, sense of enclosure, unity, colour, texture, balance, proportion, scale and form.

**Agricultural netting and tunnels** - Structure to provide the optimal lighting and protection for certain crops.

**Alterations** - The action or process of altering or being altered.

**Archaeological** - The meaning is that given in the South African Heritage Resources Act (Act 25 of 1999).

**Background** - 3 to 10 km buffer around any graded scenic route.

**Building typologies** - Building typology refers to the study and documentation of a set of buildings which have similarities in their type of function or form.

**Built environment** - Man-made structures, features, and facilities viewed collectively as an environment in which people live and work.

**Commercialisation** - Refers to technology, mechanisation, decline in attachment to land.

**Commonage** - A place for town residents to keep their transport animals, milk cows, animals for slaughter and butcher's stock. Livestock being moved between grazing lands could departure on the commonage. It was on the commonage where old traditions were (and are) performed, family and communal gatherings take place.

**Communal** - Shared by all members of a community; for common use.

**Complex cultural landscapes** - Display the intricate relationship between people and their environment and there are many stakeholders with diverse needs, interests and intentions. This is centred on agriculture, but also displays an interconnectedness between farming practices and the urban and wilderness areas that intersect with and enhance them.

**Composite Map** - A single map created by joining together several map layers and/or results of GIS analysis. A composite overlay process that integrated visual analysis with heritage indicators.

**Conserve** - Maintain the rich cultural landscape of mountains, wilderness, rolling vineyards, river corridors, townscapes and their associated heritage features, which are key to the overall heritage significance of a place.

**Conservation** - The management of human use of natural resources for current public benefit and sustainable environmental, social and economic utilisation.

**Conservation Systems** - Arose from the identification of specific opportunities for holistic, landscape and heritage-based conservation whilst assessing the inherent threats to the Stellenbosch cultural landscape. A composite overlay process that integrated visual analysis with heritage indicators which resulted in a Synthesis Map. The synthesis map shows the landscape units to be potentially included as Special Overlay Zones. Protection is proposed on the basis of threats to heritage significance, and elements to be protected. This is the major interpretative spatial diagram that informs proposed development considerations (urban and rural). It provides guidance to appropriate development that preserves cultural significance.

**CMP - Conservation Management Plan** - The primary aim of the CMP is to translate the established heritage significance of the various resources into concrete criteria to direct future management and actions in a way that will conserve their heritage significance.

**Continuing cultural landscape** - 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 (UNESCO 2018).

**Coverage** - The area that can be covered by a specified volume or weight of a substance.

**Critical biodiversity areas** - Are areas required to meet biodiversity targets for ecosystems, species and ecological processes, as identified in a systematic biodiversity plan.

**Culture** - The ideas, customs, and social behaviour of a particular people or society.

**Cultural sites** - Cultural sites show a masterpiece of human creativity or an important exchange of human values over a long period of time.

**Decentralisation** - The process by which the activities of an organization, particularly those regarding planning and decision-making, are distributed or delegated away from a central, authoritative location or group.

**Densify** - To make (something) denser.

**Development criteria** - The minimum criteria that all proposals must satisfy in order to ensure that heritage significance is protected. They are applied to each landscape unit and heritage component, and they have clear associated actions.

**Deviated land use** - To depart from the usual or accepted standards of the functions that humans apply to the land available to them.

**Domain/s** - Areas of wilderness, rural and urban first proposed by the Forester and 'Father of USA Planning', Benton MacKaye, in the 1920's.

**Drover** - A drovers' road, drove [road] or driveway is a route for driving livestock on foot from one place to another, such as to market or between summer and winter pasture

**Early Stone Age artefacts** - Stone tools such as hand axes and cleavers are found throughout the area. All archaeological material is protected in terms of the NHRA.

**Ecologic** - The degree of coverage of protected, wilderness areas through to the urban fabric (which has more limited ecological significance). The range in between includes critical biodiversity and ecological support areas (obtained from Cape Nature).

**Ecological support areas** - Ecological Support Areas are not essential for meeting biodiversity targets but play an important role in supporting the ecological functioning of Critical Biodiversity Areas and/or in delivering ecosystem services.

**Economic** - The Stellenbosch Cultural Landscape is predominantly characterised by rolling vineyards (currently) and the production of wine. In combination with a dramatic encircling landscape and highly scenic This also constitutes the foundation of the tourism and hospitality industry. Economic value, therefore, relates to the soil potential for the production of wine. A soil suitability map (viticulture), was used to determine this value within each landscape unit.

**Enhance** - Manage landscapes and townscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

**Emancipation** - The fact or process of being set free from legal, social, or political restrictions; liberation.

**Exceptional Scenic Landscape** - An area, providing or relating to views of impressive or beautiful scenery, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.

**Facilitate** - Make an action or process easy or easier.

**Foothills Conservation System** - (buffer to nature reserves) Is more focused on the vertical transition within the landscape (rural to wilderness). Nature reserves are protected areas for wildlife, flora, fauna or features of geological or other special interest, and are reserved and managed for conservation and to provide special opportunities for study and research.

**Foreground**- 0 to 500-meter buffer around any graded scenic route

**Forestry** - The practice of planting, managing, and caring for forests

**Form** - Describes the shapes of fields, woods, of linear features, of landform. For example, rectangular, curvilinear, rounded, flat, etc. It is a very important factor in defining ancient or planned landscapes. We pick out forms and shapes very quickly, often on slight evidence.

**Fragmentation** -The act or process of fragmenting; state of being fragmented.

**Freehold** -First farms that were laid out as long narrow strips along, or perpendicular to rivers, positions verified from the Leonard Guelke map (1987).

**Fruit orchards** - A piece of enclosed land planted with fruit trees.

**Fynbos** - A distinctive type of vegetation found only on the southern tip of Africa. It includes a very wide range of plant species, particularly small heather-like trees and shrubs.

**Garden Village** - A new small community or group of houses in a rural area, larger than a hamlet and usually smaller than a town, designed as a whole with much open space and greenery.

**Gentrification** - The process of repairing and rebuilding homes and businesses in a deteriorating area (such as an urban neighbourhood) accompanied by an influx of middle-class or affluent people and that often results in the displacement of earlier, usually poorer residents.

**Grading** - The meaning is that given in the South African Heritage Resources Act (Act 25 of 1999). HWC grading guidelines carry clear legal responsibilities, management implications and guidelines for development.

**Green Transitions** - The rural, agrarian character of Stellenbosch is anchored by its natural setting and the green linkages that extend from the mountains, down to the rolling hills, and terminate against the towns and settlements, which are most often located along riverine corridors on the valley bottoms. The key feature of these green linkages is their openness; affording views across the predominantly viticulture landscape towards the dramatic mountains in one harmonious frame. In some instances, such as Stellenbosch Berg, it is the physical permeability of this feature that adds most to the quality of life of its residents. These green areas are under great development pressure due to their close proximity to the town of Stellenbosch.

**Group Areas Act** - Group Areas Act was the title of three acts of the Parliament of South Africa enacted under the apartheid government of South Africa. The acts assigned racial groups to different residential and business sections in urban areas in a system of urban apartheid, and are associated with forced removals and demolitions.

**Growth management strategies** - Tools to manage the growth of cities/town e.g. urban edge demarcation, densification strategies and infill development.

**Habitat** - The natural home or environment of an animal, plant, or other organism.

**Heritage Significance** - The meaning is that given in the South African Heritage Resources Act (Act 25 of 1999).



**Heritage Sites** - A historical site, a building, or an area of the unspoilt natural environment, considered to be important to a country or area's heritage

**Historic** - The historic value of a landscape character unit is based on the inventory of sites, the presence of noteworthy settlement patterns, condition, age and associated rarity.

**Hunter-gatherers and herders** - Passes, footpaths, place names, rock art, graves, water sources, archaeological sites and artefacts. Hunter-gatherers relied on wild game, fish and plants. From 2000 years ago, pastoralists moved with their domesticated livestock round seasonal pastures within a region.

**HWC- Heritage Western Cape** - Heritage Western Cape was established in terms of the National Heritage Resources Act, Act 25 of 1999. It is mandated to promote co-operative governance between national, provincial and local authorities for the identification, conservation and management of heritage resources.

**Indigenous** - Originating or occurring naturally in a particular place; native.

**Idiom** - A group of words established by usage as having a meaning not deducible from those of the individual words (e.g. over the moon, see the light).

**Industrial sites** - Areas relating to or characterised by industry.

**Infrastructure** - The basic physical and organizational structures and facilities (e.g. buildings, roads, power supplies) needed for the operation of a society or enterprise.

**Inappropriate** - Not suitable or proper in the circumstances.

**Intangible** - Unable to be touched; not having physical presence.

**Integration** - The action or process of integrating.

**Intervene** - Change in a deliberate, planned way: To accelerate change towards a new or strengthened character. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible; or rehabilitation of the site's previous character is appropriate. The resilient heritage landscapes in Stellenbosch, in which development and intervention is most desirable, are those landscapes or units that historically (and almost sporadically) underwent change, but continued to form a new typology of equal aesthetic within the landscape, strengthening existing spatial patterns.

**Intervention** - The action or process of intervening.

**Landscape** - An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. (Article 1, European Landscape Convention Council of Europe, 2002). The explanatory note expands on this definition as follows: "Landscape" is defined as a zone or area as perceived by local people or visitors, whose visual features and character are the result of the action of natural and/or cultural (that is, human) factors. This definition reflects the idea that landscapes evolve through time, as a result of being acted upon by natural forces and human beings. It also underlines that a landscape forms a whole, whose natural and cultural components are taken together, not separately."

**Landscape character** - The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape.

**Landscape scale** - These include the degree of enclosure by landform and the main positions from which the landscape is viewed - scale increases with elevation and distance. Scale is closely related to balance, proportion and enclosure.

**Landscape Unit** - Landscape units are portions of the catchment area with similar morphological characteristics. The catchment area is divided into landscape units that are broadly consistent in terms of their topography, geology and land cover.

**Lifestyle 'rural' estates** - An extensive area of land in the country, usually improved with a large houses and recreation facilities.

**Living document** - Active/continuous information.

**Leivoor**- water channelling system used to allocate water residents, often used in flood irrigation

**Mass / Massing** - The bulk, size and height of object/s and their appearance relative to their setting.

**Mission village** - A small community or group of houses in a rural area, larger than a hamlet and usually smaller than a town, established by religious or charitable work in a territory or foreign country.

**Middle ground** - 500 to 3 km buffer around any graded scenic route.

**Mitigation** - The action of reducing the severity, seriousness, or painfulness of something.

**Multi-functional**- Having or fulfilling several functions.

**Nature** - The phenomena of the physical world collectively, including plants, animals, the landscape, and other features and products of the earth, as opposed to humans or human creations.

**Nature Reserves** - A tract of land managed so as to preserve its flora, fauna, and physical features.

**NHRA - National Heritage Resources Act** - The National Heritage Resources Act, no. 25 of 1999, aimed to introduce an interactive and integrated system to manage and preserve national heritage resources.

**NCW - Not Conservation Worthy** - The meaning is that given in the South African Heritage Resources Act (Act 25 of 1999.)

**Outspans** - Rest stops along the wagon routes, determined by the distance oxen can travel in one day

**Overlay zones** - Overlay zone means a set of land use and development requirements designed to be applied over, or in addition to, the requirements of the underlying zone for a specific purpose without removing or modifying the underlying zone.

**Over-engineered**- Unnecessarily complicated.

**Pattern** - A repetitive, regular and intelligible juxtaposition of physical elements in space. See, for example, Christopher Alexander et al. (1977) A Pattern Language, Oxford University Press. Scale Power Infrastructure (transmission lines & pylons)

**Principle** - A fundamental truth or proposition that serves as the foundation for a system of belief or behaviour or for a chain of reasoning.

**Railway lines** - The existing rail networks present an opportunity for a new typology of integrated development around stations, easily connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.  
Recreation

**Recreation** - Activity done for enjoyment when one is not working.

**Rehabilitation**- The action of restoring something that has been damaged to its former condition.

**Rezoning** - Means the change of zoning in relation to a particular land unit or units.

**Rural area landscape** - A geographic area that is located outside towns and cities. ===

**Retain** - Absorb and continue to hold (a substance).

**Scale** - It is generally referred to along a continuum spanning from large to small. In landscape terms, the overall scale of the landscape must be assessed once the factors that define it have been established. These include the degree of enclosure by landform or woodland and the main positions

from which the landscape is viewed - scale increases with elevation and distance. Scale is closely related to balance, proportion and enclosure.

**Scenery** - The natural features and backdrop of a landscape or townscape considered in terms of their appearance, especially when picturesque.

**Scenic Drive Envelope** - Includes the carriageway, the road reserve and the land directly adjacent to a scenic route.

**Scenic Routes** - Scenic routes are movement corridors that traverse areas of outstanding scenic quality.

**Scenic Route Corridor** - The channel through which we perceive the cultural landscape.

**Security estates and gated communities** - Mono-functional entities which exclude rather than foster integrated planning ideals.

**Segregated planning principles** - A setting apart or separation of people or things from others or from the main body or group.

**Sense of place** - The term 'sense of place' captures the identity of places we recognise. It embraces natural and cultural features, the distinctive sights, sounds and experiences rooted to that place, its atmosphere and people. Places with a strong 'sense of place' have a clear identity and character that is recognisable by inhabitants and visitors alike.

**Settlement pattern** - To give a regular or intelligible form to the settling or establishment of a person or a group of people, as in a new region.

**Social** - The presence of places with associated social and cultural meaning, and of civic places such as schools, churches and recreational facilities.

**Soil Suitability** - Is specifically focussed on soils particularly suitable for viticulture (assessed from a map obtained from VinPro).

**Special Areas** - Conservation Areas to preserve the special areas status quo of the current schemes.

**SOZ - Special Overlay Zones** - The synthesis map shows the landscape units to be potentially included as Special Overlay Zones. Protection is proposed on the basis of threats to heritage significance, and elements to be protected. This is the major interpretative spatial diagram that informs proposed development considerations (urban and rural). It provides guidance to appropriate development that preserves cultural significance.

**Suburban development** - A smaller community adjacent to or within commuting distance of a city

**Subdivision** - The process, instance, or state of being divided again following upon an earlier division.

**Synthesis** - The combination of components or elements to form a connected whole.

**Tangible resources** - An asset having actual physical existence, as real estate or chattels, and therefore capable of being assigned a value in monetary terms.

**Texture** - The meaning varies according to scale, but can be defined in relative terms as coarse, intermediate or fine. In the realm of landscape, texture is determined by crops, tree cover, size of trees, species, size of fields, etc. It is an important contributor to design unity and diversity, susceptible to change by addition or loss of elements. See also 'Grain' and 'Mass / Massing'.

**Threat** - An indication of something impending.

**Townscape** - The visual appearance of a town or urban area; an urban landscape.

**Typology** - Study of or analysis or classification based on types or categories.

**Urban** - In, relating to, or characteristic of a town or city.

**Urban & Rural regeneration** - The act or process of regenerating or the state of being regenerated; or renewal of the natural and built environment.

**Urban densification** - Is a term used in urban planning and urban design to refer to the number of people inhabiting a given urbanized area.

**Urban edge** - Means the demarcated line which in an approved spatial development framework, defines the outer limits of urban areas and separates urban areas from rural areas. It is a growth management tool, used to protect the rural area from urban sprawl and development and to protect important agricultural, scenic, and biodiversity land resources in a settlement's immediate hinterland. In the absence of an urban edge, the outer edge of urban development of a settlement will be regarded as the urban edge.

**Unified** - Made uniform or whole; united.

**Viewshed** - The geographical area that is visible from a location. It includes all surrounding points that are in line-of-sight from that location and excludes points that are beyond the horizon or obstructed by terrain and other features (e.g., mountain or hill crest-lines, buildings, trees).

**Viticulture** - The vineyard typology associated with the core function of the Stellenbosch winelands includes the following: (a) standard trellised vineyards, and (b) bush wines (vines that are unsupported by trellises and with specific pruning technique). Vineyards are either in geometric blocks, or irregularly shaped blocks the higher they are on the slope, and often lined with a service (dirt) road along their perimeter. Irrigation dams are often found in association with this pattern.

**Vision** - Our vision is that the public become co-stewards of heritage, ensuring that the cultural significance of townscape and landscapes are considered in decision-making from the earliest stages, and that public perceptions of place might influence development proposals.

**Wagon routes** - First routes connecting Stellenbosch with Cape Town to convey fresh supplies to ships.

**Werf** - A farm homestead and farmyard.

**Werf wall** - A low white-washed wall enclosing a farmstead and outbuildings, typical of the Cape.

**Wilderness** - An uncultivated, uninhabited, and inhospitable region.

**Windbreak** - A thing, such as a row of trees or a fence, wall, or screen, that provides shelter or protection from the wind.

**Zoning Scheme** - Zoning schemes stipulate what type of buildings and what type of activities can occur in a particular area.



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## **APPENDIX 1:       LEGAL AND POLICY FRAMEWORK**

## **APPENDIX 2:           GLOBAL CONTEXT OF THE STELLENBOSCH TYPOLOGY**



## **APPENDIX 3:            CONSERVATION SYSTEMS (MUNICIPAL SCALE)**

## **APPENDIX 4: VISIBILITY ANALYSIS**

## **APPENDIX 5: PUBLIC PARTICIPATION COMMENTS AND RESPONSE RESPORT**

## **APPENDIX 6: PUBLIC PARTICIPATION COMMENTS RECEIVED**



## **APPENDIX 7:       LANDSCAPE UNITS**

## **APPENDIX 8:        TOWNSCAPE UNITS**

## **APPENDIX 9: HERITAGE INVENTORY ADDITIONAL RESOURCES**