TOWARDS ‘MASTERPLANNING’ FOR THE LAND HOLDINGS AN URBAN DESIGN FRAMEWORK

Prepared for
Blaauwklippen Farm, Stellenbosch

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From Piet Louw Architect, Urban Designer, City Planner -
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SECTION 1. INTRODUCTION

1.1 The Focus of this Study

The focus of this study is the historic Blaauwklippen farm which lies south of Stellenbosch between Paradyskloof and Jamestown, just east of the limited access route of the R44. The R44 is the primary vehicular connection between Stellenbosch and Somerset West. The farm is not continuous: it consists of four distinct land parcels. However, as a totality, it is an integral part of the cultural landscape of the Cape Winelands, which is unique in South Africa and which is an important destination for foreign and local tourists.

In recent years the character, heritage value and sense of place of the Winelands has been steadily eroded, primarily through developer-driven speculative leap-frog suburban sprawl. There is a growing sense of awareness of the problem and administrative measures such as the delineation of the urban edge have been imposed. However, in many cases, these delineations have not been driven by a believable structural logic and have proved difficult to defend.

The owners of Blaauwklippen wish to rationalize their land holdings and to do so in a publicly responsible way. This implies working with authorities to improve the spatial quality of the sub-region while increasing economic diversification.

There are already a range of activities on the farm including, inter alia, the historic homestead (a Grade 2 heritage site), a small amount of visitor accommodation, a very popular weekend market, a cycle path and cycling trails – some of this was developed during the COVID pandemic and requires ratification – and vineyards. However, the relationship between these activities is somewhat blurred in places.

The brief for this study is to develop an urban design framework for the site which seeks synergies between diverse activities in a manner which increases the spatial quality of the whole, to the benefit of all.

It must be emphasized that the approach to the task requires extreme sensitivity, because of its role in strengthening the sense of place of the Winelands, its agricultural value and its rich heritage resources.

1.2 A Brief History of the Farm

There is evidence of human occupation in the Western Cape from the early iron age (900 000 – 700 000 years ago): this evidence includes archeological finds in the Eersterivier Valley, into which the Bloukliprivier flows. These people were hunters and gatherers their existence was essentially nomadic.

Some 2000 years ago, a group of pastoralists (the Khoekhoe) moved into the Western Cape where they encountered stone age hunter-gatherers (the San). It was the start of a long and conflictive relationship. In 1652 the Dutch East India Company decided to establish a refreshment station at Table Bay for traders moving to and from India and the far East and some farmers moved outwards to meet the needs of a growing permanent and migratory population.

In 1672 the Stellenbosch area was identified by Governor Simon van der Stel as a place suitable for farmers to settle and cultivate. The first farms in the region were established in 1679 but the grants were only formally granted from 1689 onwards.

Thus, although the farm, later known as Die Blaau Klip and Blaauwklippen, was formally granted to Gerrit Visscher in1690, it was almost certainly occupied by the Visscher family before then. The grant allocated to the Visscher family was for 50 morgan on three distinct parcels of land (Malan A, 2023).

There followed a long period of consolidation and sub-division, with the farm changing hands frequently. In 1899, the farm was bought by Cecil John Rhodes who immediately sold it on to Johannes Albertus Roux. Roux apparently bought the land for speculative purposes and sub-divided the land into six portions, which he sold at a profit.

In 1972 the farm was acquired by a company, Cape Dutch Estates. The company invested significantly in the farm and its buildings and, according to Vos, these investments resulted in the farm becoming a major tourist destination by the 1980's.

In 1999, the property was sold to Blaauwklippen Estates (Pty) Ltd who have added extensively to the hospitality offerings on the farm, to the north of the historic werf (Vos 2002: 85-88).

The current land-holdings in relation to the larger Stellenbosch context are shown in figure 2.

1.3 Method

In undertaking complex projects like this, it is useful to employ a 'package of plans' approach. In terms of this, analysis and concept formation occurs at a number of scales, with the larger scales providing the first level of fixes for the scales below. The great advantage of this is that it promotes consistency of thinking across scales.

1.4 The Structure of this Document

The report is structured by scale. Thus:

Section 1: This short introduction

Section 2: Locating Blaauwklippen Farm in its Context (figures 1- 8)

Section 3: Analysis: The Site Relation to its larger Stellenbosch Context (figures 9-14)

Section 4: The Site in Relation to the Surrounding Context (figures 16-21)

Section 5: Giving Direction to the Plan

All of the sections to this point have been concerned with analysis: with understanding the site. Section 5 breaks with this pattern. It takes a step back and asks the question: what are the central concerns which should inform any concept for the land-holdings? The section is headed 'Giving Direction'. All of the sections which follow are concerned with idea – with place-making. Again, this is organized around scale. Concepts are developed at the following scales:

Section 6: The Primary Site and its Environs (figures 22-35).

Section 7: Concepts and Proposals at a Larger Scale. These concepts are informed by the analytic studies shown in figures 9-15. The concepts are shown on figures 35-36.

Section 8: The Scale of the Primary Site and its Environs (figures 37-44).

Section 9: The Homestead Precinct (figures 45-57).

Section 10: The Primary Site and Environs, An Integrating Spatial and Urban Design Concept, Step-down Plan (figures 58(a)-58 (b).

Section 11: Conclusion and Way Forward.

SECTION 2. LOCATING BLAAUWKLIPPEN FARM IN ITS CONTEXT

1.1 The Focus of this Study

This section is primarily descriptive: it simply seeks to understand the location of the farm at a number of scales.

Figure 1 shows the location of Blaauwklippen in relation to its Cape Winelands context. The landscape of the Cape Winelands is made up of a complex hierarchical pattern of intersecting valleys and ridgelines, making it an area of great diversity and beauty. Historically, the dominant human activity in the sub-region was farming, supplying fruit and vegetables to the refreshment station established by the Dutch East India Company at Table Bay. More recently, the emphasis has been on vineyards and wine-making.

In terms of land-use occupation, the pattern of development in the valley was very similar to the desired valley section postulated by the ecologist Patrick Geddes: in terms of this, small scale mining (where appropriate) or wilderness should occur on the higher ridge lines; hunting and afforestation on the steep slopes; agriculture on the middle slopes and in the valleys: and human occupation and settlement in the valley or lower slopes, close to water. He argued that it was this 'rightness' of human response to landscape which lay central to the concept of 'a sense of place'. Of equivalent significance for a sense of place is the dominance of wilderness and agricultural domains over settlement. This dominance must be strongly protected from unrestrained urban sprawl.

These factors, in combination, have resulted in the Winelands becoming a significant foreign and local tourist attraction: it is an important and growing economic sector within the Western Cape economy.

The farm Blaauwklippen is a valuable part of this system. It is located just south of Stellenbosch, between it and Somerset West. These are two of the largest towns in the Western Cape. It is an important tourist attraction in its own right, with its weekend market being particularly popular. It takes access indirectly off the R44, a limited access route which is the primary connection between the two towns.

As waves of human occupation, eliciting creative responses by landowners to evocative natural conditions, washed over the region a rich cultural landscape emerged. The region is one of considerable heritage significance and parts of it have been nominated for world Heritage Site status.

Figure 2 shows the site in relation to the larger Stellenbosch context. A number of points are immediately apparent. Firstly Blaauwklippen is close to the historic core of Stellenbosch. Secondly the town is growing rapidly. In approximately the last hundred years, it has broken away from its original compact form and is sprawling outwards in every direction. Thirdly a particularly strong direction of growth is to the south, towards Somerset West. The farm of Blaauklippen lies directly in this path of growth. Fourthly, patterns of growth are no longer informed by historical patterns of infrastructural investment. They take the form of developer-driven speculative sprawl. There is considerable evidence of both large-lot and leap-frog sprawl causing a fragmented pattern of, often gated, developments.

There are a number of negative consequences resulting from this pattern of development. One is the rapid destruction of valuable agricultural soil, a matter of some significance since only some 3% of soils in South Africa are classified as good. This diminution of agricultural value is not only caused by the development itself. A consequence of leap-frog sprawl, in particular, is that it tends to sterilize the land between pockets of development farmers are reluctant to invest in the land between pockets, in the expectation that, at some future date, this land will inevitably be converted to urban development.

A second negative externality which is resulting from this pattern of development is that it is placing considerable and increasing pressure on the R44. The R44 is a mobility route: it is a limited access route which has been designed to move vehicles relatively freely and quickly through the sub-region. However, these new pockets of development, which are not informed by a larger system of public structure, all tie back to the R44, decreasing mobility and encouraging blockages.

A third negative impact is visual intrusion. In many cases, developers have ignored the importance of Geddes' observation about the need to avoid development on the larger ridge lines, with considerable negative visual impacts. The Technopark is a good example of this.

Figure 3 shows the site in its surrounding context and emphasizes the distribution of near-by local social and commercial facilities. It reveals that, apart from the older settlement of Jamestown, which contains a number of churches, a cemetery, a library and a number of schools, the surrounding development is almost exclusively residential. There are a small number of commercial enterprises, but these primary take the form of car-based shopping centres. Densities are too low to generate a vibrant local economy.

Figure 4 shows the client's current thinking about the future desired pattern of land uses for the individual land-holdings making-up Blaauwklippen. Shown here too are the municipal intentions for municipal land in the vicinity. In terms of these: the eastern land parcel remains under agriculture, with 6 dwelling units; similarly, the north-west of the western portion remains under agriculture, as does the south-east and southern portions; however, the north-east precinct is given over to a mixed-use and tourism precinct with an hotel; to the south, the triangle of land currently lying outside the urban edge is incorporated into the urban area to allow for suburban residential development (this land is adjacent to a currently vacant larger parcel of land which has been earmarked by the Stellenbosch Municipality for future urban development).

Figure 5 is a summary. It is an aerial photograph of the farm as it currently exists. The map was compIled by the Western Cape Government and reflects the situation as of August 4th, 2023.

Figures 6, 7 and 8 provide the necessary information to understand the regulatory impacts on the land-holdings. It does so in three forms:

- The site in relation to the Municipal Spatial and Development Framework (2019) (Figure 6). This document was approved by the Stellenbosch Council in 2019. It is largely self-explanatory.

- The site in relation to the urban edge. This is shown in figure 7. The map was extracted from the Zoning Map and the Municipal Spatial Development Framework. Most significantly, most of the land-holdings owned by Blaauwklippen are without the urban edge, with the exception of a small triangle of land to the south-east.

- The site in relation to Declared Heritage resources and their grading's. Figure 8 shows that the entire sub-region is heritage-rich. Much of the Blaauwklippen land-holdings have a Grade 2 rating. The most comprehensive and thorough work on heritage value in the area is that undertaken by F Todeschini, et al in the document entitled: Stellenbosch Municipality Heritage Inventory and Conservation Management Plan of 2018.

Because of the significance of the issue of heritage, the entire section on the Blaauwklippen Valley is reproduced in Appendix A. These authors believe that the recommendations contained in that document should be respected by both land-owners and approving authorities.

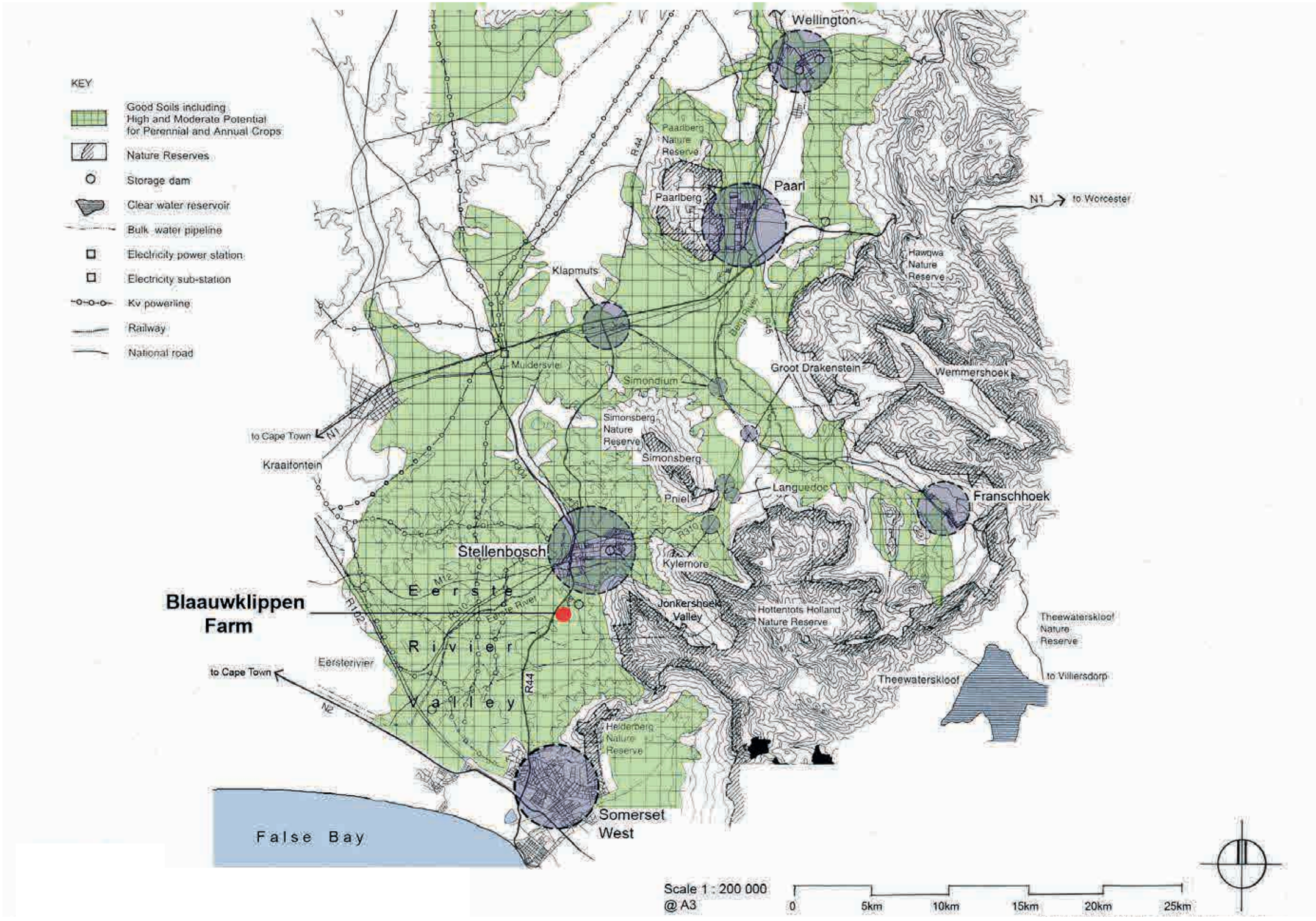


Fig. 1: Location of Blaauwklippen in relation to the Cape Winelands Context

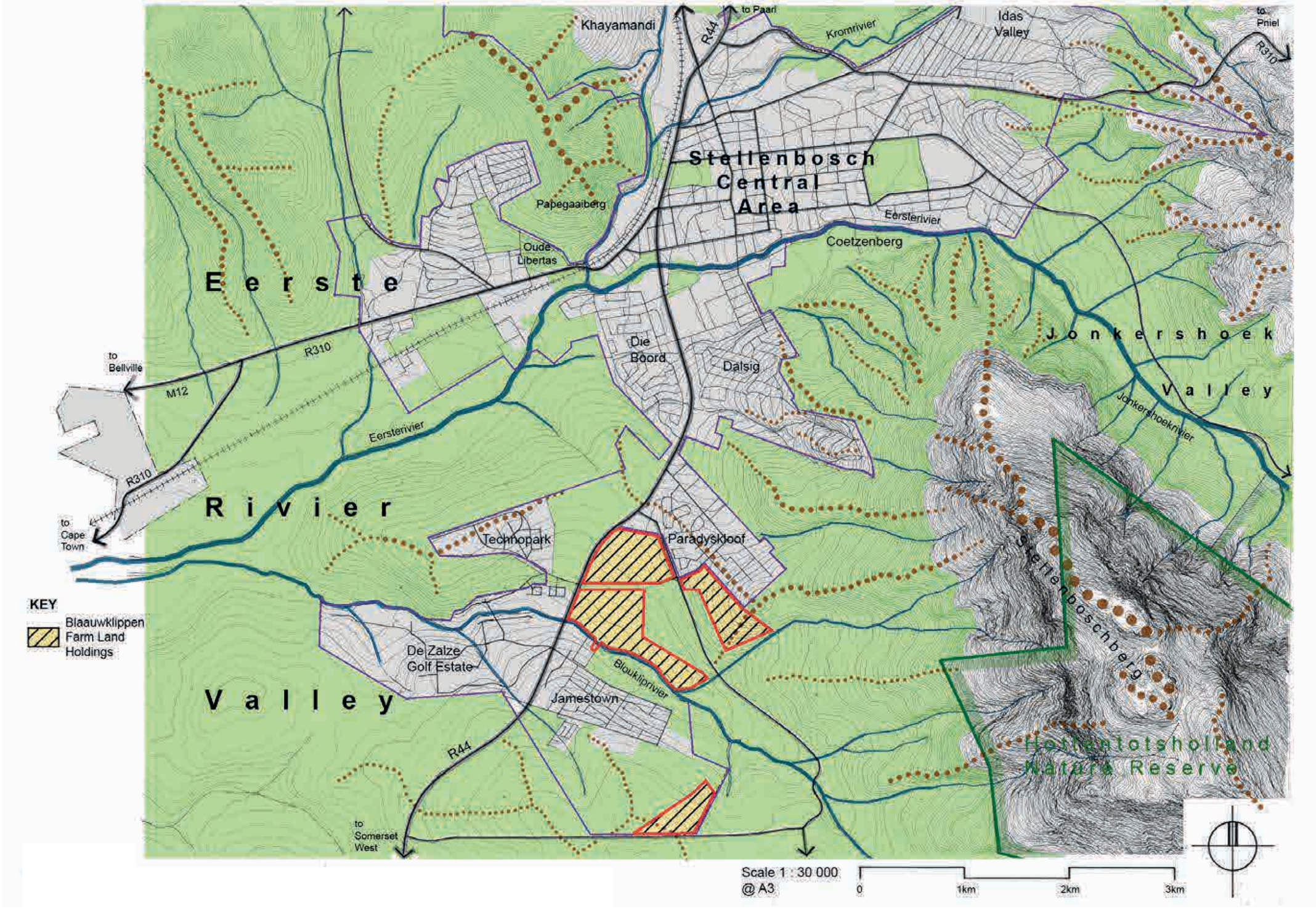


Fig. 2: The Land Holdings in relation to the Larger Stellenbosch Context

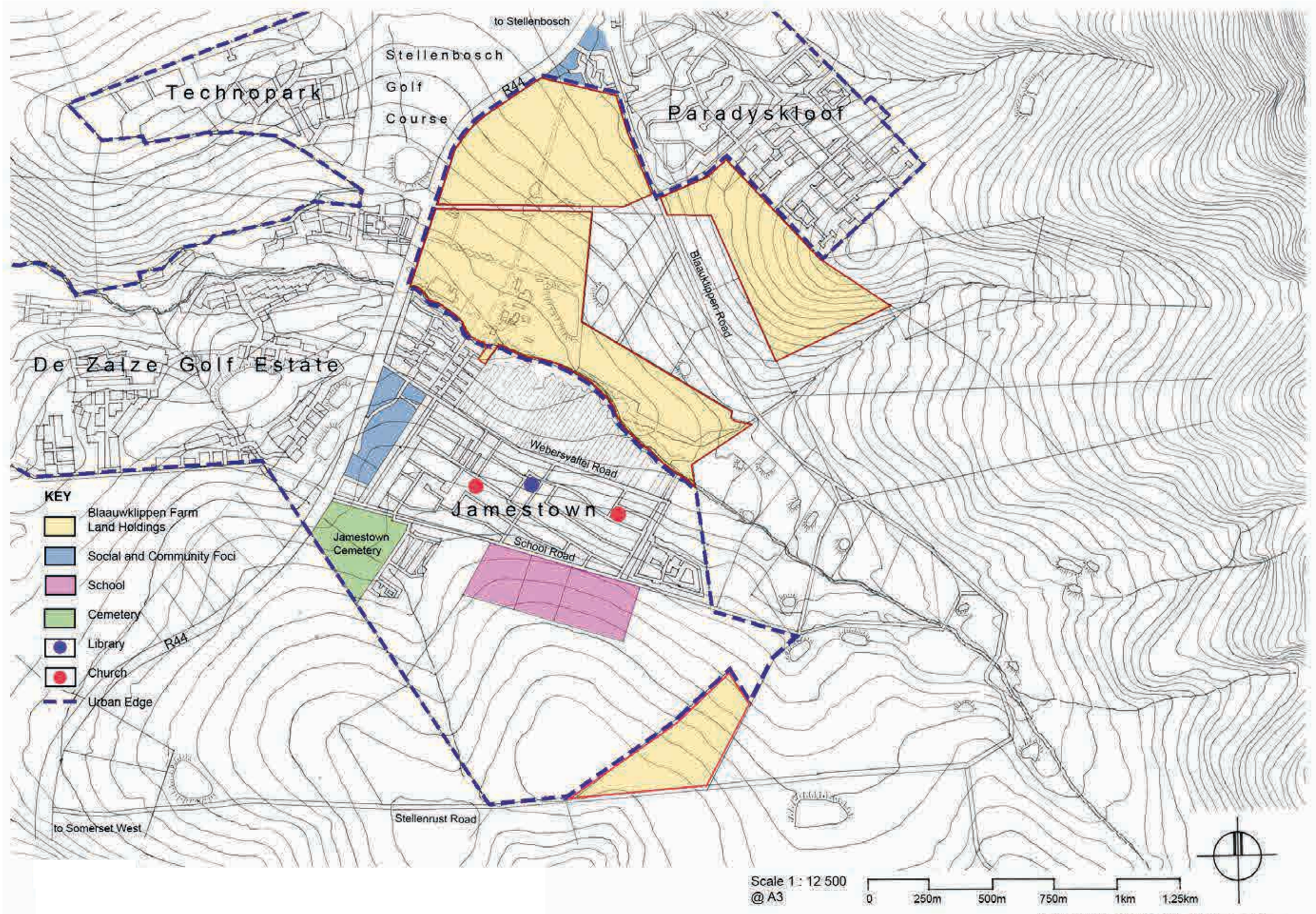
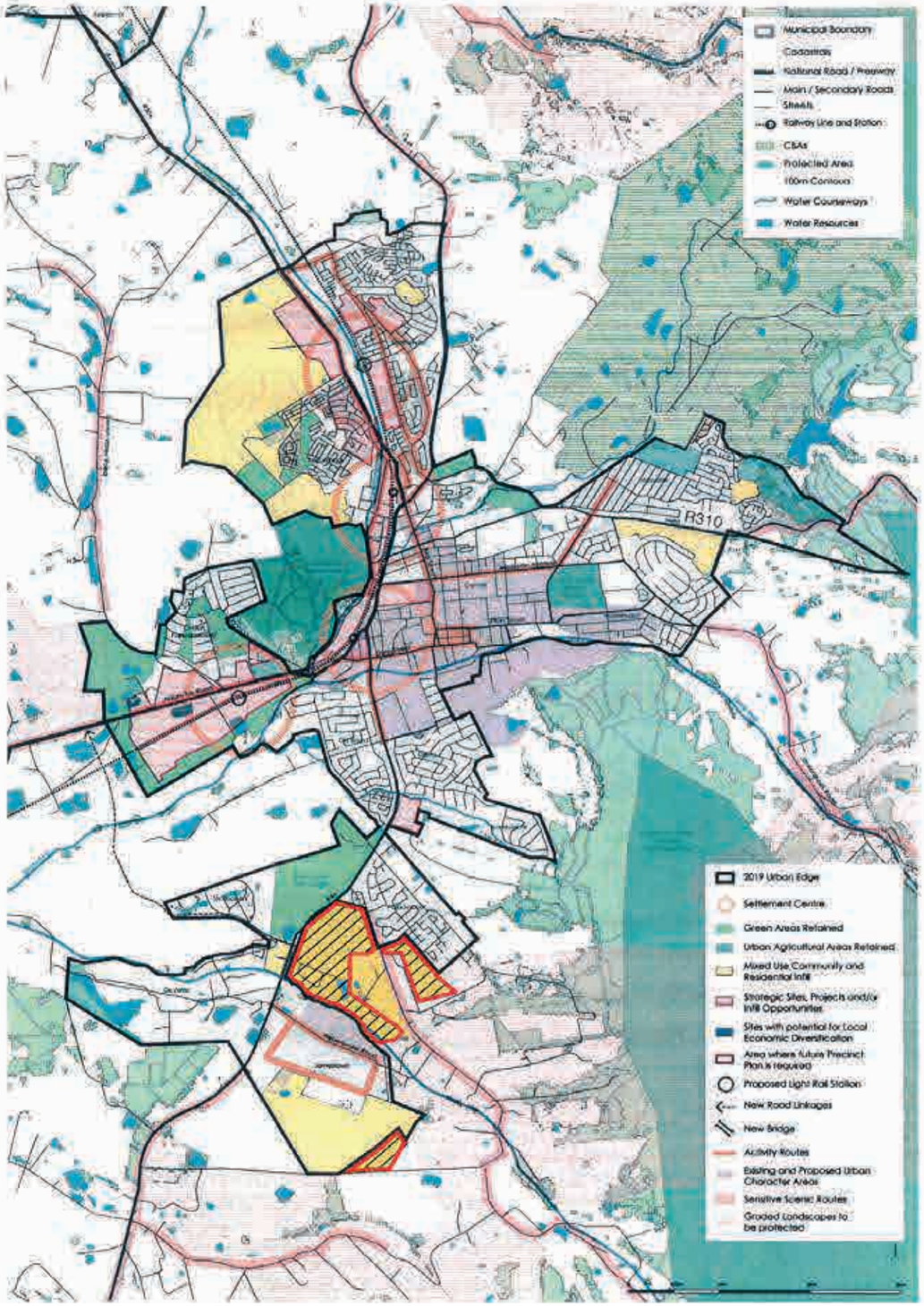


Fig. 3: The Land Holdings in relation to its Surrounding Context

Fig. 4: Current Thinking about Future Use of Individual Land Holdings: Blaauwklippen and Municipal

Fig. 5: Aerial Photograph showing the Location of the Land Holdings in relation to the Built-up Domains of the Surrounding Context



KEY

Blaauwklippen Farm Land Holdings

Fig. 6: The Land Holdings in relation to the Municipal Spatial and Development Framework, approved in 2019

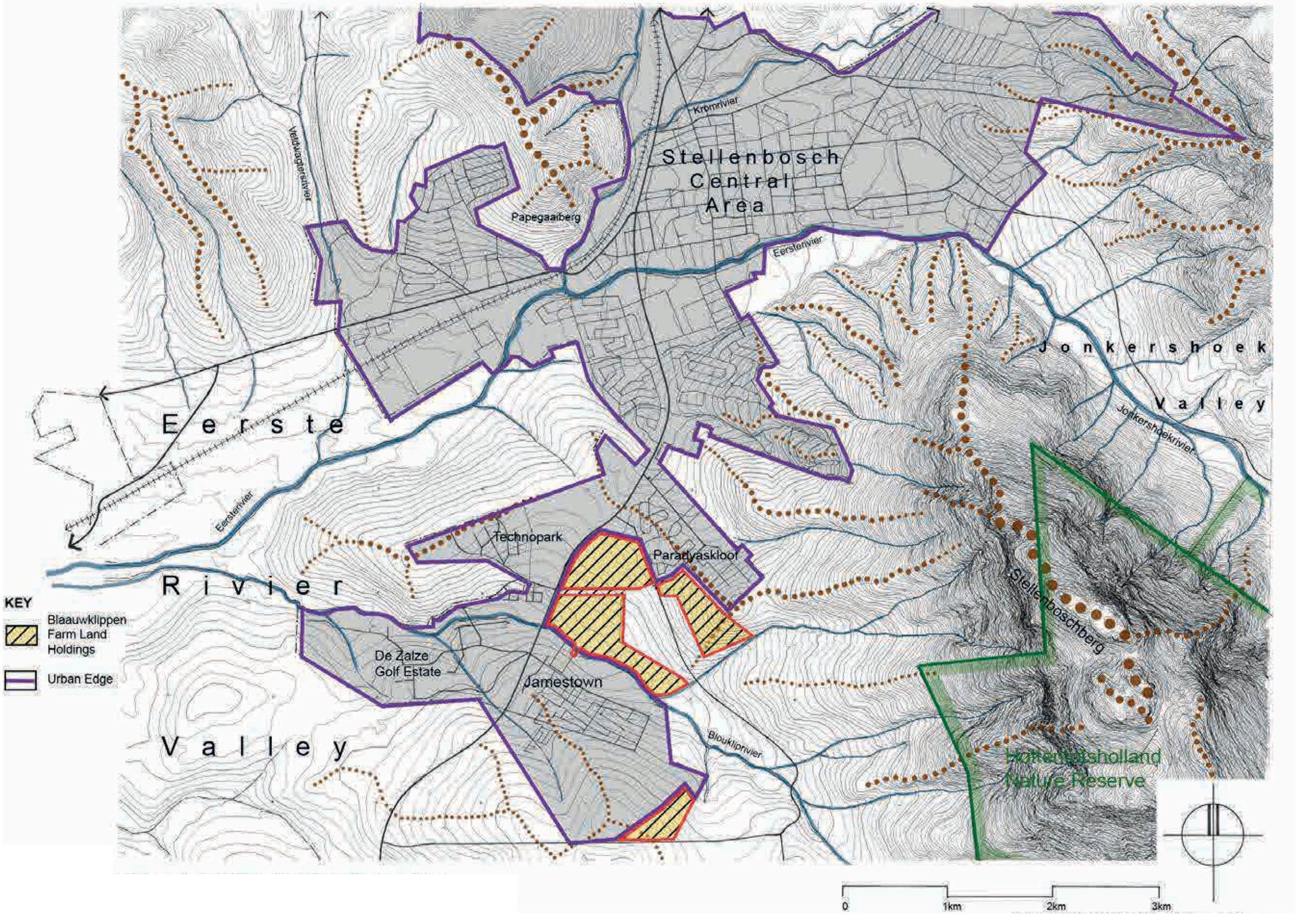


Fig. 7: The Land Holdings in relation to The Urban Edge (Extracted from Zoning Map and Municipal Spatial Development Framework of 2019) 20

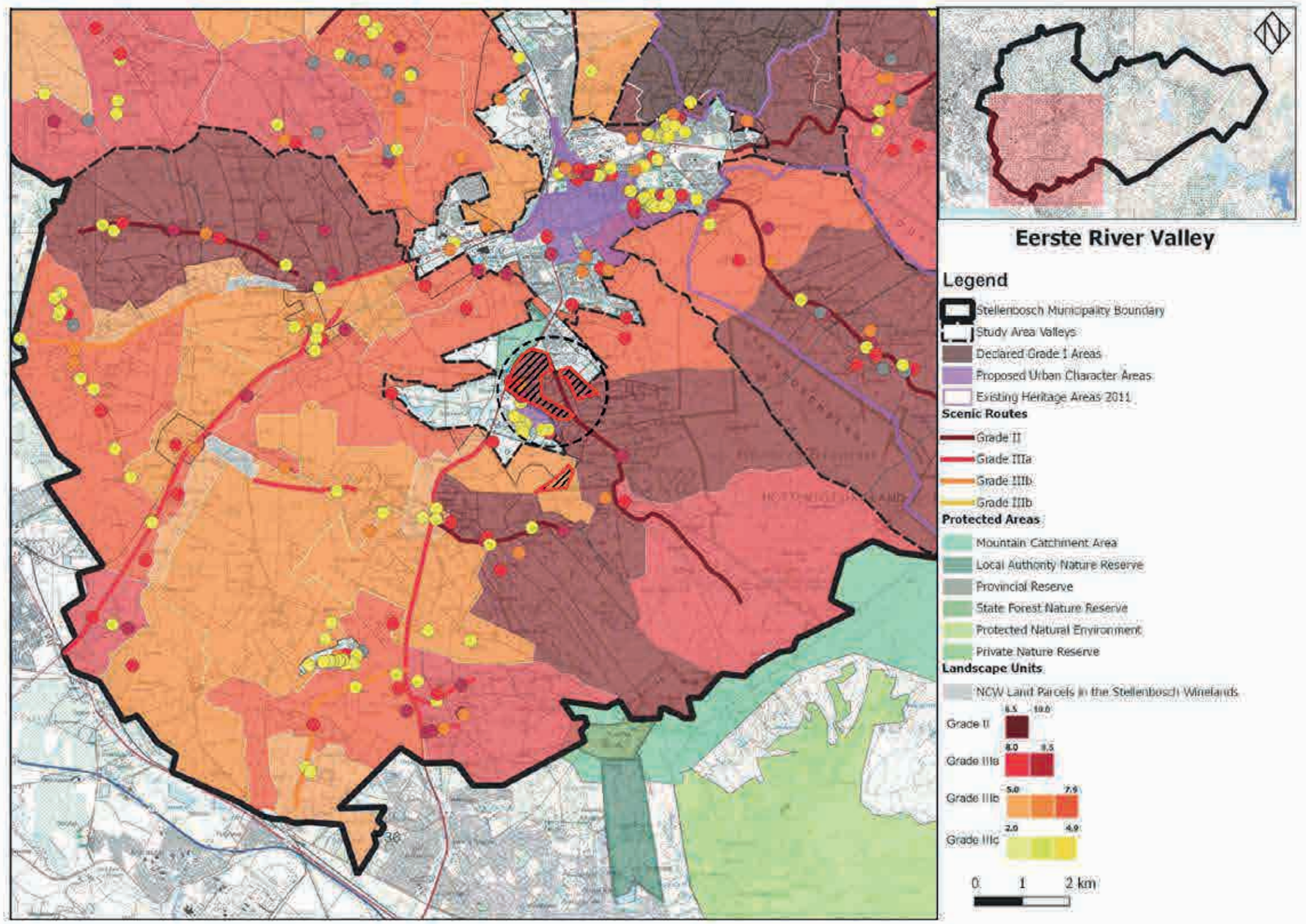


Fig. 8: The Land Holdings in relation to the Declared Heritage Resources and their Gradings

SECTION 3. ANALYSIS: THE SITE IN RELATION TO THE LARGER STELLENBOSCH CONTEXT

Figures 9(a-d) and 10 provide evidence of the rate of urbanization in the Stellenbosch region. Figure 9has been extracted from the 1: 50 000 Topographical Survey Maps. It maps the built footprint of Stellenbosch at four dates: 1962 (figure 9a); 1981 (figure 9b); 1992 (figure 9c); and 2000 (figure 9d). Figure 10 is compiled from information taken from an aerial photograph, the base plans and the zoning map. It shows the current situation (2019). All of the patterns identified earlier are easily apparent: the rapid rate of growth, the sprawling nature of development: the destruction of wilderness and agricultural land; its fragmented form; and the strength of the south as a growth direction.

Figure 11 identifies the Blouklipriver Valley of which Blaauwklippen farm is part. The valley has a rich heritage: any new development in it requires a careful response. The Blouklipriver is a tributary of the Eesterivier, which is the largest valley in the sub-region. The drawing also shows the main peaks which dominate the sky-line.

Figure 12 shows the dominant natural elements impacting on the site. These include the blue-green matrix, which is made up of many different domains: water courses and an hierarchical system of river valleys; agriculture; wilderness areas; larger recreational domains, both active and passive; and ridgelines.

The dominant built and planned elements impacting on the site are shown in figure 13. These include the existing road and rail network: the future planned road network (this information is from the Municipal Roads Masterplan which will be discussed later); the surrounding residential and commercial domains, including De Zalze Golf Estate; the Technopark; Jamestown and Paradyskloof.

Figure 14 is a synthesis: it pulls together the main external constraints and informants which are impacting on the site on one map, including the green matrix, the hierarchy of watershed lines, the dominant river system, built domains impacting on the site and current municipal road proposals.

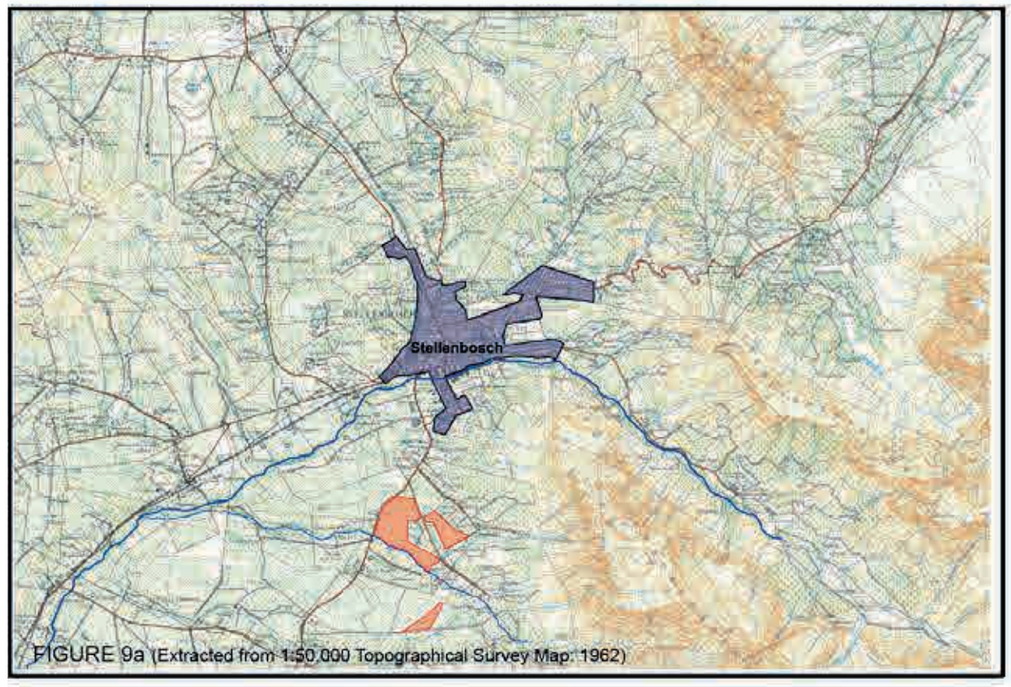


FIGURE 9a (Extracted from 1:50,000 Topographical Survey Map: 1962)

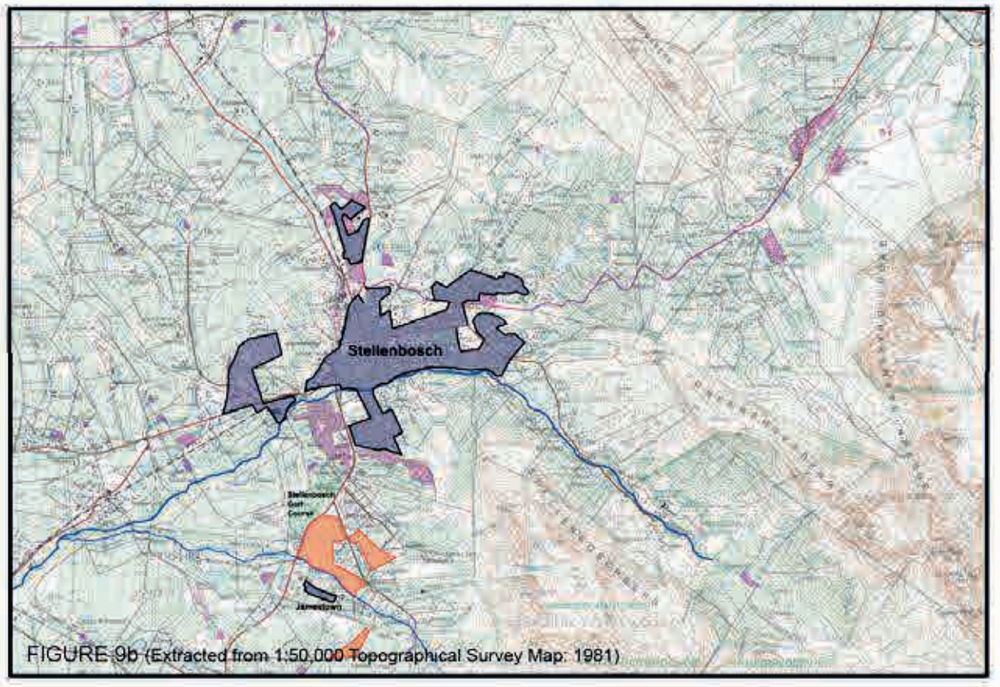


FIGURE 9b (Extracted from 1:50,000 Topographical Survey Map: 1981)

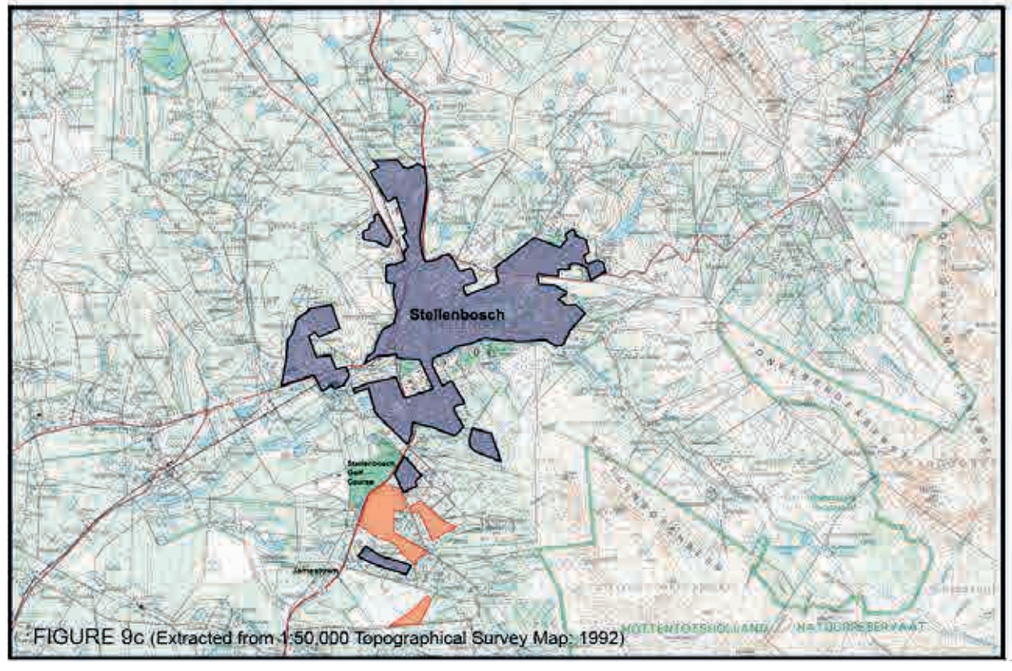


FIGURE 9c (Extracted from 1:50,000 Topographical Survey Map: 1992)

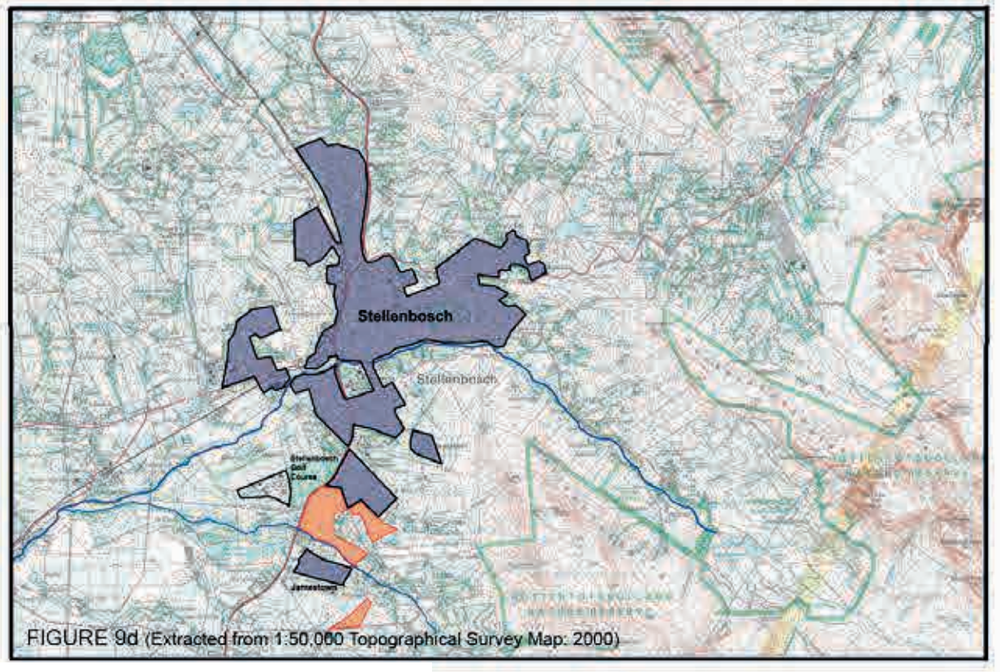


FIGURE 9d (Extracted from 1:50,000 Topographical Survey Map: 2000)

KEY Blaauwklippen Farm Land Holdings

Fig. 9: The Land Holdings in relation to the Larger Stellenbosch Context: Historical Development

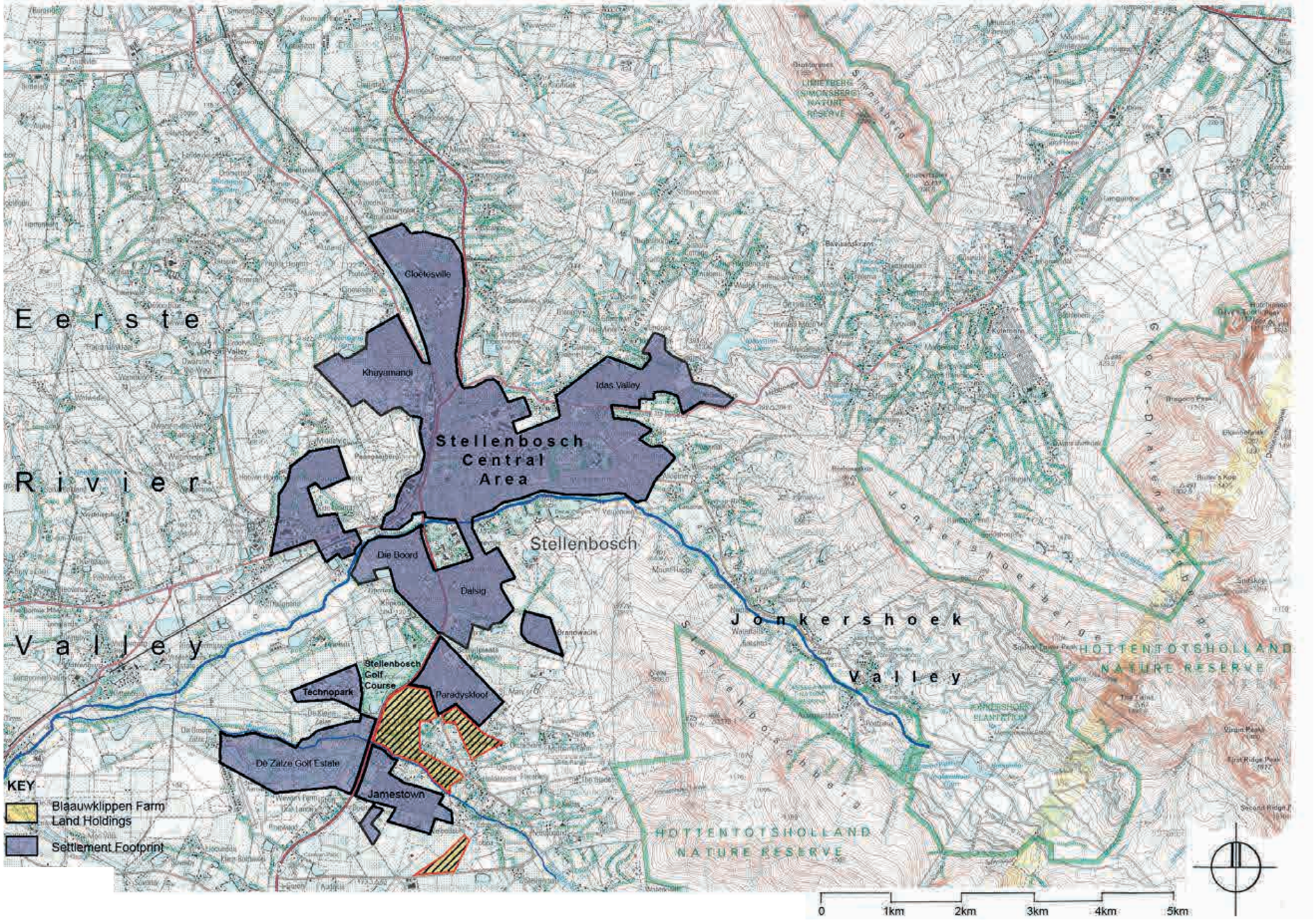


Fig. 10: The Land Holdings in relation to the Larger Stellenbosch Context: Historical Development - Current Footprint 2024 (Interpreted from Aerial Photo, Base Map Information and Zoning Map)

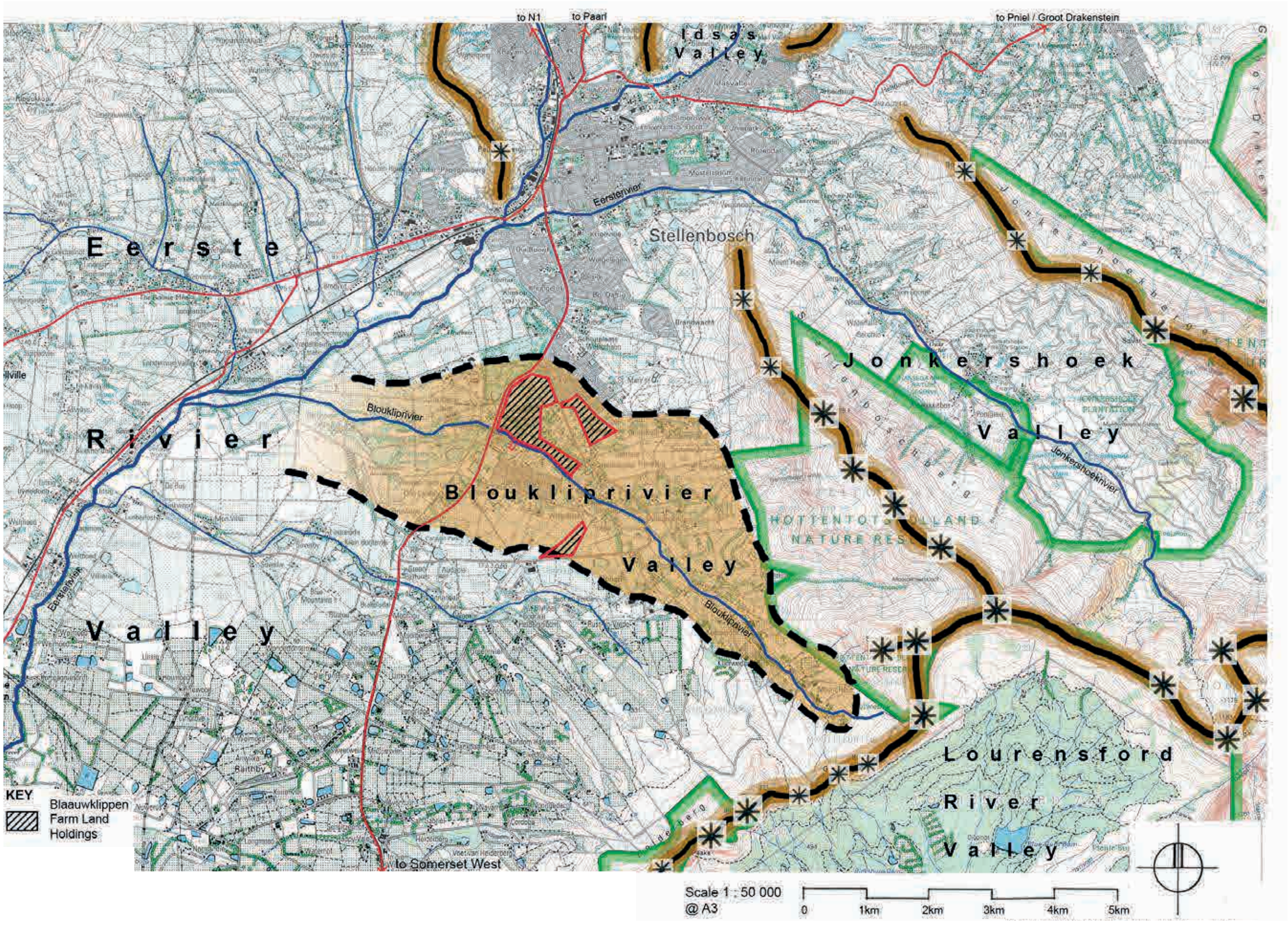


Fig. 11: The Land Holdings in relation to the Larger Stellenbosch Context: The Blouklipriver Valley, A Unique Valley of Heritage Significance 25

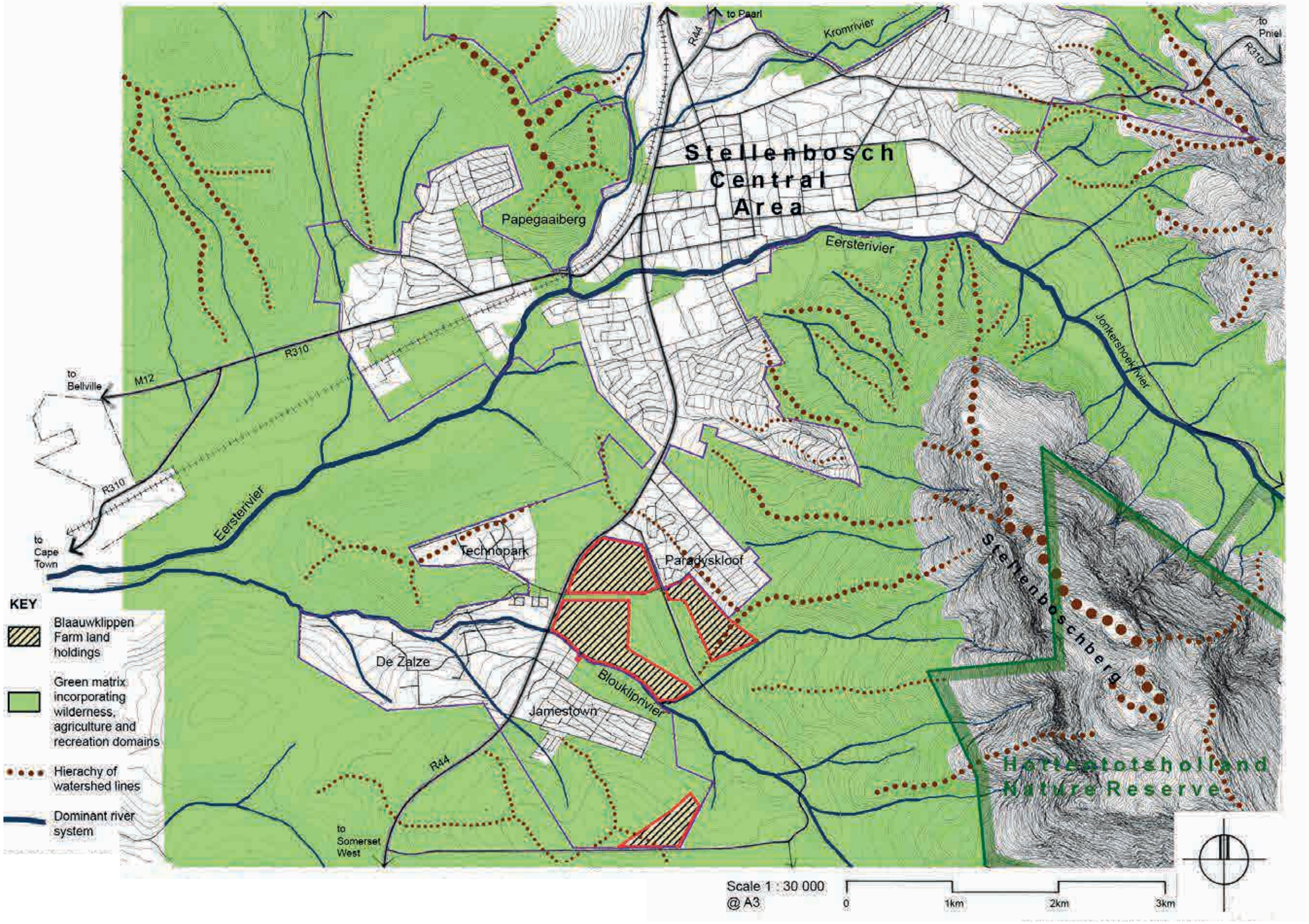


Fig. 12: The Land Holdings Site in relation to the Larger Stellenbosch Context: Dominant Natural Elements Impacting on the Site

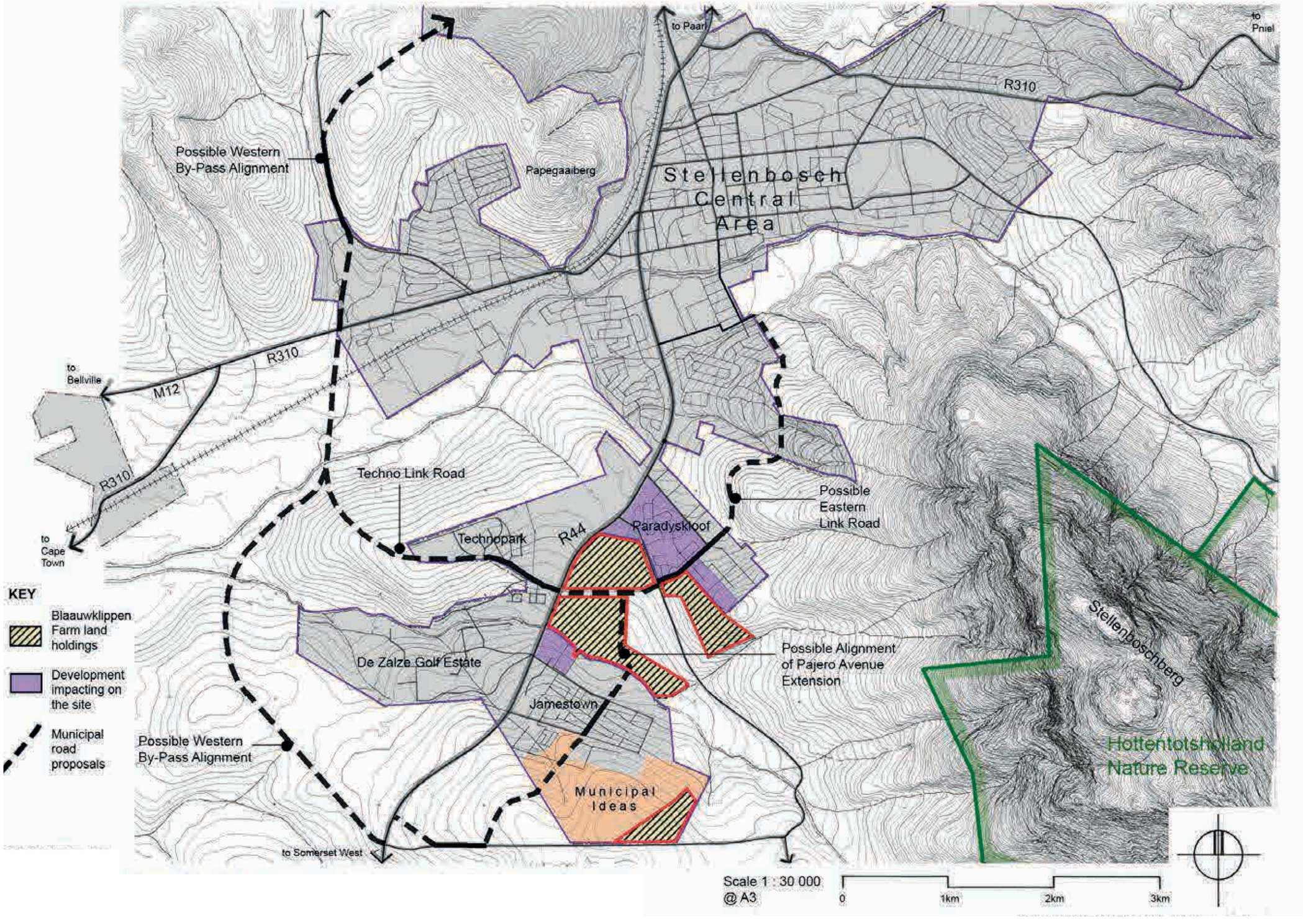


Fig. 13: The Land Holdings Site in relation to the Larger Stellenbosch Context: Dominant Built and Planned Elements Impacting on the Site 27

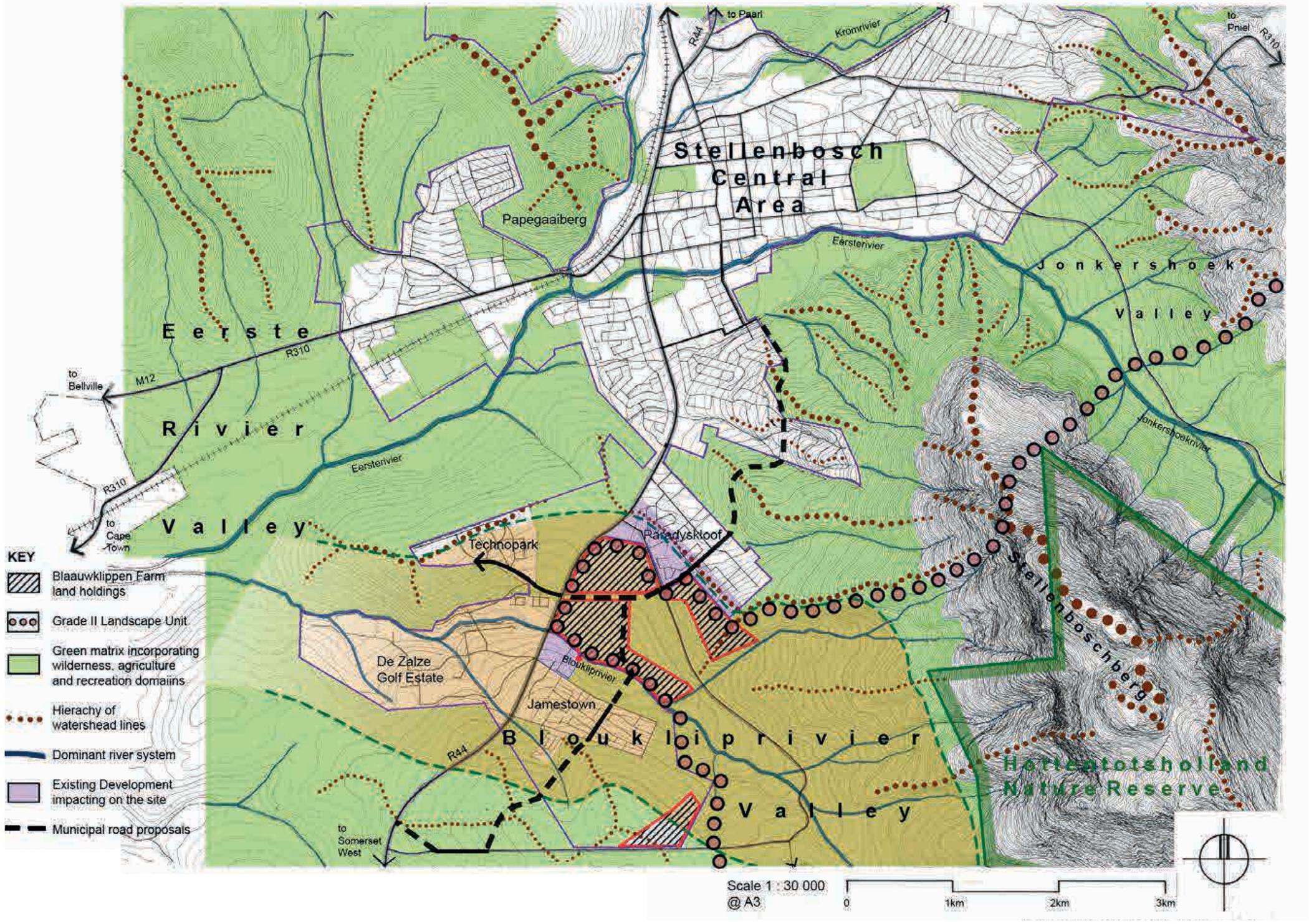


Fig. 14: The Land Holdings Site in relation to the Larger Stellenbosch Context: Composite External Constraints and Informants Impacting on the Site

SECTION 4. THE SITE IN RELATION TO THE SURROUNDING CONTEXT

This section (figures 15-21) explores the factors impacting on the site at the scale of the site and the surrounding area. For consistency of analysis, a map scale of 1:12,500 is employed.

Figure15 shows the dominant natural elements and landform. Shown here are the four high outcrops, dominant ridgelines, the green matrix, all water courses and water bodies, both natural and man-made. The map underlines the importance of local water capture. It can be seen that there is a significantly sized farm dam on the Blaauwklippen farm itself.

Figure 16 is an interpretation of the spatial and landscape domains. Shown here is the green matrix (made up of extensive and productive land, extensive agricultural remnants, peri-urban agricultural zones); local areas of high ground, ridgelines and built domains, such as Jamestown, De Zalte Golf Estate, Stellenbosch Golf Courses, the Technopark and Paradyskloof.

Figure 17 expands on this and shows how the land-holdings contribute to the continuities of the open space system of the valley. From the perspective of the site, three are particularly important: to the north-west, to the west and the riverine corridors: one running north-west to south-east and a smaller one to the south west to north-east. All of these should be protected.

An interpretation of dominant views and vistas and the sequence of sensory scenic routes experiences is provided in figure 18. Clearly, these factors are important in determining where future development should not go.
Figure 19 shows surrounding land-use in terms of residential, commercial and institutional uses. This should be read in conjunction with figure 20, which shows the dominant movement network ordering the settlement system. It is immediately apparent that these pockets of development are all introverted, with their movement systems focusing inwards on themselves. All have been viewed as isolated events: no effort has been made to integrate the pockets into a coherent sub-regional network.

Patterns of access are therefore flat and weak. In De Zalze, an attempt has been made to create a system of villages but, again, they do not respond to a broader logic. Clearly, any new development on the land-holdings needs to be integrated with surrounding uses to the greatest degree possible.

The existing pattern of fragmentation, where there is only a weak logic which ties the emerging settlement system together, results in all new development tying back to the R44 which negatively impacts on its mobility function. Figure 21 is a synthesis. It shows all external composite constraints and informants impacting on the land-holdings on one map. The starting point in the process of developing a concept for the land-holdings at this scale is an interpretation of these constraints and informants.

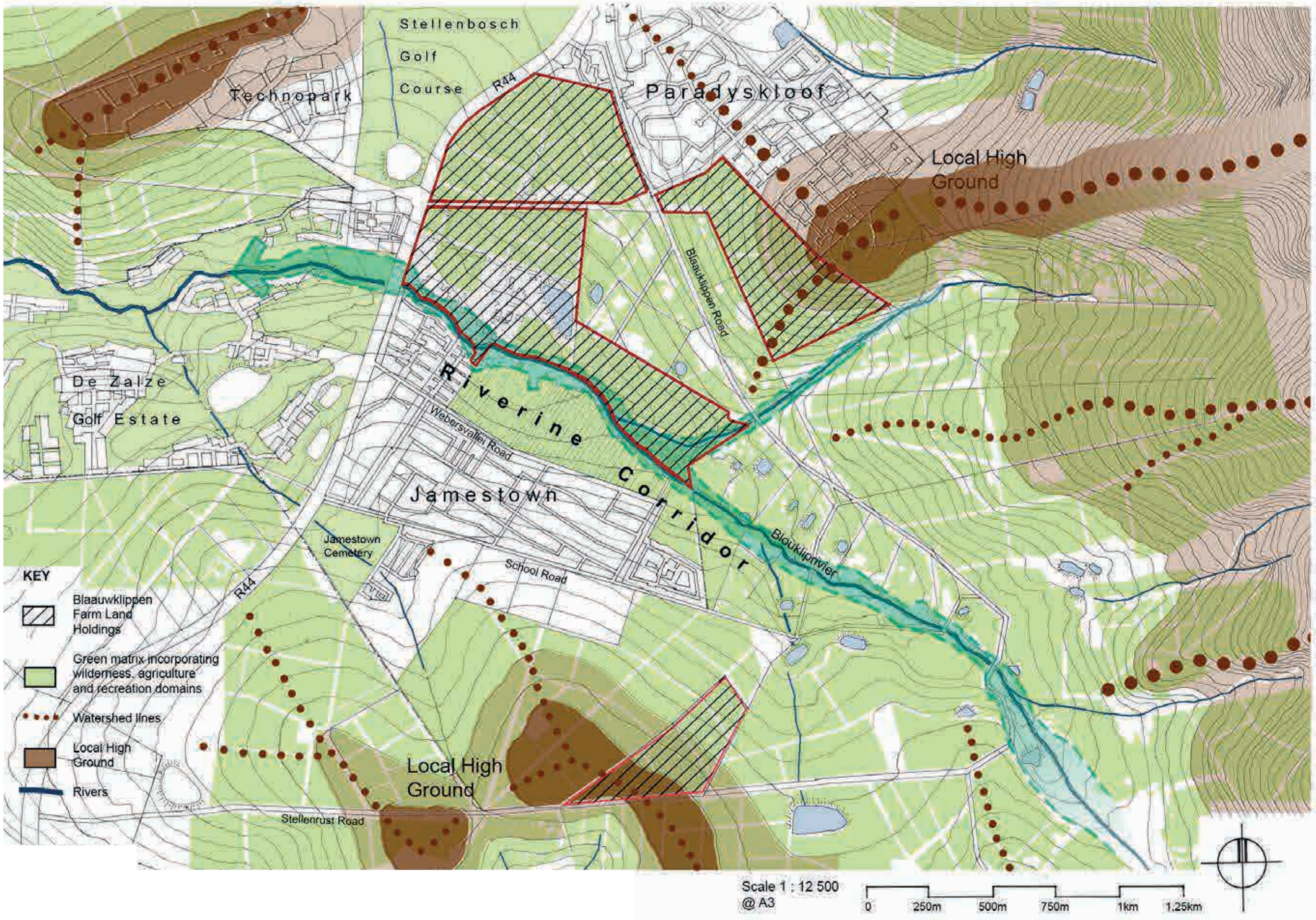


Fig. 15: The Land Holdings in relation to its Surrounding Context: Dominant Natural Elements and Landform

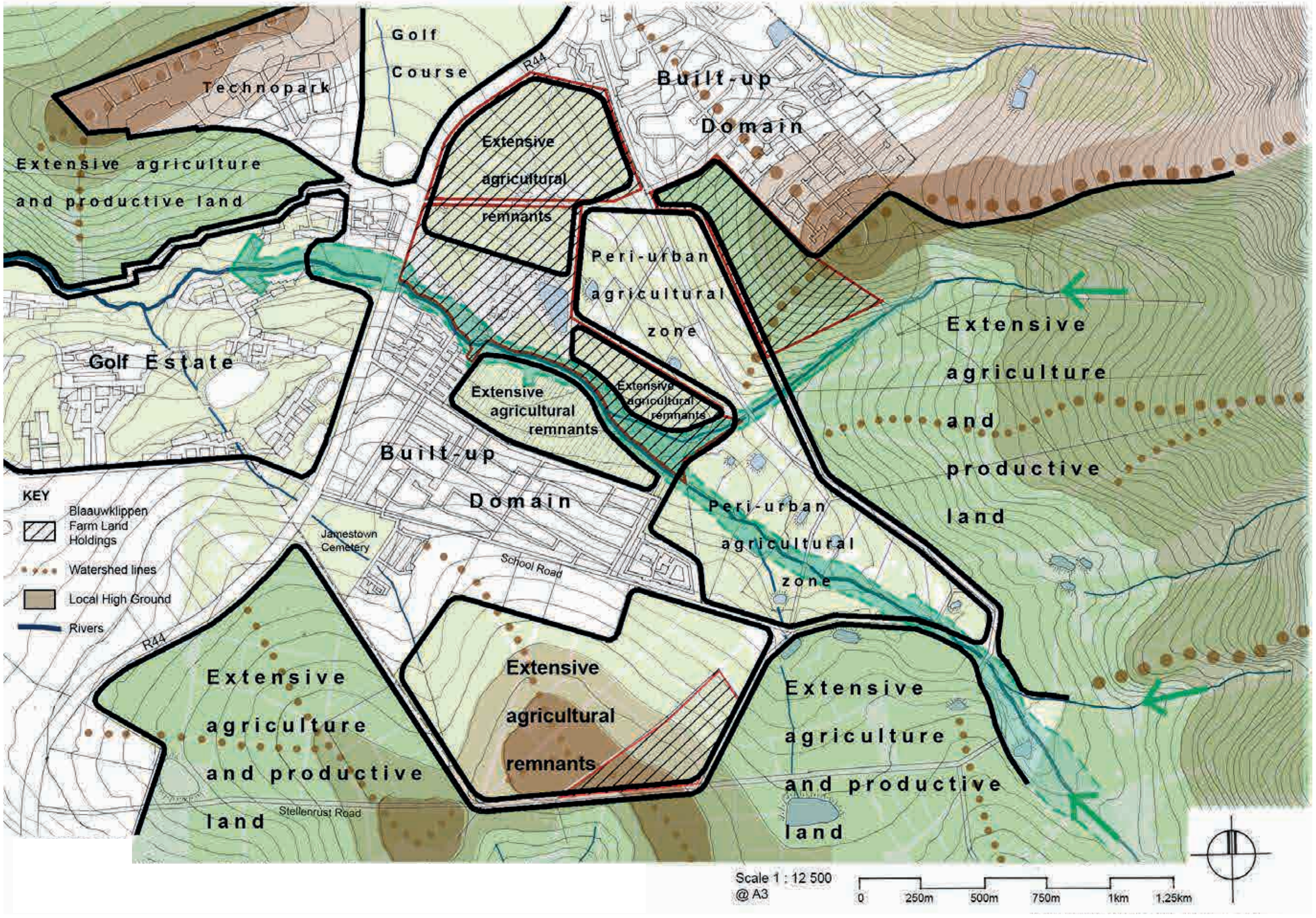


Fig. 16: The Land Holdings in relation to its Surrounding Context: Interpretation of Spatial and Landscape Domains

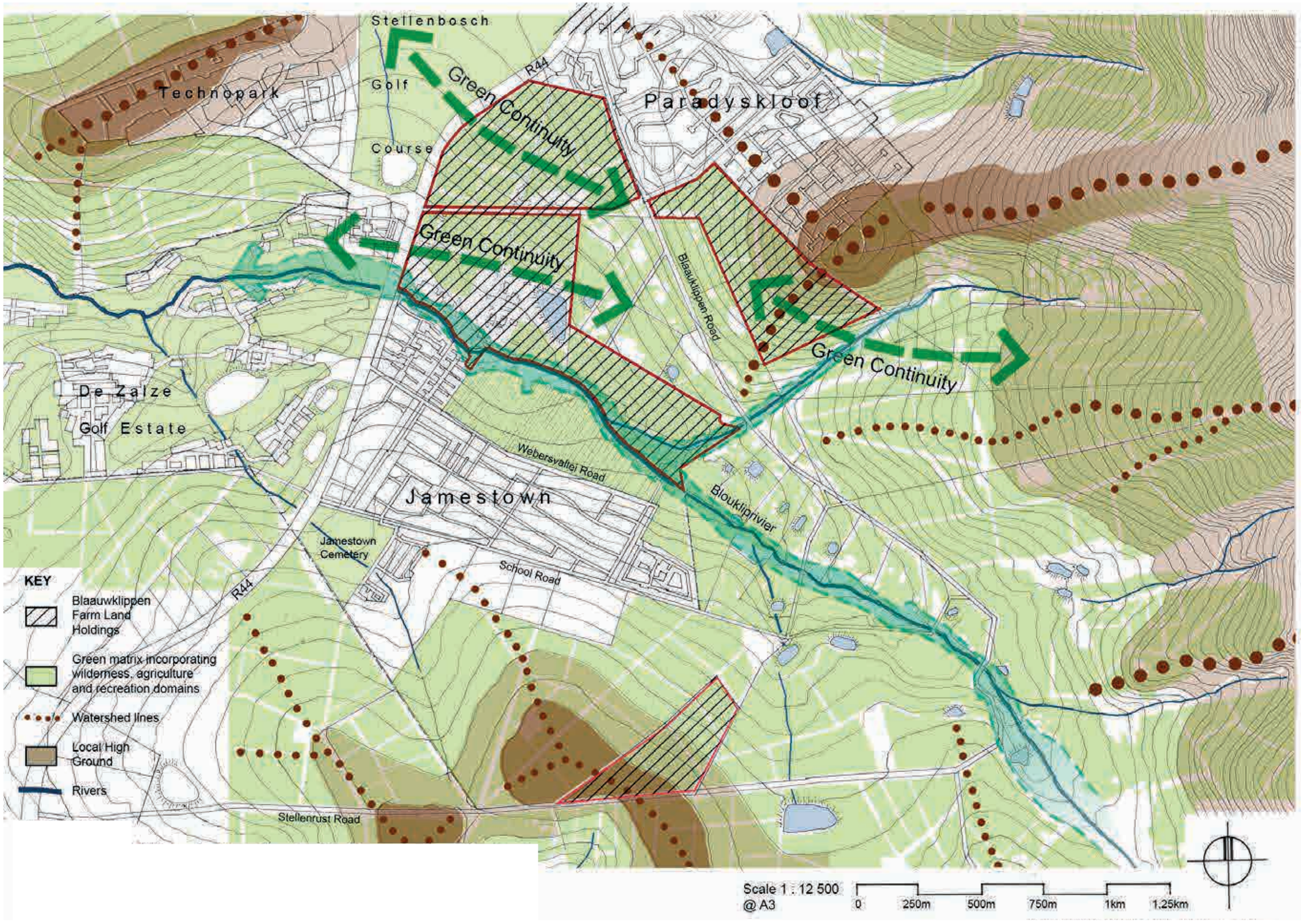


Fig. 17: The Land Holdings in relation to its Surrounding Context:
The Site Contributing to the Continuities of the Open Space System of the Valley

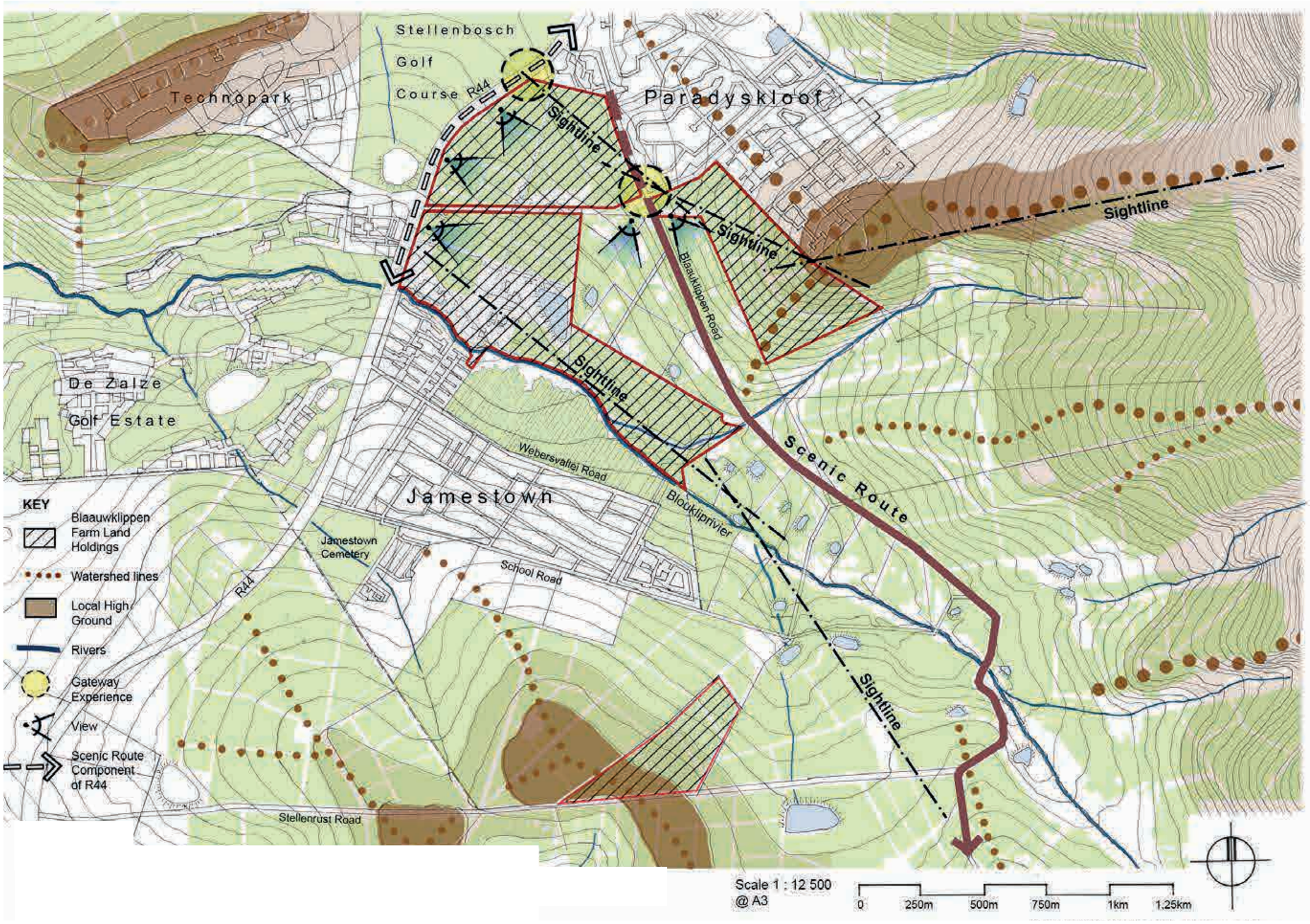


Fig. 18: The Land Holdings in relation to its Surrounding Context:
Interpretation of Dominant Views and Vistas, and Sequence of Sensory Scenic Route Experiences

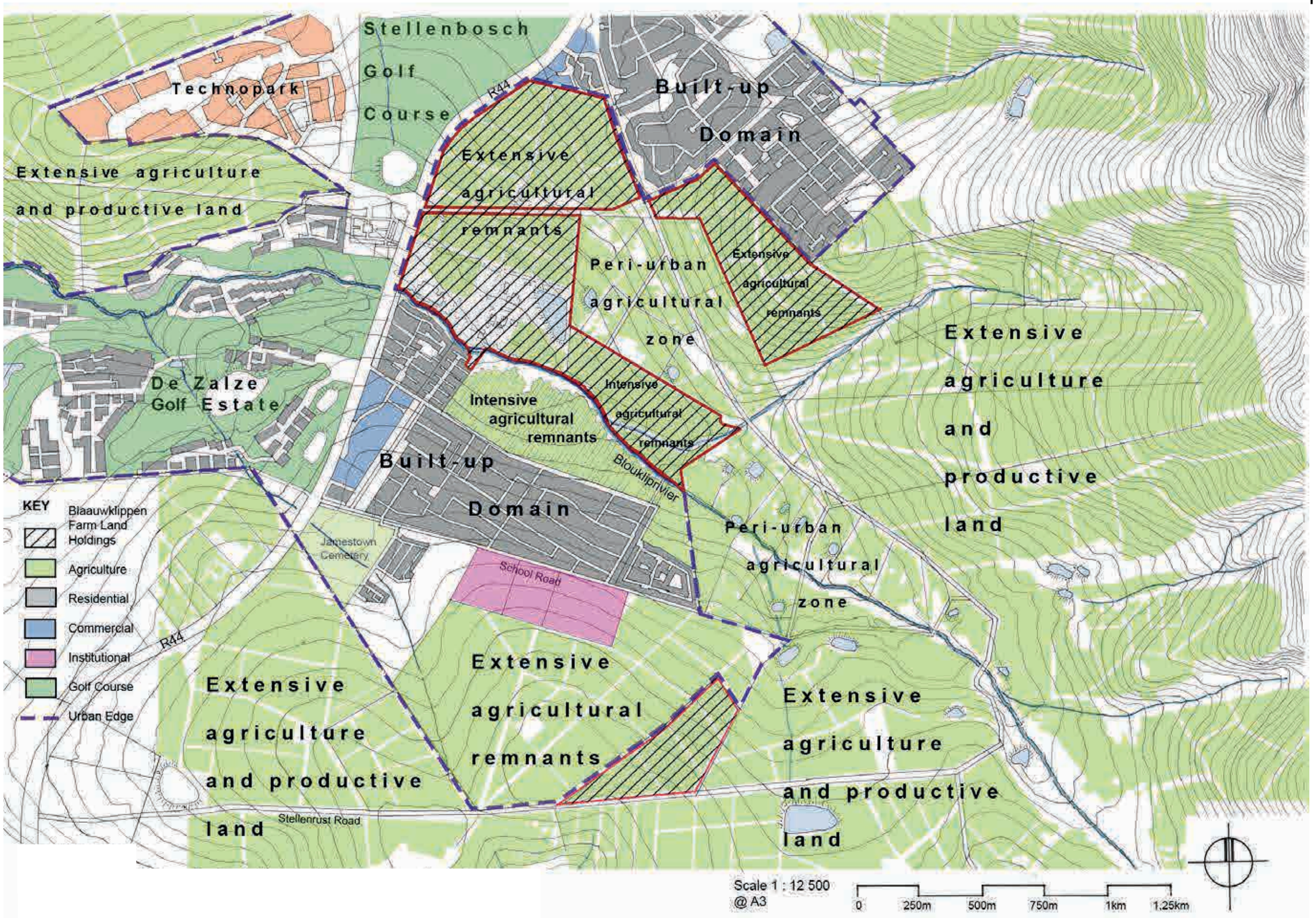


Fig. 19: The Land Holdings in relation to its Surrounding Context: Surrounding Land Uses

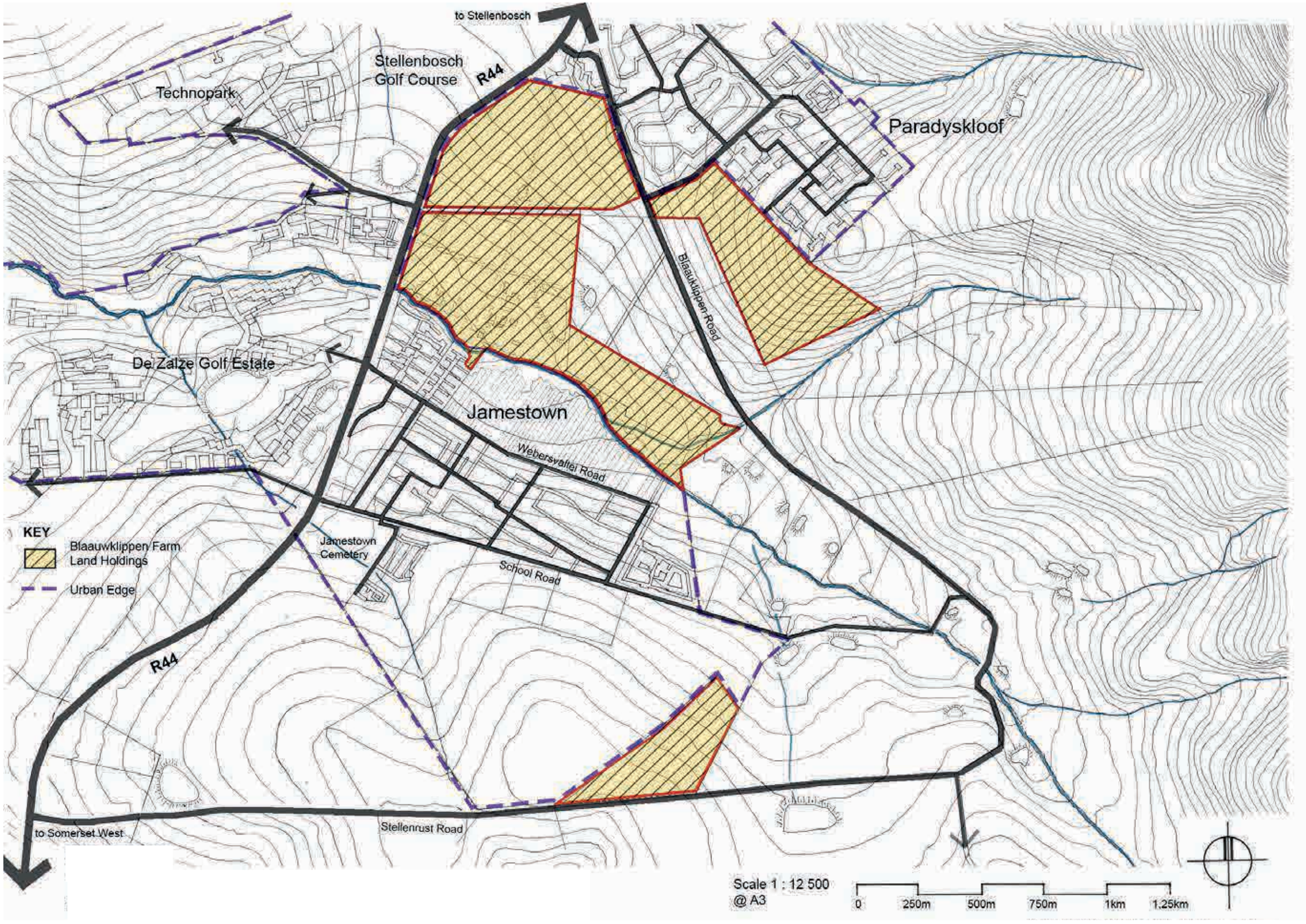


Fig. 20: The Land Holdings in relation to its Surrounding Context: Dominant Movement Network

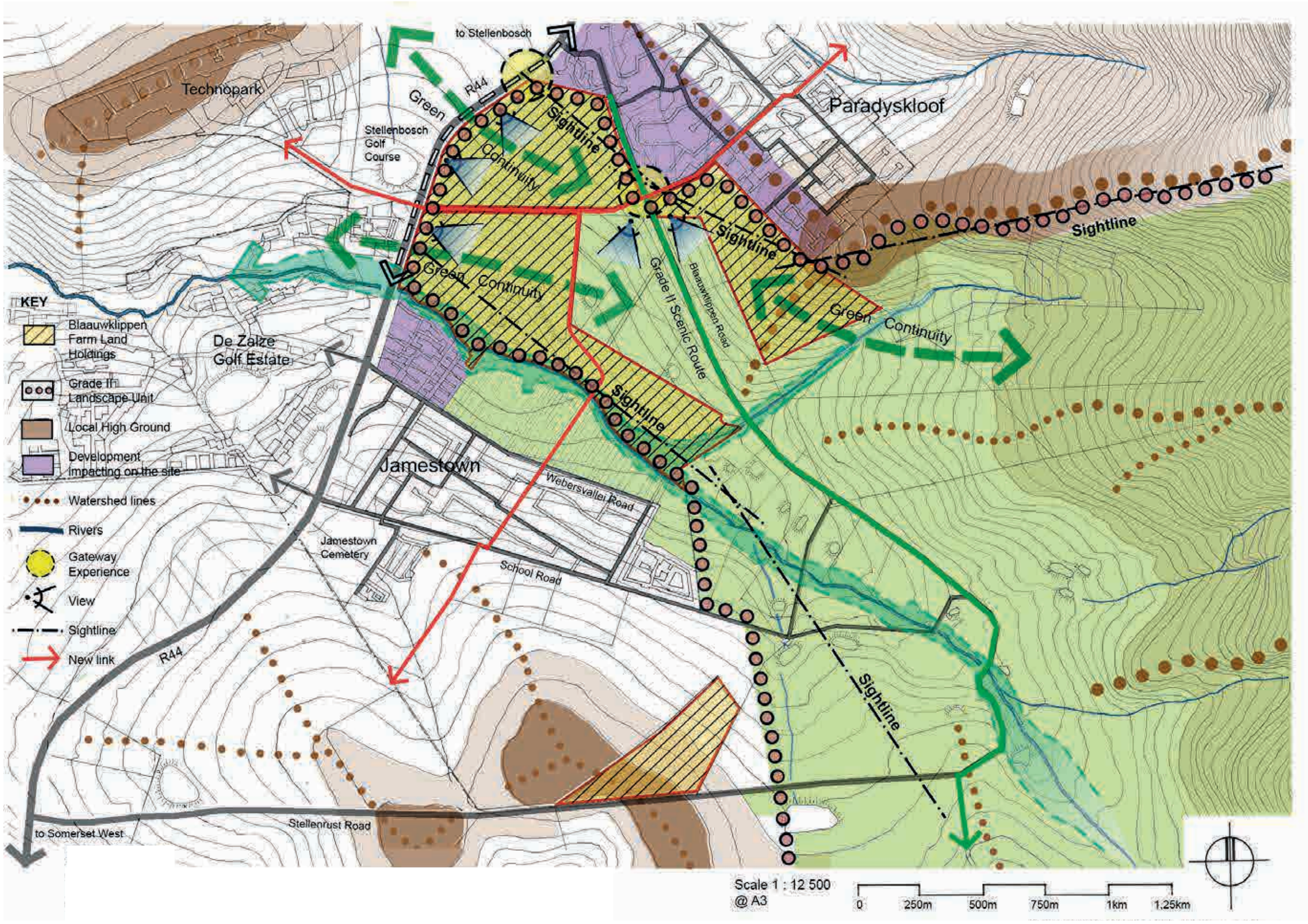


Fig. 21: The Land Holdings in relation to its Surrounding Context: Composite Constraints and Informants Impacting on the Site

SECTION 5. GIVING DIRECTION TO THE PLAN

Running through the analysis to date are a number of issues and concerns, some international, some local, which need to inform any plan for this site.

5.1 Emerging International Tendencies.

These are tendencies which are commonly emerging in most parts of the globe but not all in the same form or to the same degree. No attempt is made here to be comprehensive, but the main ones impacting on Southern Africa are summarized here.

5.1.1 Climate change.

It is common cause that global climate change is happening more rapidly than most commentators were expecting. It is being accompanied by increasing sea level rise with increased flooding and increasing catastrophic weather events. While the general trend is towards global warming there are likely to be considerable regional variations. Most projections for South Africa show increasing warming and drying, with sea level rise and severe catastrophic weather-related events (such as flooding, drought increased malnutrition, increased water-born diseases, and desertification).

It is likely to have huge ecological impacts and crop patterns will change significantly.

5.1.2 Water security, water quality and the importance of local water capture.

Water will become an increasingly scarce resource: the possibilities of local violent struggles over limited resources are becoming ever more likely. In the face of this and, as large-engineering solutions become increasingly inefficient, local water capture is likely to become increasingly important. Associated with this is water quality: the edges of river corridors will have to become much more strictly managed to ensure that the water being captured is as clean as possible.

5.1.3 Food security.

This is becoming an increasingly common problem internationally. Countries in the developing south are, and will be, the most affected by food security but it is occurring, to some degree, in most countries in the world. Generally, this is not a production problem (the world can produce as much food as it needs to meet the nutritional needs of all inhabitants). There are, however, severe distribution problems. Most production occurs in more developed countries, where farming is fairly heavily subsidized. This subsidization enables these farmers to flood international markets, forcing down prices but at the same time, destroying local economies of developing countries, which are frequently agrarian-based.

There is a growing realization internationally that greater emphasis must be placed on local regions meeting there own nutritional requirements, even in more developed contexts. This requires a more diverse agricultural economy.

5.1.4 Energy dependency.

In the 1970's there was considerable debate internationally about the world facing depleting fossil fuel-based energy resources. Recent large new finds of oil and gas have quietened this debate somewhat but the clear link between greenhouse gas emissions and the use of fossil fuels makes the search for alternative cleaner energy sources even more urgent. Many countries without their own sources of fossil fuels are entirely dependent on imports and their political economies are vulnerable because of this.

From a settlement perspective, the clear implication of this is the need to develop settlement forms which minimize the need to move: to promote compact forms of settlement that encourage walking and the use of other forms of non-motorized transport. Clearly, when the use of these low energy-intensity techniques are not suitable or practical, the use of clean energy should be promoted to the greatest degree possible.

5.1.5 Increasing Poverty, Unemployment and Inequality.

In most developing countries, poverty, unemployment and inequality are increasing rapidly, affecting almost all dimensions of life. There are no grand external or top-down solutions waiting in the wings to combat this. Improvement will only come about through the self-generation of micro- and meso- enterprises. It is one role of planning to create the pre-conditions for this to occur to the greatest degree possible.

One of the more significant pre-conditions is compacting settlements to create vibrant local markets which grow through increasing economic diversification and specialization.

An economic sector which is particularly important in terms of economic growth is that of tourism. Developmentally, there are a number of advantages associated with the promotion of tourism as an economic base:

- It has been the fastest recovering economic sector internationally, especially after the COVID pandemic;

- Tourism has a high knock-on effect in terms of employment creation;

- If properly managed, tourism has the potential to spread income across a broad spectrum of economic sectors (for example eco-tourism, cultural tourism, special interest tourism, adventure tourism), reaching a wide range of people;

If appropriately managed, tourism also results in an improved environment and quality of life for local inhabitants. International research shows that tourists are increasingly attracted to 'total' as opposed to 'single event', experiences.

On all of these counts the Cape Winelands is well-placed to benefit from the aggressive promotion of tourism.

5.2 Local Imperatives

While there are international imperatives which need to inform local spatial plans there are also local performance qualities which need to be addressed in any plan.

The first is retaining and strengthening the powerful sense of place of the Winelands. The Cape Winelands is made up of a natural landscape of great beauty and a rich historical and cultural landscape. This needs to be conserved and where possible, improved by future actions. The sense of place is made up, inter alia of three dimensions: a dynamic balance between the three landscapes of society (wilderness, rural and urban), with the wilderness and agrarian domains dominating; the historical 'rightness' of human actions on the natural landscape; and the rich and diverse visual experiences. The clear implication is the need to consolidate both green space and settlement to the greatest degree possible.

The second quality is that of integration. South Africa has a long tradition of fragmentation in terms of settlement-making: almost all dimensions of life are separated – race, class, land-use, elements of public structure and so on. It is now law that this pattern of fragmentation be reversed and that integration be creatively pursued.

The third quality is resilience. At the heart of this performance quality are two factors. The one is the structural clarity of the concept. When patterns of access, in particular, are clear, direction is given to change. All activities have there own requirements in terms of access, along a continuum ranging from very public to very private or embedded. When the structure of the pattern of access is clear, the activities most requiring access will always seek the most central location, regardless of what the land-use actually is.

What is required, therefore is not a static master plan but an urban design framework which enables an clear logic of access, while retaining the flexibility to accommodate uncertainty.

The second factor promoting resilience is the spatial quality of the framework. When this quality is good (when public space is defined, partially-enclosed, humanly-scaled, surveilled by human eyes over space, multi-functional and comfortable, the whole environment will be good, regardless of the quality of the architecture. Conversely, when the public spaces are poor, the entire environment will be poor, regardless of the quality of the buildings. It is the role of the urban design framework to ensure that the quality of the public space is positive.

The final performance qualities to be discussed are sustainability and efficiency. Inter alia these terms evoke a number of meanings:

- making maximum use of local materials;
- making maximum use of renewable resources and using all resources efficiently;
- making the ecological foot-print of the farm as small as possible;
- engaging in responsible water management;
- engaging with food security;
- maximizing recycling.

SECTION 6: THE PRIMARY SITE AND ITS ENVIRONS

This section drops scale to analyze at the scale of the primary site and environs.

Figure 22 is an interpretation of the surrounding edge and interface conditions. It reveals a number of different edge conditions:

- the barrier effect of the R44. In terms of this, developments to the west of the route are almost totally cut off from that to the east;

- the riverine corridor edge. This edge should be a green asset and provide surveillance over the green space;

- the edge of the agricultural area. The important point here is that the edge should allow for continuities of green space which straddle the edge;

- rear boundaries. This refers to settlement edges which result in 'dead-edges' or backyards over-looking the flanking street space. This is negative in two ways. Firstly, there is no surveillance over the street space: it is dangerous. Secondly, it results in negative environments, when viewed from the street. Ideally, this can be corrected by adding another layer of development through housing infill programmes.

- incomplete local access streets. These refer to access roads in abutting pockets of development which are currently not through-streets but which can be 'punched through' relatively easily in order to increase integration.

Figure 23 shows dominant landform. Prominent is the local high ground which should be retained as green space. The actual use of this is flexible: it could be sports fields, a park or agriculture. The dominant slope is from north to south. The major watershed lines are shown here.

The local water network is shown in figure 24. It emphasizes the importance of the two major green corridors within which the main rivers run. It also shows the tradition of local water capture and irrigation.

Figure 25 shows the primary vegetation and landscape elements. It is important to retain as much vegetation of stature as possible and to continue the tradition of planting windbreaks. The information contained on this map is subject to verification by a landscape architect.

Ecological corridors and hotspots are shown in figure 26. These should be carefully retained and managed. Again, the information contained on this map is subject to verification by a landscape architect.

Primary heritage elements and their grading's are shown in figure 27. Almost the entire site is heritage-rich. Heritage resources are of two kinds: a grade 2 landscape unit with a heavy concentration of resources around the built-up area of the historic homestead precinct: and a grade 2 scenic route (Blaauwklippen Road). It is important that these grading are respected.

Figure 28 identifies the existing, main spatial design elements. Shown here are the main entrance gate and link alignment onto the site, elements of heritage significance; the main axial alignments; views; sight-lines; the new linkage access points into the historic built-up domain; and the platform for the historic mushroom factory.
The proposed movement network is shown in figure 29. Included here are the two highest order north-south routes, the R44 and the scenic route of Blaauwklippen Road. It should be noted that these routes are very different in character, the R44 is a limited access route; Blaauwklippen Road is an arterial, which should form the spine of a rural corridor. Development along it should not be continuous but should take the form of 'beads on a string', with the beads reflecting qualities of 'village' as opposed to suburbia.

The map also shows the farm-related network of agricultural superblocks; proposed connections to surrounding areas to make the entire zone as permeable as possible; the primary entrance onto the farm which leads to a formal parking zone, with temporary overflow parking zone (a paddock) to the west of this: and the existing east-west servitude which should be activated.

Figure 30 identifies primary existing infrastructural elements which can be used to the benefit of future generations. These include: the dam: a dedicated parking area: the built domain; the homestead zone; the water purification facility; the foundational slab for the previous mushroom factory and the mill-house.

Figure 31 is a photographic survey of the site, reinforcing many of the points made.
An interpretation of the spatial and landscape units is shown in figure 32. These are zones of distinct and different character. Shown here are the freeway foreground zone; an intermittent foreground zone; a settlement-related zone; the built-up zone; the water erven zone; a river-related meadow zone; a peri-urban agricultural zone and an extensive agricultural zone.

Figure 33 is synthetic. It pulls together the primary spatial constraints and informants impacting on the site into a single map to assist in interpretation.

In figure 34 the developability of the site is interrogated in three zones: 'No-Go' areas (areas where no new built development should be allowed); 'tread-lightly' areas (areas where some low density, low-impact could be developed), and 'development potential' zones (areas where higher density, higher impact but well-designed development could be allowed).

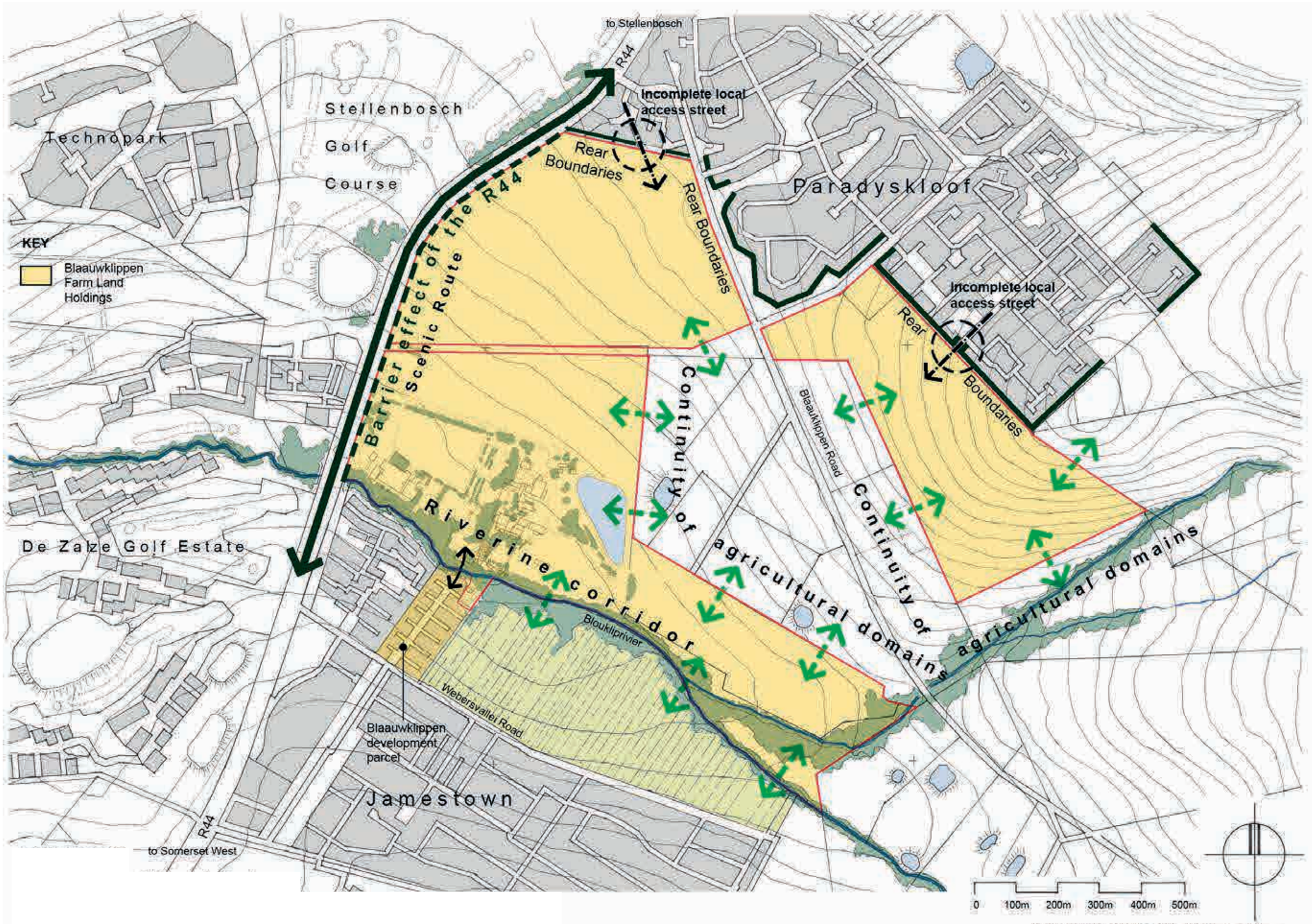


Fig. 22: The Primary Site and Environs: Interpretation of Surrounding Edge and Interface Conditions, Problems and Opportunities

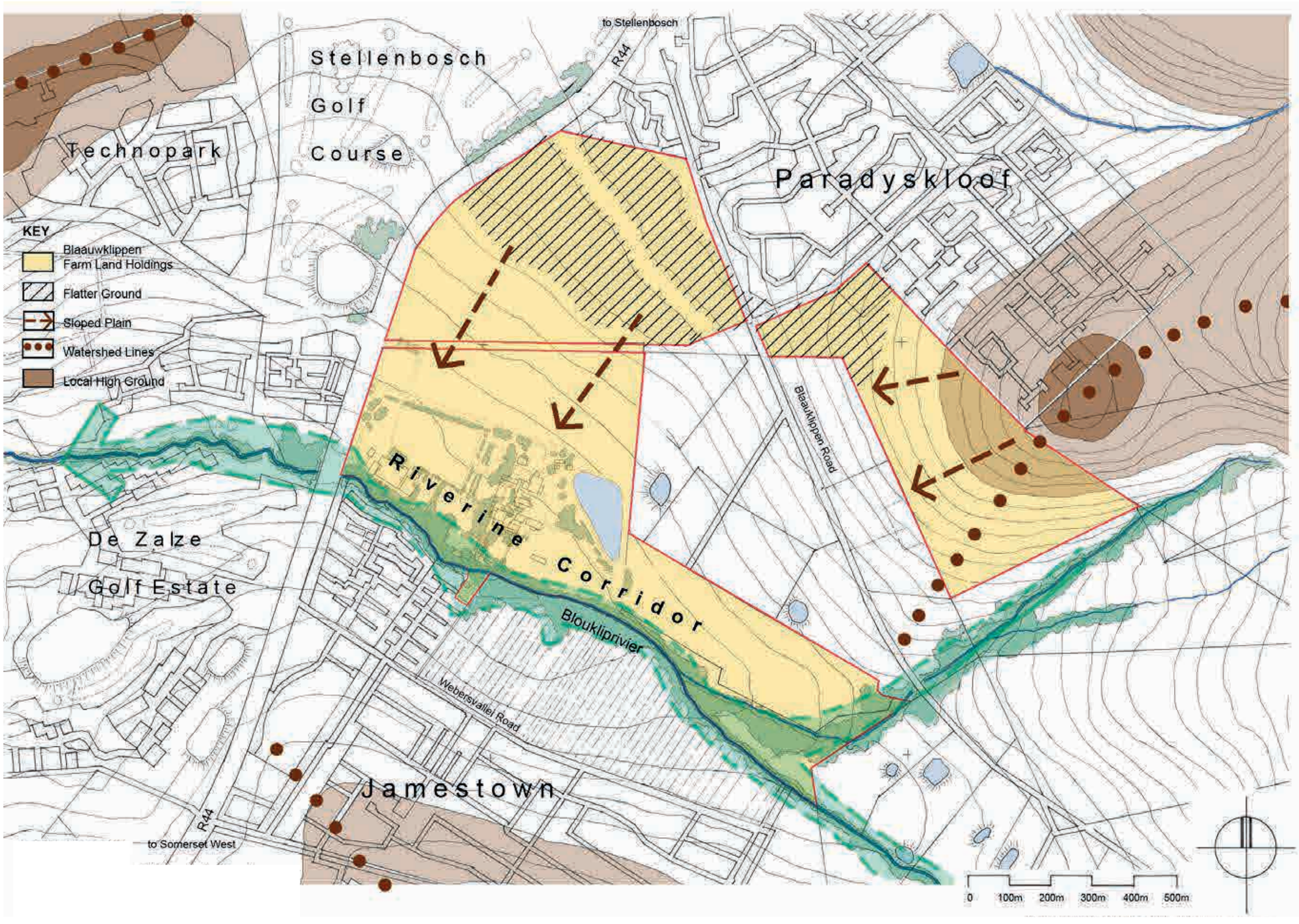


Fig. 23: The Primary Site and Environs: Dominant Landform

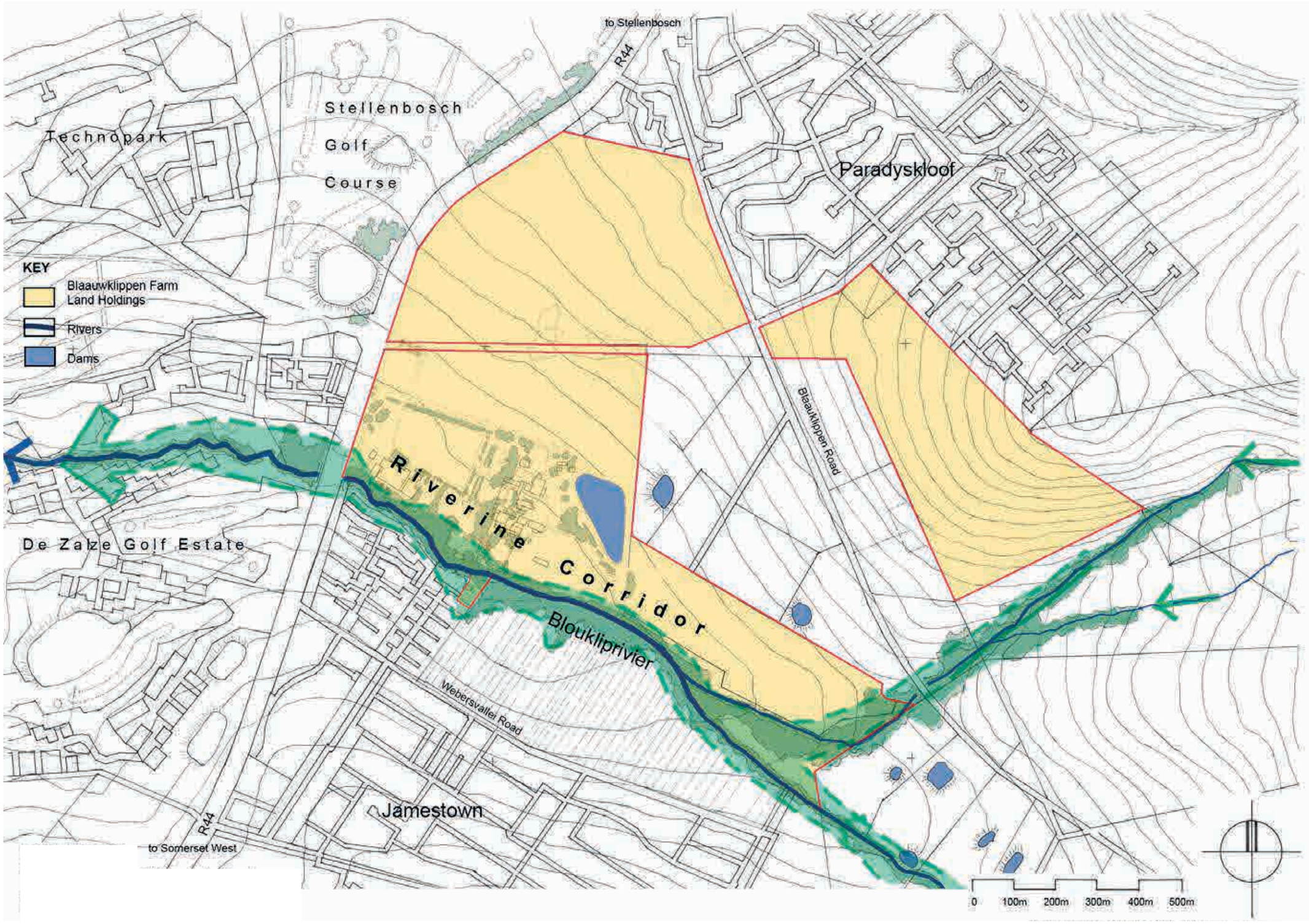


Fig. 24: The Primary Site and Environs: Water Network

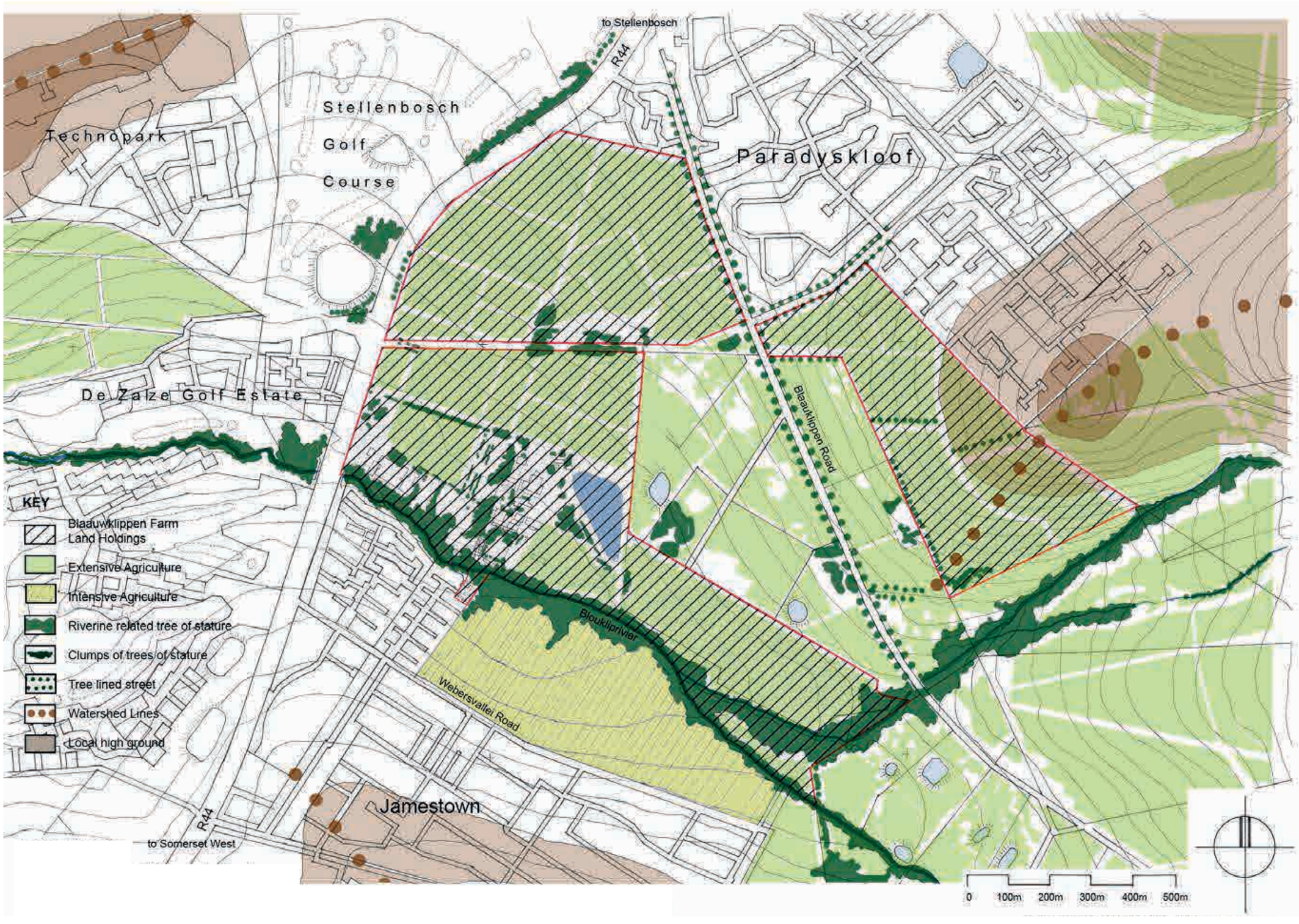


Fig. 25: The Primary Site and Environs: Vegetation and Landscape Elements

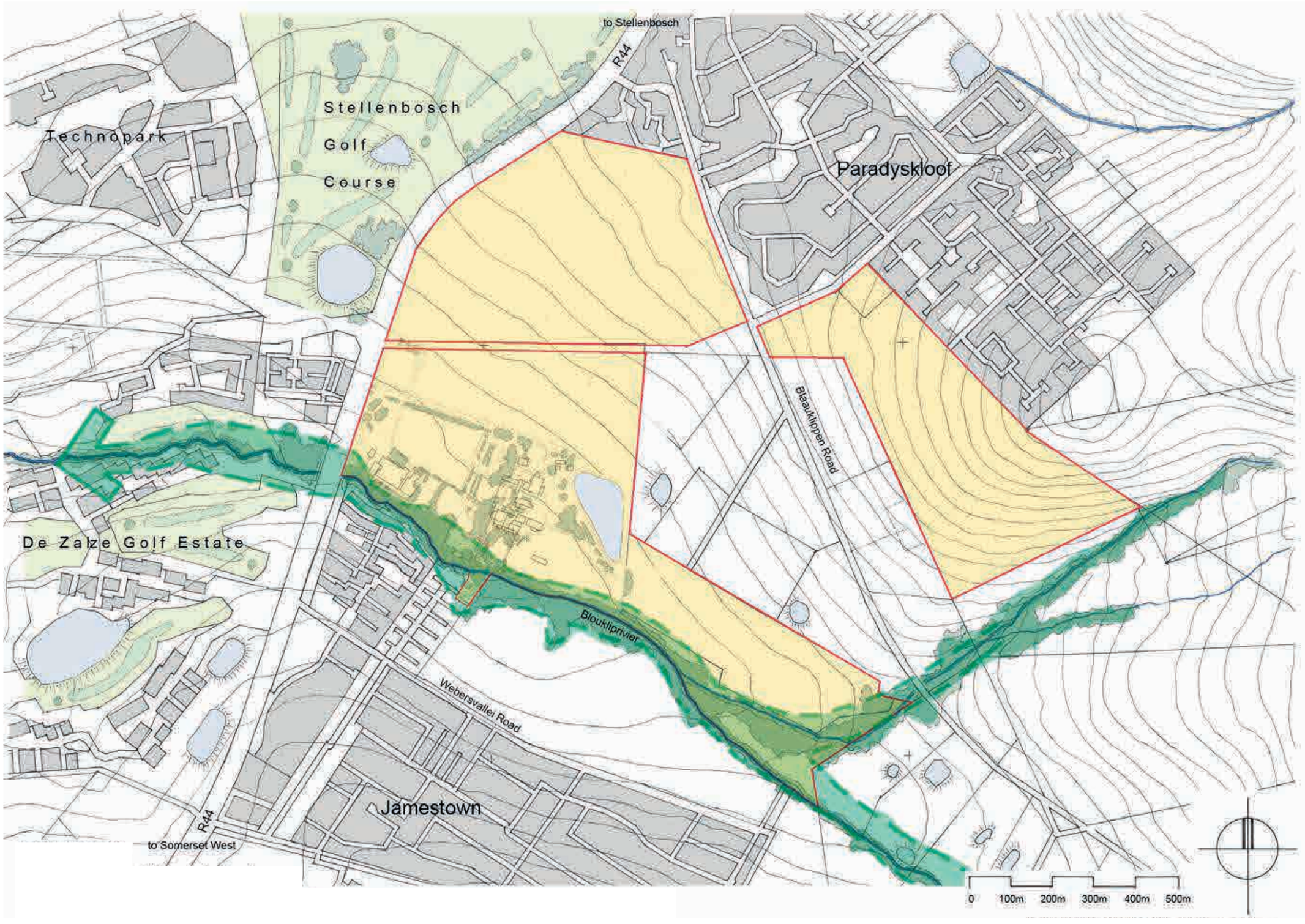


Fig. 26: The Primary Site and Environs: Ecological Corridors and Hotspots

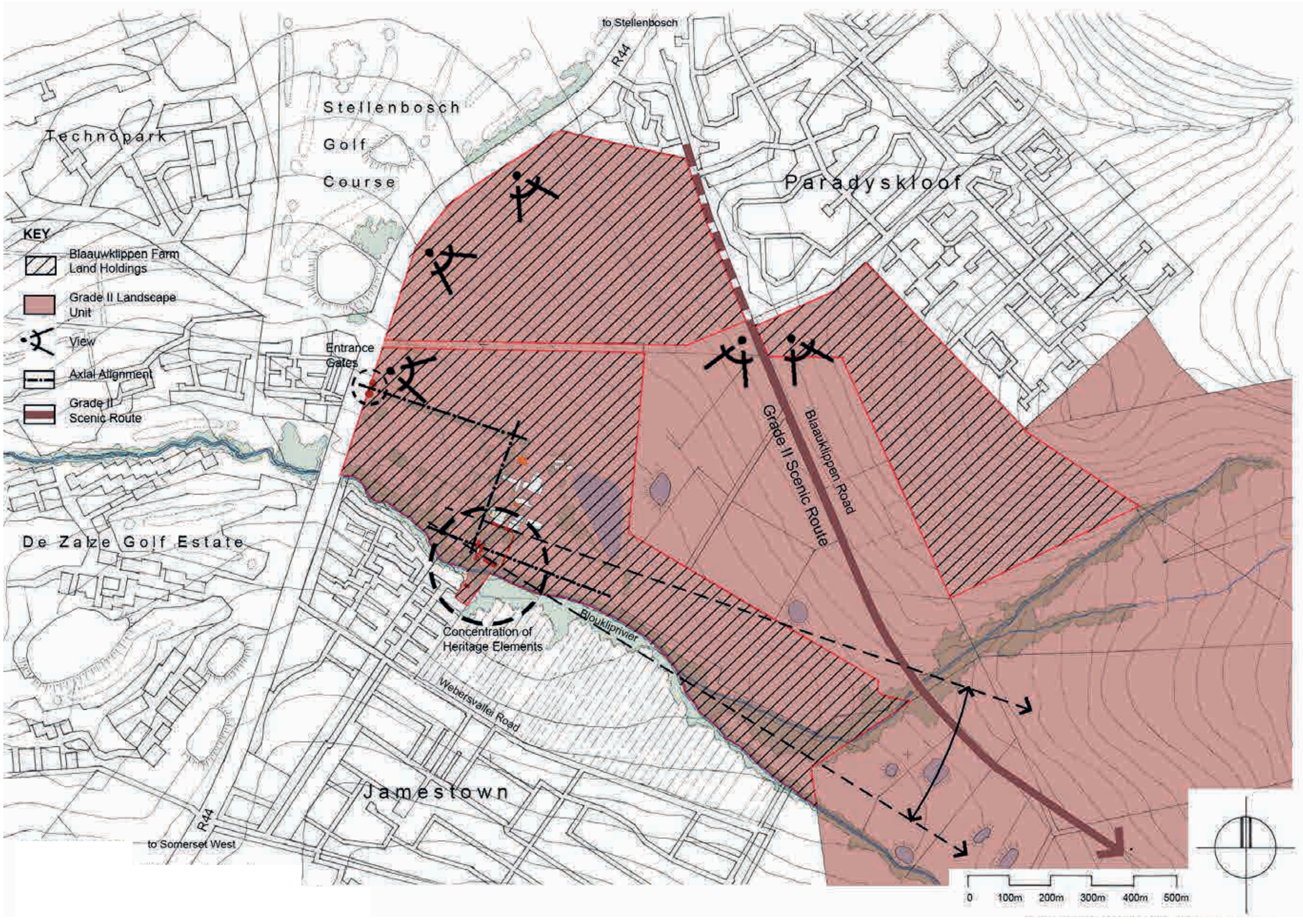


Fig. 27: The Primary Site and Environs: Heritage Elements and their Gradings

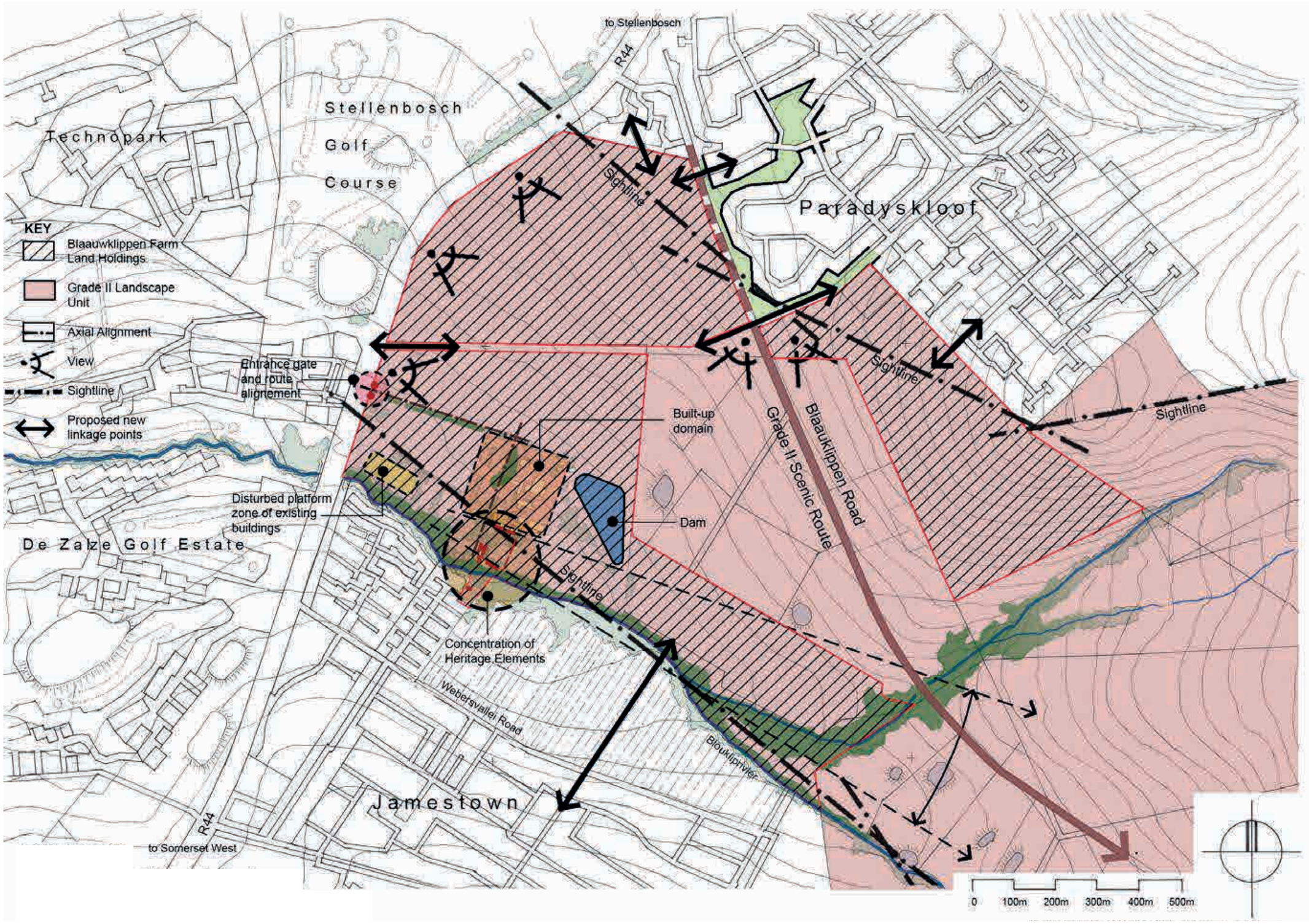


Fig. 28: The Primary Site and Environs: Spatial Design Element

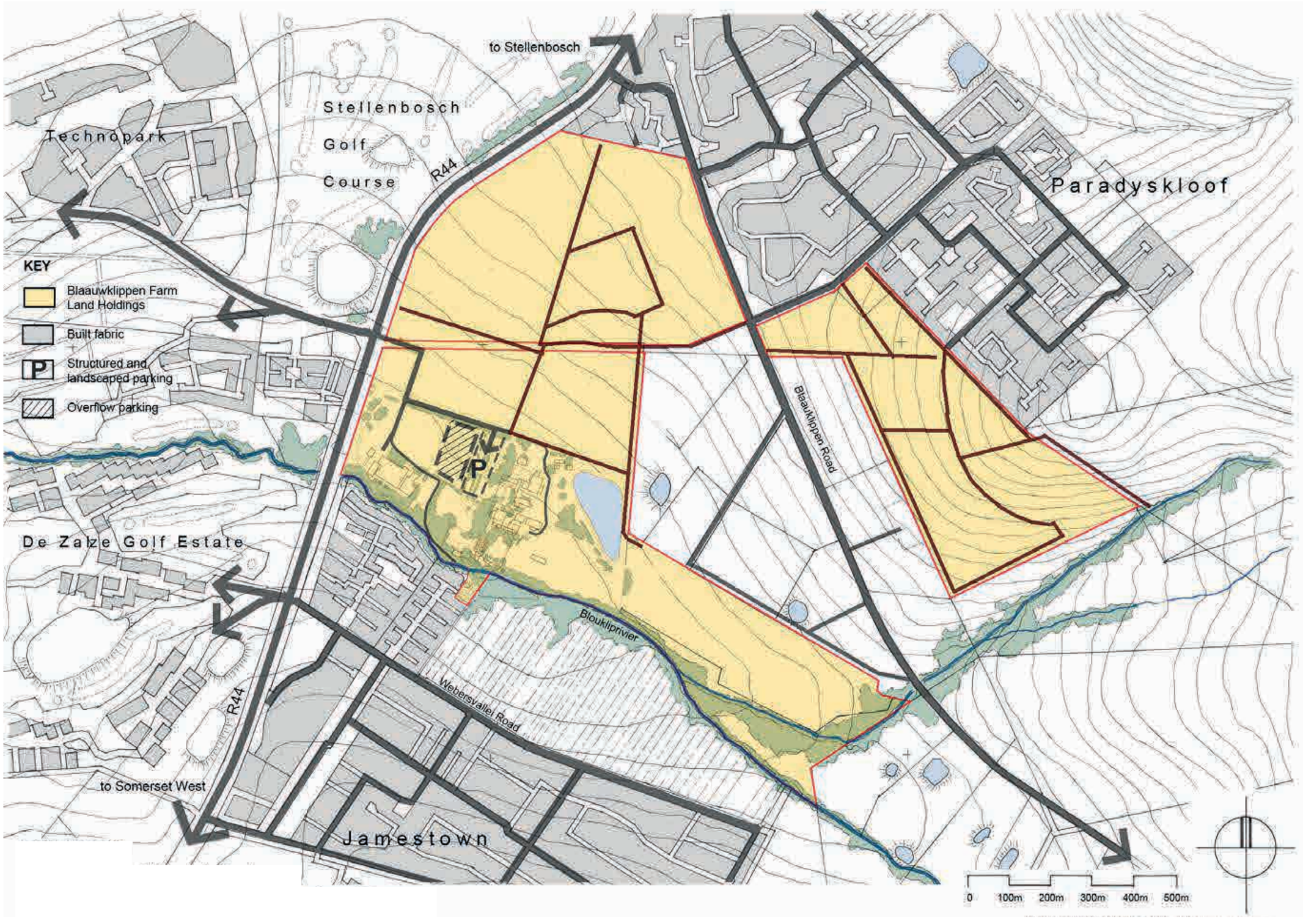


Fig. 29: The Primary Site and Environs: Movement Network

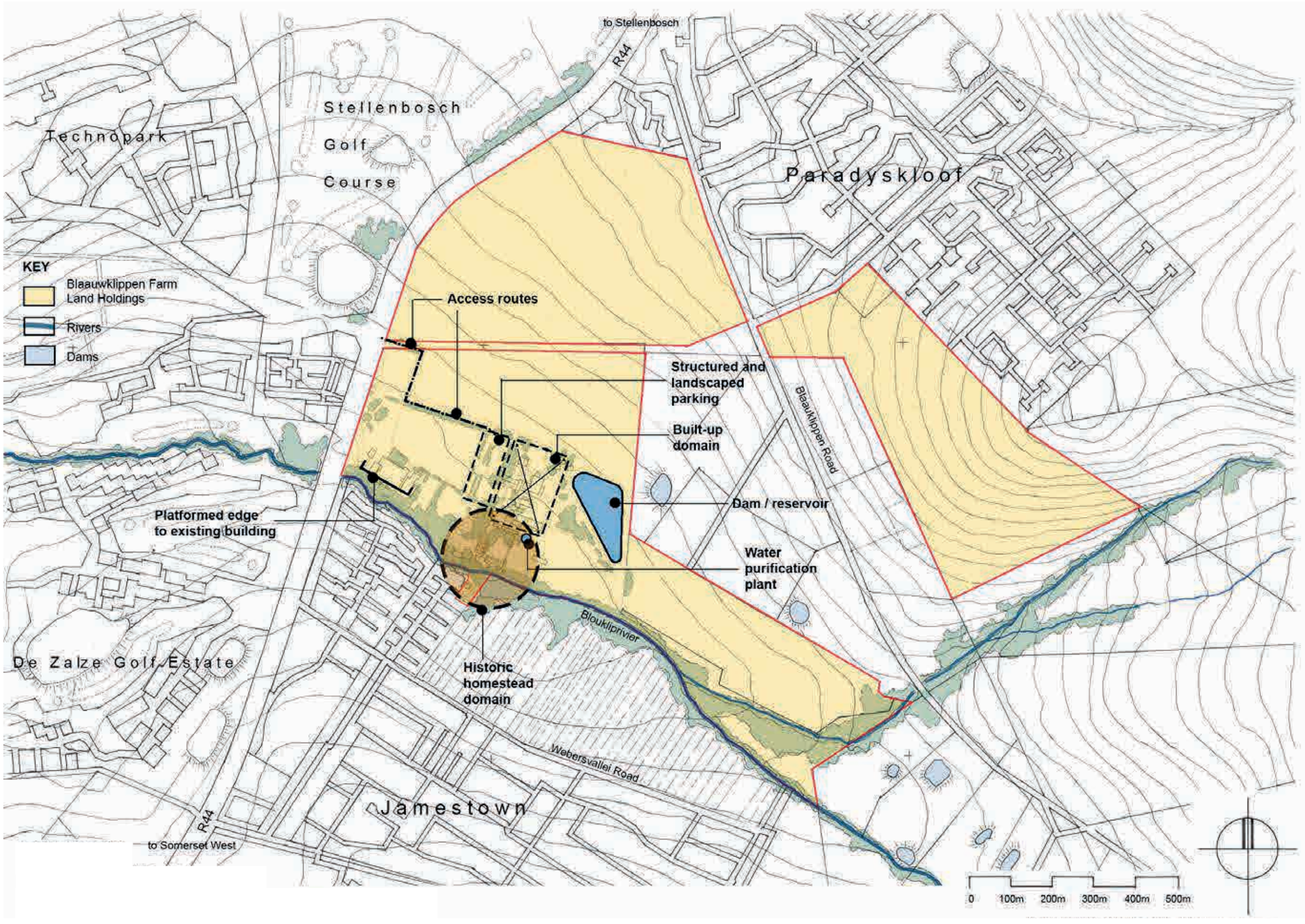


Fig. 30: The Primary Site and Environs: Infrastructural Elements

Dead edge conditions of rear boundaries and of ad-hoc and unstructured access patterns clearly show the un-resolved nature of urban layout edges of the existing developments of Paradyskloof abutting the farm holding to the north and north-east.

Fig. 31: The Primary Site and Environs: Photographic Survey

View from Blaauwklippen Road looking south-west showing the ‘sunken’ nature of the farm holding in relation to the scenic route. The medium distant views show the landscape silhouette dominated by the roofscaping of the distant development. The generous vegetated edges along Blaauwklippen Road should be enhanced with appropriate tree-planting and landscaping to improve the scenic route experience.

Fig. 31: The Primary Site and Environs: Photographic Survey

View from the existing access route to the activity and homestead zone looking east and south. The views of the long-distant mountains should be promoted and where possible structured landscaping, tree-planting and development edges should be used to frame these views. To the right of the picture lies the abandoned ‘mushroom farm complex’ which in landscape terms is low-lying with little visual impact.

Fig. 31: The Primary Site and Environs: Photographic Survey

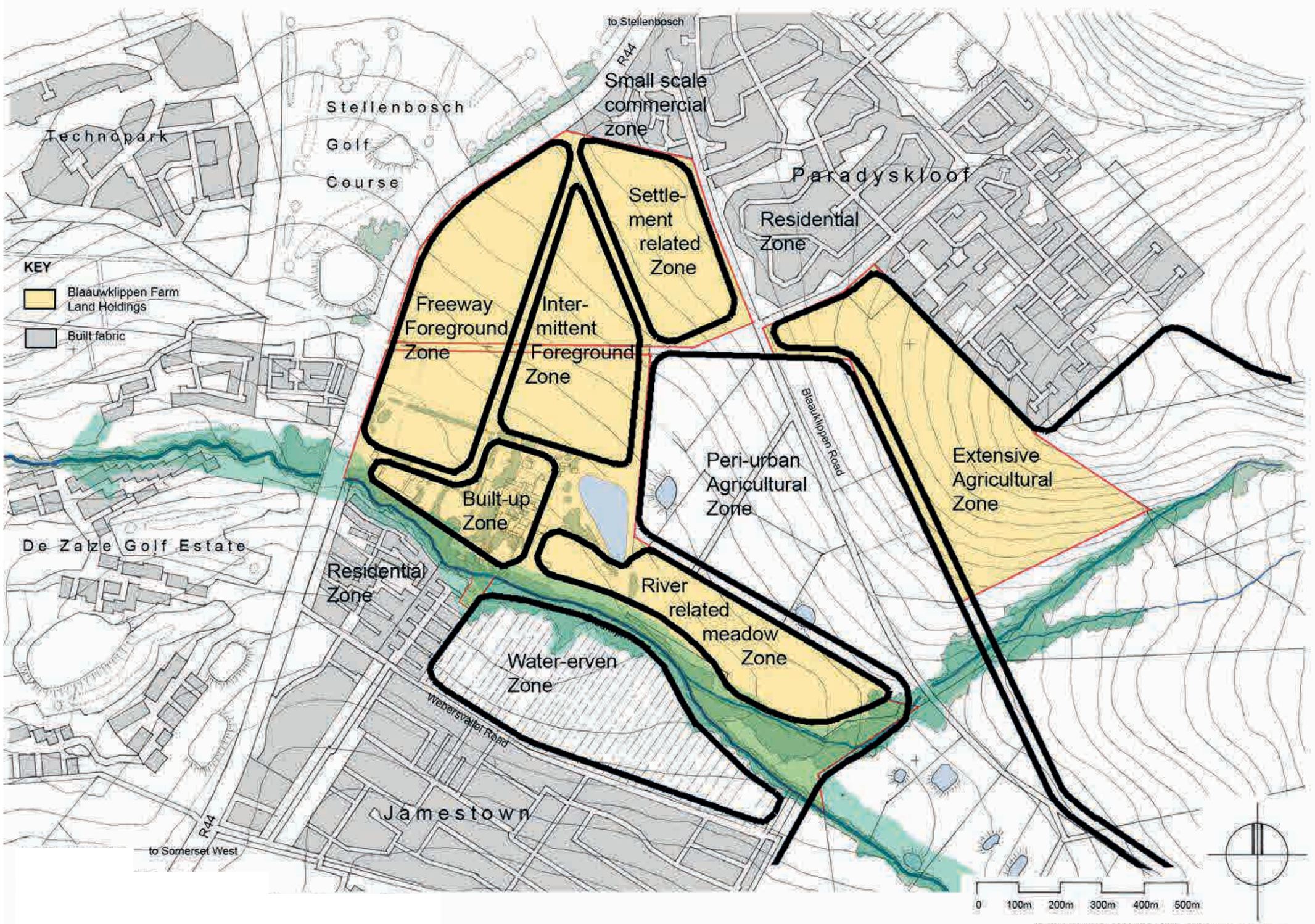


Fig. 32: The Primary Site and Environs: Interpretation of Spatial and Landscape Units

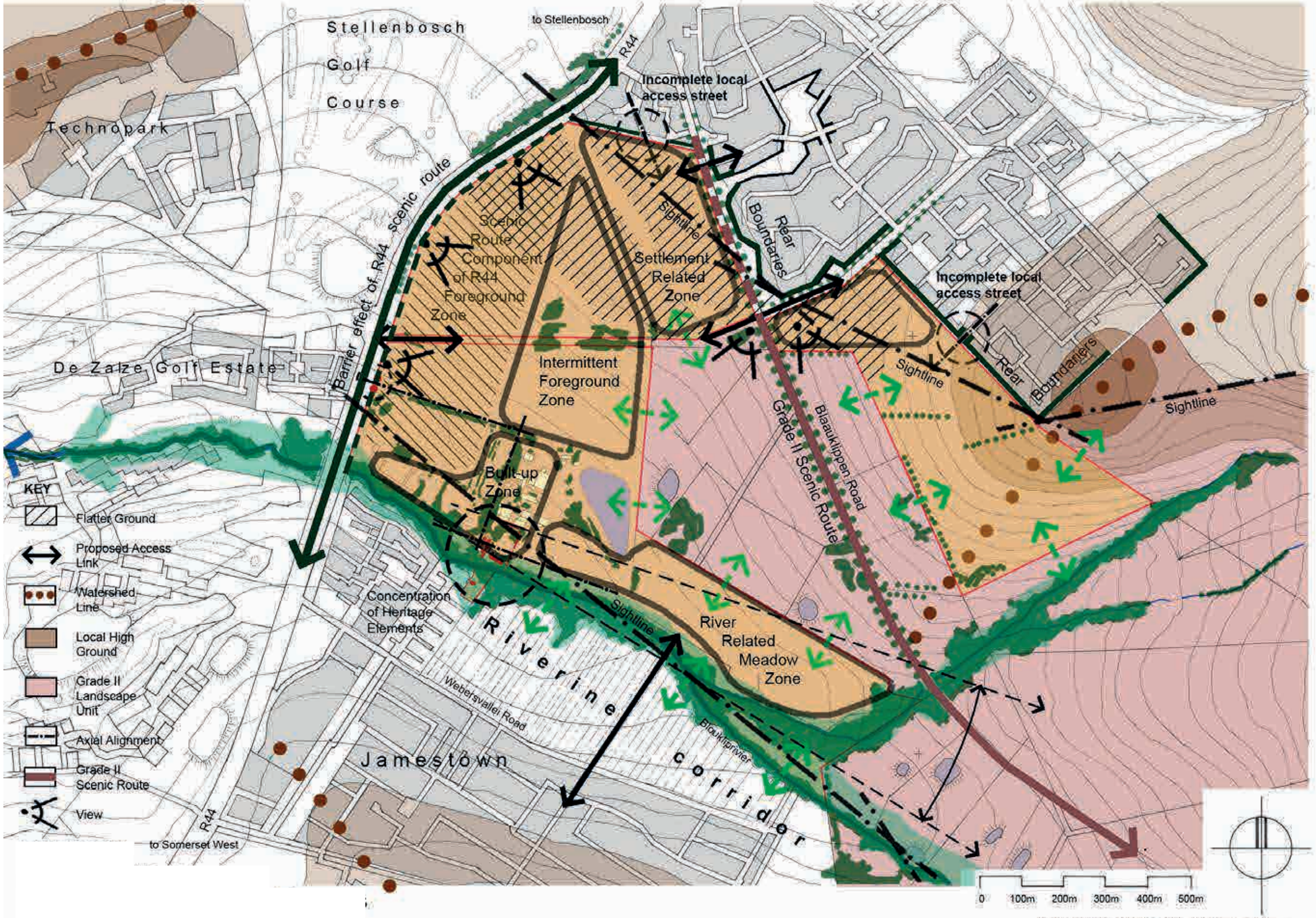


Fig. 33: The Primary Site and Environs: Composite Constraints and Informants

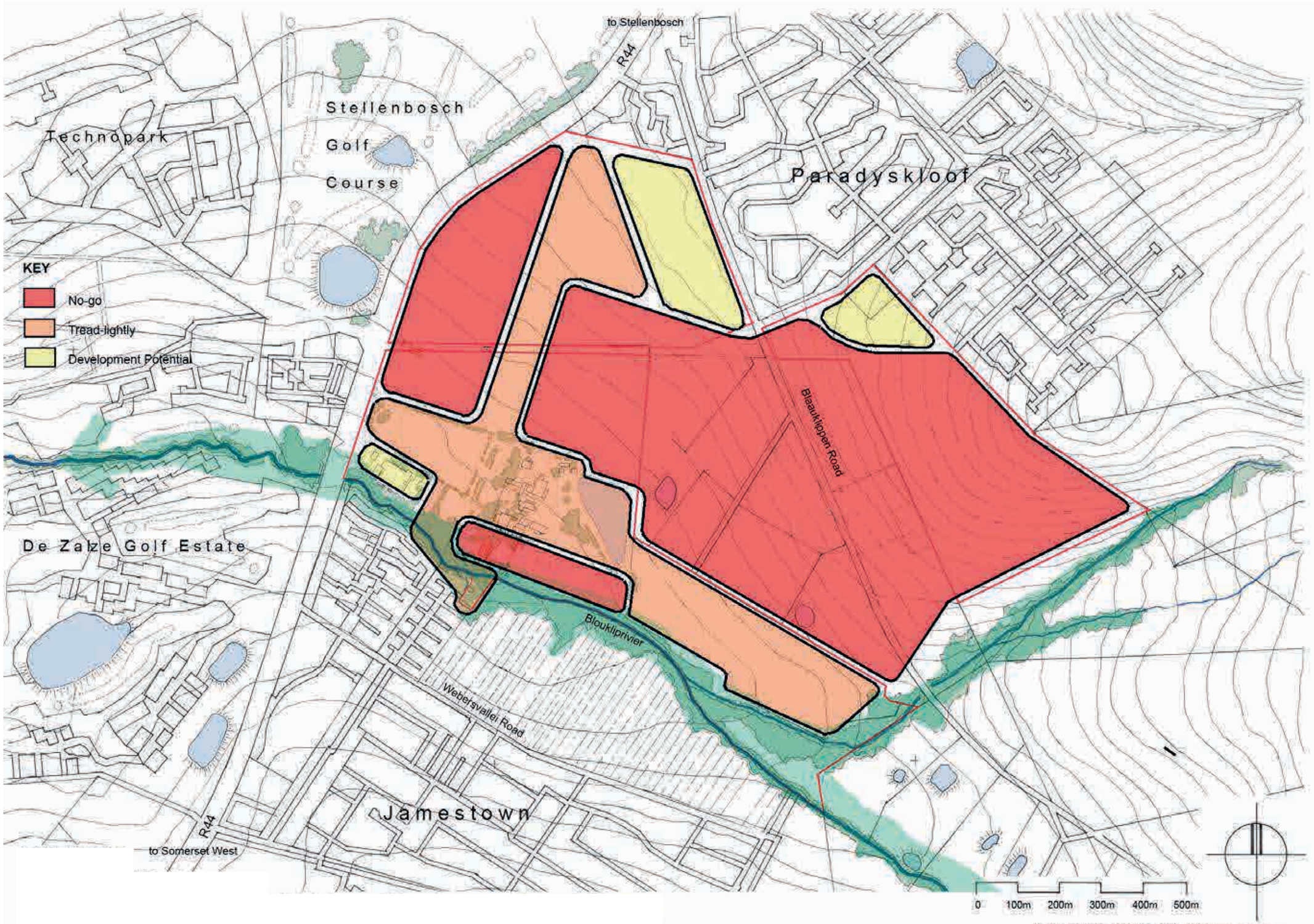


Fig. 34: The Primary Site and Environs: Interpretation of No-go, Tread-lightly and Development Potential Zones

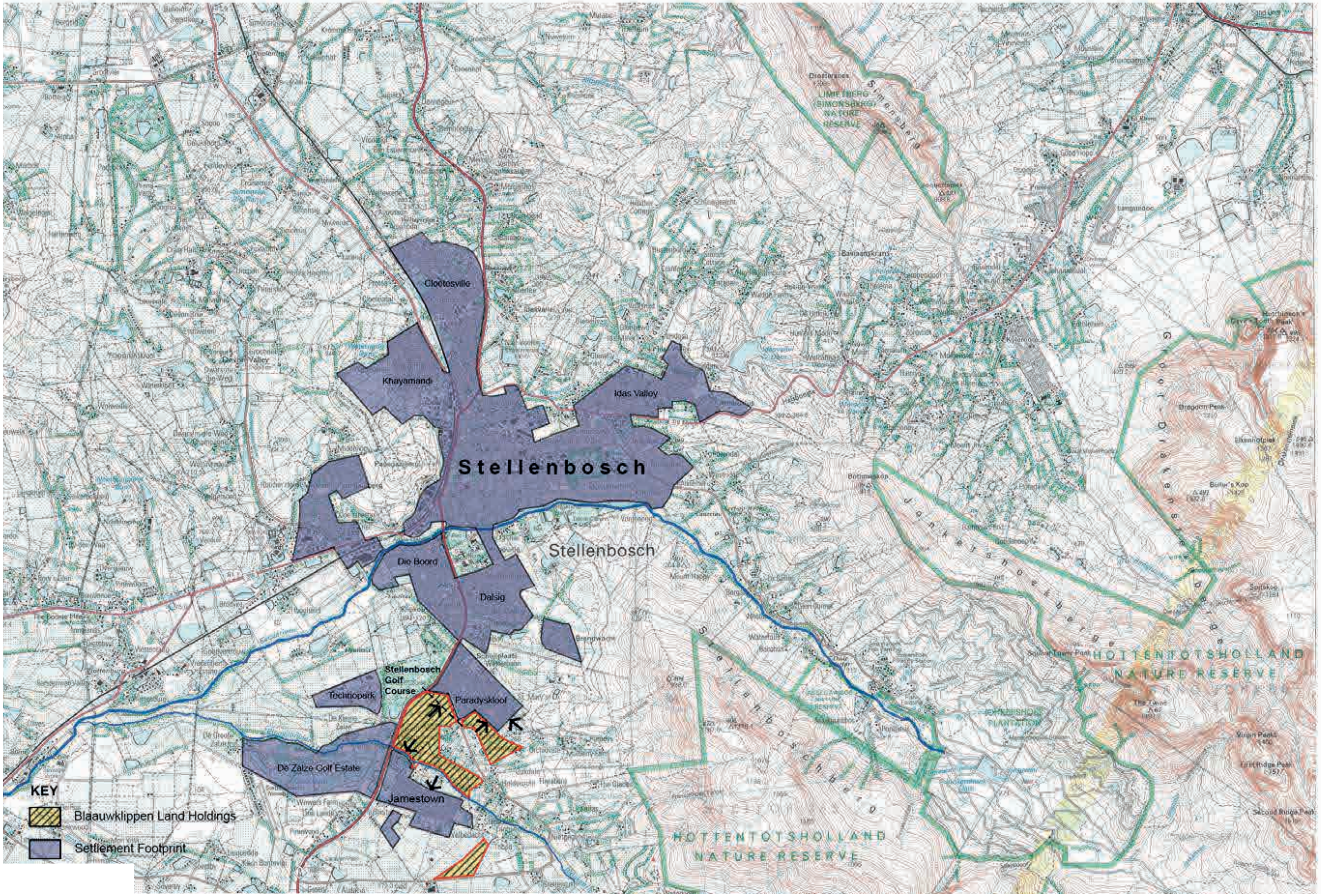


Fig. 35: The Land Holdings in relation to the Larger Stellenbosch Context Proposed Zones of Consolidation and Completion of the Built Urban Edge to Mitigate against the Impact of Further Suburban Sprawl

SECTION 7. CONCEPTS AND PROPOSALS AT A LARGER SCALE

The graphics and text to this point have been primarily analytic: they have been directed at understanding the site, the forces impacting on it and its problems and opportunities. From this point onwards, the focus is on concepts and proposals which can assist in releasing that potential.

At the larger scale, two concepts are shown: one at the scale of the larger Stellenbosch context (figure 35): and the other at the scale of the site in relation to the surrounding context (figure 36).

Figure 35 shows proposed zones of consolidation and completion of the built-up area in order to 'finish-off' the built-up area and to ensure future continuities or corridors of green space. In a sense, therefore, both green and urban consolidation is required. Infill can take a number of forms. An important one is ensuring that movement routes do not front onto rear-boundaries: this is both dangerous (in the sense that there is no surveillance over the street) and unsightly practice and is potentially an invitation to encourage further sprawl.

This is illustrated in figure 36 which is an indicative integrated spatial and urban design concept at the scale of the land-holdings for the land south of Jamestown. This is not promoted here as a hard proposal, as part of the land is largely owned by the Stellenbosch Municipality but is of relevance to this discussion. It shows how new growth can be used to improve existing development through settlement-making, as opposed to the current widespread practice of land-splitting into single residential plots.

An important factor relates to the visual sensitivity of the higher ground on the southern edge of the visual basin. This high-lying land should not be developed for urban purposes. It is proposed that it remains as productive agricultural land or, alternatively if it is included in the settlement footprint, the land should remain as open space in the form of a landscaped park or as a sports and recreation facility serving local needs.

In this urban design-orientated spatial example the three school sites of Jamestown, including the schools themselves and their playing fields, are retained and expanded into the immediate surroundings to the south with new agricultural allotments. This newly injected green system connects to small-holdings to the east and to a small park facing a proposed multi-faith facility towards the west. This complex acts as a forecourt space to the existing cemetery to the west of the precinct.

Anchoring the central spatial system is a band of mixed-use activity organized around a pedestrian-dominated street which connects a number of community and mixed-use facilities to the east. This grouping of facilities is arranged around a forecourt square and connects to the local small-scale agricultural fields in the east. This opens up opportunities for markets integratingn with the mixed-use activities and public-orientated facilities. This spatial arrangement creates a heart for the entire community with a clear and legible public structure and makes a village, as opposed to a collection of houses.

An hierarchical superblock system of routes provides a functional level of accessibility with evenly distributed urban permeability and pedestrian walkability. Where possible, municipal-orientated intentions of a structural nature have been incorporated into the proposed layout.

The superblocks allow for residential uses of different types and densities to co-exist and the system can respond to different levels of accessibility set up by the superblock grid layout. One important principle relates to preventing rear boundaries facing onto the public domain: the edges of streets are all potentially activated.

In terms of the land holding of Blaauwklippen in this precinct, the land parcel falls within the residential component of the layout to the south-east.

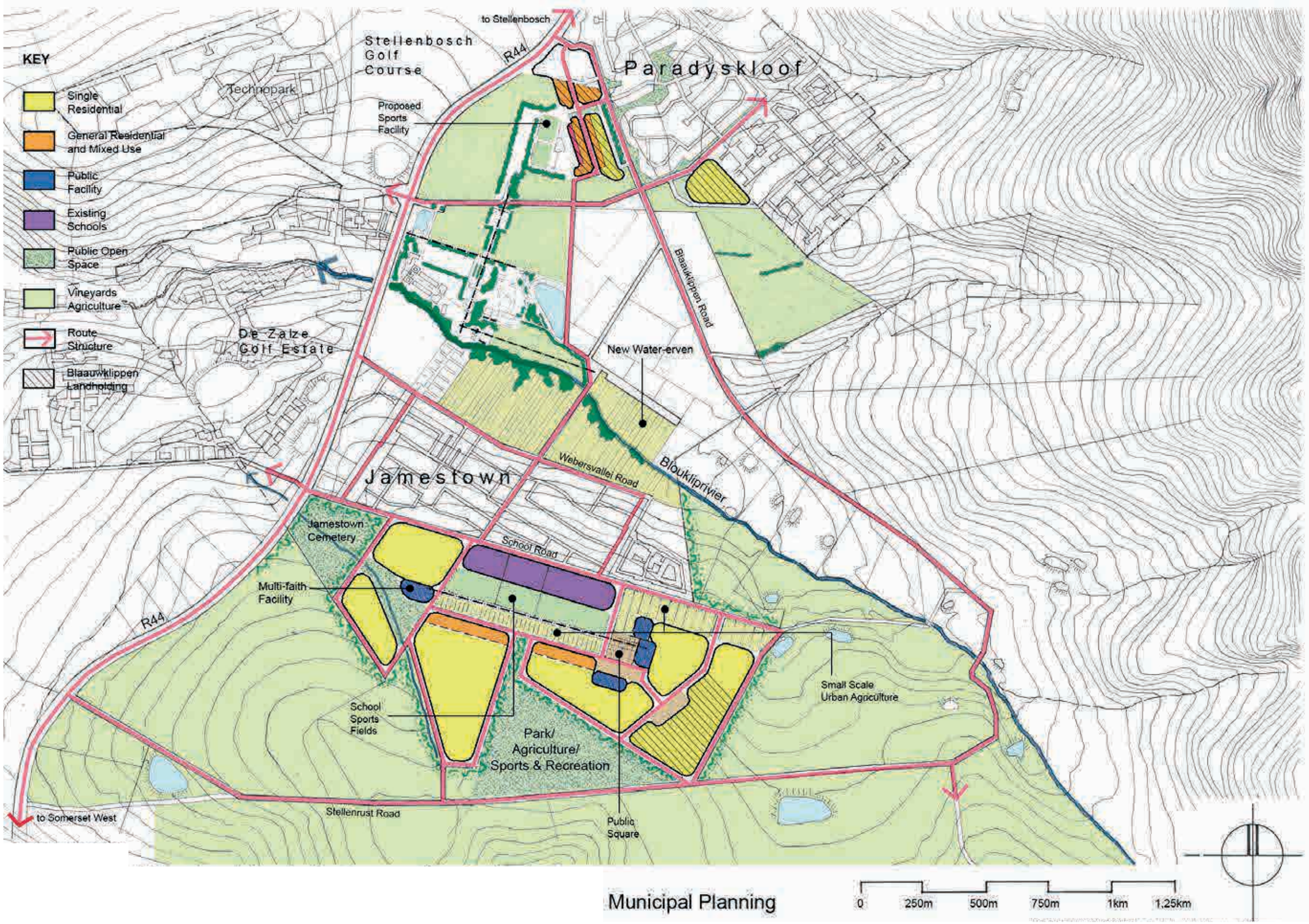


Fig. 36: The Land Holdings in relation to the Surrounding Context: An Integrating Urban Design Concept

SECTION 8. THE SCALE OF THE PRIMARY SITE AND ITS ENVIRONS

The term ‘primary site’ is used here to identify a number of precincts; the northern precinct; the linking precinct; the central precinct; the core activity precinct; the Blouklipprivier precinct; the south-eastern precinct; and the eastern precinct. These operate synergistically together (figure 37). Figure 37 should be read in conjunction with figures 38-44. Figure 37 shows the concept as a totality. Figures 38-44 show the central concerns which underpin the concept.

At the level of the totality, the proposal for the farm is dominated by agricultural fields, mainly in the form of vineyards, the associated windbreak landscape planting and tree-lined avenues. This pattern of planting reinforces the idea of the ‘cultural landscape’ and gives expression to the system of agricultural superblocks, which are a symbol of the Cape Winelands. Within this agricultural setting, a number of built-up domains are strategically integrated with the natural, as well as the built, spatial structural systems of the surroundings.

The concept is explained from the north of the site, to the east, to the west, to the central portion, and then to the south towards the activity core and the homestead precinct. The road proposals of the Municipality have been incorporated into the layout and form an integral component determining how the larger site can be approached and accessed from various points.

The Northern precinct:

To the north of the precinct is a small mixed-use village which includes a sports academy, accommodation for people attending the academy, a mixed-use precinct and a residential component. The village is compact, of medium density and scaled to the pedestrian. To the east of the academy is a second small, residentially-dominated development, also scaled to the pedestrian.

The layout of the new precinct is carefully integrated with the existing surrounding development, effectively expanding Paradyskloof and ‘finishing-off’ the built-up domain on the edge of the agricultural landscape.

The village is accessed from Blaauwklippen Road from the east. The precinct is also accessed from the existing route from the commercial development to the north in order to form a village high street with appropriate two to three storey mixed-use developments. The residential component along Blaauwklippen Road is set back from the scenic route and lined with a landscaped access route to the fronts of the residential domain. The landscaped open space forms an extension of the internal open space system of Paradyskloof and provides ‘continuity of structural green’. The development footprint also creates a gateway ‘sense of arrival’ from the built-up domain towards and from the agricultural heritage landscape domain along the scenic Blaauwklippen Road.

The sports academy is made up of two rugby fields served by an indoor sports facility, sports-related housing, a gymnasium, padel courts and a mountain-biking centre, with generous parking.

The Eastern Precinct:

To the east of Blaauwklippen Road and lining a portion of Paradyskloof is a second small village which is integrated with the local street network. The residentially-scaled development should obtain street access from the new street.

The Central Precinct:

The site is also entered from the west through a spatial-defined gateway which leads to a circle in the centre of a landscaped shaft of space. To the north is the sports academy, to the south is the boutique hotel, the core activity precinct and the homestead precinct.

Running north-south through the site is a magnificent treed and landscaped shaft of space connecting the sports academy to the Boutique hotel in the south, the core activity precinct and the homestead precinct. The linear connecting shaft of space is multi-functional: it is a formal pedestrian walkway through the vines but it also accommodates vehicular circulation and parking: the northern section of the space provides overflow parking when the academy is in full use. The central linear space also provides both fixed and periodic parking for the variety of activities.

The South-western Precinct (Boutique Hotel):

To the south-west of the precinct next to the landscaped berm and the R44 and running parallel to the Blouklip River, a boutique hotel is proposed on the site of the abandoned mushroom farm complex. The hotel complex can be approached via a dedicated access route on the west, or be aligned from the central linear space acting as a treed avenue leading to the forecourt space of the hotel complex.

The hotel complex is kept low and is organized around an enclosed linear courtyard space defined by trees of stature. The hotel precinct is spatially integrated and connected with the homestead precinct via structured pedestrian routes.

The Central Activity Core Precinct:

The guiding principle for the central activity core is consolidation: some infilling is possible but further lateral spread should be avoided. The homestead zone should be kept as tranquil as possible while accommodating appropriately-located uses which are organized into a cohesive sense of place.
The magnificent long distant views towards the mountains should remain uninterrupted and not be blocked by new structures.

The South-eastern Precinct:

To the south-east, two new forms of agriculture are identified: one is small-holdings to promote market gardening: the other is a continuation of the Jamestown tradition of water-erven.
A number of central concerns have informed the concept.

The one is the need to promote and protect continuities of green space (figure 38). This requires consolidation and, where necessary, selective infilling to 'finish-off' development and to prevent rear-boundaries from overlooking streets. This issue is seminal: continuities of green are central to the sense of place of the region.

A second is the importance of maintaining and enhancing strategic sight-lines and views, as well as spatially defining important gateways. These are identified in figure 39.

A third is the need to be informed by the patterns of agricultural superblocks (figure 40) in informing future patterns of activity. These patterns create an hierarchical system of accessibility, along a continuum ranging from very public and exposed to very quiet and embedded. All activities, both urban and rural, have their own requirements in terms of the need for accessibility: those activities which most need accessibility should occur on the most exposed sites. Tree-planting is an important way of reinforcing hierarchy (and controlling the wind). The existing pattern of superblocks on Blaauwklippen is shown on figure 40.

A fourth concern is the importance of promoting economic diversification. This is both an on-farm and regional issue: the Western Cape, for example, is far too dependent on Philippi for vegetable and fruit supplies. For this reason a number of different forms of agriculture have been promoted in the concept (figure 41). These include: extensive agriculture in the form of vineyards; vegetable gardens; peri-urban small-holdings and water erven.

A fifth concern is permeability: the need to move easily in different directions and the importance of integrated development. The proposed major movement network is shown in figure 42. This involves the creation of two new municipal routes which are currently on the municipal movement master plan for the region. They are configured in the shape of a T and open up the site in both north-south and east-west directions.

A sixth concern is the need to consolidate built-form in order to prevent further lateral spread of the built environment. The places where this is particularly significant are shown in figure 43.

Figure 44 is a summary: it defines the zones of the precincts which make-up the site and environs and shows the relationship between these. The one which has not been individually discussed here is the mill-house precinct which lies just south of the Bloukliprivier. This is because proposals relating to this are currently being considered.

The individual precincts identified on the figure should become the subject of more detailed considerations as more detailed constraints and informants are uncovered and become more evident in the process. 'Precinct Plans' for these areas should be developed focusing on intent, desired character, layout, and with design controls and guidelines.

As this stage of the process, considerations about the desired character for the homestead precinct as the beginning of a 'precinct plan' is presented.

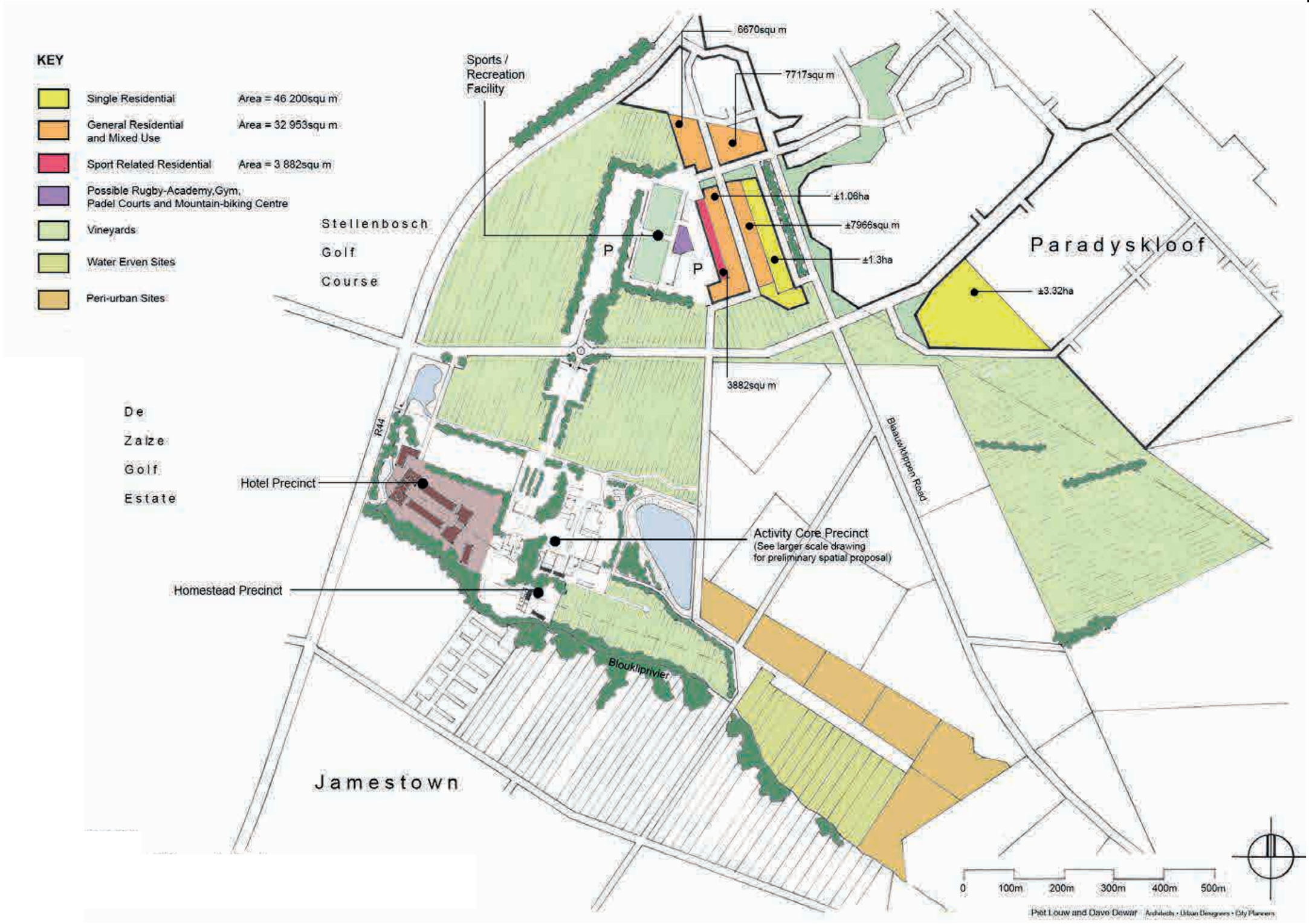


Fig. 37: The Primary Site and Environs: An Integrating Spatial and Urban Design Concept

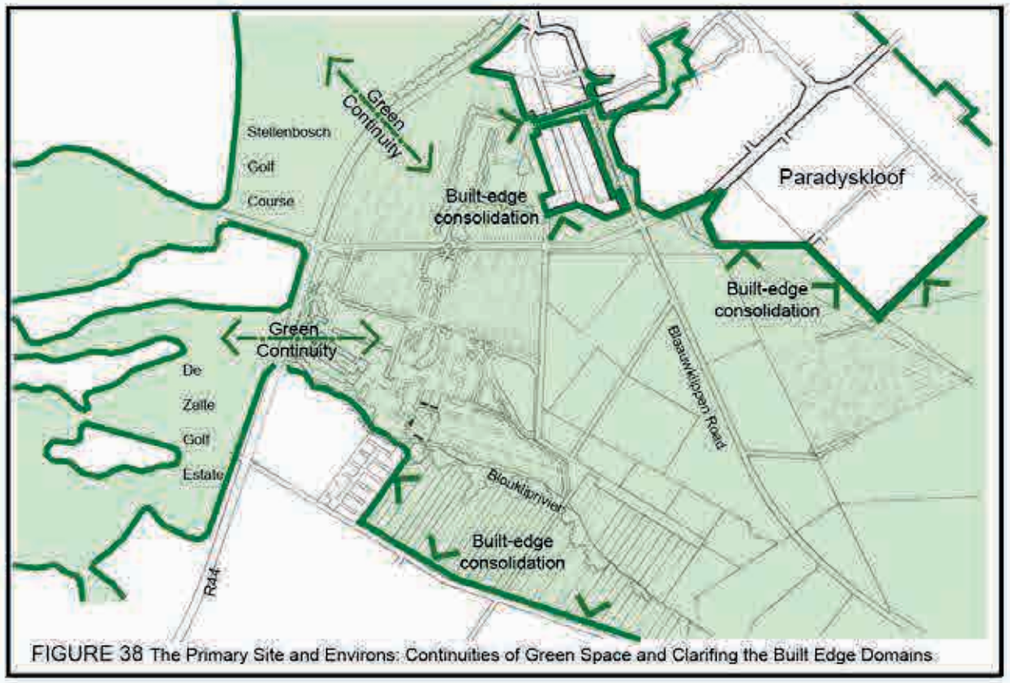


FIGURE 38 The Primary Site and Environs: Continuities of Green Space and Clarifing the Built Edge Domains

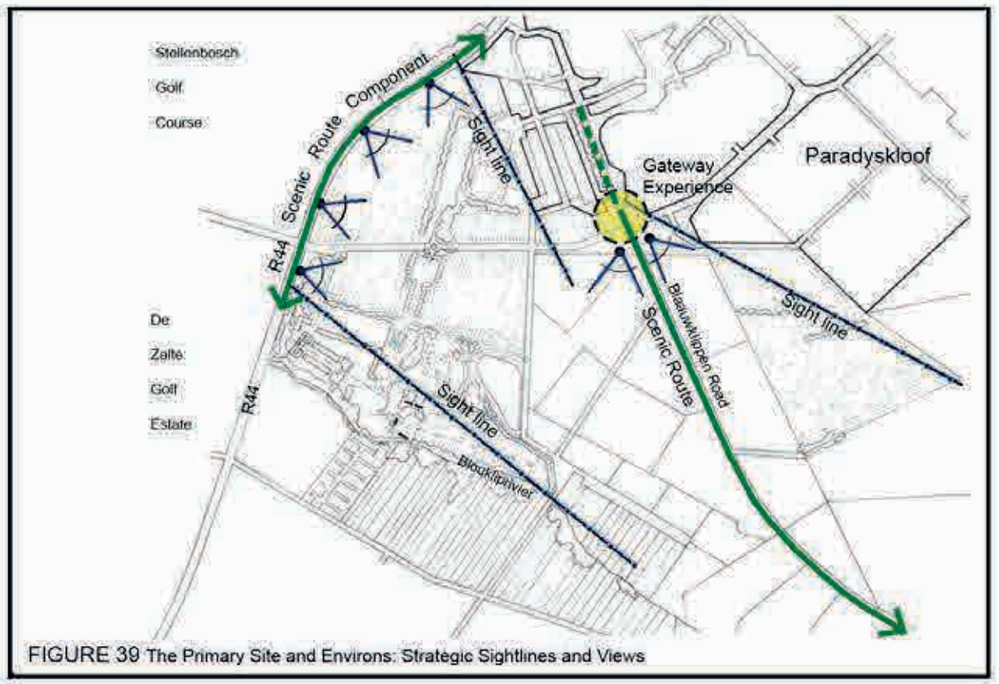


FIGURE 39 The Primary Site and Environs: Strategic Sightlines and Views

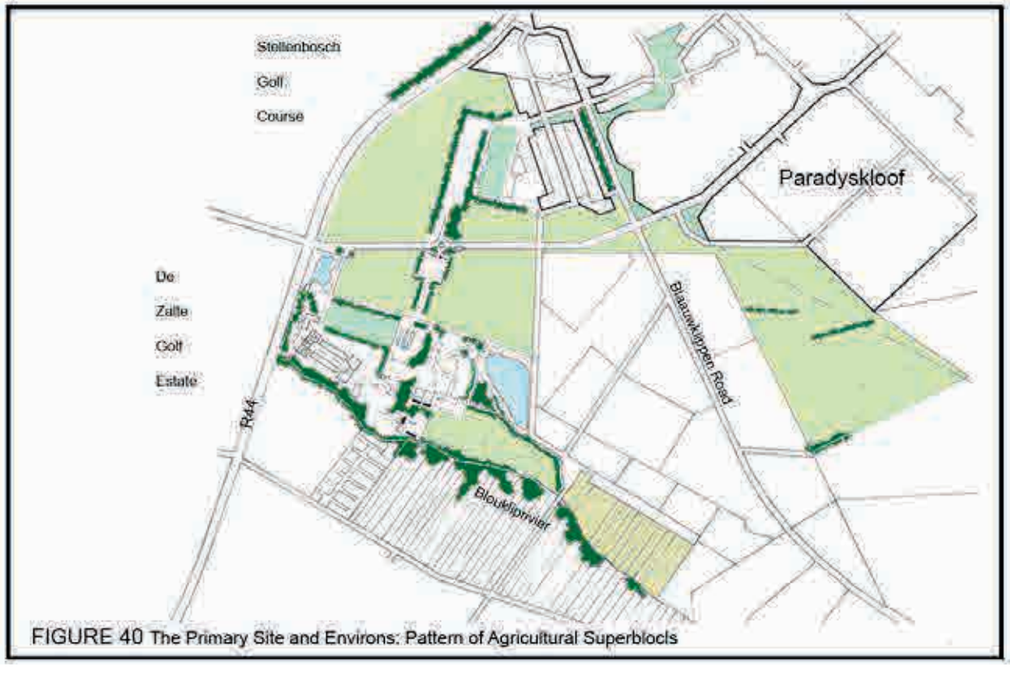


FIGURE 40 The Primary Site and Environs: Pattern of Agricultural Superblocls

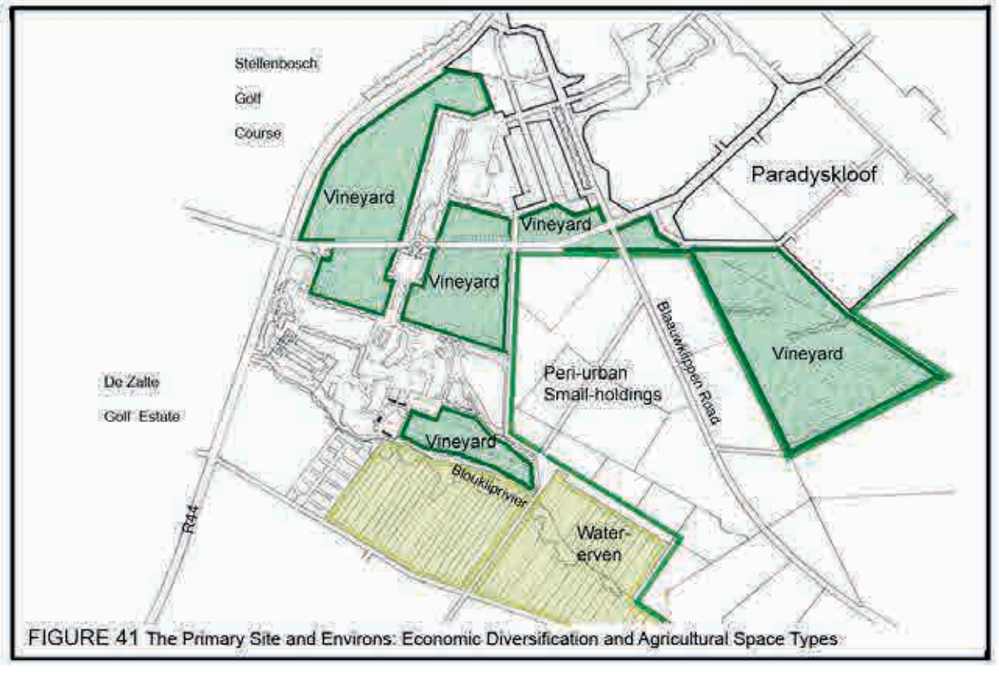


FIGURE 41 The Primary Site and Environs: Economic Diversification and Agricultural Space Types

Fig. 38-41: The Primary Site and Environs

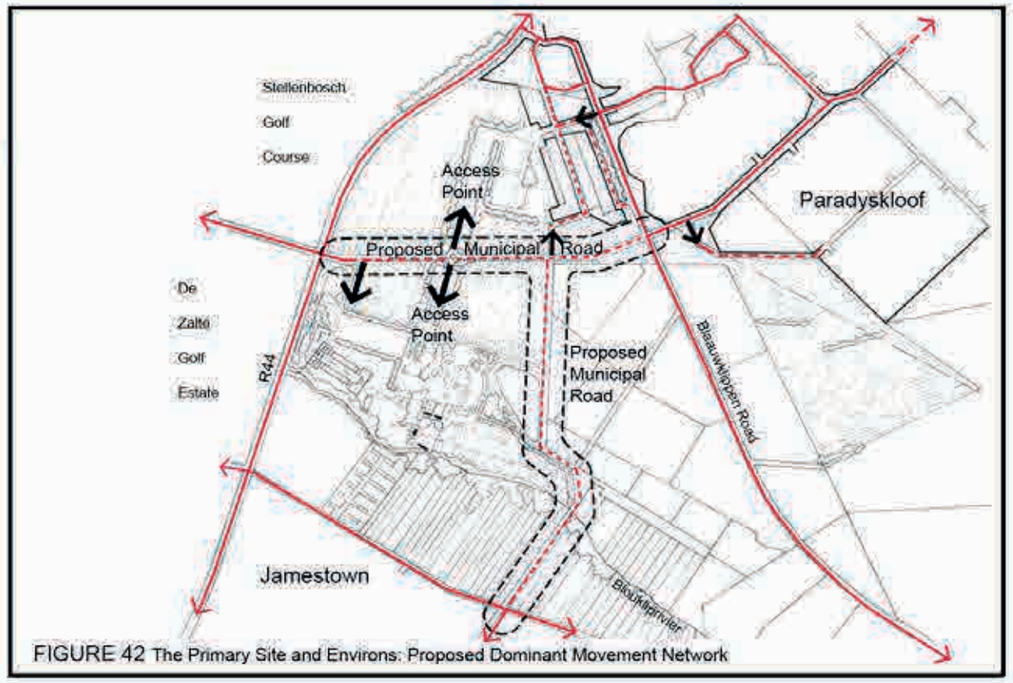


FIGURE 42 The Primary Site and Environs: Proposed Dominant Movement Network

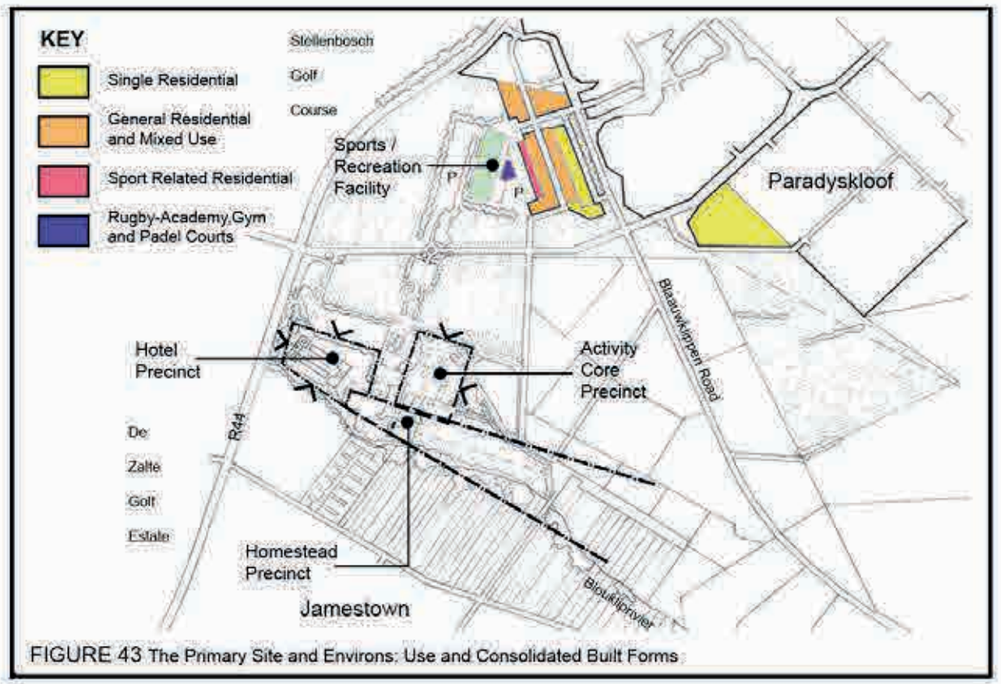


FIGURE 43 The Primary Site and Environs: Use and Consolidated Built Forms

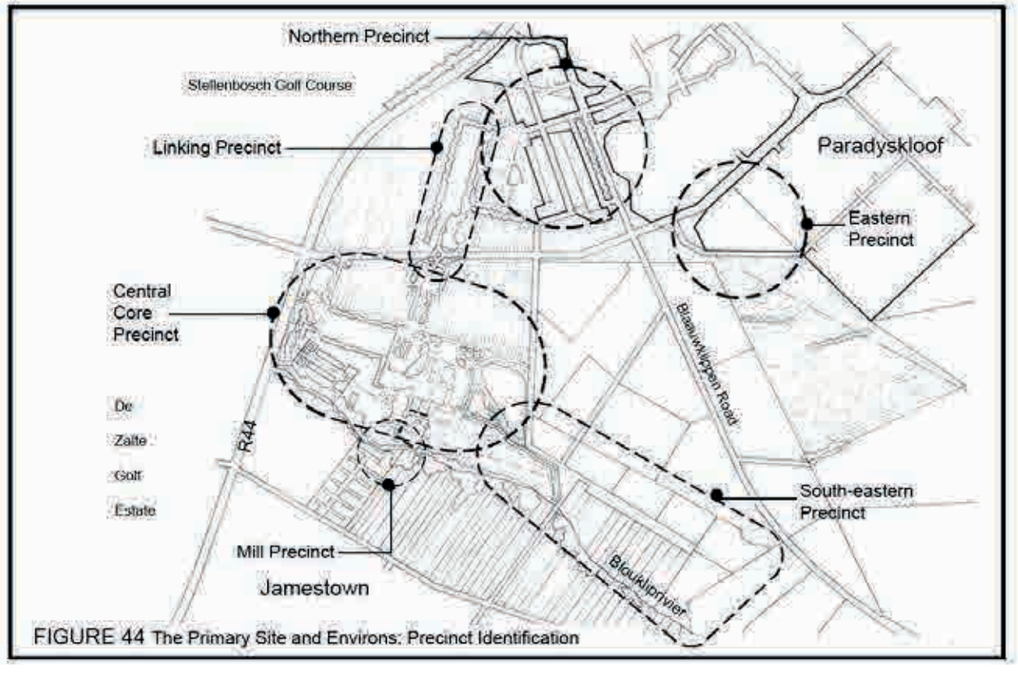


FIGURE 44 The Primary Site and Environs: Precinct Identification

Fig. 42-44: The Primary Site and Environs

SECTION 9. THE HOMESTEAD PRECINCT

This section focuses on the homestead precinct which in many senses, including historically, is the heart of the farm. The discussion here is structured in a similar manner to the other precincts, with selective analysis culminating in composite constraints and informants. This is followed by concepts and proposals. The only difference from the other precincts is that analysis and proposals are dealt with in the same section.

Figure 45 is an aerial view of the precinct, followed by a non-comprehensive photographic survey which shows the unique character of the place (figure 46).

The Elements of the Place:

The natural factors impacting on the site are shown in figure 47. Included in these are landform (with the dominant slope running from the north-east to south-west) (fig 47a); the water network (fig 47b); vegetation and landscape elements (fig 47c) and eco-logical hotspots and corridors (fig 47d), which are critical elements in the promotion of bio-diversity. The information shown in figures 47c and 47d are subject to assessment by an ecological specialist.

Figure 48 shows the main built constraints and informants including: heritage elements and their gradings (fig 48a); the movement network (fig48b): dominant design elements (fig 48c) and infrastructural elements (fig 48d).

The focus of figure 49 is on building structures: figure 49a shows building footprints; current uses associated with building structures (figure 49b); current uses associated with spaces around the building structures (figure 49c); and architectural merits and conditions of the building structures (figure 49d).

It can be seen that this precinct forms the working heart of the farm, containing the homestead and Jonkershuis (guest accommodation); wine-making and tasting; a market; a restaurant; a deli; recreational functions such as the play area and bike park and administrative functions.

Figure 50 synthesizes the most important of this information into a composite constraints and informants map.

An Integrating Urban Design Concept:

Figure 51 is an integrating urban design, spatial layout and illustrative plan for the homestead precinct.
The site is entered from the north off a new landscaped east-west municipal road which connects the R44 with Blaauklippen Road to the east. The access route passes through vineyards before entering a large parking court which serves both the proposed new hotel and the homestead precinct. To the west of the parking court is a meadow which also operates as an overflow parking area when demand is great.

The boutique hotel (perhaps styled on the model of the Drosty in Graaff-Reinet) is organized around a rectangular lawned space, framed by a row of trees of stature to the north and the treed riverine corridor to the south. To the west along the R44 is a landscaped berm which forms a visual buffer from the highway. The possibility of providing a dedicated access route off the new municipal road to the hotel exists.

A number of free-standing structures accommodating hospitality events lie to the east of the hotel. These are structured around a pedestrian path and integrated with the historic homestead precinct and further to the southern part of the activity core leading to the wine-producing sub-precinct to the east. Further to the east in the agricultural area is softer tourist-related facility in the form of a gazebo.

The core precinct itself is multi-functional. To the east a farm-related route provides access to a large service delivery and maintenance court serving the wine-cellars, wine-tasting, a restaurant and kitchen and staff-related parking. It is possible for the mountain-bike facility to be provided with a dedicated access route to the biking trails towards the mountain zone in the east.

A well-connected system of courtyards form a contiguous surface for the main activity core and acts as an integrating element for the surrounding activities. These include: the general day-visitor entertainment attractions; the conference mini-precinct; a restaurant and wine-tasting facilities; administration and staff quarters; ancillary facilities; and a linear covered market structure towards the north which frames the north-western corner of the activity core.

Where possible, views to the mountains in the east are framed by the edges of the buildings. Trees and vegetation of statute are used to block-out distant ground-related building structures, effectively forming the bottom frame of the view cones and vistas.

The Layers Underpinning the Concept:

Figures 52-56 clarify and expand different layers of the proposal.

Figure 52 shows site organization, proposed use zones and movement networks. It shows that, while there is considerable mix and overlap, clear patterns of use- dominance occur, on the basis of the need for access.

Figure 53 shows dominant spatial structure, green space, outdoor rooms and the water network. A number of points are clear from this. Firstly, the concept is conceived as a series or ‘family’ of interlinked spaces, both indoor and outdoor. Secondly, planting is extremely important, particularly in defining the edges of outdoor spaces and in reinforcing movement hierarchies. Thirdly water is a critically important resource which needs to be captured and used wisely. In this case, a smaller detention facility is created in the north-west of the farm. This absorbs, cleans and stores run-off which is channeled and released into the river system in a controlled and orderly way. The land which abuts the run-off channel can be irrigated through this system.

Figure 54 shows the existing and proposed building footprint zones while figure 55 identifies possible new buildings and those buildings subject to being converted. In figure 56 the system of interlocking courts within the main activity core and dominant hospitality zones are highlighted. Emphasis is on the continuity of the ground plane linking the spaces in order to provide a clear activity zone within which a variety of different experiences are offered to the user-groups.

Great emphasis is placed throughout on flexibility: in a land parcel of this size it is neither possible nor desirable to plan everything. There must be the flexibility to respond to currently unforeseeable future opportunities. This is acknowledged in figure 57, which identifies structures and spaces allowing for this flexibility.

Fig. 45: The Homestead Precinct: Aerial View

The most public edge on the west of the activity zone represents the face of the historic and activity core. Its inviting qualities should be promoted and enhanced through appropriate landscaping and edge-making in relation to the interface with the parking zones, also to be appropriately landscaped and not be dominated by technocratic visual character and appearances.

Fig. 46: The Site and Environs: Photographic Survey

Different views of the historic quarter of the homestead zone, unified as a space with special ‘Cape’ qualities. The strength of the space should be reinforced through the clarification and improvement of the edge and interface conditions.

Fig. 46: The Site and Environs: Photographic Survey

Further different views of the historic quarter of the homestead zone, unified as a space with special ‘Cape’ qualities.
The strength of the space should be reinforced through the clarification and improvement of the edge and interface conditions.

Fig. 46: The Site and Environs: Photographic Survey

Some views of different aspects of the edge zones of the historic and activity core. Great care and design sensitivity should be applied to the layering of space on the edges of buildings, water quality, storm-water capture and on-site detention, the termination of axial alignments and capturing mountain views.

Fig. 46: The Site and Environs: Photographic Survey

Views of the spatially unresolved eastern edge of the wine-production zone and working part of the activity core. In order to prevent further ‘sprawl’ eastwards and to capture the mountain views from this zone, a strong edge-making design resolution should be generated to take advantage of the potential of the context here.

Fig. 46: The Site and Environs: Photographic Survey

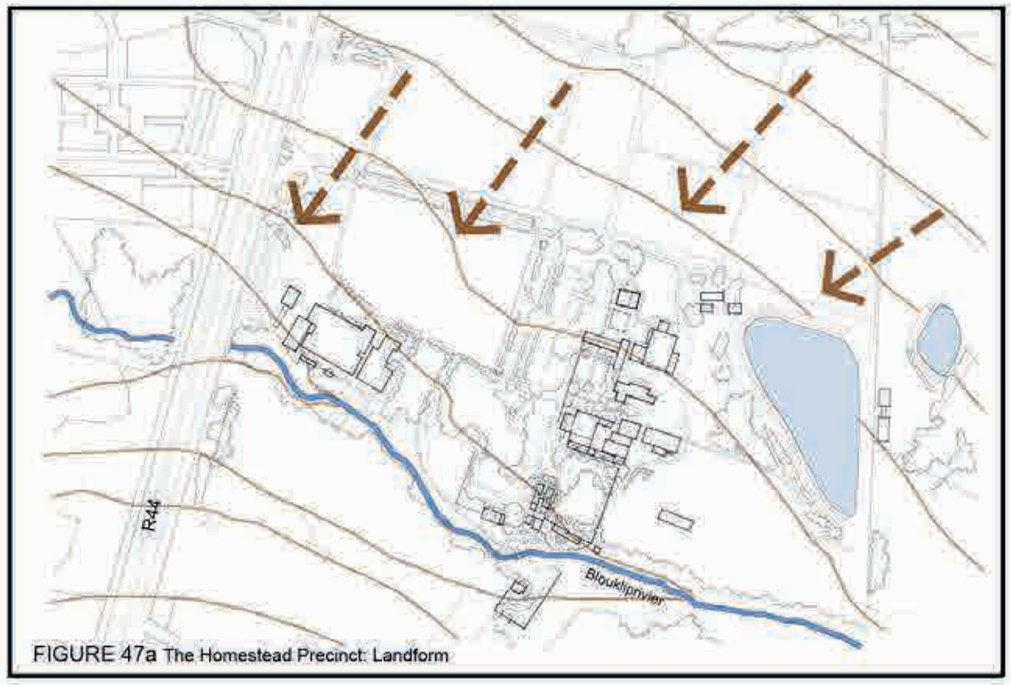


FIGURE 47a The Homestead Precinct: Landform

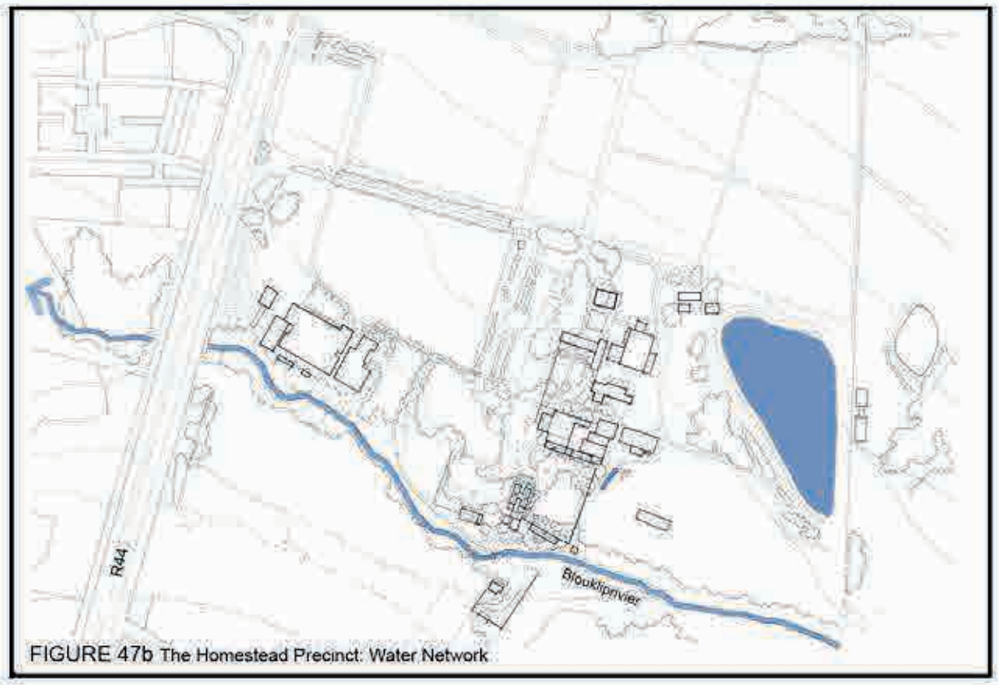


FIGURE 47b The Homestead Precinct: Water Network

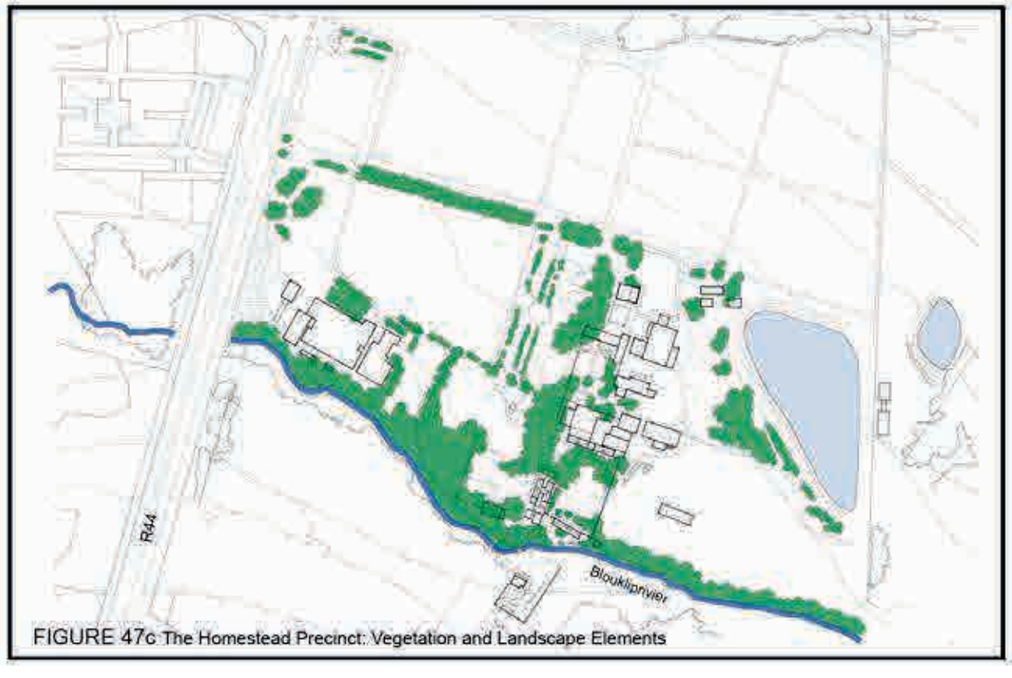


FIGURE 47c The Homestead Precinct: Vegetation and Landscape Elements

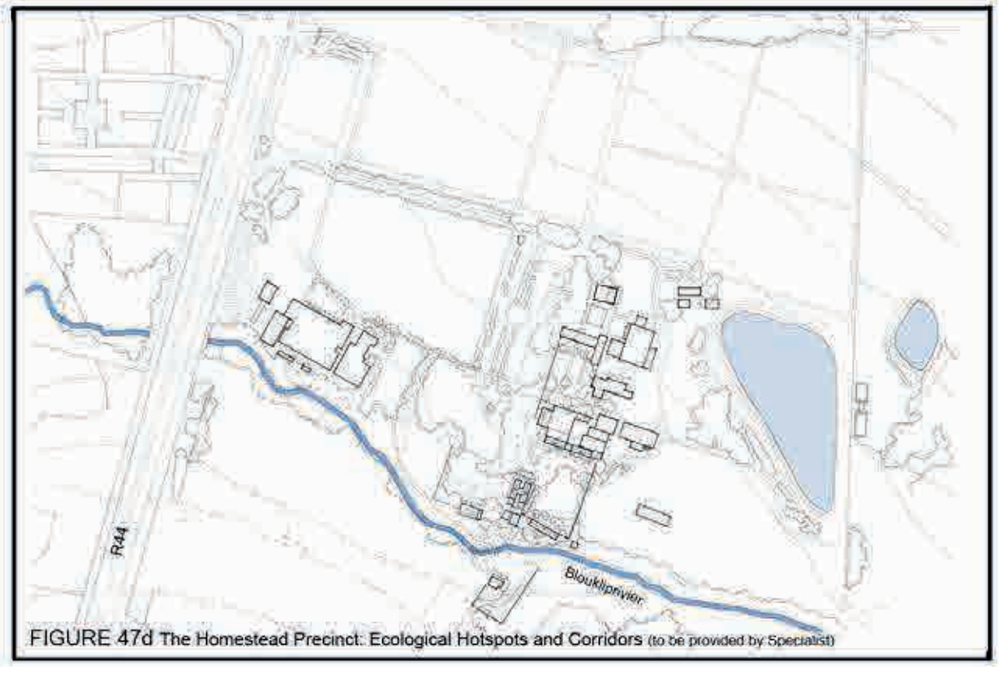


FIGURE 47d The Homestead Precinct: Ecological Hotspots and Corridors (to be provided by Specialist)

Fig. 47: The Homestead Precinct

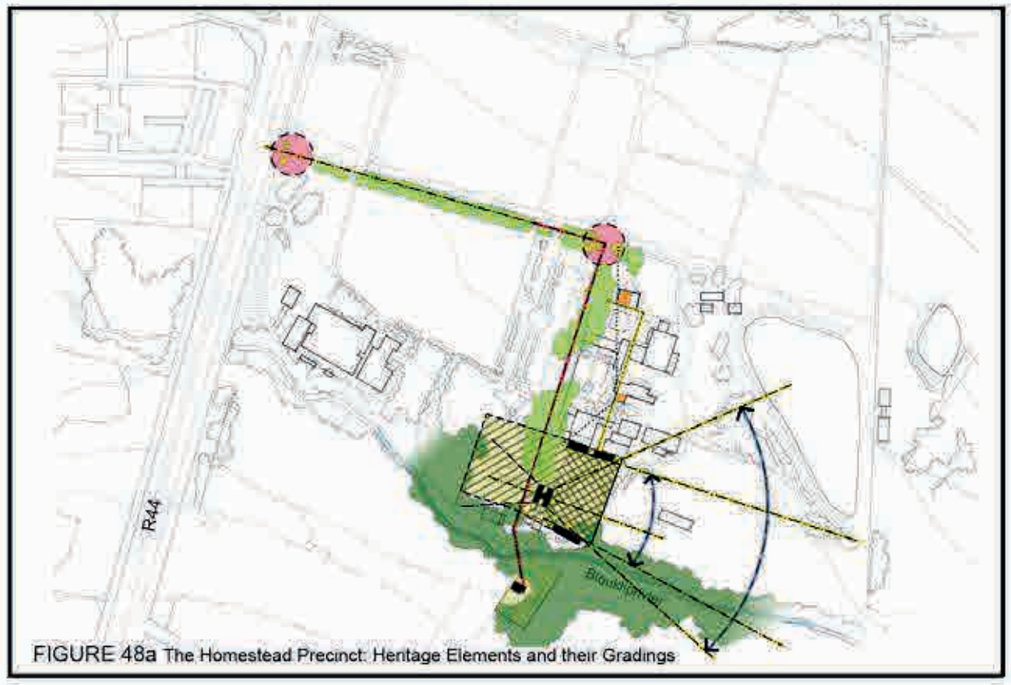


FIGURE 48a The Homestead Precinct: Heritage Elements and their Gradings

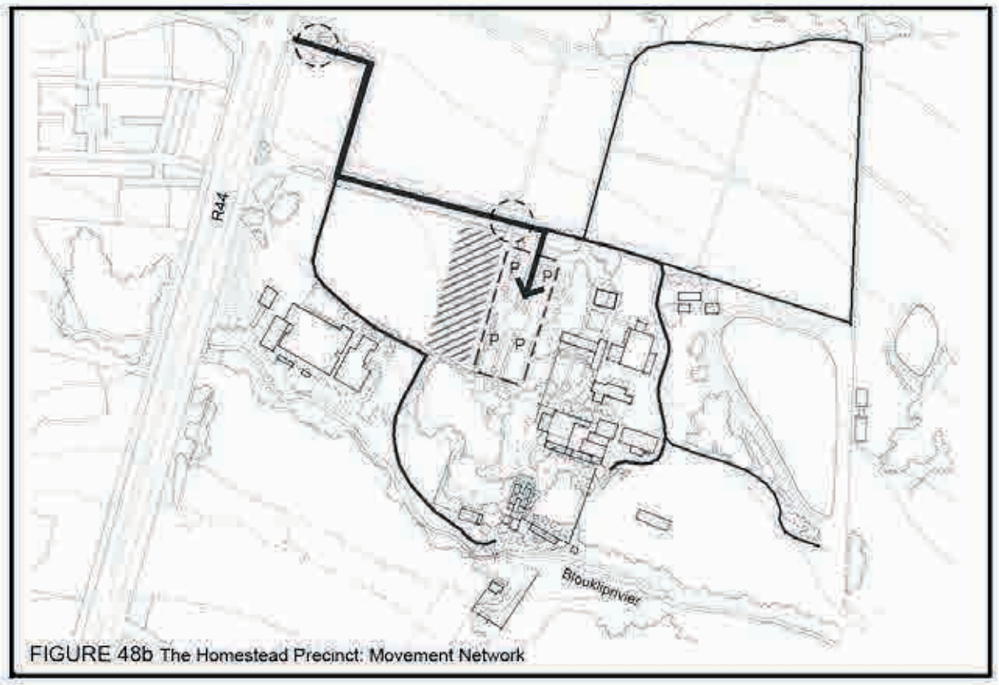


FIGURE 48b The Homestead Precinct: Movement Network

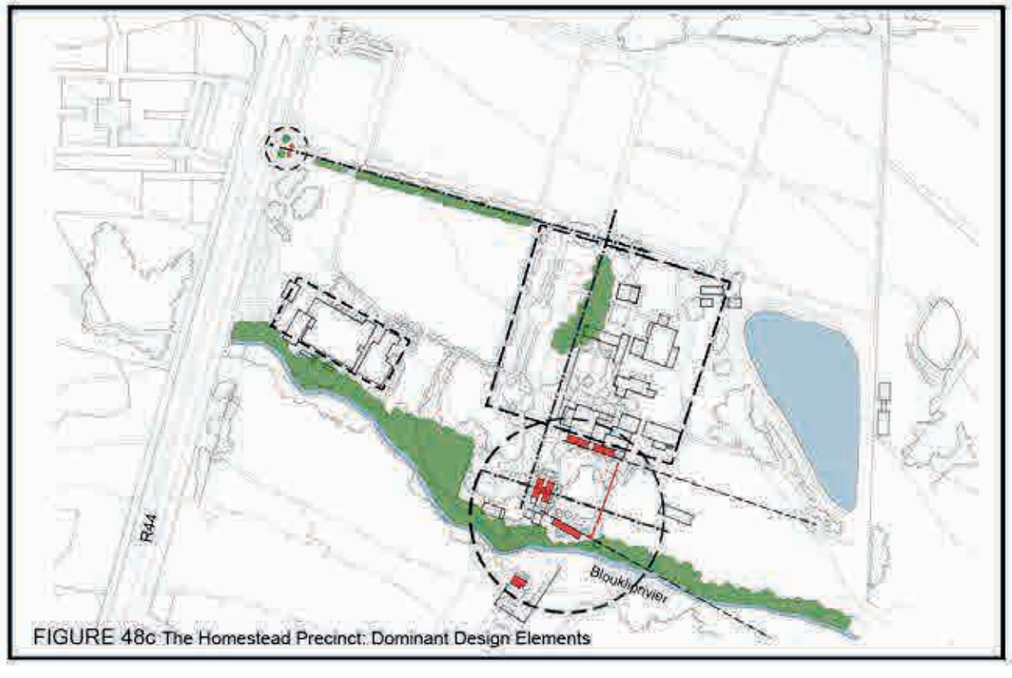


FIGURE 48c The Homestead Precinct: Dominant Design Elements

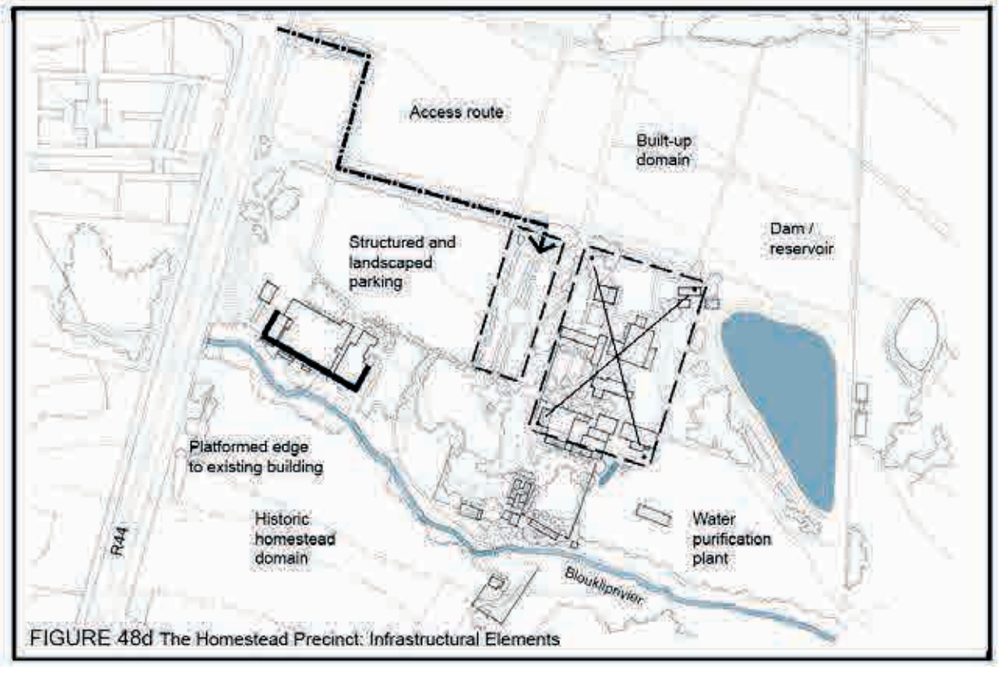


FIGURE 48d The Homestead Precinct: Infrastructural Elements

Fig. 48: The Homestead Precinct

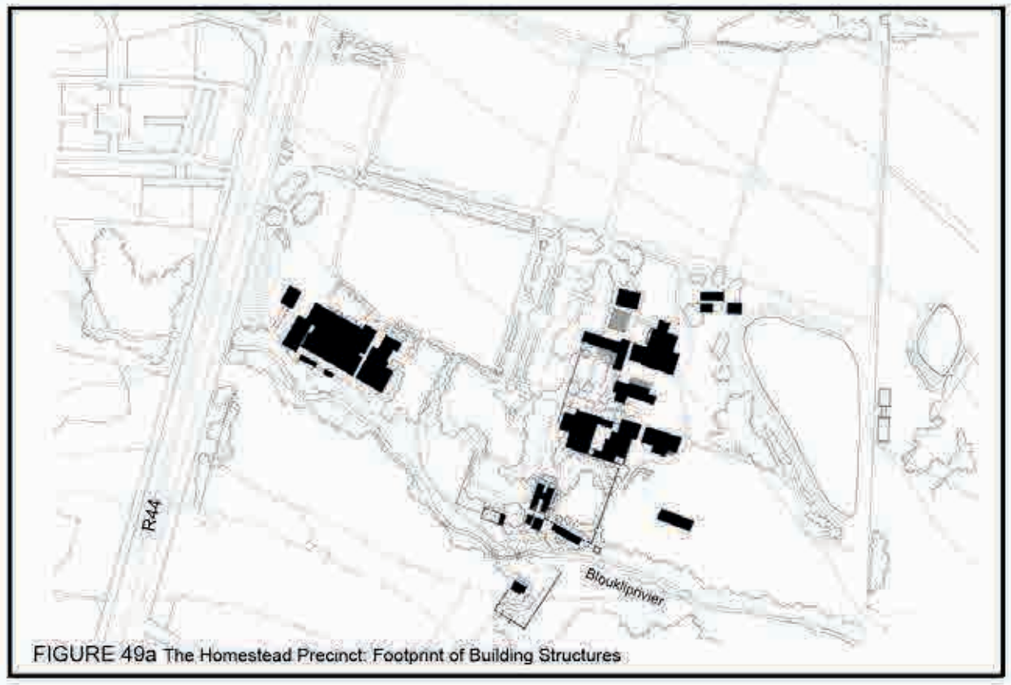


FIGURE 49a The Homestead Precinct: Footprint of Building Structures

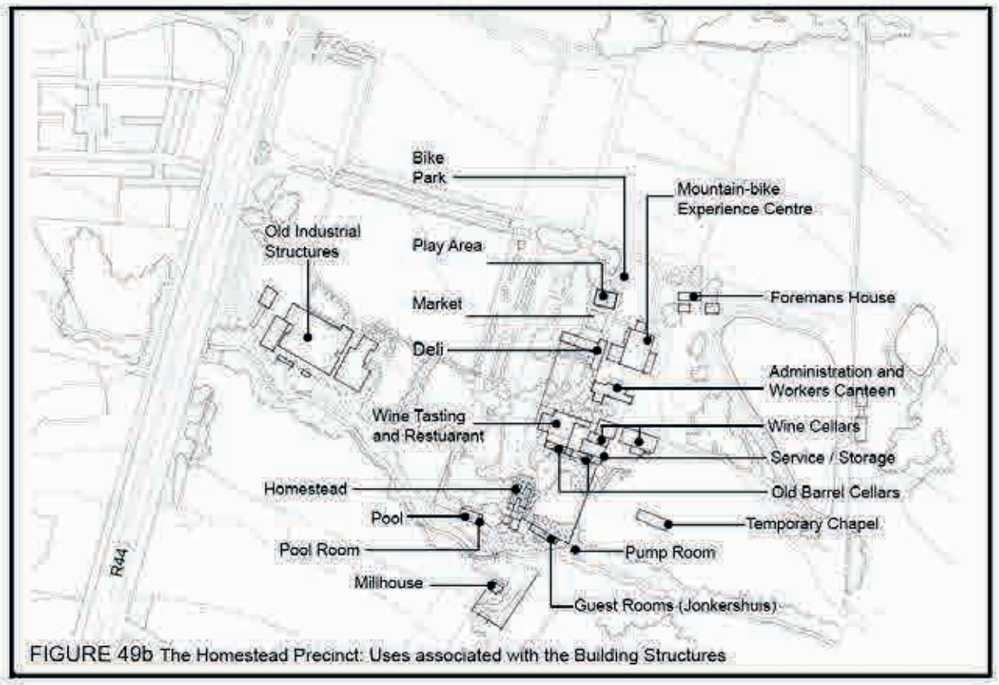


FIGURE 49b The Homestead Precinct: Uses associated with the Building Structures

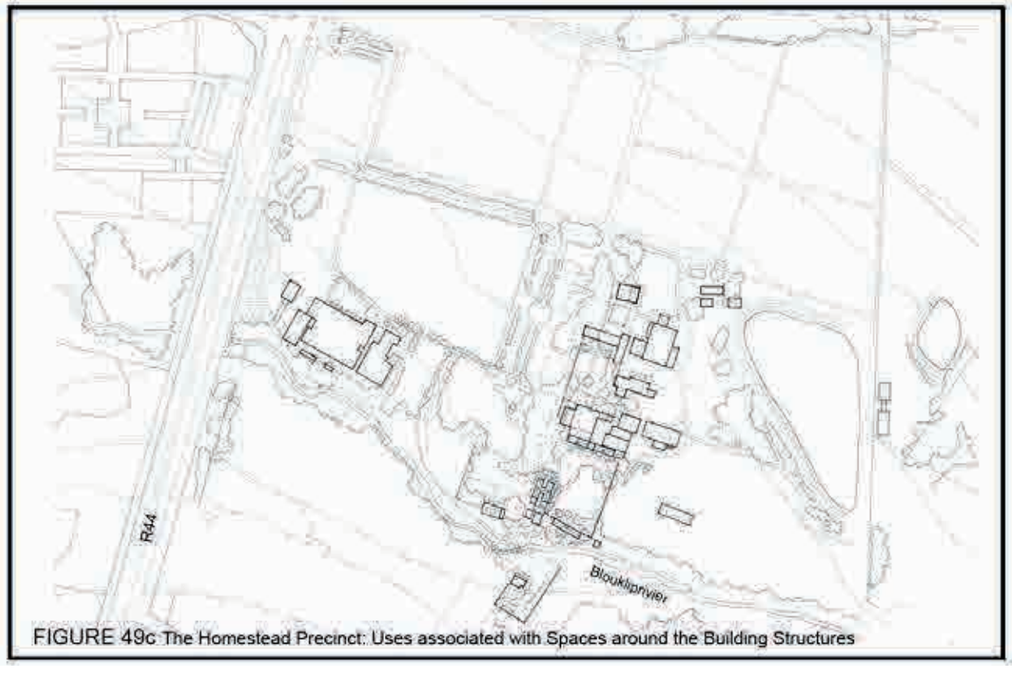


FIGURE 49c The Homestead Precinct: Uses associated with Spaces around the Building Structures

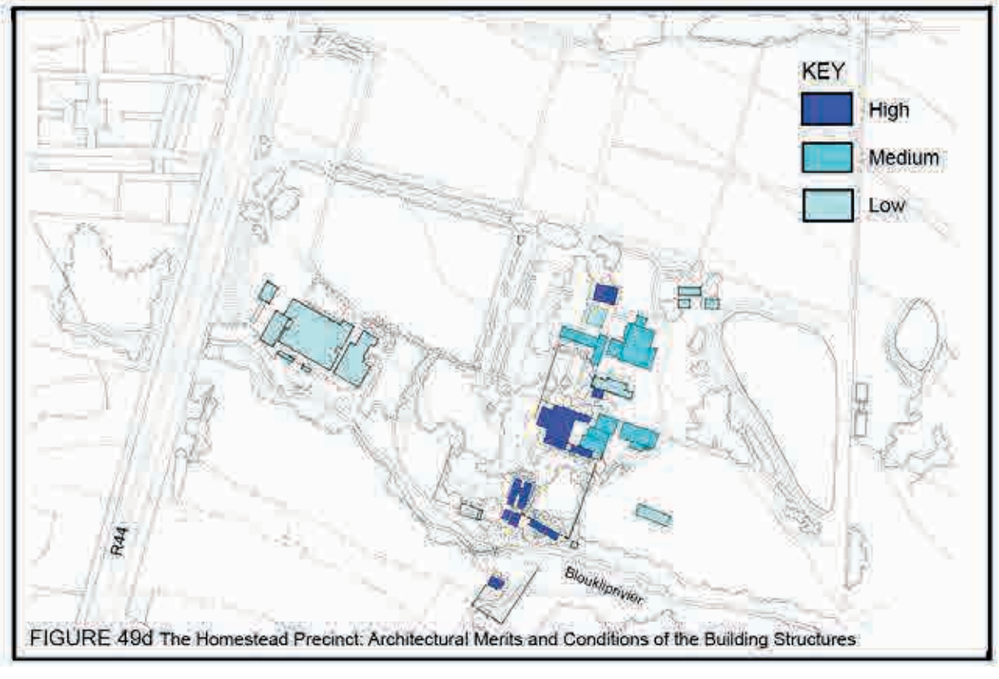


FIGURE 49d The Homestead Precinct: Architectural Merits and Conditions of the Building Structures

Fig. 49: The Homestead Precinct

Fig. 50: The Homestead Precinct: Composite Constraints and Informants

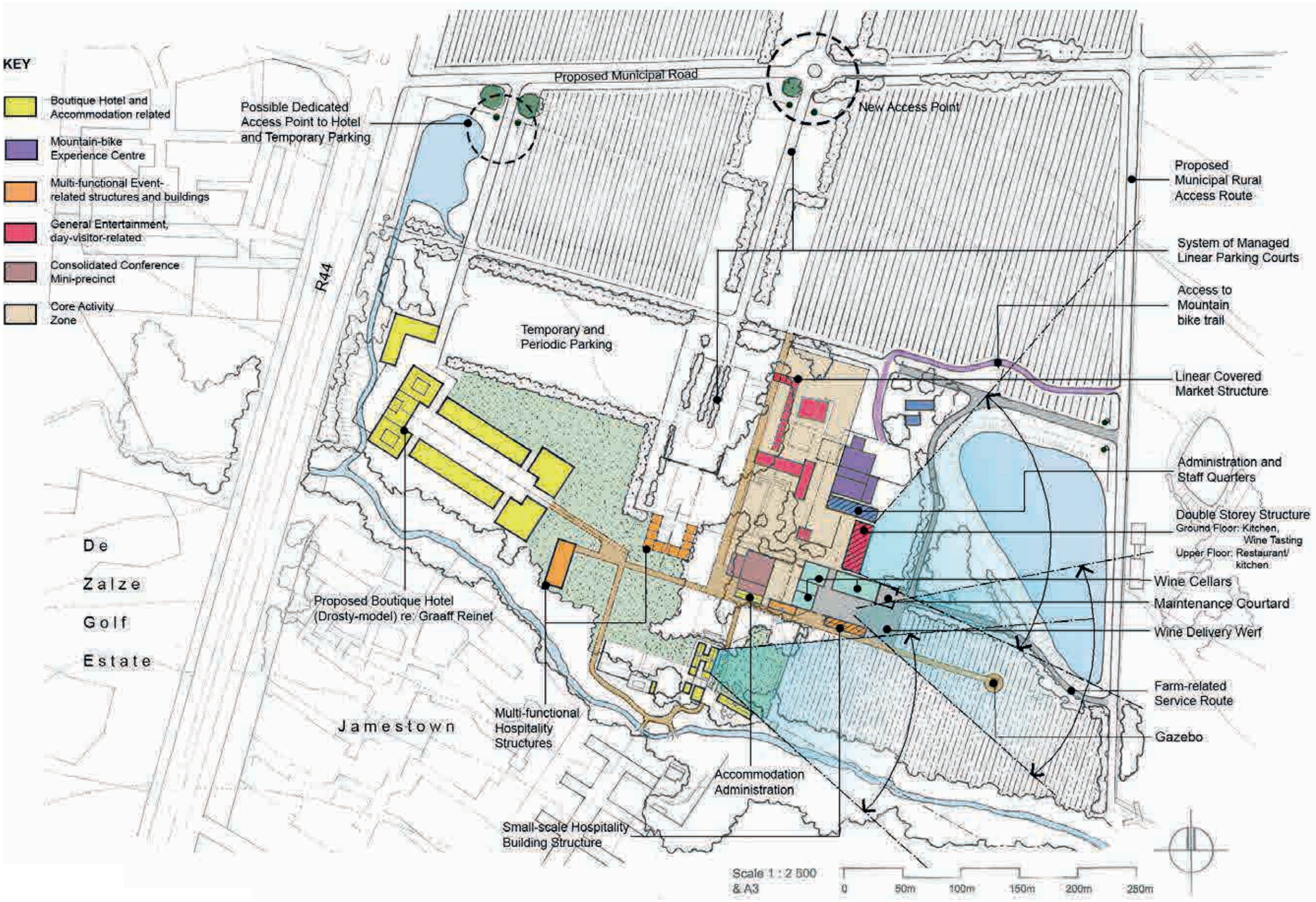


Fig. 51: The Homestead Precinct: An Integrating Urban Design Framework, Spatial Layout and Illustrative Plan

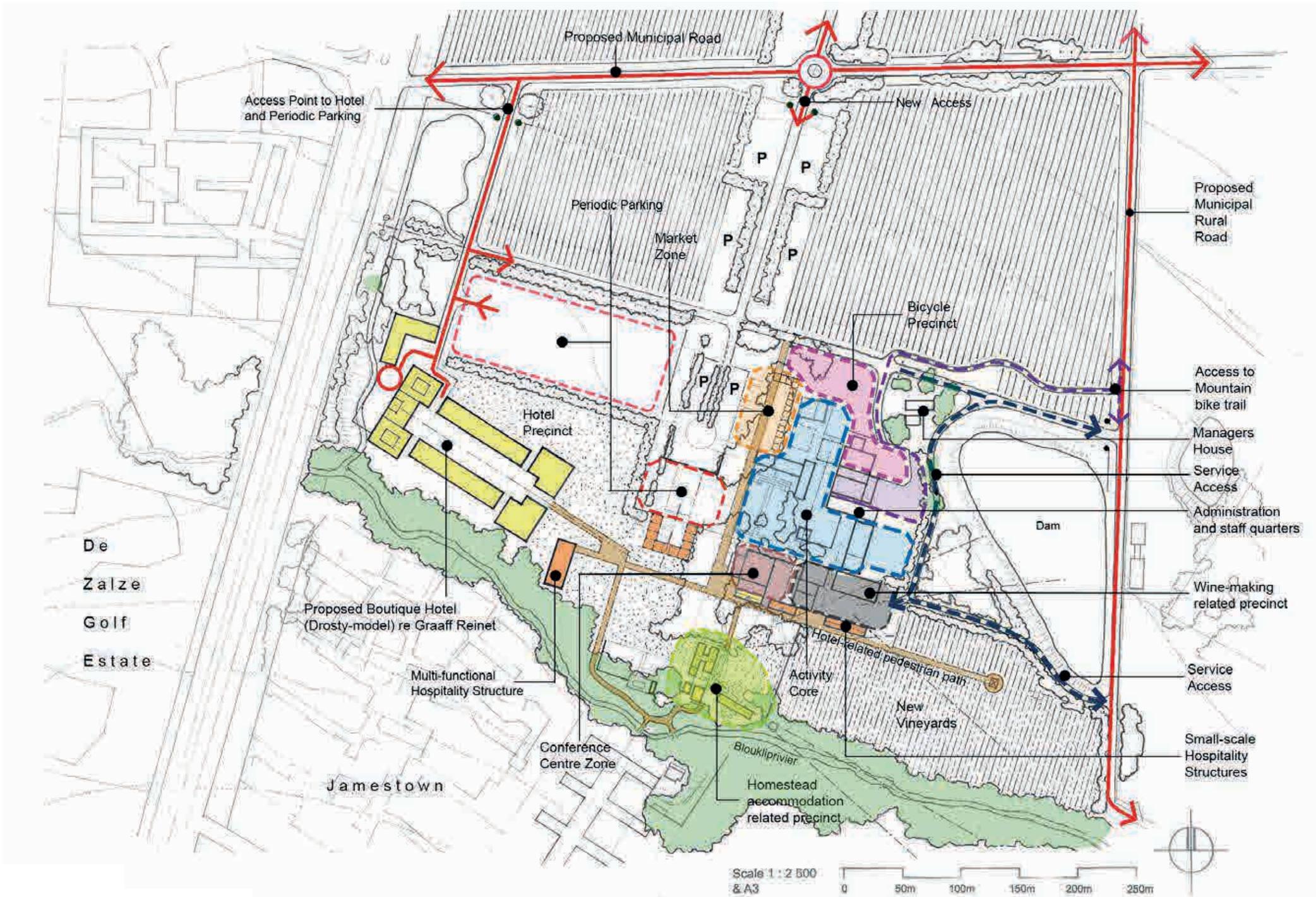


Fig. 52: The Homestead Precinct: Site Organization, Proposed Use Zones and Movement Network

Fig. 53: The Homestead Precinct: Dominant Spatial Structure, Green Space, Outdoor Rooms and Water Network

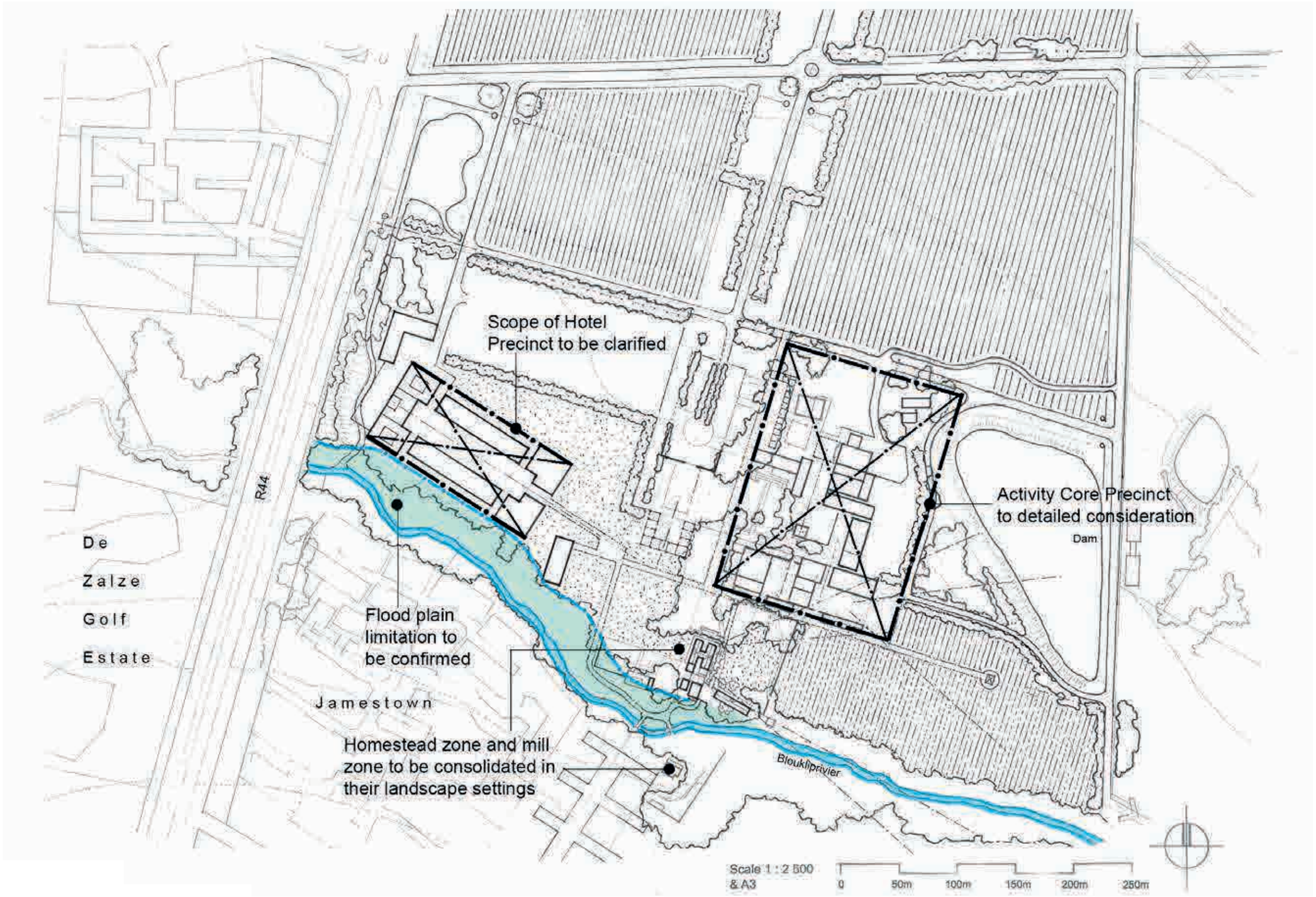


Fig. 54: The Homestead Precinct: Consolidation of Building Footprint Zones (Existing and Proposed)

Fig. 55: The Homestead Precinct: Possible New Structures and Conversions

Fig. 56: The Homestead Precinct: System of Interlocking Activity Courts and Spaces

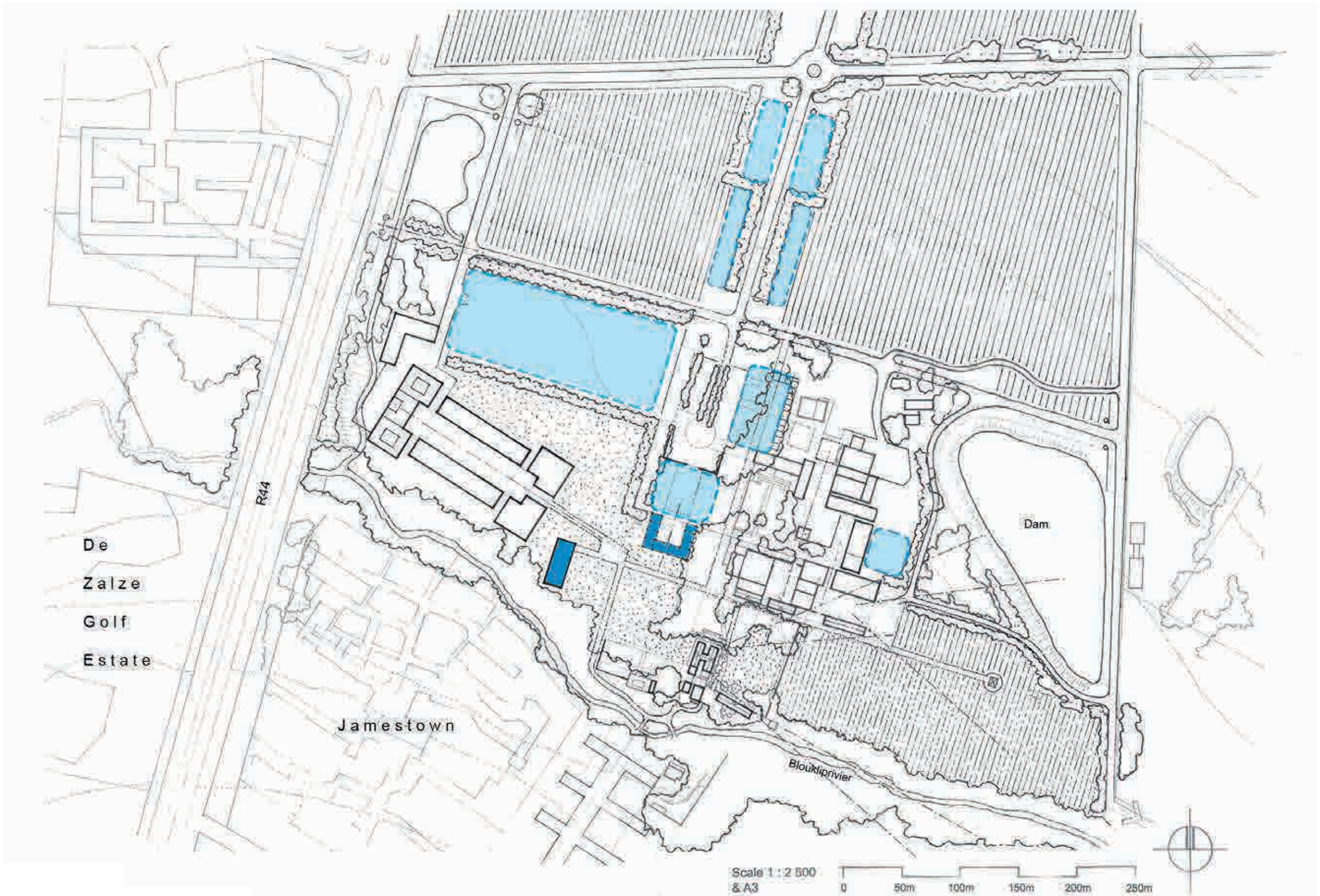


Fig. 57: The Homestead Precinct: Structures and Spaces to Allow for Flexibility of Use

SECTION 10. THE PRIMARY SITE AND ENVIRONS, AN INTEGRATING SPATIAL AND URBAN DESIGN CONCEPT, STEP-DOWN PLAN

In this section the urban design concept for the primary site and environs is shown as a step-down plan. This includes the municipal proposal for Pajaro Road linking to Jamestown indicated as a broken line. The status and timing of the implementation of this envisaged route is uncertain. However, it is important that the circulation and route structure of the farm as a whole can operate without this municipal-orientated linkage.

Figure 58(b) shows the Integrating Spatial and Urban Design Concept for the farm as a whole without the Pajaro Road linkage, as a Step-down Plan.

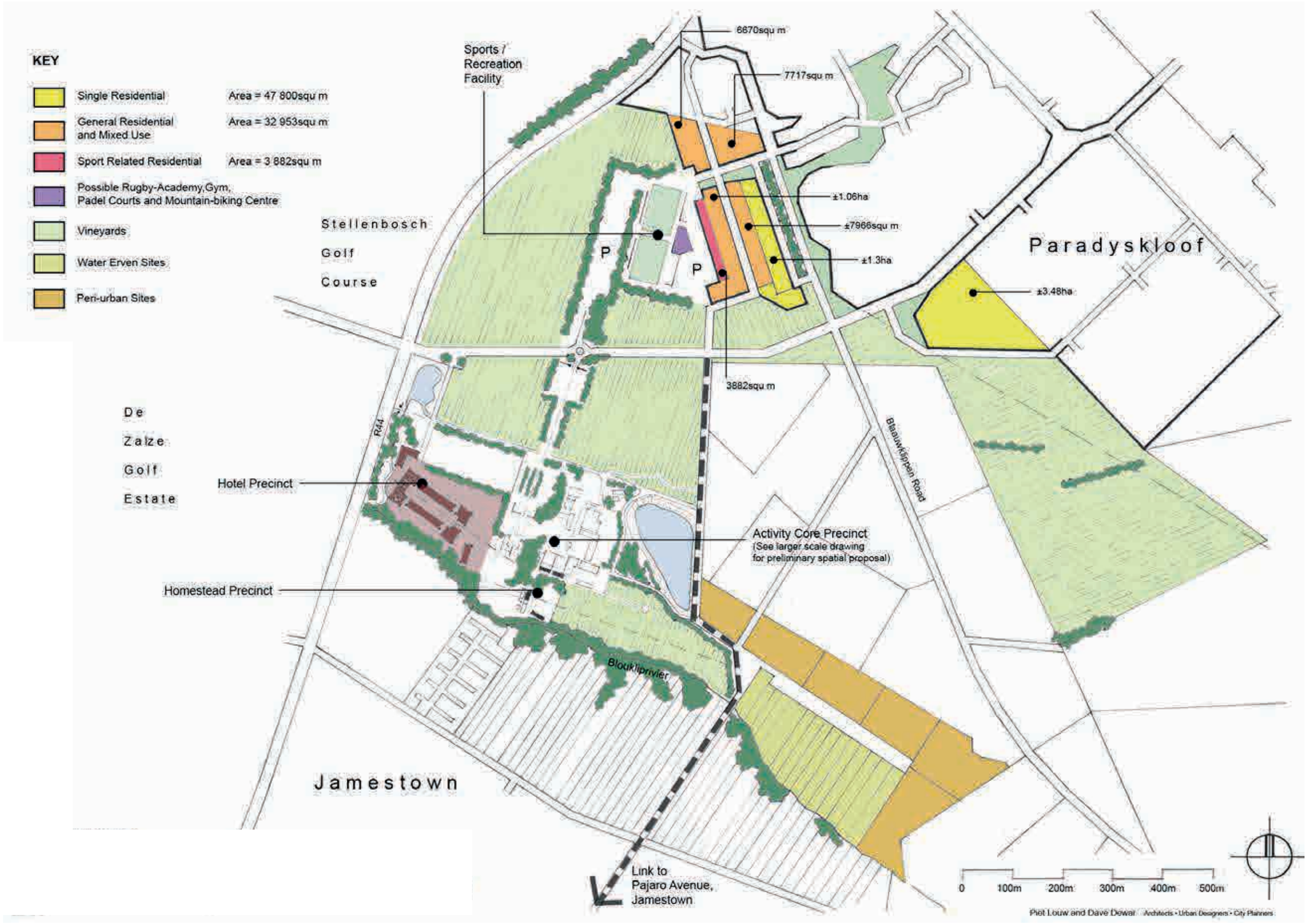


Figure 58(a) The Primary Site and Environs: An Integrating Spatial and Urban Design Concept, Step-down Plan with the municipal proposal for Pajaro Road shown in broken line.

Figure 58(b) The Primary Site and Environs: An Integrating Spatial and Urban Design Concept, Step-down Plan without the Pajaro Road alignment.

SECTION 11. CONCLUSION AND WAY FORWARD

This document contains a first attempt at identifying the range of development potentials associated with the Blaauwklippen land-holdings, while respecting and enhancing those qualities which make the farm an important part of the Cape Winelands experience.

To do this, it has employed a 'package of plans' approach. In terms of this, the landholdings have been explored at a number of scales, from larger to smaller, with each larger scale providing fixes for the scales below and with increasing levels of detail. This helps maintain consistency of thought.

It is recommended that, to further the aims of the initiative, the following tasks be undertaken (not necessarily in the sequence as outlined below):

1. Consideration of the contents of the 'Master Plan Framework', endorsement thereof and an in-principle agreement of a desired future character for the land holdings and their precincts.

2. The existing survey layout should be expanded to cover the whole farm to a level of 1m contour intervals. This will be particularly useful for storm-water management and design purposes in order to approach the issue of water quality in an environmentally sensitive and sustainable manner, as opposed to a conventional engineering approach.

3. A survey for the homestead and activity core areas should be undertaken to identify features including the footprints of buildings and structures, ground levels and their changes (steps, platforms and ramps), ground surface materials and their edges, storm-water elements, catch-pits, and trees and their girths.

4. The flood plains associated with the riverine corridors should be clarified.

5. The water network in the survey should be interpreted and assessed from an environmental perspective in order to clarify and confirm issues around fresh water qualities, ecological considerations such as hotspots and corridors, and unique habitats.

6. A vegetation and landscape assessment should be prepared by a landscape architect/botanist with particular emphasis on a tree survey and inventory using the survey prepared by the land surveyor.

7. The current limited heritage baseline study should be expanded in order to clarify and confirm heritage elements, their significances and their gradings.

8. The proposed movement network should be critically tested from a traffic perspective with full recognition of heritage and urban design considerations in a rural context.

9. The capacity of the existing infrastructural elements should be clarified.

10. With the completion of the above and as a step into the next phase of the more detailed work in accordance with the package of plans, the refined composite constraints and informants should be coordinated by the urban design consultant. This is an important step in the process as the task is holistic in nature focusing on the totality of the farm as a whole.

11. A logical outcome of the task above will be the refined and more detailed interpretation of No-go, Tread-lightly and Development Potential Zones.

12. From a phasing perspective, priorities should be determined to form the basis for action area planning and design, and for action projects for implementation purposes.

13. It is recommended that the overall master planning intent and content is shared and workshopped with the local authority in a spirit of cooperation to the mutual benefit of all involved.

In conclusion, the way forward requires an interactive series of workshops with the client, the other professions involved in the design process and the local authority to modify, refine and improve the proposals before required authorizations are sought.

APPENDIX A:

Extract from Stellenbosch Municipality: Spatial Development Framework, 2023

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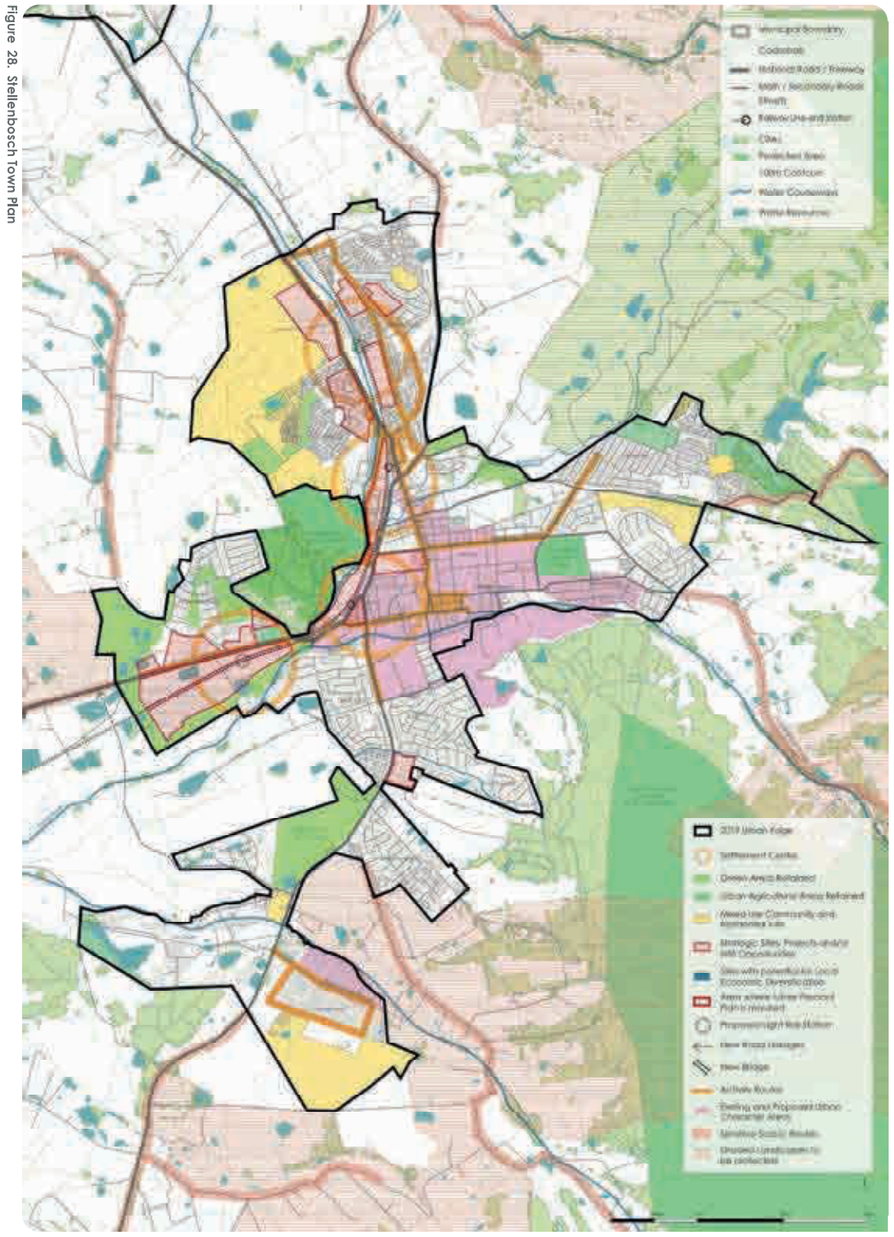
Stellenbosch Municipality / Spatial Development Framework / Approved by Council on 11 November 2019

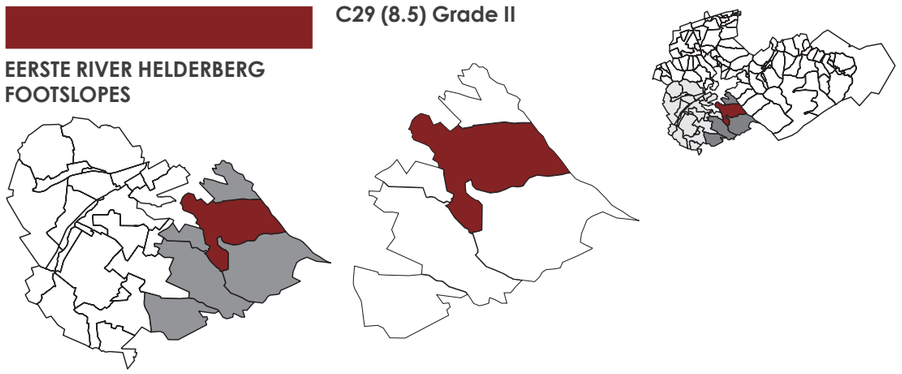
Figure 28. Stellenbosch Town Plan

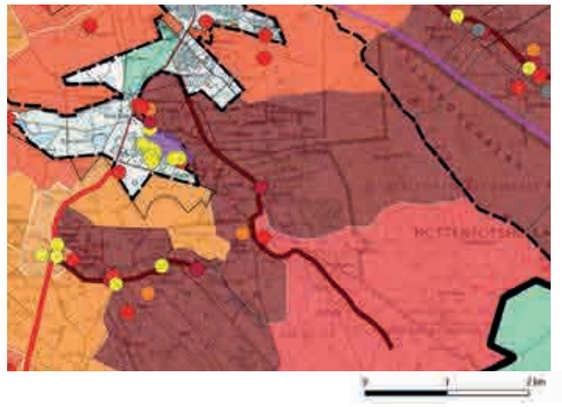


STELLENBOSCH FRAMEWORK

APPENDIX B:

Extract from Stellenbosch Municipality: Heritage Survey 2012, Approved by HWC, 2018
C29, Blaauwklippen Road and Stellenbosch Mountain Foothills





C29 Blaawklippen Road and Stellenbosch Mountain foothills
The Stellenbosch Mountain is the eastern boundary of this landscape unit. It displays three major folds with drainage lines that lead into the Blouklippen River, each with its own set of edge conditions against the upper slopes. These include:
1. Remnant plantations nestled with development on smaller farm portions.
2. Open fallow agricultural fields, remnant fynbos and irregularly shaped vineyards.
3. Smaller plots of 'lifestyle' farms with vineyards.

Critical biodiversity areas are located on the upper to mid slopes of the mountains and also as pockets interspaced with ecologic support areas along the drainage lines. Development of plots and smaller farms are aligned along the Blouklippen River, which follows the major drainage line from the Stellenbosch Mountain. The plots in the valley are densely planted with lush vegetation, and most of the properties have tree-lined edges. Vineyards with remnant windbreaks transition onto the higher fynbos slopes. The main views are focused towards the mountains and expansive views towards the Bottelary Hills are also found on the higher slopes. The Blaauwklippen Road runs roughly north to south-east and a number of residences and historic sites are strung along this historic route, partly as a result of the first freehold farms being located along this route. Most of the land unit comprises highly suitable soils for agriculture (viticulture). Blaauwklippen is a significant historic site with an extensive werf. A shooting range is located on the footslopes of the mountain. Oral accounts of the construction of the Franschhoek Tunnel have been recorded and the exit of the tunnel is located on one of the footslopes.

A sub-valley within the Eerste River Valley that demonstrates the complex relationship between river course, old wagon route, rural landscape and wilderness characterised by the Helderberg and Stellenbosch peaks beyond. Additional structuring elements such as avenues of trees, gateposts and well-defined farm werfs add to the whole.


Valley bottom


Views towards Moordenaarskuil

APPENDIX B:

Extract from Stellenbosch Municipality: Heritage Survey 2012, Approved by HWC, 2018
C29, Blaauwklippen Road and Stellenbosch Mountain Foothills

C29 BLAAWKLIPPEN ROAD AND STELLENBOSCH MOUNTAIN FOOTHILLS

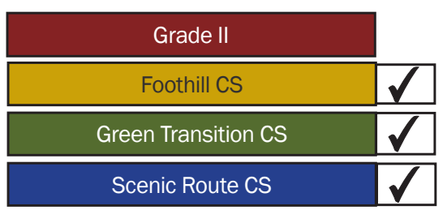
A sub-valley within the Eerste River Valley that demonstrates the complex relationship between river course, old wagon route, rural landscape and wilderness characterised by the Helderberg and Stellenbosch peaks beyond.

MAIN AIM: CONSERVE - The existing character is to be conserved (maintained). This may require protection and maintenance of significant buildings, trees and other elements, or it may require appropriate re-development of other historic places in the landscape.

MAIN VALUE: HISTORIC AND ECONOMIC - Appropriate use of heritage features is critical for their preservation. Any development that will result in the loss of the large avenues of trees, farmland, compromise historic farm werfs or deny access to recreational space, will threaten the heritage value of this landscape unit. Proposed actions that could impact soils with agricultural potential and soil "health", must be carefully managed.

CONSERVATION SYSTEM: This landscape unit is an enclosed land parcel within the winelands, along a Grade II scenic route. It has 70% visibility coverage from the scenic route. This landscape unit also forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important. It triggers all three conservation systems. About a third of this landscape unit is located within the Hottentots Holland Nature Reserve.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: This entire landscape unit is a high sensitivity zone, and developments that would change or compromise the character of the landscape unit should not be permitted.



DEVELOPMENT CRITERIA

Please refer to the Conservation Management section of the CMP for general guidelines, explanatory text/terms, and the process behind developing the Development Criteria. The Development Criteria sheets are based on Landscape and Townscape typologies found within the Stellenbosch Municipality. The focus is on the current heritage elements and character of the landscapes, and the criteria are discussed under the five value lines (ecologic, aesthetic, historic, social and economic). They should also be read in conjunction with the Heritage Inventory (individual sites) and the Conservation Systems (Appendix 3 of the CMP).

A ECOLOGICAL
Significance:
Critical biodiversity areas are located on the upper to mid slopes of the mountains and also as pockets interspaced with ecologic support areas along the drainage lines.

Development Criteria:

- Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape (See the Foothills Conservation System).
- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

B AESTHETIC
Significance:
The Stellenbosch Mountain is the eastern boundary of this landscape unit. It displays three major folds with drainage lines that lead into the Blouklippen River, each with its own set of edge conditions against the upper slopes. These include: 1. Remnant plantations nestled with development on smaller farm portions. 2. Open fallow agricultural fields, remnant fynbos and irregularly shaped vineyards. 3. Smaller plots of 'lifestyle' farms with vineyards.

Development of plots and smaller farms are aligned along the Blouklippen River, which follows the major drainage line from the Stellenbosch Mountain. The plots in the valley are densely planted with lush vegetation, and most of the properties have tree-lined edges.

The main views are focused towards the mountains and expansive views towards the Bottelary Hills are also found on the higher slopes.

Development Criteria:

- 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 Conservation Systems).
- 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.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads.
- 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.
- 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 use.
- 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

APPENDIX B:

Extract from Stellenbosch Municipality: Heritage Survey 2012, Approved by HWC, 2018
C29, Blaauwklippen Road and Stellenbosch Mountain Foothills

development include sprawling suburban development, over-scaled private dwellings etc.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled industrial structures within the surrounding agricultural landscape.
- 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.

C HISTORIC
Significance:
The Blaauwklippen Road runs roughly north to south-east and a number of residences and historic sites are strung along this historic route, partly as a result of the first freehold farms being located along this route.

Blaauwklippen is a significant historic site with Cape Dutch buildings on an extensive werf.

A sub-valley within the Eerste River Valley that demonstrates the complex relationship between river course, old wagon route, rural landscape and wilderness characterised by the Helderberg and Stellenbosch peaks beyond.

Additional structuring elements such as avenues of trees, gateposts and well-defined farm werfs add to the whole.

Development Criteria:
FIRST FREEHOLD LAND
- Evidence of the earliest occupation 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.
- The layout of the first freehold land grants often correlates with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- 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.

18TH &19TH CENTURY WERF
- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.
- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.

EARLY 20TH CENTURY FARMSTEADS
- Some farmsteads dating to the early 1900s 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, and should be preserved.
- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles.

PLANTING PATTERNS
- 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.
- Significant avenues should be protected as a heritage component.
- 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.
- 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.

ADAPTIVE REUSE OF HISTORIC SITES
- 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.
- 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.

APPENDIX B:

Extract from Stellenbosch Municipality: Heritage Survey 2012, Approved by HWC, 2018
C29, Blaauwklippen Road and Stellenbosch Mountain Foothills

- Adaptive strategies need to take the surroundings as well as the structures into account.
- Where the historic function of a building is still intact, the function has heritage value and should be protected.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- 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.
- The placement of historic homesteads and settlement typically avoided visually-exposed, wind-swept hillcrests. New development should follow these patterns.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL
Significance:
A shooting range is located on the footslopes of the mountain. Oral accounts of the construction of the Franschhoek Tunnel have been recorded and the exit of the tunnel is located on one of the footslopes.

- **Development Criteria:**
- 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.
- Proposed development should recognise the relationship of communities to their land and communal facilities. Any development proposal should show a clear understanding of the 'intangible' features and values of these sites.

E ECONOMIC
Significance:
Most of the land unit comprises highly suitable soils for agriculture (viticulture).

Vineyards with remnant windbreaks transition onto the higher fynbos slopes.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- 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.
- Fruit orchards and windbreak trees form distinctive strong lines in the landscape. In cases where an 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- 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.
- 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.