

## **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).

All the information is consolidated and accessed through the Online Map available here: <http://stellenboschheritage.co.za/smhs/map/#13/-33.9690/18.8055>. The Landscape Units can also be found in Appendix 5 of the Phase 3 Report at <http://www.stellenboschheritage.co.za/stellenbosch-municipality-heritage-inventory>.

Please note that the Development Criteria for each of the landscape units will be worked into sheets, and linked to the Online Map after the Public Participation period (15 November to 15 December 2018) for the Heritage Western Cape Submission. Jonkershoek is used as a test site, please refer to the online map to see how it will work once it completed.

## **I KLAPMUTS**

### **I05 Klapmuts Core (Grade IIIc)**

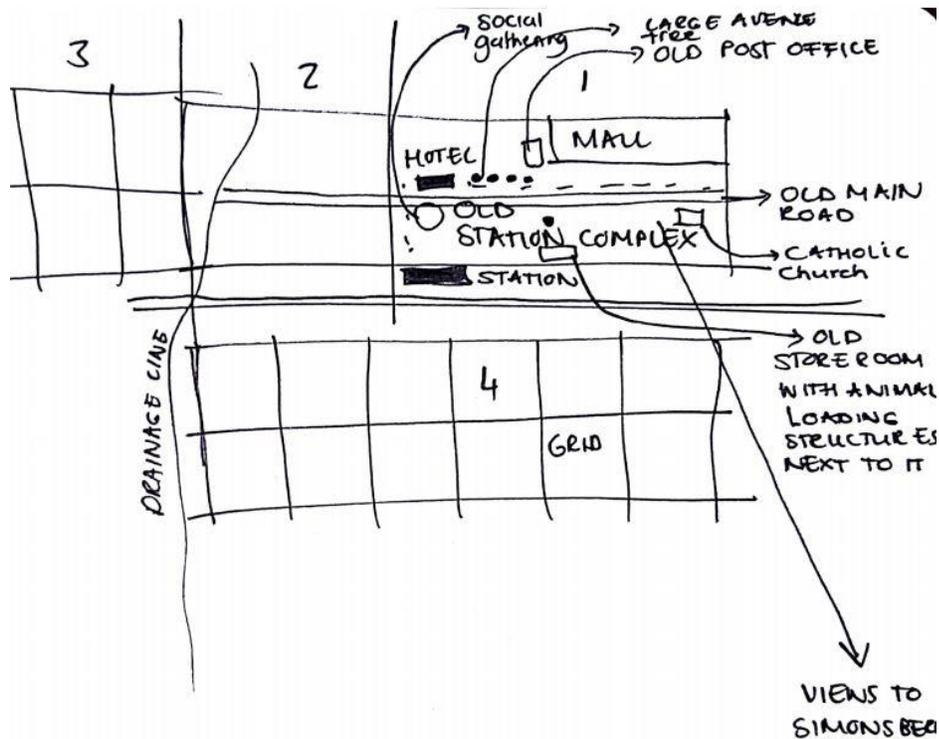
**The Klapmuts hotel, an intact Victorian structure (rare in the area), forms part of the station complex along with large Eucalyptus trees, a small chapel, and barn structure. Although this precinct has significance, it is disorderly and neglected.**

**MAIN AIM:** INTERVENE (Change) in a deliberate, planned way to improve a land parcel. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible. Actions include: (a) to rehabilitate the site to its previous, or natural character, or (b) to accelerate change towards a new or strengthened character and resilient landscape.

**MAIN VALUE:** HISTORIC - The historic core of Klapmuts features several structures and an existing spatial configuration that can be responded to in future development proposals. Recent developments have undermined this underlying framework. The grid and remaining historic fabric around the Klapmuts station and hotel could become design indicators for the core of new development. Views towards Klapmutskop and Simonsberg should be maintained.

#### **IMPORTANT HERITAGE COMPONENTS:**

- 1. Old Station Complex with Old Hotel, Old Catholic Church and associated Station Structures**
- 2. Public Open Space next to Old Station Complex**
- 3. 15 x 40m Grid to the North of the Railway Road**
- 4. 15 x 40m Grid to the South of the Railway Road**



**Conservation systems triggered:** None

**CONSERVATION SYSTEM:** None

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Gated Residential Estates, Large Scale Industrial Structures, Mining, Substation, Landfill and Sewage Plants, Expansive parking lots.

**A ECOLOGICAL**

**Significance:**

*The drainage line and open fields still act as ecological support areas.*

**Development Criteria:**

- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- The drainage line could be incorporated into public open space directly next to it. Public open space could be recreation fields for sports and act as an overflow flood basin. A playpark could form part of the proposal.

**B AESTHETIC**

**Significance:**

*The core of Klipmuts is located on a flat area with a drainage line running through the centre.*

*Views towards Simonsberg and Klipmutskop are important features that maintain the sense of place.*

*Klipmuts has a number of degraded land uses and a number of dilapidated structures due to economic conditions.*

**Development Criteria:**

- Avoid visual clutter that erodes the settlement pattern.

- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites. High density development is needed in the Stellenbosch area, and is needed here.
- Open views to Klappmutskop and Simonsberg should be retained where possible. The backdrop of the church towards Simonsberg should be retained.

## **C HISTORIC**

### **Significance:**

*The Station was inaugurated in 1863, and a map of 1873 shows the station as focal point for the plan (Malan 2017).*

*The Klappmuts Hotel was built by the Ward family in the late 1980s, and become a famous stopover for travellers. The Klappmuts hotel, an intact Victorian structure (rare in this area) forms part of the station complex with large Eucalyptus trees, a small chapel, and barn structure. Although this precinct had significance, it is disorderly and neglected.*

*South of the railway line, in a grid layout of 40x15m blocks, are a number of 1930s houses.*

### **Development Criteria:**

- Give preference to the reinforcement of existing settlements and settlement patterns rather than extending development outside the urban edge. Mixed use and high density infill development could be included in open erven within the historic grid.
- 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.
- 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.
- The Core of Klappmuts should retain its historic location around the Station. A part of this area should be kept public open space to accommodate a future densified Klappmuts.
- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles. The historic pattern of the grid, burial ground and old farm and cottages should be respected.

### **TREES**

- 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.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.
- Significant avenues should be protected as a heritage component. All the large Eucalyptus and Fig trees should be retained and incorporated into public open space.
- 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

### **RAILWAYS**

- Historic settlement patterns associated with the development of the railways should be respected.
- The potential of the railway network as an existing but under-utilised transport system to and within the region could enhance the cultural significance of the landscape, if harnessed effectively.

- The existing rail networks present an opportunity for a new typology of integrated development around stations, easily connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality. Klapmuts is perfectly positioned for this.
- Historic settlement patterns associated with the development of the railways should be respected. The grid pattern of the 1930s residential area is a good example of this.

## **D SOCIAL**

### **Significance:**

*The original, mainly Coloured community residing within the grid-patterned residential area in the core is a tight-knit and well-organised community. The Klapmuts Old Catholic Church is still used by the community, and St Michael's Church is a landmark along the Old Paarl Road. Church sites have social, spiritual and historical importance within the community.*

*The open areas along the river is currently used for recreational purposes.*

*Intangible associations and sense of place are strong, such as the social gathering space directly south of the Hotel (see entry S62 on the online map).*

*The current use as public open space is associated with present-day walking routes (visible on any aerial map).*

### **Development Criteria:**

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include: (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place. These associations to place should be taken into account by any proposal for development.
- Facilitate access to opportunities to (a) Improve quality of life by encouraging access to nature, health and recreation routes, and the traditional use of the landscape (refer to the Conservation Systems).
- New development that reinforces segregated planning principles should be discouraged.
- Settlements often have a historic core that often comprises the oldest fabric as well as the buildings that perform social and spiritual functions within the community. These should be protected as Special Areas within the neighbourhood.

## **E ECONOMIC**

### **Significance:**

*The railway line and train station are associated with a grid system of roads that run parallel to the railway line.*

*The Industrial node, a strip within the original grid, features the following cluttered land uses: garage, second hand farm implements and a shopping centre.*

### **Development Criteria:**

- Shopping centres on edges of highways and main roads should be discouraged. They serve private cars, and are inward-looking, with no attempt to respond to the surrounding landscape or heritage resources. The back of the shopping centre on the corner of the R44 and R101 faces the historic square, and should be reconfigured with local economic drivers (i.e. local craft, street food).
- Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. The Rozenmeer Gated Estate is a case in point, as it does not contribute to the sense of place

or community of Klapmuts. A typology that should be considered is a self-sufficient, sustainable and socially transformed 'villages' with different income levels, incorporating a level of subsidised housing.

## **I02 Klapmuts Sprawl (Grade IIIc)**

**This landscape unit has low heritage significance due to its degraded character and contains a large portion of NCW land. It has a fairly high ecological value, due to the presence of a river corridor, wetland and associated CBA and ESA layers.**

**MAIN AIM:** INTERVENE (Change) in a deliberate, planned way to improve a land parcel. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible. Actions include: (a) to rehabilitate the site to its previous, or natural character, or (b) to accelerate change towards a new or strengthened character and resilient landscape.

**MAIN VALUE:** ECOLOGIC - Critical biodiversity and ecological support areas are found around the open fields, wetland and drainage line in the northwestern and eastern section of this land unit and should be taken into account in future development proposals.

**Conservation systems triggered:** None

**CONSERVATION SYSTEM:** None

**DEVIATED LAND USE:** Mining, Substation, Landfill and Sewage Plants, Expansive parking lots

### **A ECOLOGICAL**

#### **Significance:**

*Critical biodiversity and ecological support areas are found around the open fields, wetland and drainage line in the northwestern and eastern section of this land unit.*

#### **Development Criteria:**

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

### **B AESTHETIC**

#### **Significance:**

*The land unit is located in the lower bowl of Klapmuts and is relatively flat, rising towards the footslopes of Klapmutskop.*

*Views from this unit are dominated by Klapmutskop and Simonsberg, with their footslopes. A few large Eucalyptus trees seem to be the only remnant of a farm. Within the larger context of Klapmuts, these new housing developments are seen as an intrusive feature as they neglect the fine grain of the hamlet of*

*Klapmuts and sprawl into the larger open fields. As a result this land parcel is seen as NCW (non-conservation worthy).*

*The Vinimark warehouse adds rather than detracts from the landscape.*

**Development Criteria:**

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields.
- Views should be framed and enhanced by development wherever possible.
- Innovative remedial action (development/densification) should restore this land unit to act as a transition between the core of Klapmuts and its foothills.

**C HISTORIC**

**Significance:**

*A portion of one of the early freehold land grants is located towards the western boundary of the unit. Other than this, the unit has a low heritage value, with the only significant features being two workers cottages on the southern edge.*

**Development Criteria:**

**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.

**SETTLEMENT PATTERN**

- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites.
- Give preference to the reinforcement of existing settlements and settlement patterns rather than extending development outside the urban edge. Here the settlement pattern should rather have followed the historic grid pattern that is seen in H01.
- The relocation of farm workers to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.
- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include: (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.

**TREES**

- 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.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.
- 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.

## **D SOCIAL**

### **Significance:**

*The Klapmuts Primary School with sports fields are centrally located within the unit.*

### **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 (Klapmutskop). 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.
- New development that reinforces segregated planning principles should be discouraged.
- Facilitate access to opportunities to improve quality of life by encouraging access to nature, health and recreation routes, and the traditional use of the landscape (refer to the Conservation Systems).

## **E ECONOMIC**

### **Significance:**

*The soils are moderate to poorly suited for agriculture (viticulture), as can be deduced from the lack of any vineyards or orchards.*

*The landscape comprises open fallow land, and expanding formal and informal settlement: housing estates and commercial development along Adam Tas Road (R44).*

### **Development Criteria:**

- Suburban development of the 1930s eroded the cultural landscape and changed its character as a result of mono-functional planning principles that advocated the separation of working, living, and recreation. Any proposed development that continues in this fashion should be discouraged.
- Shopping centres on edges of highways and main roads should be discouraged. They serve private cars, and are inward-looking, with no attempt to respond to the surrounding landscape or heritage resources.
- Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. A typology that should be considered is a self-sufficient, sustainable and socially transformed 'villages' with different income levels, incorporating a level of subsidised housing.
- Gentrification of rural settlements through lifestyle 'rural' estates to be discouraged.

## **I03 Klapmuts footslopes (Grade IIIb)**

**Clusters of trees, contour paths and Renosterveld forms part of an aesthetically significant composition, and has scenic as well as ecological and contextual value. This landscape forms part of the 'belt' that holds Klapmuts in place and maintains the character of Klapmuts. This landscape has the ability to fulfill a number of recreational needs of the town of Klapmuts, but urban sprawl will compromise its integrity.**

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

**MAIN VALUE:** AESTHETIC, ECOLOGIC

**Conservation systems triggered:**

**1. Green Transition Conservation System**

**CONSERVATION SYSTEM:** Please refer to the Green Transition Conservation System in the Conservation Management Plan that advocates openness and quality of life in the rural agricultural context.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** The following deviated land use should not be permitted in this land unit. Over-scaled private dwellings, suburban development, gated residential estates, mining, forestry related land use, school complex, substation, landfill, sewage plant, market, parking lot, business park, shopping centre, infrastructure development.

**A ECOLOGICAL**

**Significance:**

*The northern footslopes of Klapmutskop gently slope down from the crest that features a clump of trees and remnant Renosterveld which comprise a distinct critical biodiversity area in a natural condition.*

**Development Criteria:**

- The mountains, ridgelines, hills and rocky crests in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains and hills as a backdrop.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- 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).
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species

**B AESTHETIC**

**Significance:**

*The unit is elevated from the rest of the valley, which makes it highly visible and thus plays an important role in establishing the agricultural or pastoral character of Klapmuts. The northern footslopes are also highly visible from the N1 Highway.*

**Development Criteria:**

- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 240m contour line.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural

continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc. Retain the integrity of the distinctive and predominantly agricultural landscape character.

- The construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines, should be discouraged. Preferred locations are sites that have already been settled (for instance consolidated around farmyards, or near villages and hamlets), or sites 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.

## **C HISTORIC**

### **Significance:**

*The agricultural character of this unit contributes to its heritage value.*

### **Development Criteria:**

- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards
- Fruit orchards are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape.
- Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

## **D SOCIAL**

### **Significance:**

*A large round reservoir is located in the upper reaches of the unit and a number of trails emanate from this point.*

### **Development Criteria:**

- Where practical, encourage managed access to wilderness areas on the higher slopes. This will allow residents and visitors to the winelands opportunities to experience the wilderness domain, which is a key component within the cultural landscape as a whole, and to experience the sense of interconnectedness of the wilderness, agricultural and urban domains through views from the upper slopes. (See the Green Transitions and Foothills Conservation Systems).
- Always use existing roads and pathways, such as old forestry service roads, before any new routes are established. As much wilderness area as possible must be left intact.
- The principle of 'tread lightly' in any activity (and associated development requirements e.g. toilets for major events) in this domain should be emphasised.
- Make sure the required provision for the rehabilitation and maintenance of the slopes used for traditional and recreational purposes is in place.
- Mountain slopes have been used for traditional practices for many years, and care should be taken that any significant cultural sites, such as burials and veldkos/medicinal plant resources, are not disturbed.

- 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.

## **E ECONOMIC**

### **Significance:**

*The majority of soils in the unit are moderately suitable for agriculture (viticulture), with a section immediately west of the Klapmuts being highly suitable.*

### **Development Criteria:**

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- 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.
- 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.

## **I04 Gateway unit (Grade IIIb)**

**A significant feature of this land unit is that it spans the R44 with windbreaks that are considered an important landscape feature that should be retained. It not only acts as a well-defined buffer of the Klapmuts node, but also a gateway to the Cape Winelands towards Stellenbosch.**

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

**MAIN VALUE:** AESTHETIC, ECOLOGIC - As per the statement of significance, the windbreak trees are an important feature to retain.

### **Conservation systems triggered:**

#### **1. Green Transition Conservation System**

**CONSERVATION SYSTEM:** Please refer to the Green Transition Conservation System in the Conservation Management Plan that advocates openness and quality of life in the rural agricultural context.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over-scaled private dwellings, suburban development, large scale industrial structures, mining, gated residential estates, school complex, substation, landfill, sewage plant, market, parking lot, business park, shopping centre, infrastructure development such as wind turbines.

## **A ECOLOGICAL**

### **Significance:**

*The area east of Adam Tas Road (R44) feature several critical biodiversity and ecological support areas in a natural condition along the drainage lines crossing the unit. Some of these drainage lines appear in a somewhat degraded condition.*

### **Development Criteria:**

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

## **B AESTHETIC**

### **Significance:**

*This unit is predominantly flat, with the western section gradually sloping upwards towards Klappmutskop.*

*These windbreaks, together with the windbreaks in unit I10, distinctly form the western and southern gateway towards Klappmuts and are therefore among the most important landscape features to retain within the Klappmuts area. The gateway function therefore has contextual significance within the larger context of the winelands.*

*Further contextual significance is its role as part of the 'belt' system that holds Klappmuts in place.*

### **Development Criteria:**

- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development includes sprawling suburban development, over-scaled private dwellings etc.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).
- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled private dwellings or industrial buildings 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.
- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites. These include the old sand mines and race track to the west of the R44.

- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.
- Mining and quarry operations leave scars in the landscape that impact on its character and significance. These operations are required by law to undergo extensive rehabilitation strategies, and such work should commence at the earliest possible stage while work takes place.

## **C HISTORIC**

### **Significance:**

*An important burial ground (80 graves) is located on the Klapmuts-Simondium Road (Kaplan 2006).*

*According to the mapped sites layer, several archaeological artefacts have been found in this area.*

### **Development Criteria:**

- Handaxes and cleavers, etc. are found throughout the area, and they have heritage significance. All archaeological material is protected in terms of the NHRA.
- Burial Grounds are protected as per the NHRA and are also considered important social heritage sites.

## **D SOCIAL**

### **Significance:**

*The burial ground next to the Klapmuts-Simondium Road is considered an important space with social significance.*

### **Development Criteria:**

- The burial ground should be protected from surrounding incompatible land uses that could detract from its significance to the community. It is currently a place of gathering, reflection and reverence, which should be respected.

## **E ECONOMIC**

### **Significance:**

*The majority of soils in the unit are only moderately or not suitable for agriculture (viticulture). The entire unit is characterised by strong lines of windbreak trees protecting pockets of citrus trees and vineyards.*

### **Development Criteria:**

- 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.
- 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.
- 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 are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its

heritage values the windbreak trees should be kept and new development could be included within existing blocks.

- 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape.
- Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.

### **I05 Uniform Vineyards (Grade IIIb)**

**This landscape unit is considered an important transition zone between the scenic winelands and the Klapmuts area and therefore has contextual significance. It has a high level of agricultural potential with high quality soil. Loss of valuable agricultural soil is a threat in the Stellenbosch region, and therefore no development should be permitted to compromise the function as an agricultural unit.**

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

**MAIN VALUE:** AESTHETIC - The agricultural significance in combination with the high quality soils should not be eroded by any development that will compromise this feature of the landscape as transition zone.

**Conservation systems triggered:**

- 1. Green Transition Conservation System**
- 2. Scenic Route Conservation System**

**CONSERVATION SYSTEM:** Please refer to the Green Transition Conservation System in the Conservation Management Plan that advocates openness and quality of life in the rural agricultural context. This landscape has a Grade II scenic route that runs through it where 'foreground' criteria apply (see conservation systems in Appendix 3).

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** The following deviated land use should not be permitted in this land unit. Over-scaled private dwellings, cluttered properties, suburban development, large scale industrial structures, mining, school complex, gated residential estates, school complex, substation, landfill, sewage plant, market, parking lot, business park, shopping centre, infrastructure development such as wind turbines.

### **A ECOLOGICAL**

#### **Significance:**

*This particular hill is part of a larger belt and, together with its associated drainage line, present critical biodiversity and ecological support areas in a natural condition.*

**Development Criteria:**

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

**B AESTHETIC****Significance:**

*The topography of this unit is largely flat to rolling, leading up to a low hill in the east against Simonsberg.*

*This unit is flanked by Klappmutskop and the footslopes of Kanonkop, before crossing over and down into the Krom River Valley it functions as pastoral boundary.*

**Development Criteria:**

- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
- The construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines, should be discouraged. Preferred locations are sites that have already been settled (for instance consolidated around farmyards, or near villages and hamlets), or sites 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.
- Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route conservation system).
- 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.

**C HISTORIC****Significance:**

*A well established Olive Grove of some age is located amongst the vineyards of the Anura Wine Farm.*

**Development Criteria:****TREES**

- 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.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.
- Significant avenues should be protected as a heritage component.

## **D SOCIAL**

### **Significance:**

Low

### **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.

## **E ECONOMIC**

### **Significance:**

*The soils in this unit are highly suitable for the production of wine (viticulture), and dominated views over vineyards and natural rolling hills that contributes to the scenic quality of the route (R44) that traverse it.*

*From aerial photographs, darker coloured rings are discernible in the soil under vineyards. These rings are called 'terminalia' and refer to ancient termite mounds that is found on highly fertile soils in the study area.*

### **Development Criteria:**

- 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.
- 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 are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape.
- Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.
- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.

## **I06 Mixed smallholdings (Grade IIIc)**

**This unit represents an interesting collection of past and present land uses, and has ecological as well as historic significance with potential for development. The Rosenmeer estate is classified as NCW (non-conservation worthy).**

**MAIN AIM:** INTERVENE (Change) in a deliberate, planned way to improve a land parcel. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible. Actions include: (a) To rehabilitate the site to its previous, or natural character, or (b) to accelerate change towards a new or strengthened character and resilient landscape.

**MAIN VALUE:** ECONOMIC - Potential for development with some reference to heritage features in the landscape.

**Conservation systems triggered:** None

**CONSERVATION SYSTEM:** None

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Mining, Substation, Landfill and Sewage Plants, Expansive parking lots.

### **A ECOLOGICAL**

#### **Significance:**

The unit features two main drainage lines and wetlands with ecological support areas and the open fields represent critical biodiversity areas in a natural condition.

#### **Development Criteria:**

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

### **B AESTHETIC**

#### **Significance:**

The N1 forms the northern boundary of this landscape unit, which topographically falls to the east. The Adam Tas Road (R44) cuts the unit roughly in half and the R101 crosses through the eastern section of the unit.

Views from this unit leads the eye toward Simonsberg and to Drakenstein in the east. This landscape has agricultural character, with smallholdings, windbreaks and open fields being dominant features.

West of the R44, there are vineyards, a small dam and a newly developed housing estate that compares well with the historical Transnet staff village and expansive open fields to the east.

#### **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 the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads (such as one-stop filling stations).

- 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 historical Answortelrug Road with a mature Eucalyptus Avenue extends into the Drakenstein municipality across the N1. This road could have been a more formal road in the past, but is currently lost due to farm boundaries.

The piece of land flanked by the R44 in the west, the R101 in the north and R45 in the south represents a assembly of various interesting historic structures.

Two buildings immediately adjacent to the R44 used to be the old police station and general dealer. Behind these, an old water tank and several older houses are arranged along a diagonal road leading towards the cemetery.

The historic Transnet staff village and extension is still relatively intact and contributes to the sense of place of the area.

### **Development Criteria:**

- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value. (a) Avoid privatization or creation of barriers to traditional access routes. (b) Retain old roadways, which have been replaced by newer roads, for use as recreation trails.
- 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.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.
- 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.

## **D SOCIAL**

### **Significance:**

*There is a strong association to place that is evident from the social sites listed on the online map on card S55 and S57.*

### **Development Criteria:**

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include; (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.

## **E ECONOMIC**

### **Significance:**

Klapmuts has moderately suitable soil for agriculture (viticulture).

**Development Criteria:**

- Ensure that new development is responsive to the historical rural context, and avoid suburban type layouts, particularly “gated” estates, in rural areas.
- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Fruit orchards are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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.
- Suburban development of the 1930s eroded the cultural landscape and changed its character as a result of mono-functional planning principles that advocated the separation of working, living, and recreation. Any proposed development that continues in this fashion should be discouraged.
- Shopping centres on edges of highways and main roads should be discouraged. They serve private cars, and are inward-looking, with no attempt to respond to the surrounding landscape or heritage resources.
- Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. A typology that should be considered is a self-sufficient, sustainable and socially transformed ‘villages’ with different income levels, incorporating a level of subsidised housing.

**I07 Port Jackson (Grade IIIb)**

**This landscape has ecological significance.**

**MAIN AIM:** INTERVENE (Change) in a deliberate, planned way to improve a land parcel. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible. Actions include: (a) To rehabilitate the site to its previous, or natural character, or (b) to accelerate change towards a new or strengthened character and resilient landscape.

**MIAN VALUE:** ECOLOGIC - Even though the unit is presently covered in invasive exotic species, red data species have been discovered on the site and it is considered a critical biodiversity area. Future development proposals will have to be accompanied by proper environmental assessment to ascertain the extent of the red data species and which areas should be avoided.

**Conservation systems triggered:** None

**CONSERVATION SYSTEM:** None

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over-scaled private dwellings, suburban development, gated residential estates, parking lot (without mitigation), isolated shopping centres.

**A ECOLOGICAL  
Significance:**

*It is located between the N1 and the railway line. The Cape Nature biodiversity mapping states that the area is predominantly covered in critical biodiversity areas, with some red data species, in natural and degraded conditions. At present, however, it is covered in invasive Port Jackson trees.*

**Development Criteria:**

- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species
- It is proposed that the invasive species (mostly Port Jacksons) be cleared and the area rehabilitated in order to protect red data species.

**B AESTHETIC**

**Significance:**

*This unit is located on a relatively flat piece of land with a slight raise to the west. Due to the slight raise in topography in the western section, the unit is partly visible from the N1 highway.*

*The Port Jacksons screen most of the (illegal) activities in the unit. The industrial infrastructure in the unit does not detract from its immediate surroundings, as it already has a light industrial character.*

**Development Criteria:**

- Views towards Klipmutskop should be framed and enhanced by development wherever possible.
- Layouts of proposed new developments should have an emphasis on place-making, i.e. urban design and landscape-related heritage considerations, as opposed to standard infrastructure-driven requirements.

**C HISTORIC**

**Significance:**

*A section of one of the early freehold grants are located in the central section.*

**Development Criteria:**

- 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.
- Handaxes and cleavers, etc. are found throughout the area, and their heritage significance is clear. All archaeological material is protected in terms of the NHRA.

**D SOCIAL**

**Significance:**

*The Unit is currently occupied by informal squatters.*

**Development Criteria:**

- *Informal squatters are a threat to the significance of the unit, due to overuse of the natural vegetation (red data species) and related unmonitored activities.*

**E ECONOMIC**

**Significance:**

The unit features moderately suitable soils for agriculture (viticulture), informal settlement, sewage works, and a power plant. A recycling waste deposit is located in the strip between the railway line and the Old Paarl Road.

**Development Criteria:**

- Rehabilitation of the natural vegetation and localised infrastructural development to support the urban densification of a future Klapmuts takes preference over agricultural activities in this landscape unit. Here the industrial infrastructure in the unit does not detract from its immediate surroundings, as it already has a light industrial character. Development will be beneficial.

**108 Western Gateway (Grade IIIb)**

**This unit, together with LU 104, acts as the gateway upon entering Klapmuts with the windbreak trees as defining element. Any insensitive development will impact on the pastoral character of the Krom River Valley.**

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

**MAIN VALUE:** AESTHETIC, ECONOMIC - Windbreak trees and insensitive development that negatively affects the pastoral character of Krom River should be discouraged.

**Conservation systems triggered:** None

**CONSERVATION SYSTEM:** None

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** The following deviated land use should not be permitted in this land unit. Over-scaled private dwellings, cluttered properties, suburban development, large scale industrial structures, mining, school complex, gated residential estates, substation, landfill, sewage plant, market, parking lot, business park, shopping centre, infrastructure development such as wind turbines, forestry related.

**A ECOLOGICAL**

**Significance:**

*Only a small corner of land to the east of the unit feature some critical biodiversity in a natural condition.*

**Development Criteria:**

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

**B AESTHETIC**

**Significance:**

*Predominantly flat, open fallow land is located between the railway line and N1 highway. The Old Paarl Road (R101) cuts through the unit, dividing it in two.*

*Due to the open character of the surrounding landscape, the unit is very visible from the N1 highway and from the Krom River Valley.*

**Development Criteria:**

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields
- 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).
- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses. Any new transmission lines should be buried where possible.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

**C HISTORIC****Significance:**

*The Unit is predominantly characterised by agricultural activities, specifically vineyards and orchards, and the ubiquitous windbreaks associated with them.*

**Development Criteria:**

- 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.
- 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

**D SOCIAL****Significance:**

*The Unit is highly visible from the N1 highway, giving it a social significance based on its aesthetic qualities related to agriculture and the sweeping views towards Klapmutskop.*

**Development Criteria:**

- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

**E ECONOMIC****Significance:**

*It is characterised by the use of windbreak trees to shelter orchards and vineyards.*

*The soils are moderately suitable for agriculture.*

**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 are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its

heritage values the windbreak trees should be kept and new development could be included within existing blocks.

- 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape.

### **109 Unit within Drakenstein (Grade IIIb)**

**This landscape has agricultural significance within the Drakenstein municipality.**

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

**MAIN VALUE:** ECONOMIC- The proliferation of non-agricultural uses in this landscape unit should at all times be discouraged.

**Conservation systems triggered:** None

**CONSERVATION SYSTEM:** None

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over-scaled private dwellings, suburban developments, mining, school complex, gated residential estates, substation, landfill, sewage plant, parking lot, business park, shopping centre, infrastructure development such as wind turbines.

#### **A ECOLOGICAL**

##### **Significance:**

*A drainage line is located along the eastern boundary and leads to a more undeveloped section of the farm which features critical biodiversity areas in a natural condition.*

##### **Development Criteria:**

- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

#### **B AESTHETIC**

##### **Significance:**

*This is the only land unit on the northern side of the N1 and it juts into the Drakenstein Municipal area.*

*It is currently regarded as a degraded land use within the Stellenbosch region, but it fits into its context on the northern side of the N1 where more of these land uses are found.*

**Development Criteria:**

- 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. Here, however, the land use fits into its agricultural context.

**C HISTORIC**

**Significance:**

*Nothing evident*

**Development Criteria:**

- Handaxes and cleavers, etc. are found throughout the area, and their heritage significance is clear. All archaeological material is protected in terms of the NHRA.

**D SOCIAL**

**Significance:**

*The landscape is predominantly flat and gently falls to the north. It is highly visible from the N1 highway and the upper reaches of Klapmutskop.*

**Development Criteria:**

- The predominantly agri-industry character of the unit should be acknowledged in a visually sensitive fashion.

**E ECONOMIC**

**Significance:**

It consists of three poultry farms with chicken batteries, and one vegetable nursery (in newly erected tunnels).

As can be deduced from the lack of extensive vineyards and orchards, the soils are moderately suitable for agriculture (viticulture).

**Development Criteria:**

- 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape.
- Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character

**I10 Fragments (Grade IIIb)**

**This combination of landscape fragments grouped in one unit has significance for its visibility and the pastoral character of the area.**

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

**MAIN VALUE:** ECONOMIC- The proliferation of non-agricultural uses in this landscape unit should be discouraged.

**Conservation systems triggered:** None

**CONSERVATION SYSTEM:** None

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over-scaled private dwellings, suburban developments, mining, school complex, gated residential estates, substation, landfill, sewage plant, parking lot (without mitigation), business park, shopping centre, infrastructure development such as wind turbines.

## **A ECOLOGICAL**

### **Significance:**

*A small area in between the western vineyards and tunnels features a piece of land with natural vegetation. It is mapped as a critical biodiversity area in a natural condition, but is currently being informally mined for sand. It is mainly neglected veld and the eastern section is mapped as a critical biodiversity area in a natural condition. From aerial photographs it is evident that the area is used for informal settlement.*

*The northern boundary is mapped as a critical biodiversity area in a natural condition and a drainage line in the south east features some ecological support areas.*

### **Development Criteria:**

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

## **B AESTHETIC**

### **Significance:**

*The eastern outskirts of Klapmuts, like Units 108 and 109, are clustered around the R101, R45 and the railway. In this unit, the R45 forms the southern boundary and curves at a 45 degree angle towards Franschoek. The railway represents the northern boundary of the unit.*

*The landscape gently falls to the east, resulting in expansive views towards the Drakenstein valley and mountains.*

*The unit itself is highly visible from the R45 and features vineyards and agricultural tunnels which fit in well with the pastoral character of the area.*

### **Development Criteria:**

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. Here views towards the Hawequas Mountains, the Drakenstein Valley, and Simonsberg are important to maintain.
- 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).

- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

## **C HISTORIC**

### **Significance:**

*The Unit is predominantly characterised by agricultural activities.*

### **Development Criteria:**

- 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.

## **D SOCIAL**

### **Significance:**

*The Unit is highly visible from the N1 highway, giving it a social significance based on its aesthetic qualities of agriculture and the sweeping views towards Klapmutskop. The Unit is currently occupied by informal squatters.*

### **Development Criteria:**

- Informal squatters are a threat to the significance of the unit, due to overuse of the natural vegetation and related unmonitored activities.

## **E ECONOMIC**

### **Significance:**

*The eastern outskirts of Klapmuts has soils that are moderately suitable for agriculture. Features are vineyards and agricultural tunnels.*

*Between the N1 and the R45, the unit contains farming infrastructure (Welgemeend and Welgelee) and some neglected vineyards and fields. The soils are moderately suitable for agriculture.*

### **Development Criteria:**

- Ensure that new development is responsive to the historical rural context, and avoid suburban type layouts, particularly “gated” estates, in rural areas.
- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- 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 are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape.