



A10 Muldersvlei and Klapmuts Footslope

Vineyards and fallow fields, service roads and remnant plantations with pockets of fynbos and dams characterise the gentle slopes of Klapmutskop. The use of terracing in the landscape makes it an exceptional cultural landscape with a degree of rarity in the Stellenbosch Municipal area. The area immediately south of Muldersvlei farm (De Meye) is considered an important critical biodiversity and ecological support area, mainly due to the wetland. A railway line and the Elsenburg Road traverse the unit. An intrusive and relatively-recent residential development is located to the west of the Elsenburg Road, seen across a large dam. A chicken farm is located to the south, close to the Muldersvlei station. This landscape unit reads with land unit A09 and has a rural character to it. It has largely been spared from development, except for the intrusive housing estate, but is now threatened by an expanding Klapmuts.

The exceptional use of terracing on the higher slopes of Klapmutskop forms an important gradation between wilderness and cultivated landscape. The landscape has significance for its rarity, aesthetic and scenic beauty. This pocket should remain rural in character and accessible, and any form of development that compromises the integrity of the cultural landscape should be prohibited.



Klapmutskop



View towards Klapmutskop eastern footslopes showing terracing



Klapmutskop

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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, HISTORIC - The pastoral, open and rural qualities are valued and carries increased significance due to the fact that there are terracing on the ecologically sensitive upper slopes that need to be enhanced, rather than compromised by any development. This pocket should remain rural in character and accessible.

CONSERVATION SYSTEM: Foreground criteria applies to the 0-500m buffer around the section of grade II scenic route that traverse the unit at its southern boundary. The green transition conservation system is triggered that advocates for new development to allow for links to the mountains and the larger natural landscape.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Over scaled private dwellings, cluttered properties, suburban development, gated residential estates, mining, forestry related land use, substation, landfill, sewage plant, parking lot, business park, shopping centre, infrastructure development such as wind turbines, large scale industrial structures, nursery/mixed use/garden centre,

Grade IIIb	
Foothill CS	
Green Transition CS	✓
Scenic Route CS	✓

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:

The area immediately south of Muldersvlei farm (De Meye) is considered an important critical biodiversity and ecological support area, mainly due to the wetland.

Vineyards and fallow fields, service roads and remnant plantations with pockets of fynbos and dams characterise the gentle slopes of Klappmutskop.

Development Criteria:

- Remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.
- 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).
- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- 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 landscape unit reads with land unit A09 and has a rural character. It has largely been spared from development, except for an intrusive housing estate, but is now threatened by an expanding Klappmuts.

An intrusive and relatively recent residential development is located to the west of the Elsenburg Road, and visible across a large dam.

The exceptional use of terracing on the higher slopes of Klappmutskop forms an important gradation between wilderness and cultivated landscape.

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 include sprawling suburban development, over-scaled private dwellings etc.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements.
- 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).
- 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.
- Limit cultivation and development

on upper 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 220m contour line.

- Retain view-lines and vistas focused on prominent natural features such as Klappmutskop, as it is an important place-making and orientating element for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.

C HISTORIC

Significance:

The use of terracing in the landscape makes it an exceptional cultural landscape with a degree of rarity in the Stellenbosch Municipal area. Hoopenburg and Muldersvlei (De Meyer) are both Grade IIIb heritage resources.

Development Criteria:

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.
- Ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details. Distinguish old from new.
- 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.

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.
- 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.

D SOCIAL

Significance:

The hiking trails on Klappmutskop are as widely used as some of the trails on the mountains, but have tremendous potential to be further developed.

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.
- Where practical, encourage managed access to wilderness areas on the higher slopes. This will allow residents and visitors to the winelands opportunities to experience the wilderness domain, which is a key component within the cultural landscape as a whole, and to experience the sense of interconnectedness of the wilderness, agricultural and urban domains through views from the upper slopes. (See Green Transitions and Foothills Conservation Systems).
- 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' must be

applied for 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.

E ECONOMIC

Significance:

A railway line and the Elsenburg Road traverse the unit.

A chicken farm is located to the south, close to Muldersvlei station.

Development Criteria:

- Land-Use that is not part of the two core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape based on the infrastructure associated with it (greenhouses, shade netting, chicken batteries). Therefore, the placement should be carefully considered.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards
- The existing rail networks present an opportunity for a new typology of integrated development around stations, effectively connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.
- Historic settlement patterns associated with the development of the rail should be respected.
- The potential of the railway network as an existing but underutilised transport system to and within the Winelands could enhance the cultural significance of the landscape, if harnessed effectively.

