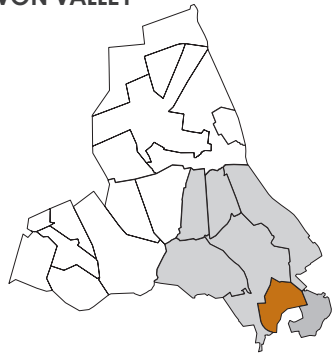
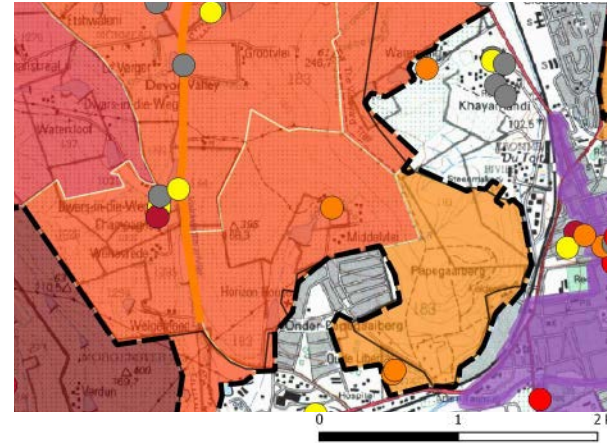
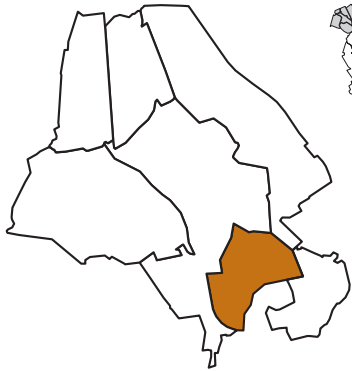


DEVON VALLEY



B02 (7.4) Grade IIIb



B02 Middelvei

This landscape unit is an enclosed pocket within the rolling hills. It is slightly tilted towards the suburb of Onder-Papegaaiberg, giving a visual extension towards the open vineyards that lends the suburb a rural character. A single drainage line starts at an indent in the landscape where the farm complex is located, and follows the lowest line with its associated ecological support area. Rectilinear vineyards follows the alignment of the contours. This entire land unit has high soil suitability for the production of wine (viticulture). Middelvei has significance as an example of a Victorian-era farm werf within the Stellenbosch area. Being located close to the Bottelary, it has commonality with other Victorian structures, such as those found at Wolwedans and Fort Simon.

This landscape has historic, rural and scenic significance in its proximity to the suburb of Onder-Papegaaiberg.



Middelvei

B02 MIDDELVLEI

This landscape has historic, rural and scenic significance in its proximity to the suburb of Onder-Papegaaiberg.

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, ECONOMIC, HISTORIC - This entire landscape unit is seen as a component that reflects the a settlement pattern of farm and vineyards. The intactness of this component is valuable. It is for this reason that the conservation of the existing character is important, and may require protection, maintenance as well as appropriate development. It includes the promotion of these landscapes and places for the appreciation and continuity of their cultural significance.

CONSERVATION SYSTEM: This landscape unit is triggered by the scenic route conservation system with its coverage of more than 70% visibility, but only by one grade II scenic drive. It scores low on the visibility chart, and therefore confirms the sense of enclosure of this landscape unit in it proximity to the town of Stellenbosch. The Green Transitions conservation unit, advocates for openness, and access into the rural landscape adjacent to urban nodes.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, nursery/mixed use/garden centre, restaurant/farmstall, mining, substation, landfill or sewage plant, extensive parking lot, business park, isolated shopping 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:

A single drainage line starts at an indent in the landscape where the farm complex is located, and follows the lowest line with its associated ecological support area.

Development Criteria:

- 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.
- 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
- 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).

B AESTHETIC

Significance:

This landscape unit is an enclosed pocket within the rolling hills, but visible from the Blaauwklippen (Grade II) Scenic Route.

This landscape unit is slightly tilted towards the suburb of Onder-Papegaaiberg, giving a visual extension towards the open vineyards that lends the suburb a rural character.

Development Criteria:

- 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. (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.
- Edges of the town of Stellenbosch to remain permeable to the larger natural landscape (Refer to Green Transitions and Commonage for more detail).



C HISTORIC

Significance:

Middelvele has significance as an example of a Victorian-era farm werf within the Stellenbosch area. Being located close to the Bottelary, it has commonality with Victorian-period Wolwedans and Fort Simon.

Development Criteria:

PATTERN OF SETTLEMENT

- 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.
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to impacts on the heritage significance of these settlements and the historic riverine corridor.
- The entire landscape setting of this typology should be protected by discouraging development that will fragment or encroach on the wider landscape and the pattern of settlement.

WERF

- Respect traditional werf settlement patterns by considering the entire werf as part of the component of significance. This includes the backdrop of the natural landscape against which it is cited as well as its spatial structure. Any development that threatens the inherent character of the 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.
- 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.



D SOCIAL

Significance:

Middelvele already fulfills a sense of public service by being open to the community through the tasting room, and restaurant.

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:

Rectilinear vineyards follows the alignment of the contours. This entire land unit has high soil suitability for the production of wine (viticulture).

Development Criteria:

- 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 in the CMP 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.
- Developments that promote the continuity of the core function of agriculture within the Stellenbosch winelands should be promoted.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.
- 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.