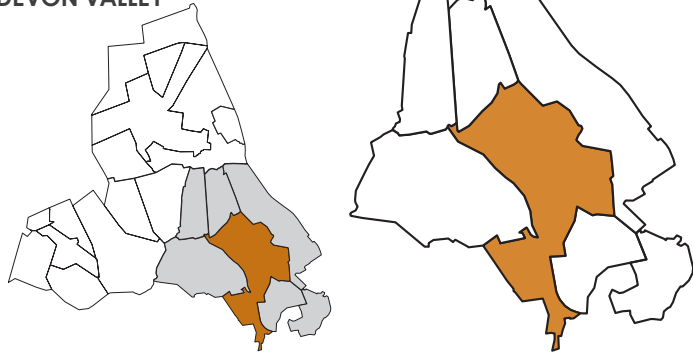


DEVON VALLEY

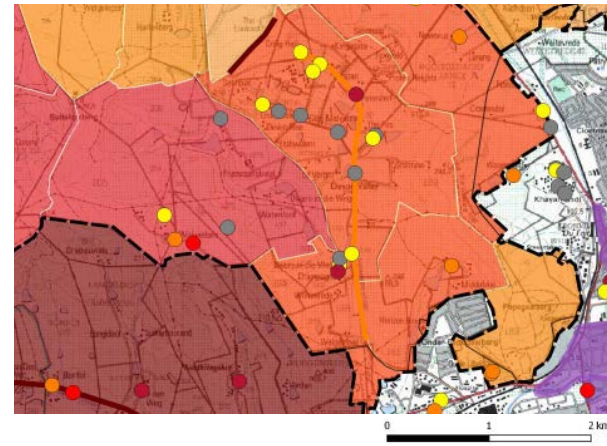


B03 (7.5) Grade IIIb



B03 Devon Valley

This landscape unit is an enclosed valley within the rolling Bottelary Hills. The Veldwagters River, its ecological support area, and the Devon Valley Road is aligned along the lowest point of the landscape. Regular blocks of vineyards, and sporadic new developments are evident in this valley. The cultural landscape has been transformed dramatically in Devon Valley over the last years. Degrading elements have been added to the landscape, yet it remains one of the most romantic valleys in the study area. Devon Valley is a dynamic and changing landscape with an active and working community. Key features in this landscape unit are smaller 'lifestyle' farms (as small as 2.4 ha) and interrupted rows of trees on the edge of boundaries. These interrupted tree lines on boundaries are one of the elements within this landscape that differs from its neighbouring pockets in the winelands. On the higher slopes, expansive views are found towards the dramatic mountains of Stellenbosch. The view from Blumberg Road over the valley must be one of the most beautiful views in the Stellenbosch winelands. Early freehold land grants were located on the middle slopes of the western side of the valley. Petershof is one of the finest examples of a Cape Revival house within the winelands and



Vineyards

is well hidden among mature trees next to the Devon Valley Road. A number of workers cottages are seen from the road. These structures, although modest, reveal the working community within the area where large working farms offer job opportunities. The farm Champagne is somewhat run-down and altered but the combination of homestead and farm buildings, together with its mature avenue of trees, has aesthetic, landscape and architectural significance. A number of nurseries and schools as well as a church are situated within this valley.

This landscape has significance for its capacity to absorb new development (except for some intrusive structures and fragmented properties) in a way that retains a scenic, balanced, textured landscape, and therefore has aesthetic significance with a high level of resilience. Farm complexes are often associated with workers cottages and these are often aligned in rows or clusters and reveal the significance of a working community within the valley. In other areas of the winelands these cottages are being transformed and therefore lose significance.



Devon Valley with views towards Stellenboschberg

B03 DEVON VALLEY

This landscape has aesthetic significance with a high level of resilience. It is notable for its capacity to absorb new development in a way that retains a scenic, balanced, textured landscape (except for some intrusive structures and fragmented properties). Farm complexes are often associated with workers cottages and these are often aligned in rows or clusters and reveal the significance of a working community within the valley (in other areas of the winelands these cottages are being transformed and therefore lose significance).

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

MAIN VALUE: AESTHETIC, ECONOMIC - This landscape unit's ability to transform and capacity to absorb new development should be enhanced, and therefore reinforced. Development should continue in the same pattern of subdivision that evolved over time with a focus on development that promote the continuity of agriculture, with the possible byproduct of subdivision to be considered.

OPPORTUNITY: From the viewshed analysis, a good area for development (high density) is located in the industrial area between Devon Valley Road and the R310.

CONSERVATION SYSTEM: This landscape unit is the 'middleground' of one of the most spectacular viewpoints (Bloomberg Road) within the winelands. This landscape unit has more than 70% visibility from two grade II scenic routes, and the Devonvale Grade IIIb scenic route. Here 'Foreground' guidelines for development within the scenic route corridor (0-500m) apply (see Appendix 3).

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Over-scaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, 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:

The Veldwagters River, its ecological support area, and the Devon Valley Road are aligned along the lowest point of the landscape.

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

B AESTHETIC

Significance:

This landscape unit is an enclosed valley within the rolling Bottelary Hills.

The cultural landscape of Devon Valley has been transformed dramatically over the last years. Degrading elements have been added to the landscape, yet it remains one of the most romantic valleys in the study area.

On the higher slopes, expansive views are found towards the dramatic mountains of Stellenbosch. The view from Blumberg Road over the valley must be one of the most beautiful views in the Stellenbosch winelands.

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. (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.
- 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. Prevent the use of solid walls around vineyards and especially places where it is in public view.
- Ensure that new development is responsive to the historical rural context, and avoid suburban type layouts, particularly "gated" estates, in rural areas.
- The spectacular view from Bloomberg Road could be celebrated with a viewpoint installation.

C HISTORIC

Significance:

Early freehold land grants were located on the middle slopes of the western side of the valley.

Petershof is one of the finest examples of a Cape Revival house within the winelands and is secluded among mature trees next to the Devon Valley Road.

The farm Champagne is somewhat run-down and altered, but the combination of homestead and farm buildings, together with its mature avenue of trees, has aesthetic, landscape and architectural significance.

Interrupted tree lines on boundaries are one of the elements within this landscape that distinguishes it from neighbouring units.

Development Criteria:

FREEHOLD

- 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.

18TH CENTURY WERF

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



should be discouraged.

- Encourage the multifunctional use of existing heritage sites and resources with different but sensitive new uses. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Encourage intervention to revive heritage features in decline, by engaging with innovative development proposals where appropriate, and considering sensitive adaptive reuse strategies for each, specific heritage resource.
- 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.

PLANTING PATTERN

- 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:

Devon Valley is a dynamic and changing landscape with an active and working community.

A number of workers cottages are seen from the road. These structures, although modest, reveal the working community within the area where large working farms offer job opportunities.

A number of pre-school nurseries, a primary school and a church are situated within this valley.

(Card S36) "Ons se altyd vir die oom van die taxi: 'vat ons tot by die Gaatjie'. Want hy (die Kleuterskool) le so in 'n Gaatjie."

Development Criteria:

- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian

character associated with vineyards.

- 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.
- Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.
- Proposed development should recognise the relationship of communities to their land and communal facilities. Any development proposal should show a clear understanding of the 'intangible' features and values of these sites.
- 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:

Regular blocks of vineyards, and sporadic new developments are evident in this valley. Other land uses in the valley include a nursery.

Key features in this landscape unit are

smaller 'lifestyle' farms (as small as 2.4 ha) and interrupted rows of trees on the edge of boundaries.

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 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 related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses. (iv) Encourage mitigation measures (for instance use of vegetation) to "embed" existing oversized private dwellings within the surrounding agricultural landscape.
- 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. However, in this case a pattern of subdivision has developed and can be considered provided that it promotes the continuity of agriculture.
- Developments that promote the continuity of the core function of agriculture (viticulture) within the

Stellenbosch region should be promoted.

Opportunity:

The viewsshed analysis identified a potential area for (high density) development in the industrial node between Devon Valley Road and the R310.

Development Criteria:

ADAPTIVE REUSE

- Encourage the multifunctional use of existing heritage sites and resources with different but sensitive new uses. Development and adaptive reuse that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Encourage integrated planning for extensions and densification, allowing new typologies that reinterpret historic settlement patterns. Inappropriate suburban and affordable housing, that does not follow the massing and integrity of the settlement pattern as a whole, should be discouraged.
- 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.
- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites.

LAND USE AND DEVELOPMENT

- 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.

- 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.
- New development that reinforces segregated planning principles should be discouraged.
- Settlements often have a historic core that usually comprises the oldest fabric as well as the buildings that perform social and spiritual functions within the community. These should be protected as Special Areas within the neighbourhoods.

