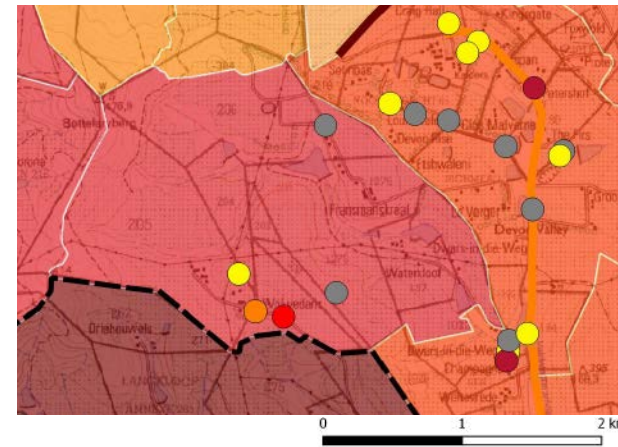


B04 Wolwedans

The higher slopes of the Devon Valley have not been fragmented by development and are made up of larger rectilinear vineyards with soft edges where the interface between rural and wilderness is found. These wilderness areas (critical biodiversity areas in natural condition) are often aligned with the drainage lines and their associated ecological support areas. Expansive views are found over the valley and extending towards the dramatic Stellenbosch Mountains and the Eerste River. Wolwedans is the main historic site, a deduction of Neethlingshof. This good example of a mid-to-late 19th century farmhouse is set in a loose werf formation with a variety of ordinary farm buildings of various ages surrounding it. Mountain bike trails traverse this area as part of a larger network of trails around the Bottelary Hills. A burial ground for local families with a well-kept whitewashed wall is found within this land unit.



This landscape unit has significance for its pattern on the higher slopes of the Devon Valley and represents a working farm that has not acquired large scale commercial infrastructure. It has cultural, scenic aesthetic and social value.



Wolwedans walled burial ground



Views towards land unit B04

B04 WOLWEDANS

This landscape unit on the higher slopes of the Devon Valley has significance for its pattern, representing a working farm that has not acquired large scale commercial infrastructure. It has cultural, scenic aesthetic and social value.

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, ECOLOGIC - 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 therefore 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 classified as an exceptionally scenic landscape (a coverage of more than 70% in terms of grade II scenic routes), and has a high visibility (can be seen from 8 out of the 10 Grade II scenic route viewsheds in the Stellenbosch valley. The Foothills conservation system is also triggered as support to the Bottelary conservancy.

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, nursery/mixed use/garden centre, restaurant/farmstall, mining, school complex, substation, landfill or sewage plant, parking lot, market, business park, isolated shopping centre.

Grade IIIa	<input type="checkbox"/>
Foothill CS	<input checked="" type="checkbox"/>
Green Transition CS	<input type="checkbox"/>
Scenic Route CS	<input checked="" type="checkbox"/>

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 wilderness areas (critical biodiversity areas in natural condition) are often aligned with the drainage lines and their associated 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.
- 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. (See also the Protected Areas conservation system for more guidelines triggered by this Landscape Unit).

B AESTHETIC

Significance:

The higher slopes of the Devon Valley have not been fragmented by development and are made up of larger rectilinear vineyards with soft edges where the interface between rural and wilderness is found.

Expansive views are found over the valley and extending towards the dramatic Stellenbosch Mountains and the Eerste River.

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.
- 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.
- 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.

C HISTORIC

Significance:

Wolwedans is the main historic site, a deduction of Neethlingshof. This good example of a mid-to-late 19th century farmhouse is set in a loose werf formation with a variety of ordinary farm buildings of various ages surrounding it.

Development Criteria:

- 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.

D SOCIAL

Significance:

A burial ground for local families with a well maintained whitewashed wall is found within this land unit.

Mountain bike trails traverse this area as part of a larger network of trails around the Bottelary Hills.

Development Criteria:

- Any development that threatens the inherent character of family burial grounds should be discouraged.
- 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 conservation systems of Green Transitions and Foothills Conservation).

- 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:

Wolwedans is a commercial farm (viticulture) that upholds the dominant character of this landscape unit. It contributes to employment within the region and provides accommodation.

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.
- 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.
- 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.
- 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.

