



B05 Linear land unit next to R45

This long linear land unit forms the eastern edge of the Devon Valley and runs along the R45. Pockets of natural vegetation and some remnant plantations are seen on the edges of the crest. Five drainage lines with ecological support areas drain into the Plankenburg River. The northernmost drainage line features a pocket of critical biodiversity still in natural condition. A series of 1930's to 1950's farm werfs are located on the sloping eastern edge, and most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley towards Simonsberg. High soil suitability (viticulture) is found on the higher slopes of this land unit. The lower slopes revealed a line of early freehold land grants all along the entire length of the R45.

Some of the neighbouring mansions from land unit B06, located on the crest, are visual intrusions. Further intrusive elements are found around the R45 and Bottelary Road intersection. The pattern of 1930's-1950's houses is a reference to an influx of development in the winelands around that time.



Caltex garage (intrusive), the vineyards of the Sonop farm in the background



Monterosso farm (part of the 1930/50's pattern of settlement at a distance from the R45)

B05 LINEAR LAND UNIT NEXT TO R45

Farmland on slopes alongside the road, with several first-half 20th century building complexes.

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 open character of the agrarian landscape should be enhanced.

IMPORTANT HERITAGE COMPONENT:

1. KAYAMANDI is located next to this land, some heritage features within this component is discussed.

CONSERVATION SYSTEM: The Green Transitions conservation unit, advocates for openness, and access across the rural landscape adjacent to urban nodes.

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 centres

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

This long linear land unit forms the eastern edge of the Devon Valley and runs along the R45.

Pockets of natural vegetation and some remnant plantations are seen on the edges of the crest. Five drainage lines with ecological support areas drain into the Plankenburg River. The northernmost drainage line features a pocket of critical biodiversity still in natural condition.

Development Criteria:

- 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).
- 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 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).

B AESTHETIC

Significance:

Over-scaled buildings located on the crest on land unit B06, are visual intrusions. Further intrusive elements are found at the intersection of the R45 and Bottelary Road.

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 visual clutter in 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.
- 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 lower slopes revealed a line of early freehold land grants all along the entire length of the R45.

A series of 1930's to 1950's farmsteads are located on the sloping eastern edge, and most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley towards Simonsberg. The pattern refers to an influx of investment and development in the winelands during that period.

Kayamandi is located adjacent to this landscape unit. The historic farm house of Watergang is now the NPO Kuyasa. Kayamandi includes a range of architectural expressions and several churches, especially around Masitandane Road. Large stone pines are heritage features in Kayamandi.

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.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should also align with Burra Charter Article 22 (see introduction of this section).

PATTERN OF SETTLEMENT

- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles. Here the 1930's pattern of settlement is still visible from the R304.

KAYAMANDI

Please refer to Appendix 1 of the Phase 3 Report: Since 2000 there have been housing projects in Costa Land, Snake Valley, Watergang, and Thubelisha, and construction of the Kayamandi Mall, the Kayamandi Economic and Tourism Centre, and the Kayamandi Stadium. The goal is to redevelop the sense of community that was devastated by massive influxes in the 1980s and 1990s.

- New development reinforcing apartheid 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
- The stone pines in Kayamandi add to its historical significance and care should be taken to ensure that they are not needlessly lost to development.
- At least one of each of the three hostel type structures / complexes within Kayamandi should be retained as a historic reminder, if higher density housing units are required to replace them.



- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites.
- Facilitate access to opportunities: (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). (b) Reconsider areas that offers social and recreational opportunities for intensive use by large groups.
- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- 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.



D SOCIAL Significance:

The Western Bypass (proposed new road alignment and housing scheme) is a major threat in this landscape unit.

Development Criteria: ROADS

- New roads tend to promote speculative urban development, which can have negative impacts on landscape units with heritage significance. Instead, innovative design solutions should seek out new opportunities.
- Infrastructure improvement including new roads, and upgrades to road infrastructure need to be appropriate to their rural context (scale, material etc.). Out of scale flyovers and bridges should be avoided, as it detracts from the rural character of the Winelands.
- The design of street furniture and street lighting should be carefully considered so that they positively respond to the specific character of the landscape/townscape unit within which they are situated, and avoid light pollution.
- 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.



HOUSING SCHEME

- 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.
- 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 (apart from the built fabric) that should be considered is the Lynedoch eco-village. Here, a model for integrated communities with different income levels has been successfully applied and tested.
- 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.

E ECONOMIC Significance:

High soil suitability (viticulture) is found on the higher slopes of this land unit.

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.
- 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.

