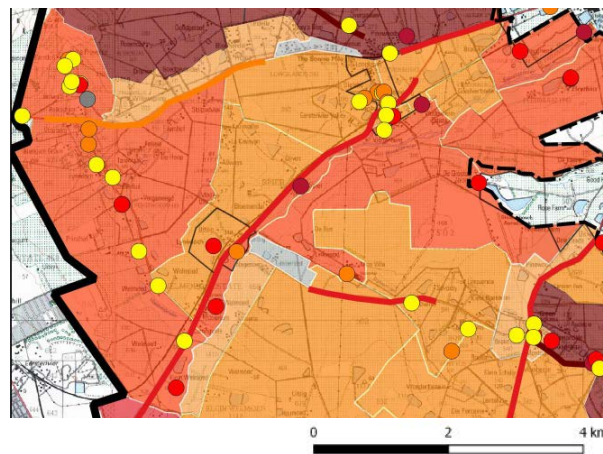
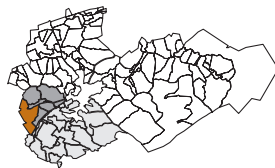
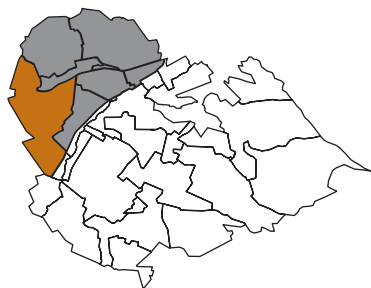


STELLENBOSCH FARMS AREA

C01 (7.15) Grade IIIb



Intrusive development

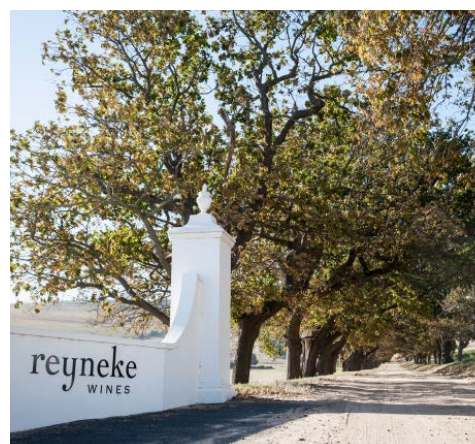
C01 Western edge of the Stellenbosch Municipal area

Located on the southern edge of the Bottelary Hills, views terminate in the apex of Kanonkop, with its tree-rich hilltop. The rolling foothills extend along the western edge of the Stellenbosch Municipal boundary. The Vlaeberg River corridor constitutes a structural determinant of the landscape. The river corridor presents ecological support areas and small pockets of critical biodiversity areas. The alignment of the Vlaeberg Road follows the river where a pattern of settlement and agriculture is found. Gate-posts with avenues of trees and a few stand-alone landmark trees are among the distinctive features in this land unit. A number of workers' cottages are seen along this corridor. The Polkadraai Road presents expansive views over the Eerste River Valley and False Bay. Diversity in the landscape is revealed as one travels along the Vlaeberg Road. The functional elements that make up the pattern within the landscape are geometric vineyards with their associated Irrigation dams, and a variety of tree nurseries. The majority of the vineyards and general agriculture is located on medium soil suitability with a pocket of high soil suitability in the area north of Polkadraai Road.

The significance of this land unit lies in its agricultural character and aesthetic appeal, with the ability to accommodate variations in rural land use. The Zetlers strawberry field with its associated infrastructure detracts from the landscape character. This land unit acts as an important boundary that maintains the rural character of the Stellenbosch Municipal Area. This area could be degraded through urban creep from the Cape Town Urban Edge if left unchecked or unmanaged.



Reyneke



Reyneke



Workers Cottage

C01 WESTERN EDGE OF THE STELLENBOSCH MUNICIPAL AREA

The significance of this land unit lies in its agricultural character and aesthetic appeal, with the ability to accommodate variations in rural land use.

MAIN AIM: ENHANCE - Enhance the accessibility of heritage environments to members of the public. Manage and regenerate heritage environments into the future, to become more inclusive.

MAIN VALUE: HISTORIC, ECONOMIC - Proposed actions that could impact the historic elements in this valley, including trees, physical features, as well as soils with agricultural potential and soil "health", must be carefully managed.

CONSERVATION SYSTEM: This landscape unit forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important. A grade IIIb and a grade IIIa Scenic Route system run through the landscape unit. Any proposed development must not impact the scenic views achieved when moving along these routes where 'Foreground' criteria apply.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Over scaled private dwellings (on ridgelines), gated residential estates, large-scale industrial structures, business parks as well as isolated shopping centres and their associated parking lots will likely pose a threat to the character of the landscape unit. Suburban "creep", particularly from the Cape Town Municipal Boundary, must not be permitted.

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 Vlaeberg River corridor constitutes a structural determinant of the landscape, that presents ecological support areas and small pockets of critical biodiversity areas.

Development Criteria:

- Support protected areas and existing nature reserves (the Bottelary Conservancy), with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape.
- 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. To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.

B AESTHETIC

Significance:

Located on the southern edge of the Bottelary Hills, views terminate in the apex of Kanonkop, with its tree-rich hilltop. The rolling foothills extend along the western edge of the Stellenbosch Municipal boundary.

The Polkadraai Road presents expansive

views over the Eerste River Valley and False Bay. Diversity in the landscape is revealed as one travels along the Vlaeberg Road.

The Zetlers strawberry farm with its associated infrastructure detracts from the landscape character. This land unit acts as an important boundary that maintains the rural character of the Stellenbosch Municipal Area. This area could be degraded through urban creep from the Cape Town Urban Edge if left unchecked or unmanaged.

Development Criteria:

- Avoid development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.
- 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). This is particularly important along Polkadraai Road.
- 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.
- 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 use.
- Encourage mitigation measures (for instance use of vegetation)

to “embed” existing over-scaled industrial structures and/or gated residential estates within the surrounding agricultural landscape.

- 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. This is particularly the case for this landscape unit, where the two main roads are also scenic routes.

- Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route conservation system).

- 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.
- 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. Historic elements, such as the mature Oak Tree on the bend of the Old Polkadraai Road, should be maintained and protected.
- 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.

C HISTORIC

Significance:

The alignment of the Vlaeberg Road follows the river, where a pattern of settlement and agriculture is found with a number of significant farm werfs such as Reynecke (Uitkijk) (please refer to the online map). Gate-posts with avenues of trees and a few stand-alone landmark trees are among the distinctive features in this land unit.

Development Criteria:

MOVEMENT SYSTEMS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.
- The backdrop of rolling hills and mountain peaks form an important component of the whole, and development in these areas that is destructive to the whole should be discouraged.

LEIVOOR SYSTEMS AND TREE-PLANTING PATTERNS

- The role of water as a structuring system within settlements must be respected, particularly in terms of improving the functioning of leivwater systems. These are significant elements in historic agricultural and gardening activities. (a) Water often serves as a place-making and social element within the settlement fabric, and this role should be preserved and strengthened where possible.
- A leivoor often includes large trees (such as oaks) aligned next to a street. Any development that threatens this character should be discouraged. The leivoor/irrigation channel at Reyneke Farm has particular historic significance.

HISTORIC WERF SETTLEMENTS (Pre-1900 settlement)

- 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 (i.e. should be true to their own time).
- 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.

EARLY 20TH CENTURY FARMSTEADS

- In the Eerste River, a series of farmsteads dating to the 1930s and 1950s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and should be preserved. This is generally important but particularly along Vlaeberg Road, where there is a series of early 20th century farmsteads of heritage significance.
- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles.

D SOCIAL

Significance:

A number of workers' cottages are seen along this corridor.

Development Criteria:

- 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.
- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.
- Gentrification of rural settlements through lifestyle 'rural' estates be discouraged.
- 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. These are important social markers for the communities in this area, and should be retained and revived, where feasible. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.

E ECONOMIC

Significance:

The functional elements that make up the pattern within the landscape are geometric vineyards with their associated irrigation dams, and a variety of tree nurseries. The majority of the vineyards and general agriculture is located on medium soil suitability with a pocket of high soil suitability in the area north of Polkadraai Road.

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 and windbreak trees form distinctive strong lines in the landscape. In cases where an 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 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.
- Care should be taken to avoid locating strawberry fields along scenic routes. These elements should be confined to designated and traditional areas (such as Annadale).
- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

