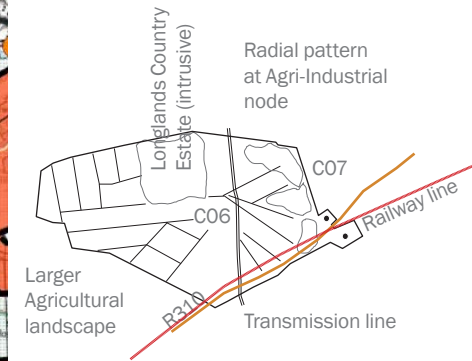
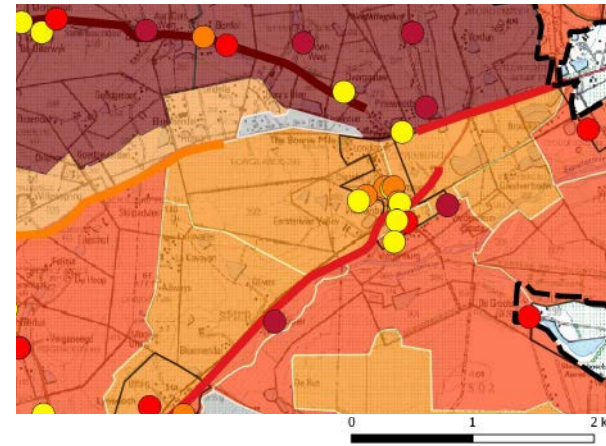


**C06 Agri-industrial Vlotenburg node with its larger agricultural landscape**

The main structural element in this landscape unit is the gentle convex hill with large Eucalyptus trees on the eastern edge, where Vlotenburg is located. The lowest point in the landscape is on the eastern boundary and is also the location of a drainage line. It is an agri-industrial zone with landmark quality industrial buildings of the early 20th century along the eastern boundary, such as Van Rhyns distillery. The railway line is evidence of efficient infrastructure that once serviced the economy of the winelands. Transmission lines appear to form the boundary between the agri-industrial node and the larger agricultural landscape, where larger vineyards in rectangular blocks dominate the pattern and contrast to a radial pattern of trees found on the edge of the Vlotenburg node.

A freehold farm was allocated just west of today's historic werf of Digteby. An



interesting mix of historic structures, a long Victorian building and layered warehouses and factory buildings contribute to this industrial node. Van Rhyn's 'tower' has landmark and gateway significance when travelling on the R310. Access to railway transport and occupation by various income groups within a small radius adds to the development potential of this node, under strict guidelines.

This land unit is an Important gateway and landmark leading towards Stellenbosch. The potential of this agri-industrial unit as an integrated (mixed use and income) node along the railway line should be noted. The suburban Longlands development is an intrusion into the agricultural landscape. No development should occur beyond the transmission lines, but rather be located in land unit C07.



Van Rhyns distillery



Polkadraai warehouse

## C06 AGRI-INDUSTRIAL VLOTTENBURG NODE WITH ITS LARGER AGRICULTURAL LANDSCAPE

**MAIN AIM:** ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as cultivated fields and vineyards, and farmstead/werf areas. Non-agricultural development should be located at the Vloottenburg node, where agri-industrial and residential use has historically been located. This landscape unit has undergone change, but has strong existing spatial patterns. Development that understands, adheres to and strengthens these patterns would be desirable.

**MAIN VALUE:** ECONOMIC - Proposed actions that could impact soils with agricultural potential, trees and treelines, and soil "health" must be carefully managed.

**CONSERVATION SYSTEM:** This landscape unit is located alongside two scenic routes (Polkadraai and the R310), and the visual impact of proposed developments must be carefully considered. It forms part of a wider landscape of exceptional scenic significance.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Overscaled private dwellings, cluttered properties, gated residential estates, suburban development, mining, landfill or sewage plant, 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 main structural element in this landscape unit is the gentle convex hill with large Eucalyptus trees on the eastern edge, where Vloottenburg is located. The lowest point in the landscape is on the eastern boundary and is also the location of a drainage line.*

#### Development Criteria:

- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.

### B AESTHETIC

#### Significance:

*Transmission lines visually create a boundary between the agri-industrial node and the larger agricultural landscape. Larger vineyards in rectangular blocks dominate the pattern and contrast to a radial pattern of trees found on the edge of the Vloottenburg node.*

*This land unit is an important gateway and landmark leading towards Stellenbosch. The suburban Longlands development is an intrusion into the agricultural landscape.*

#### 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 agricultural continuum. In this context, dominating development includes suburban sprawl, gated residential estates and over-scaled private dwellings.
- Discourage the construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines. Preferred locations are sites that have already been settled (for instance consolidated around farmyards, or near villages, nodes and hamlets), or sites 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.
- 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).
- No non-agricultural development should occur beyond the transmission lines, but should rather be located in land unit C07.





## C HISTORIC

### Significance:

*This landscape unit contains an agri-industrial node with landmark quality industrial buildings of the early 20th century along the eastern boundary, such as Van Rhy'n's distillery.*

*A historic freehold farm was allocated just west of the historic werf of Digteby. An interesting mix of historic structure (long Victorian building and layered warehouses and factory buildings) contribute to this industrial node. Van Rhy'n's 'tower' has landmark and gateway significance when travelling on the R310.*

### Development Criteria:

- Promote urban densification within the historic node to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites.
- Respect traditional settlement patterns. This includes the backdrop of the natural landscape against which settlement is sited, as well as its spatial structure. Any development that negatively impacts the inherent character of the settlement should be discouraged.
- New interventions within settlements must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting of the existing settlement pattern.
- 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.
- 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.
- 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 should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required where appropriate.
- 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 and windbreaks should be protected as a heritage component.

### RAILWAY LINE

- The existing rail networks present an opportunity for a new typology of integrated development around stations, effectively connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.
- Historic settlement patterns associated with the development of the railways should be respected.
- The potential of the railway network as an existing but underutilised transport system to and within the Winelands could enhance the cultural significance of the landscape, if harnessed effectively.

## D SOCIAL

### Significance:

*Access to railway transport, and the presence of various income groups living within a short distance, adds to the development potential of this node, under strict guidelines.*

### Development Criteria:

- Proposed development should recognise the relationship of communities to their land and communal facilities.
- Prevent gentrification from threatening the distinctiveness of the unique settlements within the Stellenbosch winelands. In particular, gentrification of rural settlements through lifestyle 'rural' estates be discouraged.
- 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.

## E ECONOMIC

### Significance:

*The railway line is evidence of efficient infrastructure that once serviced the economy of the winelands.*

*The potential of this agri-industrial unit as an integrated (mixed-use and -income) node along the railway line should be recognised in future planning and development proposals.*

### Development Criteria:

- Developments that promote the continuity of the core function of agriculture within the Stellenbosch winelands should be promoted.
- Cultural sites associated with 20<sup>th</sup> century settlement and farming practices should be protected, particularly church and school sites that occur at the intersection of roads. The displacement of farm employees results in the loss of integrity of their former dwellings and civic structures.
- Care should be taken that vineyards and other agricultural uses are not needlessly destroyed, and replaced by non-agricultural development.
- 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.
- Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route conservation system).