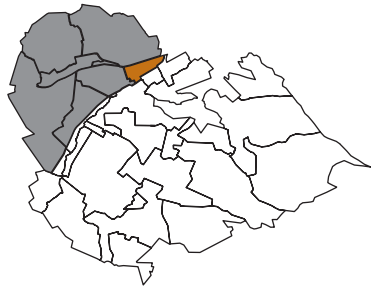


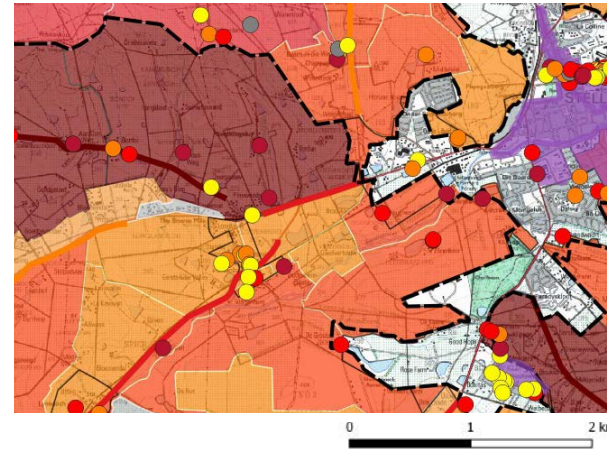
STELLENBOSCH FARMS AREA

C07 (6.15) Grade IIIb



C07 Open fallow land

This land unit is a flat piece of land between the Polkadraai Road and the railway line with the Baden Powell road cutting through it. The fallow land between Polkadraai and the R310 is currently used for the display of wild animals that is eye-catching but seems out of place. Open views towards the Bottelary Hills and the Stellenbosch mountains are seen from the road. Two of the earliest freehold farms are found in this small portion of land and the small wedge between the railway line and Polkadraai road is an outspan area. This outspan was situated at the convergence of two historic wagon routes and still has a commpage character to it, where cows graze and remnant fence lines give a rather unkempt impression. It is important that historically open and outspan areas are kept for the communal use of the people of Stellenbosch. This can be in the form of communal facilities such as cemeteries, landfill sites and alignment of highways, but they should also be able to function as they did historically, as

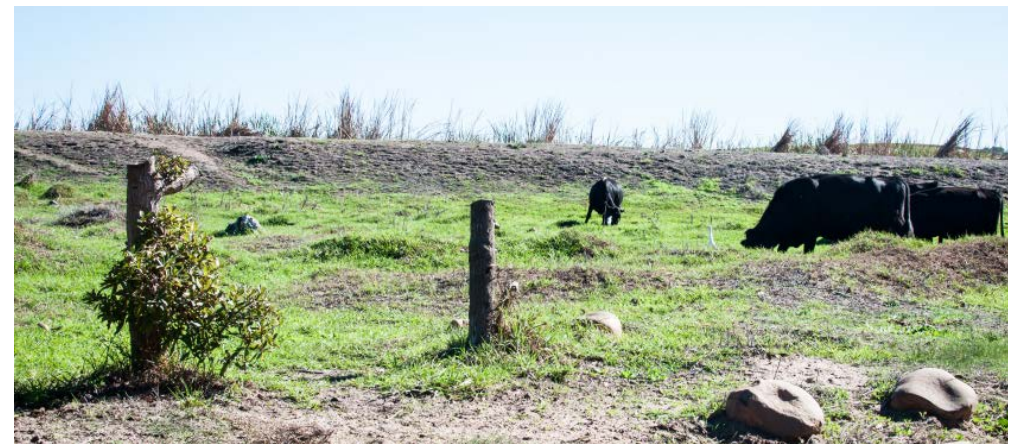


nature resources or grazing land and to provide a facility for social interaction.

The significance of this plain piece of land lies in its potential to facilitate a degree of acceptable change without impacting its role as part of a larger rural landscape, especially on the western edge bordering Vlothenburg. The outspan area is threatened by the proposed western bypass alignment.



Open fallow land



Neglected land

C07 OPEN FALLOW LAND

The significance of this plain lies in its potential to facilitate a degree of acceptable change without impacting its role as part of a larger rural landscape, especially on the western edge bordering Vloottenburg.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing the historic commonage use of the land. 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 a strong sense of place related to its visual "openness" and the views towards the surrounding mountain ranges and hills this affords. Development that understands, adheres to and strengthens these patterns would be desirable.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the sense of "openness" of the space, as well as its historic use as commonage, will threaten the heritage value of this landscape unit.

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. 'Foreground' criteria apply in the 0-500m buffer (see Appendix 3). This landscape unit forms part of the green transitions conservation system, so maintenance of its green and open agricultural character is important.

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: This landscape unit does not have significant ecological value, when compared to its surrounds.

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:

This land unit is a flat piece of land between the Polkadraai Road and the railway line with the Baden Powell road cutting through it. The fallow land between Polkadraai and the R310 is currently used as pasture for wild animals.

Open views towards the Bottelary Hills and the Stellenbosch mountains are seen from the road.

Development Criteria:

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.
- It is recommended that physical permeability to communal resources such as historic outspans and commonage area is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals: 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 HISTORIC

Significance:

Two of the earliest freehold farms are found in this small portion of land and the small wedge between the railway line and Polkadraai road was an outspan situated at the convergence of two historic wagon routes.

This unit still has a commonage character to it, with grazing animals and remnant fence lines.

The outspan area is threatened by the proposed Western Bypass alignment.

Development Criteria:

- Surviving examples of historic wagon routes, outspans, and commonage have cultural and heritage value and should be enhanced and retained.
- 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. Large, new road infrastructure that is at odds with traditional routes, around which the entire spatial structure of the wider valley has developed, should be discouraged.

D SOCIAL

Significance:

It is important that historically open and outspan areas are kept for the communal use of the people of Stellenbosch. This can

be in the form of communal facilities such as cemeteries, landfill sites and alignment of highways, but they should also be able to function as they did historically, as nature resources or grazing land and to provide a facility for social interaction.

Development Criteria:

- The Municipality should facilitate the use of common land in a way that promotes the well-being and quality of life of the public. These sites can play a restorative role within the community, for instance who have limited alternative opportunities for recreation.
- Proposed development should recognise the relationship of communities to their land and communal facilities.

E ECONOMIC

Significance: This landscape unit does not have significant economic value, when compared to its surrounds.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture within the Stellenbosch winelands should be promoted.
- 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. See guidelines for landscape unit C06, which includes the Vlothenburg node.
- Care should be taken that 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, open 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).

