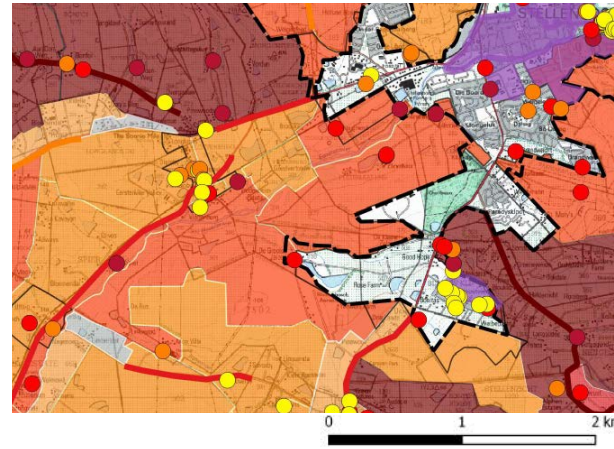
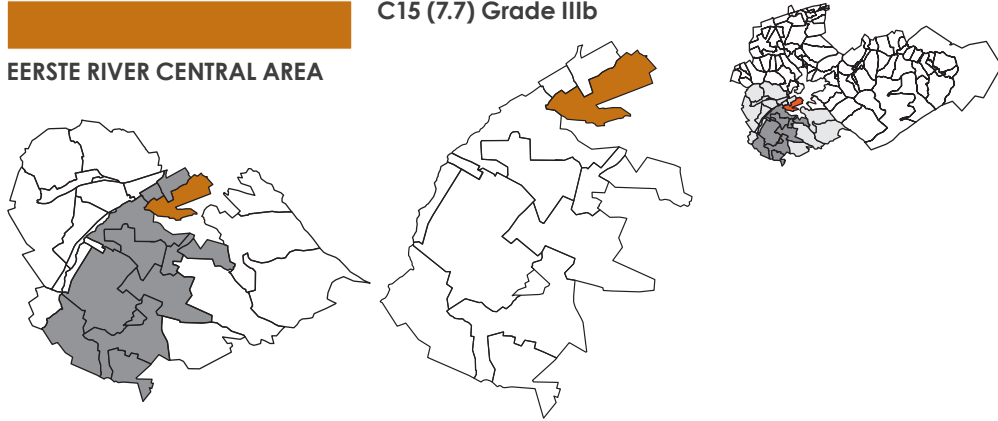


EERSTE RIVER CENTRAL AREA

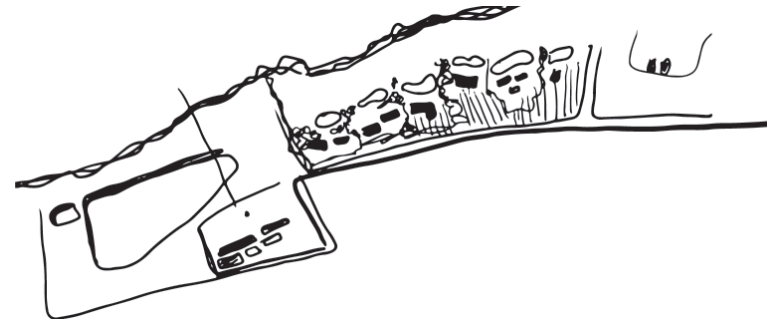
C15 (7.7) Grade IIIb



C15 Well-defined landscape feature on the southwestern edge of Stellenbosch

Distinct rectilinear vineyards on a gradual slope that sits as a rural finger on the southwestern edge of Stellenbosch. Wedged between the Eerste River, Technopark and De Zalze Estate, the slope rises toward Technopark on the crest, where most of this office park is hidden behind a tree line. The service roads between the vineyards lie perpendicular to the slope, directing views towards the dramatic mountains as an uninterrupted view. This rural landmark is a well-defined landscape feature entering into Stellenbosch from the Polkadraai Road. The central area of the northern slopes has high soil suitability, declining towards the eastern edge. Smaller blocks in an irregular pattern of field crops and vineyards denotes the west and southern edge of this land unit, referring to historic commonage. A large historic freehold farm is located in close proximity to Die Boord. The historic Fleurbaix site is particularly vulnerable to agri-industrial development which has already impacted the site. The suburban sprawl of Stellenbosch is a threat to this unique heritage site and its broader landscape.

with significant views from the Polkadraai Road entering Stellenbosch. Any development in this land unit would compromise the rural character of Stellenbosch.



Agricultural landscape attributes a specific rural character to the town of Stellenbosch



Important landscape unit maintaining the rural feel entering Stellenbosch on the Polkadraai Road

C15 WELL-DEFINED LANDSCAPE FEATURE ON THE SOUTHWESTERN EDGE OF STELLENBOSCH

Vineyards and early farm complexes.

MAIN AIM: CONSERVE AND ENHANCE: The existing character of this landscape unit must be conserved (maintained). This requires protection and maintenance of significant buildings, trees, avenues of trees and other landscape elements such as vineyards. It may also require appropriate re-development of other historic places in the landscape. Where sites have been degraded, manage and regenerate these heritage environments into the future, to become more inclusive.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the agricultural character of this landscape unit, will threaten its heritage value as a whole.

CONSERVATION SYSTEM: This landscape unit is located within the town-scale green transition system, which aims to maintain the clear division between townscape and surrounding rural landscape, and prevent suburban sprawl. Maintenance of the green and open agricultural character of this landscape unit is important.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre. **Large-scale business-park development and suburban expansion, together with increased transport infrastructure, threatens the significant historic pattern of settlement in this landscape unit.**

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: the Eerste River anchors the site with extensive ecological support areas.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Eerste River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).

B AESTHETIC

Significance:

Distinct rectilinear vineyards on a gradual slope that sits as a rural finger on the southwestern edge of Stellenbosch.

Wedged between the Eerste River, Technopark and De Zalze Estate, the slope rises toward Technopark on the crest, where most of this office park is hidden behind a tree line.

The service roads between the vineyards lie perpendicular to the slope, directing views towards the dramatic mountains as an uninterrupted view.

The agricultural landscape attributes a specific rural character to the town of Stellenbosch with significant views from the Polkadraai Road entering Stellenbosch.

Any development in this land unit would compromise the rural character of Stellenbosch.

Development Criteria:

- 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. For example, the Teknopark development has visual impact on both the R44/Blaauwklippen Valley and Eerste River Valley.
- Encourage mitigation measures (for instance the reinforcement of existing windbreaks and planting of new ones) to "embed" existing over-scaled buildings the surrounding landscape. The maintenance, reinforcement and "thickening" of the windbreak between this landscape unit and Teknopark is particularly important.
- 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.
- Avoid insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include gated residential estates, large-scale infrastructure, suburban development and industrial developments.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards fields and orchards) could have a negative visual effect within the landscape (greenhouses, black

plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered and limited within this context.

- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and dense planting along the river corridor, and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing

traditional patterns with appropriate species.

- 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.

C HISTORIC

Significance:

A large historic freehold farm is located in close proximity to Die Boord. Fleurbaix is particularly vulnerable to agri-industrial development which has already impacted the site.

The suburban sprawl of Stellenbosch is a threat to this unique heritage site and its broader landscape.

Development Criteria:

MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- 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.
- Respect the distinctive settlement patterns along the Eerste River. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.

HISTORIC WERFS

- 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.

PLANTING PATTERNS

- 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.

ADAPTIVE REUSE OF HISTORIC SITES

- Encourage intervention to revive heritage features in decline, by engaging with innovative development proposals where appropriate, and considering sensitive adaptive reuse strategies for each, specific heritage resource. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Adaptive strategies need to take the surroundings as well as the structures into account.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

This rural landmark is a well-defined landscape feature entering Stellenbosch from the Polkadraai Road.

Development Criteria:

- Proposed development should recognise and take into account the relationship of communities to the land and communal facilities.

E ECONOMIC

Significance:

Smaller blocks in an irregular pattern of field crops and vineyards denotes the west and southern edge of this land unit, referring to historic commonage.

The central area of the northern slopes has high soil suitability, declining towards the eastern edge.

Development Criteria:

- Care should be taken that vineyards and orchards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- 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.
- 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 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.

