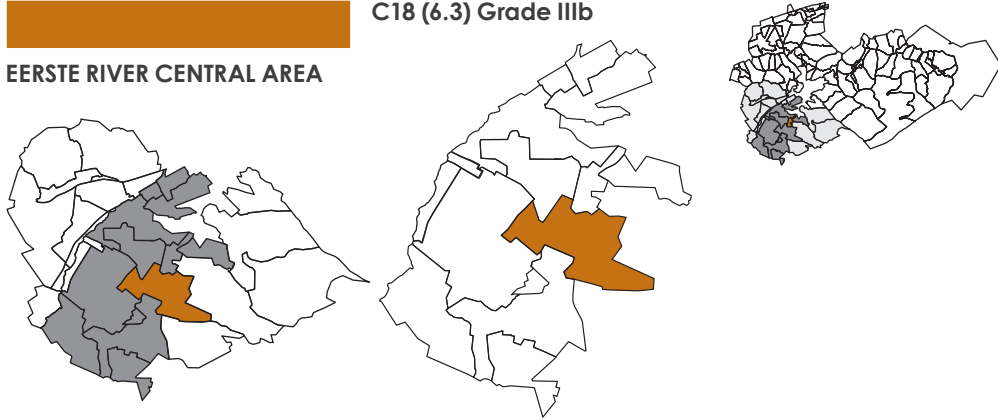
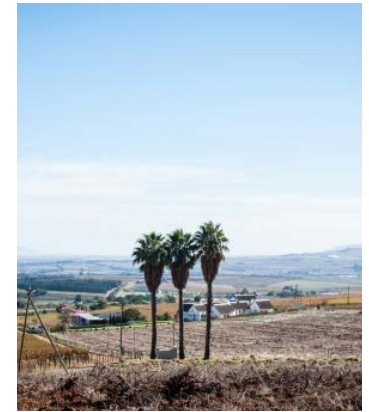
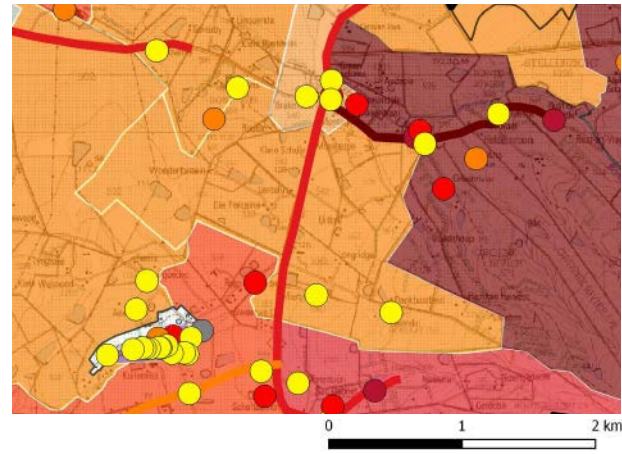


C18 (6.3) Grade IIIb
EERSTE RIVER CENTRAL AREA



C18 Land unit spanning the R44

This landscape unit sits on either side of The R44 with a rather uniform and balanced texture. The rolling landscape is open to intermittent views across the Eerste River valley along the R44, and extensive views are found towards the Helderberg Mountains and Bottelary Hills. The eastern section displays more rolling landscape, leading up to the footslopes of the Helderberg. Ecological support areas are located along the drainage lines that runs through this area. The landscape is divided into a regular pattern of rectangular or square crop fields, grazing or vineyards, with several small farm dams with vegetation. The expansive views and rolling landscape with predominantly agricultural activities create a unique sense of place. The best agricultural soils are located in the eastern section with some good soils in the central area. A large outspan area, Mietjiesvallei (1902 Stellenbosch Division Plan), is located along the present R44, which used to be an old wagon route. The western section of the unit also features a portion of historic commonage. The area has been under continuous cultivation, but the present pattern is fairly recent.



View over central rolling hills

The Mietjiesvallei outspan area represents the major heritage aspect of significance. Expansive views and consistent agricultural land use that defines the present and relatively recent pattern within the landscape is significant. It is unique for a calibrated typology to presents such a scenic and balanced landscape.



Vineyards in land unit C18



Intrusive development structures

C18 LAND UNIT SPANNING THE R44

Expansive views and a consistent agricultural land use pattern (present and relatively recent) is significant in this unit.

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 vineyards and farmstead/werf areas.

MAIN VALUE: HISTORIC AND 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 is located alongside the R44 scenic route, and the visual impact of proposed developments must be carefully considered.

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.

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:

Ecological support areas are located along the drainage lines that runs through this area.

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 landscape unit sits on either side of The R44 with a rather uniform and balanced texture.

The rolling landscape is open to intermittent views across the Eerste River valley along the R44, and extensive views are found towards the Helderberg Mountains and Bottelary Hills.

The eastern section displays more rolling landscape, leading up to the footslopes of the Helderberg.

The expansive views and rolling landscape with predominantly agricultural activities create a unique sense of place.

The area has been under continuous cultivation, but the present pattern is fairly recent.

Development Criteria:

- 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.
- 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.
- 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.
- 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 the R44.
- 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.

C HISTORIC

Significance:

The Mietjiesvallei outspan area represents the major heritage resource of significance.

A large outspan area, Mietjiesvallei (1902 Stellenbosch Division Plan), is located along the present R44, which used to be an old wagon route. The western section of the unit also features a portion of historic commonage.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE & FREEHOLD GRANTS

- Handaxes and cleavers, etc. are found throughout the area, and their heritage significance is clear. All archaeological material is protected in terms of the NHRA.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.

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

- Where the historic function of a building is still intact, the function has heritage value and should be protected.
- 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.
- Observe the siting of traditional farmsteads. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

COMMONAGE

- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value. (a) Avoid privatization or creation of barriers to traditional access routes. (b) Retain old roadways, which have been replaced by newer roads, for use as recreation trails.
- Commonages and outspans were located at water points, and these places were likely gathering points before the arrival of colonists and continued to provide communal resources. In the mid-20th century many old commonages came under the ownership of the Municipality, and have since been rented out to private individuals or organisations.
- 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 for those who have limited alternative opportunities for recreation.
- No residential or industrial structures should be permitted on commonage land.

D SOCIAL

Significance:

It is important that opportunities for the historical commonage areas are sought to enable them to function as they did historically, and to provide a facility for social interaction.

E ECONOMIC

Significance:

The best agricultural soils are located in the eastern section with some good soils in the central area.

The landscape is divided into a regular pattern of rectangular or square crop fields, grazing or vineyards, with several small farm dams with vegetation.

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.