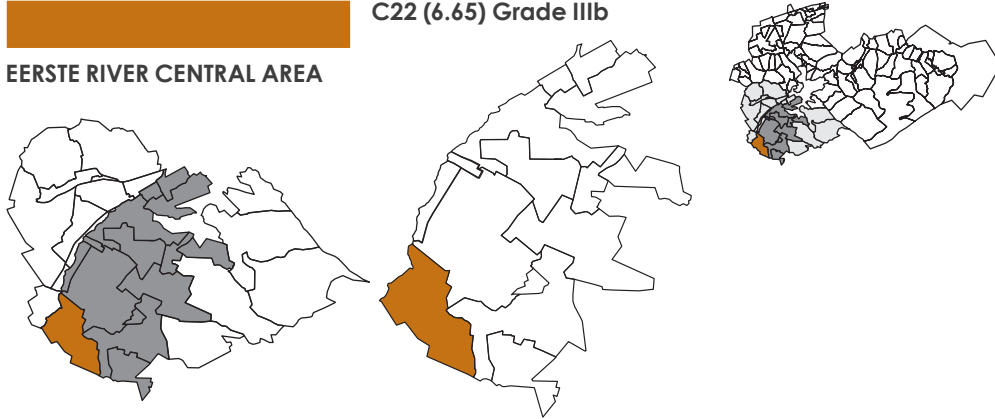


**C22 (6.65) Grade IIIb**

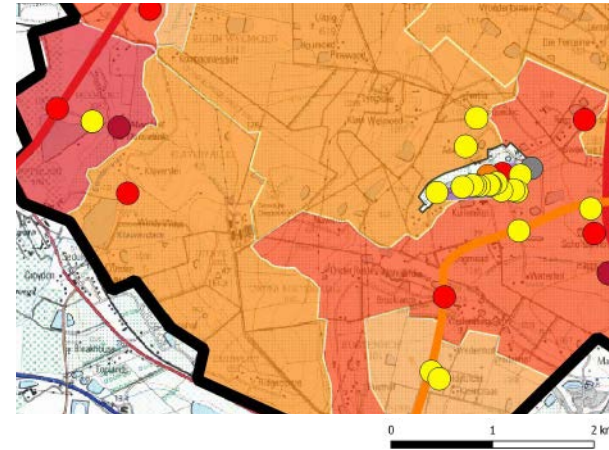
**EERSTE RIVER CENTRAL AREA**



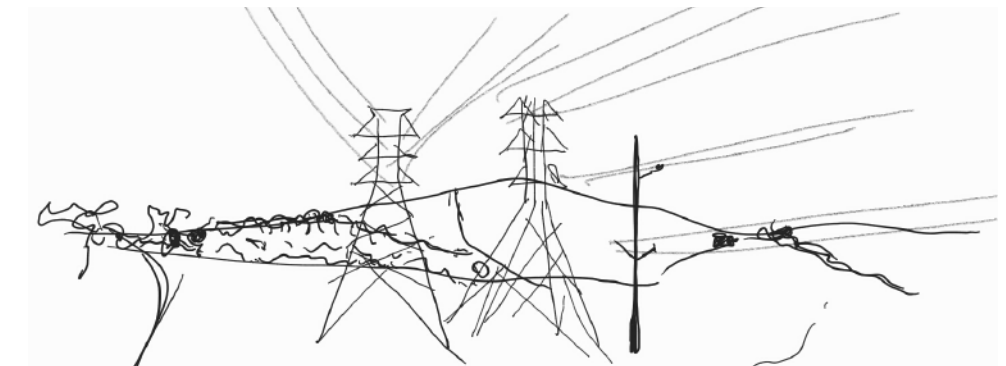
**C22 Southern edge of the Stellenbosch winelands**

This land unit is one of the southernmost edges of the Stellenbosch Municipality and overlooks False Bay. Small corridors of ecological support areas in the form of fine vegetated lines are found around the three non-perennial drainage lines that run from the rolling slope. A pocket of critical biodiversity area is found on the highest point of the landscape. The pattern of this land unit is made up of irregular edged and smaller rectilinear vineyards with vegetated edges. The irregularity of the vineyards is as a result of the steeper slope against the hillside. The lower slopes of the western edge and the crestline have valuable soils for the production of vineyards. It is a land unit that has significance for its crestline that directs your eye from the crestline to the mountains behind, forming an uninterrupted image coming from Cape Town on the N2. The sense of place of this land unit is different due to the major views being associated with False Bay and Somerset West. Early freehold farm are located on the western and eastern edges.

Although it presents a different character than the rest of the Eerste River units, it is an important and distinct buffer unit on the edge of the Winelands. The Faure Water Scheme



is located on the top of the prominent hill and has some landmark quality. Urban creep from Somerset West onto these foothills is a threat. The Eskom Pinotage Substation is an intrusive marker next to the Old Main Road.



View towards land unit C22 from a distance, False Bay in the background

## C22 SOUTHERN EDGE OF THE STELLENBOSCH WINELANDS

**MAIN AIM:** INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing the agricultural use and characteristic elements and features. This landscape unit is primarily of contextual heritage significance.

**MAIN VALUE:** AESTHETIC - Development that will result in the loss of the sense of "openness" of the space, as well as its historic use as agriculture, and established planting patterns (including mature trees and treelines) will threaten the heritage value of this landscape unit.

**CONSERVATION SYSTEM:** This landscape unit also 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, large scale industrial structures, suburban development, mining, substation, landfill or sewage plant, parking lot, business park, isolated shopping centres.

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:

Small corridors of ecological support areas in the form of fine vegetated lines are found around the three non-perennial drainage lines that run from the rolling slope.

A pocket of critical biodiversity area is found on the highest point of the landscape.

#### 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 one of the southernmost edges of the Stellenbosch Municipality and overlooks False Bay.

It has significance for its crestline that directs your eye from the crestline to the mountains behind, forming an uninterrupted panorama coming from Cape Town on the N2.

The sense of place of this land unit is different due to the major views being associated with False Bay and Somerset West.

Although it presents a different character than the rest of the Eerste River units, it is an important and distinct buffer unit on the edge of the Winelands.

The Faure Water Scheme is located on the top of the prominent hill and has some landmark quality. Urban creep from

Somerset West onto these foothills is a threat. The Eskom Pinotage Substation is an intrusive marker next to the Old Main Road.

#### 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 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).
- 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 structures (such as the substation, and water scheme) within the surrounding agricultural landscape.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments 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:

Early freehold farms are located on the western and eastern edges. Klavervallei is an example of an historic farmstead that continues the typology of 18<sup>th</sup> century settlement along the Eerste River on the eastern bank.

### 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.

#### MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive, over-engineered, 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.

## D SOCIAL

**Significance:** This landscape unit has limited special social significance.

## E ECONOMIC

### Significance:

*The pattern of this land unit is made up of irregular edged and smaller rectilinear vineyards with vegetated edges. The irregularity of the vineyards is as a result of the steeper slope against the hillside.*

*The lower slopes of the western edge and the crestline have valuable soils for the production of vineyards.*

### 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.

- 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.

#### 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 and settlements along the river corridor. 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.

- 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.