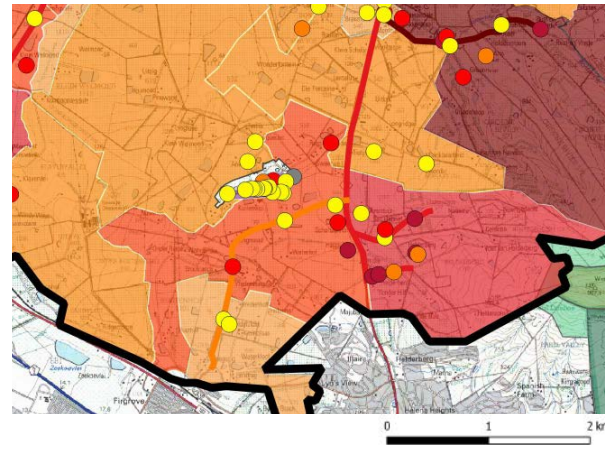
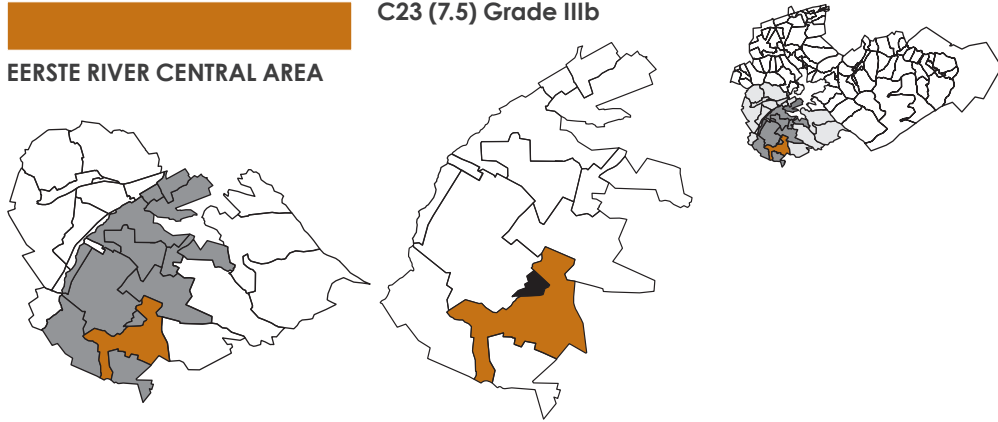


EERSTE RIVER CENTRAL AREA

C23 (7.5) Grade IIIb



C19 Historic Commonage

This unit presents a rolling landscape, where the R44 forms the eastern boundary of the northern section of the unit, and Winery Road also traverse this section. What distinguishes this land unit is the presence of natural shrub vegetation along the small stream and smaller land units. Ecological support areas are present along these streams. Equal measures of open fallow land and vineyards are present. A small band of highly suitable agricultural soil is located below Winery Road in the eastern section of the unit, with moderately suitable soil in the western. Some sections of the unit are more depressed and vegetated, resulting in isolated and intimate pockets with a strong sense of place. As one moves to the edges of the unit, more expansive views towards the mountains and even False Bay are afforded. This land unit is one of the areas where some of the first freehold land was allocated along the Moddergat River that runs through Raithby. A number of heritage buildings are present, including 20th century sheds, Scholtzenhof (Zandberg, Ken Forrester), Vredenberg-Moddergat and Happy Vale. Happy Vale (Verdruk-My-Niet) is a landmark feature next to the road, with a display of a typical Cape Dutch farm werf with white-washed gabled facade and rectangular werf ringmuur. The avenue of mature cypresses together with the gateposts associated with Ken Forrester Wines, forms a unique avenue approach within the winelands. The avenue has landscape, landmark, contextual and scenic significance. It is a rare example.

This landscape unit is distinguishable by the ubiquitous vegetated drainage lines and numerous historic sites. The historic mission station of Raithby is a node within this landscape unit, and bears significance for its association with slavery and strong settlement pattern.



Towards land unit C19



Tree lined edges in land unit C19



Raithby

C23 HISTORIC COMMONAGE

This landscape unit is distinguished by the ubiquitous vegetated drainage lines and numerous historic sites.

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: The Winery Road scenic route bisects this landscape unit, while the R44 scenic route edges it to the east. The visual impact of proposed developments must be carefully considered. 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: 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 present along these streams. Equal measures of open fallow land and vineyards are present.

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.
- Maintain ecological support areas to sites of heritage significance, specifically the stream courses running through the valley. 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.

B AESTHETIC

Significance:

This unit presents a rolling landscape, where the R44 forms the eastern boundary of the northern section of the unit, and Winery Road also traverse this section.

What distinguishes this land unit is the presence of natural shrub vegetation along the small stream and smaller land units.

Some sections of the unit are more depressed and vegetated, resulting in isolated and intimate pockets with a strong sense of place.

Towards the edges of the unit, more expansive views towards the mountains and even False Bay are afforded.

The avenue of mature cypresses, together with the gateposts associated with Ken Forrester Wines, forms a unique avenue approach within the winelands.

The avenue has landscape, landmark, contextual and scenic significance. It is a rare example.

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 agricultural sheds) 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:

Some of the first freehold land was allocated along the Moddergat River that runs through Raithby.

A number of heritage-worthy buildings are present, including 20th century sheds, Scholtzenhof (Zandberg, Ken Forrester), Vredenberg-Moddergat and Happy Vale.

Happy Vale (Verdruk-My-Niet) is a landmark feature next to the road, displaying a typical Cape Dutch farm werf with white-washed gabled facades and rectangular werf ringmuur.

The historic mission station of Raithby is a node within this landscape unit, and is significant for its association with slavery and strong settlement pattern.

Development Criteria:

MOVEMENT SYSTEMS

- 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, and retain old roadways.
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.
- 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.

TREE-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.
- In some cases, remnant planting patterns (even single trees) uphold the historic

character of an area. Interpretation of these landscape features as historic remnants should occur.

- Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed.

HISTORIC WERF SETTLEMENTS (Pre-1900 settlement)

- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should also align with Burra Charter Article 22 (i.e. should be true to their own time).
- 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.

RAITHBY

- The character of the church precinct (established by its werflike qualities and building pattern) must be respected. Negative impacts on visual-spatial relationships (including the broader setting) and buildings of architectural and historical significance must be avoided.
- The strong character and patterns of the village precinct (established by street and building-patterns, including building setback, scale and form, and dwellings on thin agricultural strips), must be respected. Over-scaled new development should not be allowed.
- The narrow strips of agricultural land associated with mission village houses are part of an increasingly rare typology. Preferably no development should be permitted on productive land, especially in the form of permanent built structures that are unrelated to the agricultural use.
- 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.

- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate maintenance can compromise historic fabric.
- Encourage and support the establishment of local heritage conservation bodies, as envisioned in the National Heritage Resources Act, to engage with heritage resource identification, assessment and decision-making.
- Prevent over-engineered and insensitive infrastructural upgrades within historical settlements.
- Proposed development should recognise the relationship of communities to their land and communal facilities. Any development proposal should show a clear understanding of the 'intangible' features and values of these sites.
- Prevent gentrification from threatening the distinctiveness of the unique settlements within the Stellenbosch winelands.
- 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.
- Ensure that new development is responsive to the historical rural context, and avoid suburban type layouts, particularly gated estates, in rural areas.

EARLY 20TH CENTURY FARMSTEADS

- In the Eerste River, a series of farmsteads and farm structures dating to the 1930s and 1950s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and should be preserved.

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:

High social significance, with Raithby and commonage land present in this landscape unit.

Development Criteria:

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include; (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) 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) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and school sites (particularly in Raithby). The displacement of farm employees to nearby townships results in the loss of integrity of their former civic buildings.

E ECONOMIC

Significance:

A small band of highly suitable agricultural soil is located below Winery Road in the eastern section of the unit, with moderately suitable soil in the western.

Development Criteria:

- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- Fruit orchards are associated with windbreak trees, which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- 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 into smaller uneconomic 'lifestyle' plots of less than 3 hectares fundamentally erodes the agricultural character of the landscape.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.