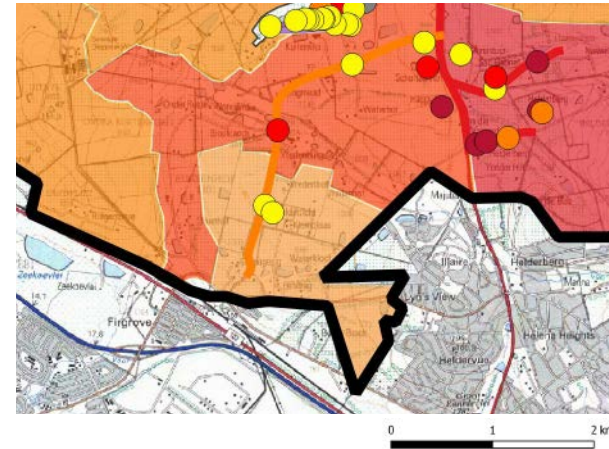
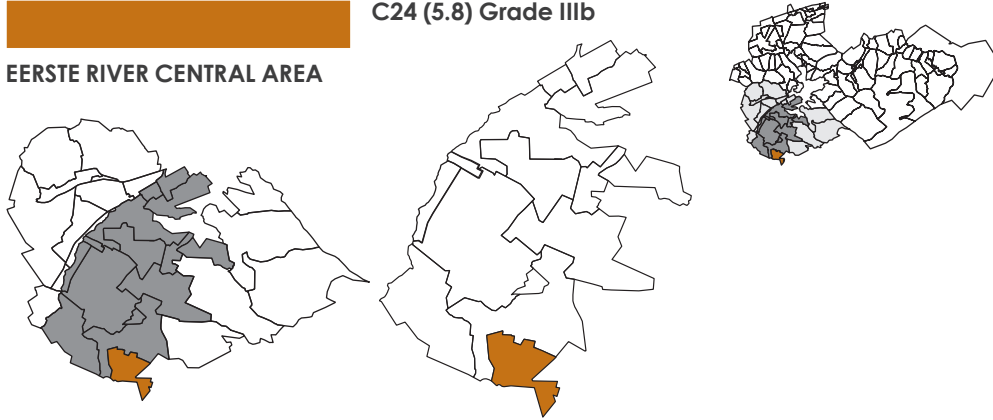


C24 (5.8) Grade IIIb

EERSTE RIVER CENTRAL AREA



C24 Southern edge against Somerset West

The rolling foothills and southernmost land unit on the edge of the winelands with a toe into the suburb of Steynsrust, Somerset West. The R44 traverses through it affording expansive views over False Bay. The vineyards close to Steynsrust gives this suburb a special rural feel, and allows access to recreational activities such as cycling, running and walking. A small triangle of land with a degraded character is situated closest to Somerset West. This land unit consists of some large leftover trees on the edge of the R44, vineyards and a forgotten building site with two contemporary houses located on the property.

The southernmost landscape unit on the edge of the Stellenbosch Winelands keeps the municipal edge intact although it is under major threat from urban creep from Somerset West.



View towards False Bay

C24 SOUTHERN EDGE AGAINST SOMERSET WEST

Rolling hills with vineyards leading to views across False Bay.

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: AESTHETIC AND ECONOMIC - 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. Proposed actions that could impact soils with agricultural potential and soil “health”, must be carefully managed.

CONSERVATION SYSTEM: The Winery Road scenic route bisects this landscape unit. 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: Overscaled private dwellings (on ridgelines), gated residential estates, large-scale industrial structures, business parks as well as isolated shopping centres and their associated parking lots will likely pose a threat to the character of the landscape unit. Suburban “creep”, particularly from the Cape Town Municipal Boundary, must not be permitted.

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 has limited ecological significance. However, biodiversity should be protected where it is found, 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:

The rolling foothills and southernmost land unit on the edge of the Winelands with a toe into the suburb of Steynsrust, Somerset West.

The R44 traverses through it, affording expansive views over False Bay.

A small triangle of land with a degraded character is situated closest to Somerset West. This land unit consists of some large leftover trees on the edge of the R44, vineyards and a forgotten building site with two contemporary houses located on the property.

The southernmost landscape unit on the edge of the Stellenbosch Winelands keeps the municipal edge intact although it is under major threat from urban creep from Somerset West.

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 large 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.
- Suburban development of the 1930s eroded the cultural landscape and changed its character as a result of mono-functional planning principles

that advocated the separation of working, living, and recreation. Any proposed development that continues in this fashion should be discouraged.

D SOCIAL

Significance:

The vineyards close to Steynsrust gives this suburb a special rural feel, and afford access to recreational activities such as cycling, running and walking.

Development Criteria:

- 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.

E ECONOMIC

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.

C HISTORIC

Development Criteria:

- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate maintenance can compromise historic fabric.
- New interventions within settlements must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting of the existing settlement pattern.
- 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.
- 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.

