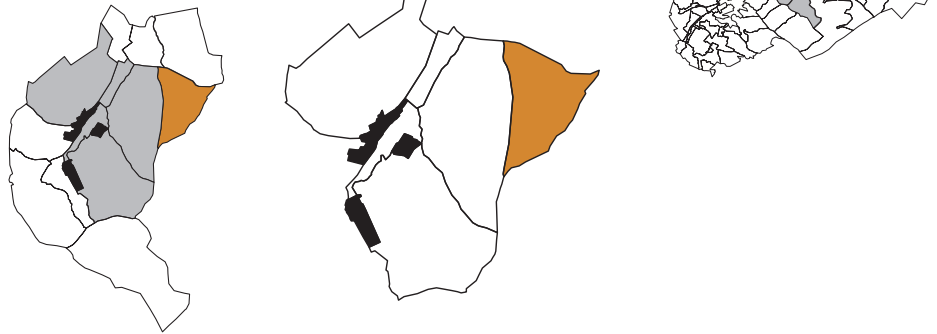


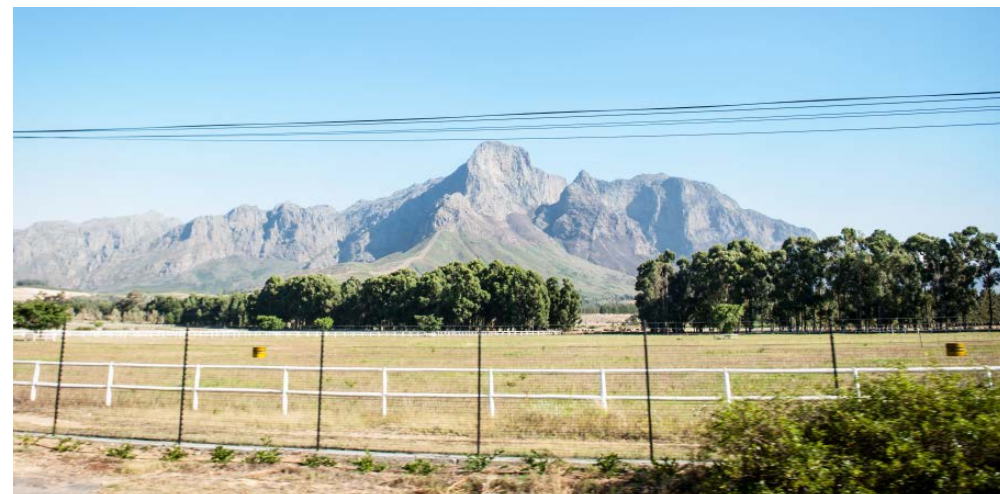
## F04 (7.6) Grade IIIb

### RHODES FRUIT FARMS

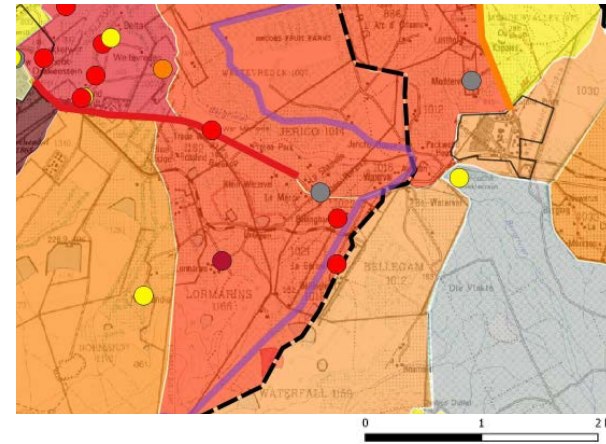


### F04 Equestrian

The apex of the unit terminates on the foothills of Hutchinson's Peak as part of the Drakenstein Mountains. The upper foothills contain critical biodiversity areas in a natural condition. Two major perennial streams lead down from the mountain and feed the numerous farm dams, and also represent ecological support areas. This land unit is a densely utilised landscape, situated on soil highly suitable for viticulture. However, the most prominent features are white-fenced pastures (home to the prestigious Drakenstein Stud). A number of windbreaks, agricultural fields, orchards and vineyards are also located within the unit and change from a rectilinear pattern to a more organic form towards the higher footslopes. Significant heritage sites are L'Ormarins and Bellingham. L'Ormarins is located on the footslopes of the mountain, affording expansive views over the Dwars River valley and Simonsberg Mountain. It represents a significant farm complex with early 19th century farmstead, wine cellar, Jonkershuis and formal garden. The original Bellingham homestead dates to 1693 and the complex features fine trees within a ringmuur. The Antonij Rupert Winery complex boasts several landscape features



Hutchinsonpeak from the R45



that include gardens with mature trees and avenues, terraces, water features and the broader natural and cultivated landscape setting. Early freehold land grants are found around the area below L'Ormarins and the area around Bellingham.

This unit features a conglomeration of highly significant historic homesteads and werfs, with established gardens and avenues and is an important node in the place-making of the valley. Historic, ecological, aesthetic and scenic significance scores high. Some of the recent structures are of an over-grand and imposing size, but do not overly intrude on the scale of the broader landscape.



L'Ormarins entrance from the R45

## F04 EQUESTRIAN

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**MAIN AIM:** CONSERVE (MAINTAIN) existing character: This may require both protection and maintenance of the significant elements and features as well as appropriate development thereof. It includes the promotion of these landscapes and places for the appreciation and continuity of their cultural significance.

**MAIN VALUE:** AESTHETIC, HISTORIC - The historic homesteads with werfs, and homestead with their gardens and avenues are important place-making elements that needs to be conserved, and appreciated.

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity. A Grade IIIa scenic route is located directly adjacent to this landscape unit where 'foreground' development criteria apply. This particular land parcel also has a scenic value as a parcel with more than 70% land coverage from a grade II scenic route, and has medium visibility.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Cluttered properties, agricultural related practices (other than viticulture, orchards equestrian, and breeding studs), gated residential estates, mining, school complex, substation, landfill or sewage plant, parking lot (without mitigation), 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:

The upper foothills contain critical biodiversity areas in a natural condition. Two major perennial streams lead down from the mountain and feed the numerous farm dams, and also represent ecological support areas.

#### Development Criteria:

- Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape (See the Foothills Conservation System).
- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger water bodies, especially where they were enjoyed through historic right of way.
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.
- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.
- Harvesting of medicinal plants should be encouraged within a controlled environment (see Foothills Conservation System).

### B AESTHETIC

#### Significance:

The apex of the unit terminates on the foothills of Hutchinson's Peak as part of the Drakenstein Mountains. However, the most prominent features are white-fenced pastures (home to the prestigious Drakenstein Stud).

#### Development Criteria:

#### LAND USE AND DEVELOPMENT

- The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.
- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 240m contour line.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
- 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 (refer to the Conservation Systems).
- The construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines, should be discouraged. Preferred locations are sites that have already been settled (for instance consolidated around

farmyards, or near villages and hamlets), or sites 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.

- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled private dwellings within the surrounding agricultural landscape.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes (in this landscape unit, the typology of white-fenced pastures could be strengthened) (b) Views should be framed and enhanced by development wherever possible.

## C HISTORIC

### Significance:

*Significant heritage sites are L'Ormarins and Bellingham. L'Ormarins is located on the footslopes of the mountain, affording expansive views over the Dwars River valley and Simonsberg Mountain. It represents a significant farm complex with early 19th century farmstead, wine cellar, Jonkershuis and formal garden. The original Bellingham homestead dates to 1693 and the complex features fine trees within a ringmuur. The Antonij Rupert Winery complex boasts several landscape features that include gardens with mature trees and avenues, terraces, water features and the broader natural and cultivated landscape setting.*

*Early freehold land grants are found in the area below L'Ormarins and the area around Bellingham.*

### Development Criteria:

#### FREEHOLD

- Evidence of the earliest occupation of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.
- The layout of the first freehold land grants often correlates with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- 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 (see introduction of this section).
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to impacts on the heritage significance of these settlements and the historic riverine corridor.

#### 18TH CENTURY WERF

- 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.
- Ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details. Distinguish old from new.
- 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.
- Encourage the multifunctional use of existing heritage sites and resources with different but sensitive new uses. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- (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.
- Adaptive strategies need to take the surroundings as well as the structures into account.
- Where the historic function of a building is still intact, the function has heritage value and should be protected.

#### PLANTING PATTERN

- 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.
- 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.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.
- Significant avenues should be protected as a heritage component.
- 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.

## D SOCIAL

### Significance:

Italian prisoners-of-war (WW2) were instrumental in creating the garden at Belligham.

### 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

### Significance:

This land unit is a densely utilised landscape, situated on soil highly suitable for viticulture.

A number of windbreaks, agricultural fields, orchards and vineyards are also located within the unit and change from a rectilinear pattern to a more organic form towards the higher footslopes.

### 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 (see T10.3 for windbreak species) 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, and in this landscape unit breeding stud related land-use), 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.
- Care should be taken to avoid locating visually intrusive agriculture, such as strawberry fields, along scenic routes. These elements should be confined to designated and traditional areas (such as Annandale).
- 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.
- Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

