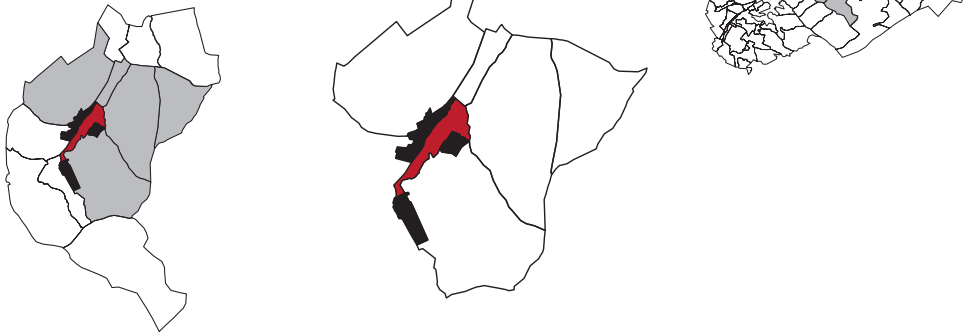


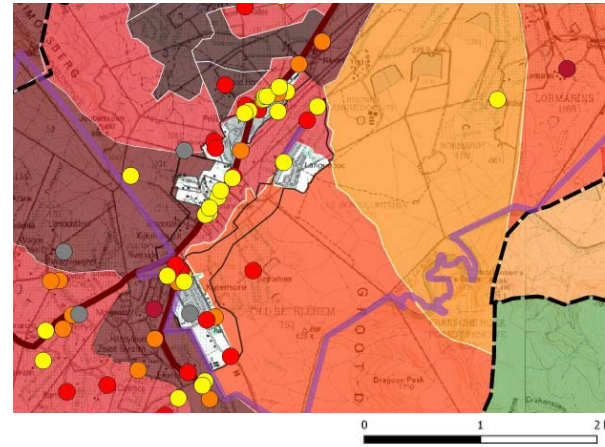
F09 (8.3) Grade IIIa

RHODES FRUIT FARMS



F09 Agricultural Floodplain

The entirety of this land unit is located on the floodplain of the Dwarsrivier and is therefore low-lying and largely flat, draining towards the river itself. It features several ecological support areas along the drainage lines and river. The soils are highly suitable for agriculture (viticulture) across the entire unit. It features extensive vineyards and agricultural fields along the lush banks of the river. It also features the Pniël campgrounds and the settlement of Johannesdal. The unit is bounded on the northwest by Pniël and the Helshoogte Road (R310). The agricultural fields are visible from the Helshoogte Road (R310) and Pniël and are beautifully framed by the Drakenstein mountains behind. From Lanquedoc, the views over the fields terminate in Simonsberg. Lanquedoc is a Herbert Baker-designed village for farm workers, of semi-detached and row houses with rammed earth walls, built on either side of the Oak-lined street which is parallel to the river. The approach to Lanquedoc starts at the Helshoogte Road with a London Plane tree avenue



on both sides of the road. As the road crosses the river, an avenue of large Eucalyptus trees lines one side of the road leading into the village. Pniël lies on a portion of one of the first freehold land grants. It originally followed the traditional mission layout of houses at the head of long narrow irrigated plots, but these have since been developed. The remains of water works at Fanie se Dam, beside Riverside Road, represent the intensive cultivation practices that once made the village almost self-sufficient.

The Dwarsrivier River floodplain is rich in intangible and tangible cultural heritage, especially associated with the communities of Pniël, Kylemore and Lanquedoc. The views over this agrarian and mountainous landscape from these villages largely determine their remaining agrarian character. It therefore has a high level of heritage, aesthetic, and technical significance in addition to its environmental significance.



Langquedoc historic street village



Langquedoc historic street village designed by Herbert Baker

F09 AGRICULTURAL FLOODPLAIN

The Dwarsrivier River floodplain is rich in intangible and tangible cultural heritage, especially associated with the communities of Pniël, Kylemore and Lanquedoc. The views over this agrarian and mountainous landscape from these villages largely determine their remaining agrarian character. It therefore has a high level of heritage, aesthetic, and technical significance in addition to its environmental significance.

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, ECOLOGIC - This landscape unit has exceptional significance for its aesthetic and historic relevance within the winelands, and needs to be conserved as such.

CONSERVATION SYSTEM: This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity around the river corridor. This landscape unit is triggered by the Green Transitions conservation system that advocates the openness of an agrarian landscape, and access through it. The entire landscape unit is covered in the 0-500m buffer of a grade II scenic route where 'foreground' development criteria apply.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, nursery/mixed use/garden centre, restaurant/farmstall, recreation related trails and structures, mining, school complex, substation, landfill, parking lot, business park, isolated shopping centres

Grade IIIa	
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:

It features several ecological support areas along the drainage lines and river.

The entirety of this land unit is located on the floodplain of the Dwarsrivier and is therefore low-lying and largely flat, draining towards the river itself.

Development Criteria:

- 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.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place).
- 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
- 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.

B AESTHETIC

Significance:

The unit is bounded on the northwest by Pniël and the Helshoogte Road (R310). The agricultural fields are visible from the Helshoogte Road (R310) and Pniël and are beautifully framed by the Drakenstein mountains behind. From Lanquedoc, the views over the fields terminate in Simonsberg.

Development Criteria:

- 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. (b) Views should be framed and enhanced by development wherever possible.



C HISTORIC

Significance:

Pniël lies on a portion of one of the first freehold land grants. It originally followed the traditional mission layout of houses at the head of long narrow irrigated plots, but these have since been developed. The remains of water works at Fanie se Dam, beside Riverside Road, represent the intensive cultivation practices that once made the village almost self-sufficient.

Lanquedoc is a Herbert Baker-designed village for farm workers, of semi-detached and row houses with rammed earth walls, built on either side of the Oak-lined street which is parallel to the river. The approach to Lanquedoc starts at the Helshoogte Road with a London Plane tree avenue on both sides of the road. As the road crosses the river, an avenue of large Eucalyptus trees lines one side of the road leading into the village. Today, although there has been insensitive suburban development to the south of the historic village, the core remains largely intact.

This unit also features the Pniël campgrounds and the settlement of Johannesdal, and other significant sites (Please refer to the online map).

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).

PATTERN OF SETTLEMENT (PNIËL, KYLEMORE, LANGUEDOC)

- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- The character of the church precinct (established by its werf-like qualities and building pattern for Pniël and Kylemore) 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.
- 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 development is responsive to the historical rural context, and avoid suburban type layouts, particularly "gated" estates, in rural areas.
- 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, usually nestled into north-facing hillslopes, near a source of water, in a copse of trees, and overlooking the surrounding landscape. 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.
- The entire 'garden village' of Lanquedoc is a heritage resource made up of the street, tree-lined avenue, the leivoor on the side of the road, the houses (both in the rhythm of their placement and in their architectural qualities) and the garden plots. Avoid any development that will compromise the spatial and visual relationship and inherent historical features of this unique settlement.

LEIVOOR

- The role of water as a structuring system within settlements must be respected, particularly in terms of improving the functioning of leiwaterr systems. These are significant elements in historic agricultural and gardening activities.
- Water often serves as a place-making and social element within the settlement fabric, and this role should be preserved and strengthened where possible.
- A leivoor often includes large trees (such as oaks) aligned next to a street. Any development that threatens this character 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.
- 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.
- 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.

D SOCIAL

Significance:

The Dwarsrivier River floodplain is rich in intangible and tangible cultural heritage, especially associated with the communities of Pniël, Kylemore and Lanquedoc (see C HISTORIC above).

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:

The soils are highly suitable for agriculture (viticulture) across the entire unit. It is unusual for these soils to be located in the river corridor. It features extensive vineyards and agricultural fields along the lush banks of the river.

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), 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.
- 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.
- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.

