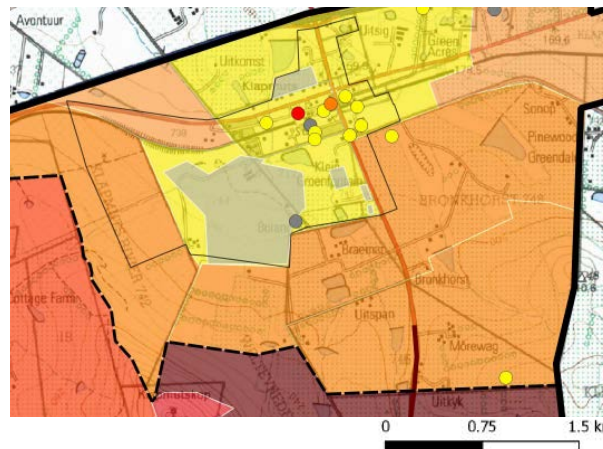
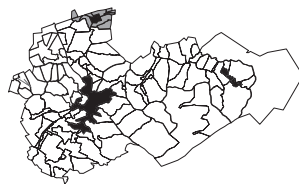
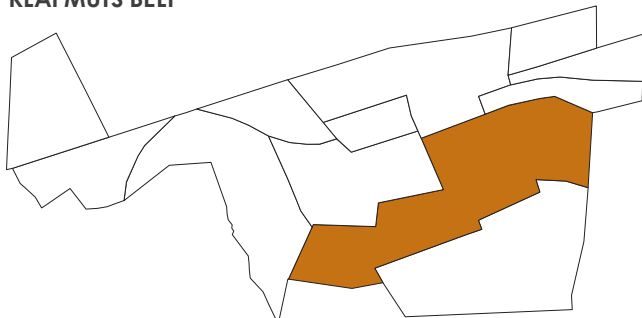


**104 (6.0) Grade IIIb**

**KLAPMUTS BELT**



**104 Gateway unit**

This unit is predominantly flat, with the western section gradually sloping upwards towards Klapmutskop. The area east of the Adam Tas Road (R44) feature several critical biodiversity and ecological support areas in a natural condition along the drainage lines crossing the unit. Some of these drainage lines also appear in a somewhat degraded condition. The majority of soils in the unit are only moderately or not suitable for agriculture (viticulture). The entire unit is characterised by strong lines of windbreak trees protecting pockets of citrus trees and vineyards. These windbreaks, together with the windbreaks in unit I10, distinctly form the western and southern gateway towards Klapmuts and are therefore some of the most important landscape features to retain within the Klapmuts area. A significant feature of this land unit is the fact that it spans the R44 and therefore not only acts as a well-defined buffer of the Klapmuts node, but also a gateway to the Cape Winelands towards Stellenbosch. An important burial ground (80 graves) is located on the Klapmuts-Simondium Road (Kaplan 2006). According to the sites layer,

several archaeological artefacts have been found in this area.

The windbreaks are considered an important landscape feature to retain. These windbreaks gives this landscape unit it function as a gateway and it therefore has contextual significance within the larger context of the winelands. It has even more contextual significance being part of the 'belt' system that holds Klapmuts in place.



Historic image showing Simonsberg (Malan: 2018)

## 104 GATEWAY UNIT

**A significant feature of this land unit is that it spans the R44 with windbreaks that are considered an important landscape feature that should be retained. It not only acts as a well-defined buffer of the Klapmuts node, but also a gateway to the Cape Winelands towards Stellenbosch.**

**MAIN AIM:** Enhance (Manage) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

**MAIN VALUE:** AESTHETIC, ECOLOGIC - As per the statement of significance, the windbreak trees are an important feature to retain.

**CONSERVATION SYSTEM:** Please refer to the Green Transition Conservation System in the Conservation Management Plan that advocates openness and quality of life in the rural agricultural context.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over-scaled private dwellings, suburban development, large scale industrial structures, mining, gated residential estates, school complex, substation, landfill, sewage plant, market, parking lot, business park, shopping centre, infrastructure development such as wind turbines.

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 area east of Adam Tas Road (R44) feature several critical biodiversity and ecological support areas in a natural condition along the drainage lines crossing the unit. Some of these drainage lines appear in a somewhat degraded condition.

#### Development Criteria:

- Maintain ecological support areas to sites of heritage significance (particularly river corridors). 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.
- Respect development setbacks from water resources to provide protection from flooding as well as creating scenic and ecological corridors (see legislation in place for river corridors).
- 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.

### B AESTHETIC

#### Significance:

This unit is predominantly flat, with the western section gradually sloping upwards towards Klapmutskop.

These windbreaks, together with the windbreaks in unit 110, distinctly form the western and southern gateway towards

Klapmuts and are therefore among the most important landscape features to retain within the Klapmuts area. The gateway function therefore has contextual significance within the larger context of the winelands.

Further contextual significance is its role as part of the 'belt' system that holds Klapmuts in place.

#### Development Criteria:

- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development includes sprawling suburban development, over-scaled private dwellings etc.
- 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).
- 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 uses.
- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled private dwellings or industrial buildings within the surrounding agricultural landscape.
- 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.

- Promote urban densification to protect the rural landscape as the main communal asset. Urban and rural regeneration should include former industrial sites. These include the old sand mines and race track to the west of the R44.
- Maintain larger unified land areas to protect larger landscape continuums

### C HISTORIC

#### Significance:

An important burial ground (80 graves) is located on the Klapmuts-Simondium Road (Kaplan 2006).

According to the mapped sites layer, several archaeological artefacts have been found in this area.

#### Development Criteria:

- Handaxes and cleavers, etc. are found throughout the area, and they have heritage significance. All archaeological material is protected in terms of the NHRA.
- Burial Grounds are protected as per the NHRA and are also considered important social heritage sites.

that display a unified scenic character.

- Mining and quarry operations leave scars in the landscape that impact on its character and significance. These operations are required by law to undergo extensive rehabilitation strategies, and such work should commence at the earliest possible stage while work takes place.

### D SOCIAL

#### Significance:

*The burial ground next to the Klapmuts-Simondium Road is considered an important space with social significance.*

#### Development Criteria:

- The burial ground should be protected from surrounding incompatible land uses that could detract from its significance to the community. It is currently a place of gathering, reflection and reverence, which should be respected.

### E ECONOMIC

#### Significance:

*The majority of soils in the unit are only moderately or not suitable for agriculture (viticulture). The entire unit is characterised by strong lines of windbreak trees protecting pockets of citrus trees and vineyards.*

#### Development Criteria:

- 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.
- 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.
- 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.
- 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.

