

Answortelrug

I06 Mixed smallholdings

The N1 forms the northern boundary of this landscape unit, which topographically falls to the east. The Adam Tas Road (R44) cuts the unit roughly in half and the R101 crosses through the eastern section of the unit. Views from this unit leads the eye toward Simonsberg and to Drakenstein in the east. This landscape has a agricultural character, with smallholdings, windbreaks and open fields being dominant features. West of the R44, vineyards, a small dam and a newly developed housing estate compares well with the historical Transnet staff village and expansive open fields to the east. The unit features two main drainage lines with ecological support areas and the open fields represent critical biodiversity areas in a natural condition. Klapmuts have moderately suitable soil for agriculture (viticulture). The historical Answortelrug Road with a mature Eucalyptus Avenue extends onto Drakenstein municipality across the N1. The piece of

land flanked by the R44 in the west, the R101 in the north and R45 in the south represents a conglomeration of various interesting historic structures. Two buildings immediately adjacent to the R44 used to be the old police station and general dealer. Behind these, an old water tank and several older houses are arranged along a diagonal road leading towards the cemetery. This road could have been a more formal road in the past, but is currently lost due to farm boundaries. The historic Transnet staff village and extension is still relatively intact and contributes to the sense of place of the area.

This unit represent an interesting collection of land uses past and present and has ecological as well as historic significance with potential for development. **The Rosenmeer estate is classified as NCW (non-conservation worthy).**



Transnet staff houses



Small holding with plant hire



View towards Klapmutskop

106 MIXED SMALLHOLDINGS

This unit represents an interesting collection of past and present land uses, and has ecological as well as historic significance with potential for development. The Rosenmeer estate is classified as NCW (non-conservation worthy).

MAIN AIM: INTERVENE (Change) in a deliberate, planned way to improve a land parcel. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible. Actions include: (a) To rehabilitate the site to its previous, or natural character, or (b) to accelerate change towards a new or strengthened character and resilient landscape.

MAIN VALUE: ECONOMIC - Potential for development with some reference to heritage features in the landscape.

Conservation systems triggered: None

CONSERVATION SYSTEM: None

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Mining, Substation, Landfill and Sewage Plants, Expansive parking lots.

Grade IIIc + NCW	
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 unit features two main drainage lines and wetlands with ecological support areas and the open fields represent critical biodiversity areas in a natural 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.
- 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:

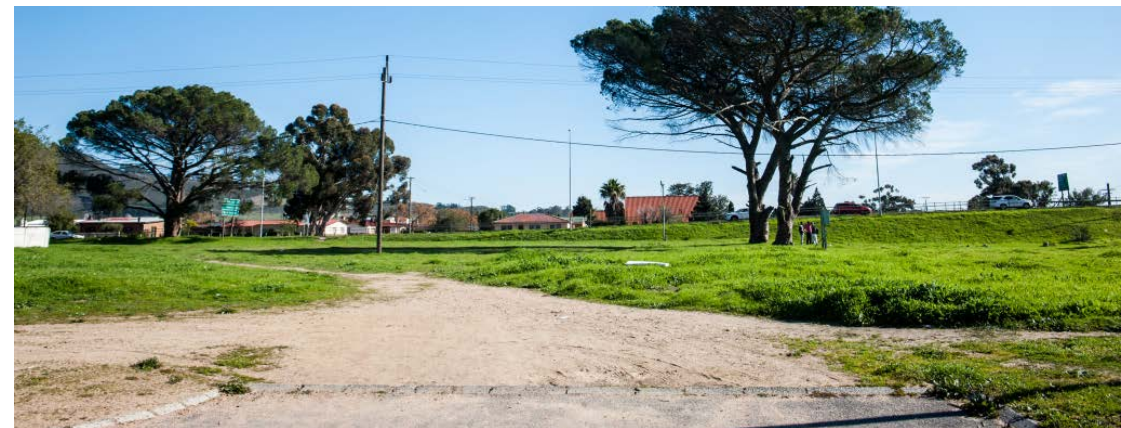
The N1 forms the northern boundary of this landscape unit, which topographically falls to the east. The Adam Tas Road (R44) cuts the unit roughly in half and the R101 crosses through the eastern section of the unit.

Views from this unit leads the eye toward Simonsberg and to Drakenstein in the east. This landscape has agricultural character, with smallholdings, windbreaks and open fields being dominant features.

West of the R44, there are vineyards, a small dam and a newly developed housing estate that compares well with the historical Transnet staff village and expansive open fields to the east.

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 (refer to the Conservation Systems).
- 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).
- 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:

The historical Anyswortelrug Road with a mature Eucalyptus Avenue extends into the Drakenstein municipality across the N1. This road could have been a more formal road in the past, but is currently lost due to farm boundaries.

The piece of land flanked by the R44 in the west, the R101 in the north and R45 in the south represents an assembly of various interesting historic structures.

Two buildings immediately adjacent to the R44 used to be the old police station and general dealer. Behind these, an old water tank and several older houses are arranged along a diagonal road leading towards the cemetery.

The historic Transnet staff village and extension is still relatively intact and contributes to the sense of place of the area.

Development Criteria:

- 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.
- 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:

There is a strong association to place that is evident from the social sites listed on the online map on card S55 and S57.

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.

E ECONOMIC Significance:

Klapmuts has moderately suitable soil for agriculture (viticulture).

Development Criteria:

- 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.
- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- 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.
- 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.
- Shopping centres on edges of highways and main roads should be discouraged. They serve private cars, and are inward-looking, with no attempt to respond to the surrounding landscape or heritage resources.
- Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. A typology that should be considered is a self-sufficient, sustainable and socially transformed 'villages' with different income levels, incorporating a level of subsidised housing.