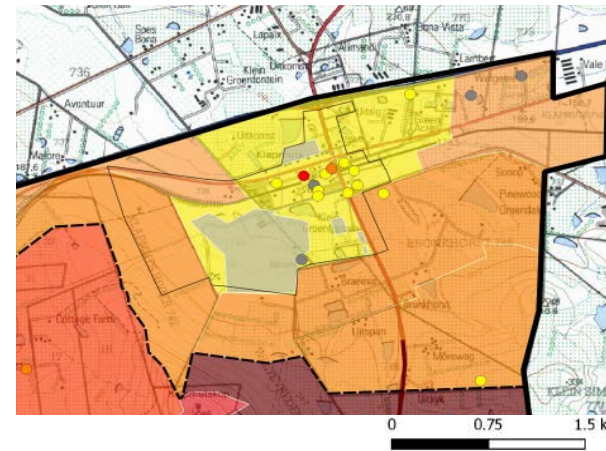


I10 (5.25) Grade IIIb

KLAPMUTS OUTSKIRTS



I10 Fragments

The eastern outskirts of Klapmuts, like Units I08 and I09, is clustered around the R101, R45 and the railway. In this unit, the R45 forms the southern boundary and curves at a 45 degree angle towards Franschhoek. The railway represents the northern boundary of the unit. The landscape gently falls to the east, resulting in expansive views towards the Drakenstein valley and Mountains. The unit itself is highly visible from the R45 and feature vineyards and agricultural tunnels which fit in well with the pastoral character of the area. A small area in between the western vineyards and tunnels feature a piece of land with natural vegetation. It is mapped as a critical biodiversity area in a natural condition, but is currently being informally mined for sand. The soils are moderately suitable for agriculture.

Between the railway line and the R45, it mainly features neglected veld and the eastern section is mapped as a critical biodiversity area in a natural condition. From aerial photographs it is evident that the area is used for informal settlement.

Between the N1 and the R45, the unit present farming infrastructure (Welgemeend and Welgelee) and some neglected vineyards and fields. The northern boundary is mapped

as a critical biodiversity area in a natural condition and a drainage line in the south east feature some ecological support areas. The soils are moderately suitable for agriculture.

This combination of landscape fragments grouped in one unit has significance for its visibility pastoral character of the area.



View towards Klapmuts from the R45



Simple shed with expansive views over the Haweqwas Mountains



View over shade structures used for agriculture

110 FRAGMENTS

This combination of landscape fragments grouped in one unit has significance for its visibility and the pastoral character of the area.

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: ECONOMIC- The proliferation of non-agricultural uses in this landscape unit should be discouraged.

Conservation systems triggered: None

CONSERVATION SYSTEM: None

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Over-scaled private dwellings, suburban developments, mining, school complex, gated residential estates, substation, landfill, sewage plant, parking lot (without mitigation), 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:

A small area in between the western vineyards and tunnels features a piece of land with natural vegetation. It is mapped as a critical biodiversity area in a natural condition, but is currently being informally mined for sand. It is mainly neglected veld and the eastern section is mapped as a critical biodiversity area in a natural condition. From aerial photographs it is evident that the area is used for informal settlement.

The northern boundary is mapped as a critical biodiversity area in a natural condition and a drainage line in the south east features some ecological support areas.

Development Criteria:

- 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 eastern outskirts of Klappmuts, like Units 108 and 109, are clustered around the R101, R45 and the railway. In this unit, the R45 forms the southern boundary and curves at a 45 degree angle towards Franschhoek. The railway represents the northern boundary of the unit.

The landscape gently falls to the east, resulting in expansive views towards the Drakenstein valley and mountains.

The unit itself is highly visible from the R45 and features vineyards and agricultural tunnels which fit in well with the pastoral character of the area.

Development Criteria:

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. Here views towards the Hawequas Mountains, the Drakenstein Valley, and Simonsberg are important to maintain.
- 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).
- 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.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

C HISTORIC

Significance:

The Unit is predominantly characterised by agricultural activities.

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.

D SOCIAL

Significance:

The Unit is highly visible from the N1 highway, giving it a social significance based on its aesthetic qualities of agriculture and the sweeping views towards Klipmutskop. The Unit is currently occupied by informal squatters.

Development Criteria:

- Informal squatters are a threat to the significance of the unit, due to overuse of the natural vegetation and related unmonitored activities.

E ECONOMIC

Significance:

The eastern outskirts of Klipmuts has soils that are moderately suitable for agriculture. Features are vineyards and agricultural tunnels.

Between the N1 and the R45, the unit contains farming infrastructure (Welgemeend and Welgelee) and some neglected vineyards and fields. The soils are moderately suitable for agriculture.

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 genius 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.

- 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.

