

# **Blaauwklippen Farm, Stellenbosch**

## **Consolidation and Development Potential**

### **The Northern and Eastern Precincts Statement of Intent**

#### **Contents:**

1. Introduction
2. Locating Blaauwklippen Farm in its Context
3. Some Key Larger Scale Analysis
  - 3.1 The Site in Relation to the Larger Stellenbosch Context
  - 3.2 The Site in Relation to the Surrounding Context
4. Giving Direction to the Plan
  - 4.1 Emerging International Tendencies.
  - 4.2 Local Imperatives
5. Some Key Local Scale Analysis
  - 5.1 The Primary Site and its Environs
6. Concept and Proposals at a Larger Scale
7. Concepts at The Scale of the Primary Site and its Environs
8. Preliminary Precinct Plans
  - 8.1 The Northern precinct
  - 8.2 The Eastern Precinct
9. Conclusion and Way Forward

**List of Figures:**

Figure 1 Location of Blaauwklippen in relation to the Cape Winelands Context

Figure 2 The Land Holdings in relation to the Larger Stellenbosch Context

Figure 3 The Land Holdings in relation to its Surrounding Context

Figure 4 Current Thinking about Future Use of Individual Land Holdings: Blaauwklippen and Municipal

Figure 5 Aerial Photograph showing the Location of the Land Holdings in relation to the Built-up Domains of the Surrounding Context

Figure 6 The Land Holdings in relation to the Municipal Spatial and Development Framework, approved in 2019

Figure 7 The Land Holdings in relation to The Urban Edge (Extracted from Zoning Map and Municipal Spatial Development Framework of 2019)

Figure 8 The Land Holdings in relation to the Declared Heritage Resources and their Gradings

Figure 11 The Land Holdings in relation to the Larger Stellenbosch Context: The Bloukliprivier Valley, A Unique Valley of Heritage Significance

Figure 14 The Land Holdings Site in relation to the Larger Stellenbosch Context: Composite External Constraints and Informants Impacting on the Site

Figure 21 The Land Holdings in relation to its Surrounding Context: Composite Constraints and Informants Impacting on the Site

Figure 22 The Primary Site and Environs: Interpretation of Surrounding Edge and Interface Conditions, Problems and Opportunities

Figure 28 The Primary Site and Environs: Spatial Design Elements

Figure 29 The Primary Site and Environs: Movement Network

Figure 32 The Primary Site and Environs: Interpretation of Spatial and Landscape Units

Figure 33 The Primary Site and Environs: Composite Constraints and Informants

Figure 34 The Primary Site and Environs: Interpretation of No-go, Tread-lightly and Development Potential Zones

Figure 35 The Land Holdings in relation to the Larger Stellenbosch Context Proposed Zones of Consolidation and Completion of the Built Urban Edge to Mitigate against the Impact of Further Suburban Sprawl

Figure 37 The Primary Site and Environs: An Integrating Spatial and Urban Design Concept

Figure 38 The Primary Site and Environs: Continuities of Green Space and Clarifying the Built Edge Domains

Figure 39 The Primary Site and Environs: Strategic Sightlines and Views

- Figure 40 The Primary Site and Environs: Pattern of Agricultural Superblocks
- Figure 41 The Primary Site and Environs: Economic Diversification and Agricultural Space Types
- Figure 42 The Primary Site and Environs: Proposed Dominant Movement Network
- Figure 43 The Primary Site and Environs: Use and Consolidated Built Forms
- Figure 44 The Primary Site and Environs: Precinct Identification
- Figure A Preliminary Composite Layout for the Northern and Eastern Precincts
- Figure B Northern Precinct: Updated Cadastral Layout
- Figure C Eastern Precinct: Updated Cadastral Layout
- Figure D Eastern Precinct: Distribution of Building Types
- Figure E Eastern Precinct: Generic Building Types
- Figure F Eastern Precinct: Examples of Building Types in sketch form
- Figure G Eastern Precinct: Examples of Building Types in illustrative form
- Figure H Eastern Precinct: Internal Village Street, Exploring Cross-sectional Treatment

## 1. Introduction

The owners of Blaauwklippen farm wish to rationalize their land holdings and to do so in a publicly responsible way. This implies working with authorities to improve the spatial quality of the sub-region while increasing economic diversification.

The historic farm lies south of Stellenbosch between Paradyskloof and Jamestown, just east of the limited access route of the R44. The R44 is the primary vehicular connection between Stellenbosch and Somerset West. As a totality, it is an integral part of the cultural landscape of the Cape Winelands, which is unique in South Africa and which is an important destination for foreign and local tourists.

There are already a range of activities on the farm including, *inter alia*, the historic homestead (a Grade 2 heritage site), a small amount of visitor accommodation, a very popular weekend market, a cycle path and cycling trails, and vineyards. However, the relationship between these activities is somewhat blurred in places.

In recent years the character, heritage value and sense of place of the Winelands has been steadily eroded, primarily through developer-driven speculative leap-frog suburban sprawl. There is a growing sense of awareness of the problem and administrative measures such as the delineation of the urban edge have been imposed. However, in many cases, these delineations have not been driven by a believable structural logic and have proved difficult to defend.

An urban design framework for the site, which seeks synergies between diverse activities in a manner which increases the spatial quality of the whole, to the benefit of all, has been prepared. (Refer to the document 'Blaauwklippen Farm, Stellenbosch: Towards 'Master-planning' for the Land Holdings, An Urban Design Framework', Prepared by Piet Louw and Dave Dewar Architects, Urban Designers, Planners 24 October 2024. The focus of this statement of intent focusses on the northern and eastern precincts as identified in the framework. Figures used in the statement are extracts from the document.

It must be emphasized that the approach to the task focused on extreme sensitivity, because of the role of the farm in strengthening the sense of place of the Winelands, its agricultural value and its rich heritage resources.

## 2. Locating Blaauwklippen Farm in its Context

This section is primarily descriptive: it simply seeks to understand the location of the farm at a number of scales.

Figure 1 shows the location of Blaauwklippen in relation to its Cape Winelands context. The landscape of the Cape Winelands is made up of a complex hierarchical pattern of intersecting valleys and ridgelines, making it an area of great diversity and beauty. Historically, the dominant human activity in the sub-region was farming, supplying fruit and vegetables to the refreshment station established by the Dutch East India Company at Table Bay. More recently, the emphasis has been on vineyards and wine-making.

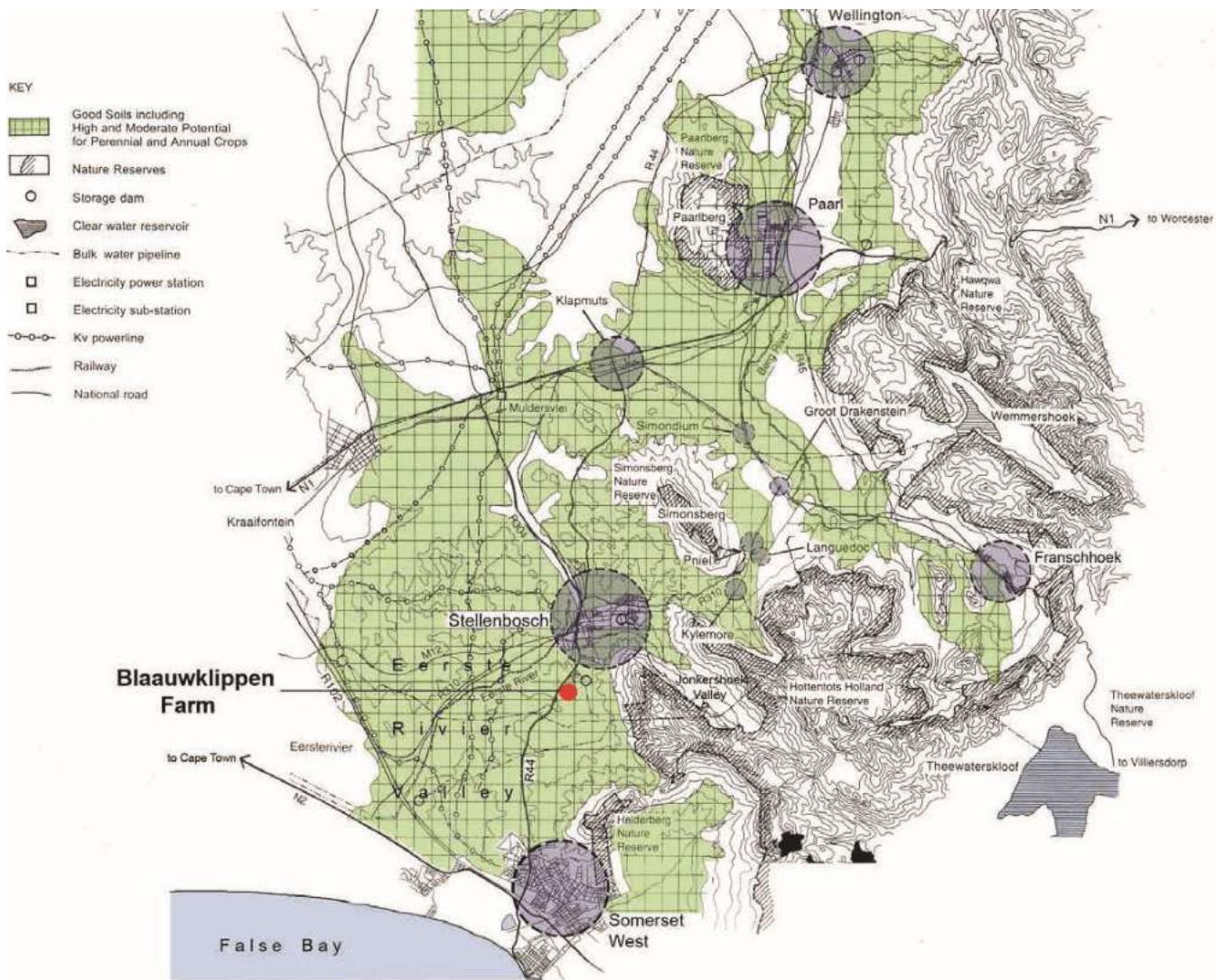


Fig. 1: Location of Blaauwklippen in relation to the Cape Winelands context

In terms of land-use occupation, the pattern of development in the valley was very similar to the desired valley section postulated by the ecologist Patrick Geddes: in terms of this, small scale mining (where appropriate) or wilderness should occur on the higher ridge lines; hunting and afforestation on the steep slopes; agriculture on the middle slopes and in the valleys; and human occupation and settlement in the valley or lower slopes, close to water. He argued that it was this 'rightness' of human response to landscape which lay central to the concept of 'a sense of place'. Of equivalent significance for a sense of place is the dominance of wilderness and agricultural domains over settlement. This dominance must be strongly protected from unrestrained urban sprawl.

These factors, in combination, have resulted in the Winelands becoming a significant foreign and local tourist attraction: it is an important and growing economic sector within the Western Cape economy.

The farm Blaauwklippen is a valuable part of this system. It is located just south of Stellenbosch, between it and Somerset West. These are two of the largest towns in the Western Cape. It is an important tourist attraction in its own right, with its weekend market being particularly popular. It takes access indirectly off the R44, a limited access route which is the primary connection between the two towns.

As waves of human occupation, eliciting creative responses by landowners to evocative natural conditions, washed over the region a rich cultural landscape emerged. The region is one of

considerable heritage significance and parts of it have been nominated for world Heritage Site status.

Figure 2 shows the site in relation to the larger Stellenbosch context. A number of points are immediately apparent. Firstly, Blaauwklippen is close to the historic core of Stellenbosch. Secondly, the town is growing rapidly. In approximately the last hundred years, it has broken away from its original compact form and is sprawling outwards in every direction. Thirdly, a particularly strong direction of growth is to the south, towards Somerset West. The farm of Blaauwklippen lies directly in this path of growth. Fourthly, patterns of growth are no longer informed by historical patterns of infrastructural investment. They take the form of developer-driven speculative sprawl. There is considerable evidence of both large-lot and leap-frog sprawl causing a fragmented pattern of, often gated, developments.

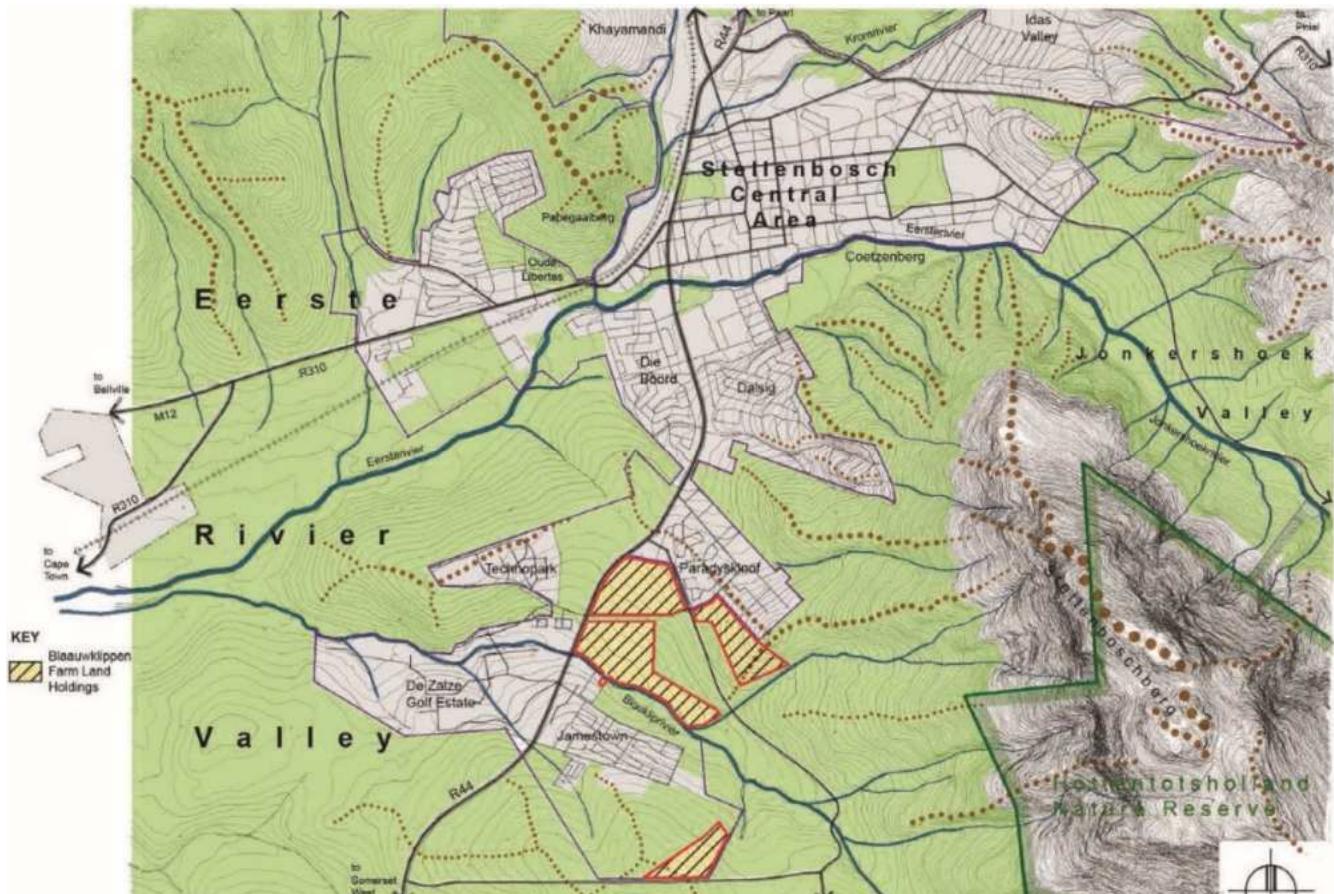


Fig. 2: The land holdings in relation to the larger Stellenbosch context

There are several negative consequences resulting from this pattern of development. One is the rapid destruction of valuable agricultural soil, a matter of some significance since only some 3% of soils in South Africa are classified as good. This diminution of agricultural value is not only caused by the development itself. A consequence of leap-frog sprawl, in particular, is that it tends to sterilize the land between pockets of development farmers are reluctant to invest in the land between pockets, in the expectation that, at some future date, this land will inevitably be converted to urban development.

A second negative externality which is resulting from this pattern of development is that it is placing considerable and increasing pressure on the R44. The R44 is a mobility route: it is a limited access route which has been designed to move vehicles relatively freely and quickly through the sub-region. However, these new pockets of development, which are not informed by a larger system of public structure, all tie back to the R44, decreasing mobility and encouraging blockages.

A third negative impact is visual intrusion. In many cases, developers have ignored the importance of Geddes' observation about the need to avoid development on the larger ridge lines, with considerable negative visual impacts. The Technopark is a good example of this.

Figure 3 shows the site in its surrounding context and emphasizes the distribution of near-by local social and commercial facilities. It reveals that, apart from the older settlement of Jamestown, which contains a number of churches, a cemetery, a library and a number of schools, the surrounding development is almost exclusively residential. There are a small number of commercial enterprises, but these primarily take the form of car-based shopping centers. Densities are too low to generate a vibrant local economy.

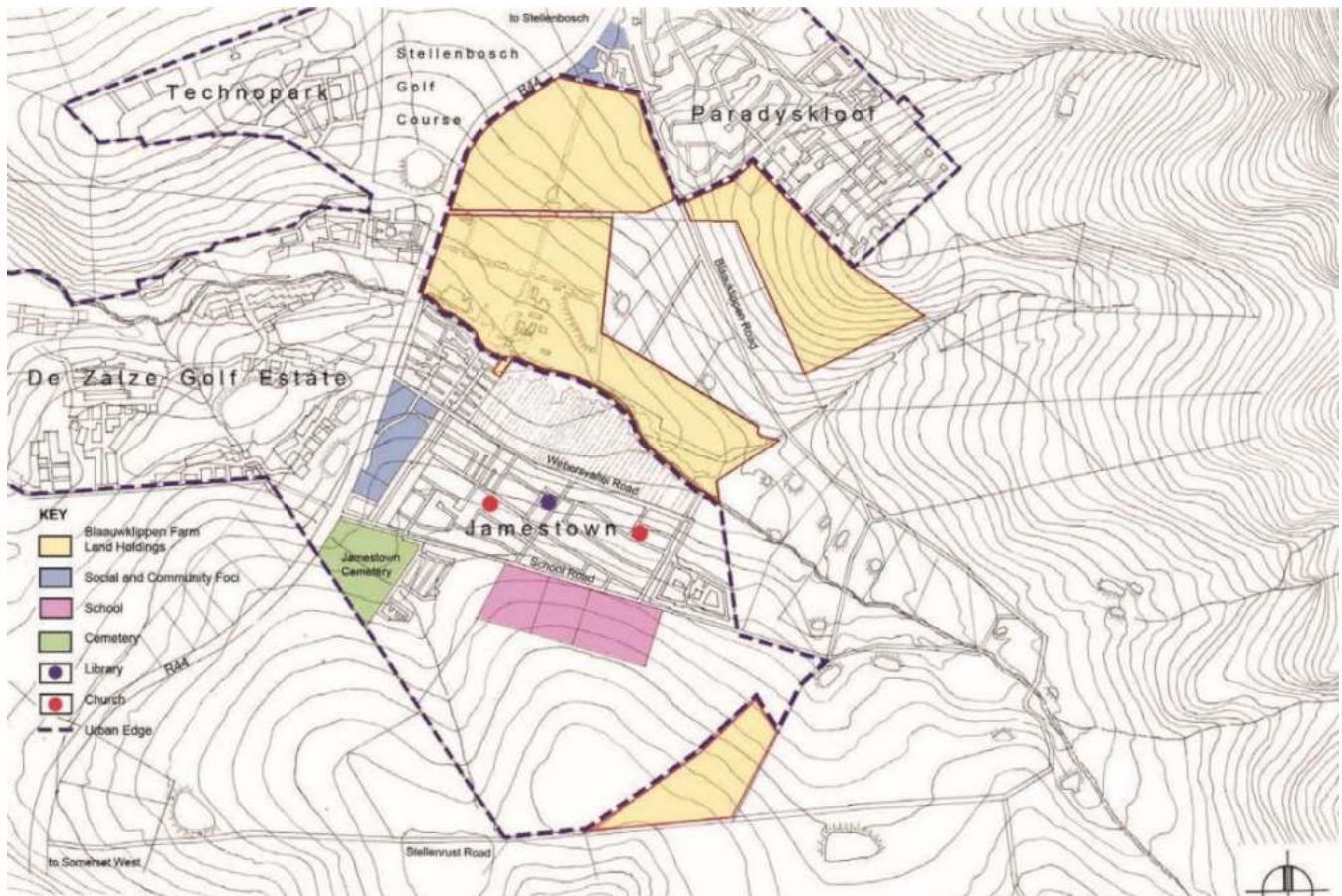


Fig. 3: The land holdings in relation to its surrounding context

Figure 4 shows the client's current thinking about the future desired pattern of land uses for the individual land-holdings making-up Blaauwklippen. Shown here too are the municipal intentions for municipal land in the vicinity. In terms of these: the eastern land parcel remains under agriculture, with 6 dwelling units; similarly, the north-west of the western portion remains under agriculture, as does the south-east and southern portions; however, the north-east precinct is given over to a mixed-use and tourism precinct with an hotel; to the south, the triangle of land currently lying outside the urban edge is incorporated into the urban area to allow for suburban residential development (this land is adjacent to a currently vacant larger parcel of land which has been earmarked by the Stellenbosch Municipality for future urban development).

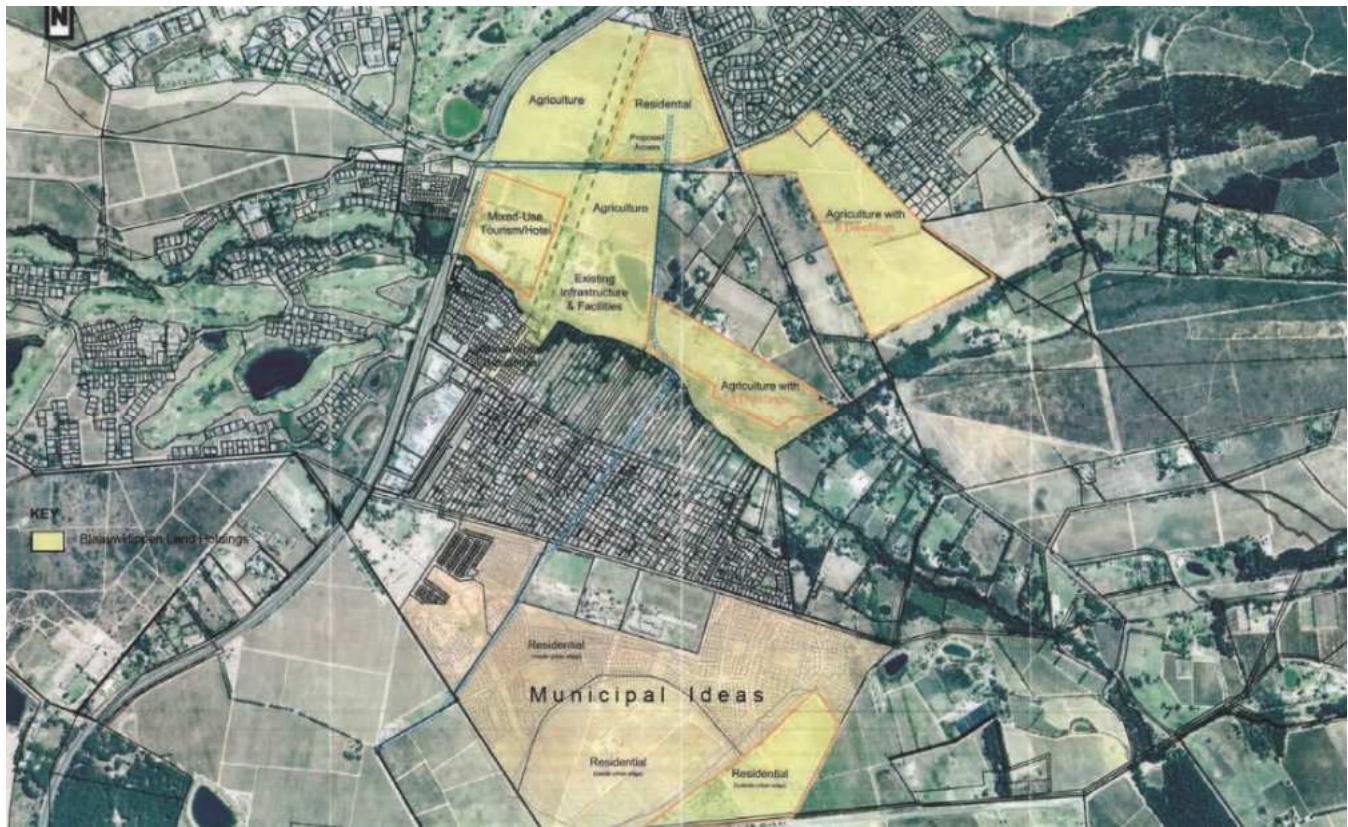


Fig. 4: Current thinking about future use of individual land holdings: Blaauwklippen and Municipal

Figure 5 is a summary. It is an aerial photograph of the farm as it currently exists. The map was compiled by the Western Cape Government and reflects the situation as of August 4<sup>th</sup>, 2023.



Fig. 5: Aerial Photograph showing the Location of the Land Holdings in relation to the Built-up Domains of the Surrounding Context

Figures 6, 7 and 8 provide the necessary information to understand the regulatory impacts on the land-holdings. It does so in three forms:

- The site in relation to the Municipal Spatial and Development Framework (2019) (Figure 6). This document was approved by the Stellenbosch Council in 2019. It is largely self-explanatory.

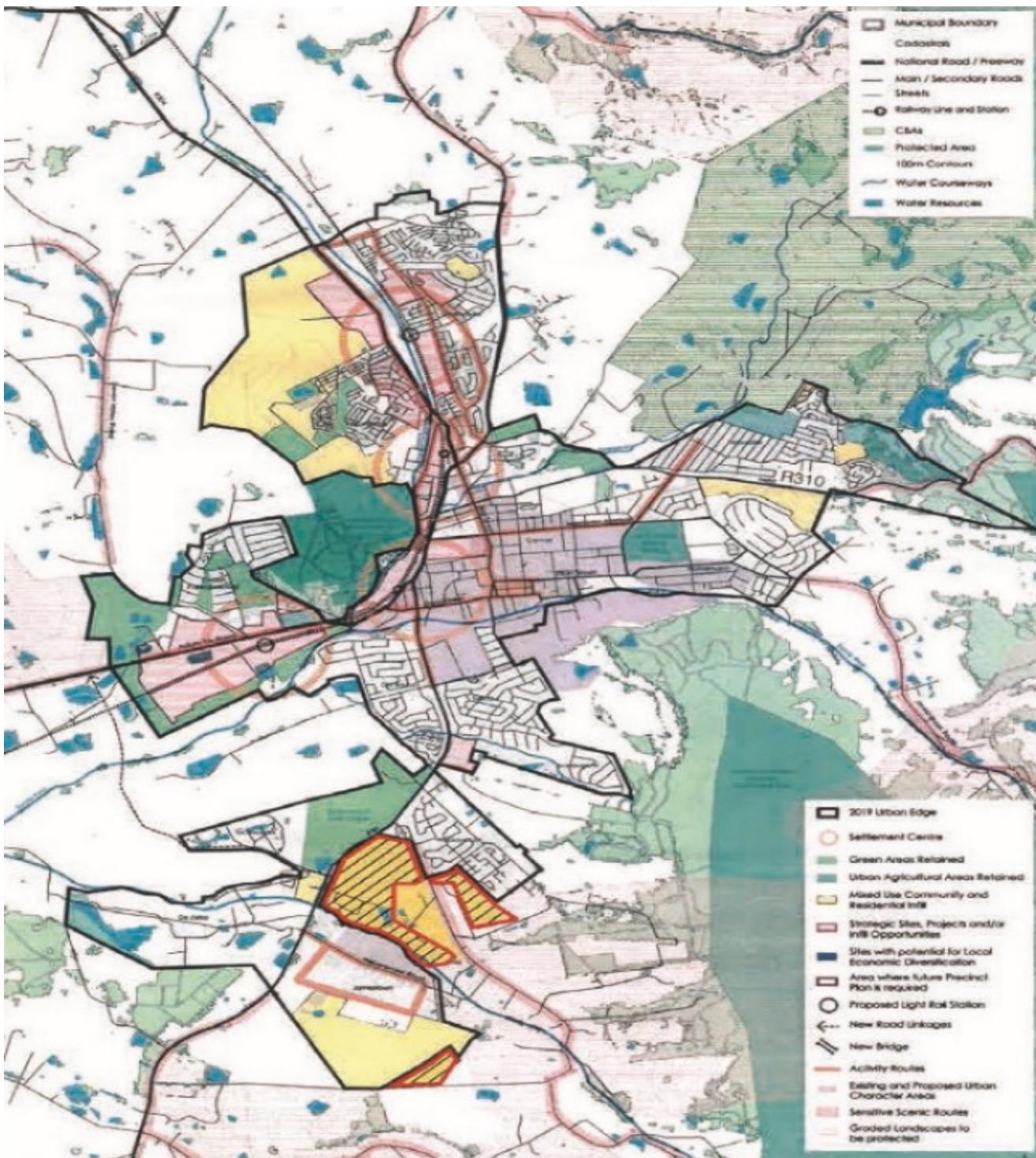


Fig. 6: The Land Holdings in relation to the Municipal Spatial and Development Framework, approved in 2019

- The site in relation to the urban edge. This is shown in figure 7. The map was extracted from the Zoning Map and the Municipal Spatial Development Framework. Most significantly, most of the land-holdings owned by Blaauwklippen are without the urban edge, except for a small triangle of land to the south-east.

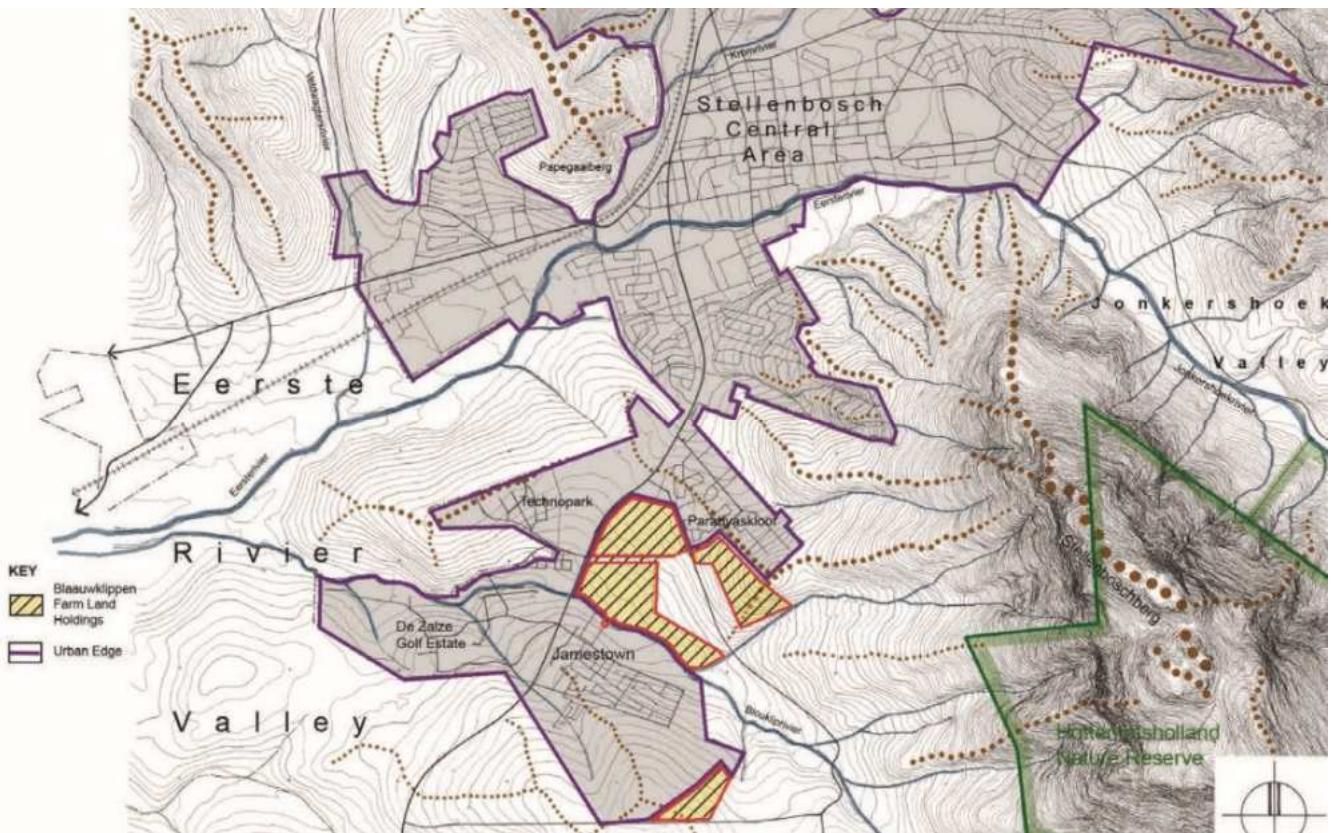


Fig. 7: The Land Holdings in relation to The Urban Edge (Extracted from Zoning Map and Municipal Spatial Development Framework of 2019)

- The site in relation to Declared Heritage resources and their grading's. Figure 8 shows that the entire sub-region is heritage-rich. Much of the Blaauwklippen land holdings have a Grade 2 rating.

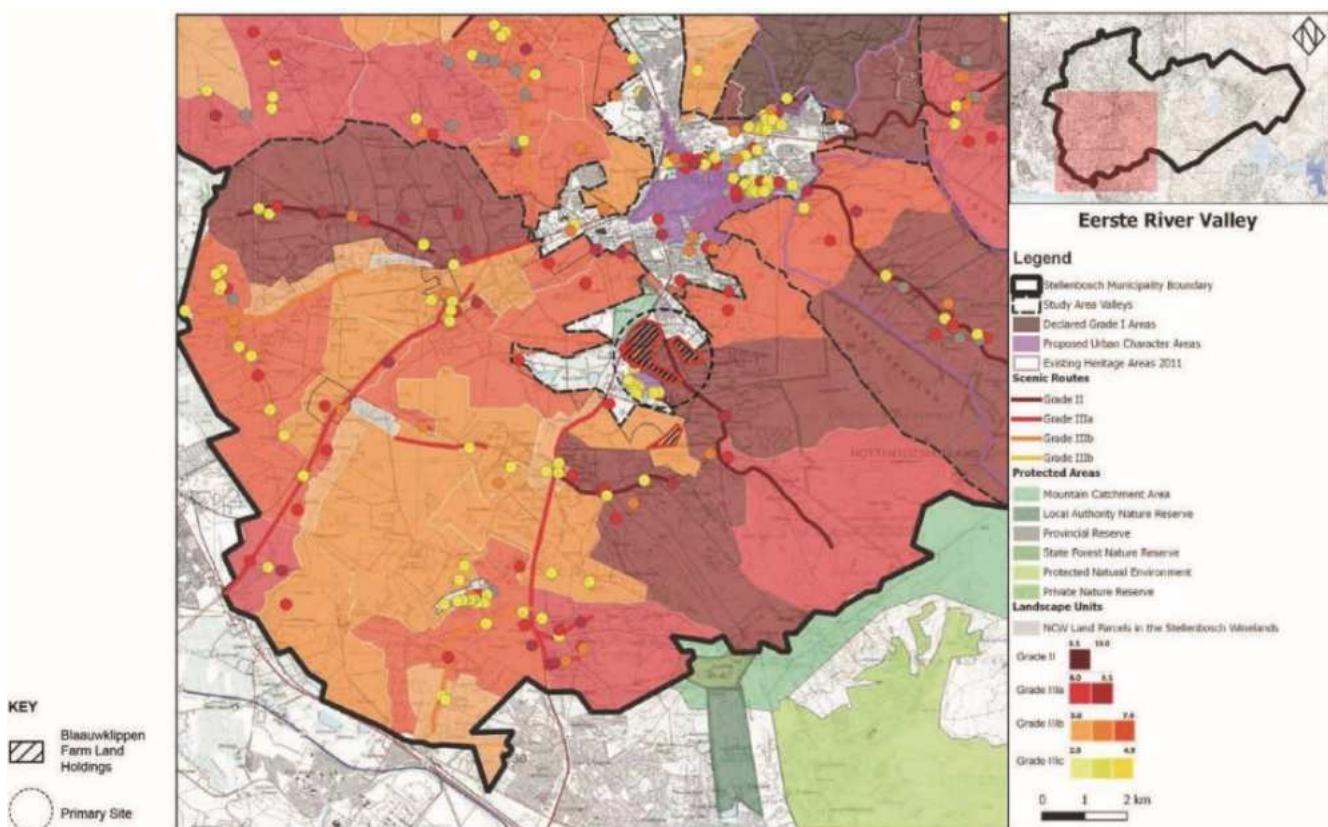


Fig. 8: The Land Holdings in relation to the Declared Heritage Resources and their Gradings

### 3. Some Key Larger Scale Analysis

#### 3.1 The Site in Relation to the Larger Stellenbosch Context

Figure 11 identifies the Bloukliprivier Valley of which Blaauwklippen farm is part. The valley has a rich heritage: any new development in it requires a careful response. The Bloukliprivier is a tributary of the Eesterivier, which is the largest valley in the sub-region. The drawing also shows the main peaks which dominate the sky-line.

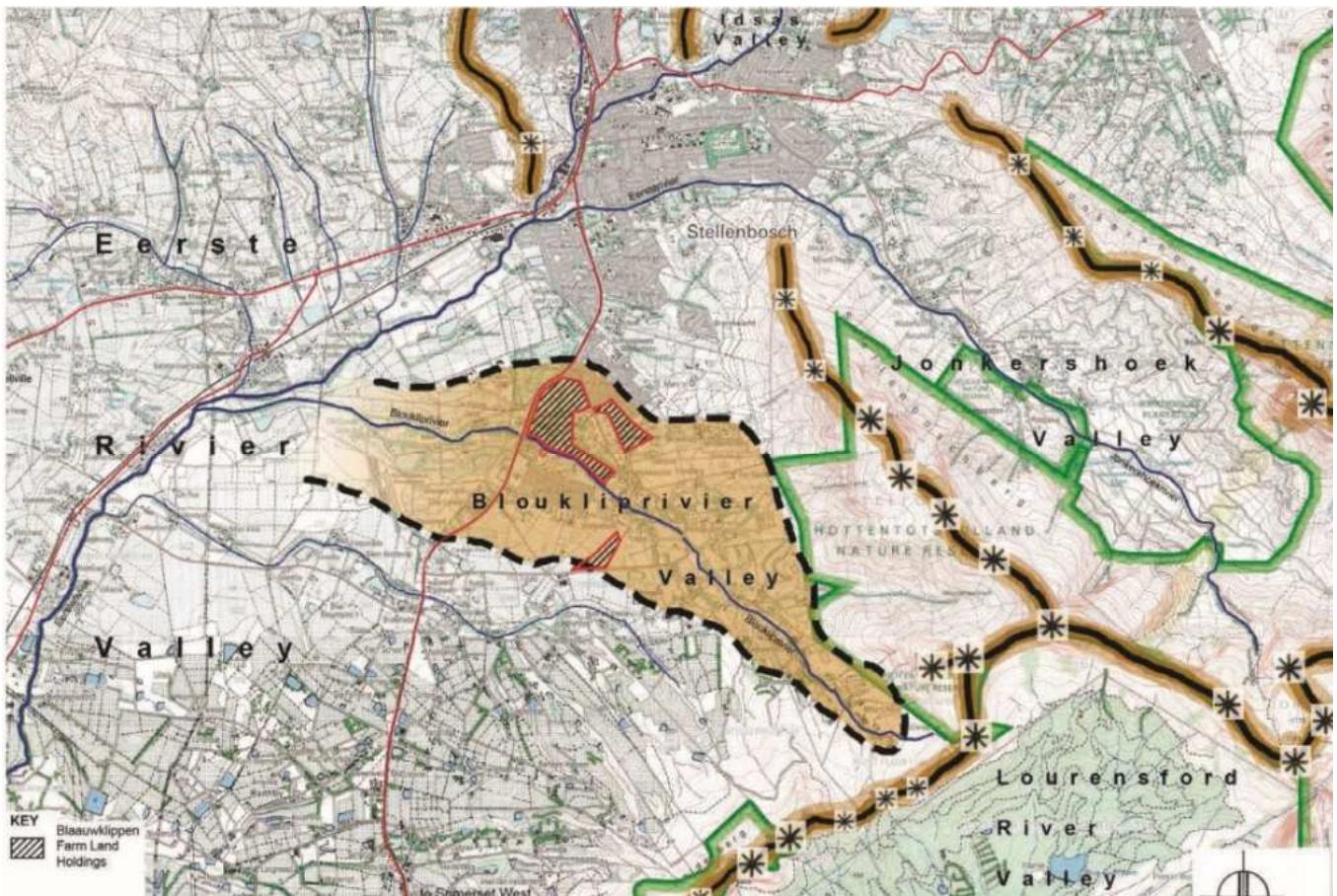


Fig. 11: The Land Holdings in relation to the Larger Stellenbosch Context: The Bloukliprivier Valley, A Unique Valley of Heritage Significance

Figure 14 is a synthesis: it pulls together the main external constraints and informants which are impacting on the site on one map, including the green matrix, the hierarchy of watershed lines, the dominant river system, built domains impacting on the site and current municipal road proposals.

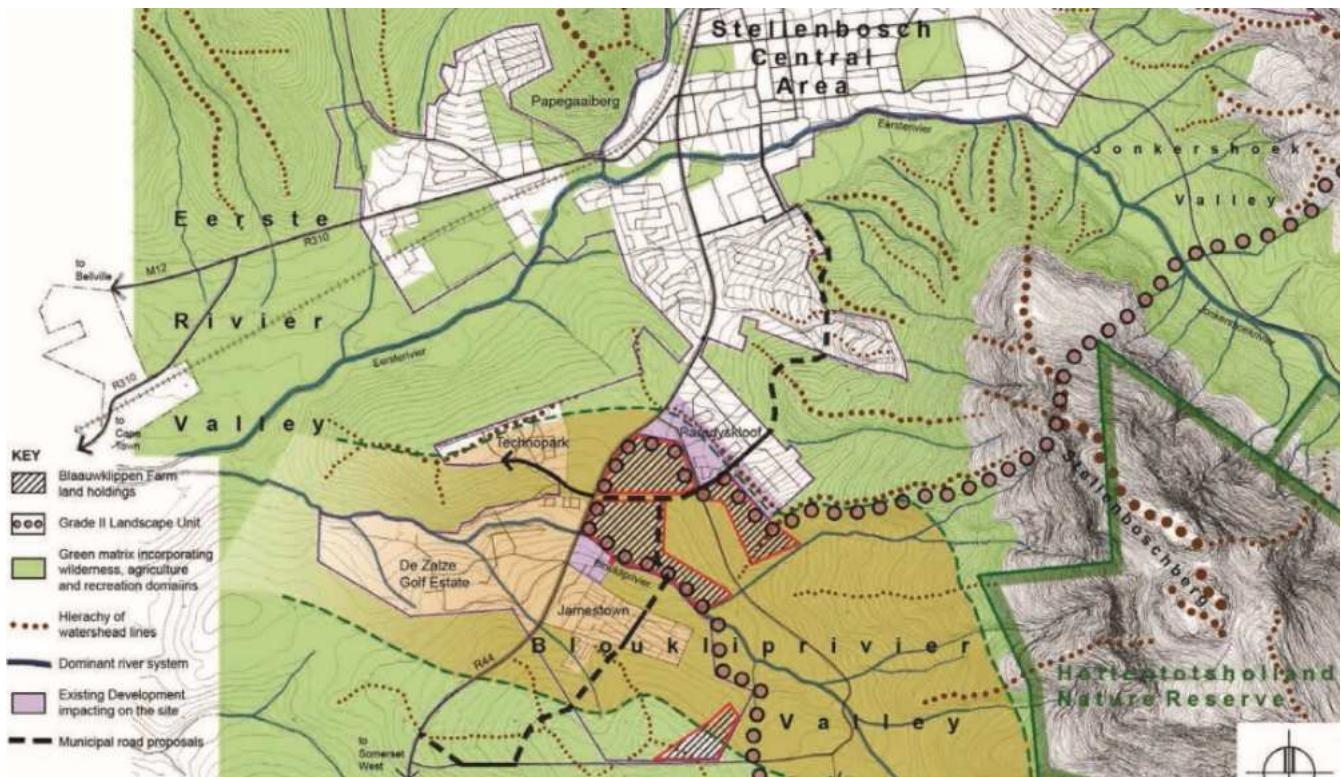


Fig. 14: The Land Holdings Site in relation to the Larger Stellenbosch Context: Composite External Constraints and Informants

### 3.2 The Site in Relation to the Surrounding Context

Figure 21 is a synthesis. It shows all external composite constraints and informants impacting on the land-holdings on one map. The starting point in the process of developing a concept for the land-holdings at this scale is an interpretation of these constraints and informants.



Fig. 21: The Land Holdings in relation to its Surrounding Context: Composite Constraints and Informants Impacting on the Site

## 4. Giving Direction to the Plan

Running through the analysis to date are a number of issues and concerns, some international, some local, which need to inform any plan for this site.

### 4.1 Emerging International Tendencies.

These are tendencies which are commonly emerging in most parts of the globe but not all in the same form or to the same degree. No attempt is made here to be comprehensive, but the main ones impacting on Southern Africa are summarized here.

#### 4.1.1 Climate change.

It is common cause that global climate change is happening more rapidly than most commentators were expecting. It is being accompanied by increasing sea level rise with increased flooding and increasing catastrophic weather events. While the general trend is towards global warming there are likely to be considerable regional variations. Most projections for South Africa show increasing warming and drying, with sea level rise and severe catastrophic weather-related events (such as flooding, drought increased malnutrition, increased water-borne diseases, and desertification).

It is likely to have huge ecological impacts and crop patterns will change significantly.

#### 4.1.2 Water security, water quality and the importance of local water capture.

Water will become an increasingly scarce resource: the possibilities of local violent struggles over limited resources are becoming ever more likely. In the face of this and, as large-engineering solutions become increasingly inefficient, local water capture is likely to become increasingly important. Associated with this is water quality: the edges of river corridors will have to become much more strictly managed to ensure that the water being captured is as clean as possible.

#### 4.1.3 Food security.

This is becoming an increasingly common problem internationally. Countries in the developing south are, and will be, the most affected by food security but it is occurring, to some degree, in most countries in the world. Generally, this is not a production problem (the world can produce as much food as it needs to meet the nutritional needs of all inhabitants). There are, however, severe distribution problems. Most production occurs in more developed countries, where farming is fairly heavily subsidized. This subsidization enables these farmers to flood international markets, forcing down prices but at the same time, destroying local economies of developing countries, which are frequently agrarian-based.

There is a growing realization internationally that greater emphasis must be placed on local regions meeting their own nutritional requirements, even in more developed contexts. This requires a more diverse agricultural economy.

#### 4.1.4 Energy dependency.

In the 1970's there was considerable debate internationally about the world facing depleting fossil fuel-based energy resources. Recent large new finds of oil and gas have quietened this debate somewhat but the clear link between greenhouse gas emissions and the use of fossil fuels makes the search for alternative cleaner energy sources even more urgent. Many countries without their own sources of fossil fuels are entirely dependent on imports and their political economies are vulnerable because of this.

From a settlement perspective, the clear implication of this is the need to develop settlement forms which minimize the need to move: to promote compact forms of settlement that encourage

walking and the use of other forms of non-motorized transport. Clearly, when the use of these low energy-intensity techniques is not suitable or practical, the use of clean energy should be promoted to the greatest degree possible.

#### 4.1.5 Increasing Poverty, Unemployment and Inequality.

In most developing countries, poverty, unemployment and inequality are increasing rapidly, affecting almost all dimensions of life. There are no grand external or top-down solutions waiting in the wings to combat this.

Improvement will only come about through the self-generation of micro- and meso- enterprises. It is one role of planning to create the pre-conditions for this to occur to the greatest degree possible.

One of the more significant pre-conditions is compacting settlements to create vibrant local markets which grow through increasing economic diversification and specialization.

An economic sector which is particularly important in terms of economic growth is that of tourism. Developmentally, there are a number of advantages associated with the promotion of tourism as an economic base:

- It has been the fastest recovering economic sector internationally, especially after the COVID pandemic;
- Tourism has a high knock-on effect in terms of employment creation;
- If properly managed, tourism has the potential to spread income across a broad spectrum of economic sectors (for example eco-tourism, cultural tourism, special interest tourism, adventure tourism), reaching a wide range of people;

If appropriately managed, tourism also results in an improved environment and quality of life for local inhabitants. International research shows that tourists are increasingly attracted to 'total' as opposed to 'single event', experiences.

On all of these counts the Cape Winelands is well-placed to benefit from the aggressive promotion of tourism.

## 4.2 Local Imperatives

While there are international imperatives which need to inform local spatial plans there are also local performance qualities which need to be addressed in any plan.

The first is retaining and strengthening the powerful sense of place of the Winelands. The Cape Winelands is made up of a natural landscape of great beauty and a rich historical and cultural landscape. This needs to be conserved and where possible, improved by future actions. The sense of place is made up, *inter alia* of three dimensions: a dynamic balance between the three landscapes of society (wilderness, rural and urban), with the wilderness and agrarian domains dominating; the historical 'rightness' of human actions on the natural landscape; and the rich and diverse visual experiences. The clear implication is the need to consolidate both green space and settlement to the greatest degree possible.

The second quality is that of integration. South Africa has a long tradition of fragmentation in terms of settlement-making: almost all dimensions of life are separated – race, class, land-use, elements of public structure and so on. It is now law that this pattern of fragmentation be reversed and that integration be creatively pursued.

The third quality is resilience. At the heart of this performance quality are two factors. The one is the structural clarity of the concept. When patterns of access, in particular, are clear, direction

is given to change. All activities have their own requirements in terms of access, along a continuum ranging from very public to very private or embedded. When the structure of the pattern of access is clear, the activities most requiring access will always seek the most central location, regardless of what the land-use actually is.

What is required, therefore is not a static master plan but an urban design framework which enables a clear logic of access, while retaining the flexibility to accommodate uncertainty.

The second factor promoting resilience is the spatial quality of the framework. When this quality is good (when public space is defined, partially-enclosed, humanly-scaled, surveilled by human eyes over space, multi-functional and comfortable, the whole environment will be good, regardless of the quality of the architecture. Conversely, when the public spaces are poor, the entire environment will be poor, regardless of the quality of the buildings. It is the role of the urban design framework to ensure that the quality of the public space is positive.

The final performance qualities to be discussed are sustainability and efficiency. *Inter alia* these terms evoke a number of meanings:

- making maximum use of local materials;
- making maximum use of renewable resources and using all resources efficiently;
- making the ecological foot-print of the farm as small as possible;
- engaging in responsible water management;
- engaging with food security;
- maximizing recycling.

## 5. Some Key Local Scale Analysis

### 5.1 The Primary Site and its Environs

Figure 22 is an interpretation of the surrounding edge and interface conditions. It reveals a number of different edge conditions:

- the barrier effect of the R44. In terms of this, developments to the west of the route are almost totally cut off from that to the east;
- the riverine corridor edge. This edge should be a green asset and provide surveillance over the green space;
- the edge of the agricultural area. The important point here is that the edge should allow for continuities of green space which straddle the edge;
- rear boundaries. This refers to settlement edges which result in 'dead-edges' or backyards over-looking the flanking street space. This is negative in two ways. Firstly, there is no surveillance over the street space: it is dangerous. Secondly, it results in negative environments, when viewed from the street. Ideally, this can be corrected by adding another layer of development through housing consolidation programs.
- incomplete local access streets. These refer to access roads in abutting pockets of development which are currently not through-streets but which can be 'punched through' relatively easily in order to increase integration.

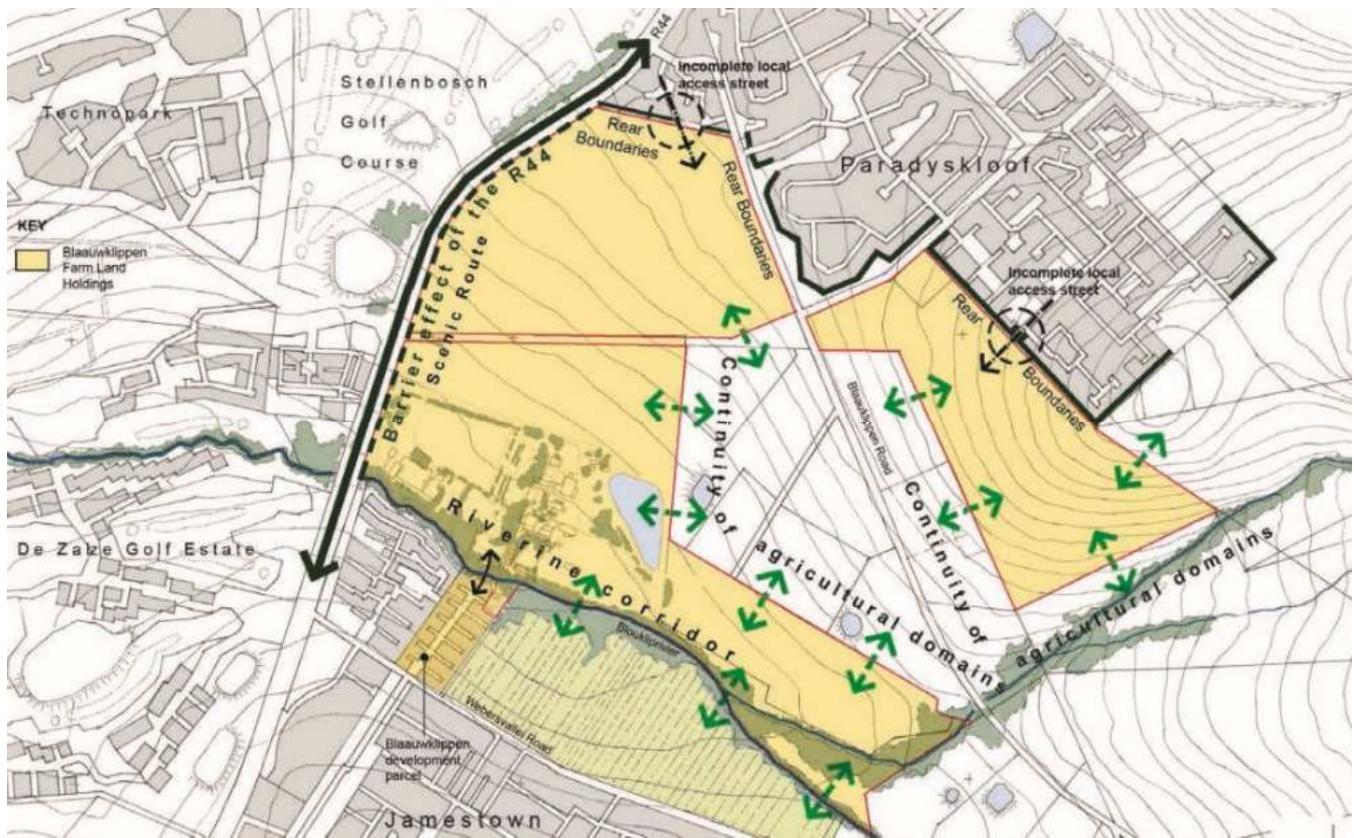


Fig. 22: The Primary Site and Environs: Interpretation of Surrounding Edge and Interface Conditions, Problems and Opportunities

Figure 28 identifies the existing, main spatial design elements. Shown here are the main entrance gate and link alignment onto the site, elements of heritage significance; the main axial alignments; views; sight-lines; the new linkage access points into the historic built-up domain; and the platform for the historic mushroom factory.

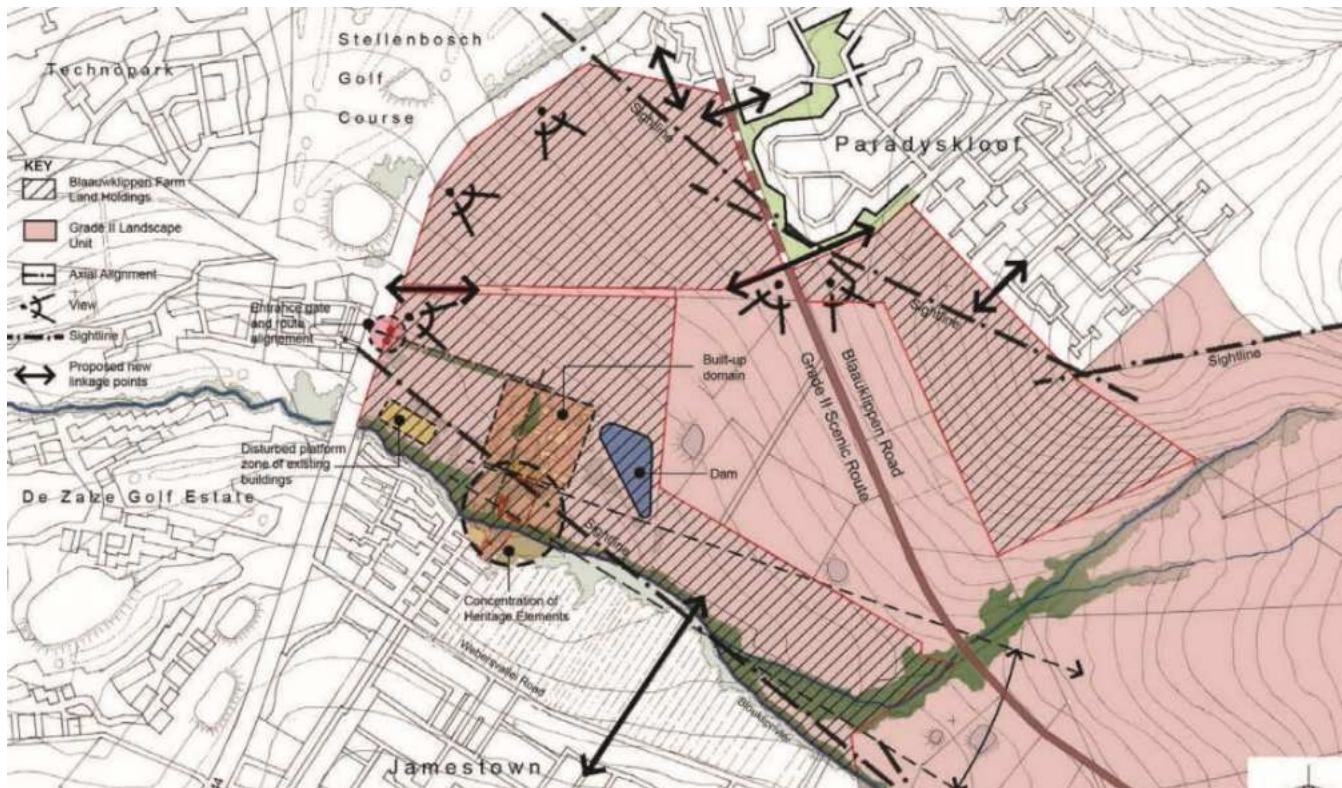


Fig. 28: The Primary Site and Environs: Spatial Design Element

The proposed movement network is shown in figure 29. Included here are the two highest order north-south routes, the R44 and the scenic route of Blaauwklippen Road. It should be noted that these routes are very different in character, the R44 is a limited access route; Blaauwklippen Road is a rural arterial, which should form the spine of a rural corridor. Development along it should not be continuous but should take the form of 'beads on a string,' with the beads reflecting qualities of 'village' as opposed to suburbia.

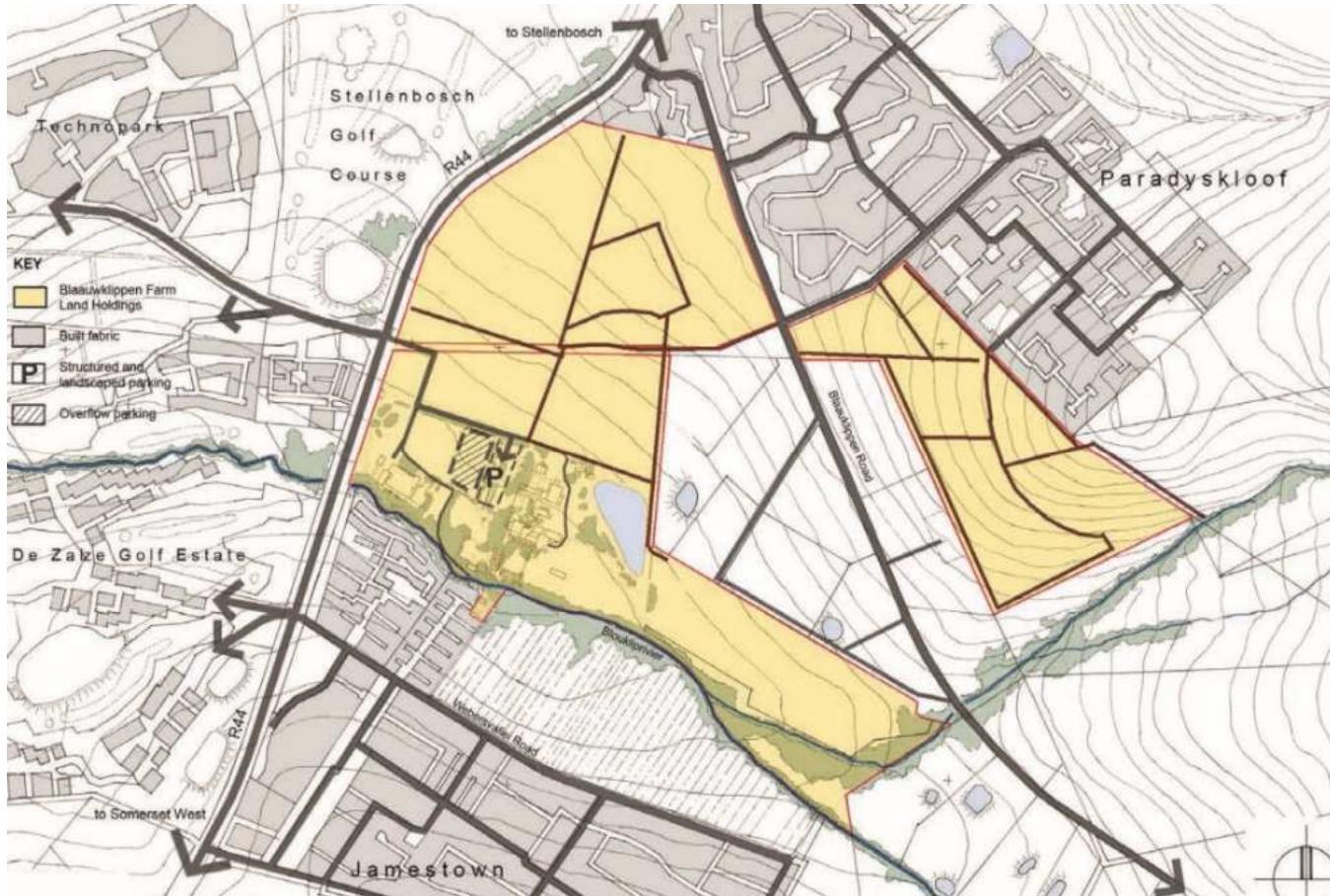


Fig. 29: The Primary Site and Environs: Movement Network

The map also shows the farm-related network of agricultural superblocks; proposed connections to surrounding areas to make the entire zone as permeable as possible; the primary entrance onto the farm which leads to a formal parking zone, with temporary overflow parking zone (a paddock) to the west of this; and the existing east-west servitude which should be activated.

An interpretation of the spatial and landscape units is shown in figure 32. These are zones of distinct and different character. Shown here are the freeway foreground zone; an intermittent foreground zone; a settlement-related zone; the built-up zone; the water erven zone; a river-related meadow zone; a peri-urban agricultural zone and an extensive agricultural zone.

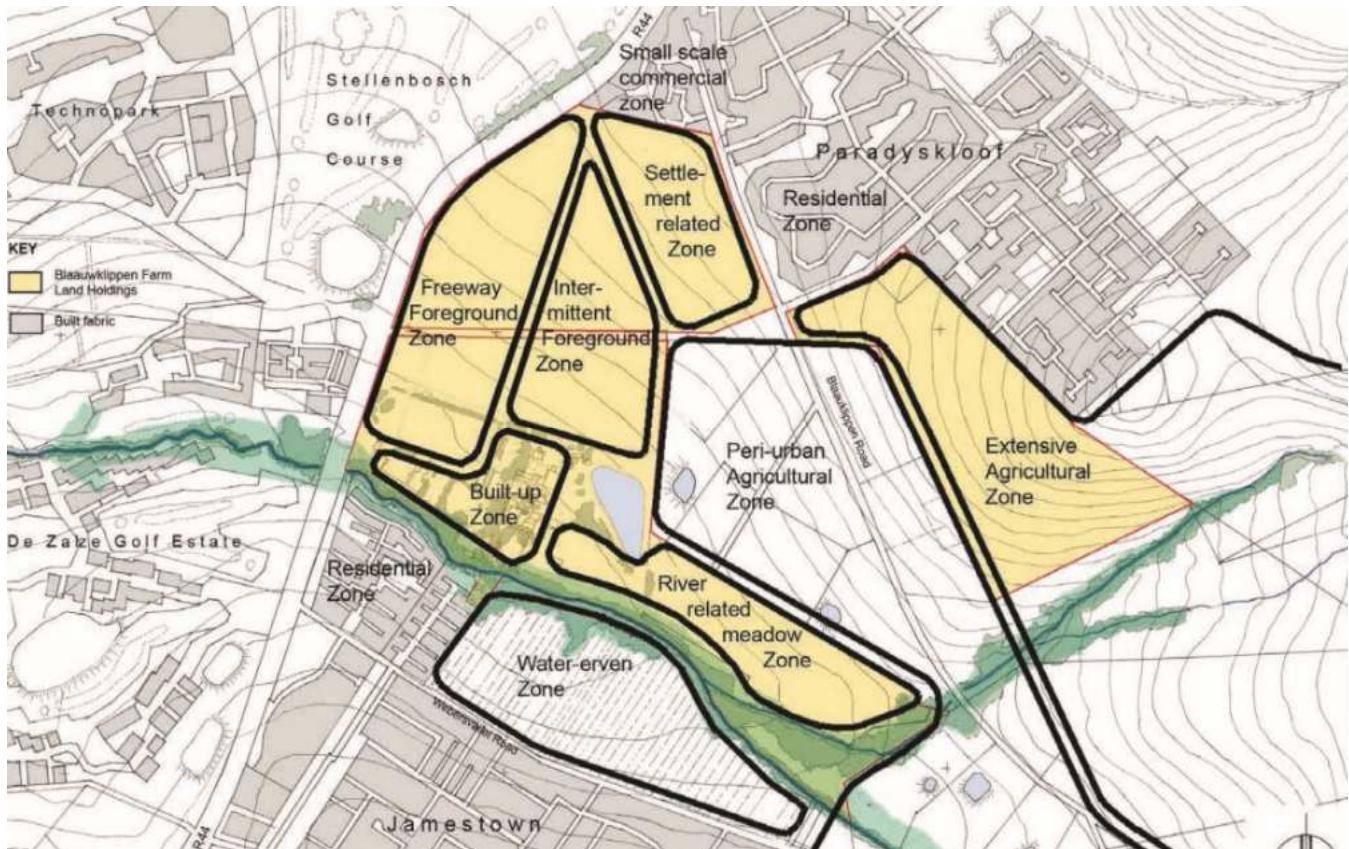


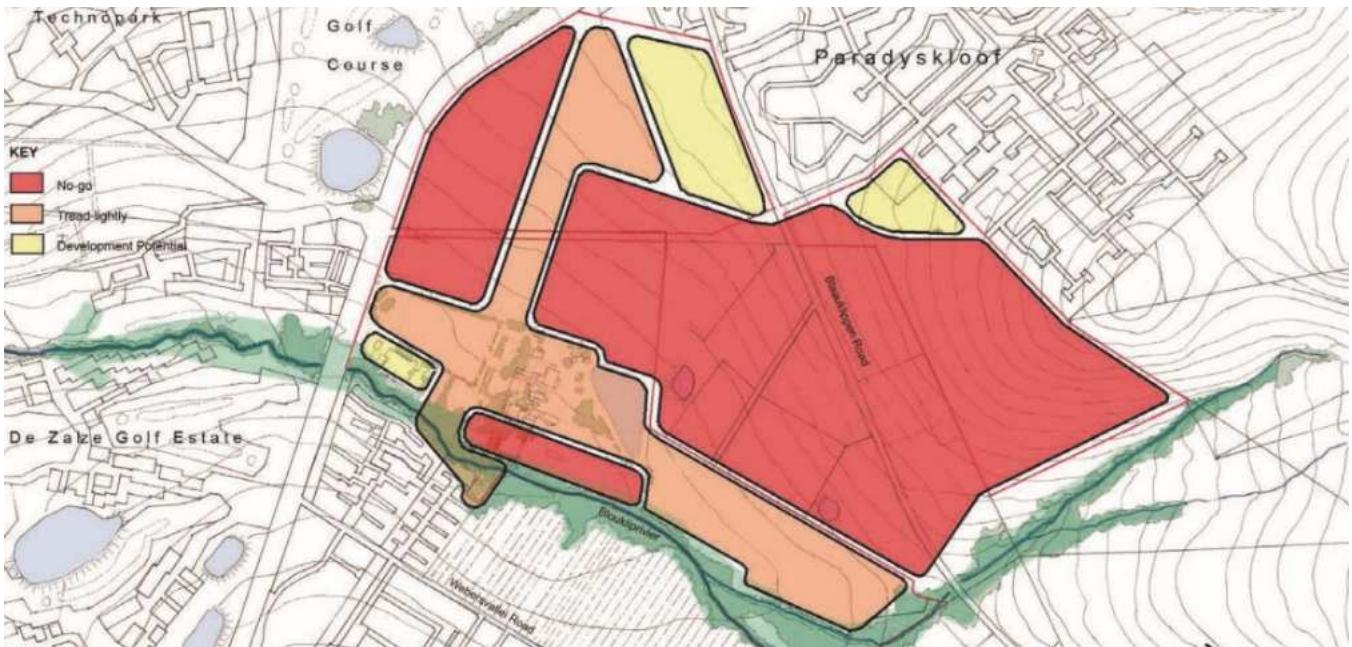
Fig. 32: The Primary Site and Environs: Interpretation of Spatial and Landscape Units

Figure 33 is synthetic. It pulls together the primary spatial constraints and informants impacting on the site into a single map to assist in interpretation.



Fig. 33: The Primary Site and Environs: Composite Constraints and Informants

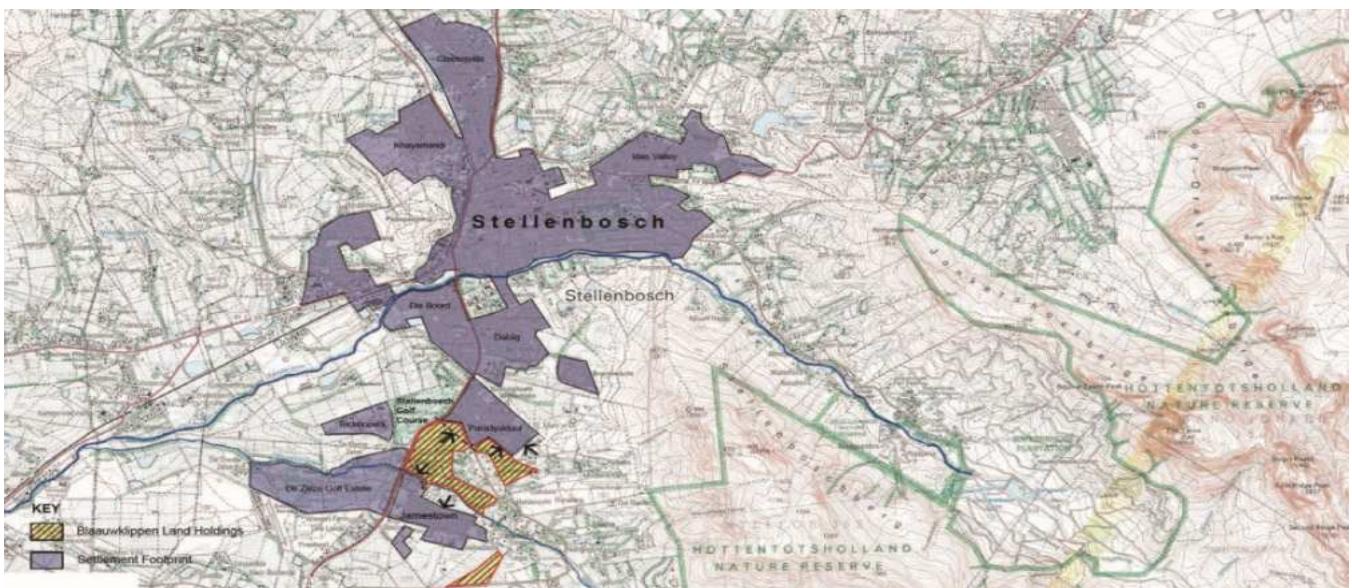
In figure 34 the developability of the site is interrogated in three zones: 'No-Go' areas (areas where no new built development should be allowed); 'tread-lightly' areas (areas where some low density, low-impact could be developed), and 'development potential' zones (areas where higher density, higher impact but well-designed development could be allowed).



*Fig. 34: The Primary Site and Environs: Interpretation of No-go, Tread-lightly and Development Potential Zones*

## 6. Concept and Proposals at a Larger Scale

At the larger scale, a concept at the scale of the larger Stellenbosch context (figure 35) is shown. This shows proposed zones of consolidation and completion of the built-up area in order to 'finish-off' the built-up area and to ensure future continuities or corridors of green space. In a sense, therefore, both green and urban consolidation is required. Consolidation can take a number of forms. An important one is ensuring that movement routes do not front onto rear-boundaries: this is both dangerous (in the sense that there is no surveillance over the street) and unsightly practice and is potentially an invitation to encourage further sprawl.



*Fig. 35: The Land Holdings in relation to the Larger Stellenbosch Context Proposed Zones of Consolidation and Completion of the Built Urban Edge to Mitigate against the Impact of Further Suburban Sprawl*

## 7. Concepts at The Scale of the Primary Site and its Environs

The term 'primary site' is used here to identify a number of precincts; the northern precinct; the eastern precinct; the linking precinct; the central precinct; the core activity precinct; the Bloukliprivier precinct; and the south-eastern precinct. These operate synergistically together (figure 37). Figure 37 should be read in conjunction with figures 38-44. Figure 37 shows the concept as a totality. Figures 38-44 show the central concerns which underpin the concept.



Fig. 37: The Primary Site and Environs: An Integrating Spatial and Urban Design Concept

At the level of the totality, the proposal for the farm is dominated by agricultural fields, mainly in the form of vineyards, the associated windbreak landscape planting, and tree-lined avenues. This pattern of planting reinforces the idea of the 'cultural landscape' and gives expression to the system of agricultural superblocks, which are a symbol of the Cape Winelands. Within this agricultural setting, a number of built-up domains are strategically integrated with the natural, as well as the built, spatial structural systems of the surroundings. The road proposals of the Municipality have been incorporated into the layout and form an integral component determining how the larger site can be approached and accessed from various points.

A number of central concerns have informed the concept.

The one is the need to promote and protect continuities of green space (figure 38). This requires consolidation and, where necessary, selective infilling to 'finish-off' development and to prevent rear-boundaries from overlooking streets. This issue is seminal: continuities of green are central to the sense of place of the region.

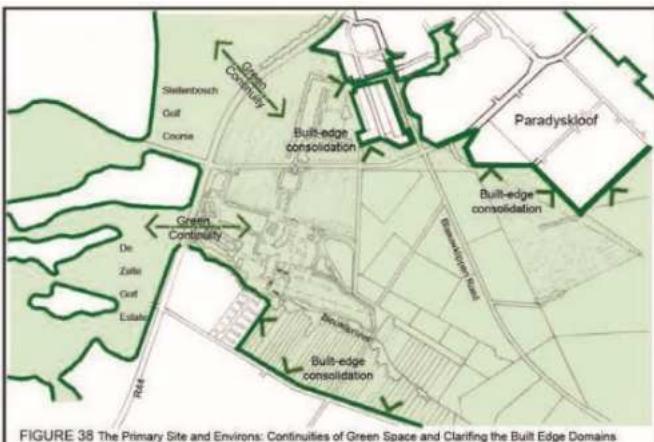


FIGURE 38 The Primary Site and Environs: Continuities of Green Space and Clarifying the Built Edge Domains

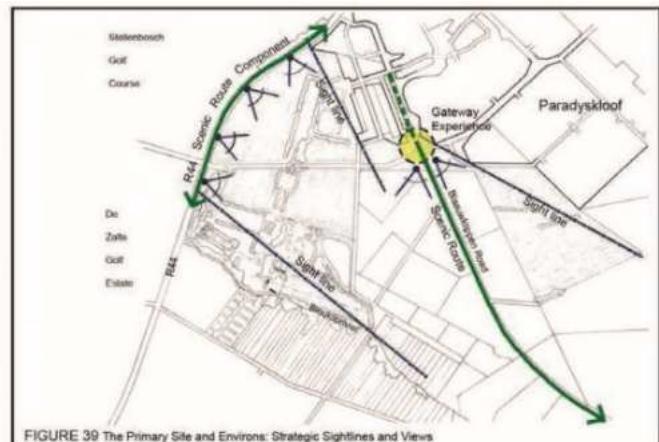


FIGURE 39 The Primary Site and Environs: Strategic Sightlines and Views

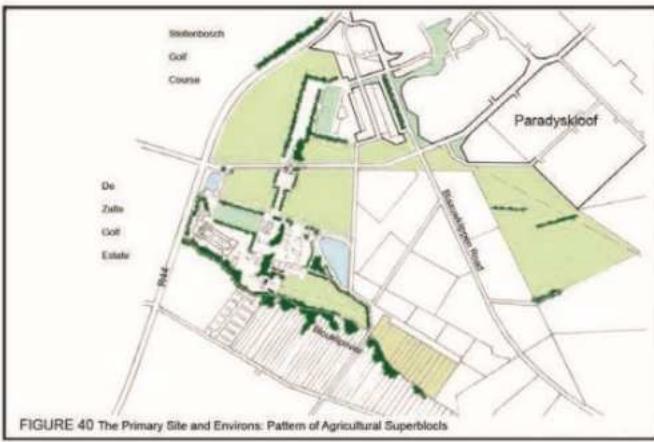


FIGURE 40 The Primary Site and Environs: Pattern of Agricultural Superblocks

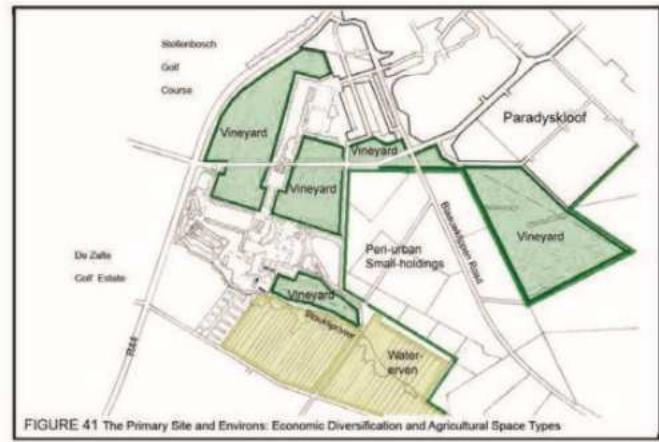


FIGURE 41 The Primary Site and Environs: Economic Diversification and Agricultural Space Types

### Fig. 38-41: The Primary Site and Environs

A second is the importance of maintaining and enhancing strategic sight-lines and views, as well as spatially defining important gateways. These are identified in figure 39.

A third is the need to be informed by the patterns of agricultural superblocks (figure 40) in informing future patterns of activity. These patterns create a hierarchical system of accessibility, along a continuum ranging from very public and exposed to very quiet and embedded. All activities, both urban and rural, have their own requirements in terms of the need for accessibility: those activities which most need accessibility should occur on the most exposed sites. Tree-planting is an important way of reinforcing hierarchy (and controlling the wind). The existing pattern of superblocks on Blaauwklippen is shown on figure 40.

A fourth concern is the importance of promoting economic diversification. This is both an on-farm and regional issue: the Western Cape, for example, is far too dependent on Philippi for vegetable and fruit supplies. For this reason, a number of different forms of agriculture have been promoted in the concept (figure 41). These include: extensive agriculture in the form of vineyards; vegetable gardens; peri-urban small-holdings and water erven.

A fifth concern is permeability: the need to move easily in different directions and the importance of integrated development. The proposed major movement network is shown in figure 42. This involves the creation of two new municipal routes which are currently on the municipal movement master plan for the region. They are configured in the shape of a T and open up the site in both north-south and east-west directions.

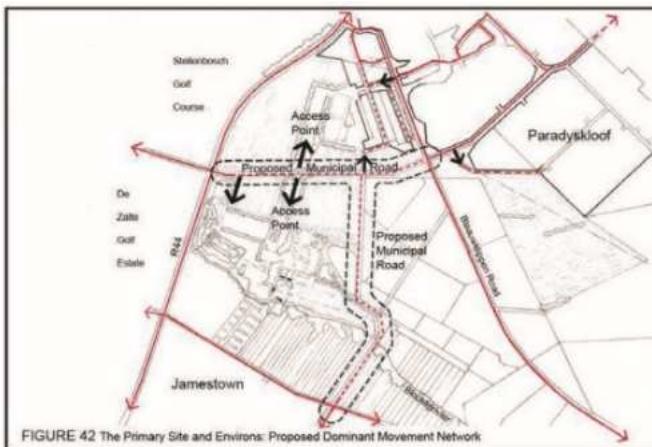


FIGURE 42 The Primary Site and Environs: Proposed Dominant Movement Network

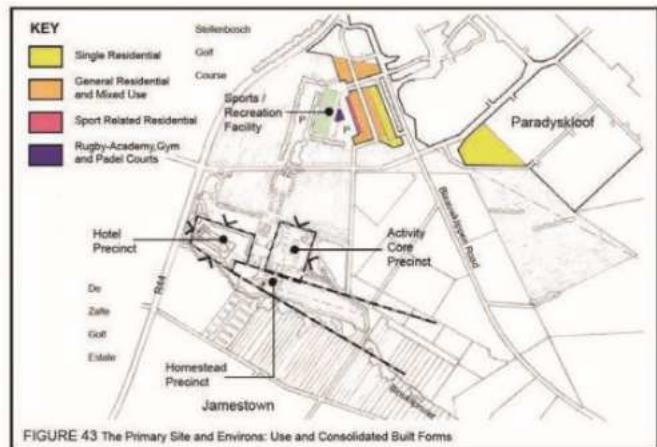


FIGURE 43 The Primary Site and Environs: Use and Consolidated Built Forms

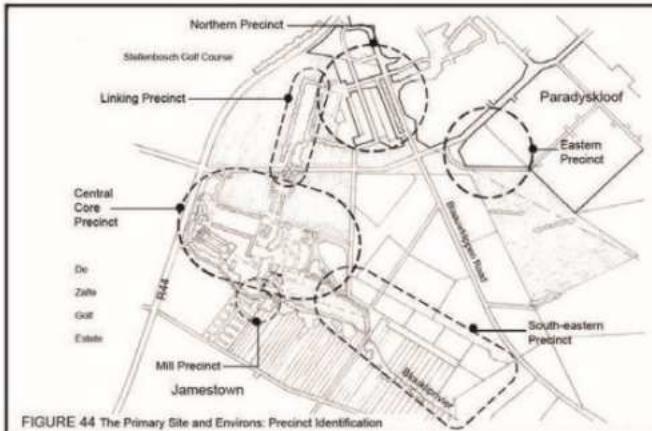


FIGURE 44 The Primary Site and Environs: Precinct Identification

Fig. 42-44: The Primary Site and Environs

A sixth concern is the need to consolidate built-form in order to prevent further lateral spread of the built environment. The places where this is particularly significant are shown in figure 43.

The individual precincts identified on the figure should become the subject of more detailed considerations as more detailed constraints and informants are uncovered and become more evident in the process. 'Precinct Plans' for these areas should be developed focusing on intent, desired character, layout, and with design controls and guidelines.

As this stage of the process, considerations about the desired character for the northern and eastern precincts as the beginnings of a 'precinct plan' is presented.

## 8. Preliminary Precinct Plans

A preliminary composite layout for the northern and eastern precincts is attached as Figure A. It shows the footprints of the two villages in relation to the existing settlements allowing for the continuities of green in their various forms.



## 8.1 The Northern precinct

To the north of the precinct is a small mixed-use village which includes a possible school / sports academy, accommodation for people attending the academy, a mixed-use precinct and a residential component. The village is compact, of medium density and scaled to the pedestrian.

The layout of the new precinct is carefully integrated with the existing surrounding development, effectively consolidating Paradyskloof and 'finishing-off' the built-up domain on the edge of the agricultural landscape.

The village is accessed from Blaauwklippen Road from the east. The precinct is also accessed from the existing route from the commercial development to the north in order to form a village high street with appropriate two story (and selectively three to announce gateway conditions) mixed-use developments. The residential component along Blaauwklippen Road is set back from the scenic route and lined with a landscaped access route to the fronts of the residential domain. The landscaped open space forms an extension of the internal open space system of Paradyskloof and provides 'continuity of structural green'. The development footprint also creates a gateway 'sense of arrival' from the built-up domain towards and from the agricultural heritage landscape domain along the scenic Blaauwklippen Road.

The school / sports facility is made up of a sports field served by educational facilities with the housing and built-up component integrated with as part of the village. Also included is a mountain-biking center with generous parking.

Figure B shows an updated Cadastral Layout highlighting landscaped space and the extent of the public domain.



### Figure A. 8.2 The Eastern Precinct

To the east of Blaauwklippen Road and lining a portion of Paradyskloof is a second small village which is integrated with the local street network. The proposed development footprint raps around an existing site earmarked for a church.

The residentially-scaled development obtains access from the new street while the internal component is structured around a 'woon-erf' concept which is a shared collective street space with the fronts of the residential units actively linked to the space. A small pocket park contributes to the internal gateway space.

The external linking street is complimented with a generous landscaped pedestrian and biking trail system lining the edge of the vineyards on the farm. A landscaped space also compliments the gateway entry into the existing adjacent development and the church site forecourt zone.

The following figures explain the preliminary intent and desired character of the eastern precinct:

- Figure C Updated Cadastral Layout highlighting landscaped space and the extent of the public domain and the shared common space.



FIGURE C

Blaauwklippen Farm  
Precinct Plans: Eastern Precinct  
Updated Cadastral Layout

- Figure D Distribution of Building Types

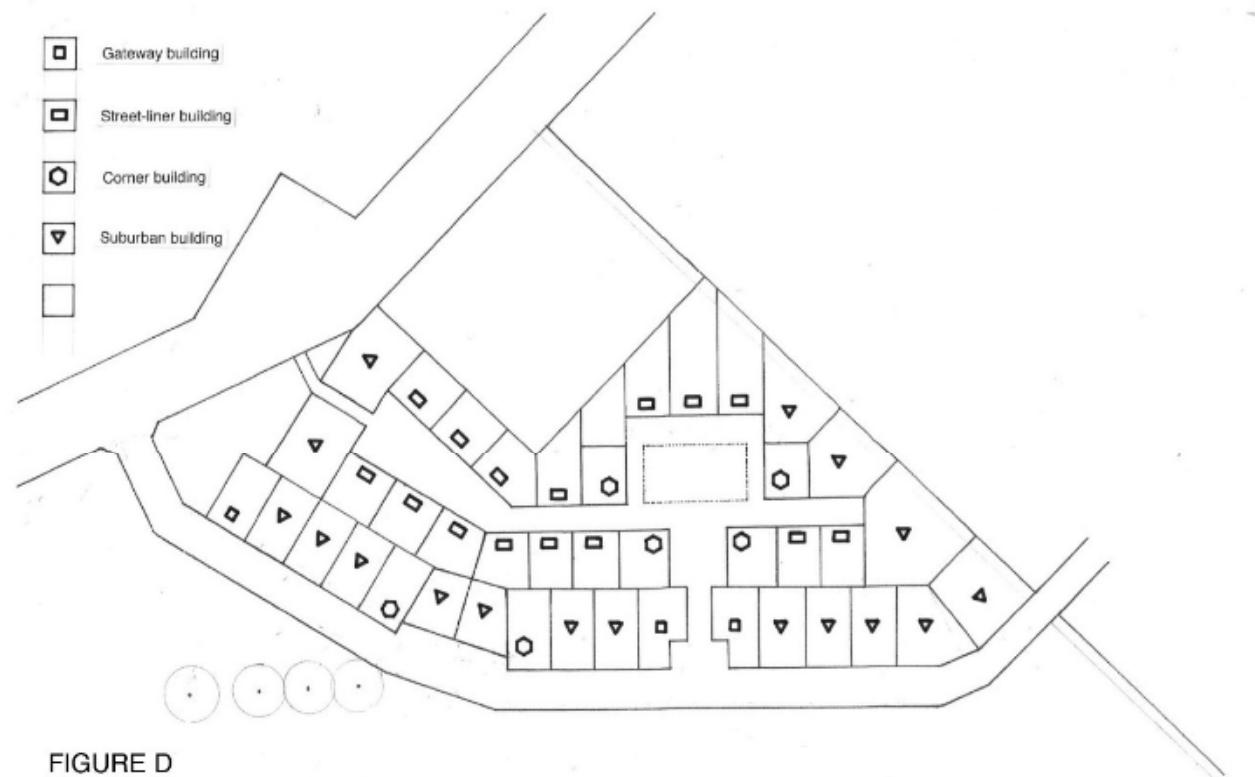


FIGURE D

Blaauwklippen Farm  
Precinct Plans: Eastern Precinct  
Distribution of Building Types

- Figure E Generic Building Types

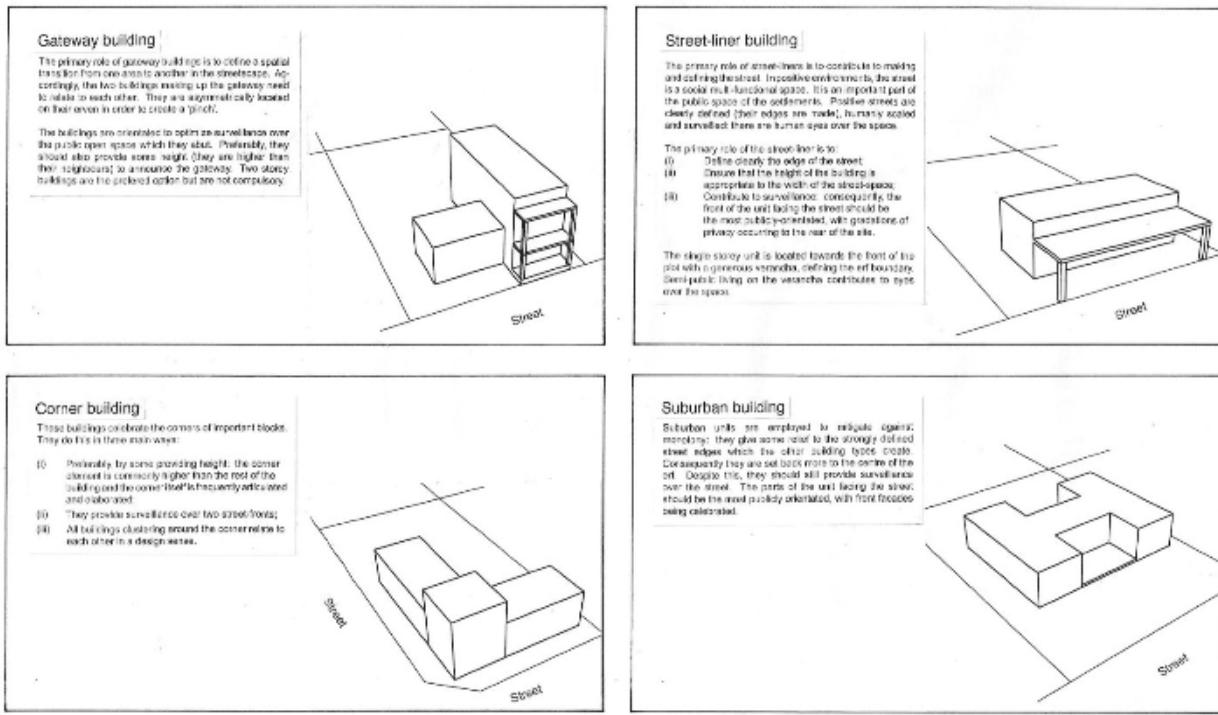


FIGURE E

Blaauwklippen Farm  
Precinct Plans: Eastern Precinct  
Building Types

Piet Louw and Dave Dewar  
Architects • Urban Designers • Planners  
August 2025

• Figure F Examples of Building Types in sketch form



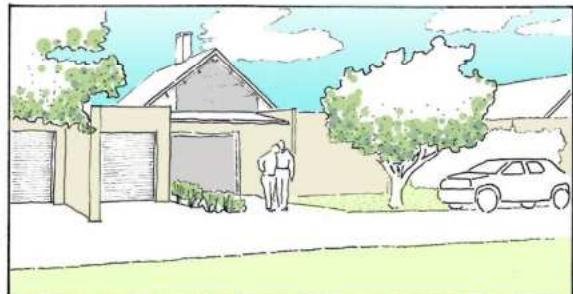
Gateway Building



Street-liner building



Corner building



Suburban building

**FIGURE F**  
Blaauwklippen Farm  
Precinct Plans: Eastern Precinct  
Examples of Building Types

Source: Piet Louw Project for: Eisenheim Development Company

Piet Louw and Dave Dewar  
Architects • Urban Designers • Planner August 2025

- Figure G Examples of Building Types in illustrative form



Gateway building



Street-liner building



Corner building



Suburban building

FIGURE G

Blaauwklippen Farm

Precinct Plans: Eastern Precinct

Examples of Building Types

Source: Piet Louw Project for: Elisenheim Development Company

Piet Louw and Dave Dewar  
Architects • Urban Designers • Planners  
August 2025

- Figure H Internal Village Street, Exploring Cross-sectional Treatment

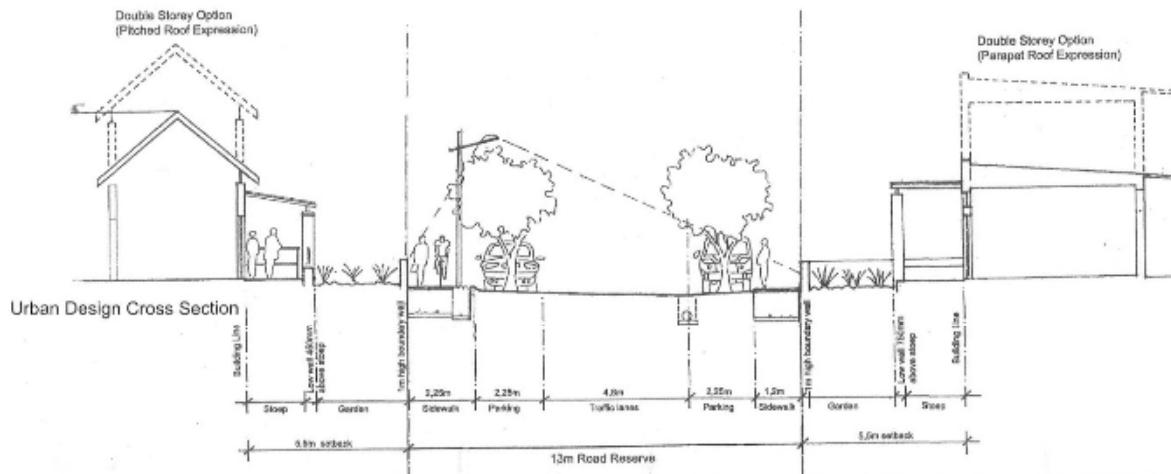


FIGURE H

Blaauwklippen Farm

Precinct Plans: Eastern Precinct

'Internal' Village Street: Option for Setback Street-liner with Low Wall on Boundary.

Piet Louw and Dave Dewar  
Architects • Urban Designers • Planners  
August 2025

It is the intention to formulate development and design controls and guidelines for each erf which will include mandatory townscape performance requirements. These relate to the role of the building, compulsory building lines, access, parking, special street interface features, and do's and do-not's.

## 9. Conclusion and Way Forward

This statement of intent contains a first attempt at identifying the range of development potentials associated with the Blaauwklippen land-holdings, while respecting and enhancing those qualities which make the farm an important part of the Cape Winelands experience.

To do this, it has employed a 'package of plans' approach. In terms of this, the landholdings have been explored at a number of scales, from larger to smaller, with each larger scale providing fixes for the scales below and with increasing levels of detail. This helps maintain consistency of thought.

It is recommended that, to further the aims of the initiative, the following tasks be undertaken:

1. Consideration of the contents of the 'Master Plan Framework', endorsement thereof and an in-principle agreement of a desired future character for the land holdings and their precincts.
2. From a phasing perspective, priorities should be determined to form the basis for action area planning and design, and for action projects for implementation purposes.
3. The overall master planning intent and content is to be shared and workshopped with the local authority in a spirit of cooperation to the mutual benefit of all involved.

In conclusion, the way forward requires an interactive series of workshops with the client, the other professions involved in the design process and the local authority to modify, refine and improve the proposals before required authorizations are sought.

**Piet Louw and Dave Dewar Architects Urban Designers Planners**