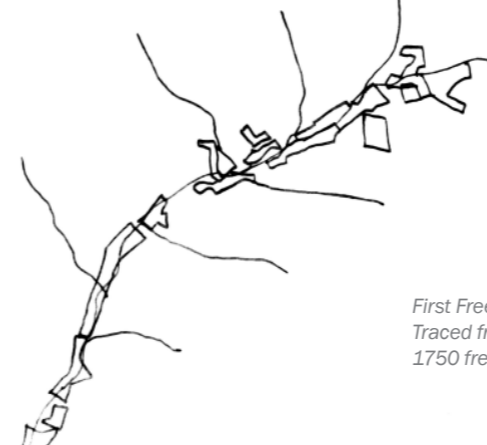


The Eerste River Floodplain Area, between the Eerste River and R310, exhibits typical layering and pattern of settlement that includes historic structures at Vredenberg (C14), Troughend (C13), Vredenheim (C12), Spier, Welmoed (C11), Klein Welmoed (Usana)(C10)and Meerlust (C09). Enclosed views are found towards the Eerste River with the Helderberg beyond. A number of wetlands are found towards the river as water

drains towards the lowest point in the landscape. Granite outcroppings are a typical element found on all farms, together with their composition of river and historic structures. Members of the public repeatedly complained about the decline of access to the Eerste River for communal recreational activities. Access to the river is increasingly lost due to security fencing by private landowners. The unwritten rule of communal use

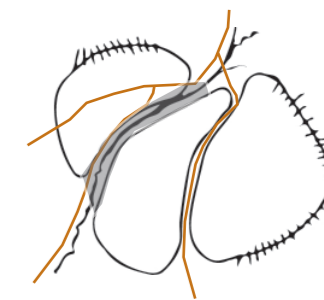
of the river and its pools was that as long as you helped to clean rubbish and litter from the pools in the beginning of the summer season you were allowed to swim. The historic commonage area and intact natural pockets found in C12 is another significant element within the floodplain area. The area has a degree of historical, architectural, scenic, aesthetic and contextual significance.



First Freehold land grants around the Eerste River. Traced from 'The Southwestern Cape Colony 1657-1750 freehold land grants

C Eerste River

Floodplain Area C09- C14



C Eerste River Landscape Unit Rating

Item	Item Weight	C09		C10		C11		C12		C13		C14	
		Value	Weighted value	Value	Weighted value	Value	Weighted value	Value	Weighted value	Value	Weighted value	Value	Weighted value
Ecological Protected areas 10 Critical Biodiversity area 9 Ecological support areas 7 agriculture 4 Urban 1	20%	8	1.6	8	1.6	8	1.6	9	1.8	7	1.4	8	1.6
Aesthetic Viewshed, Scene, Diversity, enclosure, unity, colour, texture, balance, proportion, form	20%	8	1.6	8	1.6	7	1.4	8	1.6	8	1.6	8	1.6
Historic Age, Pattern representivity and Association, rarity, condition	25%	9	2.25	9	2.25	9	2.25	8	2	8	2	8	2
Social Meaning and cultural Associations, Church, School, Creche, recreational, community	10%	8	0.8	6	0.6	8	0.8	6	0.6	4	0.4	8	0.8
Economical Tourism and agricultural potential High soil suitability 9 medium soil suitability 7 Fragmented 5 Disturbed 2	25%	7	1.75	7	1.75	6	1.5	6	1.5	5	1.25	5	1.25
Degree of acceptable change/development potential	100%	8	7.8	7.55	7.5	6.65	7.25						

NCW
 Grade 3C: 0-2
 Grade 3B: 2 to 4.9
 Grade 3A: 5 to 7.9
 Grade 2: 8 to 10
 Grade 2: 8.5 to 10