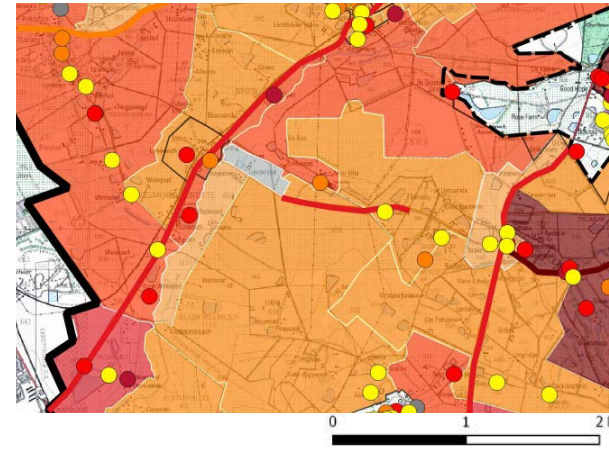
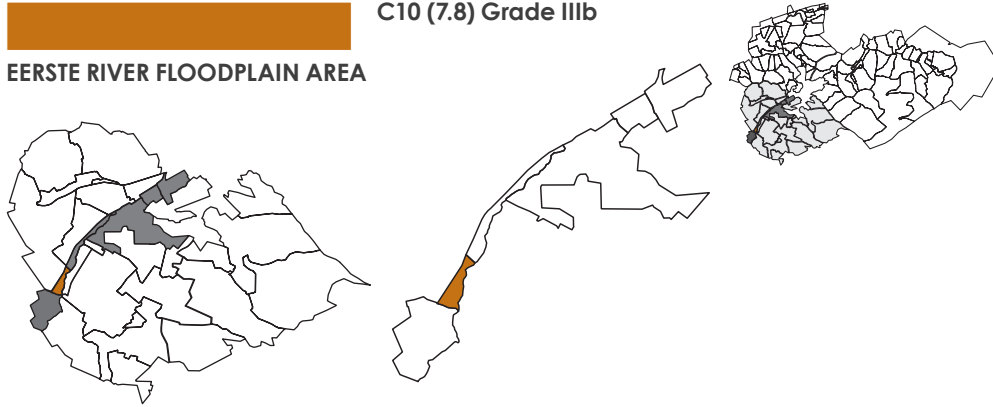


**EERSTE RIVER FLOODPLAIN AREA**

**C10 (7.8) Grade IIIb**



**C10 Klein Welmoed (Usana)**

This land unit is situated between the Eerste River and Baden Powell Drive, on the floodplains with gradients less than 1:10. The single werf on this land unit is called Usana (Klein Welmoed), and a focus on chicken and livestock farming results in the overall character of a distinct green unit of predominant pasture land. The Vlaeberg River drains into the Eerste River in the northern section of the unit, with this area displaying ecological support areas and critical biodiversity pockets. Expansive views are found over the study area, all the way to the Stellenbosch mountains and Bottelary Hills, with enclosed views next to the densely vegetated Eerste River corridor. Soils are not significantly suitable for vineyards, but acceptable for grazing. The entire length of the Eerste River formed part of the early freehold land grants allocated to 'free burgers' between 1657 and 1750. Klein Welmoed has an intact and authentic werf with avenues of trees, werf walls and pasture land.

The site contributes to the understanding of the historic pattern of settlement between the R310 and Eerste River, where insensitive development contrary to the scale, density and pattern of the Eerste River floodplain area is an increasing threat.



Workers cottage at the intersection of the Baden Powell and Vlaeberg Road

## C10 KLEIN WELMOED, USANA

**The unit makes a significant contribution to the historic pattern of settlement between the R310 and Eerste River, where insensitive development contrary to the scale, density and pattern of the Eerste River floodplain area is an increasing threat.**

**MAIN AIM:** CONSERVE: The existing character of this landscape unit must be conserved (maintained). This requires protection and maintenance of significant buildings, trees, avenues of trees and other landscape elements such as vineyards. It may also require appropriate re-development of other historic places in the landscape.

**MAIN VALUE:** HISTORIC - Appropriate use of heritage features is critical for their preservation. Development that will result in the loss of the agricultural character of this landscape unit, will threaten the heritage value of the "Eerste River System" as a whole.

**CONSERVATION SYSTEM:** This landscape unit is located alongside the R310 scenic route, and the visual impact of proposed developments must be carefully considered.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over-scaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre.

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 Vlaeberg River drains into the Eerste River in the northern section of the unit, with this area displays ecological support areas and critical biodiversity pockets.*

#### Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Eerste River. Only permit development that responds to the heritage sensitivity of the river corridor, and that will not dominate, or irreparably damage the environments adjacent to this natural element.
- Protect biodiversity by not allowing development in areas of ecological sensitivity such as wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.
- 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).

### B AESTHETIC

#### Significance:

*This land unit is situated between the Eerste River and Baden Powell Drive, on the floodplains with gradients less than 1:10.*

*Expansive views are found across the area, all the way to the Stellenbosch mountains and Bottelary Hills, with enclosed views next to the densely vegetated Eerste*

*River corridor.*

#### 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.
- Avoid insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include gated residential estates and over-scaled private dwellings.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards) could have a negative visual effect within the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered and limited within this context.
- 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). This is particularly important along the R310.
- Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.

## C HISTORIC

### Significance:

The entire length of the Eerste River formed part of the early freehold land grants allocated to 'free burgers' between 1657 and 1750.

Klein Welmoed has an intact and authentic werf with werf wall, s avenues of trees and pasture land.

### Development Criteria:

#### ARCHAEOLOGICAL EVIDENCE

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- All archaeological material is protected in terms of the NHRA.

#### MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole. This is particularly the case in this landscape unit, where the road links many historic farm werf areas.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.
- Respect the distinctive settlement patterns along the Eerste River. Proposals should be carefully considered in relation to potential impacts on the heritage significance of these settlements and the historic riverine corridor.
- The backdrop of rolling hills and mountain peaks form an important component of the whole, and development in these areas that is destructive to the whole should be discouraged.

#### HISTORIC WERFS

- Respect traditional werf settlement patterns by considering the entire werf as the component of significance. This includes the backdrop of the natural landscape against which it is sited, as well as its spatial structure. Any development that impacts the inherent character of the werf component should be discouraged.
- Interventions on the werf must respect the layout, scale, massing, hierarchy, alignments, access, landscaping and setting.
- Historical layering must be respected and protected. Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing. Inappropriate 'modernisation' of conservation-worthy structures and traditional werfs should be prevented. Inappropriate maintenance can compromise historic structures. Heritage expertise is required

where appropriate.

- Distinguish old from new but ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Any development that threatens the inherent character of family burial grounds should be discouraged.

#### PLANTING PATTERNS

- 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.
- Significant avenues should be protected as a heritage component.

#### ADAPTIVE REUSE OF HISTORIC SITES

- Where the historic function of a building is still intact, the function has heritage value and should be protected.
- Encourage intervention to revive heritage features in decline, by engaging with innovative development proposals where appropriate, and considering sensitive adaptive reuse strategies for each, specific heritage resource. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- Adaptive strategies need to take the surroundings as well as the structures into account.

#### NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements along the river corridor. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

## D SOCIAL

### Significance:

This landscape unit has limited social significance when compared to the surrounding units.

### Development Criteria:

- Proposed development should recognise and take into account the relationship of communities to the land and communal facilities.
- Prevent gentrification from threatening the distinctiveness of this landscape unit. In particular, gentrification of rural settlements through lifestyle 'rural' estates be discouraged.

## E ECONOMIC

### Significance:

*Soils are not significantly suitable for vineyards, but acceptable for grazing.*

*The property on this land unit (Usana, previously Klein Welmoed) focuses on chicken and livestock farming which results in the overall character of a distinct green unit of predominantly pasture land.*

### Development Criteria:

- Developments that promote the continuity of the core function of agriculture within the landscape unit should be promoted.
- Care should be taken that agricultural uses are not needlessly destroyed, and replaced by non-agricultural development.
- 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 fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.