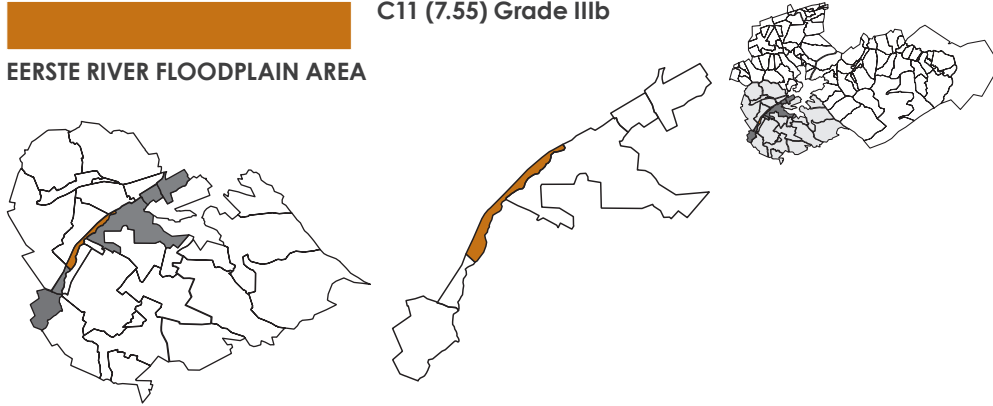


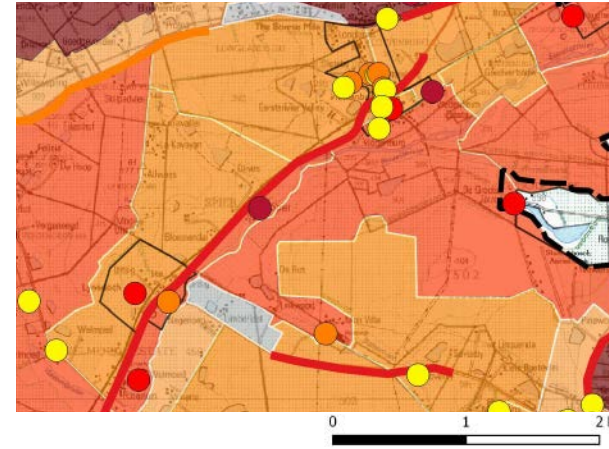
EERSTE RIVER FLOODPLAIN AREA

C11 (7.55) Grade IIIb



C11 Spier and Welmoed

This land unit is set against the green belt of the Eerste River with views to the Helderberg beyond, with Spier being one of the well-known farms in the region. A non-perennial drainage line flows into the Eerste River on the northern section of the unit, resulting in a large drainage basin as an extensive ecological support area. A sizeable critical biodiversity area is located along the river and dams on the Spier property. The Eerste River with dense vegetation plays an anchoring role within the unit, forming the eastern boundary. An interesting combination of granite outcropping near the historic structures and the Eerste River revealed itself as a pattern all along the Eerste River corridor. At the intersection of Annandale Road and the R310 a modest church building with surrounding structures has landmark significance. This unit forms part of a pattern of settlement of early freehold land grants along the Eerste River. Spier, is a major commercial venture, with a number of degraded elements such as the parking lot next to the R310, but the



Spier farm werf has recently been reconfigured. It is well known for its collection of gables. Spier formed part of one of the first wine routes established in 1971, and Early Stone Age artefacts were found in its vineyards. Welmoed has been severely transformed by the industrialisation of farming activities with the presence of larger sheds around the historic werf, but it still has historic, architectural and associational significance. This werf typifies the erosion of historic werfs along the Eerste River corridor during the latter half of the 20th century, whereby the sense of place of the whole has been eroded due to subdivision and the inappropriate placement of large agri-industrial sheds.

Large scale agricultural development threatens the significant historic pattern of settlement, distinct to the Eerste River corridor.



Spier (Historic Image from Spier website: <http://www.spier.co.za/farm/heritage>)

C11 SPIER AND WELMOED

This unit forms part of a pattern of settlement of early freehold land grants along the Eerste River. It typifies the balance of Urban, Rural and Wilderness areas that give the wider area its unique character. Many of the farmsteads located in this landscape unit have extremely high historic significance, even where they have undergone substantial change.

MAIN AIM: CONSERVE AND ENHANCE: 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. Where sites have been degraded, manage and regenerate these heritage environments into the future, to become more inclusive.

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. **Large scale agri-industrial development threatens the significant historic pattern of settlement, distinct to the Eerste River corridor.**

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 non-perennial drainage line flows into the Eerste River on the northern section of the unit, resulting in a large drainage basin as an extensive ecological support area.

A sizeable critical biodiversity area is located along the river and dams on the Spier property.

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 set against the green belt of the Eerste River with views to the Helderberg beyond, with Spier being one of the well-known farms in the region.

At the intersection of Annandale Road and the R310 a modest church building with surrounding structures has landmark

significance.

The Eerste River with dense vegetation plays an anchoring role within the unit, forming the eastern boundary.

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 dense planting along the river corridor, and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate

species.

- Encourage mitigation measures (for instance the use of windbreaks) to “embed” existing over-scaled agri-industrial buildings within the surrounding agricultural landscape.

C HISTORIC

Significance:

This unit forms part of a pattern of settlement of early freehold land grants along the Eerste River. It is well known for its collection of gabled buildings.

An interesting combination of granite outcrops near the historic structures and the river forms a pattern all along the Eerste River corridor.

Spier was on the first wine route established in 1971, and Early Stone Age artefacts were found in its vineyards.

Welmoed has been severely transformed by the industrialisation of farming activities and construction of large sheds around the historic werf, but it still has historic, architectural and associational significance.

Welmoed typifies the erosion of historic werfs along the Eerste River corridor during the latter half of the 20th century, whereby the sense of place of the whole has been adversely impacted by subdivision and the inappropriate placement of large agri-industrial sheds.

Large agri-industrial developments are threats to the significance of this sensitive unit.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE & FREEHOLD GRANTS

- 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.
- Handaxes and cleavers, etc. are found throughout the area, and their heritage significance is clear. All archaeological material is protected in terms of the NHRA.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.

MOVEMENT SYSTEMS AND SETTLEMENT PATTERNS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive, over-engineered, 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:

The unit has social significance typical of a historic agricultural area.

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 should be discouraged.
- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.

E ECONOMIC

Significance:

Spier, is a major commercial venture, with a number of intrusive elements such as the parking lot next to the R310, but the Spier farm werf has recently been reconfigured.

Large scale agricultural development.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture (viticulture) should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with this landscape unit. Commercial farming that is sensitive to the scenic and heritage qualities of this landscape unit should not be discouraged.
- Care should be taken that farmland is not needlessly destroyed, and replaced by non-agricultural development.
- 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.

