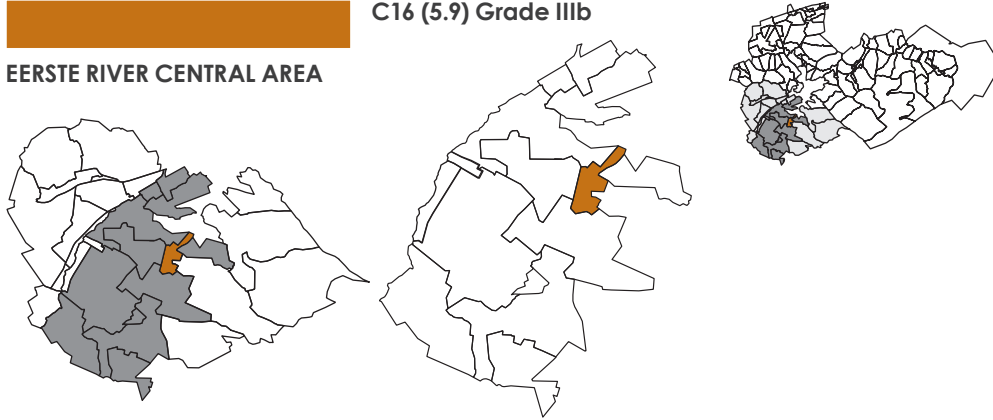


C16 (5.9) Grade IIIb

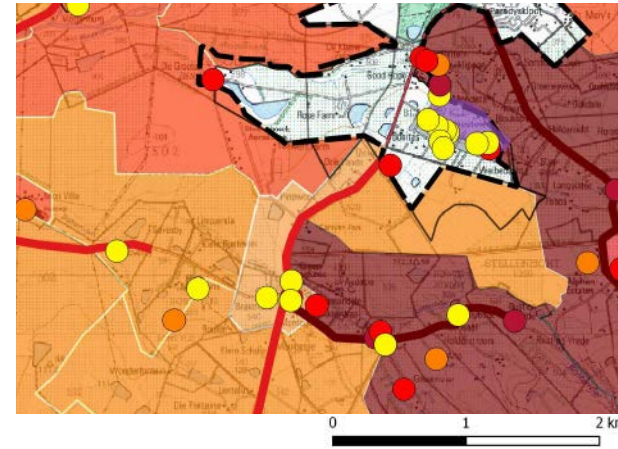
EERSTE RIVER CENTRAL AREA



C16 Zetlers, Brakelsdal

The R44 forms the eastern boundary of this land unit, with Annandale Road being the lowest point and the site rising along the R44. Critical biodiversity areas in a degraded area is seen on the strip next to the R44 with ecological support areas found around the Blouklip River running parallel to Annandale Road. Views are directed over the Eerste River valley. The entire site is dominated by the use of large agri-industrial sheds and infrastructure relating to the production of strawberries. Most of the historic features are found around the R44 and Annandale crossing, among the clutter of a working farm. The early freehold farm grant is along the Annandale road, and a large portion of this land unit was part of the historic commonage. A landmark feature, a block of large Stone Pines, traverses the road into this unit, framing the R44 as a gateway towards Stellenbosch.

This land unit sits at a crossroads with some landmark quality and views over the Eerste River valley. Agri-industry that spread into adjacent land units could be a real threat to the inherent integrity of the landscape, however, strawberry fields could be managed in designated strawberry areas, rather than scattered throughout the landscape.



Zetlers Strawberry Farm (intrusive)



Strawberry fields (intrusive)

C16 ZETLERS, BRAKELSDAL

This land unit sits at a crossroads with some landmark quality and views over the Eerste River valley.

MAIN AIM: ENHANCE (MANAGE) AND INTERVENE (CHANGE): Improve land parcels by strengthening or reinforcing agricultural use and its characteristic elements and features, most importantly the tree-lines and windbreaks between properties, as well as vineyards and farmstead/werf areas. Non-agricultural development should be located at the Brakelsdal node.

MAIN VALUE: ECOLOGICAL - Apart from the small pockets of critical biodiversity, in natural condition, historic tree copses and ecological support areas around the river, this is a good landscape unit for sensitive development and the adaptive reuse of existing structures associated with the agri-industrial node at Brakelsdal.

CONSERVATION SYSTEM: This landscape unit is located alongside the R44 scenic route (grade IIIa route where 'foreground' development criteria apply, see Appendix 3), the visual impact of proposed developments must be carefully considered.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled 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 business-park development and suburban expansion, together with increased transport infrastructure, threatens the character of this landscape unit.**

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:

Critical biodiversity areas in a degraded area is seen on the strip next to the R44 with ecological support areas found around the Blouklip River running parallel to Annandale Road.

Development Criteria:

- Maintain ecological support areas to sites of heritage significance, specifically the Blouklip 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.
- The principle of 'tread lightly' in any activity (and associated development requirements e.g. toilets for major events) in areas of ecological sensitivity within this domain should be emphasised.

B AESTHETIC

Significance:

The R44 forms the eastern boundary of this land unit, with Annandale Road being the lowest point and the site rising along the R44.

Views are directed over the Eerste River valley.

Development Criteria:

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.
- It is recommended that physical permeability to communal resources such as historic commonage or outspan areas (see cluster of Stone Pines) are maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals: restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate.
- The backdrop of rolling hills and mountain peaks, as well as views across the floodplains of the Eerste River Valley, forms an important component of the whole, and development in this area that is destructive to this visual sense of whole should be discouraged.
- Avoid development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.
- Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route conservation system).

C HISTORIC

Significance:

Most of the historic features are found at the R44 and Annandale crossing, among the clutter of a working farm.

The early freehold farm grant is along the Annandale Road, and a large portion of this land unit was part of historic commonage.

Development Criteria:

MOVEMENT SYSTEMS

- 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.
- 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.

TREE-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.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur. The cluster of Stone Pines is an example within this landscape unit.
- Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed.

FREEHOLD

- Evidence of the earliest settlement of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.
- The layout of the first freehold land grants can often correlate with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.

HISTORIC WERF SETTLEMENTS (Pre-1900 settlement)

- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should also align with Burra Charter Article 22 (i.e. should be true to their own time).
- 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.

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 settlement. 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.

COMMONAGE

- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value. (a) Avoid privatization or creation of barriers to traditional access routes. (b) Retain old roadways, which have been replaced by newer roads, for use as recreation trails.
- Commonages and outspans were located at water points, and these places were likely gathering points before the arrival of colonists and continued to provide communal resources. In the mid-20th century many old commonages came under the ownership of the Municipality, and have since been rented out to private individuals or organisations.
- The Municipality should facilitate the use of common land in a way that promotes the well-being and quality of life of the public. These sites can play a restorative role within the community, for instance for those who have limited alternative opportunities for recreation.
- No residential or industrial structures should be permitted on commonage land.

D SOCIAL

Significance:

A landmark feature, a block of large Stone Pines, traverses the road into this unit, framing the R44 as a gateway towards Stellenbosch.

Development Criteria:

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of these heritage features. These include; (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- 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.
- In this landscape unit, several workers' cottages (some ruined) are found at the intersection of major roadways. These are important social markers for the communities in this area, and should be retained and revived, where feasible.
- Proposed development should recognise and take into account the relationship of communities to the land and communal facilities, such as historic outspan/commonage spaces.

E ECONOMIC

Significance:

The entire site is dominated by the use of large agri-industrial sheds and infrastructure relating to the production of strawberries.

Agri-industry that spreads into adjacent land units could be a real threat to the inherent integrity of the landscape, however, strawberry fields could be

managed in designated strawberry areas, rather than scattered throughout the landscape.

Development Criteria:

- 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.
- Windbreak trees form distinctive strong lines in the landscape. These windbreak trees should be kept.
- Care should be taken to avoid locating strawberry fields along scenic routes, except where these elements are confined to designated and traditional areas (such as Annadale). Therefore, while strawberry fields are part of the character of this landscape unit, they should be consolidated rather than scattered through the landscape.
- 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.

