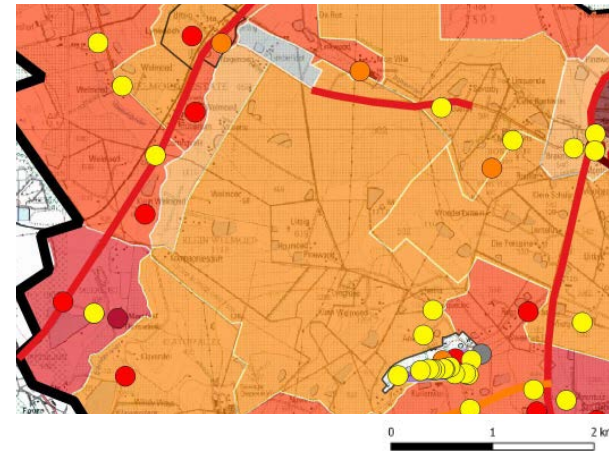
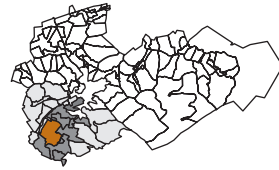
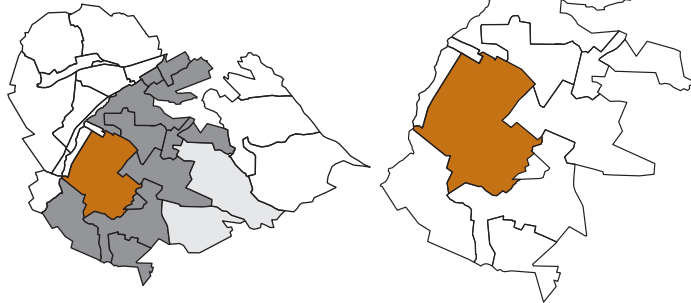


EERSTE RIVER CENTRAL AREA

C19 (6.25) Grade IIIb



Cairn of rocks

C19 Central Commonage

This rather hidden landscape is rich in texture with expansive 360 degree views over the Helderberg, Bottelary Hills and False Bay. The combination of wilderness and cultivated landscape that varies in use from vineyards to field crops and open fallow land are the building blocks of this rural landscape. The central rolling foothills directs the structure of this land unit with streams flowing from the mostly convex bulging of the land. Ecological support areas are found around these drainage lines, and north of Raithby areas of critical biodiversity are found in the intact Renosterveld pockets. The only access to this land unit is via a gravel road from Annandale. The highest point of the central rolling hills has good quality soil, while the rest of the rolling landscape is of medium quality with the concave folds around drainage lines of low quality. A small area of early freehold land grants is seen in the south western corner close to Raithby. A large area of commonage on the northern border next to Annandale Road, features small plots of different agricultural use, some with dilapidated greenhouse structures. An outspan ('Lot no1') is situated directly next to the commonage, and at that intersection, a cairn of rocks is a landmark feature in the fork of the road. The 'Compagnies drift' outspan starts as a small unit next to the Eerste River and stretches up the slope. These outspan areas were placed in close proximity to an old wagon route that used to traverse this central area.

This land unit has significance for its historic layering of commonage and outspan areas and the secluded character from the rest of the Stellenbosch Municipal area. Therefore it has a high degree of historic, scenic, aesthetic and associated cultural significance. The commonage has the potential to address some of the social needs of access to land for crop production, recreational areas and access to medicinal plants.



Helderberg



Renosterveld



Bottelary hills

C19 CENTRAL COMMONAGE

This land unit has significance for its historic layering of commonage and outspan areas and its comparatively secluded character. It has a high degree of historic, scenic, aesthetic and associated cultural significance.

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.

MAIN VALUE: ECONOMIC - Proposed actions that could impact soils with agricultural potential and soil "health", must be carefully managed.

CONSERVATION SYSTEM: The northernmost edge of this landscape unit is located alongside the Annandale Road scenic route, and the visual impact of proposed developments must be carefully considered.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: 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:

Ecological support areas are found around these drainage lines, and north of Raithby areas of critical biodiversity are found in the intact Renosterveld pockets.

Development Criteria:

- 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.

B AESTHETIC

Significance:

This rather hidden landscape is rich in texture with expansive 360 degree views over the Helderberg, Bottelary Hills and False Bay.

The central rolling foothills directs the structure of this land unit with streams flowing from the mostly convex bulging of the land.

The only access to this land unit is via a gravel road from Annandale.

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, large-scale infrastructure, suburban development and industrial



developments.

- 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.
- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.

C HISTORIC

Significance:

A small area of early freehold land grants is seen in the south western corner close to Raithby.

A large area of commonage on the northern border next to Annandale Road, features small plots of different agricultural use, some with dilapidated greenhouse structures.

An outspan ('Lot no 1') is situated directly next to the commonage, and a cairn of rocks is a landmark feature at the fork in the road.

The 'Compagnies drift' outspan starts as a small unit next to the Eerste River and stretches up the slope. These outspan areas were placed in close proximity to an old wagon route that used to traverse this central area.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE & FREEHOLD GRANTS

- 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.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.

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.



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. 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:

Several workers' cottages (some ruined) are found in this landscape. They are important social markers for the communities in this area, and should be retained and revived, where feasible.

The commonage has the potential to address some of the social needs of access to land for crop production, recreational areas and access to medicinal plants.

E ECONOMIC

Significance:

The highest point of the central rolling hills has good quality soil, while the rest of the rolling landscape is of medium quality with the concave folds around drainage lines of low quality.

The combination of wilderness and cultivated landscape that varies in use from vineyards to field crops and open fallow land are the building blocks of this rural landscape.

Development Criteria:

- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards and field crops.
- Care should be taken that potential agricultural use of the land should be retained for the future.
- Care should be taken to avoid locating strawberry fields along scenic routes (especially within the 0-500m buffer here), 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 to the north, they should be consolidated rather than scattered through 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.

