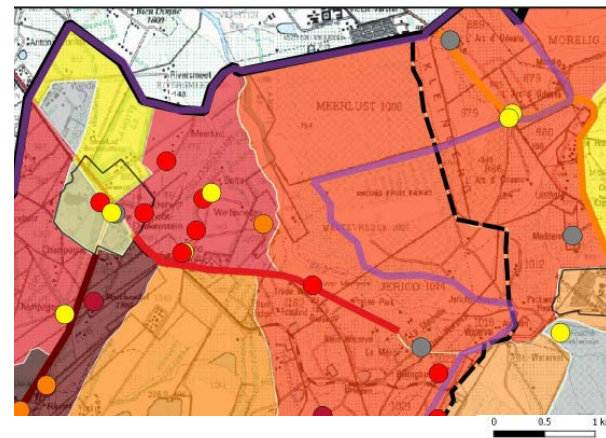
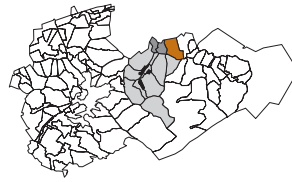
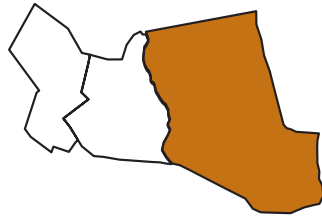
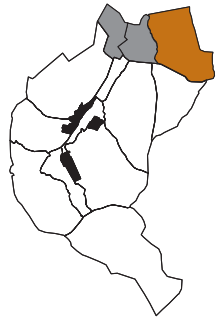




### F01 (7.05) Grade IIIb

#### DELTA



#### F01 Verge

This landscape unit appears relatively flat, extending from the R45 on the southern boundary, to the Berg River and continuing along the south-western boundary, and forming a floodplain between its upper tributary to the east. It predominantly features fallow fields in the north that have been rehabilitated to such an extent that they are considered a degraded but still important critical biodiversity area. The areas along the Berg River, especially to the north and the south-east, feature extensive critical biodiversity and ecological support areas in a natural condition. The soils in this unit are only partially suitable for agriculture. The viewed is expansive with undisturbed views towards the mountainous 'bowl' that surrounds it and the distinct green knob that is Kleinberg. The northern section currently features open fallow fields in larger blocks, which gradually become smaller closer to the R45. Klein Waterval Riverside Lodge is located next to the R45. Immediately above, vineyards and orchards retain some agricultural character. Klein Waterval is an altered late Victorian / Cape Revival building with limited architectural significance. The Bleskop Memorial, located a little further east

along the R45, is a locally significant memorial that commemorates those men from the Franschhoek and Dwarsrivier valleys who died in the First World War. The area around the memorial was part of the first freehold land grants.

This site carries natural and cultural as well as social significance for the high percentage of critical biodiversity areas located within the unit and the Bleskop memorial.



View over land unit F01 from the R45

## F01 VERGE

**This unit carries natural and cultural as well as social significance, for the high percentage of critical biodiversity areas located within the unit and for the Bleskop memorial.**

**MAIN AIM:** INTERVENE (CHANGE) in a deliberate, planned way: To accelerate change towards a new or strengthened character. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible; rehabilitation to the site's previous character is appropriate.

**MAIN VALUE:** ECOLOGIC - The high percentage of Critical Biodiversity needs a rehabilitation strategy to allow it to return to its original condition.

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity. It is also triggered by the Green Transition conservation system where the main aim is based on the municipal scale of green transitions (see Appendix 3 for guidelines relating to this system). A grade IIIa scenic route is located directly adjacent to this landscape unit where 'foreground' development criteria apply.

**DEVIATED LAND USE:** Over-scaled private dwellings, cluttered properties, gated residential estates, suburban development (sprawl).

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:

*It predominantly features fallow fields in the north that have been rehabilitated to such an extent that they are considered a degraded but still important critical biodiversity area. The areas along the Berg River, especially to the north and the south-east, feature extensive critical biodiversity and ecological support areas in a natural condition.*

*This landscape unit appears relatively flat, extending from the R45 on the southern boundary, to the Berg River and continuing along the south-western boundary, and forming a floodplain between its upper tributary to the east.*

### Development Criteria:

- Protect areas of critical biodiversity, and irreplaceable habitats, by not allowing development in areas of sensitivity as per the EMF (2017). These also include; wetlands, drainage lines, steep slopes, floodplains, areas with a high water table, areas with high biodiversity, and areas with threatened species.
- Maintain ecological support areas to sites of heritage significance (particularly river corridors). Only permit development that responds to the heritage sensitivity of the site, and that will not dominate, or irreparably damage the environments adjacent to these heritage sites. Optimize the scenic and recreational opportunities provided by water courses and larger

water bodies, especially where they were enjoyed through historic right of way.

- 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).
- Promote transitions or buffers, and larger connected systems, to nature reserves (see Foothill conservation system). To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.

### B AESTHETIC Significance:

*The viewshed is expansive with undisturbed views towards the mountainous 'bowl' that surrounds it and the distinct green knob that is Kleinberg.*

*The northern section currently features open fallow fields in larger blocks, which gradually become smaller closer to the R45.*

### Development Criteria:

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.





## C HISTORIC

### Significance:

*Klein Waterval is an altered late Victorian / Cape Revival building, now with limited architectural significance but with a panoramic view across the river valley.*

*The Bleskop war memorial was set overlooking some of the first freehold land grants, but is now enclosed by trees.*

### Development Criteria:

- Evidence of the earliest occupation 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 often correlates 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.
- 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 (see introduction of this section).



## D SOCIAL

### Significance:

*The Bleskop Memorial, located beside the R45, is a locally significant memorial that commemorates men from the Franschhoek and Dwaarsrivier valleys who died in the First World War (1914-1918).*

### 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.
- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) 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. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.



## E ECONOMIC

### Significance:

*The soils in this unit are only partially suitable for agriculture (viticulture). Klein Waterval Riverside Lodge is located next to the R45. The Berg River valley below is cultivated and immediately above, vineyards and orchards retain some agricultural character.*

### Development Criteria:

- 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.
- Fruit orchards are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered.