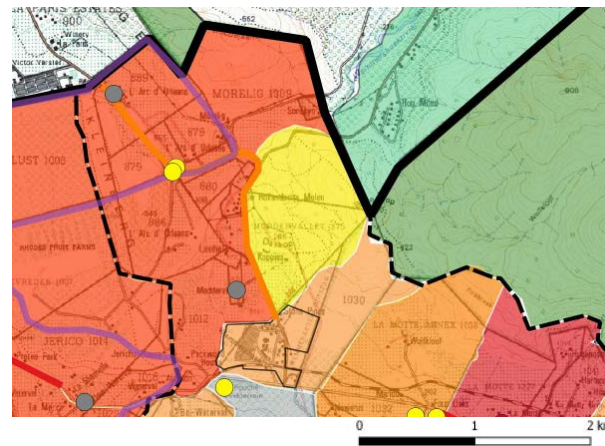
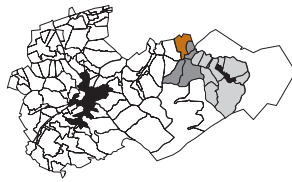
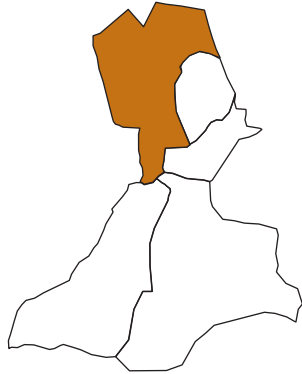
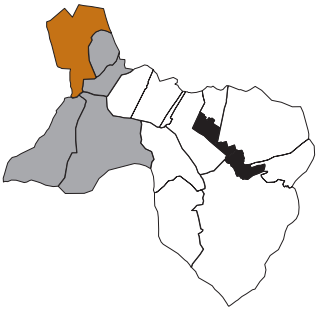


**H12 (7.4) Grade IIIb**

**TRANSITION AREA**



**H12 Floodplains of the Wemmershoek River and Kleinberg**

Bobbejaankrans and Kleinberg, together with the flat floodplains of the Wemmershoek River and the winding R301, comprise the main structuring components of this land unit. Large critical biodiversity areas in natural condition are found on the slopes of Bobbejaankrans to the north and ecological support areas are located around Kleinberg and the river. More than half of the unit presents highly suitable soils for agriculture. This land unit is stitched with a well-defined and bold landscape with large windbreak trees, vineyards and open fallow land on land parcels of various shapes and sizes. These add texture to the surrounding landscape and stimulate an unusual interest. The rocky outcrops of Bobbejaankrans, that contrast with the green tree-covered Kleinberg, are stitched together by strong, regular lines of large windbreak trees. The further contrast of the flat floodplain against Kleinberg makes this landscape even more dramatic. An L-shaped early freehold land grant is situated at the foot of Kleinberg. This coincides with a handsome Victorian farm complex, Antioch, set in a magnificent landscape setting, replete with a fine avenue and many mature trees.

This is an interesting cultural landscape with aesthetic and scenic significance, and with a degree of rarity. The removal of strong lines and windbreak trees in this landscape unit would be a great loss. The Hollandse Molen and the recreational village of timber structures is an intrusion next to the R301.



View towards Kleinberg

## H12 FLOODPLAINS OF THE WEMMERSHOEK RIVER AND KLEINBERG

**This is an interesting cultural landscape with aesthetic and scenic significance, and with a degree of rarity. The removal of strong lines and windbreak trees in this landscape unit would be a great loss. The Hollandsche Molen and the recreational village of timber structures is an intrusion next to the R301.**

**MAIN AIM:** CONSERVE (MAINTAIN) existing character: This may require both protection and maintenance of the significant elements and features as well as appropriate development thereof. It includes the promotion of these landscapes and places for the appreciation and continuity of their cultural significance.

**MAIN VALUE:** ECOLOGIC, AESTHETIC, ECONOMIC- This landscape unit has a high level of ecological value, and is highly visible.

**CONSERVATION SYSTEM:** Foreground criteria applies to the 0-500m buffer around the grade IIIb scenic route. This landscape has a high visibility in the larger context. The Green Transitions system is triggered, and on a municipal scale, advocates the agricultural character and openness on edges of the Stellenbosch municipality. The agricultural land is therefore an important feature to conserve. The Foothills conservation system is triggered.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Overscaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, mining, substation, landfill or sewage plant, parking lot (without mitigation), 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:

Large critical biodiversity areas in natural condition are found on the slopes of Bobbejaankrans to the north and ecological support areas are located around Kleinberg and the river.

#### Development Criteria:

- Support protected areas and existing nature reserves, with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape (See the Foothills Conservation System).
- 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).

### B AESTHETIC

#### Significance:

Bobbejaankrans and Kleinberg, together with the flat floodplains of the Wemmershoek River and the winding R301, comprise the main structuring components of this land unit. This land unit is stitched with a well-defined and bold landscape with large windbreak trees,

vineyards and open fallow land on land parcels of various shapes and sizes. These add texture to the surrounding landscape and stimulate an unusual interest.

The rocky outcrops of Bobbejaankrans, that contrast with the green tree-covered Kleinberg, are stitched together by strong, regular lines of large windbreak trees.

The further contrast of the flat floodplain against Kleinberg makes this landscape even more dramatic.

#### 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.
- 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 (refer to the Conservation Systems).

### LAND USE AND DEVELOPMENT

- 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.
- Limit cultivation and development on

upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose 'no-go' development areas above the 220m contour line.

- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed.

Mitigation measures should be put in place before any development or rezoning is permitted to allow such uses.

- 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.

## C HISTORIC Significance:

*An L-shaped early freehold land grant is situated at the foot of Kleinberg. This coincides with a handsome Victorian farm complex, Antioch, set in a magnificent landscape setting, replete with a fine avenue and many mature trees.*

### Development Criteria:

#### PLANTING PATTERN

- 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. Especially the strong lines of windbreak trees in this landscape unit.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.
- Significant avenues should be protected as a heritage component.
- 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.
- 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 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).



### 18TH CENTURY WERF

- 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.
- Encourage the multifunctional use of existing heritage sites and resources with different but sensitive new uses. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.
- 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.
- Adaptive strategies need to take the surroundings as well as the structures into account.

## D SOCIAL

### Significance:

*Appreciation of the agricultural landscape.*

### Development Criteria:

- 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.

- Prevent fragmentation and rezoning of wilderness or 'natural' areas within the municipality, to ensure that the important contribution of wilderness areas to the character of a variety of heritage sites is maintained.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

## E ECONOMIC

### Significance:

*More than half of the unit presents highly suitable soils for agriculture.*

### Development Criteria:

#### AGRICULTURE

- Care should be taken that vineyards, and orchards are not needlessly destroyed, and replaced by non-agricultural development. The potential agricultural use of the land should be retained for the future.
- 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 of less than 3 hectares fundamentally erodes the agricultural character of the

