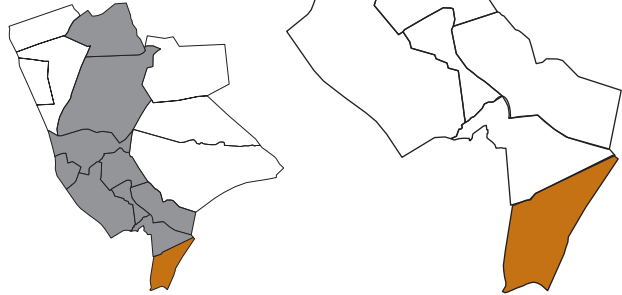


KROM RIVER CENTRAL ROLLING HILLS

A01 (6.75) Grade IIIb

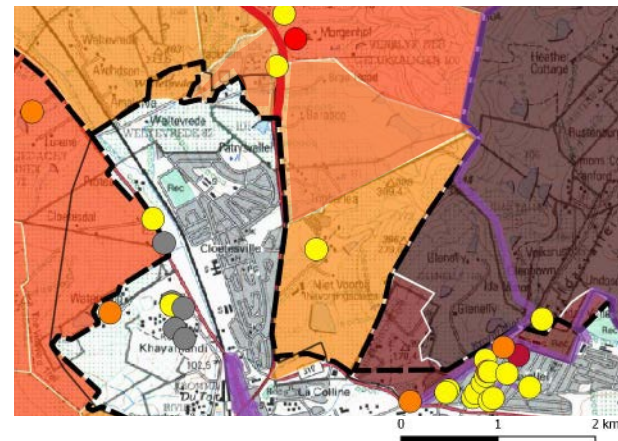
KROM RIVER CENTRAL ROLLING HILLS



A01 Urban Fringe

This landscape unit is located on the south-western slopes of rolling foothills leading from the Simonsberg. A single drainage line runs through the unit, and a large portion presents highly suitable soils for agriculture and features ecological support areas along the drainage and ridge line. Most of this land unit is comprised of the Agricultural Research Council's Nietvoorbij farm and features geometric and regular vineyards. A large farm dam is located in the southern segment of the land unit, with a smaller dam in the drainage line in the upper reaches. Remnant plantations/trees characterise the northern segment, with interspersed vineyards and dirt roads. The unit is located on a raised topography, affording views over Tennantville, La Colline and Die Rand, down the R310 all the way to Bottelary Hills. One of the early freehold farms in the area is aligned along the northern boundary of this unit. The Nietvoorbij homestead has some heritage significance, but its context has been compromised.

The significance of this landscape unit resides in the agricultural fields maintaining the rural character in close vicinity to the Stellenbosch Urban Edge. The Nietvoorbij ARC buildings have a somewhat commercial or industrial appearance, and their scale and density are out of character with the rest of the study area. A small pocket of workers' houses



behind the ARC buildings is well absorbed into its surrounding landscape. Although the current state of roads and services are not equipped to facilitate this cluster of houses, with proper planning the landscape might lend itself to further pockets of development on the open fallow land. Vineyards and wilderness are important features to maintain.



Nietvoorbij ARC Buildings



View from the ARC Nietvoorbij buildings over Cloetesville

A01 Urban Fringe

The significance of this landscape unit resides in the agricultural fields which maintain the rural character in close vicinity to the Stellenbosch Urban Edge.

MAIN AIM: ENHANCE (MANAGE) the landscape by improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

MAIN VALUE: ECONOMIC: A large portion of this landscape unit presents highly suitable soils for agriculture. Most of this land unit is comprised of the Agricultural Research Council's Nietvoorbij farm and features geometric and regular vineyards. This character and potential should be recognised and supported.

CONSERVATION SYSTEM: It is classified as a moderately important landscape unit in terms of its scenic value within the context of the Stellenbosch Municipality it is seen from four other Grade II scenic routes, and is scenically valuable with more than 70% of this land unit being visible. The green transition conservation system is triggered that advocates for new development to allow for links to the mountains and the larger natural landscape.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Over-scaled private dwellings, suburban development, gated residential estates, mining, forestry related land use, school complex, substation, landfill, sewage plant, market, parking lot, business park, shopping centre, infrastructure development such as wind turbines.

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 single drainage line runs through the unit, and features ecological support areas along the drainage and ridge line. Vineyards and wilderness are important features to maintain.

Development Criteria:

- 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.
- 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 200m contour line, unless stated otherwise in the particular landscape unit.
- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.

B AESTHETIC

Significance:

This landscape unit is located on the south-western slopes of rolling foothills leading from the Simonsberg. A large farm dam is located in the southern segment of the land unit, with a smaller dam in the drainage line in the upper reaches. Remnant plantations/trees characterise the northern segment, with interspersed vineyards and dirt roads. The unit is located on a raised topography, affording views over Tennantville, La Colline and Die Rand, down the R310 all the way to Bottellary Hills.

Development Criteria:

RURAL CHARACTER

- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. Dominating development include sprawling suburban development, over-scaled private dwellings etc.
- The construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines, should be discouraged. Preferred locations are sites that have already been settled, or 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.
- Avoid the loss of rural character due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.
- Ensure that new development is responsive to the historical rural context, and avoid suburban type layouts, particularly "gated" estates, in rural areas.

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- 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).
- 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).
- Prevent construction of new buildings

C HISTORIC

Significance:

One of the early freehold farms in the area is aligned along the northern boundary of this unit. The Nietvoorbij homestead has some heritage significance, but its context has been compromised.

The Nietvoorbij ARC buildings have a somewhat commercial or industrial appearance, and their scale and density are out of character with the rest of the study area.

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).
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.
- 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.

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

- 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.

D SOCIAL

Significance:

A small pocket of workers' houses behind the ARC buildings is well absorbed into the surrounding landscape. Although the current state of roads and services are not equipped to facilitate this cluster of houses, with proper planning the landscape might lend itself to further pockets of development on the open fallow land.

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.
- Gentrification of rural settlements through lifestyle 'rural' estates 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.
- 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. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource-collection purposes.

E ECONOMIC

Significance:

A large portion presents highly suitable soils for agriculture along the drainage and ridge lines. Most of this land unit is comprised of the Agricultural Research Council's Nietvoorbij farm and features geometric and regular vineyards.

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.
- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted. (ii) Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.
- 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.
- Care should be taken to avoid locating strawberry fields along scenic routes. These elements should be confined to designated and traditional areas (such as Annandale).