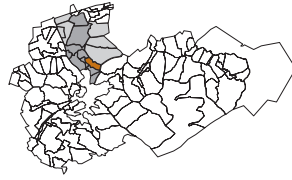
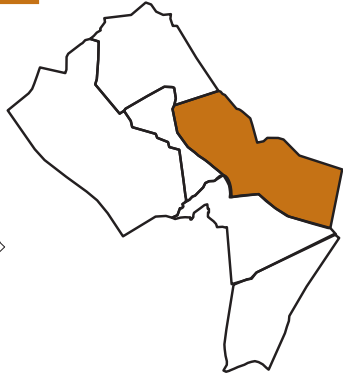
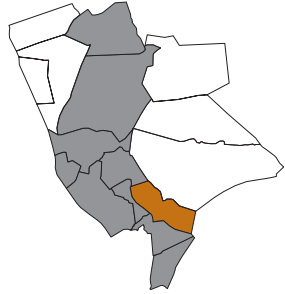


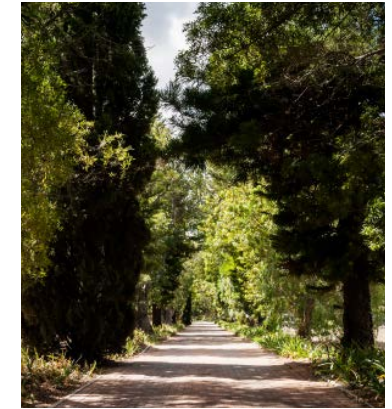
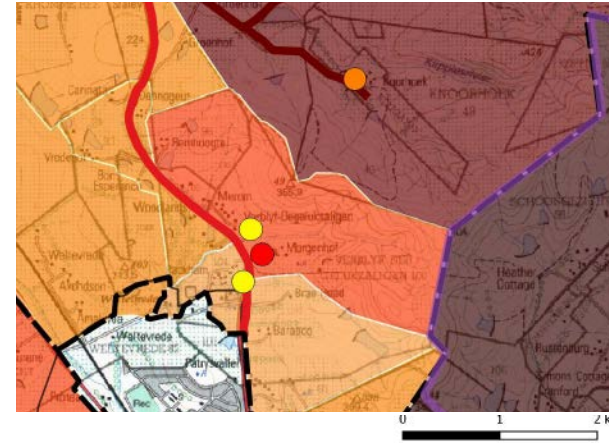
**A03 (7.45) Grade IIIb**

**KROM RIVER CENTRAL ROLLING HILLS**



**A03 Amphitheatre Western Edge**

The landscape unit displays the sloping foothills of a ridge leading from Simonsberg, which contains two main drainage lines and associated southwest facing slopes. The drainage lines and vegetated areas on the higher slopes of the unit contain important critical biodiversity and ecological support areas. The soils are not particularly suitable for agriculture (viticulture), apart from a small pocket around Morgenhof. The southern drainage line features a deeper incised valley with some vineyards and buildings associated with Morgenhof, an 18th century estate with later layering. Natural organic fingers from the footslopes, and the interspersed placement of vineyards, forms a beautiful pattern leading into the valley. A pole yard and conglomeration of smaller industries and informal settlement is located closer to the northern boundary of the Morgenhof Estate. The north-western boundary of this land unit features Remhoogte Wine Farm with extensive vineyards and two farm dams. Remnant forestry plantations follow the historical boundary lines in the northern section and create an interesting visual dynamic along the foothills of the smaller ridge leading from Simonsberg.



Remhoogte

Morgenhof is in a topographic bowl, creating an intimate character with views mainly focused inwards. As one moves along the R44, the landscape opens up and offers views over the rolling landscape towards the Bottelary Hills.

This land unit, together with its neighbouring land unit (A02), reads together as a amphitheatre. Morgenhof is one of the older farms in the study area and agricultural activities date back to the early freehold land grants. Its location in an intimate bowl enhances its particular character, and the interplay between natural fingers and vineyards positioned along the contours strengthens it even more. The pole yard and other activities in the northern section of the estate are intrusive and contrary to the character of the surrounding area.



View towards Stellenbosch from Remhoogte

## A03 Amphitheater Western Edge

**This land unit, together with A02, reads as an amphitheatre. The interplay between natural fingers, formed by interspersed drainage lines and vineyards positioned along the contours, strengthens the landscape character of this unit.**

**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:** ECOLOGIC, AESTHETIC, HISTORIC - The overall setting, offering a mix of rolling foothills and incised drainage valleys with vineyards, provide a significant setting for the Morgenhof historic werf. Deviated land uses such as the pole yard in the northern section of the unit detracts from this significance.

**CONSERVATION SYSTEM:** Foreground criteria applies to the 0-500m buffer around the grade II scenic route that traverse the western boundary of the unit.

**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:

The drainage lines and vegetated areas on the higher slopes of the unit contain important critical biodiversity and ecological support areas.

The landscape unit displays the sloping foothills of a ridge leading from Simonsberg, which contains two main drainage lines and associated southwest facing slopes.

#### 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.
- 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.
- 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).
- 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

### B AESTHETIC

#### Significance:

Remnant forestry plantations follow the historical boundary lines in the northern section and create an interesting visual dynamic along the foothills of the smaller ridge leading from Simonsberg.

Morgenhof is in a topographic bowl, creating an intimate character with views mainly focused inwards. As one moves along the R44, the landscape opens up and offers views over the rolling landscape towards the Bottelary Hills.

This land unit, together with its neighbouring land unit (A02), reads together as an amphitheatre. Its location within an intimate bowl enhances its particular character, and the interplay between natural fingers and vineyards positioned along the contours strengthens it even more.

The pole yard and other activities in the northern section of the Morgenhof estate are intrusive and contrary to the character of the surrounding area.

#### Development Criteria:

- The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.
- 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 180m contour line, unless stated otherwise in the particular landscape unit.

- 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.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic 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.
- Avoid the loss of rural character

due to suburban development that engulfs rolling foothills and severs the agricultural continuum that encircles settlements. (a) Avoid inappropriate suburban extensions to rural villages and hamlets, in order to retain their sense of scale, civic structure and rootedness. (b) Avoid the decentralisation of retail and office centres, which contribute to urban sprawl.

- 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 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.



## C HISTORIC

### Significance:

*Morgenhof is one of the older farms in the study area and agricultural activities date back to the early freehold land grants.*

*The southern drainage line features a deeper incised valley with some vineyards and buildings associated with Morgenhof, an 18th century Cape Dutch estate with later layering.*

### 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 align with Burra Charter Article 22 (see introduction of this section).
- 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.

## 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.
- 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.
- Where the historic function of a building is still intact, the function has heritage value and should be protected

## D SOCIAL

### Significance:

*There is a small farm worker settlement associated with Morgenhof to the north west of the farm.*

### Development Criteria:

- 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

## E ECONOMIC

### Significance:

*The soils are not particularly suitable for agriculture (viticulture), apart from a small pocket around Morgenhof.*

*Natural organic fingers from the footslopes, and the interspersed placement of vineyards, forms a beautiful pattern leading into the valley.*

*A pole yard and conglomeration of smaller industries and informal settlement is located closer to the northern boundary of the Morgenhof Estate.*

*The north-western boundary of this land unit features Remhoogte Wine Farm with extensive vineyards and two farm dams.*

### Development Criteria:

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- 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. No development should be permitted on high potential agricultural soil (viticulture)
- Land-Use that is not part of the two core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape based on the infrastructure associated with it (greenhouses, shade netting, chicken batteries). Therefore, the placement should be carefully considered.
- Cultural sites associated with 20<sup>th</sup> 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.

