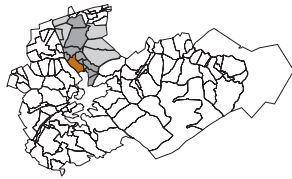
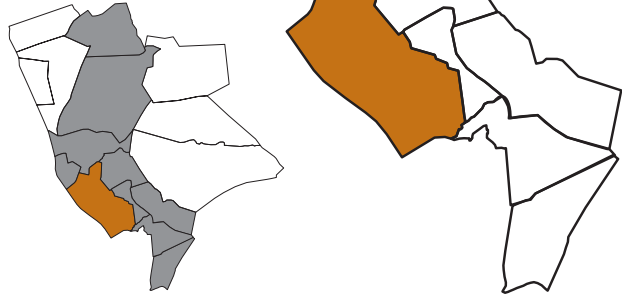


A05 (6.85) Grade IIIb

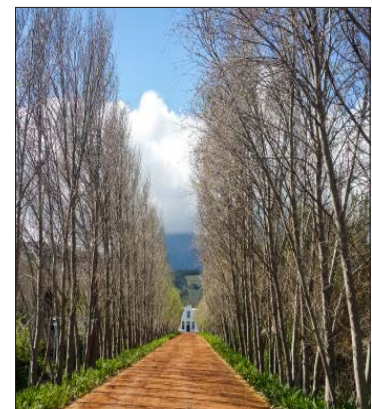
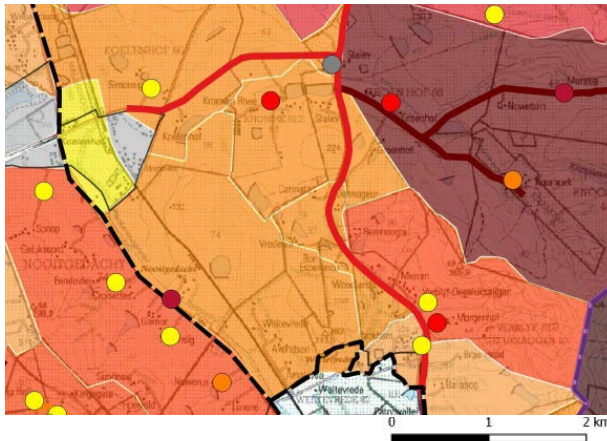
KROM RIVER CENTRAL ROLLING HILLS



A05 Nooitgedacht

The Plankenburg and Klippies Rivers merge on the historic Nooitgedacht Wine Farm with large areas of ecological support creating a lush river corridor in the southern portion of the landscape unit along the R304. The unit is characterised by neat rectangular vineyards, orchards and fallow fields on the rolling hills. A number of smallholdings are located in the southern portion of the unit and development is generally well hidden amongst the trees. The historic Nooitgedacht farm, established as part of the early freehold land grants, has a fine double-walled, Cape Dutch style entrance, on axis with the werf complex nestled between the large trees. Nooitgedacht is the parent farm that extended all the way to Devon Valley and formed part of a pattern of settlement along the Plankenburg River that includes the farms of Cloetesdal and Weltevreden. The Cloetesdal manor house is completely engulfed within the suburb of Cloetesdal with very little of the farm werf still visible, and currently functions as a clinic. Weltevreden has a neat werf and poplar avenue that enhances its rather enclosed and hidden farm werf.

This landscape has significance for its pattern of settlement within the Stellenbosch Winelands, with a distinct nestled character along the river floodplain. A small area



Weltevreden Entrance

of vineyards, located to the north of Nooitgedacht with its western boundary on the railway line, has unusually high quality viticulture soil given its location on a valley bottom, and therefore enjoys a degree of rarity. The new Weltevreden development is a form of urban sprawl.



Nooitgedacht Entrance Pillars



View from Summerhill

A05 Nooitgedacht

This landscape has significance for its pattern of settlement within the Stellenbosch Winelands, with a distinct nestled character in the river floodplain.

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. This particularly applies to the large tract of degraded land along the western edge of the land unit.

MAIN VALUE: HISTORIC - This landscape has significance for its pattern of settlement within the Stellenbosch Winelands, being indicative of settlement along rivers, and should be enhanced. A small area of vineyards, located to the north of Nooitgedacht with its western boundary on the railway line, has unusually high quality viticulture soil given its location on a valley bottom, and therefore enjoys a degree of rarity.

CONSERVATION SYSTEM: 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, 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 Plankenburg and Klippies Rivers merge on the historic Nooitgedacht Wine Farm with large areas of ecological support creating a lush river corridor in the southern portion of the landscape unit along the R304.

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.
- 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).

B AESTHETIC

Significance:

The unit is characterised by neat rectangular vineyards, orchards and fallow fields on the rolling hills. A number of smallholdings are located in the southern portion of the unit and development is generally well hidden amongst the trees.

The new Weltevreden development is a form of urban sprawl.

Development Criteria:

- 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.
- Security estates and gated communities are mono-functional entities which exclude rather than foster integrated planning ideals. In many cases, historic farms, vineyards, orchards, and workers cottages located around the edges of towns have been sanitised and incorporated in such urban sprawl. A typology that should be considered is a self-sufficient, sustainable and socially transformed 'villages' with different income levels, incorporating a level of subsidised housing.
- 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 visual clutter that erodes the settlement pattern.
- 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).

C HISTORIC

Significance:

The historic Nooitgedacht farm, established as part of the early freehold land grants, has a fine double-walled, Cape Dutch style entrance, on axis with the werf complex nestled between the large trees.

Nooitgedacht is the parent farm that extended all the way to Devon Valley and formed part of a pattern of settlement along the Plankenburg River that includes the farms of Cloetesdal and Weltevreden.

The Cloetesdal dwelling house is completely engulfed within the suburb of Cloetesdal with very little of the farm werf still visible, and currently functions as a clinic.

Weltevreden has a neat werf and poplar avenue that enhances its rather enclosed and hidden character.

Development Criteria:

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

D SOCIAL

Significance:

The presence of rivers with their associated floodplains present an opportunity for recreational activities. Nooitgedacht Farm is often used for events.

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.

E ECONOMIC

Significance:

A small area of vineyards, located to the north of Nooitgedacht and with its western boundary on the railway line, has unusually high quality viticulture soil given its location on a valley bottom, and therefore enjoys a degree of rarity.

PATTERN OF SETTLEMENT

- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to impacts on the heritage significance of these settlements and the historic riverine corridor.
- Give preference to the reinforcement of existing settlements and settlement patterns rather than extending development outside the urban edge.

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.

Development Criteria:

- The existing rail networks present an opportunity for a new typology of integrated development around stations, effectively connecting new development sites to the historic core of the towns and villages of Stellenbosch Municipality.
- Historic settlement patterns associated with the development of the rail should be respected.
- The potential of the railway network as an existing but underutilised transport system to and within the Winelands could enhance the cultural significance of the landscape, if harnessed effectively.
- Developments that promote the continuity of the core function of

agriculture (viticulture) within the Stellenbosch winelands should be promoted.

- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- 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.