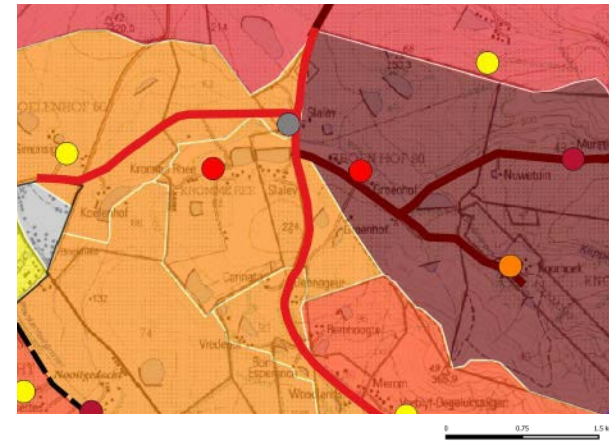


### A06 Rolling hills next to the R44

The topography of this unit is largely rolling hills, draining towards the Klippies River as well as another drainage line to the south. The densely vegetated streams represent the northern and southern boundaries of this land unit and feature critical biodiversity and ecological support areas. The soils are predominantly unsuitable for agriculture, specifically viticulture. The Klawervlei Wine Estate and the Kromme Rhee Agricultural Training Institute (ATI) are located along the banks of the Klippies River and extend to the south with neglected vineyards, farm dams and fallow agricultural fields. Circular or concentric irrigation patterns are predominant on the landscape and contrast visually to the patterns on the adjacent land units. The unit has a generally derelict character. The R44 cuts through the gently rolling landscape unit, with Slaley Estate and a private residence at the corner of Kromme Rhee Road. The unit does not afford expansive views over the study area, other than from the Kromme Rhee ATI campus buildings and the southern portion of the unit. Several early freehold farms were located along the Klippies



River. The Kromme Rhee complex features a restored H-plan Cape Dutch building and other structures of heritage value. Its relationship with other historic properties such as Elsenburg (A09), Koelenhof (A07) and Groenhof (A14) is noteworthy as a pattern of settlement.



ATI Agricultural Training Institute



View over rolling hills from Training Institute

## A06 Rolling hills next to the R44

The Kromme Rhee complex features a restored H-plan Cape Dutch building and other structures of heritage value. Its relationship with other historic properties, such as Elsenburg (A09), Koelenhof (A07) and Groenhof (A14), is noteworthy as a pattern of settlement.

**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, SOCIAL - The presence of CBA and ESA layers, the Kromme Rhee complex with its relationship to other historic properties such as Elsenburg (A09), Koelenhof (A07) and Groenhof (A14) as a noteworthy pattern of settlement, and the fact that it is used for agricultural training, all contributes to the significance of the unit.

**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, 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 densely vegetated streams represent the northern and southern boundaries of this land unit and feature critical biodiversity and ecological support areas.

#### 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:

The topography of this unit is largely rolling hills, draining towards the Klippies River and another drainage line to the south.

The unit has a generally derelict character.

The R44 cuts through the gently rolling landscape unit, with Slaley Estate and a private residence at the corner of Kromme Rhee Road.

The unit does not afford expansive views over the study area, other than from the Kromme Rhee ATI campus buildings and the southern portion of the unit.

#### 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 (sprawl), that if continued will engulf the rolling foothills.
- 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 on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests in order to retain the integrity of this distinctive landscape as largely undeveloped.



- The backdrop of rolling hills and mountain peaks form an important component of the whole, and development in these areas that is destructive to the whole should be discouraged.
- Avoid visual clutter that erodes the settlement pattern.

## C HISTORIC

### Significance:

Several early freehold farms were located along the Klippies River.

The Kromme Rhee complex features a restored H-plan Cape Dutch building and other structures of heritage value. Its relationship with other historic properties such as Eisenburg (A09), Koelenhof (A07) and Groenhof (A14) is noteworthy as a pattern of settlement.

### 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).
- 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.

#### 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.



## D SOCIAL

### Significance:

Kromme Rhee Agricultural Training Institute (ATI) currently acts as a fully functioning and vibrant campus, with links to Eisenburg Agricultural Training Institute.

### 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:

The soils are predominantly unsuitable for agriculture, specifically viticulture.

The Klawervlei Wine Estate and the Kromme Rhee Agricultural Training Institute (ATI) are located along the banks of the Klippies River and extend to the south, with neglected vineyards, farm dams and fallow agricultural fields.

Circular or concentric irrigation patterns are predominant on the landscape and contrast visually to the patterns on the adjacent land units.

### Development Criteria:

- 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.
- Maintain larger unified land areas to maintain the viability of ecosystems and to protect large areas that display a unified scenic character.