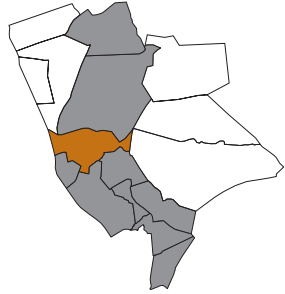
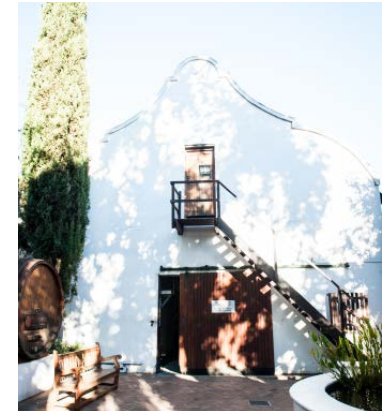
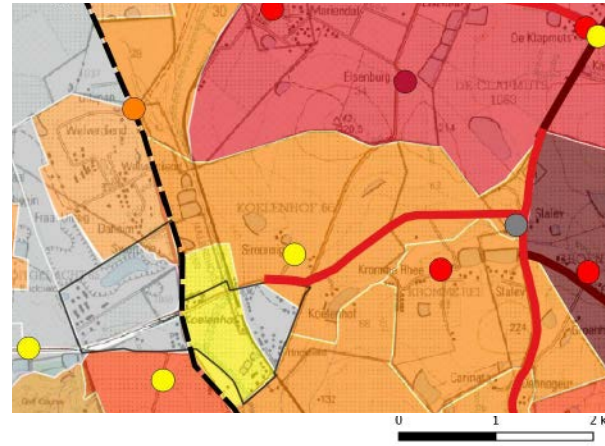
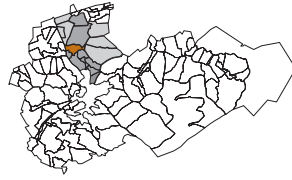
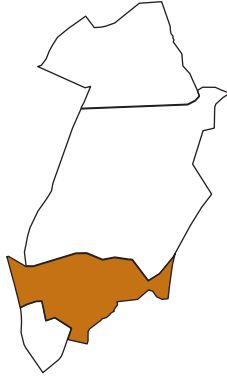


KROM RIVER CENTRAL ROLLING HILLS



A07 (6.4) Grade IIIb



Simonsig

A07 Kromme Rhee

The R304 flanks the landscape unit to the west and the R44 to the east. The Kromme Rhee Road traverses the entire length of the landscape unit. The Klippias River runs parallel to the Kromme Rhee Road with some ecological support areas and early land grant farms located next to it. The north of the Kromme Rhee Road features Simonsig Winery, with mature trees, a manor house and associated vineyards, and it establishes a mainly agricultural character on the gently rolling hills. High quality soils for viticulture are found on the north western corner of Simonsig. Expansive views towards Simonsberg are enjoyed from this site (hence the name Simonsig). The Slayey Winery and restaurant is located at the intersection of Kromme Rhee Road and the R44, and introduces uncharacteristic elements such as tent-like structures and large-scale infrastructure. Nooitgedacht Village is a major intrusion in the agricultural landscape, with its fake medieval-style dwellings. South of the Kromme Rhee Road, the privately owned historic Koelenhof Winery is nestled within the gently rolling landscape. Features such as the watering trough bear testimony to the farm's historic significance as a horse station for British remounts during the South African War, c.1900. Historic Nooitgedacht was the Cloete family farm.

of vineyards. It is a simple rural landscape with a degree of enclosure between the rolling hills. Further development of the Nooitgedacht Estate is a major threat and any more such interventions in this landscape unit would indeed be a tragedy.

This landscape unit has special significance for its agricultural qualities, mostly made up



Simonsig



Kromme Rhee Road

A07 Kromme Rhee

This landscape unit has special significance for its agricultural qualities, mostly made up of vineyards. It is a simple rural landscape with a degree of enclosure between the rolling hills. Further development of the Nooitgedacht Estate is a major threat and any more such interventions in this landscape unit would indeed be a tragedy.

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: AESTHETIC - The pastoral, open and rural qualities are valued and carries increased significance due to the fact that there are 'foreground' views from two Grade II scenic routes over the unit. This agrarian character should be enhanced.

CONSERVATION SYSTEM: The visibility towards this landscape unit is negligible, with only being visible from 2 Grade II scenic routes in the study area. Foreground criteria applies to the 0-500m buffer around the grade II scenic routes that traverse the unit. 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: Limited development should apply to this unit, provided it is not infrastructure related to agriculture, suburban development, gated residential estates, mining, forestry related land use, 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 Klippiess River runs parallel to the Kromme Rhee Road with some ecological support areas.

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 R304 flanks the landscape unit to the west and the R44 to the east. The Kromme Rhee Road traverses the entire length of the landscape unit. Expansive views towards Simonsberg are enjoyed from Simonsig.

The Slaley Winery and restaurant is located at the intersection of Kromme Rhee Road and the R44, and introduces uncharacteristic elements such as tent-like structures and large-scale infrastructure.

Nooitgedacht Village is a major intrusion

in the agricultural landscape, with its clustered fake medieval-style dwellings.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- 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, with the Nooitgedacht residential development being a prime example.
- 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.
- 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.
- 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).

- 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. Retain the integrity of the distinctive and predominantly agricultural landscape character.

C HISTORIC

Significance:

Historic Nooitgedacht was the Cloete family farm. A water trough marks its significant role as a horse station for British remounts during the South African War, c.1900.

The Kromme Rhee Road features Simonsig Winery to the north, with mature trees, a house and associated vineyards, and it establishes a mainly agricultural character on the gently rolling hills.

South of the Kromme Rhee Road, the privately owned historic Koelenhof Winery is nestled within the gently rolling landscape.

The Klippias River runs parallel to the Kromme Rhee Road with some early land grant farms located next to it.

Development Criteria:

EARLY OCCUPATION AND FREEHOLD GRANTS

- 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.

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.

- Ensure visual harmony between historical fabric and new interventions in terms of appropriate scale, massing, form and architectural treatment, without directly copying these details. Distinguish old from new.
- Encourage development that prolongs the longevity of historic family farms as an increasingly rare typology.
- Burial grounds, and places of worship are automatically regarded as Grade IIIa or higher. Any development that threatens the inherent character of family burial grounds must be assessed, and should be discouraged.

ADAPTIVE RE-USE

- 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).
- 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.
- 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.

RAILWAY LINE

- 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 railways 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.

D SOCIAL

Significance:

The Slaye New Apostolic Church and cottage complex is a social focal point for the local community.

Development Criteria:

- 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.

E ECONOMIC

Significance:

High quality soils for viticulture are found on the north western corner of Simonsig.

Development Criteria:

- 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.

