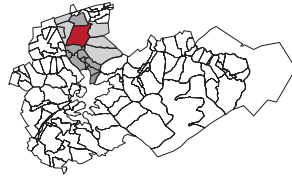
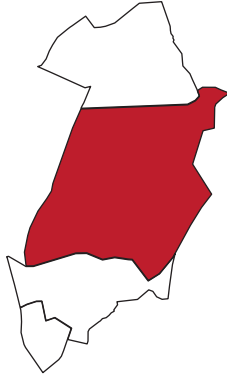
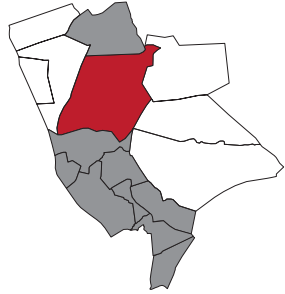




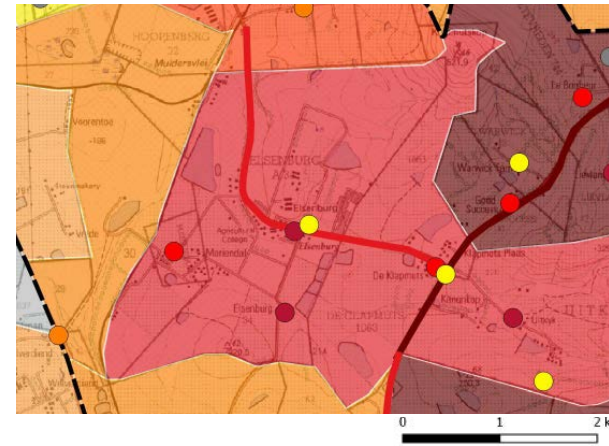
A09 (8.05) Grade IIIa

KROM RIVER CENTRAL ROLLING HILLS



A09 Elsenburg

The apex of this landscape unit is Klapmuts Hill, which is also a critical biodiversity and ecological support area. The central and major land use comprises the Elsenburg Agricultural Department of the University of Stellenbosch and the Research Centre Head Office. It features Stone Age artefacts, historically significant buildings and a distinctive Baroque-walled drainage channel with bridges, as well as landscape features such as the rows of Oak trees. Elsenburg historic core is a layered landscape with various levels of significance, including its contact-period role as one of the first buiteposte within a well-established natural grazing area that previously served Khoekhoe pastoralists. It is now enveloped by extensive agricultural fields on the rolling hills, which visually terminate on the opposite, southern ridge. Elsenburg and its associated infrastructure is highly visible on the upper slopes of Klapmutskop as a type of "street or linear village" along the Elsenburg Road. The R44 forms the eastern boundary of the unit and De Clapmuts farm is located at its intersection with Elsenburg Road. Also once a buitepost, the layered De Clapmuts werf has similarly undergone extensive additions and alterations. Three large irrigation dams and three small farm dams are located in this land unit.



Elsenburg

This landscape unit has aesthetic, scenic, associative, age, architectural, rarity, representative and archaeological significance. Despite the established heritage and visual significance of Elsenburg, inappropriate interventions have been allowed within the landscape, and include massive security fences.



Elsenburg



Baroque-walled drainage channel at Elsenburg



Elsenburg

A09 Elsenburg

This landscape unit has aesthetic, scenic, associative, age, architectural, rarity, representative and archaeological significance. Despite the established heritage and visual significance of Elsenburg, inappropriate interventions have been allowed within the landscape, and include massive security fences.

MAIN AIM: CONSERVE - The existing character is to be conserved (maintained). This may require both protection and maintenance of the significant elements and features as well as appropriate development thereof. It includes the promotion of these landscapes and places for the appreciation and continuity of their cultural significance.

MAIN VALUE: HISTORIC, AESTHETIC, ECOLOGIC, ECONOMIC - This landscape unit as per its statement of significance enjoys a degree of rarity within the winelands. The aesthetic quality, in combination with its historic character, economic potential centred around viticulture, and wilderness area reflect the cultural landscape of the Stellenbosch winelands and should be preserved.

CONSERVATION SYSTEM: This landscape has a Grade IIIa Scenic Routes that runs through it and a Grade II Scenic Route along its eastern boundary, where 'foreground' criteria apply (see conservation systems in Appendix 3).

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Over scaled private dwellings, cluttered properties, gated residential estates, large scale industrial structures, suburban development, nursery/mixed use/garden centre, mining, school complex, substation, landfill or sewage plant, parking lot, business park, isolated shopping centres

Grade IIIa	
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 apex of this landscape unit is Klapmuts Hill, which is also a critical biodiversity and ecological support area.

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:

Elsenburg and its associated infrastructure is highly visible on the upper slopes of Klapmutskop as a type of "street or linear village" along the Elsenburg Road. The R44 forms the eastern boundary of the unit and De Clapmuts farm is located at its intersection with Elsenburg Road.

Three large irrigation dams and three small farm dams are located in this land unit.

Invasive Security fences around the campus detract from its significance.

Development Criteria:

- Respect the natural landscape as the setting within which settlements (towns, hamlets, farm werfs) are embedded. Avoid additional insensitive 'dominating' developments that erode the natural-agricultural continuum found on the rolling foothills of the study area. The Elsenburg Agricultural Department of the University of Stellenbosch and the Research Centre Head Office is a large-scaled complex with many auxiliary buildings and other infrastructure. It is recommended that future development be localised and the current campus densified rather than allowing further sprawl in this sensitive 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 on visually sensitive, steep, elevated or exposed slopes, ridgelines and

hillcrests. The ARC Building is a good example of this and unfortunately set a poor precedent in the area. Retain the integrity of the distinctive and predominantly agricultural landscape character.

C HISTORIC

Significance:

It features Stone Age artefacts, historically significant buildings and a distinctive Baroque-walled drainage channel with bridges, as well as landscape features such as the rows of Oak trees.

Elsenburg historic core is a layered landscape with various levels of significance, including its contact-period role as one of the select land grants to an elite private individual within a well established natural grazing area that previously served Khoekhoe pastoralists.

The site of a 17th century VOC buitepost, the layered De Clapmuts werf has undergone extensive additions and alterations.

Development Criteria:

- Stone tools such as handaxes and cleavers are found throughout the area. All archaeological material is protected in terms of the NHRA.
- Sensitive development that interprets the narrative of historic movement routes. Drover routes, where they are still known and used for a similar use, or as public open space, have value and should be retained.
- All archaeological material (and human remains) are protected in terms of the NHRA.

PLANTING PATTERNS

- 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.
- The felling of mature exotic or indigenous trees within residential areas should be avoided. Instead continuous tree canopies should be encouraged, especially within urban environments.
- Significant avenues should be protected as a heritage component.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur.

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 further development that impacts the inherent character of the werf component should be discouraged.
- 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.

FUTURE DEVELOPMENT

- The university and the Department of Agriculture are stewards of several historic sites, some originally farms. Converting historic structures designed to serve agricultural and residential functions to the new institutional role has sometimes had detrimental impact on heritage significance. Care should be taken to ensure that low-impact uses are found for heritage sites that fall under the ownership of institutions.
- Institutions and government departments should be encouraged to develop site-specific conservation management plans for the heritage sites and resources that fall under their stewardship and property holdings. This is to ensure the pro-active conservation of these heritage sites. Ensure optimal utilisation of existing resources.
- 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:

The University and Research Centre plays a significant role in Agriculture in South Africa and the name "Elsenburg" is synonymous to viticulture.

In the 18th century, the estate was owned by Martin Melck, a prominent Lutheran land-owner, slave-owner, builder and entrepreneur.

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 central and major land use comprises the Elsenburg Agricultural Training Institute of the University of Stellenbosch and the Research Centre Head Office.

It is now enveloped by extensive agricultural fields on the rolling hills, which visually terminate on the opposite, southern ridge.

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.
- The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural character of the landscape.
- Agricultural netting and tunnels should preferably not be permitted within the 500m buffer along scenic route corridors (see Scenic Route CS).

