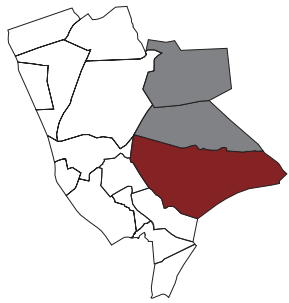
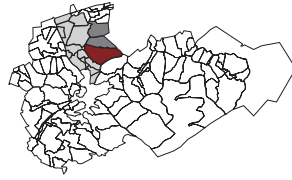
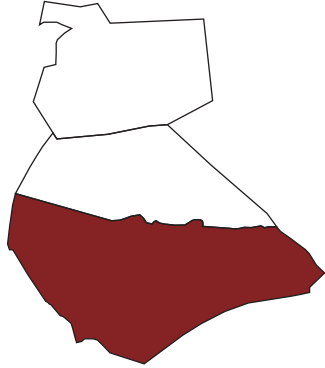


KROM RIVER CENTRAL ROLLING HILLS



A14 (8.65) Grade II

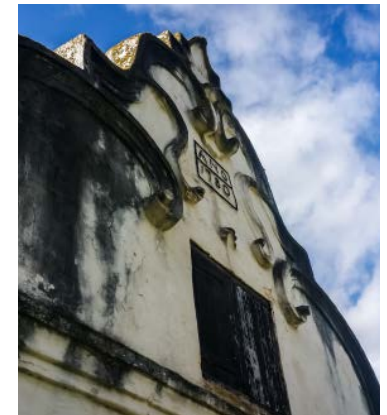
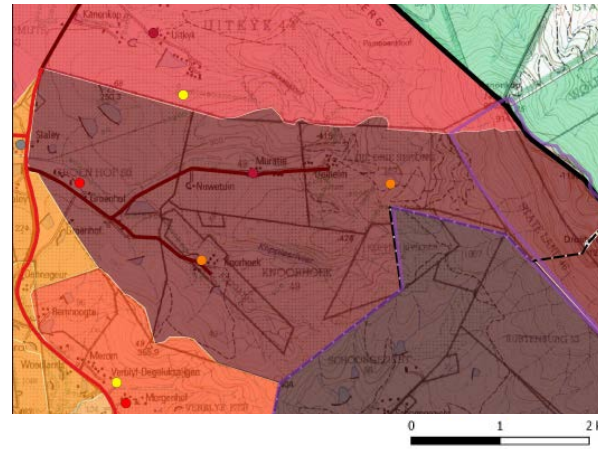


A14 Groenhof, Muratie and Knorhoek

Two main valleys leading down from Simonsberg characterise this significant landscape unit. The first valley is incised deepest into the landscape and contains the historically significant Muratie and Delheim wineries. The majority of both Muratie and Delheim's vineyards are located on the north-western slopes of the ridge leading down from Simonsberg. The second valley, with steeper and lush valley sides, contains Knorhoek, another historic wine farm with extensive vineyards and a guest house. The land unit is held to the south by a small ridge covered by Renosterveld, where Protea Hill farm is an intrusion into the landscape. Rolling hills and flat valley bottoms characterise the western portion of the land unit. The soils south of Muratie and around Delheim are considered highly suitable for agriculture (viticulture). The early land grants were on the south-western edge of this unit. Critical biodiversity and ecological support areas are located along the drainage lines and at Protea Hill farm. Quoin Rock Winery is located at the entrance to the valley and is less contained than the other wineries in this land unit. It features large-scale and imposing infrastructure. The northernmost corner of this part of the land unit is characterised by some tall windbreaks, creating an interesting geometry. Views from Delheim extend all the way to Table Mountain and the farm itself contains numerous significant features, such as the ruins of the 'Kanoniers cottage' and a walled burial ground that are situated against a hillside on the side of the Simonsberg. The main



View at Delheim towards Simonsberg



Gable at Groenhof

house (c.1936) is set in lush gardens that extend into the parking area, sheltered by large Oak trees. Muratie features a farm werf complex with much historic layering, including the remains of a 17th century structure and main dwelling dating c.1830 that could be described as eclectic in style. Muratie and Delheim formed part of the first 'wine route' in the Stellenbosch winelands. Knorhoek presents a large werf with the old manor house (1827) in the centre, with its unusual full-span replacement roof, and framed with long barns that are now used for accommodation. Groenhof is a historic farm werf situated in the valley closest to the R44. Mature Oak trees mark the original werf which features a Cape Dutch long barn with distinctive Baroque gable dated 1780. A long row of Queen Palms gives the werf an elongated feel. An Edwardian house is an exemplar of the style.

This unit is one of the most significant in terms of historic layering and pattern displayed by the farms Groenhof, Muratie, Delheim and Knorhoek. The upper reaches of the Simonsberg foothills and incised valleys presents a visually diverse and unique landscape that is highly valued. It has exemplar scenic and aesthetic as well as associational significance, together with the pattern of settlement typical to the winelands of Stellenbosch.



Groenhof

A14 Groenhof, Muratie and Knorhoek

Two main valleys leading down from Simonsberg characterise this significant landscape unit. Highly significant in terms of historic layering and pattern of settlement displayed by the farms Groenhof, Muratie, Delheim and Knorhoek, typifying the Stellenbosch winelands. The upper reaches of the Simonsberg foothills and incised valleys present a visually diverse and unique landscape that is highly valued. It has exemplar scenic and aesthetic as well as associational significance.

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, SOCIAL, ECONOMIC - This landscape unit as per its statement of significance enjoys a degree of rarity within the Stellenbosch Municipality. The aesthetic quality of this landscape unit adds to its resilience, and the densely vegetated character absorbs development. Loss of this and the fragmentation of this unit should be prevented.

CONSERVATION SYSTEM: This Landscape unit is an enclosed, but also highly visible land parcel within the winelands to the end of two Grade II scenic routes. The top of the mountains in this landscape unit is a protected area already, but the Foothills conservation system is also triggered. Foreground criteria applies to the 0-500m buffer around the grade II scenic routes. It also has a coverage of more than 70%, and medium visibility in view of 8 other grade II scenic routes.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Large scale industrial structures, mining, substation, landfill, parking lot (without mitigation), business park, isolated shopping centres, gated communities, suburban sprawl

Grade II	
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:

Critical biodiversity and ecological support areas are located along the drainage lines and at Protea Hill farm.

The land unit is held to the south by a small ridge covered by Renosterveld, where Protea Hill farm is an intrusion into the landscape. Rolling hills and flat valley bottoms characterise the western portion of the land unit.

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

- 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.
- 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.

B AESTHETIC

Significance:

The northernmost corner of this land unit is characterised by some tall windbreaks, creating an interesting geometry.

Views from Delheim extend all the way to Table Mountain.

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 320m contour line, unless stated otherwise in the particular landscape unit.

- Avoid development or infrastructure (such as buildings, wind turbines and power lines), on crests or ridgelines because of impact on the visual sensitivity of skylines.
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
- 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.

C HISTORIC Significance:

The first valley is incised deepest into the landscape and contains the historically significant Muratie and Delheim wineries. The majority of their vineyards are located on the north-western slopes of the ridge leading down from Simonsberg. The second valley, with steeper and lush valley sides, contains Knorhoek, another historic wine farm with extensive vineyards and a guest house.

The early land grants were on the southwestern edge of this unit.

Delheim contains numerous significant features, such as the ruins of the 'Kanoniers cottage' and a walled burial ground that are situated against a hillside on the side of the Simonsberg. The main house (c.1936) is set in lush gardens that extend into the parking area, sheltered by large Oak trees. Muratie features a farm werf complex with much historic layering, including the remains of a 17th century structure and main dwelling dating c.1830 that could be described as eclectic in style.

Muratie and Delheim formed part of the first 'wine route' in the Stellenbosch winelands.

Knorhoek presents a large werf with the old house (1827) in the centre (with an unusual full-span replacement roof) and framed with long barns that are now used for accommodation.

- 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.
- Fruit orchards are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.

Groenhof is a historic farm werf situated in the valley closest to the R44. Mature Oak trees mark the original werf which features a Cape Dutch long barn with distinctive Baroque gable dated 1780. A long row of Queen Palms gives the werf an elongated feel. An Edwardian house is an exemplar of the style.

Quoin Rock Winery is located at the entrance to the valley and is less contained than the other wineries in this land unit. It features large-scale and imposing infrastructure.

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

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.
- Any development that threatens the inherent character of family burial grounds should be discouraged.

ADAPTIVE REUSE

- 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.

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.
- 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.
- Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed.

D SOCIAL

Significance:

Most of the farms still feature workers' cottages and related infrastructure. Muratie, Delheim and Knorhoek are popular recreational venues, with restaurants, hiking trails and gardens.

Development Criteria:

- Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of heritage features. These include: (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.
- The relocation of farm employees to housing settlements can result in loss of heritage value (authenticity) for workers houses and associated features.
- Gentrification of rural settlements through lifestyle 'rural' estates should be discouraged.
- 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

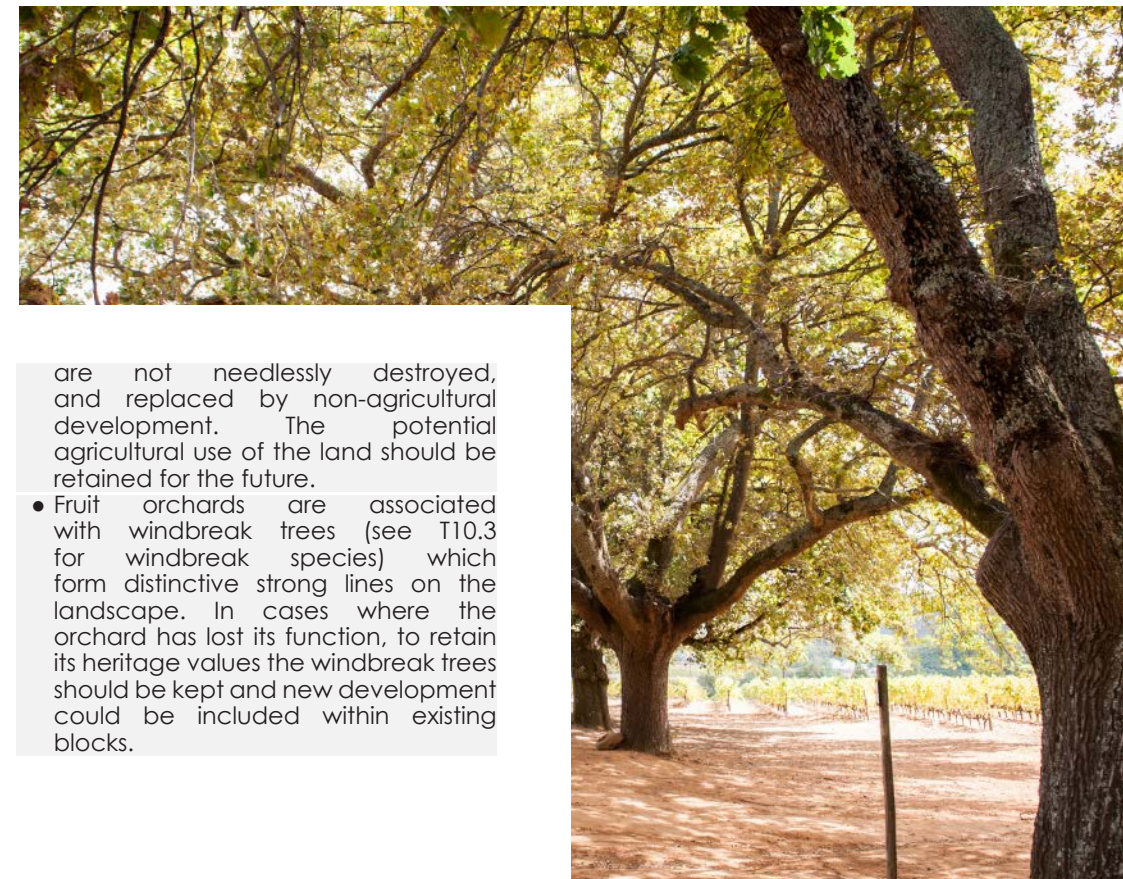
E ECONOMIC

Significance:

The soils south of Muratie and around Delheim are considered highly suitable for agriculture (viticulture).

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.

- Fruit orchards are associated with windbreak trees (see T10.3 for windbreak species) which form distinctive strong lines on the landscape. In cases where the orchard has lost its function, to retain its heritage values the windbreak trees should be kept and new development could be included within existing blocks.