

Application for Environmental Authorisation – Upgrade of the Cederberg Park

FOOTPRINT successfully concluded an application on behalf of PGR Developments for the following upgrade of the Cederberg Tourist Park located on the farm Kromme Rivier.

Property Location:

The farm Kromme Rivier 577 can be reached from the N7, from the turn-off at Citrusdal travel ±27 km in the Clanwilliam direction to the Algeria turn-off, follow the gravel road through Algeria for ±46 km ascending the Uitkyk Pass to the Kromrivier turn off on the right hand side, the property is ±4km down this access road.

Proposed development:

- **Rehabilitation of the existing farm *Opstal and Werf***

The historical Kromrivier homestead has over the years transformed architecturally through the accretion of diverse additions and alterations. In addition to this, the use of the farm buildings and the farm as a whole has, in some instances changed, and in other ceased to be maintained or used at all.

As part of the resort development at Kromrivier, it is proposed to renovate the existing homestead and farm buildings to reflect its original state.

Based on a Heritage Impact Assessment it is proposed to refurbish the farm buildings and structures by removing some of the non-historical elements and renovating others. This would include the replacement of the existing asbestos roof over the manor house with a historically accurate thatch roof. The original mill structure, amongst other dilapidated farm *werf* structures, would also be renovated and put into working order.

The intention is to turn the farm *werf* into a ‘working farm’ whereby visitors and tourists will be able to experience farming activities first hand and gain an understanding of how the farm has historically functioned. Parallel to this, there are various entertainment and activity opportunities that can be paired with this ‘working farm’ experience.

It is proposed that the original manor house and adjacent buildings be utilised as a facility for conferences and functions. It is also envisaged that a small museum be established in one of the existing buildings.

- **Visitors’ Centre**

The proposed Visitors’ Centre, aims to capture and exemplify the unique beauty and *genus loci* of the Cederberg in general and specifically Kromrivier. This structure will form the heart of the resort development and, with its positioning on this specific site; aim to enhance the Cederberg experience. The proposed site has mostly been classified as a *low sensitivity* area. The proposed Visitors’ Centre will accommodate a small restaurant, lounge, outside entertainment areas, a small shop, information and the associated service areas.

A short portion of new road leading directly to the Visitors’ Centre is proposed, thus redirecting the approach to the resort away from the farm *werf* to the Visitors’ Centre, as the new point of arrival to Kromrivier. The area that the road will be established on has been classified as a *low sensitivity* area, its placement has been specifically selected in this low sensitivity area to mitigate environmental impact to a minimum.

- **Chalets**

At present, 11 existing Chalets populate the southern bank of the Kromrivier, with two more adjacent to the homestead. Despite the fact that these existing Chalets are in usable condition, they are all in need to upgrading and maintenance. It is proposed that these Chalets are demolished and that a variety of new Chalets are built to replace them. In keeping with the design ethos and development policy of the resort, the new Chalets are to be sensitive architectural interventions in the landscape which will enhance both the resort and the visitors' appreciation of the pristine quality of the Cederberg environment. These new Chalets will also aim to be environmentally sustainable in terms of both their design and their role in the management of the resort. It is intended that 25 new units are erected on the property.

- **Relocation of the existing Campsite**

Currently the campsite is situated on the southern bank of the Kromrivier amongst a portion of the existing Chalets. With the intention to replace these Chalets, and to ensure adequate spacing between the Chalets, it is proposed that the campsite be relocated in an area to the east of the existing farm *werf*. The proposed site is planted with two rows of mature oak trees and it is the intention to capitalize on this ideal and existing condition to relocate the camping area and thus take advantage of the shade between the rows of oaks. New ablutions are proposed with a small wc/ shower/ washup facility being provided for each campsite. These structures will take on the same understated and sensitive architectural language as the rest of the development. Currently 35 camping sites exist (each catering for approximately 6 people) and it is proposed that this number be reduced to 16 sites.

- **Extant Natural Vegetation.**

It is proposed that the remainder of the extant natural vegetation on Kromme Rivier 577 become a contract nature reserve and thus contribute to the consolidation of the existing Greater Cederberg Biodiversity Corridor (Cederberg Core Corridor) that links the Cederberg Wilderness Area to the Matjiesrivier Nature Reserve.