

Historical Maps (Figure 15)

Maps dating from 1770 to 1859 are analysed in terms of global integration in order to compare the integration core in the development and growth of the town centre.

- In 1770 the core was on Dorp, Bird, Plein, Van Ryneveld and a diagonal connecting the corner of Plein and Andringa to the north of what was to become the Braak.
- In 1817 the core was on Dorp, Bird, diagonals connecting the corner of Plein and Andringa to the north and south sections of the Braak, Andringa and Plein.
- In 1859 the core was on Dorp, Bird, Plein, Van Ryneveld and Church.

In the 89 years from 1770 to 1859 the integration core has been within Dorp, Plein and Bird Street and varied across Andringa and Van Ryneveld Streets. Retail was traditionally located on Dorp Street but has with time also expanded to the other streets within the integration core, namely Plein, Bird, Andringa and Van Ryneveld Streets. As the town grew the grid became more intensified and these routes became more accessible making it possible for retail to establish itself along these routes.

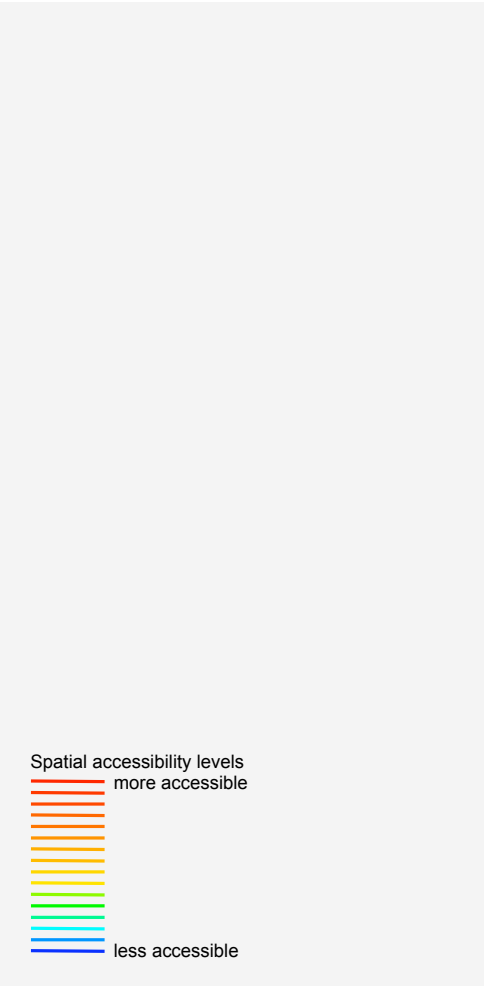
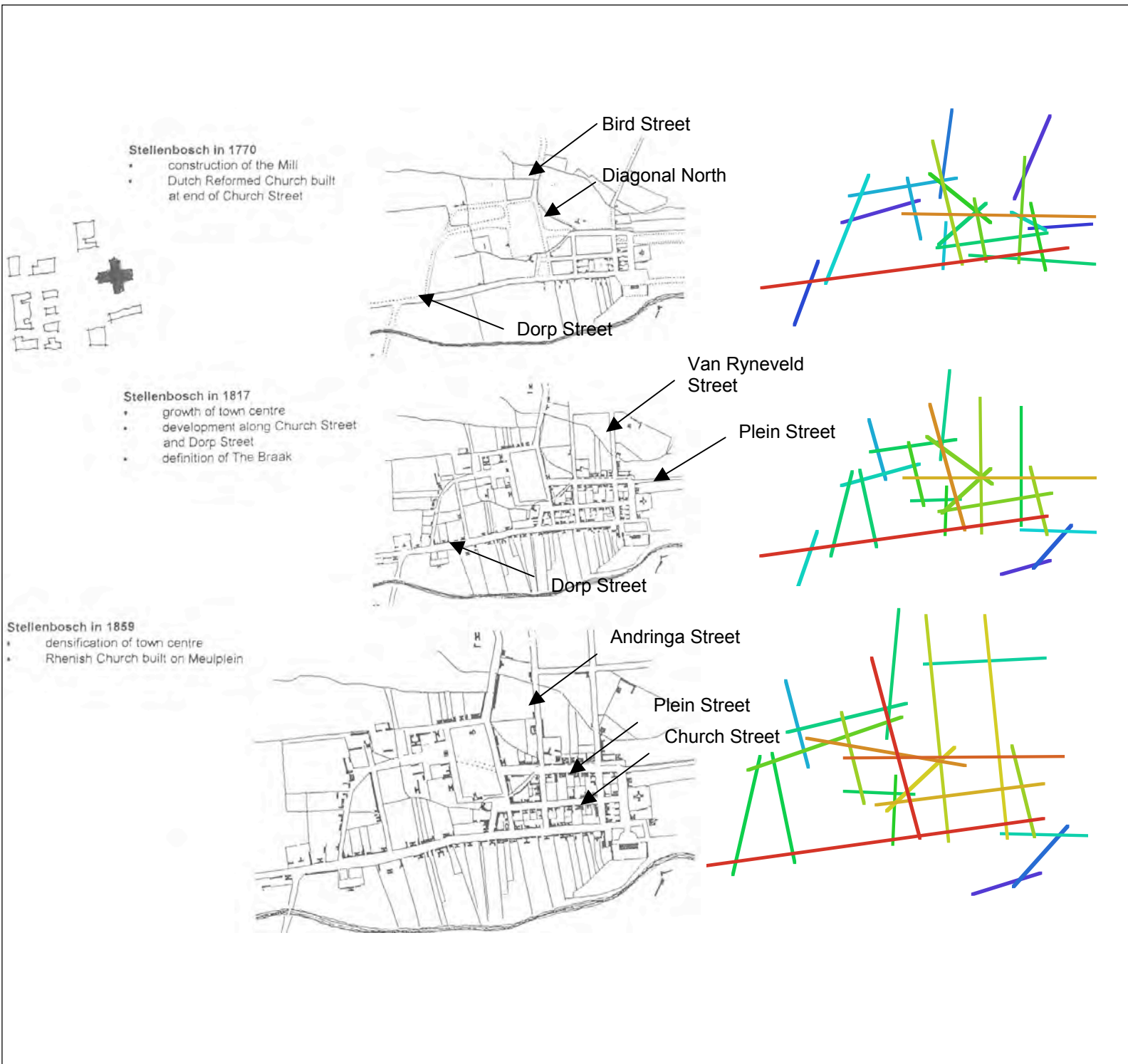
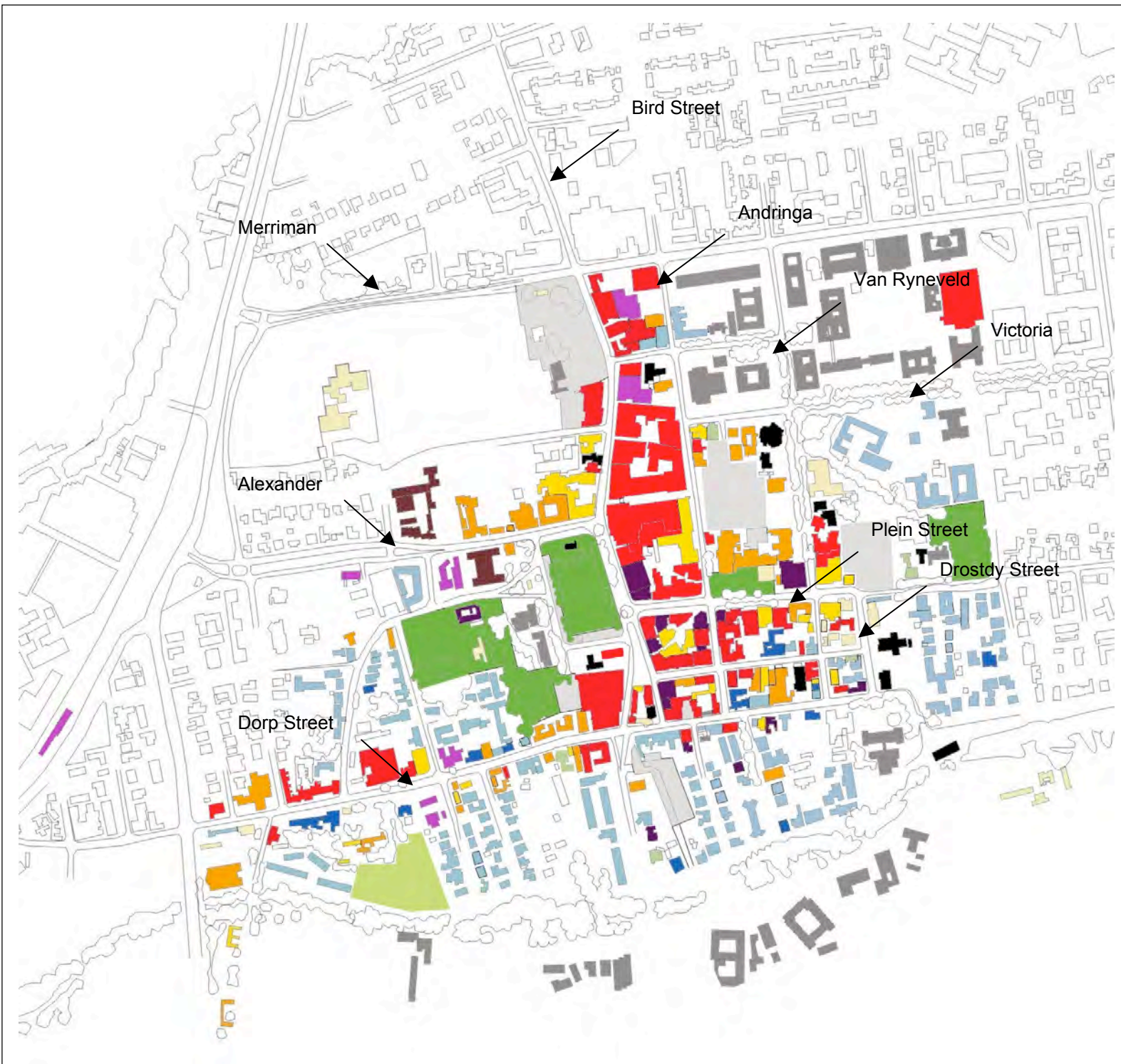


Figure 15
HISTORICAL MAPS
EXISTING – GLOBAL
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10. LAND USE

The current land use of Stellenbosch town centre is recorded between Merriman Street to the north and the Eerste River to the south.

- Figure 16 indicates how retail is predominately located along Dorp, Bird, Andringa and Plein Street.
- Commercial and catering activities are also located on Dorp, Bird, Andringa and Plein Street. Commercial offices are also clustered along Alexander and at the western end of Victoria Street.
- Catering facilities that are fast food orientated are clustered along Andringa Street between Plein and Beyers and on Bird Street to the north of Alexander Road. These locations correspond well with observed patterns of pedestrian movement.
- Accessibility has determined the location of retail and commercial land use. Almost all facilities that are of this nature are visible to the street edge and are located on accessible streets. The bulk of retail development is between very accessible Bird and Andringa Street – Figure 13 - red to yellow axial lines.
- University residences, guest-houses and houses/flats are located around the edges of the commercial core off predominately less accessible routes such as the dead end streets leading to or along the river – Figure 13 green to blue axial lines.



KEY

- Catering
(Restaurant, entertainment)
- Community Facilities
- Commercial/Public offices
- Education
- Emergency services/ Law
- Hotels/ Guest Houses
- Leisure/Entertainment
(Museums, Libraries, Clubs)
- Medical facilities
- Car Parks/ Taxi Ranks
- Public Open Space
- Retail premises
- Residential premises
- Services
(Banks, Estate agencies)
- Transport and communications
(Garages, Petrol, Metro Station)
- Undeveloped land
- Unknown

Figure 16
SITE CONTEXT
EXISTING – LANDUSE
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