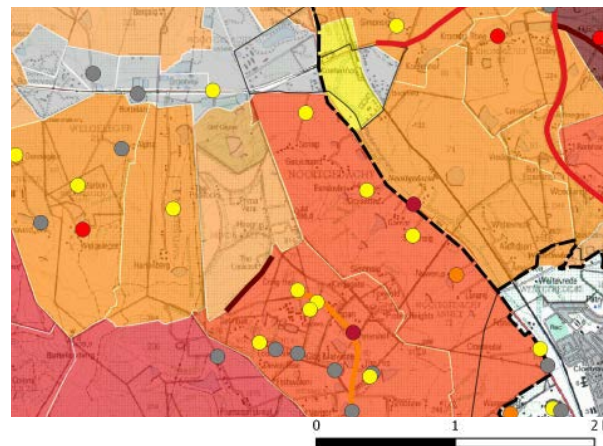
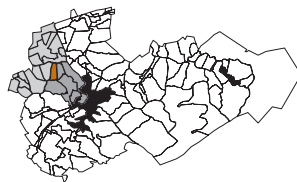
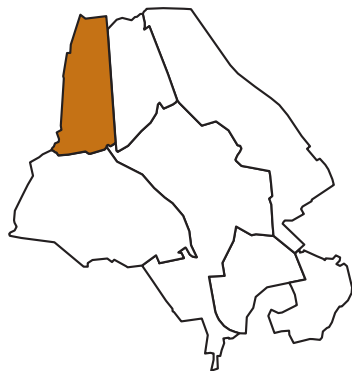
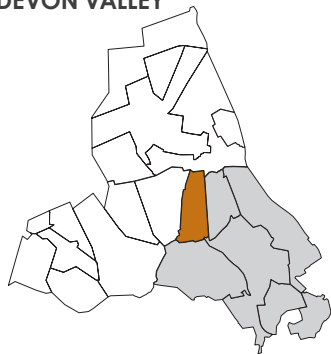




### B07 (6.8) Grade IIIb

#### DEVON VALLEY



Hartenberg entrance

#### B07 Hartenberg

Hartenberg lies in the elongated foothills of the Bottelary Hills that open towards the Bottelary Road. This valley has its own character, mostly determined by the management of the Hartenberg Estate. Large blocks of well-maintained vineyards and a large wetland are the distinct features in the valley. This landscape features mostly medium soil suitability (viticulture) with a small piece on the higher slopes of Bottelary Hill. A group of early freehold land grants are centrally located within this land unit, and Hartenberg was one of the first farms in the valley to be cultivated, as early as 1692. The farmyard is mostly transformed, and it is nestled into the valley and represents one of the distinct typologies of the Bottelary Hills. Here, development intimately follows the drainage lines in the folds of the Bottelary Hills. An interesting new feature is 'koffie-klip' (ferricrete) walling at the entrance to a vineyard, built from rocks cleared from the land.

This landscape unit has historic, aesthetic and scenic quality.



Hartenberg



Large blocks of vineyards in enclosed valley against Bottelary hills (Hartenberg)



## B07 Hartenberg

This landscape unit has historic, aesthetic and scenic quality.

**MAIN AIM:** ENHANCE (MANAGE) landscapes and townscapes: 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.

**SIGNIFICANCE:** AESTHETIC, ECONOMIC - This landscape unit has scenic quality that should be enhanced.

**CONSERVATION SYSTEM:** This landscape unit is triggered by the Foothill Conservation System.

**DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:** Over-scaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, mining, substation, landfill or sewage plant, extensive parking lot, business park, isolated shopping centre.

Grade IIIb	
Foothill CS	<input checked="" type="checkbox"/>
Green Transition CS	<input type="checkbox"/>
Scenic Route CS	<input type="checkbox"/>

### 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:

Outstanding pockets of cultural landscapes around the hilltops on the edge of rural and wilderness zones (B09-B12).

Here, historic development intimately follows the drainage lines in the folds of the Bottelary Hills.

#### 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.
- 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:

Hartenberg lies in the elongated foothills of the Bottelary Hills that open towards the Bottelary Road.

An interesting new feature is 'koffie-klip' (ferricrete) walling at the entrance to a vineyard, built from rocks cleared from the land.

Single dominant trees (in effect, leftovers) are characteristic of the area and give it a somewhat desolate feel.

Large blocks of well-maintained vineyards and a large wetland are distinct features in the valley.

#### Development Criteria:

- 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.
- 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.

- 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.
- 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.

- 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.

### C HISTORIC

#### Significance:

*A group of early freehold land grants are centrally located within this land unit, and Hartenberg was one of the first farms in the valley to be cultivated, as early as 1692.*

*The Hartenberg farmyard, though much altered, is nestled into the valley and represents one of the distinct typologies of the Bottelary Hills.*

#### 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.

##### 18TH CENTURY 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

### D SOCIAL

#### Significance:

Low

### E ECONOMIC

#### Significance:

*This landscape features mostly medium soil suitability (viticulture) with a small piece of wilderness area on the higher slopes of Bottelary Hill. The Bottelary Hills area is characterised by bush wine footslopes (B08, B11 and B13).*

*The character of this valley is mostly determined by the management of the Hartenberg Estate.*

#### Development Criteria:

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Care should be taken that vineyards are not needlessly destroyed, and replaced by non-agricultural development. The potential

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.
- 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.

### HISTORIC STRUCTURES IN DECLINE

- 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.
- Instead continuous tree canopies should be encouraged, especially within urban environments.
- Significant avenues should be protected as a heritage component.
- The relocation of farm employees to housing settlements can result in loss of heritage value (authenticity) for workers houses and associated features

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.
- 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares, fundamentally erodes the agricultural character of the landscape.
- Maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.