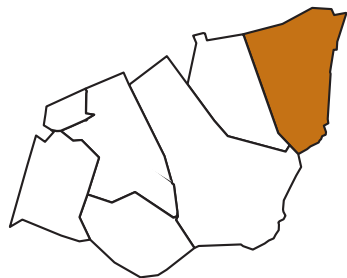
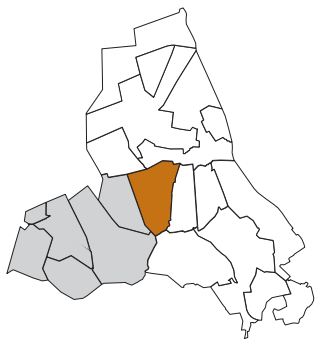




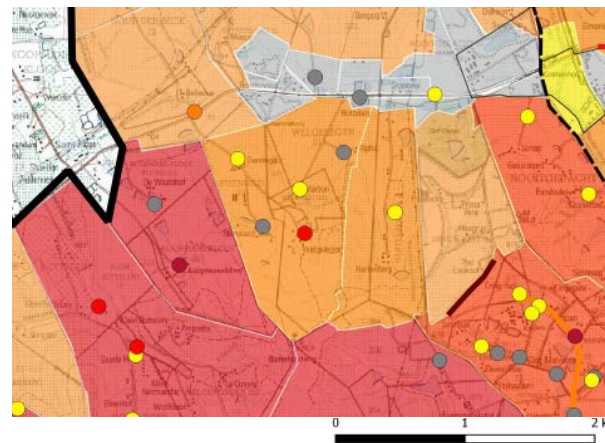
B08 (6.85) Grade IIIb

BOTTELARY HILLS



B08 Welgelegen

This landscape unit is situated against the foothills of Bottelaryberg, with a large pocket of critical biodiversity area in natural condition around the top of Bottelaryberg. It has a rather ragged and neglected feel to it with undefined edges, open fallow land, bush vines and a number of 1930's to 1950's houses on the mid slopes. Most of the soil has low potential for the production of wine (viticulture), but a small rim of high quality soils is situated close to the top of Bottelary Hill. The landscape tilts, with opening and closing views as one moves through it towards the end of the valley where Welgelegen farm is located. Welgelegen is part of a historic pattern of settlement in the larger Bottelary area, where farms are intimately placed in the folds of the Bottelary Hills along drainage lines. While Welgelegen is much altered, it retains some original fabric, and the original building is still discernible and there is a walled graveyard with handsome vault (1886). Early freehold land grants are located on the sides of the sub-valley.



Hartenberg entrance

This landscape unit, although unkempt in its appearance, reveals two patterns of settlement, one of the 1930's/1950's influx and the other of the early Cape Dutch farm werfs.



Walled burial graveyards



View towards the Bottelary Hills

B08 Welgelegen

This landscape unit is unkempt in its appearance, and reveals two patterns of settlement, one of the 1930's/1950's period and the other of the early Cape Dutch farm werfs.

MAIN AIM: INTERVENE (CHANGE) in a deliberate, planned way to improve a land parcel. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible. Actions include: (a) To rehabilitate the site to its previous, or natural character, or (b) to accelerate change towards a new or strengthened character and resilient landscape.

MAIN VALUE: ECOLOGIC- This entire landscape unit, although it has two patterns of settlement, could be transformed towards a new character, where actions could include rehabilitation (high level of ecological value) and development (soils here are not particularly suitable for viticulture).

CONSERVATION SYSTEM: This landscape unit has low visibility from scenic routes within the winelands, but development might affect views from areas such as Durbanville. It is triggered by the Foothills conservation system as support systems to larger nature reserves that covers the top of this landscape unit, and protect areas of biodiversity.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, nursery/mixed use/garden centre, restaurant/farmstall, recreation related trails and structures, mining, forestry related (land in distress/rehabilitation process), substation, landfill or sewage plant, extensive parking lot, market, business park, isolated shopping centre.

Grade IIIb	<input type="checkbox"/>
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:

This landscape unit is situated against the foothills of Bottelaryberg, with a large pocket of critical biodiversity area in natural condition around the top of Bottelaryberg.

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:

The landscape is characterised by an unkempt appearance due to undefined edges, open fallow land and bush vine cultivation, with a number of 1930's to 1950's houses on the mid slopes.

The landscape tilts, with opening and closing views as one moves through it towards end of the valley where

Welgelegen farm is located.

Development Criteria:

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields. (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.
- 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.
- 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.

- 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 200m contour line for built structures, and 300m contour line for cultivated fields.

C HISTORIC

Significance:

Welgelegen is part of a historic pattern of settlement in the larger Bottelary area, where farms are placed on drainage lines in the folds of the Bottelary Hills.

While Welgelegen is much altered, it retains some original fabric, and there is a walled graveyard with handsome vault (1886). Early freehold land grants are located on the sides of the sub-valley.

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



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

D SOCIAL

Significance:

Low

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:

Most of the soil has low potential for the production of wine (viticulture).

A small rim of high quality soils is situated close to the top of Bottelary Hill.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted- here,, the lower quality soils open up for other agricultural practices to be considered.
- Land-use and infrastructure that is not one of the core agricultural systems (vineyards and orchards), could have a negative visual effect in the landscape (greenhouses, black plastic ground cover, shade netting, chicken batteries). The placement of these agricultural elements should be carefully considered.
- 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares, fundamentally erodes the agricultural character of the landscape.

