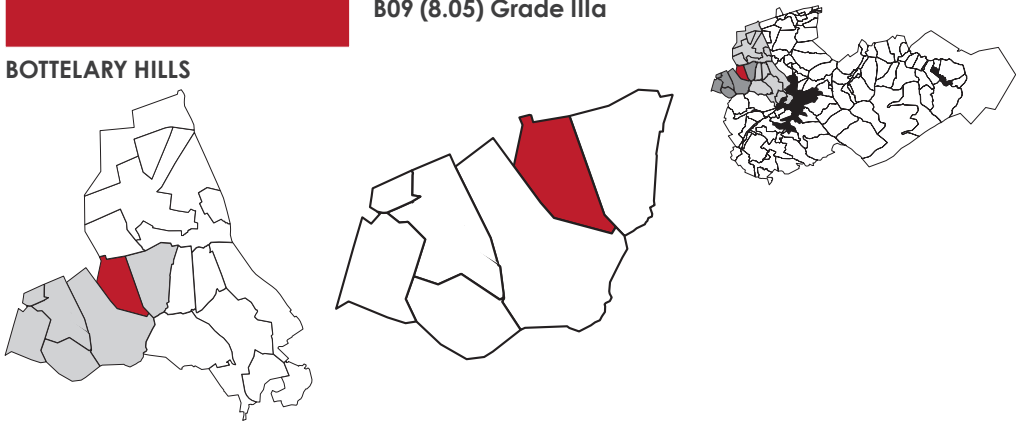


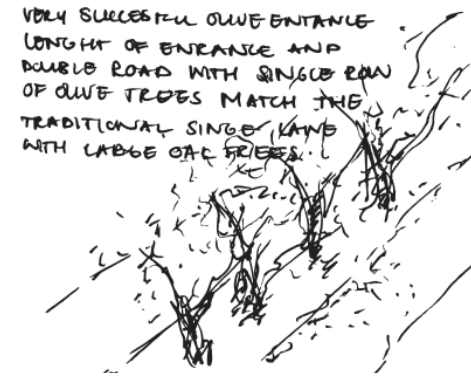
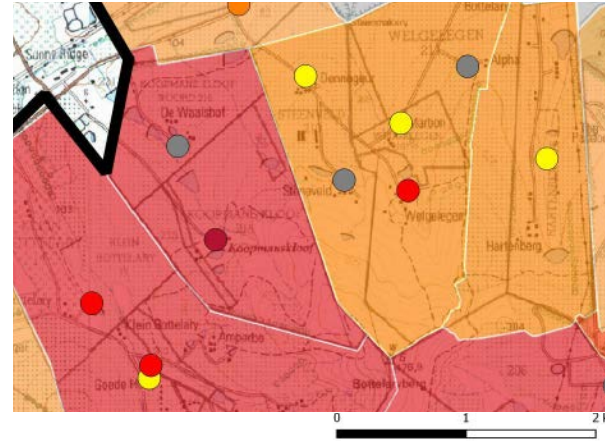
B09 (8.05) Grade IIIa

BOTTELARY HILLS

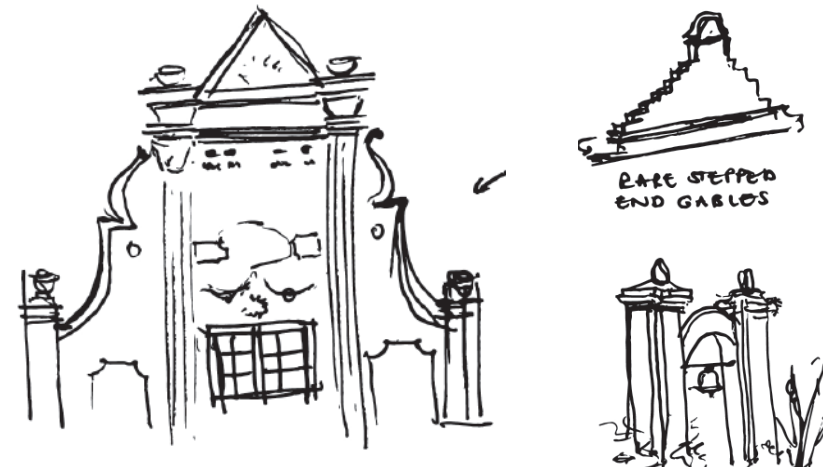


B09 Koopmansklouf

This land unit features the rugged foothills of the Bottelary Hills and terminates in the apex of Bottelaryberg. It forms part of a larger cultural landscape around the Bottelary Hills with a sense of place that differs from the rest of the more 'manicured' Stellenbosch winelands. The Koopmansklouf Private Nature Reserve is located around the top of Bottelaryberg. The soils found in this land unit have medium suitability for the production of wine (viticulture). Rectilinear vineyards are located on the footslopes. Koopmansklouf is well sited at the head of the valley, north-facing, with a scenic backdrop and expansive views over the lower Bottelary area. The architecture is rare, being one of the few TT-shaped houses in the wider region, and additionally having stepped end-gables (it was a National Monument). The entrance to Koopmansklouf is marked by a rare type of landscape element, a 1.2km avenue of Olive trees between two roads. Two early freehold land grants are located on the mid slopes of the foothills.



Entrance to Koopmansklouf.



Features of Koopmansklouf.

B09 KOOPMANSKLOOF

This land unit features the rugged foothills of the Bottelary Hills and terminates in the apex of Bottelaryberg. It forms part of a larger cultural landscape around the Bottelary Hills with a sense of place that differs from the rest of the more 'manicured' Stellenbosch winelands.

MAIN AIM: CONSERVE (MAINTAIN) existing character: 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: ECOLOGIC, AESTHETIC, HISTORIC- This landscape unit should be conserved as a pocket that displays the character of the Bottelary hills as an unintentional aesthetic, in its combination of settlement pattern, vineyards, and wilderness area.

CONSERVATION SYSTEM: The Green Transition conservation unit advocates openness across cultivated fields in order to keep the the agrarian landscape character of the Stellenbosch winelands on a municipal scale with a clear transition from urban to rural area.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: Overscaled private dwellings, cluttered properties, gated residential estates, suburban development, mining, substation, landfill or sewage plant, expansive parking lot, business park, isolated shopping centre.

Grade IIIa	<input type="checkbox"/>
Foothill CS	<input type="checkbox"/>
Green Transition CS	<input checked="" 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:

The Koopmanskloof Private Nature Reserve is located around the top of Bottelaryberg.

Development Criteria:

- 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.
- 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:

This land unit features the rugged foothills of the Bottelary Hills and terminates in the apex of Bottelaryberg. It forms part of a larger cultural landscape around

the Bottelary Hills with a sense of place that differs from the rest of the more 'manicured' Stellenbosch winelands.

Koopmanskloof is well sited at the head of the valley, north-facing, with a scenic backdrop and expansive views over the lower Bottelary area.

The entrance to Koopmanskloof is marked by a rare landscape element, a 1.2km avenue of Olive trees between two roads.

Development Criteria:

PLANTING PATTERN

- 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.

PATTERN OF SETTLEMENT

- 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.

- 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.

- 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 180m contour line.

C HISTORIC

Significance:

Koopmanskloof is one of the few T-shaped houses in the wider region, and additionally has rare stepped end-gables.

Two early freehold land grants are located on the mid slopes of the foothills.

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:

A cluster of workers' cottages is located next to the werf.

Development Criteria:

- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- Cultural sites associated with 20th century settlement and farming practices should be protected, particularly church and farm school sites that occur at the intersection of farm roads. The displacement of farm employees to nearby townships results in the loss of integrity of their former dwellings.
- 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

E ECONOMIC

Significance:

Rectilinear vineyards are located on the footslopes. The soils found in this land unit have medium suitability for the production of wine (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.

