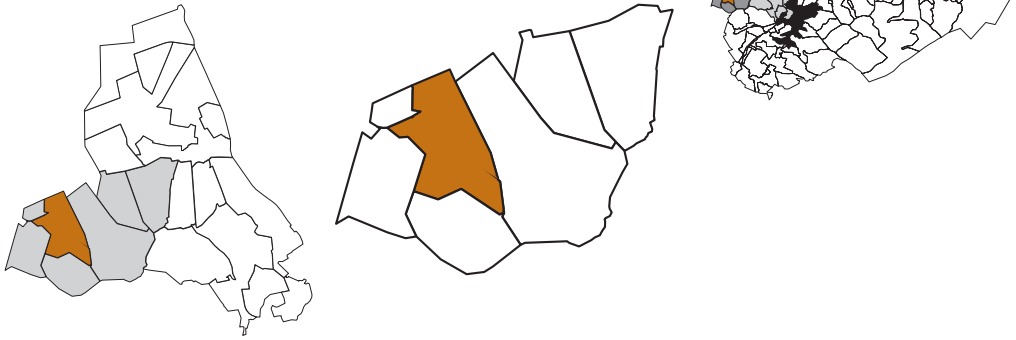


## B11 (5.2) Grade IIIb

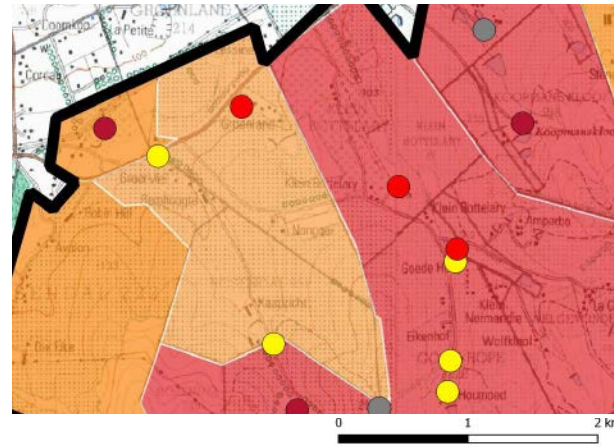
### BOTTELARY HILLS



### B11 Groenland

The lower footslopes of the Bottelary Hills are the structuring element of this landscape. The alignment of the main road leading up to Mooiplaas follows the drainage line, and the road transitions through different sets of lined avenues. First, an informal avenue of Eucalyptus trees, then a stretch of concrete panels directly next to the road, and finally a formal avenue of London Plane trees. A smaller drainage line with an associated ecological support area is found at Groenland. A neat rectilinear pattern of vineyards with an open feel is characteristic of this landscape unit. This land unit jumps the Bottelary road to the other side and adds to the small stretches of scenic routes along the Bottelary road. High quality soils for the production of wine (vificulture) are located along the southernmost edge of this land unit. The Edwardian villa with Cape Revival gable (1914) located on Groenland is a landmark next to the road.

This landscape unit has aesthetic, scenic and landmark quality. Apart from a number



of smaller residential units and a few cluttered werfs, the overall landscape is still free from large scale intrusive development. This landscape unit is under pressure from urban sprawl and insensitive development, being located in such close proximity to Kraaifontein and Kuils River.



Series of avenues leading up towards Mooiplaas

## B11 GROENLAND

**This landscape unit has aesthetic, scenic and landmark quality. Apart from a number of smaller residential units and a few cluttered werfs, the overall landscape is still free from large scale intrusive development. This landscape unit is under pressure from urban sprawl and insensitive development, being located in close proximity to Kraaifontein and Kuils River.**

**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.

**MAIN VALUE:** ECONOMIC - Any development in this landscape unit should enhance the existing agrarian landscape pattern. This landscape unit has particular relevance as a 'gateway' or landmark to the winelands, and should be enhanced.

**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:** Over-scaled private dwellings, cluttered properties, gated residential estates, large scale industrial structures, suburban development, mining, school complex, substation, landfill or sewage plant, expansive parking lot, business park, isolated shopping centre.

Grade IIIb	
Foothill CS	
Green Transition CS	✓
Scenic Route CS	

### 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:

*A smaller drainage line with an associated ecological support area is found at Groenland. The lower footslopes of the Bottelary Hills are the structuring element of this landscape.*

#### Development Criteria:

- 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 alignment of the main road leading up to Mooiplaas follows the drainage line, and the road transitions through different sets of avenues lined with Eucalyptus trees, concrete panels and finally a formal avenue of London Plane trees.*

*A neat rectilinear pattern of vineyards with an open feel is characteristic of this landscape unit.*

*This land unit adds to the small stretches of scenic routes along the Bottelary Road.*

#### 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.

## C HISTORIC

### Significance:

*The Edwardian villa with Cape Revival gable (1914) located on Groenland is a landmark next to the road.*

### 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.

#### 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 are located in this landscape unit.*

### 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 20<sup>th</sup> 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:

*High quality soils for the production of wine (viticulture) are located along the southernmost edge of this land unit.*

### Development Criteria:

- 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.
- 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 subdivision of farms into smaller uneconomic 'lifestyle' plots of less than 3 hectares, fundamentally erodes the agricultural character of the landscape.