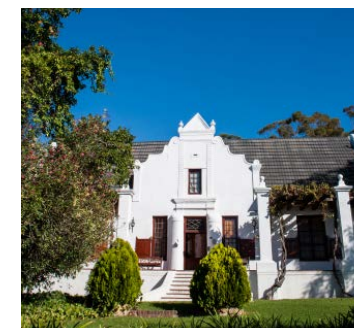
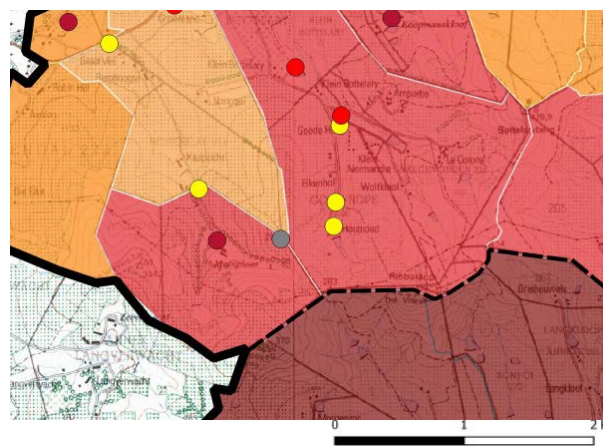
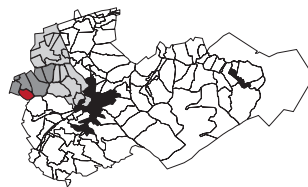
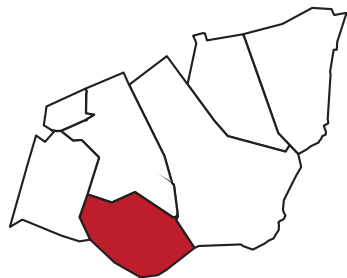
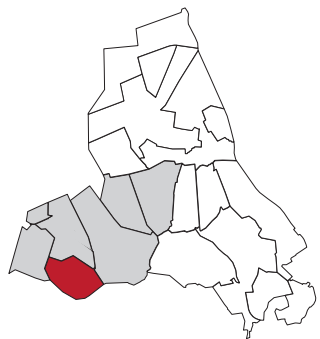




B12 (8.15) Grade IIIa

BOTTELARY HILLS



Mooiplaas

B12 Mooiplaas

The historic Mooiplaas farm is nestled in the northern slopes of the Bottelary hills. Vineyards transition into the Renosterveld on rounded hillsides with large shrubs lining the valleys. Wilderness areas are critical biodiversity areas in natura condition, and two areas on the farm are a nature reserve. The historic homestead, with its unique front gable, has a werf wall around it but remains closely integrated into to the landscape with its lush vegetation and overgrown archways. The relationship between homestead and garden is intimate. Views looking down into the valley all the way to the Durbanville Hills are afforded from the steep of the manor house.

This landscape unit has a high level of historic, scenic and aesthetic quality with a display of an intimate relationship between the natural and man-made domain. Any large scale development will compromise the integrity of this landscape unit.



Mooiplaas

B12 MOOIPLAAS

This landscape unit has a high level of historic, scenic and aesthetic quality and displays cultural landscape of The Bottelary hills.

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: Over-scaled private dwellings, cluttered properties, gated residential estates, large scale industrial structures, suburban development, mining, school complex, substation, landfill or sewage plant, 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:

Vineyards transition into the Renosterveld on rounded hillsides with large shrubs lining the valleys. Wilderness areas are critical biodiversity areas in natural condition, and two areas on the farm are a nature reserve.

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 historic Mooiplaas farm is nestled into the northern slopes of the Bottelary Hills.

Views looking down into the valley to the Durbanville Hills are afforded from the steep of the farm house.

Development Criteria: 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 200m contour line.

C HISTORIC

Significance:

The historic homestead, with its unique front gable, is set within a werf wall, but lush garden vegetation and overgrown archways renders it closely integrated into to the surrounding landscape. The relationship between homestead and garden is intimate.

Development Criteria:

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.

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.

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:

Recreation routes (part of a cycle network) are set in the Bottelary Conservancy. Viewpoints with benches to enjoy extensive views have been established.

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. (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:

Vineyards are located on highly suitable soils for agriculture (viticulture).

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.

