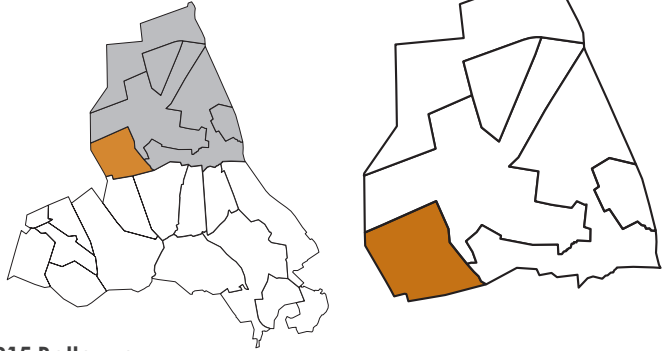




B15 (5.7) Grade IIIb

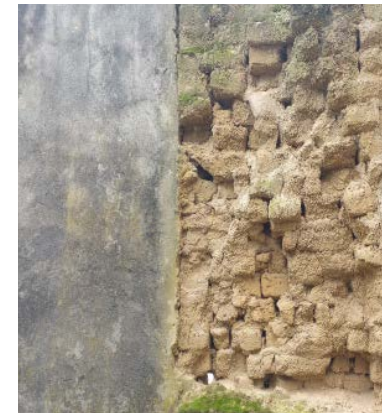
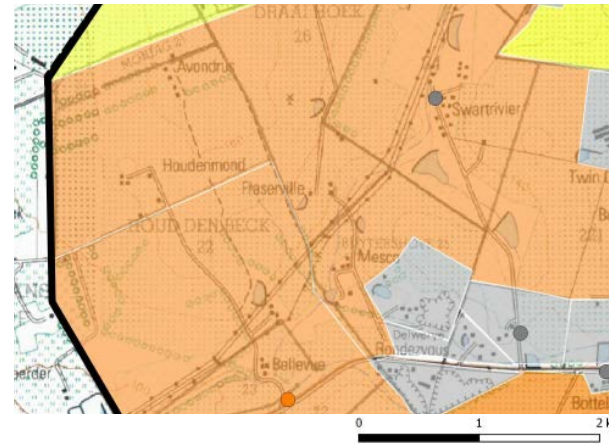
LOWER BOTTELARY



B15 Bellevue

Most of this land unit consists of the farm Bellevue (Hou Den Bek). It is situated on the low-lying floodplains of the Bottelary River with its associated ecological support area. It has low quality soils to support the production of wine (viticulture). This werf is unique in its physical relationship to the Table Mountain Range, as well as its high degree of authenticity. The farm has a number of large remnant Stone Pine trees, giving parts of the site a forgotten feel. One of the early freehold land grants coincides with the werf.

This land unit has high historical, architectural, aesthetic, contextual and scenic significance. It has a degree of social significance, and an association with slavery. Intrusive elements include a new road alignment, and transmission lines.



Bellevue (intrusive pylons)



Bellevue

B15 Bellevue

This land unit has high historical, architectural, aesthetic, contextual and scenic significance. It has a degree of social significance, and an association with slavery. Intrusive elements include a new road alignment and transmission lines.

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: HISTORIC - Any development in this landscape unit should enhance the existing agrarian landscape pattern.

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, nursery/mixed use/garden centre, restaurant/farmstall, mining, school complex, substation, landfill or sewage plant, expansive parking lot, business park, isolated shopping centre.

Grade IIIb	<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:

It is situated on the low-lying floodplains of the Bottellary River with its associated ecological support area.

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 farm Bellevue (which makes up this entire unit) has a number of large remnant Stone Pine trees that contribute to its character.

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:

One of the early freehold land grants coincides with the werf.

Most of this land unit consists of the farm Bellevue (Hou Den Bek). This werf is unique in its physical relationship to the Table Mountain Range, and although restored retains a high degree of authenticity.

Development Criteria:

- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.

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 houses is located on this farm, with a large soccer field as part of the complex.

Development Criteria:

- 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.
- The relocation of farm employees to housing settlements can result in loss of heritage value.
- 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:

It has low quality soils to support the production of wine (viticulture).

Development Criteria:

- 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.

