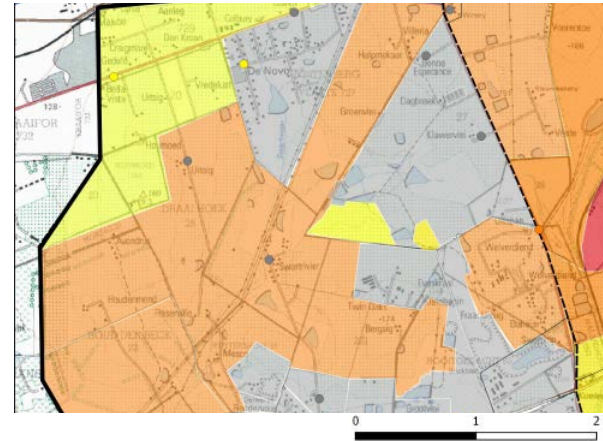
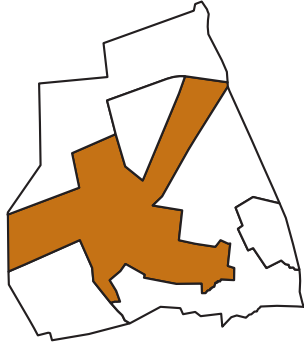
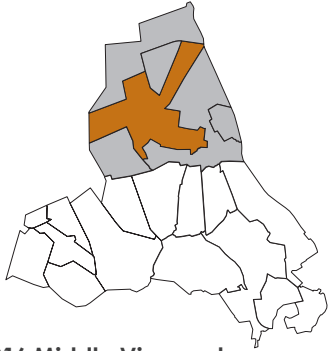




B16 (5.8) Grade IIIb

LOWER BOTTELARY



B16 Middle Vineyards

This land unit comprises larger open vineyards with a few built structures and a wetland that runs through the lowest part of the land. Small pockets of critical biodiversity areas in natural condition are located around the ecological support areas of the drainage line. Beautiful views are afforded back towards the dramatic peaks of the Stellenbosch and Simonsberg mountains, while other parts of this landscape enjoy a sense of enclosure from the slight bowl created by the low-rolling landscape. Soils on the western side of the drainage line are of low quality for viticulture, while the eastern side of the river has medium soil suitability. Darker patches in the landscape depict well-maintained citrus tree orchards. On the small crestline, the landscape tilts towards Kraaifontein, affording wide views that gives this land unit a special sense of place.



View over bush vines towards the Stellenbosch mountains



Citrus orchards

B16 Middle Vineyards

Open landscape of mostly vineyards, with views of distant mountains.

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: ENHANCE - 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, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, mining, school complex, substation, landfill, 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:

Small pockets of critical biodiversity areas in natural condition are located around the ecological support areas of the drainage line.

Development Criteria:

- 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 comprises larger open vineyards with a few built structures and a wetland that runs through the lowest part of the land.

Beautiful views are afforded back towards the dramatic peaks of the Stellenbosch and Simonsberg mountains, while other parts of this landscape enjoy a sense of

enclosure from the slight bowl created by the low-rolling landscape.

The landscape tilts from a small crestline towards Kraaifontein, affording wide views that gives this land unit a special sense of place.

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.

C HISTORIC
Significance:
Low

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.

D SOCIAL
Significance:
Low

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.

ECONOMIC
Significance:

Soils on the western side of the drainage line are of low quality for viticulture, while the eastern side of the river has medium soil suitability.

Darker patches in the landscape are well-maintained citrus tree orchards.

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.

