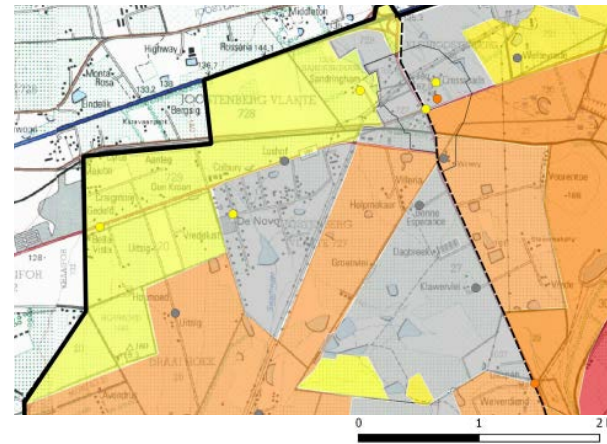
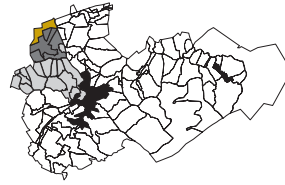
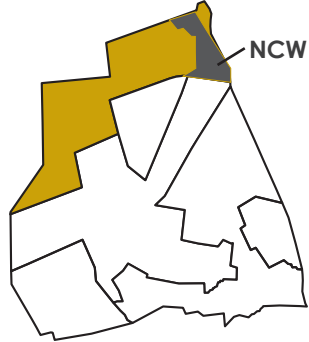
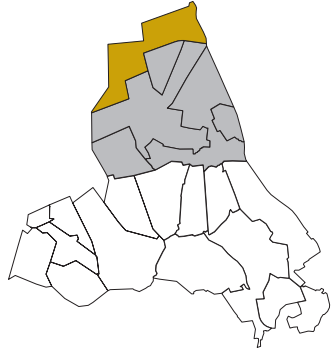




B17 (3.8) Grade IIIc

LOWER BOTTELARY



B17 Combination of land uses against the N1

This land unit is grouped as a combination of property sizes, land uses and views. One of the edges to this land unit tilts towards Kraaifontein, resulting in an interesting edge condition to the Cape Winelands. A clearly defined edge between built structures and vineyards creates a rather stark and odd interface from rural to urban, without any transition except for the double line of security fencing. The strip of land between the R101 and Sandringham Road features many citrus tree orchard blocks with homes scattered in a uniform pattern. Long linear patterns of crops without built structures borders the N1, while several nurseries are located along the R45 in close proximity to the N1. The edge along the R45 is regarded as non-conservation worthy due to its degraded nature.



View towards Kraaifontein

B17 Combination of land uses against the N1

This land unit is grouped as a combination of property sizes, land uses and views.

MAIN AIM: INTERVENE (CHANGE) in a deliberate, planned way to improve a land parcel. This approach may be appropriate where the landscape or townscape has declined beyond the point where enhancement is possible. Actions include: (a) To rehabilitate the site to its previous, or natural character, or (b) to accelerate change towards a new or strengthened character and resilient landscape.

MAIN VALUE: ECOLOGIC, AESTHETIC, HISTORIC, SOCIAL OR ECONOMIC

CONSERVATION SYSTEM: None

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:

Overscaled private dwellings, cluttered properties, gated residential estates, suburban development, mining, school complex, expansive parking lot.

Grade IIIc & NCW	
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:

The edge along the R45 is regarded as non-conservation worthy due to its degraded nature.

Development Criteria:

- If any are identified, 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 area that tilts towards Kraaifontein is characterised by a stark interface between built structures and vineyards, without any transition from rural to urban except for a double line of security fencing. This is a unique type of edge and requires special consideration.

The strip of land between the R101 and Sandringham Road features many citrus tree orchard blocks with homes scattered in a uniform pattern.

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.

C HISTORIC

Significance:

Low

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.



D SOCIAL

Significance:

Low

Development Criteria:

- Suburban development of the 1930s eroded the cultural landscape and changed its character as a result of mono-functional planning principles that advocated the separation of working, living, and recreation. Any proposed development that continues in this fashion should be discouraged.
- Shopping centres on edges of highways and main roads should be discouraged. They serve private cars, and are inward-looking, with no attempt to respond to the surrounding landscape or heritage resources.

E ECONOMIC

Significance:

Long linear patterns of crop plantings without built structures borders the N1, while several nurseries are located along the R45 in close proximity to the N1.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch region should be promoted.
- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.

