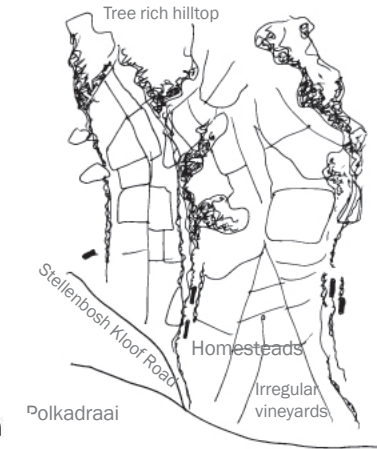
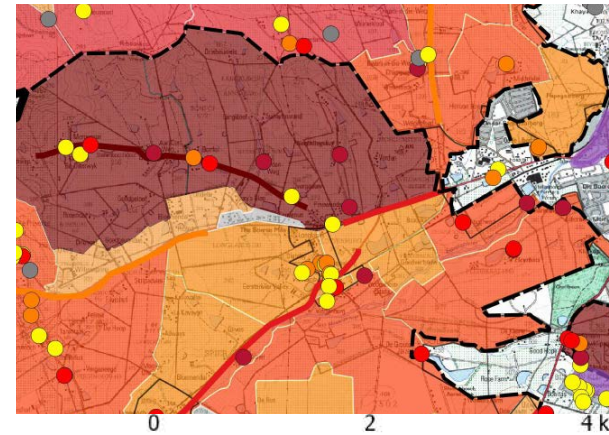
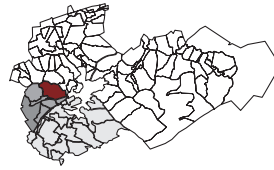
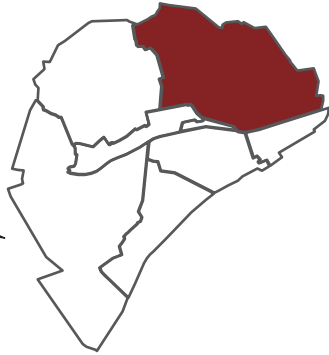
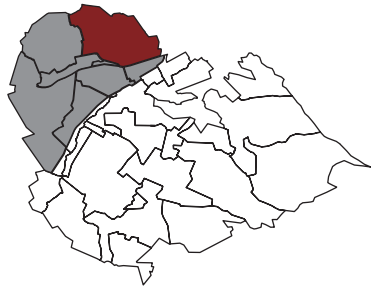


STELLENBOSCH FARMS AREA

C03 (8.5) Grade II



C03 Southern Bottelary, elongated foothills and intimate settlement pattern

The southern Bottelary Hills, with elongated foothills and large folds, hold in place the four drainage lines together with their ecological support areas and associated infrastructure. In this land unit the trees lead down from the hilltops to follow the valley lines in the form of planted avenues, and a close-knit relationship exists between the historic farm structures and their placement within the landscape.

The landscape opens to the Polkadraai Road with expansive views over the Eerste River valley, and distinctive entrances (such as Neethlingshof, the first freehold farm) are visible from the road. A large portion of critical biodiversity area is found in the upper Riverklip valley of the By-den-Weg farm. Irregular vineyards and irrigation dams with

typical white-washed Cape Dutch werfs are other prominent features in this land unit. High soil suitability is found on the crest of the convex folds.

The significance of this land unit is its display of an intimate relationship between people and nature, exhibiting the unique interplay between wilderness, the rural landscape and the pattern of settlement that is so characteristic of the Cape Winelands. The Stellenbosch Kloof Road pattern (C02) extends into this land unit. Any large-scale development, especially on the crests of these folds, will be against the inherent character of this unique landscape. Some intrusive structures are found at the intersection of Polkadraai and Stellenbosch Kloof Road.



Neethlingshof Label by Dug Powell (from Neethlingshof's website)

C03 SOUTHERN BOTTELARY, ELONGATED FOOTHILLS AND INTIMATE SETTLEMENT PATTERN

The significance of this land unit is its display of an intimate relationship between people and nature, exhibiting the unique interplay between wilderness, the rural landscape and the pattern of settlement that is so characteristic of the Cape Winelands.

MAIN AIM: CONSERVE - The existing character is to be conserved (maintained). This may require protection and maintenance of significant buildings, trees and other elements, or it may require appropriate re-development of other historic places in the landscape.

MAIN VALUE: HISTORIC - Appropriate use of heritage features is critical for their preservation. Any development that will result in the loss of the large avenues of trees, farmland, compromise historic farm werfs or deny access to recreational space, will threaten the heritage value of this landscape unit.

CONSERVATION SYSTEM: This landscape unit is an enclosed land parcel within the winelands, at the end of a Grade II scenic route. It forms part of the foothills conservation system, and has 70% visibility coverage from the scenic route. It forms part of a landscape of exceptional scenic significance.

DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER: This entire landscape unit is a high sensitivity zone, and developments that would change or compromise the character of the landscape unit should not be permitted.

Grade II	
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 large portion of critical biodiversity area is found in the upper Riverklip valley on the farm By-den-Weg.

Development Criteria:

- Support protected areas and existing nature reserves (the Bottelary Conservancy), with their landforms and areas of critical biodiversity, which strongly contribute to the "wilderness domain" of the winelands cultural landscape.
- 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.
- Promote transitions or buffers, and larger connected systems, to nature reserves. To protect important habitats, provide increased opportunities for recreation and the traditional use of the landscape.

B AESTHETIC

Significance:

The southern Bottelary Hills, with elongated foothills and large folds, hold in place the four drainage lines together with their ecological support areas and associated infrastructure. The trees lead down from the hilltops to follow the valley lines in the form of planted avenues, and a close-knit relationship exists between the historic

farm structures and their placement within the landscape.

The landscape opens to the Polkadraai Road with expansive views over the Eerste River valley.

Any large-scale development, especially on the crests of these folds, will be against the inherent character of this unique landscape. Some intrusive structures are found at the intersection of Polkadraai and Stellenbosch Kloof Road.

Development Criteria:

- Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character (refer to the Conservation Systems).
- Avoid development or infrastructure (such as wind turbines, communication towers and power lines) on rocky outcrops, because of their high visibility and the visual sensitivity of the skyline.
- Avoid the visual cluttering of the landscape by intrusive signage, and the intrusion of commercial, corporate development along roads.
- Prevent construction of new buildings on visually sensitive, steep, elevated or exposed slopes, ridgelines and hillcrests. Retain the integrity of the distinctive and predominantly agricultural landscape character.
- The construction of over-scaled private dwellings and other structures in locations of high visual significance, and on visually-exposed promontories, ridges and ridgelines, should be discouraged. Preferred locations are sites that have already been settled

(for instance consolidated around farmyards), or sites 'tucked into' the landscape, using the same criteria for site-location as the adjacent, older farmsteads.

- Land use related to agricultural use but with large visual intrusions / clutter (such as timber yards and nurseries) should be carefully assessed. Mitigation measures should be put in place before any development or rezoning is permitted to allow such use.
- 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.

- Encourage mitigation measures (for instance use of vegetation) to "embed" existing over-scaled industrial structures within the surrounding agricultural landscape.
- 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.

impacts on the heritage significance of these settlements and the historic riverine corridor.

- The backdrop of rolling hills and mountain peaks form an important component of the whole, and development in these areas that is destructive to the whole should be discouraged.

FIRST FREEHOLD LAND

- 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.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should also align with Burra Charter Article 22.

SETTLEMENT PATTERN

- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to impacts on the heritage significance of these settlements and the historic riverine corridor.
- The backdrop of rolling hills and mountain peaks form an important component of the whole, and development in these areas that is destructive to the whole should be discouraged.
- Avoid visual clutter that erodes the settlement pattern.

18TH & 19TH 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.

C HISTORIC

Significance:

The Stellenbosch Kloof Road pattern (C02) extends into this land unit. Distinctive entrances (such as Neethlingshof, the first freehold farm) are visible from the road. Irregular vineyards and irrigation dams with typical white-washed Cape Dutch werfs are prominent features in this land unit.

Development Criteria:

ARCHAEOLOGICAL EVIDENCE

- Names of mountain passes and water courses that reference a traditional use during the time of the hunter-gatherers and herders of the Cape should be celebrated. Public access to these sites should be encouraged.
- Sensitive development that interprets the narrative of historic movement routes. Drover routes, where they are still known and used for a similar use or as public open space, have value and should be retained.
- All archaeological material is protected in terms of the NHRA.

MOVEMENT SYSTEMS

- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value, and retain old roadways.
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to potential

EARLY 20TH CENTURY FARMSTEADS

- Some farmsteads dating to the early 1900s are located on the sloping hills. Most of the houses are set on a podium at a distance from the road with expansive views overlooking the valley. Although this period is often viewed as unimportant, it forms a significant part of the historic layering of the cultural landscape and often has elements of architectural merit, and should be preserved.
- Respect existing patterns, typologies and traditions of settlement by promoting the continuity of these heritage features, with reference to the period scale and styles.

PLANTING PATTERNS

- 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.

ADAPTIVE REUSE OF HISTORIC SITES

- 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.
- 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.

NEW DEVELOPMENT

- Ensure that new developments within rural contexts are in sympathy with the topography and unique *genus loci* of the place/landscape unit.
- Observe the siting of traditional farmsteads and settlements, usually nestled into north-facing hillslopes, near a source of water, in a copse of trees, and overlooking the surrounding landscape. Similar principles should be followed in the placement of new development, as this will inherently strengthen the character of the landscape units as a whole.
- The placement of historic homesteads and settlement typically avoided visually-exposed, wind-swept hillcrests. New development should follow these patterns.
- Ensure that new buildings within historical precincts or werf contexts are in sympathy with the scale, massing, layout and idiom of surrounding buildings.

D SOCIAL

Significance:

The presence of farm workers is still tangible within the valley, and the valley has socio-recreational importance.

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. 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.
- The relocation of farm labour to housing settlements should be discouraged. Where structures are still used for workers housing, the historic use thereof has value, and should be protected as far as possible.

E ECONOMIC

Significance:

High soil suitability is found on the crests of the convex folds.

Development Criteria:

- Developments that promote the continuity of the core function of agriculture (viticulture) within the Stellenbosch winelands should be promoted.
- Commercial farming, although it has transformed land use, continues to uphold large areas of uniform agrarian character associated with vineyards.
- 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.
- The subdivision of farms into smaller uneconomic 'lifestyle' plots fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.

