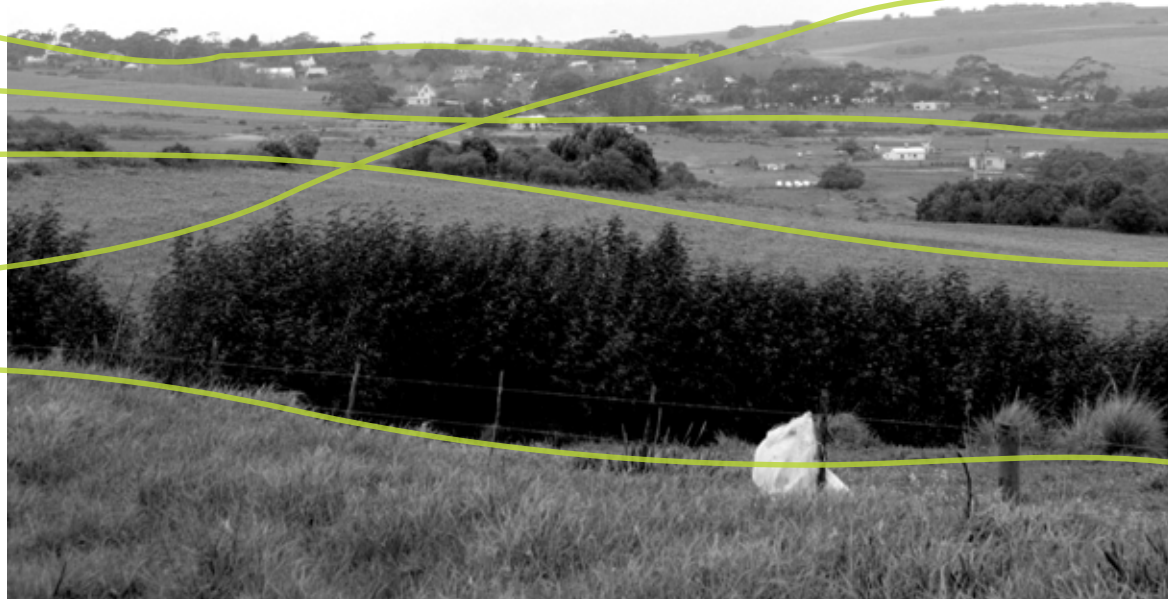


# BAARDSKEERDESBOS PRECINCT PLAN

For the Overstrand Municipality  
& Department of Rural Development & Land Reform



By CK Rumboll & Partners, OvP Landscape Architects, Martin Kruger Architects  
And Sally Titlestad & Bridget O'Donoghue

Final | January 2015



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& Department of Rural Development & Land Reform

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Purpose of the precinct plan

To provide a detailed Development and Design Framework for Baardskeerdersbos with parameters relating to the future built form, subdivision policy and preferred land use. The framework is informed by heritage, environmental and infrastructure services indicators, informants and constraints.

By CK Rumboll & Partners Town Planners, OvP Landscape Architects,  
Martin Kruger Architects & Urban Designers, & Sally Titlestad & Bridget O'Donoghue Heritage  
Practitioners in Association

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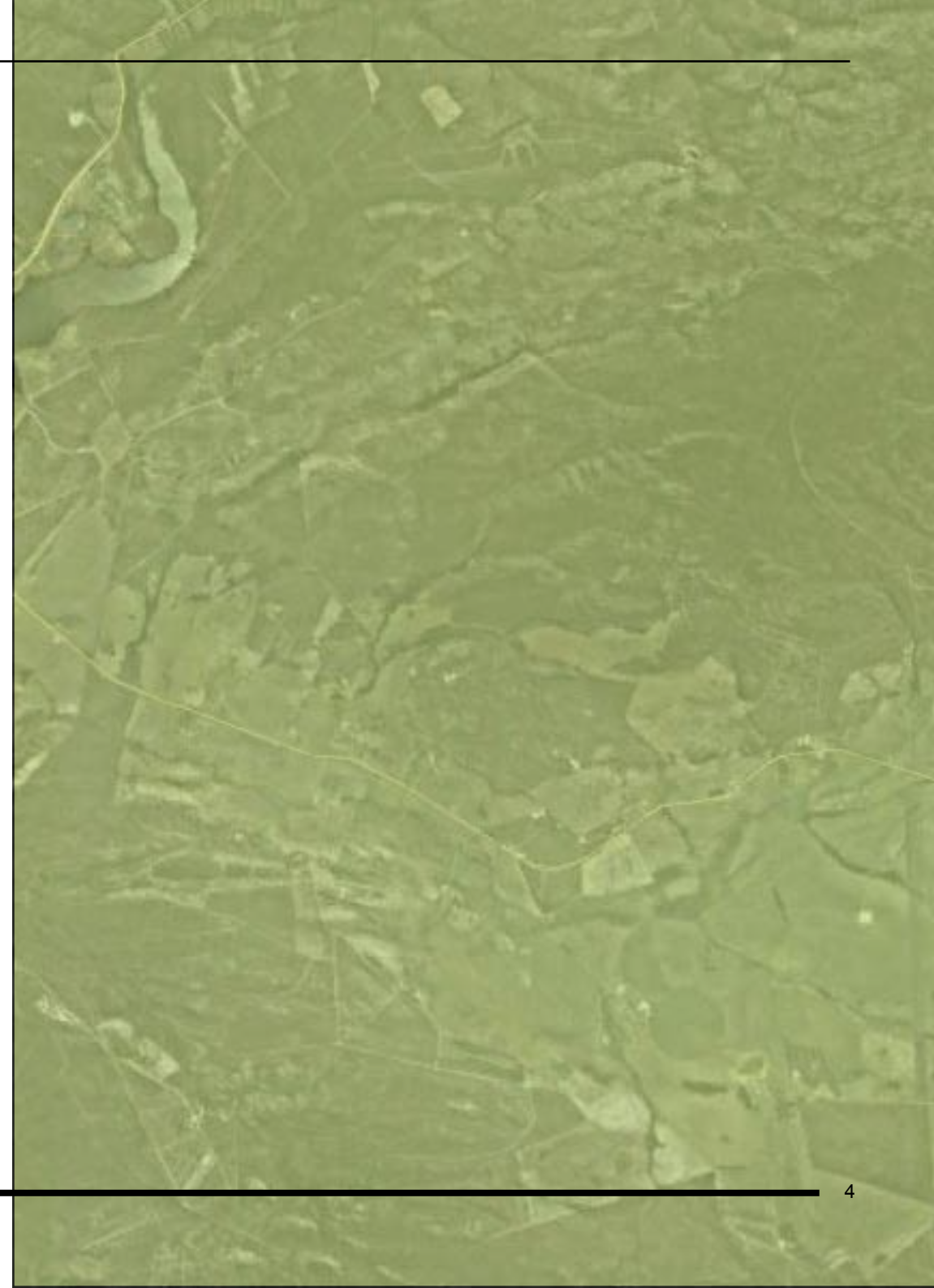
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## 1. Introduction

Baardskeerdersbos, located in the Overstrand Municipal Area between Gansbaai, Stanford and Elim, is contained on the southern slopes of Perdekop, part of the Kouberge. The eastern foothills of Perdekop are home to the Boskloof River, a tributary of the Boesmans River. The Boesmans River forms the southern edge of Baardskeerdersbos running in an east-west direction.

The character of Baardskeerdersbos is that of a hamlet - a small village or group of houses (Collins English Dictionary, 1991).

## 1.1 The Brief

CK Rumboll and Partners - Planning (CKR), OvP Landscape Architects, Martin Kruger Architects & Urban Designers and in association with Sally Titlestad & Bridget O'Donoghue Heritage Practitioners have been appointed by the Department of Rural Development and Land Reform (RDLR) to draft a precinct plan for the whole of Baardskeerdersbos rural settlement situated in the Overstrand Municipality.

The Baardskeedersbos precinct plan has to focus on cultural and heritage conservation, landscaping and urban design, balancing future residential and economic development with the preservation of the rural, agricultural and natural landscape and open space systems. The precinct plan directs the conservation of the rural hinterland and agricultural settlement character while addressing the increased pressure to develop that may arise from the Gansbaai/ Elim Road (R317) upgrade by means of proposals and guidelines.





1.2 The Study Area

The study area for the Precinct Plan includes the entire area of Baardskeerdersbos.

1.3 Precinct Plan Purpose

The Baardskeerdersbos Precinct Plan enhances sustainable development within Baardskeerdersbos balancing the 3 areas of sustainability i.e.

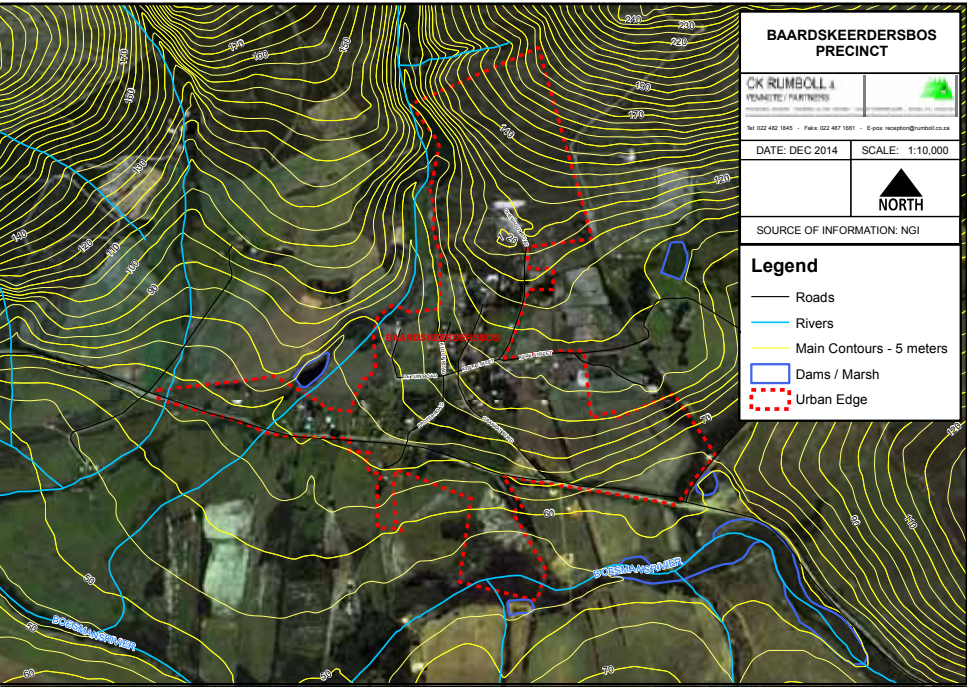
- socially advancing the population (social equity),
- conserving the natural and built environment (environmental integrity) and
- enhancing the economy (economic efficiency)

Hence the precinct plan aims to align sustainable land use and associated infrastructure with the needs of the Baardskeerdersbos community.

The precinct plan therefore integrates the social and cultural, natural and economic environments providing for residential, educational, nature – and heritage (aesthetic) conservation business, infrastructure and transport needs. Social, heritage, infrastructure and natural informants of the area are used to guide the retention and conservation of necessary elements while encouraging appropriate forms of development.

The precinct plan provides a detailed Development and Design Framework for Baardskeerdersbos with parameters relating to the future built form, subdivision policy and preferred land use.

Administratively, the precinct plan facilitates the implementation of the IDP and SDF objectives and the alignment thereof with the objectives of the three spheres of government.



1.4 Approach

The Baardskeerdersbos Precinct Plan has eight phases, as follows:

- |             |  |
|-------------|--|
| Phase I:    | Inception                                      |
| Phase II:   | Data Collection and Analysis                   |
| Phase III:  | Precinct Plan Drafting & Verification          |
| Phase IV:   | First Review                                   |
| Phase V:    | Incorporation of Amendments/ Requirements      |
| Phase VI:   | Public Notification & Participation            |
| Phase VII:  | Consideration of Submissions                   |
| Phase VIII: | Final Submission and Approval of Precinct Plan |

2 Sub-Regional Context

2.1 Setting

The Overstrand, part of the larger Overberg region of the Western Cape, is an area of great landscape significance. Geological formations and topography including landforms are two informants that determine landscape significance.

The geological formations caused by the juxtaposition of rugged sandstone mountain ranges with coastlines and estuaries, while much of it in a pristine state, constitute three broad landscape types i.e. coastal, hillside and mountain landscapes. Of particular importance for Baardskeerdersbos is the Riviersonderend and Palmiet Mountains and Koueberg cluster landscape features representing the topography, landforms and scenic resources.

Land use patterns, the third informant of landscape significance, can be classified as rural farm land, protected and natural area and settlements:

Rural farmland reflects the historical evolution of agricultural land use through its recognisable, fine agricultural patterning which contributes to the particular character and ambience of the Overstrand hinterland.

Protected areas include Pearly Beach, Soetfontein, Quoin Point nature reserves and Kogelberg Biosphere Reserve which have regional and national significance. The ecological value of endemic fynbos vegetation types has led to the formation of these nature reserves

The historical settlement pattern of coastal towns, country villages, resorts and small fishing harbours have resulted in attractive living environments, many of which are being eroded by unsympathetic infrastructure development and suburban sprawl<sup>1</sup>.

This significance of the landscape creates and attracts substantial tourism, and therefore economic value for the region.



<sup>1</sup> Overstrand Heritage Survey, 2009



Geological formations, topographical and landforms informants at a local level are as follows:

Baardskeerdersbos is located along the slopes of Perdekop which is part of the Kouberge. Two rivers shape the topography and landform i.e. the Boskloof River, a tributary of the Boesmans River on the eastern foothills of Perdekop and the Boesmans River, forming the southern edge of Baardskeerdersbos running in an east-west direction.

The land use within the hamlet is rural. Hence Baardskeerdersbos maintains visual and environmental harmony with the surrounding farming and cultural landscape.

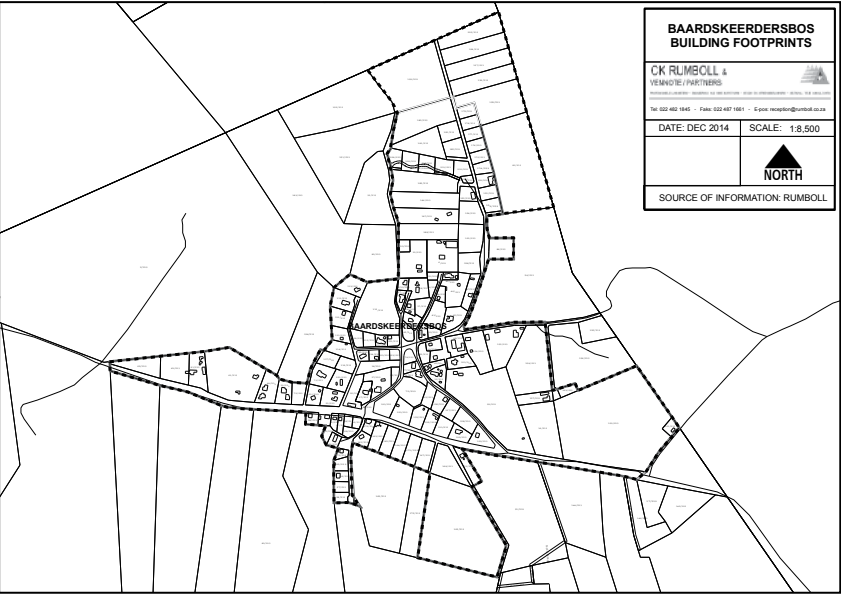
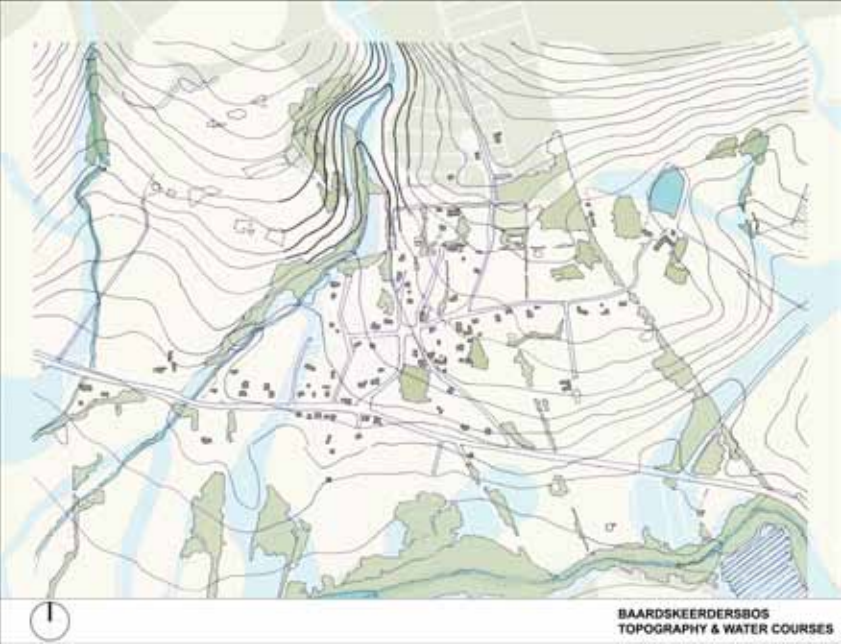
Baardskeerdersbos has high landscape significance as it relates strongly to its local neighbouring settlements and its regional surroundings.

2.2 Role

The character of Baardskeerdersbos is that of a hamlet - a small village or group of houses whilst for those passing by on the R317, it may be considered as a gateway to the coast or to the countryside. The Baardskeerdersbos and Elim area has a strong historical relationship to the movement of Khoi and San from inland grazing sites to coastal fishing, pigment, cobble and shellfish collection activities, and later activities such as the retrieval of shipwrecked goods in the colonial period, shellfish gathering, fishing, guano collection and recreational activities<sup>2</sup>.

Baardskeerdersbos is the result of the expansion of a modest family settlement on a VOC loan farm that depended on subsistence farming and the exploitation of coastal resources to a hamlet. It not only has historical significance but has also architectural significance as a late 19th and early 20th century farming settlement, with much of its modest vernacular architecture intact. Also intact is the organic layout of the original farm settlement.

It is a rare example of a hamlet that has undergone relatively little development during the mid to late 20th century.



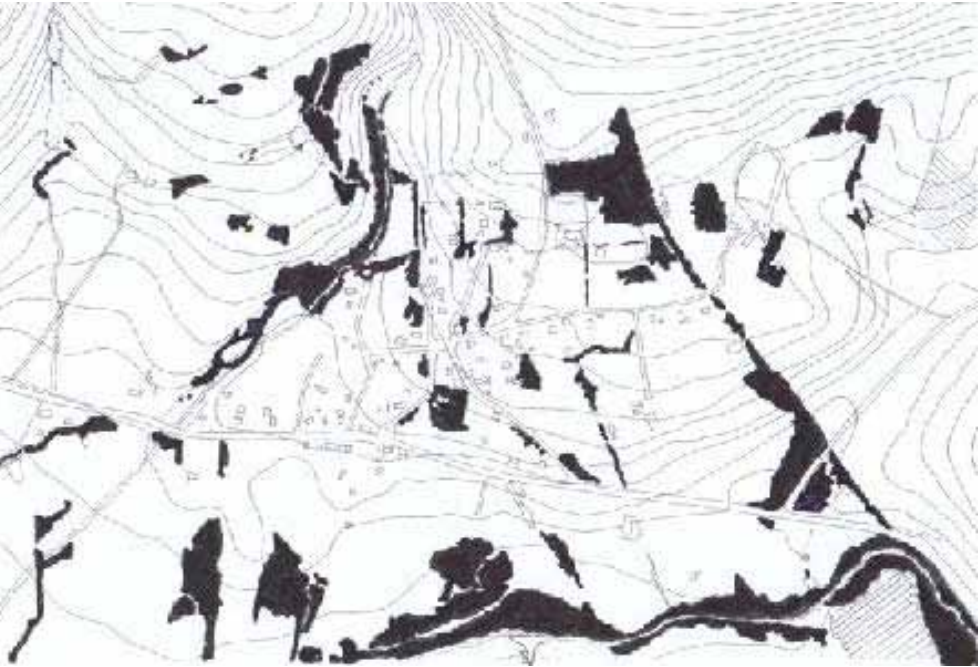
3. Historical Overview

The area has strong historical links to the trans-human movement patterns of Khoi and San across the Western Cape. The abundance of water and good grazing in the valley would have made it a good place for temporary Khoi stock settlements prior to and moving into the period of colonial settlement.

In the early 18th century a number of loan farms were granted to wealthy and influential Cape families, who extended their farmlands, linking properties together<sup>3</sup>. ‘Baardskeerdersbos was originally granted as a loan farm to Jan Cloete, a heemraad of Drakenstein, between 1725 and 1730 but was not linked to other farms, changed hands several times and was probably first permanently occupied by Philip Fourie and his descendants from 1778<sup>4</sup>. A High Court order in 1965 vested ownership after numerous undivided shares were granted in Farm Baardscheerders Bosch No 107. This action initiated the current form of Baardskeerdersbos.

The natural resources available in the area would have informed the location of the dwellings marked on an 1831 quitrent survey. These are no longer extant but would have informed the location of the current settlement, populated by the descendants of Fourie’ sons and sons-in-law in the nineteenth century. Unlike many drosdty towns, the layout of Baardskeerdersbos demonstrates the organic nature of its development as a series of family smallholdings during the 19th century and into the 20th century. The urban form of the village is characterised by cottages lost in the middle of large erven, relative absence of hard boundary treatments such as high walls, variable plot sizes and orientations, and stands of poplar and gum trees<sup>5</sup>.

There is a furrow ‘leiwater’ system, probably dating back to the 19th century, using water that comes from the spring in the kloof above Baardskeerdersbos, and which remains in use today<sup>6</sup>. These water resources are now under pressure from the expansion of the settlement during the 20th century<sup>7</sup>.



<sup>3</sup>Walton, in Overstrand Heritage Landscape Group, 2009:93 | <sup>4</sup>Overstrand Heritage Survey, 2009:93 | <sup>5</sup>Overstrand Heritage Survey 2009:93 | <sup>6</sup>Benade 2006: 289, in Overstrand Heritage Survey, 2009. | <sup>7</sup>Overstrand Heritage Survey, 2009:94

<sup>2</sup>Overstrand Heritage Survey, 2009:94

4 Status Quo

4.1 Biophysical Environment

4.1.1 Geology and Soils

Medium potential agricultural soil consisting of Cape granite, Malmesbury Group rocks (fractured quartzites of the Peninsula Formation and basement meta-sediments of the Malmesbury Group) and Bokkeveld shales (Undifferentiated shales and siltstones of the Ceres Subgroup (Bokkeveld Group)) on Sandstone are the main geological materials in the Baardskeerdersbos surrounding<sup>8</sup>. Alluvium soils are found along streams and rivers. (See Geology Map on overleaf)

4.1.2 Building Materials and Mining

There is no building materials or mining within Baardskeerdersbos. Sand mining takes place in the vicinity between Baardskeerdersbos and Pearly Beach<sup>10</sup> and Baardskeerdersbos and Uilenkraalsmond<sup>11</sup>.

4.1.3 Topography and slopes

As the hamlet lies on the lower slopes of the Kouberge, the topography is characterised by mostly rolling hills formed by granite slopes, incised by small rivers and tributaries.

The weathered granites and shales resulted in good soils where farming has historically occurred<sup>11</sup>.

4.1.4 Climate & Climate Change

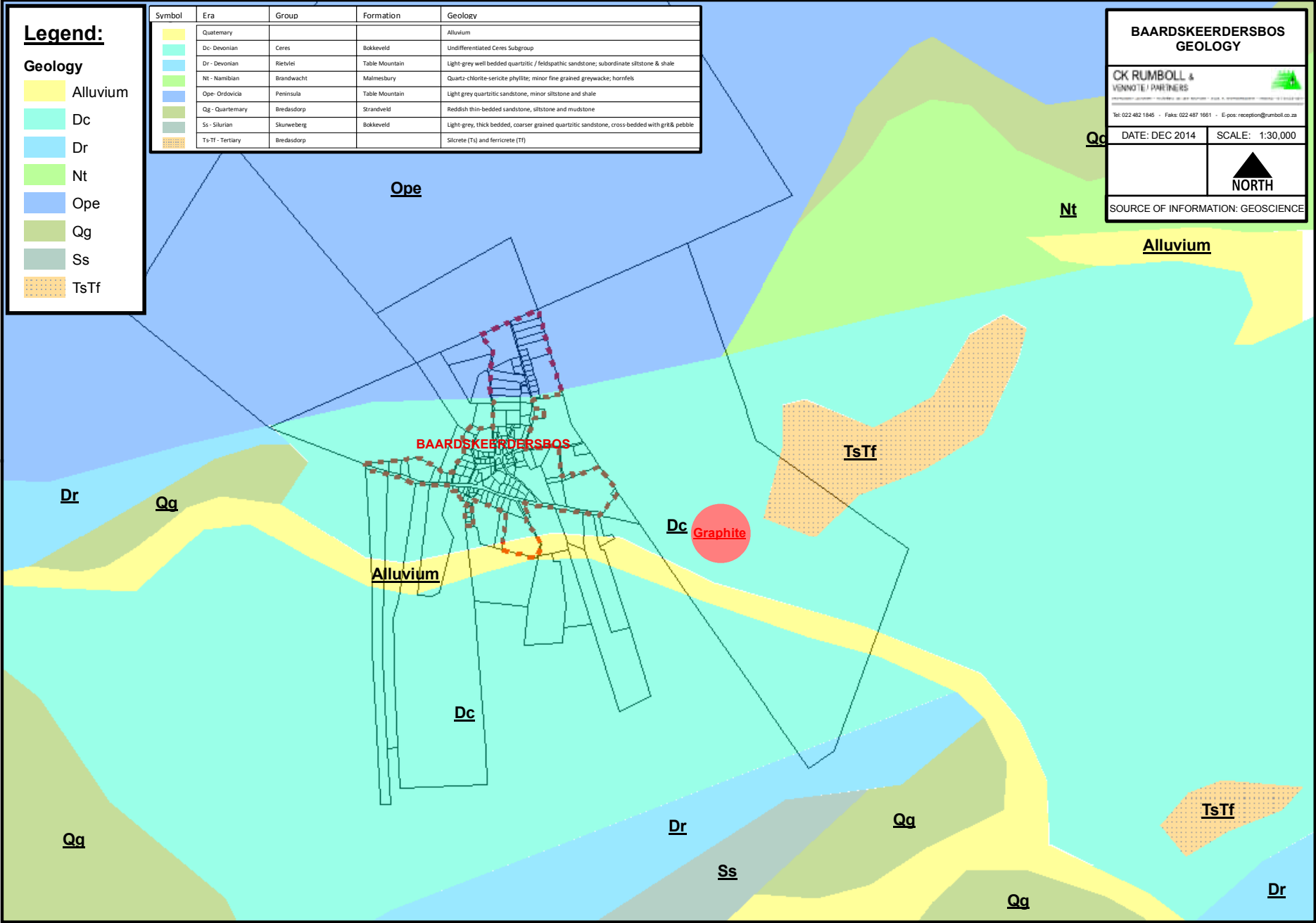
The region experiences rainfall through the year, with the majority of rainfall concentrated in the winter months (May- August). The average long-term annual rainfall varies between 384 mm in the lower areas to 534 mm in the steeper slopes.

The average temperature is 18°C, while the highest temperatures of 35°C+ are experienced in January and February. The coldest temperatures averaging 5.5°C - 5.9°C are experienced in July to August.

The average wind speed is 12km/h.

Climate change will cause the temperature to rise and the rainfall to decrease. Less variation in temperature will be experienced. Stream flows will reduce by nearly half and the area will become more arid (SARVA Atlas, 2011).

<sup>8</sup>Reconciliation Strategy for Baardskeerdersbos, Umvoto Africa (Pty) Ltd, 2010 | <sup>9</sup>GPS waypoint 233 (S 34 ° 38' 41.7" and E 19 ° 34' 02.6") | <sup>10</sup>GPS reading S 34 ° 34' 33.7" and E 19 ° 26' 42.6" | <sup>11</sup>Overstrand Heritage Survey, 2009 | <sup>12</sup>Overstrand Heritage Survey, 2009:93





4.1.5 Hydrology (Water System)

Two tributaries dissect and border the hamlet: One is the Boskloof River with runoff water from Perdekop as part of the Kouberge that feeds the “leivoor” whilst the second is the Boesmansriver<sup>12</sup> that runs in an east-west direction.

There are floodplain, valley bottom wetlands and seeps particularly along the Boesmansriver that forms part of the landscape. To the north east, yet slightly removed, are the wetlands of the Koude River.

The Breede Overberg Catchment Management Agency (BOCMA) is responsible for managing the Water Management Areas under delegated powers of the Minister for the Department of Water Affairs.

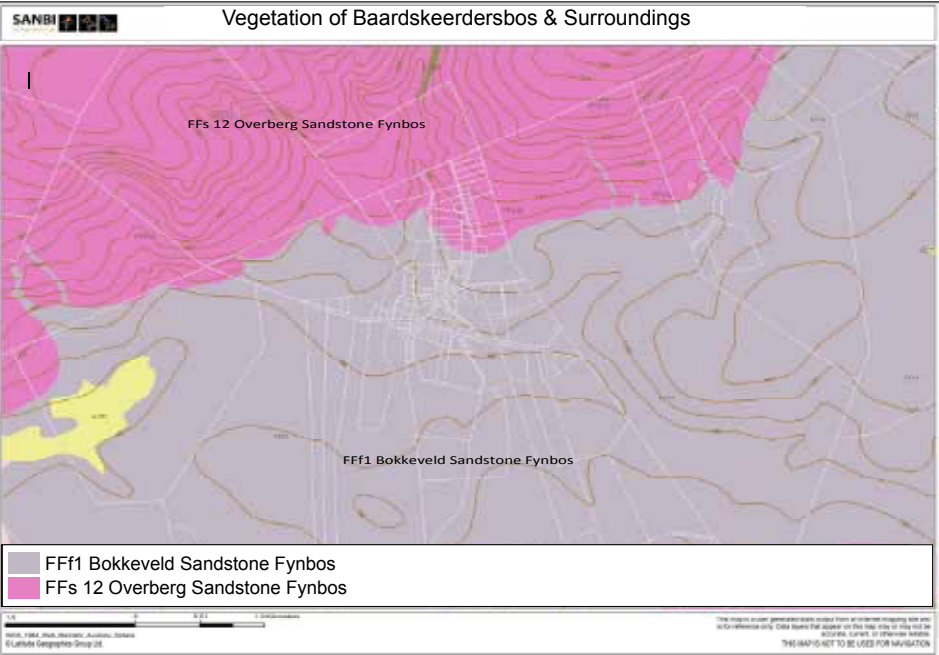
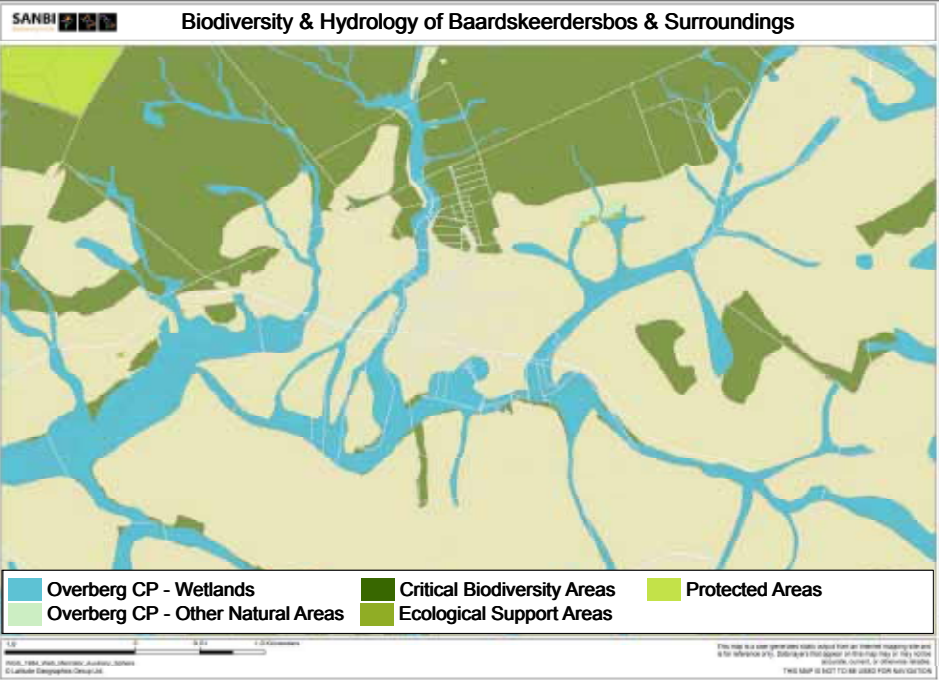
4.1.6 Biodiversity

Given the altitude and climate, Kogelberg Sandstone Fynbos and Overberg Sandstone Fynbos are the two vegetation types present in and around Baardskeedersbos. Areas covered with shrub land and fynbos as well as patches of thickets, bush land and bush clumps are included within the urban edge. The Kogelberg Sandstone is found closest to the mountain whilst the Overberg Sandstones covers the foothills.

The northern section of Baarskeersderbos (above the cemetery, old school and nursery) is located within a critical biodiversity area (CBA). The stream feeding the “leivoor ” originates from the gorge above this section.

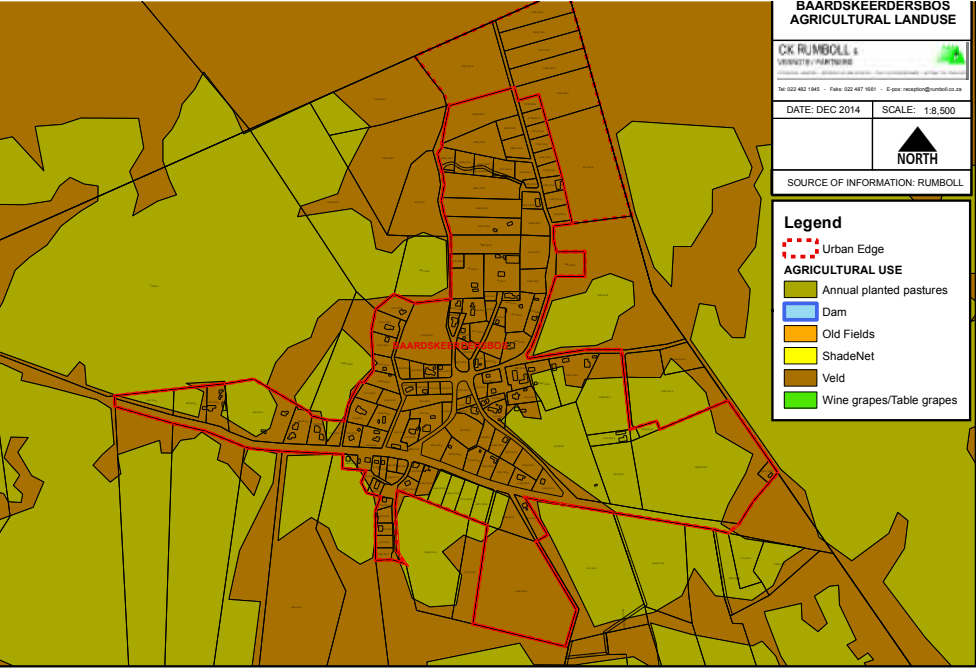
Some of the erven and particularly some of the bigger erven on the most eastern and southern part of Baardskeedersbos are located within the Overberg wetlands area.

Hence it would be key to maintain the connectivity between the sensitive areas (patches of CBA, leivoor and wetlands) and their incorporation into open space areas.



4.1.7 Agriculture

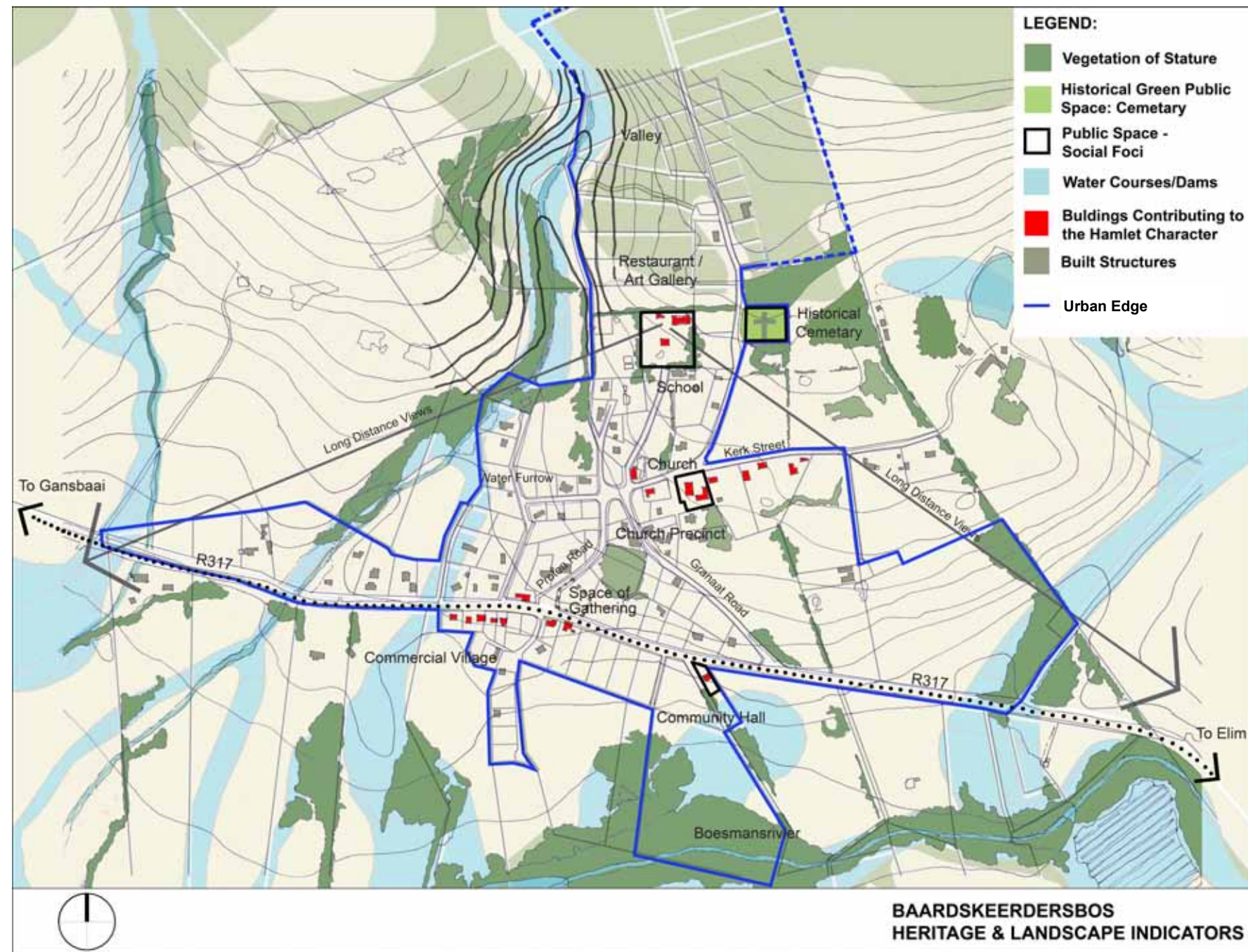
The village is located on medium potential agricultural land as is the surrounding agricultural land. The cultivated area immediately around Baardskeedersbos, ranged between less than 10 ha and more than 100 ha. Fairly large areas cannot be cultivated due to the mountainous nature of the area covered by natural fynbos vegetation. Most of the arable land is utilised for the cultivation of fynbos and pastures but various types of vegetables, fruit, wine grapes and wheat are also produced. The edible crops are mainly produced by farmers for their own consumption or to sell at market.



<sup>13</sup>Overstrand Heritage Survey, 2009:93

<sup>14</sup>Overstrand Heritage Survey, 2009:94





## 4.2 Built Environment

### 4.2.1 Hierarchy and role of settlement

Baardskeedersbos is ranked as a rural node with the role and function of a agricultural settlement and conservation centre.

#### **Transport Network /Hierarchical Road Structure**

Road 317, currently being upgraded, dissects Baardskeedersbos from east to west and links Gansbaai and Elim.

#### **Residential and Settlement Development**

Land requirements for residential development in Baardskeedersbos are limited as keeping the rural character in tact is paramount for the inhabitants.

No subsidized housing required.

#### **Commercial and Business Development**

Development along the R317 was identified as the central business area of Baardskeedersbos.

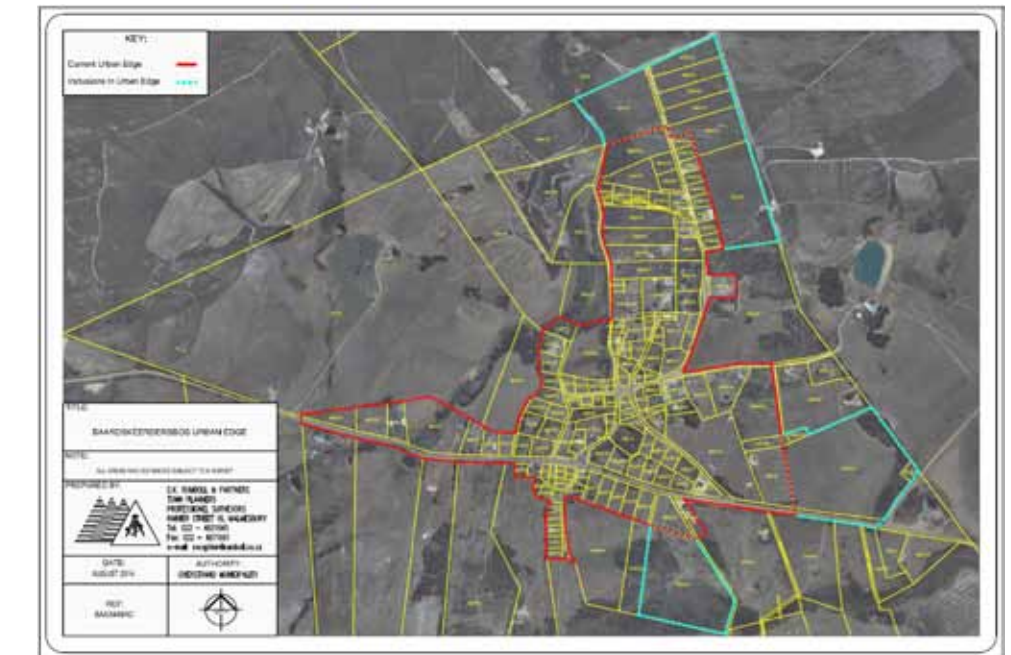
Spatial connectivity should be increased between the central business area (business node) and community facilities.

### 4.2.2 Densities and Vacant Land

Baardskeedersbos has a gross density of  $\pm 2.5$  du/ha and an unofficial minimum erf size of  $\pm 4000m^2$  in extent.

### 4.2.3 Urban edge

Given the current urban edge, there is a need to contain development within some areas of expansion within the urban edge. There is also a need to include some outlying erven within the urban edge to ensure consistency of policy implementation. The settlement's growth is determined by business activities along the main road, scattered community activities (old and new), the historical subdivision pattern and the need to access municipal services. The proposed urban edge for Baardskeedersbos is illustrated by the Diagram below. The red line indicates the existing edge and the blue line the proposed expansions as supported by the public participation process conducted in July 2014.



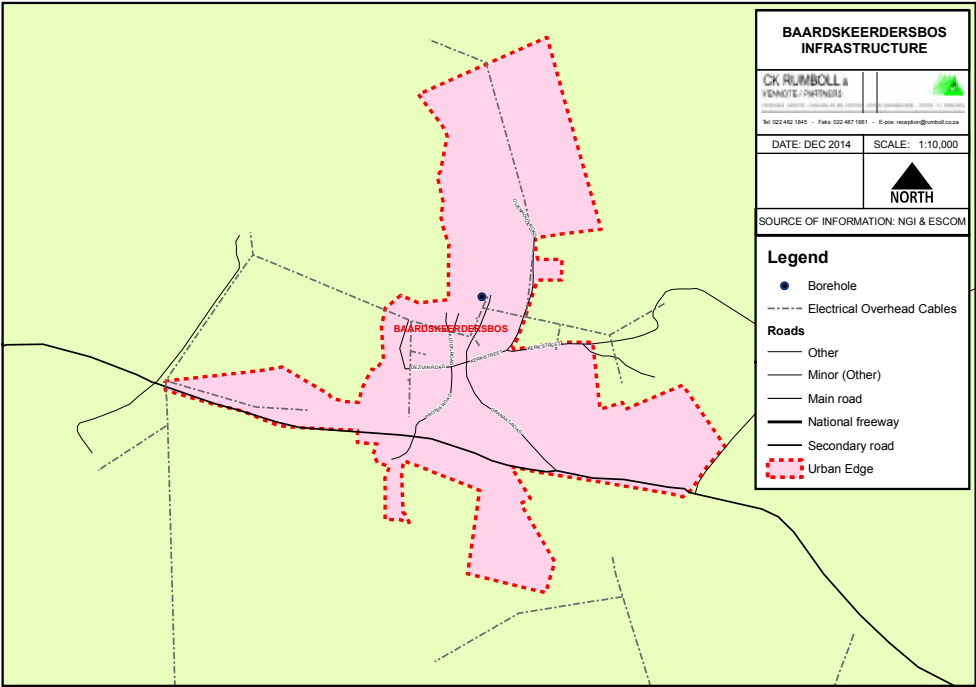


4.2.4 Infrastructure

The table below provides a summary of the status quo of the service infrastructure and reflects future infrastructure needs:

<b>Sewerage</b> <b>Status Quo:</b> on-site septic tank and soak ways systems. <b>Future:</b> on-site treatment facilities i.e. conservancy tanks
<b>Solid Waste Removal</b> Status Quo: Solid waste is currently collected weekly and transported to the Gansbaai landfill site. <b>Future:</b> <ul style="list-style-type: none"><li>Investigate the development of a local waste recovery and transfer station where waste is kept before being transported to Gansbaai. Together with Gansbaai a regional structure plan for the collection and disposal of solid waste needs to be developed.</li><li>Develop a system of waste recovery and recycling where the two are separated at their sources together with a concerted public awareness campaign.</li><li>Municipality and Home Owners Association, to institute jointly strict management of and access to transfer site.</li></ul>
<b>Water Supply</b> <b>Status Quo:</b> Two boreholes will provide sufficient water until 2030. Water is stored in the reservoir and will be treated by an ultra filter plant currently under construction. Overstrand Local Municipality is a Water Services Authority (WSA), which is responsible for providing water services to those living within its jurisdiction.  <b>Household access to water is summarized below:</b> Piped water inside dwelling : 52.8%   Yard tap : 37.4%   Standpipe ; 9.5%  <b>Future:</b> <ul style="list-style-type: none"><li>Introduce Water Demand Management systems to make effective use of the available resources (use 0.08 Million m³/annum in 2008 to increase to 0.011 Million m³/ annum in 2035)</li><li>Increase community awareness of water resource scarcity and value.</li><li>Verify the extent and capacity of ground water and other sources and recharge rates to inform long term planning and development of the water supply system.</li></ul>

<b>Storm water Disposal</b> <b>Status Quo:</b> No storm water management <b>Future:</b> <ul style="list-style-type: none"><li>Prepare a storm water drainage master plan for Baardskeedersbos.</li></ul>
<b>Electricity Supply</b> <ul style="list-style-type: none"><li><b>Status Quo:</b> Eskom</li><li><b>Future:</b> Status quo remains, encourage the use of green energy.</li></ul>
<b>Road Network</b> <b>Status Quo:</b> Upgrading of DR 1206/ MR 262 by surfacing of the gravel road currently underway, that will improve the accessibility of the village. <b>Future:</b> Status quo remains.
<b>Public Transport</b> <ul style="list-style-type: none"><li>No public transport facilities are required.</li></ul>



Cemetery

**Status Quo:** Need an extension or new cemetery  
**Future:**

- Formalize and maintain upkeep
- Link to open space corridors connecting community facilities throughout the village.

4.2.5 Cultural Heritage Resources

Built environment resources of the original late 19th and early 20th century settlement and identified as conservation worthy are located in two areas of the settlement: the bo-dorp (above the church) and the onder-dorp (along the road between Gansbaai and Elim). These are framed by remaining stands of poplars and gum trees dating to that period.

Most of these historical dwellings are white-plastered, mud-brick rectangular buildings of modest dimensions, with poplar beams, pitched roofs (originally thatch, now iron or asbestos), usually a single window on each side of the front door, loft doors, an external stone chimney stack, and sometimes a simple stoep. Rounded end gables were common but are no longer characteristic of Baardskeedersbos once iron roofs were used with square end gables (interview Barney Otto 07.07.2008)<sup>14</sup>.

The gable styles of the houses seem consistent with the examples from other loan farm settlements in the Bredasdorp vicinity (Walton 1989:144-145). Walton notes that most of the Overberg stock farmers especially in the Strandveld used ferricrete (koffieklip) and sandstone that were roughly squared and laid in courses (Walton 1989:141). However, although they often have a stone base, the Baardskeedersbos houses tend to be built from mud bricks above the plastered koffieklip foundation layer.<sup>14</sup>

A conservation area and a special area were delineated and recommended by the 2009 Heritage Survey.

In the heritage area proposed demolitions should be forbidden, houses without roofs should be immediately covered, and a set of regulations for maintenance and renovations of older dwellings should be drawn up.

Summary of Identified Heritage Resources:

Forty-three conservation worthy heritage resources were identified within the settlement and sixteen in the surrounding area, by the 2009 Heritage Survey. The Survey has been endorsed by Heritage Western Cape in terms of the National Heritage Resources Act (Act 25/1999) and therefore provides a competent baseline for the delineation of resources and planning for their future conservation. A detailed copy of the identified resources is appended as Addendum A

The settlement has heritage significance at the local level, and recommendations for the maintenance and conservation of the identified resources are addressed at settlement and building level later in this report.

Area	Type of Resource	Description and Grading/s where available
Within the settlement	Landscape	Stands of poplars were specifically identified; The lei-water furrow; The Baardskeedersbos Burial Ground (on one erf)
Within the settlement	Built environment	33 residential units (all of local significance, Grade 3), in addition to which some community facilities and resources were identified for conservation: The Church (erf 213/48) The Pub (Old School building) and school masters house The Old Clinic Manie se winkel (en huis) Marietjies restaurant, and Pub and Disco
Surrounding area	Landscape, archaeological and built environment	The Moeraskloof ruins, farm housing and buildings on Nuwedam I & II, Assegaibosch I, Kraaibos II, Klein Tierfontein, Diepkloof, Moeraskloof I and II, Cypress Cottage, Kouderivier Thatch Cottage, Nuwepos and Sandberg and cemeteries and associated buildings on Assegaibosch I, Concordia, and Kouderivier. A single buiding on Doringbosch was identified as being non conservation worthy.

4.2.6 Land use management: Local Planning Level (LPL)

**Land uses**

The majority of land uses are residential. This includes erven with formal housing or less formal housing (tents, caravans or wooden houses or vacant temporary housing). There are an equal number of vacant erven as there are erven used for residential purposes exclusively. There are also a few plots used for residential purposes where horses and other domestic livestock are simultaneously kept. Some of the bigger erven are used solely for agricultural purposes including grazing.

There are two sites used for community amenities which include a church (privately owned) and community centre (owned by municipality).

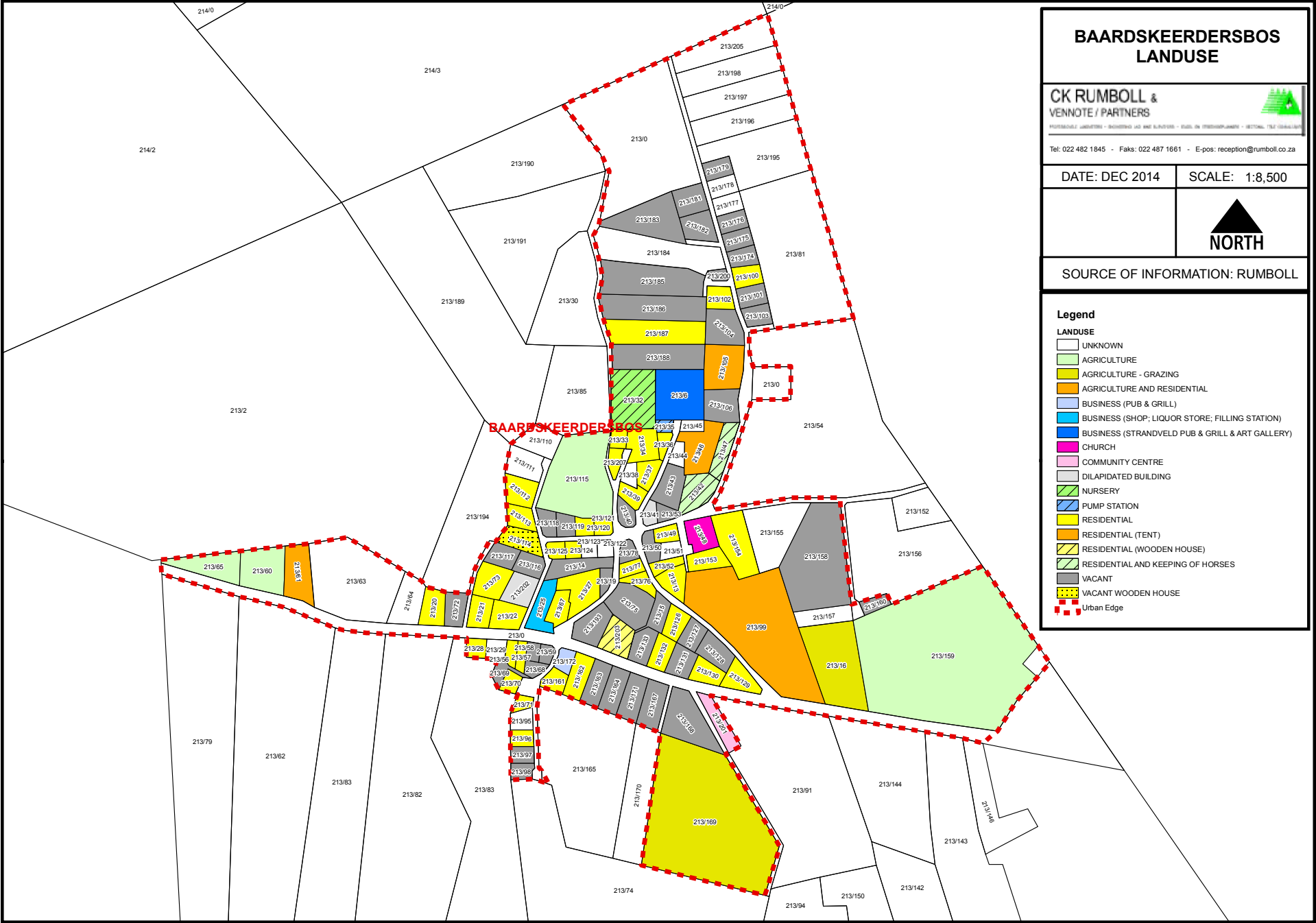
There is an erf hosting the pump station.  
There is an erf from which a nursery is operated.

There are a few sites along the main road and one in the core of the village that are used for business purposes including pubs, a shop, a liquor store, restaurants and an art gallery.

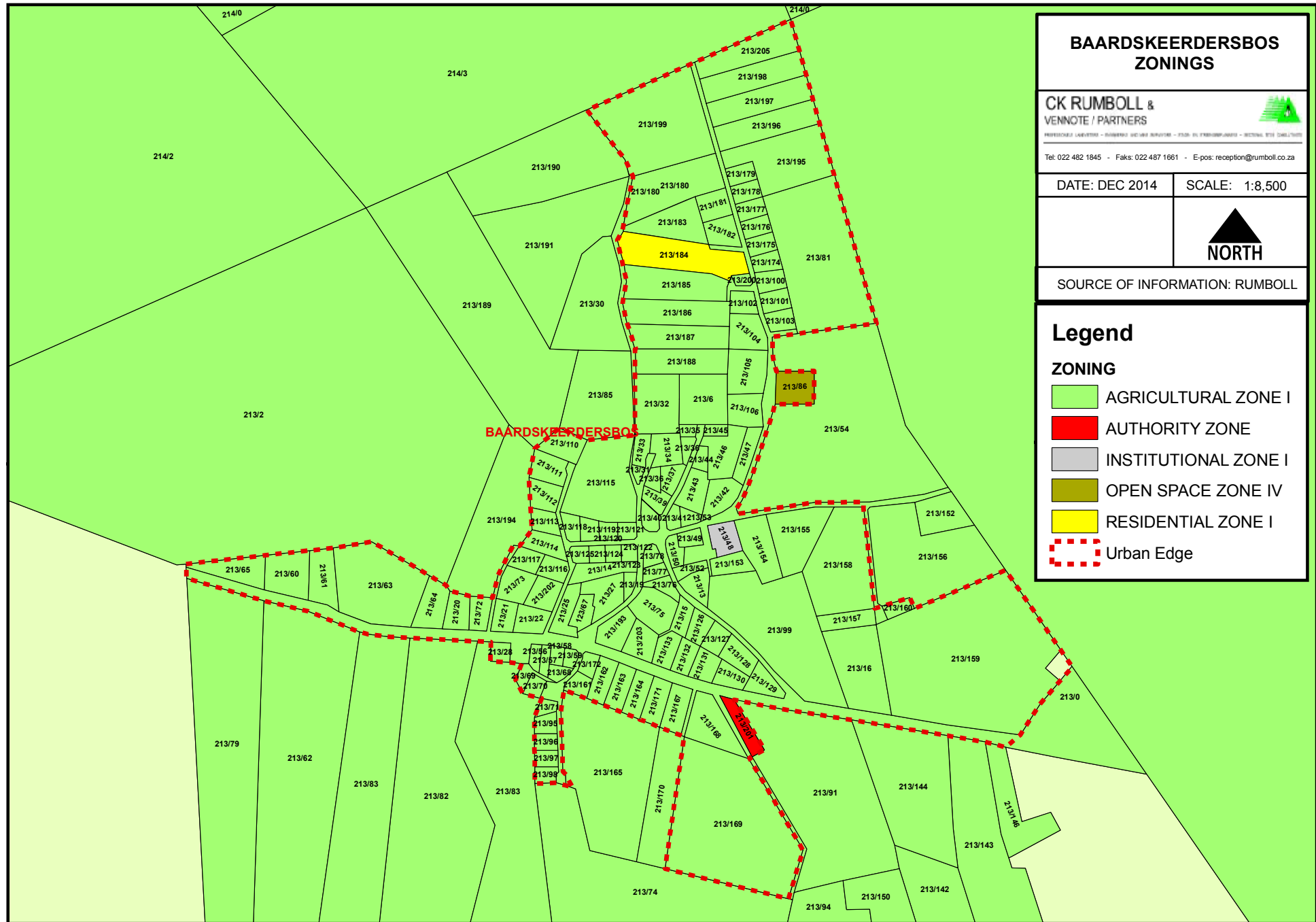
**Zoning**

Most of the land is zone Agriculture Zone I with a few exceptions. These are single erven hosting:

- the community hall, zoned Authority Zone,
- the church, zoned institutional zone,
- the graveyard, zoned open space and
- some houses, zoned Residential Zone I.







### 4.3 Key demographic & socio-economic trends

#### 4.3.1 Population Growth & Land Use requirements

There are approximately 103 (Statistics SA, 2011) to 120 (Baardskeersbos Home Owners Association) people settled in Baardskeersbos. The population growth rate of the Overstrand farming area is used for Baardskeerdersbos which is 0.03% per annum (Overstrand WSDP, 2009).

Should all vacant erven be developed the population could increase to 168 inhabitants or 56 erven.

A small portion of land is required for public open spaces or recreational areas, baring in mind that all vacant land is privately owned. This need was also expressed by the community of Baardskeerdersbos.

#### 4.3.2 Health & Education

Health services are offered once a month in Baardskeerdersbos.

#### 4.3.3 Local Economic Development

Local Economic development in Baardskeerdersbos is primarily driven by agriculture and tourism and related development, supported by sufficient infrastructure.

Bulk infrastructure services should be upgraded to support all future development and growth.

#### 4.3.4 Employment, Unemployment, Income and Expenditure

Most of the population is self employed.

#### 4.3.5 Rural Development and Land Reform

There are no Comprehensive Rural Development Programme initiatives within Baardskeerdersbos.

Suitable areas with high agricultural production potential for land reform purposes are not identified.

#### 4.3.6 Community Facilities

Limited but sufficient community facilities exist within Baardskeerdersbos i.e. cemetery, church and community hall and former school. There is no designated public open space. The area designated as public open space is, in fact, the cemetery. There is a need for a public open space.

#### 4.3.7 Crime

There is no police station in Baardskeerdersbos. There is a need for a satellite police station.

#### 4.3.8 Property Market Patterns and Growth pressures

Several plots are for sale. Sales are slow but developments outside Baardskeerdersbos, i.e. the proposed Eskom nuclear reactor at Bantamsklip near Pearly Beach could put sudden development pressure on Baardskeerdersbos and may cause pressure for the market to speed up and improve.

#### 4.3.9 Municipal Finance

Municipal funds are limited to infrastructure and developing a detailed structure plan.

#### 4.3.10 Spatial and Social Integration

- The town is characterized by limited developable land given its current urban edge and rural character.
- No link exists between community facilities (former school building, church, community hall and graveyard) and business node.
- Various open spaces of poor quality are privately owned, resulting in these spaces being inaccessible

5 Key Challenges

The key challenges for Baardskeerdersbos are as follows:

Socio-economic

- A variety of income levels are represented within the village. The challenge lies in strengthening and stabilizing income for those living permanently in the village without negatively impacting on rural character.
- The lack of connectivity between the central business area, community facilities, open spaces such as the cemetery and the “leivoor”.
- The keeping of animals.
- The lack of economic development and the low key role of agriculture and tourism.

Infrastructure Constraints

- The existing system of Sewerage Disposal (septic tanks and soak aways) may impact on water quality.
- Improving the local waste transfer station.
- Dealing with climate change and the area becoming more arid.
- Wide corridors of power lines coming from the proposed Eskom nuclear reactor at Bantamsklip near Pearly Beach will affect views from the village and surrounding areas.

Conservation (Natural)

- Strengthening mountain corridors:
  - Riviersonderend and Palmiet Mountains and Koudeberg cluster
  - Bredasdorp Mountains – Stanford/ Gansbaai corridor (linking Babilonstoring, Maanskynkop, Fernkloof, Walker Bay & Salmonsdam Nature reserves including the Sonderend River).
  - Agulhas- Bredasdorp Mountains linking Heuningnes and De Mond Nature Reserves (between Struisbaai & Arniston).
- The furrow “leiwater” needs preservation.
- The protection of the Boskloof and Boesmans Rivers.

- Managing alien infestation along the road from Baardskeerdersbos to Pearly Beach and Uilenskraalmond to Baardskeerdersbos.
- Monitoring the impact of sand mining in the vicinity between Baardskeerdersbos and Pearly Beach<sup>15</sup> and Baardskeerdersbos and Uilenkraalsmond<sup>16</sup>.

Conservation of Heritage Assets

The village should be designated within the municipal heritage overlay zone as recommended in the Overstrand Heritage Survey of 2009, endorsed by Heritage Western Cape,

- The absence of implementation guidelines for appropriate conservation at settlement and individual site levels,
- The municipality should undertake a full heritage inventory and implement guidelines for conservation of properties identified in the Overstrand survey and inventory,
- Guidelines for sympathetic new development (recommended in 2009 Heritage Survey) to be implemented
- Evidence of temporary Khoi kraals and in particular on and in the vicinity of erven 73 and 24, or 111-114, where the original settlement evident in the 1831 quitrent plan was located to be verified,
- Conservation of some outlying houses, on neighbouring smallholdings that are conservation-worthy<sup>17</sup>,
- Preservation of the unique form of the village: cottages losts in the midst of large erven, the absence of boundary treatment walls, variable plot sizes and stands of poplar trees.

Growth Management

- Development pressure exists in Baardskeerdersbos given the beautiful rural setting, proximity to the coast and the perception of a safe rural settlement with little or no crime. These positive aspects and assets are attractive for city dwellers and others who want to relocate to live in the countryside.
- The proposed Eskom nuclear reactor at Bantamsklip near Pearly Beach could put sudden development pressure on Baardskeerdersbos as accommodation for workers will be required.

- There are sub-divisions that have not been developed yet. Should these erven develop, the character may well change in the next few years and the hamlet of Baardskeerdersbos will merely develop into suburbia, with houses scattered over the countryside in ad- hoc fashion.
- Preserving its “stood still in time” sense of place as Baardskeerdersbos experienced little development during the middle to late 20th century.
- Providing a public open space.
- The Agricultural zoning could be a challenge and a benefit.
- Formalizing the urban edge.

The challenges inform the Strengths, Weaknesses, Opportunities & Threats. The analysis thereof is illustrated opposite:

These challenges result in two no- negotiable guidelines i.e.:

- Retain the qualities of place that makes Baardskeerdersbos unique
- Give sensitive and appropriate guidance to future growth

Strengths

Rural Character (conservation priority)  
  
Spaciousness (utilization of space and land)  
Leivoor (conservation priority)  
Significant settlement pattern (Conservation priority)  
  
Numerous significant heritage resources (Conservation priority)

Weaknesses

Lack of design guidelines (utilization of space)  
  
Water pollution (environmental hazards/ risks)

Opportunities

Rural Hinterland (conservation priority)  
  
Viewscales (conservation priority)  
  
Green Corridors (conservation priority)  
  
Agricultural zoning (utilization of space and land)

Threats

Urbanization (Conservation priority)  
  
Densification destroying the rural and agricultural sense of place (utilization of space and land)  
  
Agricultural zoning (utilization of space)



6 Spatial Restructuring Directives and Concept

6.1 Spatial Restructuring Directives

The spatial restructuring directives from the Western Cape Spatial Development Framework (2009) and the 2030 Green Light Vision are as follows:

Western Cape Spatial Development Framework

- (a) Socio-Economic Development – alleviate poverty
- (b) Settlement Restructuring – promote spatial and social integration
- (c) Environmental Sustainability – promote environmental protection

Principles to implement Spatial Concept

The principles below guide the Spatial Concept

Encourage and Promote

- Role of area as agricultural zone of special significance
- Appropriately scaled tourism development based on regional agricultural & heritage value
- Rural cottage industries
- Appropriate residential development on a scale and in a form that retains the unique hamlet character of Baardskeedersbos
- Development guidelines sensitive to Baardskeedersbos' unique form and heritage assets

Restrict

- Undirected subdivision and built development changing the rural character or heritage significance of the village.
- The development footprint of large outlying erven within the urban edge of town.
- The impacts of infrastructure and economic development.

Maintain / Protect

- The unique village / rural character of Baardskeedersbos
- The special character of the area and quality of tourist experience

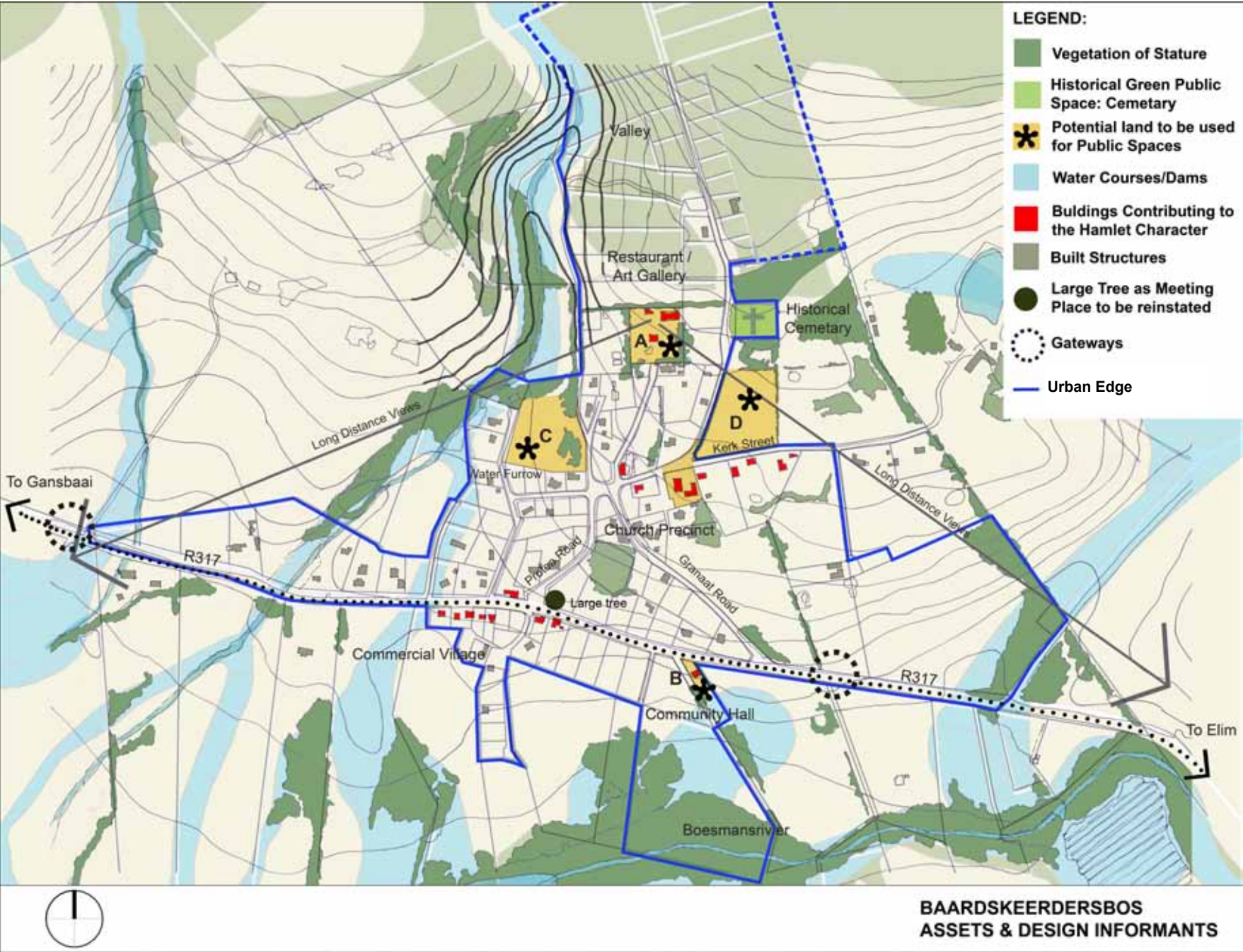
Contain

- Development footprint mostly to within the defined urban edge of the town.
- Open spaces within the defined urban edge and in close proximity of its potential users.

The 2030 Green Light Vision

The vision for Baardskeedersbos as identified in the 2030 Green Light Vision document within the context of five strategic thrusts are tabulated in the table on the below.

Strategic Thrust	Vision	Spatial Implications
Role of Baardskeedersbos	A desirable place to live: Alternative lifestyle living on smallholdings.	Limited densification and consolidated development
Visitor Destination	To stage events unique to the rural character of Baardskeedersbos	Rejuvenation of existing social amenities
Centre of Learning	To become a model for creative partnerships in agriculture, agri-processing and tourism.	Encourage economic development along , but not limited to Granaat & Protea Street and R317.
Stable Economy/ Centre of Craft	To become a rural centre of craft and tourism.	Promoate agricultural and tourism related cottage industries in Granaat and Protea Street and along R317 respectively.



BAARDSKEEDERSBOS  
ASSETS & DESIGN INFORMANTS

## 6.2 Spatial Vision and Strategies

The future development options for Baardskeerdersbos are follows:

1. Prevent any further development at Baardskeerdersbos.
2. Allow uncontrolled sub-divisions and growth to continue (Status Quo).
3. Allow controlled development and define Baardskeerdersbos as a Cape village. (Preferred Option).

The third option is to balance conservation of heritage resources, social equity, environmental integrity and economic efficiency. The following spatial vision for Baardskeerdersbos crystallizes:

Baardskeerdersbos is a node of cultural, rural and conservation significance.

Therefore the following spatial development strategies (SDS) are proposed:

<i>Equity of Land Use Distribution</i>	
SDS 1	<p>Promote multi-purpose community precinct</p> <ul style="list-style-type: none"><li>• Given the population size of Baardskeerdersbos, community facilities are currently adequately provided for including the municipal owned community centre that can serve as multi-purpose community facility. However, the links between and definition of existing facilities can be improved.</li><li>• The public facilities, cultural landmarks and commercial nodes will be improved within the limits of a defined village</li></ul>
<i>Encouragement/ Restriction of Land Use Development</i>	
SDS 2	<p>Improve development control</p> <p>Restrict erf sizes to a minim or 4000m<sup>2</sup> or more. Subdivision can only be allowed if erf sizes are adhere to and if remainders of erven are of the same or larger extent.</p>
SDS 3	<p>Encourage appropriate development</p> <ul style="list-style-type: none"><li>• Encourage cottage industries along Protea and Granaat Streets</li><li>• Encourage the location of appropriate tourist-related business uses along the R317, which is being upgraded.</li></ul>
SDS 4	<p>Integrated long term planning for services</p> <ul style="list-style-type: none"><li>• Ensure comprehensive planning for the provision of services integrated with the local growth management strategies for the town.</li></ul>
<i>Spatial Integration</i>	
SDS 5	<p>Improve accessibility to community facilities and the CBD, by means of spatial integration of:</p> <ul style="list-style-type: none"><li>• Activity (cottage industries) streets (Protea &amp;Granaat);</li><li>• Water courses and accompanied walkways (along Kloof and Protea street)</li><li>• Linking CBD (along R317), community facilities (church, former school &amp; community hall), and graveyard with open space corridors &amp; walkways.</li></ul>
<i>Densification</i>	
SDS 6	<p>Support non-residential land uses along R317, Protea and Granaat streets.</p>
<i>New Growth Areas</i>	
SDS 7	<ul style="list-style-type: none"><li>• Limited extension of urban edge</li><li>• Gentrification</li></ul>

<i>Retain the sense of place</i>	
SDS 8	<ul style="list-style-type: none"><li>•The hamlet will be transformed into a village. The general policy guideline would be to retain the rural character of Baardskeerdersbos, and direct growth to strategic sites as indicated on the Preliminary Design Framework and Precinct Plan, in order to create a Cape Village.</li><li>•Large scaled developments should be prevented at all costs.</li></ul>
<i>Enhance conservation of the natural and built environment</i>	
SDS 9	<ul style="list-style-type: none"><li>• The natural environment of trees, shrubs and orchards should be preserved at all costs.</li><li>• Inappropriate buildings that do not reflect the “Cape Village Vernacular” of the region will not be allowed.</li><li>• The public spaces, historical landmarks inherent in the structure of Baardskeerdersbos should be conserved for future generations.</li><li>• The historical cemetery must be given dignity and an edge, a boundary.</li><li>• It is proposed that the cemetery be defined with a row of densely planted Cypress trees and a low stone wall or picket fence.</li><li>• Formalize a Heritage Overlay Zone with appropriate development parameters for Baardskeerdersbos.</li></ul>



6.3 Spatial Concept, Design Framework & Development Proposals

The following Assets inform the spatial concept plan:

**Village Form**

- Various size and shape plots connected with gravel roads
- Several large plots
- Community facilities i.e. church, former school and graveyard in close proximity whilst community hall is removed
- R317 as activity axis (shops and former service station)
- Farm yards at entrance (gateways) from Gransbaai (west) and Elim (east)

**Movement and Activity Routes**

- R317 providing main access to and through town
- Protea, Granaat & Kerk streets

**Connectivity**

- Link various precincts to one another with walkways
- Link critical biodiversity areas above former school and graveyard with hiking route to village. Extend Hiking paths along leivoor ((from west to east through town))
- Link and provide open spaces

**Edges**

- Agricultural (west, south and east) and conservation buffer (north)

**Precincts**

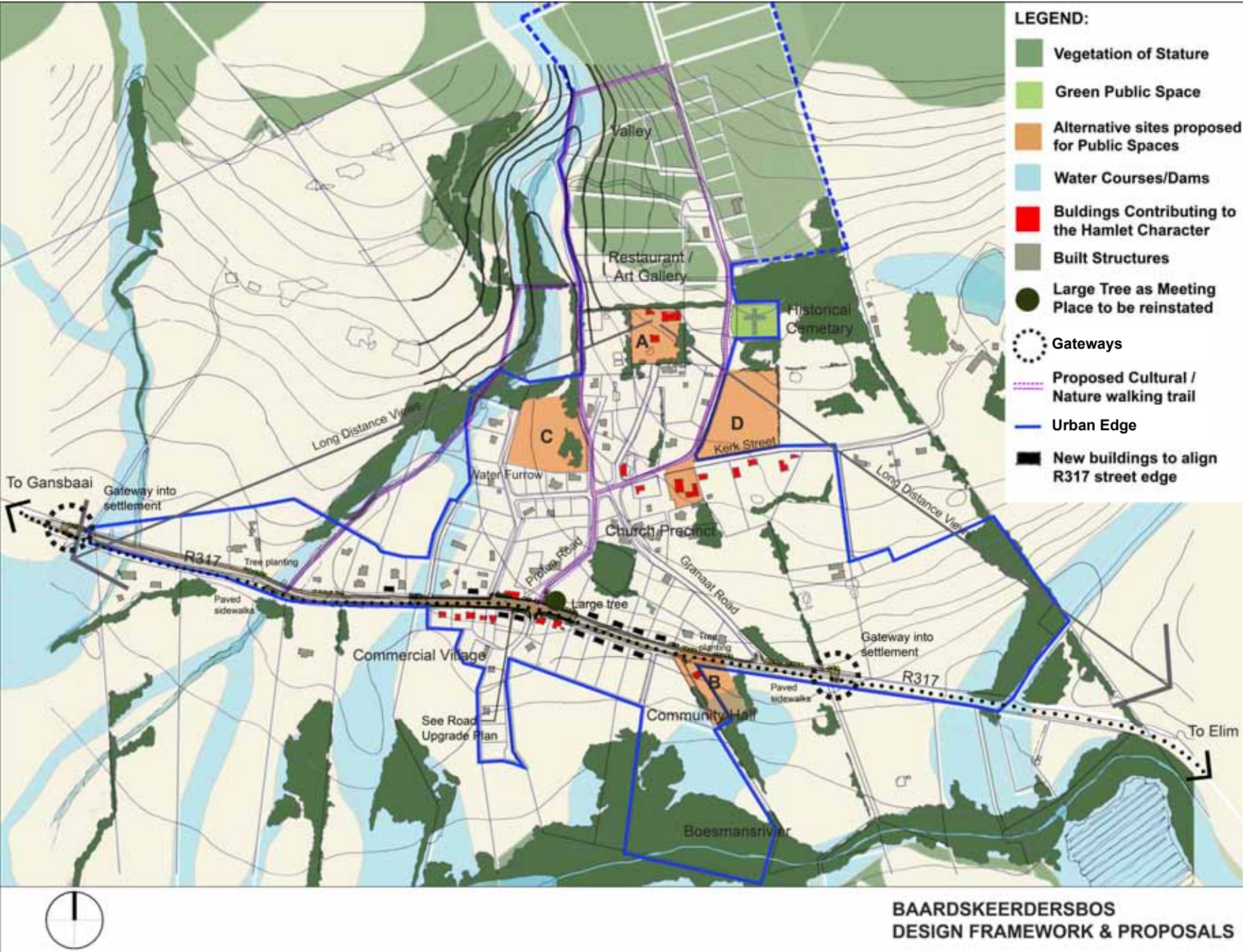
- Commercial –tourism orientated (along R317)
- Cottage Industries along Protea & Granaat streets
- Community amenities (church, former school and art studio and graveyard)

**Conservation Zones**

- Forty-three conservation worthy heritage resources were identified within the settlement. The buildings marked red on the Heritage & Landscape Indicators Map form part of this resource and define the hamlet.
- Critical biodiversity and natural areas within and immediately outside Baardskeerdersbos.

**Land Use**

- Agricultural Zoning yet rural use.





7.1 Specific Development Guidelines:

The following Development Guidelines will apply for the hamlet of Baardskeerdersbos in its future transformation into a village:

7.1.1 Appropriate Land Use:

- 1. Commercial use should be encouraged along the R317 Road. Business Zone III is required to operate a business.
- 2. Restaurants and Guest Houses are allowed adjacent to the R317 Roadside of the village. Conset use permission is required to operate a guest house or touris accommodation. The Overstrand Zoning Scheme Regulations permits the use of 2 rooms for temporary accommodation to paying guests (2rooms, maxiumum 5 persons) as a right, whilst a guest house or tourist accommodation is a consent use.
- 3. Cottage industry and light industrial uses of a non pollutant nature (noise and air pollution prohibited) and home occupation could be allowed. Small scaled joinery works, welding works, and similar



activities may be allowed by obtaining local authority permission. These consent uses should be granted on condition that at least half of the property is also used for residential purposes.

- 4. Arts and crafts and pottery is encouraged.
- 5. Cultural activities and festivals related to food, art, performance (e.g. bands- such as the BaarskeerdersbosBoere-orkes) is encouraged.
- 6. Small-scale animal husbandry to be encouraged on larger plots. Adhere to health and safety regulations.
- 7. A wide variety of crop production encouraged including orchards and horticulture.

7.1.2 Development parameters:

- 1. Erven in the Hamlet portion should be a minimum of 4000m².
- 2. The architecture should conform to the Cape vernacular and in particular with regards to mass, form and height.
- 3. The landscaping on large erven should be more intense, and agriculture is encouraged.
- 4. Permission to be sought from local authority to build an additional dwelling. The footprint of the additional dwelling should be smaller than the footprint of the main dwelling.

7.1.3 Defined Spaces:

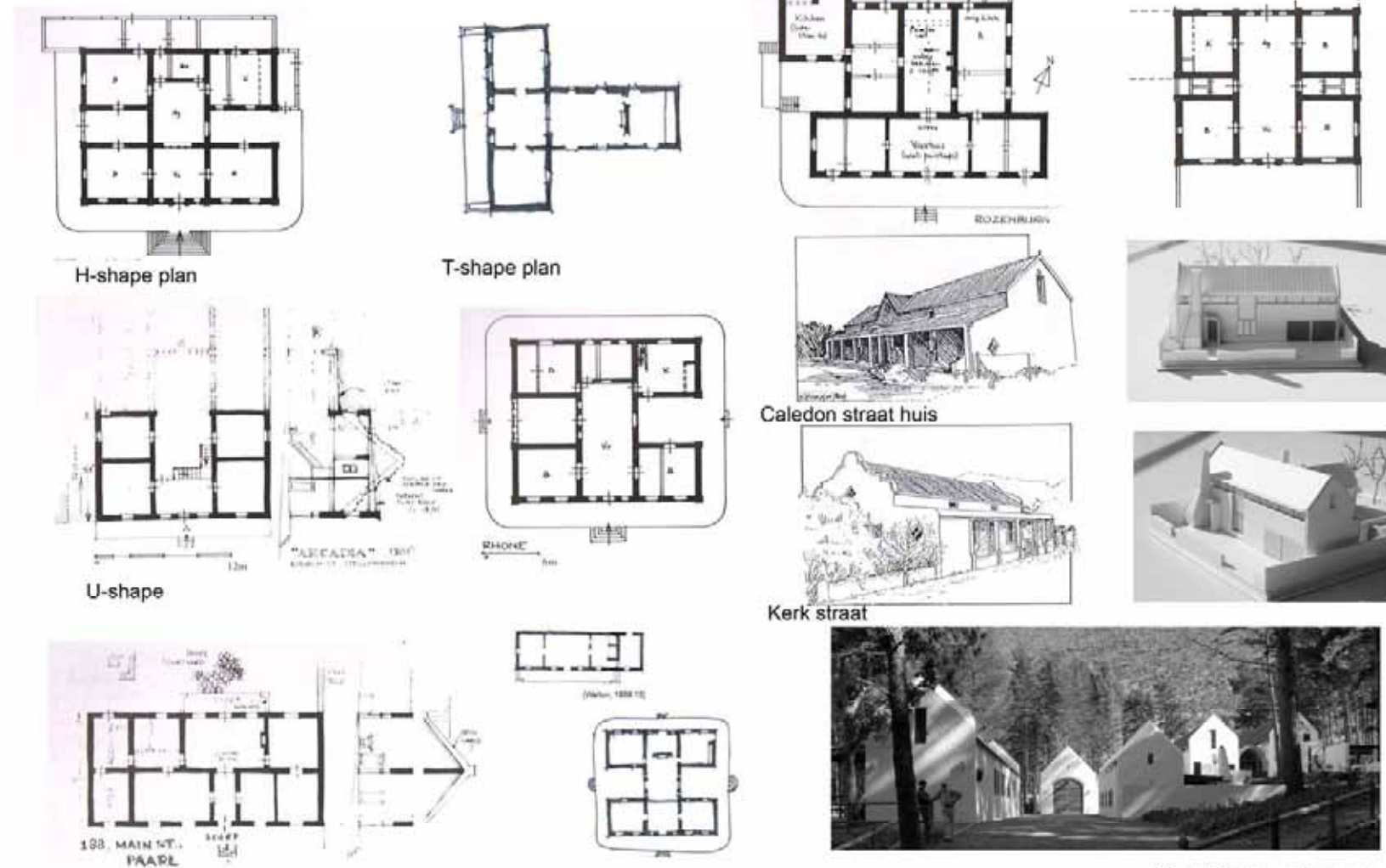
- 1. Buildings must define public space. The setbacks, orientation and height of buildings facing the village street are delimited. The streetscape is important as a collective vision.
- 2. Buildings should be single storey or one and a half storeys (with a loft in the roof), and the roof pitches should be 30-40 degrees. All roofs should be constructed of corrugated sheet metal and be of dark colours: in black, green, or dark red. Thatch roofs will also be accepted. No tiled roofs are accepted.
- 3. New buildings should be contemporary statements of the Cape vernacular, and the plan layouts can follow any of the Cape Vernacular examples as illustrated to form courtyards, and enclosed exterior spaces.
- 4. Verandas or “Stoeps” should be simple with a mono-pitched roof (in the same colour as the main roof) and facing the street.
- 5. Low territory defining werf walls are allowed, on the erf perimeter. The buildings should be placed facing the street in its horizontal plan form, and should be placed no further than two meters from the erf boundary.
- 6. Carports, garages and parking areas for cars should be to the back of the buildings, hidden from the street.
- 7. Trees should be planted one and a half meters outside the erf boundaries. All the village trees should align with the trees of their neighbours.



- 8. Street fronts of newly created erven should be a minimum of 20 meters.



## Cape Vernacular Plan forms and building forms



## 7.1.4 Landscaping & the Natural Environment:

1. The trees on public roads and the landscape should be limited to suitable indigenous species (*Harpephyllum caffrum*, *Sideroxylon inerme*, *Kiggelaria Africana*, ect.) or non-invasive species like Oak, Poplar and Pine trees that have historically and culturally played a role in the settlements of the area.
2. The agricultural compliment of trees such as olive tree, citrus tree, pear trees and grapevines will also be acceptable.
3. Urban agriculture will be allowed in the hamlet and on the edge of the village.
4. Orchards, vineyards, olive groves are encouraged.
5. Walking, cycling and horse riding trails should be encouraged.
6. Fynbos corridors should be linked along water courses.
7. Treed avenues planted as visual corridors down the slopes to frame views onto the surrounding landscape should be encouraged.
8. Water furrows ("leivore") and springs should be expanded, and should follow the example of the Stellenbosch or Genadendal water-furrows.
9. Development should take cognisance of the contours on slopes. Building forms should follow the contours to reduce cut-and fill and not stand out in landscape.

## 7.1.5 Soft Open Space Considerations:

### Location

- To create contrasting spaces of relief within predominantly residential areas
- Encourage surveillance of child-play spaces
- Within social amenity cluster, creating safe, shared playtime spaces
- Competitive sports fields should be easily accessible
- Can be located on low-lying land adjacent to water courses (act as storm water management system)
- Incorporate with other public spaces (multi- functional)
- Away from busy roads and transversing pathways, to ensure that greatest public surveillance and safety.

### Access

- Sports fields: Within easy walking distance (i.e. 300m – 500m which equals 10 minutes walk)
- Play spaces: within 300m of primary schools and crèches or within 500 • 1500m of other users (preferred 500m = 10 minutes walk).

### Size & Dimensions

- Smaller parks/ play spaces: between 450m<sup>2</sup> – 1000m<sup>2</sup> with widths of between 15m and 25m and lengths between 30m and 40m.
- Larger parks: 0.68m<sup>2</sup> - 1ha or more

### Use capacities & thresholds

- Consider who the user group is
- Consider surface capacity (i.e. grass playing fields can accommodate limited number of matches)
- Thresholds depend on demographic character and if space is used for formal sport

**Edges**

- Lines of trees
- Row of houses or building with fronts looking onto open space for surveillance and safety.
- Some sides could be fenced.

**Surface**

- Left natural
- Landscaping should avoid the creation of hidden places of refuge to reduce opportunities for crime.
- Surfaces should demarcate play spaces.

**Public furniture**

- Could include children's play equipment
- Benches

There are four soft open space proposals that could be considered. A brief evaluation of each follow:

**A: At the former and old schools**

The main focus of the village is the site of the former and old schools. The former school is now home to a resaurant and the Strandveld Farmers Association whilst the old school is used as an art gallery. This site is best suited to be a public open space as it is central and clearly defined. It also has historical significance as the building was public and is used by a community association the Strandveld Farmers Association. It is therefore the first choice as public open space.

Considerations	Assessment
Location	<ul style="list-style-type: none"><li>• Property used as public amenity.</li><li>• No or little surveillance</li><li>• Within social amenity cluster</li><li>• Linked with other public spaces</li><li>• Away from busy roads and transversing pathways</li></ul>
Access	<ul style="list-style-type: none"><li>• Within walking distance of properties above R317.</li></ul>
Size & Dimensions	<ul style="list-style-type: none"><li>• 8569m2</li></ul>
Use capacities & thresholds	<ul style="list-style-type: none"><li>• Sufficient capacity for play and recreation spaces</li></ul>
Edges	<ul style="list-style-type: none"><li>• Line of trees and fence on eastern boundary</li></ul>
Surface	<ul style="list-style-type: none"><li>• Mainly lawn</li></ul>

**B: At the Municipal Community Centre**

The Municipal Community Hall adjacent to the R317 is a small hall that fulfils a public function. It is well situated on the main road and thus easily accessible. The possibility of creating a picnic-area, and planting trees in the future would enhance this as public space. The site area is small but the Municipality could consider buying adjacent land for this purpose.

Considerations	Assessment
Location	<ul style="list-style-type: none"><li>• Property used as public amenity.</li><li>• No or limited surveillance</li><li>• Next to major through road</li><li>• Removed from social amenity cluster</li></ul>
Access	<ul style="list-style-type: none"><li>• Within walking distance of properties along R317.</li></ul>
Size & Dimensions	<ul style="list-style-type: none"><li>• 2912m<sup>2</sup></li></ul>
Use capacities & thresholds	<ul style="list-style-type: none"><li>• Sufficient capacity for play and recreation spaces</li></ul>
Edges	<ul style="list-style-type: none"><li>• Line of trees and fence on eastern boundary</li></ul>
Surface	<ul style="list-style-type: none"><li>• Mainly lawn</li></ul>

**C: Along the leivoor**

A large open area exists as indicated alongside the leivoor. This is private land, and it may have to be purchased develop as public open space.

Considerations	Assessment
Location	<ul style="list-style-type: none"><li>• Erf sizes and boundaries (±35m) on southern and western boundaries create surveillance</li><li>• Away from busy roads and transversing pathways</li><li>• Northern edge located within reach of natural vegetation corridor and stream.</li></ul>
Access	<ul style="list-style-type: none"><li>• Within walking distance of properties above R317.</li></ul>
Size & Dimensions	<ul style="list-style-type: none"><li>• 17919m2 (1.8ha)</li></ul>
Use capacities & thresholds	<ul style="list-style-type: none"><li>• Sufficient capacity for play, recreation &amp; sport spaces</li></ul>
Edges	<ul style="list-style-type: none"><li>• Northern edge – natural veld</li><li>• Western and southern boundaries are fenced and tree lines can be established</li></ul>
Surface	<ul style="list-style-type: none"><li>• Natural</li></ul>



D: Below the cemetery

The land between the cemetery and Church was considered for public open space, but is outside the urban edge and is privately owned. This proposed space will link the cemetery and church and therefore create a contiguous public space.

Considerations	Assessment
Location	<ul style="list-style-type: none"><li>• Surveillance can be created</li><li>• Within social amenity cluster</li><li>• Linked with other public spaces</li><li>• Away from busy roads and transversing pathways</li></ul>
Access	<ul style="list-style-type: none"><li>• Within walking distance of properties above R317.</li></ul>
Size & Dimensions	<ul style="list-style-type: none"><li>• ±2ha including area around church</li></ul>
Use capacities & thresholds	<ul style="list-style-type: none"><li>• Sufficient capacity for play, recreation and sports spaces</li></ul>
Edges	<ul style="list-style-type: none"><li>• Line of trees to be planted on northern boundary</li><li>• Streets on western and southern boundary</li></ul>
Surface	<ul style="list-style-type: none"><li>• Natural</li></ul>

7.2 Heritage Guidelines

Heritage Indicators

Implementation of the recommendations made by the 2009 Heritage Survey (endorsed by Heritage Western Cape) should occur at three scales – the settlement level, the level of individual resources where appropriate, and at the landscape level. The guidelines follow below:

At settlement level

The expansive and contained settlement pattern and landscape character of Baardskeerdersbos should be retained and protected. The recommended conservation and special areas should be implemented.

- Any new development must be informed by an understanding of and response to the heritage values of the existing settlement
- New development must be sympathetic to the historically significant patterning and should not extend up the mountain slopes
- Demolition of heritage resources should be proscribed
- Encroachment of residential development into farmland should be minimised, and the urban edge respected
- The leiwater system significant to the historical settlement should be retained
- New architectural languages should be different from but sympathetic to the modest vernacular language already in use in the settlement
- Subdivision of agricultural land should be avoided, and the protection of productive agriculture should be encouraged

- Gated villages should not be allowed
- Inauthentic replication of the vernacular style should be prevented
- Ensure positive house-street relationships as embedded in the historical pattern
- Ensure that new buildings and additions to buildings respect the traditional siting, form and massing patterns evident in the settlement
- New buildings should reflect the scale and proportion of existing buildings in the conservation area
- New buildings should be orthogonal in form:
  - a) New buildings must be made up of narrow rectangles with cross-sections not in excess of six metres. If a larger house is planned it should be made up of several smaller elements linked together.
  - b) Lean-to additions should be used as scaling elements and should not exceed the width of the main dwelling.
- Landscape patterning should be sympathetic to the existing poplar avenues and the use of indigenous vegetation already evident in the settlement

At buildings level

An inventory of Heritage Resources should be drawn up by the local authority, based on the buildings detail in Appendix A. Once an inventory has been compiled and submitted and approved by the provincial heritage authority (HWC), that authority must consult the owners of the properties proposed to be listed on the provincial heritage register and gazette the listing (NHRA Section 30(7), (9).

Thereafter, and within six months of this gazetting, the local authority must provide for the protection and regulation of the listed buildings and sites through provisions in the zoning scheme<sup>18</sup>.

In the heritage area demolition should be proscribed, houses without roofs should be immediately covered, and a set of regulations for maintenance and renovations of older dwellings should be drawn up.

Ensure that the authenticity of the original building/s are retained.

General recommendations for grade 111A and 111B sites are as follows (Overtstrand Heritage Survey, 2009):

Grade IIIA Proposed Clause in Local Zoning Scheme

No Grade IIIA building or structure and/or listed on the Provincial Heritage Register shall be demolished, altered or extended nor shall any new building or structure be erected on the property occupied by such building or structure without the Municipality’s special consent;

The Municipality shall be cognisant of the provincial heritage resources authority/s requirements, and the Municipality shall not grant its special consent if such proposed demolition, alteration, extension or new building or structure will be detrimental to the character and /or significance of the building or structure.

Grade IIIB Proposed Clause in Local Zoning Scheme

No Grade IIIB building or structure and/or listed on the Provincial Heritage Register, other than an internal wall, surface or component, shall be demolished, altered or extended nor shall any new building or structure be erected on the property occupied by such building or structure without the Municipality’s special consent, the Municipality shall take account of the provincial heritage resources authority/s requirements, and the Municipality shall not grant its special consent if such proposed demolition, alteration, extension or new building or structure will be detrimental to the character and /or significance of the building or structure.

<sup>18</sup>Overtstrand Heritage Survey, 2009:26<sup>1</sup>





## 8. Implementation Plan

The following spatial proposals/projects are considered to have budgetary implications for the municipality and should be included in the Municipal Integrated Development Plan (IDP) to establish Baardskeerdersbos as significant rural node in the Overberg district area and Overstrand Municipality.

	Strategy & Activities	Budget	Year 1	Year 2	Year 3	Year 4	Year 5
1.	Enhance natural and green corridors	R145 000					
1.1	Provision of walkways and paths along the leivoor.	R60 000					
1.2	Upgrade of leivoor.	R60 000					
1.3	Sensitive areas should be protected from urban development. Adjust urban edge (limited expansion)	R25 000					
2.	Formalize and upgrade open spaces and community facilities	R195 000					
2.1	Acquire land in order to provide public open space.	R75 000					
2.2	Formalize and link existing open spaces and community facilities a) i.e. cemetery, community hall and church. b) Large tree reinstated as gathering place c) and business area	R120 000					
	Strategy & Activities	Budget	Year 1	Year 2	Year 3	Year 4	Year 5

3.	Enhance tourism	R115 000					
3.1	Encourage buildings to be built up to the street building line in order to create a positive street scene.						
3.2	Upgrade the business area.	See 2.2					
3.3	Promote business uses, mixed with residential uses along R317 and monitor implementation as per guideline for such development.	Precinct Plan, implemented by Town Planning					
3.4	Promote tourism activities that range from functions, entertainment and markets (Compile an annual calendar).	R 40 000					
3.5	Draft a tourism strategy	R75 000					
4	Conserve Settlement Character and Heritage Place Value	R175 000					
4.1	<ul style="list-style-type: none"> <li>Regulate the local protection and management of the heritage assets by means of two zoning scheme regulations mechanisms:</li> <li>Designate the village as a heritage overlay zone</li> </ul>	R145 000					
4.2	Protect and rejuvenate heritage buildings (demolition should be proscribed, houses without roofs should be immediately covered, and a set of regulations for maintenance and renovations of older dwellings should be drawn up).	See 4.1					
4.2	Designation of the R317 as a Scenic Drive <ul style="list-style-type: none"> <li>Address signage along the N2.</li> </ul>	R30 000					
4.3	Formalize gateways: Gansbaai and Elim entrances on R317 in Baardskeerdersbos to create a sense of arrival	In process					
4.4	Maintain spaciousness and rural atmosphere.	Precinct Plan					
4.5	Manage guidelines for agricultural activities and cottage industries	Include in responsibilities of a post					
	Strategy & Activities	Budget	Y1	Y2	Y3	Y4	Y5

5	Infrastructure	R3 000 000					
5.1	Roads	In process					
5.2	Water	Sufficient capacity, keep status quo					
5.3	Sewerage	New developments obligated to install conservancy tanks. Investigate alternatives.					
5.4	Solid Waste	Keep status quo					
5.5	Electricity	Keep status quo					
5.6	Storm water	Municipal Master Plan being drafted					

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