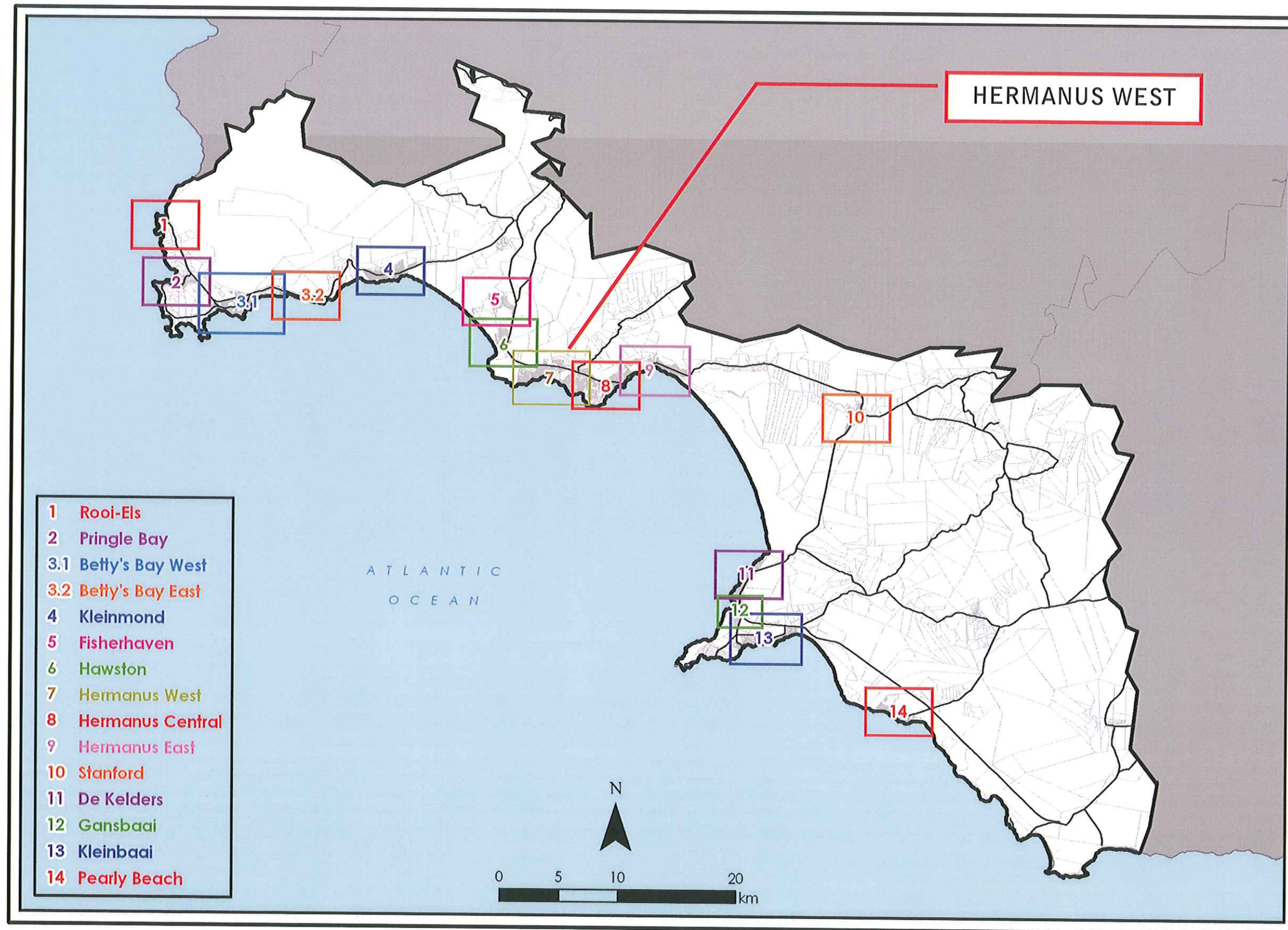


HERMANUS WEST



7.4.7 HERMANUS WEST

A: Contextual Overview

(i) Location and function (refer to Locality Plan: Sheet A)



Figure 46: Locality

Hermanus West consists of Vermont, Onrus and Sandbaai which are outlying suburbs of Hermanus town and are located approximately 8km from the Hermanus CBD. These suburbs are predominantly residential in nature.

(ii) Current Urban Structure and Form (refer to Current Urban Structure and Form Plan: Sheet A)

The form and structure of the urban settlements of Vermont, Onrus and Sandbaai are informed by the Onrus Mountains and the R43 Provincial Road on the northern side. The Atlantic Ocean coast line forms the area's southern edge with the Onrus River bisecting the area centrally as it drains towards the sea.

(iii) Population Composition: Age Distribution (Source: Statistics South Africa, 2001)

The Hermanus West area is well represented by residents within the age cohorts of 50 years and older.

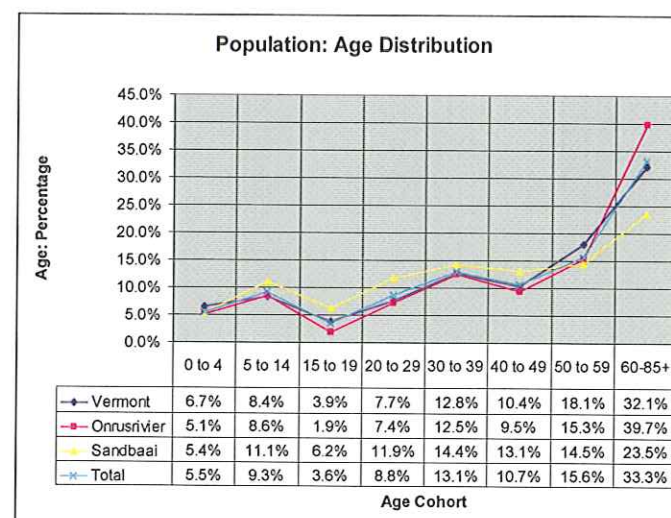


Figure 47: Age Analysis for Hermanus West

(iv) Historical Growth Pattern (refer to Historical Township Establishment Pattern Plan: Sheet A)

The Hermanus West area originated in the period 1900 to 1929 when almost 1800 erven was established in the Onrus and Sandbaai areas, followed by a further extension of the Sandbaai area consisting of 773 erven during the 1940 to 1969 period. Further township establishment (1707 erven) took place during the period 1970 to 1999 which consisted mainly of smaller dispersed development portions. Post 1999, approximately 700 residential erven were established, primarily along the R43 Provincial Road corridor.

(v) Landscape Setting

The landscape setting of Vermont, Onrus and Sandbaai is distinctive, comprising of a number of landscapes of particular environmental and heritage quality which have over time responded to specific environmental qualities related to the rocky and sandy shoreline, the coastal plateau and the Onrus Mountains to the north.

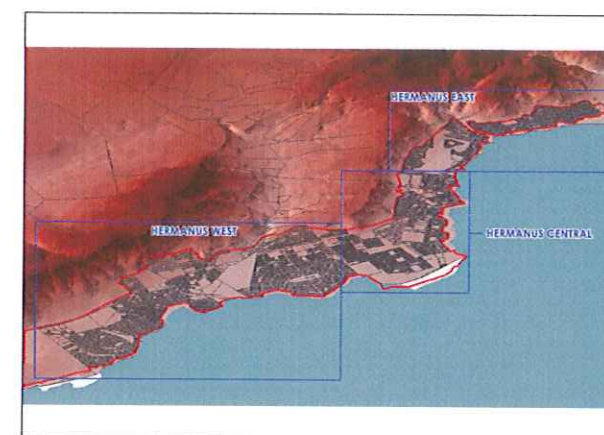


Figure 48: Landscape Setting

The natural elements which contain the different villages and contribute to their form and structure include the following:

- The tendency is for the built form to locate on the coastal plateau between the R43 and the coastline. Later development, mostly in the form of gated security villages have begun to creep up the mountain slopes.
- The series of heavily wooded ravine systems in Vermont and the Onrus Lagoon, which provide strong green north-south corridors to relieve the predominantly suburban pattern of the built form.
- The combination of rocky and sandy shoreline and the coastal trail contributes to a publicly accessible resource of high environmental and scenic quality.
- The generally fine-grained response of the built form to this coastal edge and the tendency for a number of public recreational facilities such as the Onrus caravan and camping site located along this edge.
- The inland vlei system, most notably the Vermont Salt Pan which forms part of the vlei system linked to Hawston.

(vi) Land Ownership (refer to Land Ownership Plan: Sheet A)

The majority of the town is within private ownership except for the approximately 50ha Habonim site and the lower lying municipal owned area directly north of the proposed extension of Molteno Road in Onrus. The properties owned by the Overstrand Municipality are predominantly existing public open spaces.

B: Local Area Character and Density Analysis

(i) Land use pattern (refer to Land Use Plan: Sheet B)

A salient characteristic of the Hermanus West area is the group housing developments that have taken place along the R43 Provincial Road where several retirement villages are now established. A concern in terms of the existing pattern in this area is the limited number of existing community facilities such as Schools, Worship and local business facilities / sites.

In the overall Hermanus West area less than 20% of the residential erven are vacant.

(ii) Zoning (refer to Zoning Plan: Sheet B)

In the Hermanus West area prominently located resort, open space and authority zoned land portions are evident which create potential opportunities for development in this area.

(iii) Community Facilities (refer to Community Facility Plan: Sheet C)

Based on the standards for the provision of community facilities as stated in Annexure B, the Hermanus West area is underprovided in terms of community facilities.

It should however be noted that the population composition in terms of the 20% residential vacancy factor and percentage of holiday home serves to offset the requirements of the provincial standards.

(iv) **Civil Services Capacity** (refer to Civil Services Provision Plan: Sheet C)

Although three distinctly different layout patterns are noticeable in the Hermanus West area, the existing local streets function within acceptable levels of service. No clear hierarchy of roads is represented within the Vermont residential area.

The level of service of the R43 from Sandbaai is at capacity and upgrading of this road toward the Hermanus CBD is required.

The bulk water supply to the Hermanus West area is regarded as sufficient. The potable water treatment works is now at capacity and requires a costly upgrade. Furthermore, in the older areas such as Onrus and Sandbaai, the water network is old and requires replacement. An additional reservoir will also soon be required to service this area as further development takes place.

Large areas within the Hermanus West area operate on a small bore sanitation system which restricts new development in this area. Presently operational and capacity problems are experienced at the waste water treatment works serving this area. An upgrade is required to increase its capacity.

In terms of electricity the existing supply and demand meets the consumption and sufficient capacity is presently available to serve the existing need of the Hermanus West area. The demand trend is however increasing and will have to be carefully monitored.

Sufficient solid waste capacity exists to service the town.

C: Synthesis: Status Quo Density and Character Assessment (refer to Density and Character Plan: Sheet D, Contextual Overview Plan: Sheet E, and the Opportunities and Constraints Plan: Sheet F)

Densification constraints are related to the need to respect the sensitive interfaces with the mountainside, the R43 scenic route and the coastline. A proposed heritage overlay zone has also been identified in the Onrus Point and lagoon area which limits densification opportunities. The limited capacity of the existing service infrastructure, particularly sewerage, is an additional constraint to further development.

Opportunities for densification occur at points of intersection such as at the main entrance points from the R43 into Vermont and Onrus along main movement routes such as the old main road through Onrus.

Further residential densification and mixed use opportunities exist along sections of the Old Main Road through Onrus.

Several special heritage areas are found in the Hermanus West area which inter alia includes a heritage overlay zone in Onrus, mountain interfaces and visually sensitive areas.

Large areas of municipal vacant land is available for development purposes within the existing residential areas. Although the opportunity also exists for substantial densification interventions within this area, a large capital investment will be required to upgrade the bulk and civil infrastructure prior to such development being permitted.

D: Proposed Densification Interventions

The following interventions are identified (refer to the Contextual Overview Plan). They respond to areas of natural environmental sensitivity, the need to protect a natural environment adjacent to the scenic route and existing land use patterns in the form of economic opportunities at local level.

(i) **Densification Strategy**

The following general densification strategy principles are proposed for Hermanus West:

- To provide a structural framework to guide growth away from sensitive environmental interfaces such as the mountainside and coastline and towards existing and potential development nodes and activity spines.
- To provide a greater range of residential accommodation, including inclusionary housing.
- To provide increased thresholds to increase choice and diversity in land use activities and more mixed use environments in appropriate locations to contrast with the predominantly suburban quality of the built form.

(ii) **Proposed intervention** (refer to Strategic Growth Management Interventions Plan: Sheet G)

Areas and guidelines of specific mention within the Hermanus West area are the following:

- Medium density, mixed use development at major points of entry such as Lynx Avenue and Vermont Road in Vermont, Van Blommenstein Road in Onrus and Sandbaai Road in Sandbaai.
- A medium density mixed use activity spine along the old Main Road in Onrus.
- A gradation of medium density housing on vacant land between the R43 and the 100m contour line and on the existing Sandbaai commonage on the southern bank of the Onrus River.
- Incremental densification within the residential fabric where appropriate.

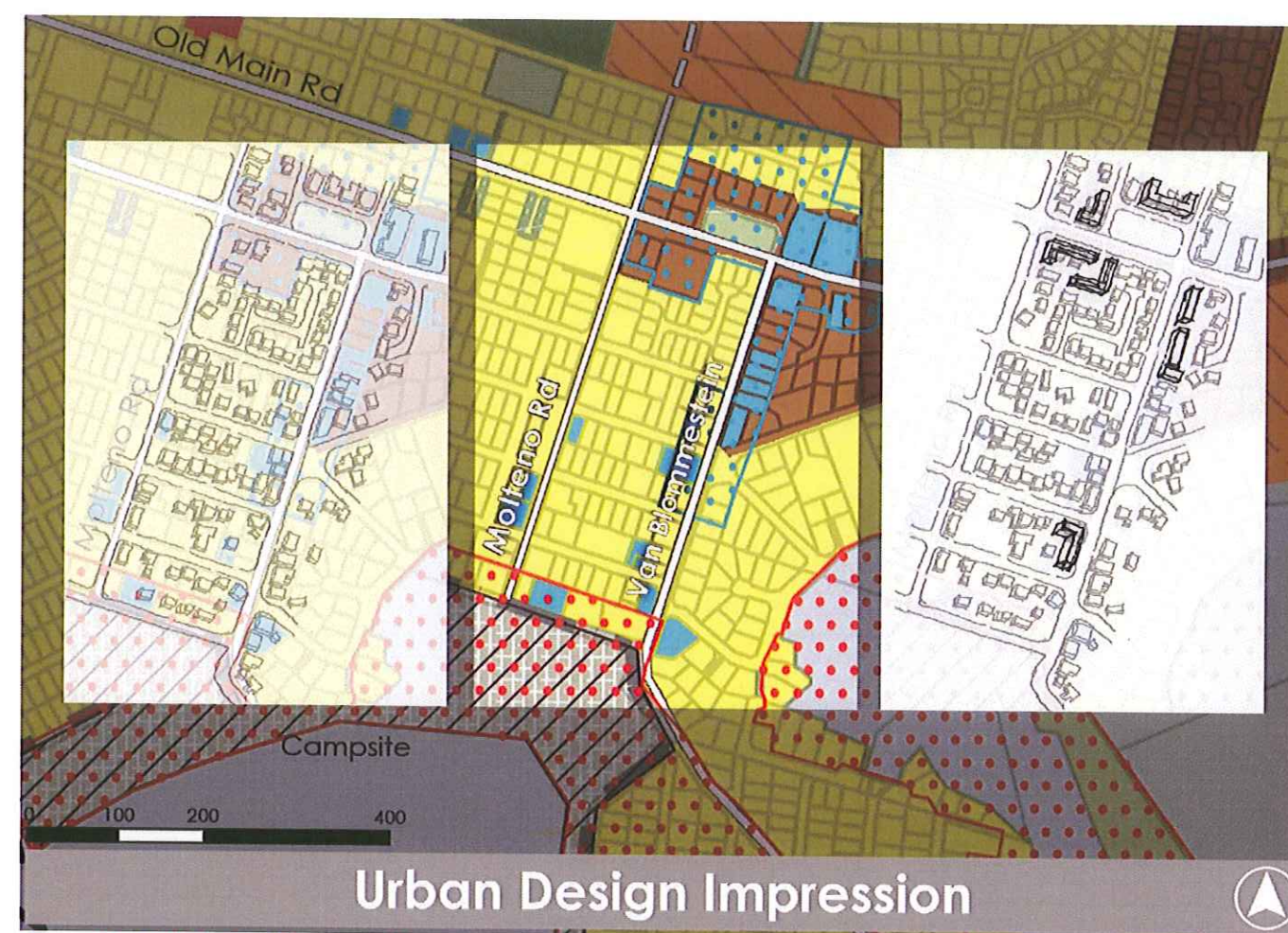


Figure 49: Old Main Road Commercial Node

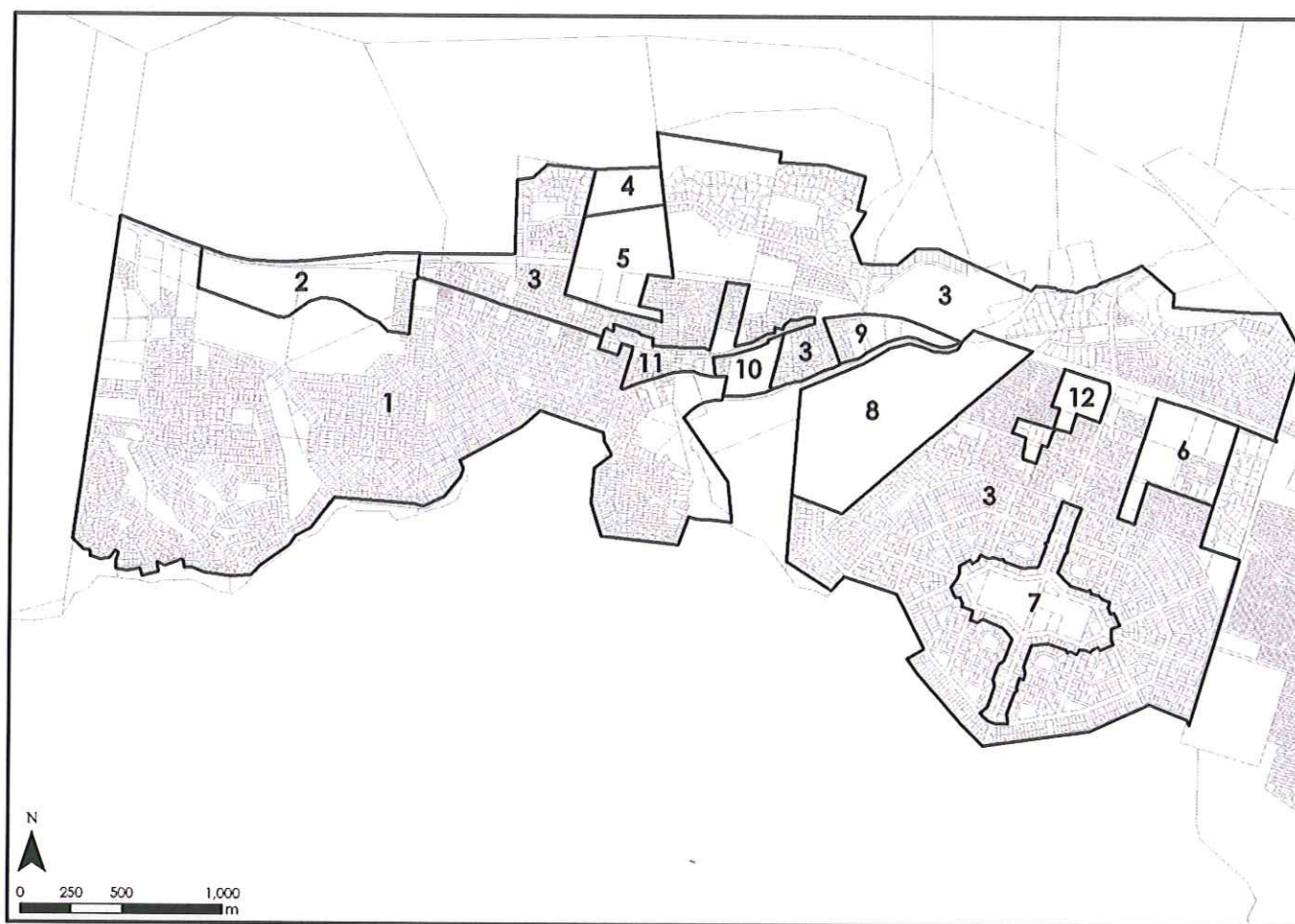


Figure 50: Hermanus West Planning Units

(iii) Urban Design Guidelines

The commercial node on Old Main Road in Onrus has been identified as an area where specific Urban Design Guidelines are required. Figure 49 reflects an urban design impression of this area.

(iv) Densification proposals per identified Planning Unit (refer to Proposal Plan: Sheet H)

An overall increase in the average gross residential density from 7.1 dwelling units per hectare to 10.3 dwelling units per hectare is proposed for the Hermanus West area, which represents an increase of ± 3000 additional residential dwelling units.

The area, especially west of the Onrus River does not comply with the requirements for the provision of community facilities standards as set out in *Annexure B*. Specific actions will be required to ensure that provision is made for the required facilities as the age composition of the area may change over time.

The potable water treatments work plant, the water network, and the sewerage network and treatment plant will have to be provided prior to any further significant development taking place within this area. Further local investigations will also be required in terms of the other services in order to determine the feasibility of accommodating future proposed densification and development.

• Planning Unit 1

Planning Unit 1 predominantly consists of the existing developed Vermont and Onrus residential suburbs.

The area along the coast is subject to a coastal management zone which will require special development criteria. The Onrus Punt area including the Onrus camp site forms part of a heritage area where specific heritage development criteria will apply.

■ Residential Densification

Given the nature and current character of the area as well as the heritage area, no densification for this Planning Unit is proposed.

■ Community Facilities

Although no densification is proposed for this area, it is however proposed to make provision for the following community facilities:

- 4 Pre-Primary Schools, and
- 8 Worship facilities.

■ Civil Services

Although no densification is proposed for this area, an investigation will however be required to determine if the existing civil services facilities will have the capacity to service the proposed additional community facilities.

• Planning Unit 2

Planning Unit 2 forms the western gateway/entrance area for Hermanus being located east of Linx Road junction with the R43 Provincial Road, a collector road giving access to the bigger Vermont suburb. This Planning Unit is partly subjected to a mountain management zone as well as being a visually sensitive area at the entrance of the town.

■ Residential Densification

Densification proposed for this Planning Unit is predominantly through site consolidation. The housing unit typologies (D2 and D3) proposed in this Planning Unit are free-standing duplex and duplex-row housing over an area of 50%. This will contribute to potentially 473 additional dwelling units at a resulting density of 26.8 dwelling units per hectare.

■ Community Facilities

Apart from existing public/private open space, no other community facilities are represented within this Planning Unit. Therefore, provision for the following additional community facilities should be made:

- 1 Pre-Primary School,
- 1 Primary School,
- 2 Worship facilities and
- 4ha Public / Private Open Space.

■ Civil Services

In order to facilitate any densification in this Planning Unit, the following civil services will be required:

- The provision of a water network system,
- The upgrade of the potable water treatment works,
- The upgrade of the waste water treatment works (sewerage),
- A local investigation in order to determine if the existing local electrical network can be extended to this Planning Unit,
- An investigation to determine if the storm water runoff can satisfactorily be dealt with following the proposed densification,
- An upgrade of the local collector road system.

• Planning Unit 3

Planning Unit 3 predominantly consists of the developed Sandbaai and Hemel-en-Aarde residential areas.

■ Residential Densification

No densification is proposed for this Planning Unit.

■ Community Facilities

Although no densification is proposed for this Planning Unit, the area lacks community facilities and subsequently the following additional community facilities are proposed for this Planning Unit:

- 4 Pre-Primary Schools, and
- 9 Worship facilities, and

■ Civil Services

In order to facilitate the proposed additional community facilities in this Planning Unit, the following civil services will be required and / or need to be investigated in terms of their capacity:

- The provision of a water network system,
- The upgrade of the potable water treatment works,
- The provision of a sewerage network system,
- The upgrade of the waste water treatment works (sewerage),
- An investigation to determine if the storm water runoff can satisfactorily be dealt with following the proposed densification
- A local investigation in order to determine if the existing local electrical network can be extended to this Planning Unit.

● Planning Unit 4

Planning Unit 4 consists of 7.5ha vacant Authority Zoned land located on the northern side of the R43 Provincial Road and is subject to a mountain management zone.

■ Residential Densification

Densification for this Planning Unit is predominantly proposed by means of block development. The housing unit typologies (B1) proposed in this Planning Unit are free-standing simplex, over an area of 50% of the Planning Unit. This proposal will potentially contribute to approximately 64 additional dwelling units at a resulting density of 8.5 dwelling units per hectare.

■ Community Facilities

No community facilities are proposed for this Planning Unit.

■ Civil Services

In order to facilitate any densification in this Planning Unit, the following civil services will be required:

- The provision of a water network system,
- The upgrade of the potable water treatment works,
- The provision of a water network system,

- The upgrade of the waste water treatment works (sewerage),
- An investigation to determine if the storm water runoff can satisfactorily be dealt with following the proposed densification,
- A local investigation in order to determine if the existing local electrical network can be extended to this Planning Unit,
- The provision of a local collector road system, and
- The upgrade of the collector road system.

● Planning Unit 5

Planning Unit 5 is currently characterised by a underdeveloped area abutting the R43 Provincial Road.

■ Residential Densification

Block development is proposed for this Planning Unit and the housing unit typologies (E1, E2 and E3) proposed are free-standing simplex, duplex and duplex-row housing over an area of 60% of this Planning Unit. This will potentially contribute to approximately 300 additional dwelling units at a resulting density of 14.3 dwelling units per hectare.

■ Community Facilities

Provision for the following additional community facilities should be made:

- 1 Primary School,
- 1 Secondary School,
- 1 Worship facilities, and
- 1.6ha Public / Private Open Space.

■ Civil Services

In order to facilitate any densification in this Planning Unit, the following civil services will be required:

- The provision of a water network system,
- The upgrade of the potable water treatment works,
- The upgrade of the waste water treatment works (sewerage),
- A local investigation in order to determine if the existing local electrical network can be extended to this Planning Unit,

- An investigation to determine if the storm water runoff can satisfactorily be dealt with following the proposed densification,
- An upgrade of the local collector road system.

● Planning Unit 6

Planning Unit 6 is located to the west of and abutting the Zwelihle residential high density area and south of the R43 Provincial Road. A portion of this Planning Unit is proposed for local economic development, which provides the opportunity for mixed use development as well.

■ Residential Densification

Development proposed for this Planning Unit consists of site consolidation in two and three storey walk up housing types (housing typology D6). This proposal can potentially contribute to approximately 686 additional dwelling units at a resulting density of more than 35 dwelling units per hectare.

■ Community Facilities

Given the good accessibility to this area and the shortage of community facilities in the surrounding residential areas, the following community facilities are proposed to be accommodated in this Planning Unit:

- 1 Clinic,
- 2 Pre-Primary Schools,
- 1 Primary School,
- 1 Secondary School,
- 3 Worship facilities,
- 1 Taxi rank / bus stop, and
- 0.3ha Public / Private Open Space.

■ Civil Services

In order to facilitate the proposed densification in this Planning Unit, the following civil services will be required and / or need to be investigated in terms of their capacity:

- The provision of a water network system,
- The upgrade of the potable water treatment works,
- The provision of a sewerage network system,
- The upgrade of the waste water treatment works (sewerage),

- An investigation to determine if the storm water runoff can satisfactorily be dealt with following the proposed densification,
- A local investigation in order to determine if the existing local electrical network can be extended to this Planning Unit,
- The investigation of a local collector road system.

● Planning Unit 7

Planning Unit 7 is located in the hart of Sandbaai along the collector road, Hoof Street, giving access to Sandbaai. The proposal for this Planning Unit follows the existing development trend for this area.

■ Residential Densification

A wide variety of development forms are proposed for this Planning Unit ranging from incremental development, site development and site consolidation (housing typologies B2, B3, C2, C3 and D6) for approximately 30% of the area of the Planning Unit. Potentially this proposal can contribute to approximately 279 additional dwelling units at a density of almost 16.5 dwelling units per hectare.

■ Community Facilities

The following additional community facilities are proposed for this Planning Unit:

- 1 Library

■ Civil Services

In order to facilitate the proposed densification in this Planning Unit, the following civil services will be required and/or need to be investigated for capacity:

- The provision of a water network system,
- The upgrade of the potable water treatment works,
- The provision of a sewerage network system,
- The upgrade of the waste water treatment works (sewerage),
- An investigation to determine if the storm water runoff can satisfactorily be dealt with following the proposed densification,
- A local investigation in order to determine if the existing local electrical network can be extended to this Planning Unit,

- The investigation of a local collector road system.

● Planning Unit 8

Planning Unit 8 is known as the Habonim Camp Site area and is located south of the Old Main Road and the eastern river bank of the Onrus River. This area is presently subject to a residential township application consisting of approximately 800 dwelling units.

■ Residential Densification

A wide variety of development forms are proposed for this Planning Unit ranging from incremental development, site development and site consolidation (housing typologies B2, B3, C2, C3 and D6) for approximately 60% of the Planning Unit area. This proposal is aligned with the township application submitted for this area.

■ Community Facilities

The following community facilities are proposed for this Planning Unit:

- 1 Clinic,
- 2 Pre-Primary Schools,
- 1 Primary School,
- 1 Secondary School,
- 1 Library,
- 3 Worship facilities and
- 4.8ha Public/Private Open Space.

■ Civil Services

In order to facilitate the proposed densification in this Planning Unit, the following civil services will be required:

- The provision of a water network system,
- The upgrade of the potable water treatment works,
- The provision of a sewerage network system,
- The upgrade of the waste water treatment works (sewerage),
- An investigation to determine if the storm water runoff can satisfactorily be dealt with following the proposed densification,
- A local investigation in order to determine if the existing local electrical network can be extended to this Planning Unit,

- An investigation to determine whether the collector road system needs to be upgraded as a result of this proposal,
- The provision of a local collector road system.

● Planning Unit 9

Planning Unit 9 is located south of the Old Main Road and R43 Provincial Road intersection and is currently characterised by a relatively small underdeveloped area.

■ Residential Densification

Block development is also proposed for this Planning Unit for the establishment of free-standing simplex type housing units (housing typology E1). This can potentially contribute approximately 84 additional dwelling units at a resulting density of almost 13 dwelling units per hectare.

■ Community Facilities

The following community facilities are proposed for this Planning Unit:

- 1 Worship facility, and
- 0.6ha Public/Private Open Space.

■ Civil Services

In order to facilitate the proposed densification in this Planning Unit, the following civil services will be required:

- The provision of a water network system,
- The upgrade of the potable water treatment works,
- An investigation of the existing sewerage network system to determine if it can accommodate the increased densities,
- The upgrade of the waste water treatment works (sewerage),
- An investigation to determine if the storm water runoff can satisfactorily be dealt with following the proposed densification,
- A local investigation in order to determine if the existing local electrical network can be extended to this Planning Unit,
- The provision of a local collector road system.

● Planning Unit 10

Planning Unit 10 is located abutting the Old Main Road and is also currently characterised by a relatively small underdeveloped area.

■ Residential Densification

Block development is also proposed for this Planning Unit for the establishment of free-standing simplex type housing units (housing typology E1). This can potentially contribute approximately 64 additional dwelling units at a density of almost 12 dwelling units per hectare.

■ Community Facilities

The following community facilities are proposed for this Planning Unit:

- 1 Worship facility, and
- 0.4ha Public/Private Open Space.
- Civil Services

As per Planning Unit 9

● Planning Unit 11

Planning Unit 11 primarily consists of the Old Main Road retail node at the intersection of Old Main Road and Von Blommenstein Road.

■ Residential Densification

Densification for this Planning Unit is predominantly proposed by virtue of site development. Free-standing duplex and duplex-row housing (housing typologies C3 and C4) over an area of 40% is proposed for this Planning Unit. Potentially 286 additional dwelling units at a density of 30.3 dwelling units per hectare can materialise from this proposal.

■ Community Facilities

Given the developing function of this activity spine, but taking into account the limited availability of space, the provision of the following community facilities are proposed for this Planning Unit:

- 1 Pre-Primary school,

- 1 Library, and
- 1 Bus stop / taxi rank.

■ Civil Services

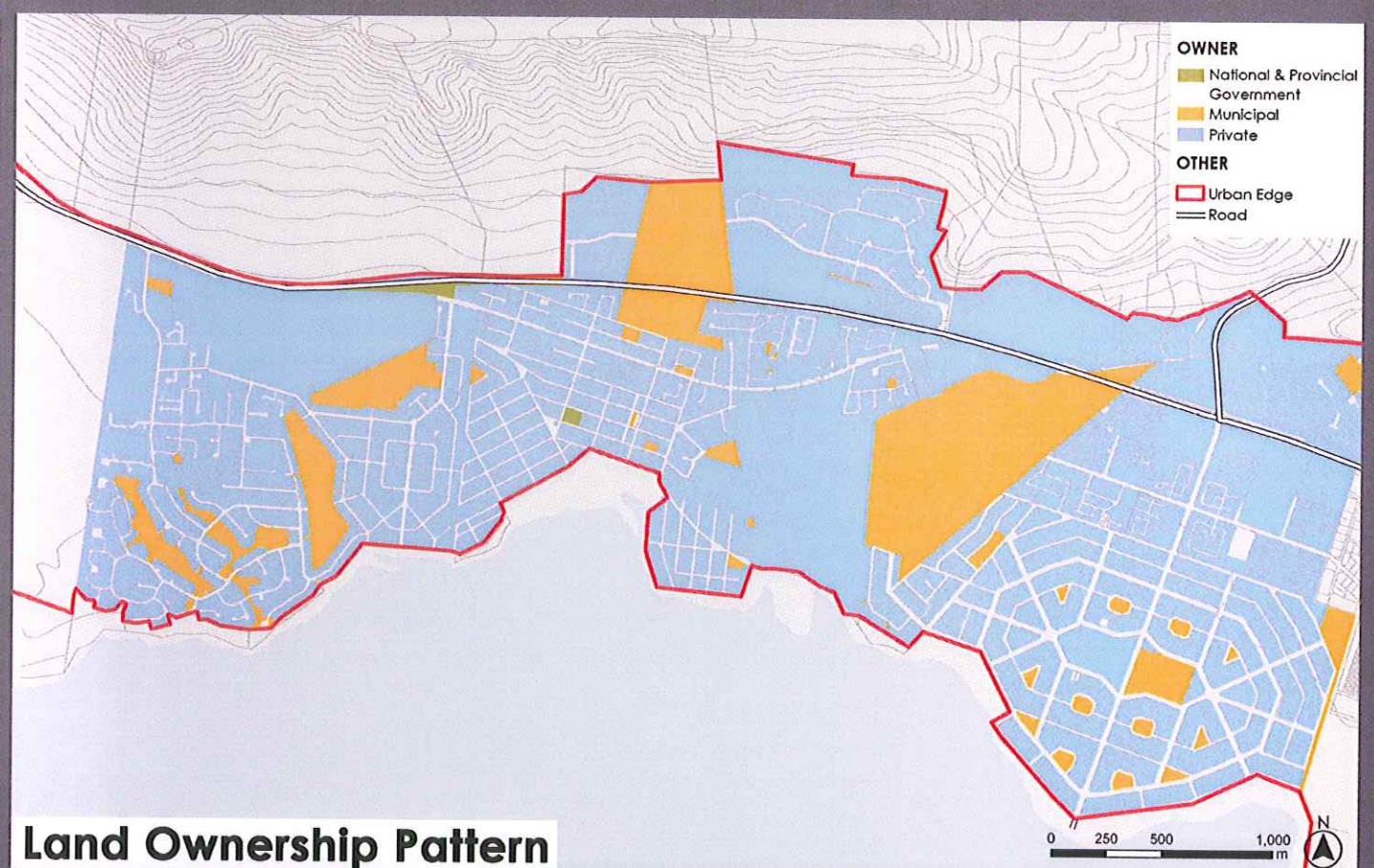
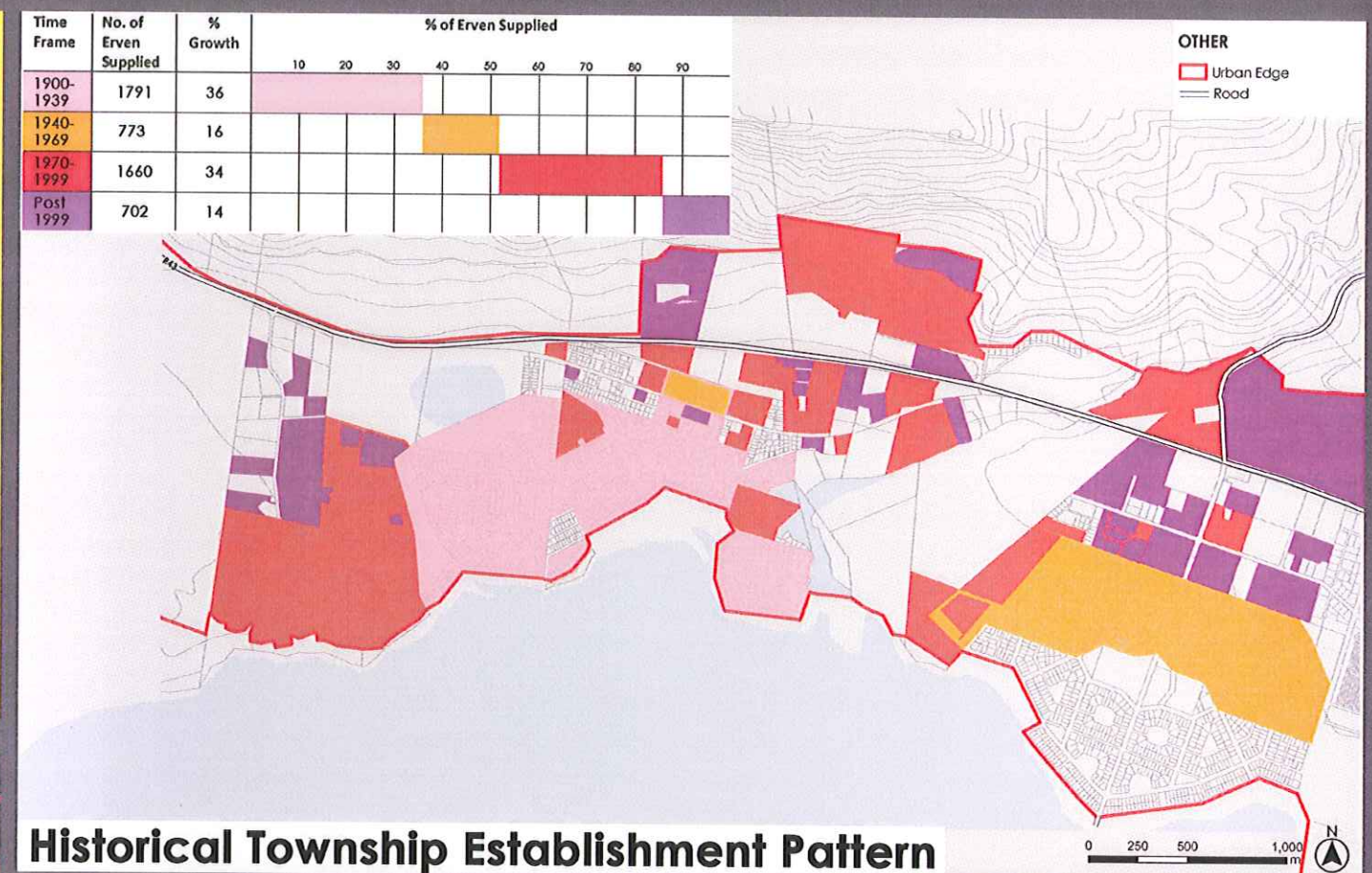
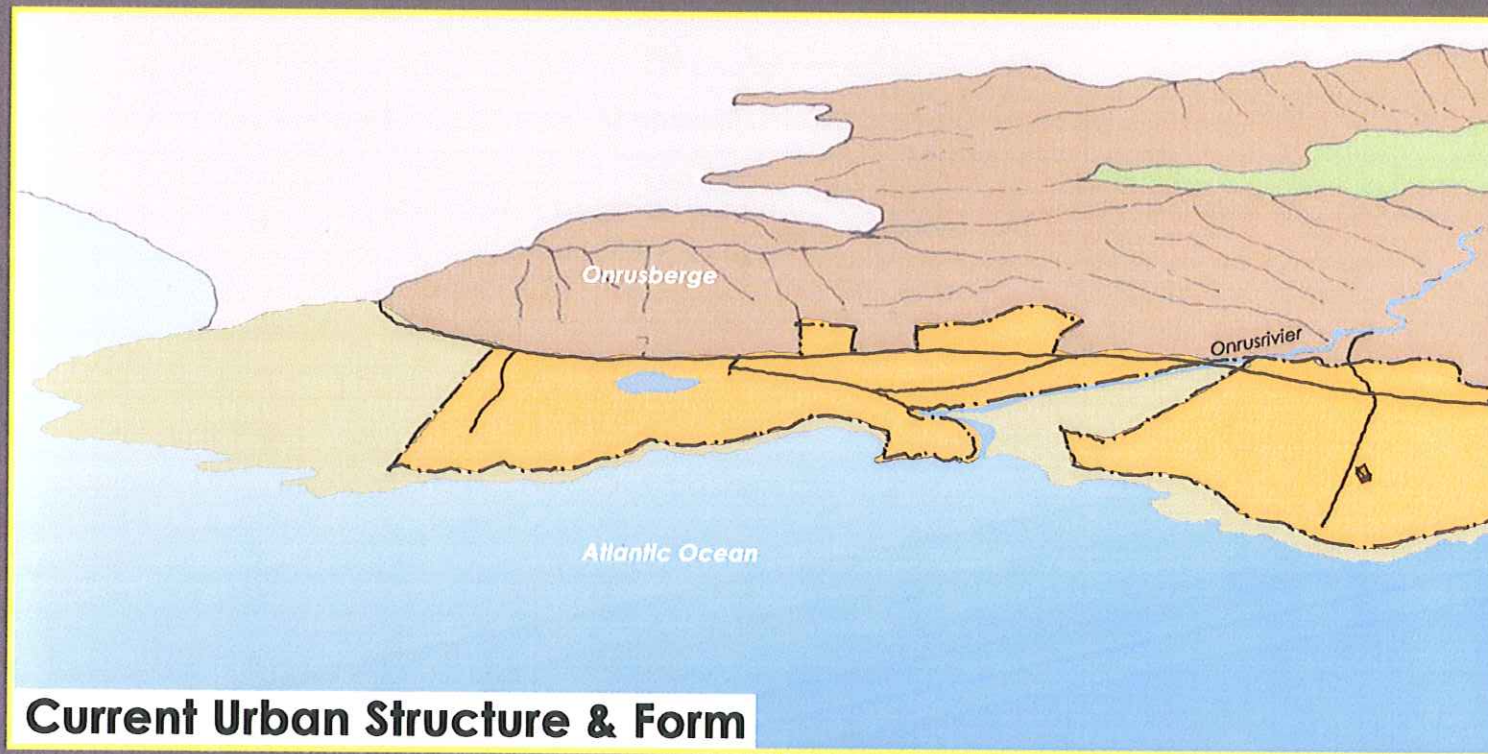
In order to facilitate any densification in this Planning Unit, the following civil services will be required:

- An investigation of the capacity of the water network system,
- The upgrade of the potable water treatment works,
- The upgrade of the waste water treatment works (sewerage),
- A local investigation in order to determine if the existing local electrical network can be extended to this Planning Unit,
- An investigation to determine if the storm water runoff can satisfactorily be dealt with following the increased densities,
- An upgrade of the local collector road system.

● Conclusion

Hermanus West is characterised by a relative well built-up area with a wide variety of land uses, restrictive areas like coastal, mountain and heritage zones. Furthermore the area is known for its older generation residents in the area resulting in the lack of community facilities for the younger generation.

However, following the proposals for the Hermanus West area, sufficient land exist to not only increase the density of the Hermanus West area substantially with approximately 3000 dwelling units, but also provide for the shortage of the required community facilities which will ensure a well balanced and harmonious suburban area as part of the greater Hermanus municipal area.



GROWTH
MANAGEMENT
STRATEGY

HERMANUS (WEST) A. GROWTH & OWNERSHIP PATTERNS (MAY 2010)



NICOLAS
BAUMANN
URBAN
CONSERVATION
& PLANNING



GROWTH
MANAGEMENT
STRATEGY

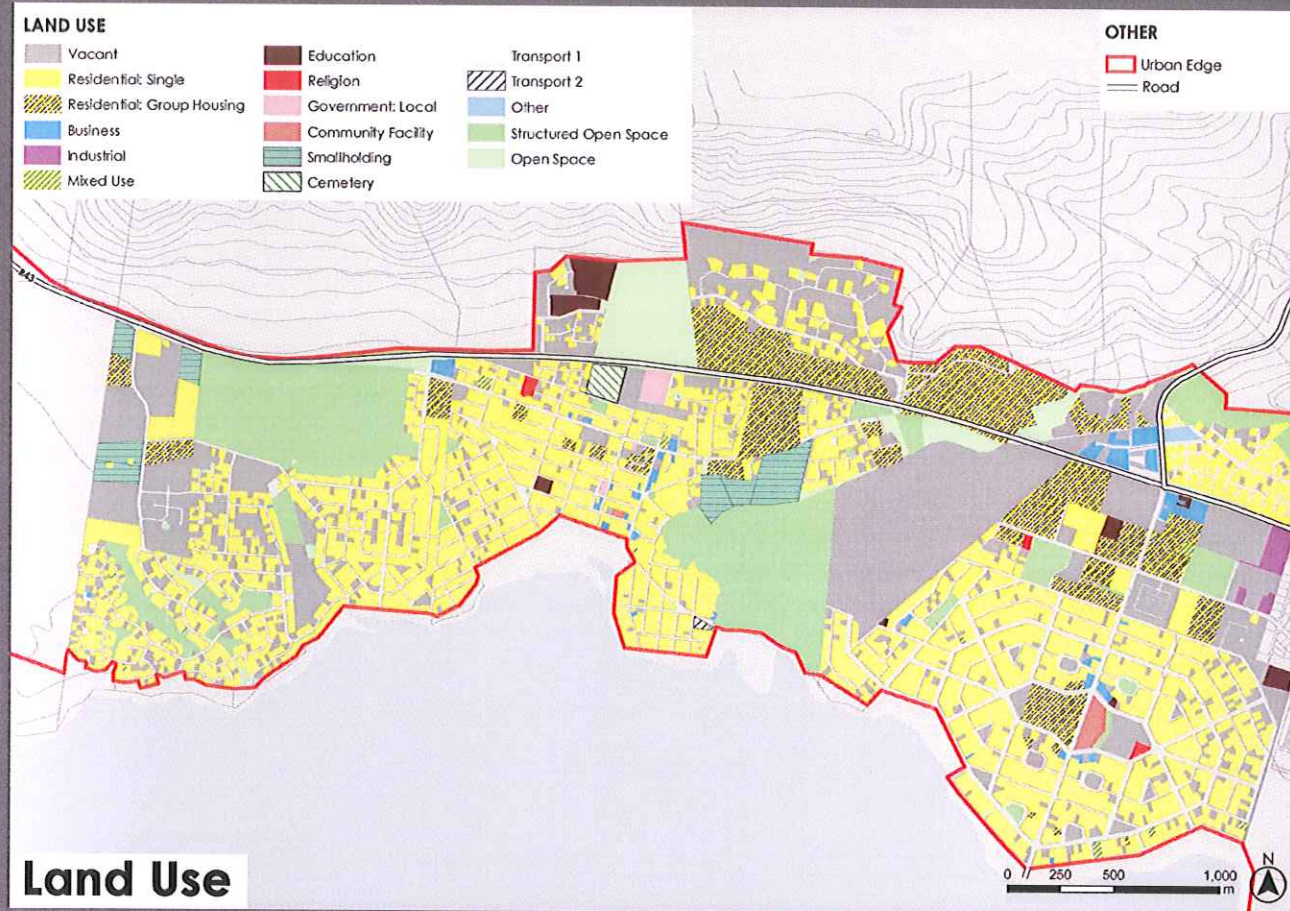
HERMANUS (WEST)

AI. AERIAL VIEW OF PLANNING AREA

(MAY 2010)



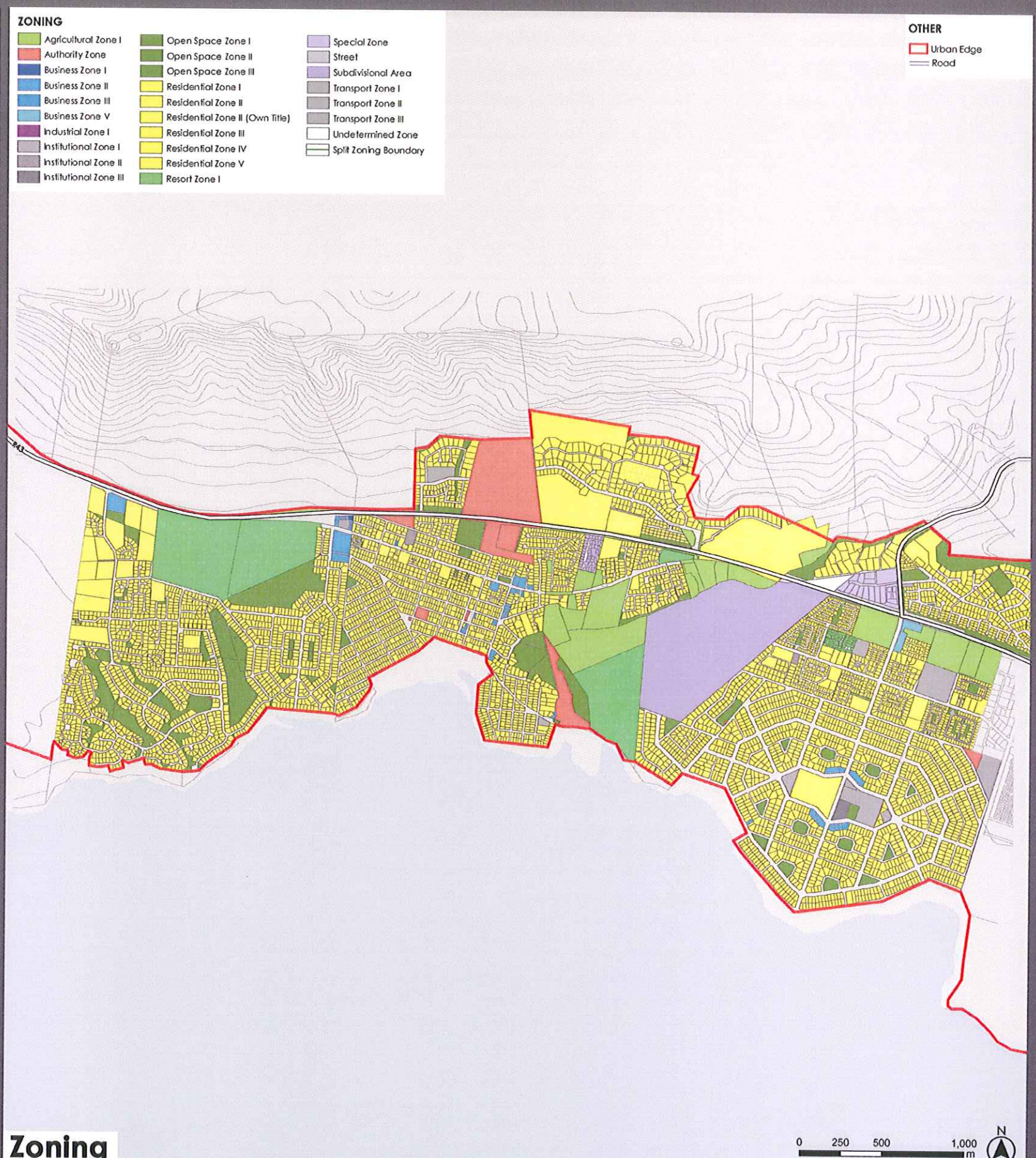
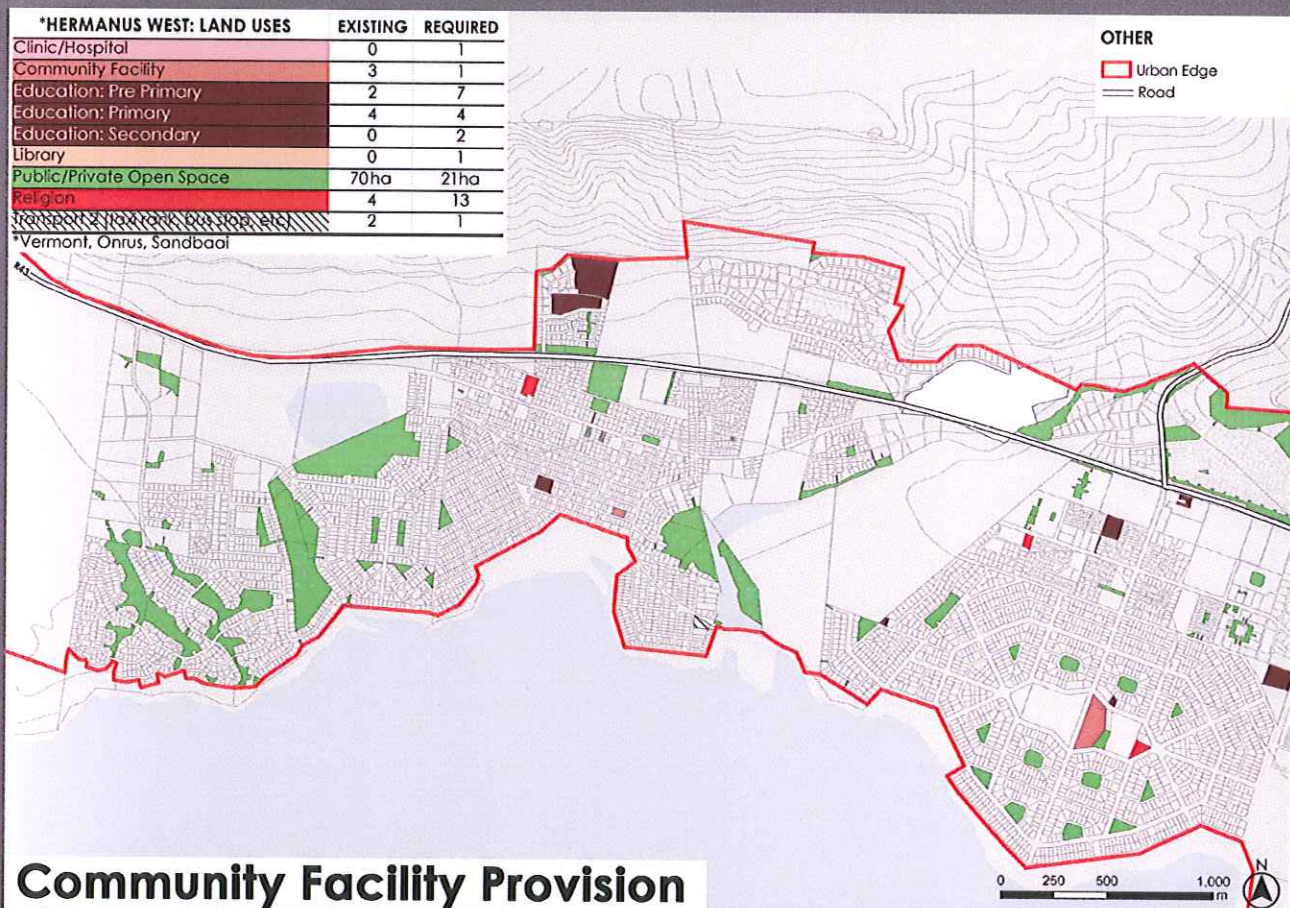
NICOLAS
BAUMANN
URBAN
CONSERVATION
& PLANNING



***HERMANUS WEST: LAND USES**

	EXISTING	REQUIRED
Clinic/Hospital	0	1
Community Facility	3	1
Education: Pre Primary	2	7
Education: Primary	4	4
Education: Secondary	0	2
Library	0	1
Public/Private Open Space	70ha	21ha
Religion	4	13
Transport: Non-rail bus stop, etc	2	1

*Vermont, Onrus, Sandbaai



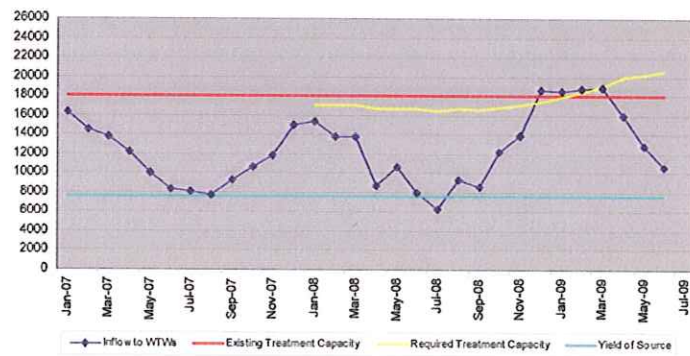
GROWTH
MANAGEMENT
STRATEGY

HERMANUS (WEST) **B. CURRENT LAND USE, ZONING & COMMUNITY FACILITIES** (MAY 2010)

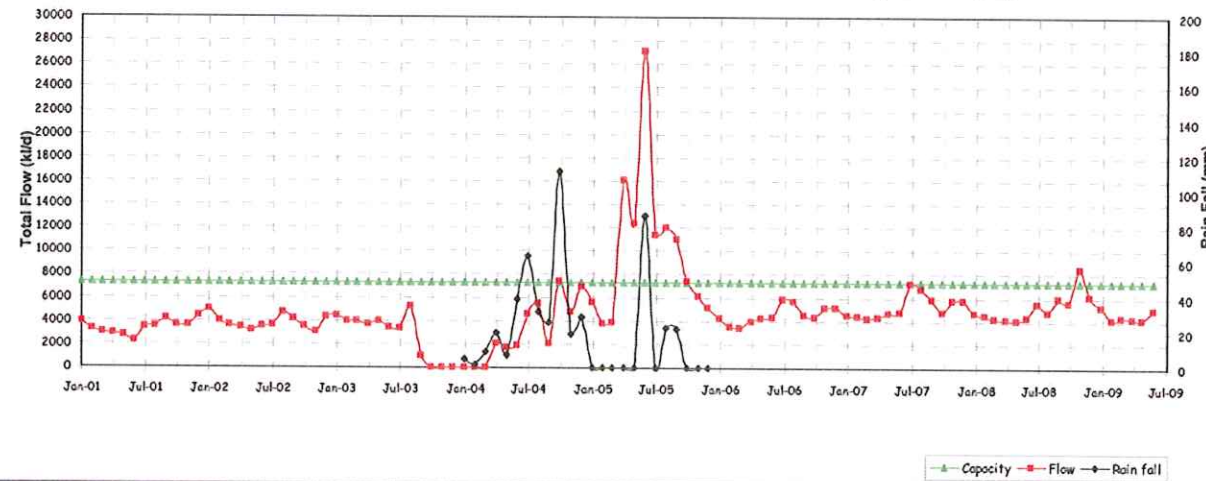


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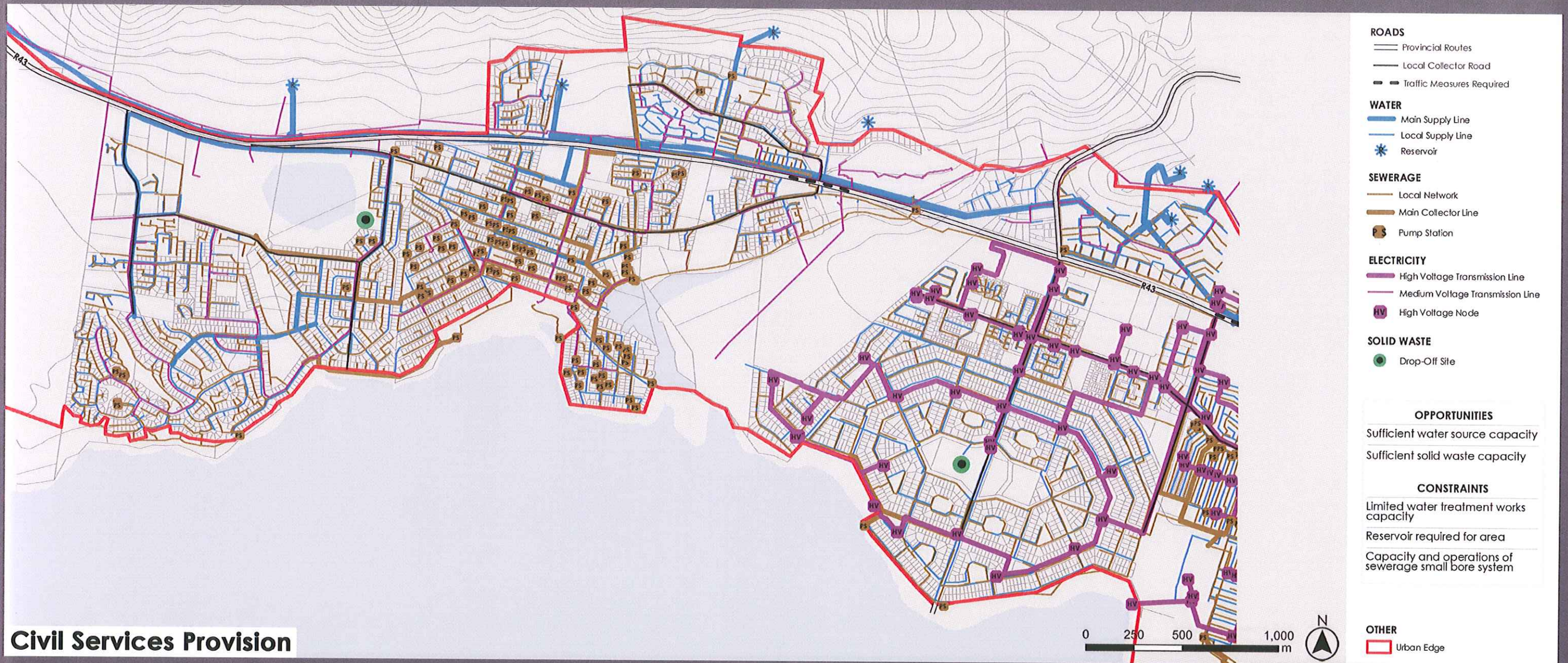
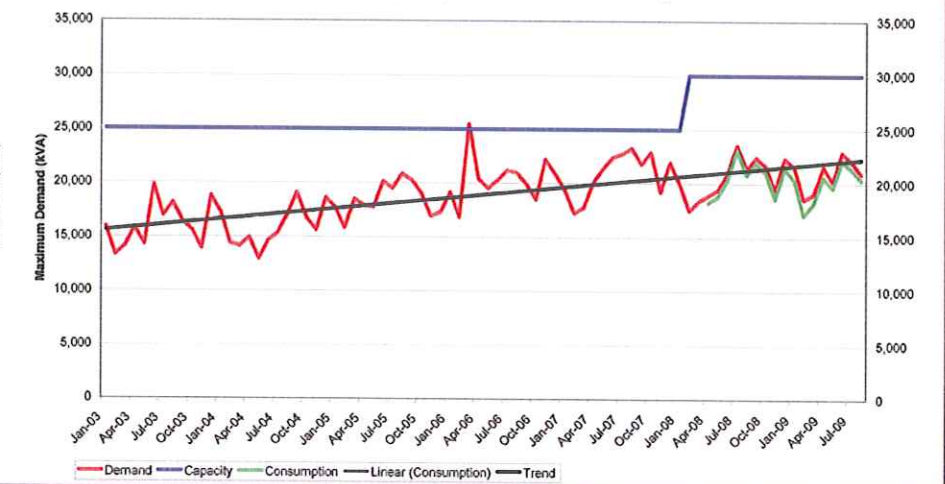
Preekstoel WTWs (KI/d) - Potable Water Treatment Works



Hermanus WWTWs - Waste Water Treatment Works (Sewerage)



Overstrand Municipality Hermanus Electricity Demand



Civil Services Provision



GROWTH
MANAGEMENT
STRATEGY

HERMANUS (WEST)

C. SERVICES PROVISION (MAY 2010)



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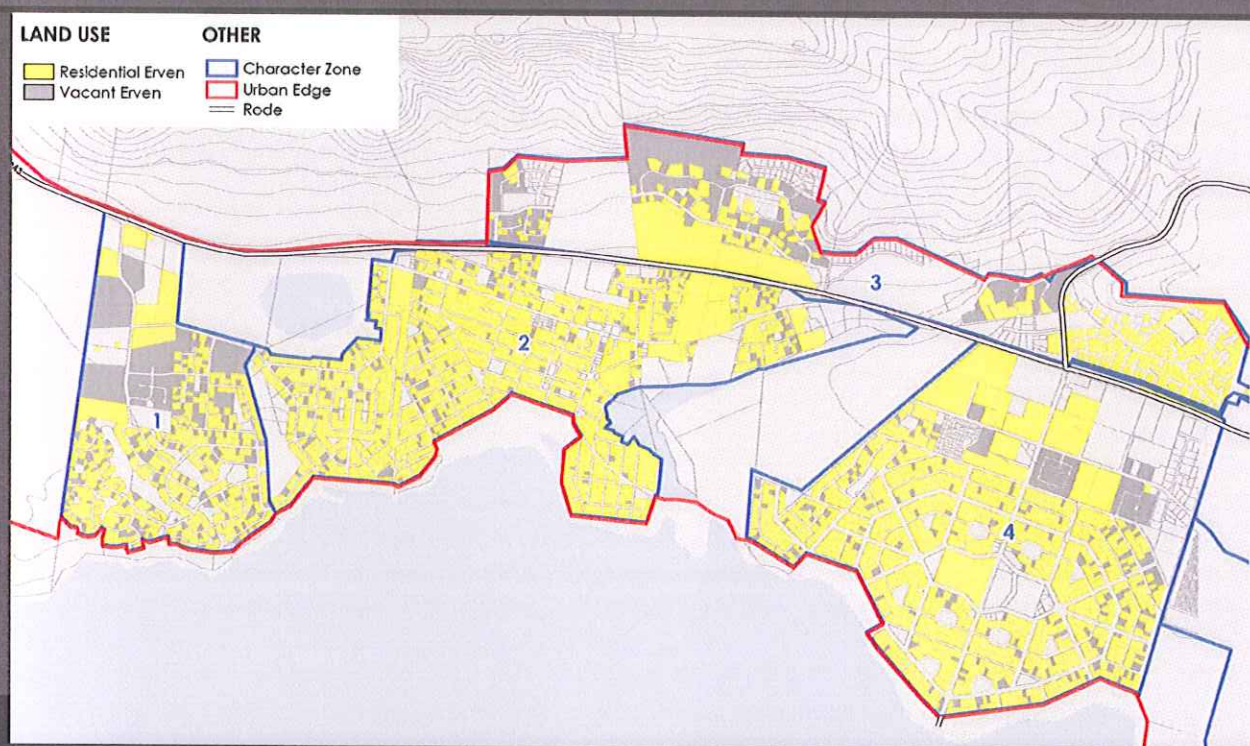


AREA 1 (Vermont architectural controls)

VERMONT: The undulating terrain and milkwood ravines contribute to the area character of the place and mitigates its suburban quality. At the entrance to Vermont from the R45, the smallholdings are being converted to a series of gated villages, each with its own design theme, which contributes little to overall area character. Intensification could be considered at point of natural opportunity.

SANDBAAL: The formal planning layout with a central shaft and a series of concentric routes bisected by radials from the central area does little to mitigate against the suburban sprawl quality of the place. The terrain is flat and there are few place making features. The gated villages at the entrance to the village contribute to a sense of disconnectedness from the broader spatial structure. Intensification could be considered at points of natural opportunity and at intersections to increase legibility and variety and to increase thresholds for a greater range of retail and social facilities and holiday housing opportunities.

Density & Area Character



VACANT ERVEN													RESIDENTIAL ERVEN										GROSS DENSITY	NET DENSITY	PROPERTY VALUE
CHARACTER ZONE	TOTAL NO. OF ERVEN	AREA (HA)	VACANT				DEVELOPED				VACANT														
			NO.	AREA (HA)	NO. (%)	AREA (%)	TOTAL NO.	AREA (HA)	NO.	RES. UNITS	AREA (HA)	NO. (%)	AREA (%)	NO.	AREA (HA)	NO. (%)	AREA (%)								
1	843	110.1	258	42.5	31.8	38.6	609	62.5	551	613	47.7	68.1	57.8	258	34.8	31.9	42.2	7.9	10.4	Medium-High					
2	2092	192.1	253	29.0	12.2	15.1	1849	143.0	1741	2014	130.1	68.4	89.7	228	14.9	11.4	10.3	11.7	15.5	Medium-High					
3	707	141.7	263	45.3	37.2	32.0	587	105.3	418	649	72.7	71.2	49.0	169	32.4	26.8	31.0	8.0	10.7	High					
4	1683	223.1	302	46.8	17.5	21.0	1565	144.5	1307	1954	140.5	83.5	85.4	255	24.0	14.5	14.6	9.9	13.4	Medium					
TOTAL	5305	447.0	1084	163.6	20.8	24.8	4930	497.3	4017	5542	391.0	81.8	78.6	913	106.3	18.5	21.4	9.7	13.0						

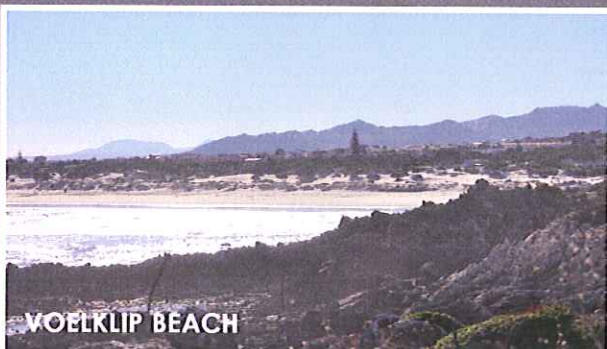
AREA BETWEEN THE SCENIC ROUTE AND THE MOUNTAIN INTERFACE:

There are a number of gated villages in this precinct with a variety of densities, and architectural and landscaping treatments. Single storey developments with low house plot ratios and extensive indigenous landscaping, evident at Kidmore, are regarded as a more appropriate built form response to the natural environment than the higher density developments. Any intensification of building form along the sensitive mountain interface should not be considered.



AREA 2 (Onrus streetscape)

ONRUS: The older section clustered around the lagoon and on the Point area reveals a consistent grain and massing, and edge treatment characterized by the lack of boundary walls and the extensive milkwood trees. This consistent urban form, together with the existence of a number of heritage sites, contributes to an area character worthy of heritage protection.



Place Making Qualities



The Hermanus landscape is distinctive, comprising a number of landscape units of particular environmental and heritage quality, which have evolved over time in response to specific environmental attributes related to the rocky and sandy shoreline, the mountainside and the built form response over the last one hundred years.

Distinct precincts which have been identified include:
West Hermanus: Vermont, Onrus, Sandbaai
Central Hermanus: Zwelihle, Westcliff, Northcliff, Eastcliff.
East Hermanus: Hermanus Heights, Fernkloof, Voelklip.

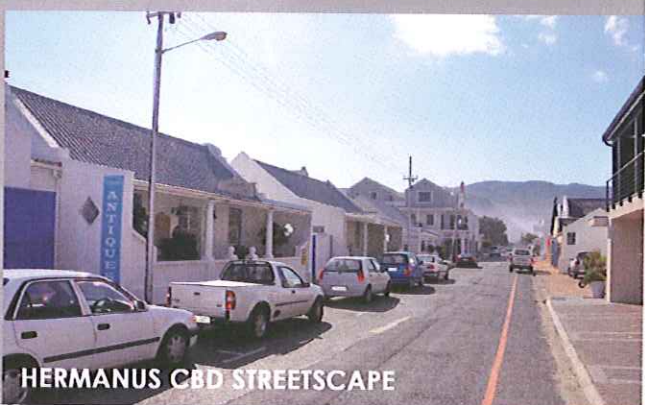
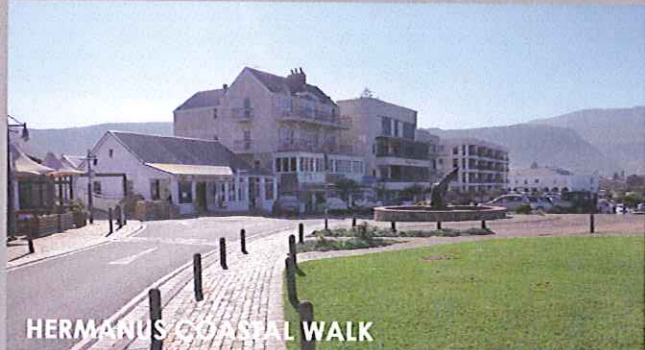
Environmental and urban qualities related to the precincts are:

Vermont:
 A relatively new sub-urban precinct of uniform character which is relieved by a number of wooded ravines and a hilly topography.

Onrus:
 A residential coastal resort with a built form response which has responded appropriately to the beach and estuary in terms of house street relationships, height, massing and form.

The camping site set in a milkwood forest and in close proximity to the estuary is a primary place-making element.

Hermanus Central:
 A high quality built form response to the original harbour and coastal edge with a large number of conservation worthy buildings, proposed for inclusion in an urban conservation area. The coastal walkway linking the old and new harbours, contribute substantially to the public space structure.



GROWTH
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HERMANUS (WEST) D. DENSITY & AREA CHARACTER (MAY 2010)



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E. CONTEXTUAL OVERVIEW (MAY 2010)



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- A1 MOUNTAIN INTERFACE:**
- Establish a "no go" limit to development above the 100m contour line. (CONSTRAINT)
 - Establish design controls on even abutting the mountain edge to ensure that structures sit lightly on the landscape rather than dominating it. The natural environment should predominate, with spaces between buildings exceeding the width of building modules. (CONSTRAINT)
 - Walled gated villages should be discouraged on this interface to enable a sense of permeability and access between the built form and the natural mountain side. (CONSTRAINT)
 - Limited intensification opportunities are thus envisaged in this area. (CONSTRAINT)

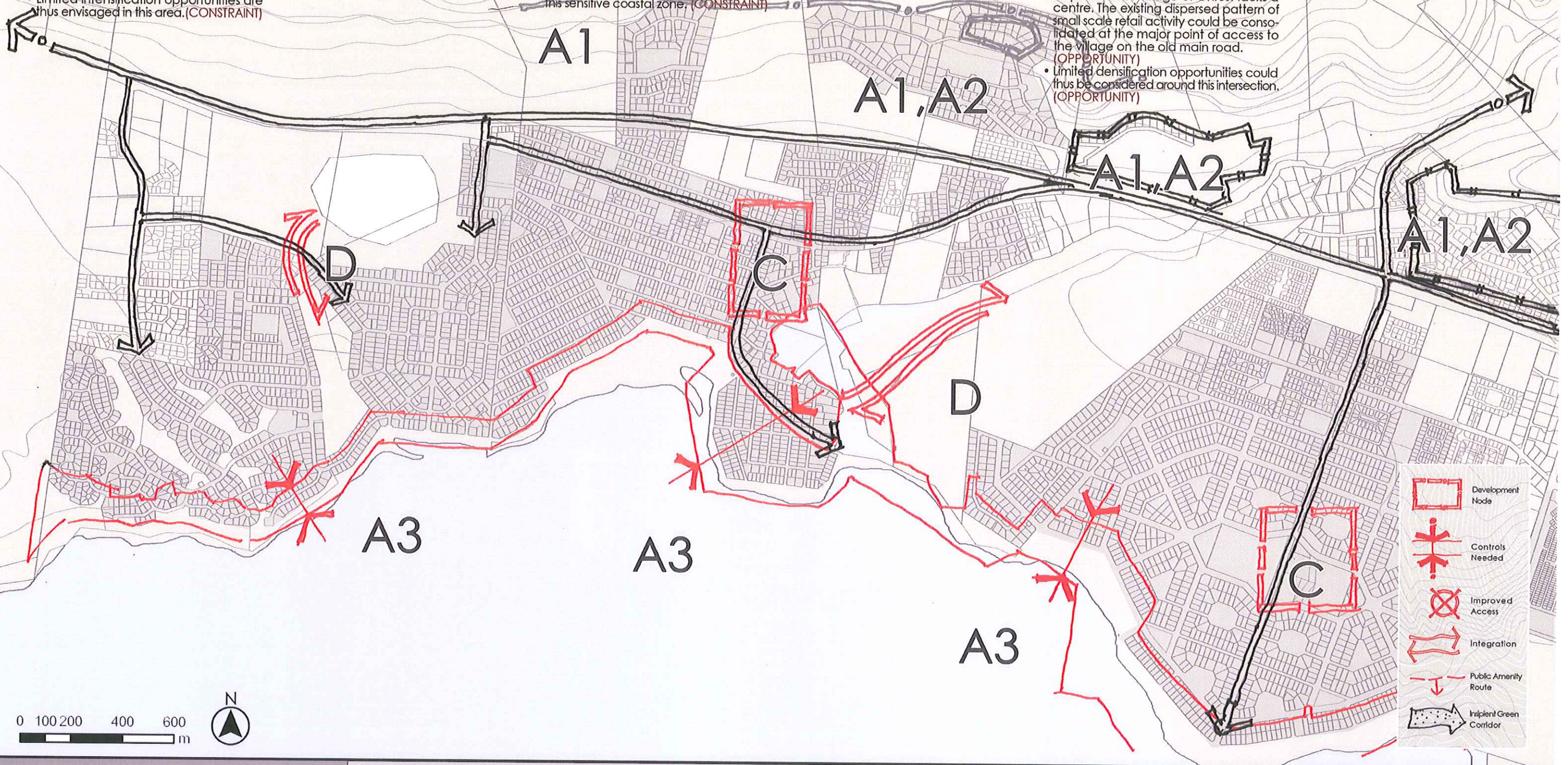
- A2 SCENIC ROUTE INTERFACE:**
- Design controls should be implemented to ensure that developments on either side of the scenic route do not turn their backs onto the route but respond positively to it. (CONSTRAINT)
 - Landscaping interventions which exhibit local plant species should be encouraged. (OPPORTUNITY)

- A3 COASTAL INTERFACE:**
- Walled gated villages should be discouraged along the coastal interface to encourage a sense of permeability and accessibility to the coastal edge. (CONSTRAINT)
 - Design controls should be implemented along the first row of even to ensure the retention of the existing fine grain nature of the built form and its coastal resort character e.g. limited coverage, traditional building forms, agmented rather than monolithic structures and hipped roofs. (CONSTRAINT)
 - No departures to allow greater height or coverage should be approved along this sensitive coastal zone. (CONSTRAINT)

- B1 LEGIBILITY AND CONNECTIVITY:**
- The extensive nature of the gated security villages in this area, particularly due to the nature of their boundary treatments, militates against a sense of local distinctiveness and legibility. (CONSTRAINT)
 - The suburban sprawl quality of later developments in the Vermont Onrust area is mitigated by the topography formed by the deep milkwood ravines which need measures to ensure their protection. (CONSTRAINT)

- C NODAL QUALITY:**
- The node at the intersection of the Sandbaai and Hemel en Aarde road could be expanded to accommodate a range of more public and civic orientated facilities such as the successful market that occurs on Saturday mornings. (OPPORTUNITY)
 - The development of a series of nodes at major intersections along this stretch of the R45 could relieve some of the commercial pressures on the historic core area of Hermanus and thus contribute to the conservation of its historic fabric. (OPPORTUNITY)
 - At present the village of Onrust lacks a centre. The existing dispersed pattern of small scale retail activity could be consolidated at the major point of access to the village on the old main road. (OPPORTUNITY)
 - Limited densification opportunities could thus be considered around this intersection. (OPPORTUNITY)

- D GREEN CORRIDORS:**
- The ravine system which provides the main structuring element to the layout pattern in Vermont needs protective measures to ensure its integrity. (CONSTRAINT)
 - The green backdrop to the beach and estuary at Onrust contributes substantially to the environmental and visual significance of the area and should be conserved. No development which would impact on views from the beach and estuary should be permitted. (CONSTRAINT)



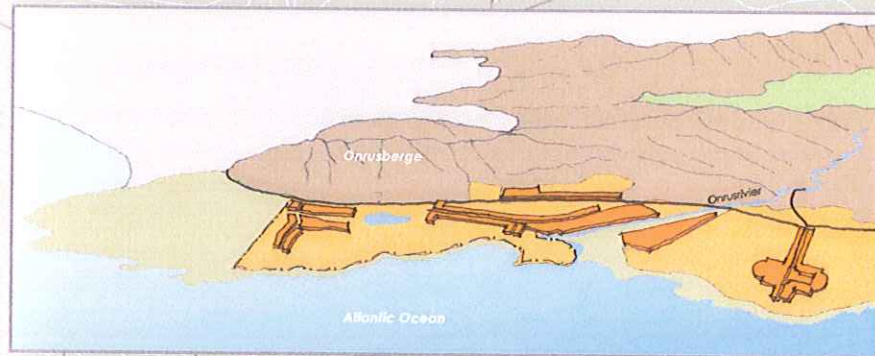
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F. OPPORTUNITIES & CONSTRAINTS (MAY 2010)



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1. SENSITIVE AREAS

- Open Spaces
- Coastal Management Zone
- Mountain Management Zone
- Heritage Overlay Zone (Heritage Areas)
- Urban Edge

3. DENSIFICATION GRADING

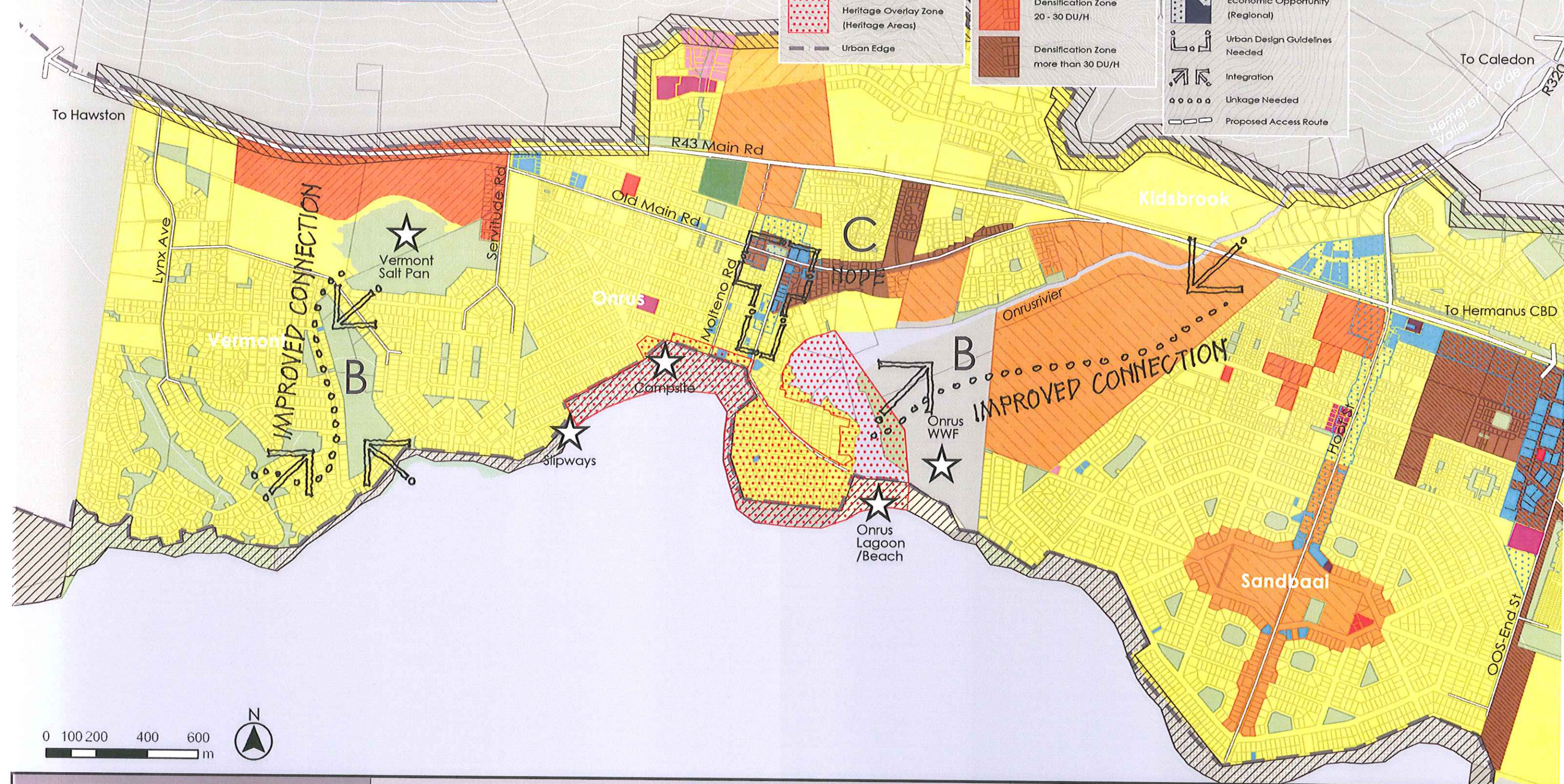
- No Densification
- Densification Zone less than 10 DU/H
- Densification Zone 10 - 20 DU/H
- Densification Zone 20 - 30 DU/H
- Densification Zone more than 30 DU/H

2. DEVELOPMENT CATALYSTS

- Public Amenity
- Special Places
- Economic Opportunity (Local)
- Economic Opportunity (Regional)
- Urban Design Guidelines Needed
- Integration
- Linkage Needed
- Proposed Access Route

4. LAND USE

- Education- Preprimary
- Education- Primary
- Education- Tertiary
- Worship
- Cemetery



0 100 200 400 600 m



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HERMANUS (WEST) G. STRATEGIC GROWTH MANAGEMENT INTERVENTIONS (MAY 2010)



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*	Sufficient spare capacity
?	Further investigations required
X	No Spare Capacity Available
S	Water Source
N	Network
TW	Treatment Works
EI	Eskom Input
C	Collector Roads
L	Local Roads
E	Existing
R	Required
P	Proposed

Planning Unit	Density									Impact on Civil Services Capacity										Impact on Community Facilities																												
	Total Area of Planning Unit (ha)	Existing Number of Residential Units	Existing Gross Density	Densification Considerations (Refer to text for interpretation)	Height Restriction Proposal (Storeys)	Assumed Residential Developable Area (%)	Proposed increased gross residential density	Potential Total Number of Residential Units	Potential Number of Additional Residential Units	Water		Sewerage		Storm Water	Electricity		Roads		Solid Waste	Clinic / Hospital (C)			Community Hall (Ch)			Pre-Primary School (PPs)			Primary School (Ps)			Secondary School (Ss)			Library (L)			Worship Sites (W)			Taxi Rank / Bus stop (T)			Public / Private Open Space (ha)				
										S	N	TW	N		TW	EI	N	C		L	F	R	P	F	R	P	F	R	P	F	R	P	F	R	P	F	R	P	F	R	P	F	R	P	F	R	P	
1	313.3	2537	8.1	SQ	n.a.	n.a.	8.1	2537	0	-	-	X	-	-	X	-	-	-	-	-	0	0.5	0	1	0.5	1	0	4.2	4	1	2.5	1	0	1.3	0	0	0.8	0	0	8.5	8	0	0.5	0	42.8	13.7	42.8	
2	27.8	272	9.8	D2,50% / D3,50%	2	50	26.8	745	473	-	-	X	X	X	-	X	X	-	X	X	-	0	0.1	0	0	0.1	0	0	1.2	1	0	0.7	1	0	0.4	0	0	0.2	0	0	2.5	2	0	0.1	0	0	4.0	4.0
3	432.6	3359	7.8	SQ	n.a.	n.a.	7.8	3359	0	-	-	X	X	X	-	X	X	-	X	X	-	0	0.7	0	0	0.7	0	1	5.6	5	2	3.4	2	0	1.7	0	0	1.0	0	2	11.2	11	0	0.7	0	44	18.1	44.0
4	7.5	0	0.0	E1	1	50	8.5	64	64	-	-	X	-	-	-	X	-	-	-	-	-	0	0.0	0	0	0.0	0	0	0.1	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.2	0	0	0.0	0	0	0.3	0.3
5	20.9	0	0.0	E1,60% / E2, 20% / E3, 20%	2	60	14.3	298	298	-	-	X	X	X	-	X	X	-	X	X	-	0	0.1	0	0	0.1	0	0	0.5	0	0	0.3	1	0	0.1	1	0	0.1	0	0	1.0	1	0	0.1	0	2.4	1.6	1.6
6	19.6	4	0.2	D6, 2 storeys, 50% / D6, 3 storeys, 50%	3	50	35.2	690	686	-	-	X	X	X	-	X	-	-	-	-	-	0	0.1	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.1	0	0	0.1	0	0	2.3	3	0	0.1	1	0.3	3.7	0.3
7	32.4	254	7.8	B2,20%/B3,20%/C2,20%/C3,20%/D6,20%	2	30	16.5	533	279	-	-	X	-	-	-	X	-	-	X	-	-	0	0.1	1	0	0.1	0	0	1.2	2	0	0.7	1	0	0.3	1	0	0.2	0	0	2.3	3	0	0.1	1	0.3	3.7	0.3
8	52.7	0	0.0	B2,20%/B3,20%/C2,20%/C3,20%/D6,20%	2	60	14.9	784	784	-	-	X	X	X	-	X	-	-	X	X	-	0	0.1	0	1	0.1	1	1	0.9	1	0	0.5	0	0	0.3	0	0	0.2	1	1	0	0.1	0	0.5	2.9	0.5		
9	8.2	21	2.6	E1	1	60	12.8	105	84	-	-	X	X	X	-	X	X	-	X	X	-	0	0.0	0	0	0.0	0	0	0.2	0	0	0.1	0	0	0.1	0	0	0.0	0	0	2.6	3	0	0.2	0	0	4.2	4.8
10	6.3	10	1.6	E1	1	60	11.8	74	64	-	-	X	X	X	-	X	X	-	X	X	-	0	0.0	0	0	0.0	0	0	0.2	0	0	0.1	0	0	0.1	0	0	0.0	0	0	0.3	1	0	0.0	0	0.3	0.6	0.6
11	14.0	138	9.9	C3,50% / C4, 2 storeys, 50% - 40%	2	40	30.3	424	286	-	-	X	-	-	-	X	-	-	X	-	-	0	0.0	0	0	0.0	0	0	0.1	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.2	1	0	0.0	0	0	0.4	0.4
Total	935.3	6595	7.1				10.3	9613	3018												0	1.9	2	2	1.9	2	2	16.0	16	3	9.6	7	0	4.8	3	0	2.9	3	3	32.0	31	0	1.9	2	90.5	51.9	99.9	

