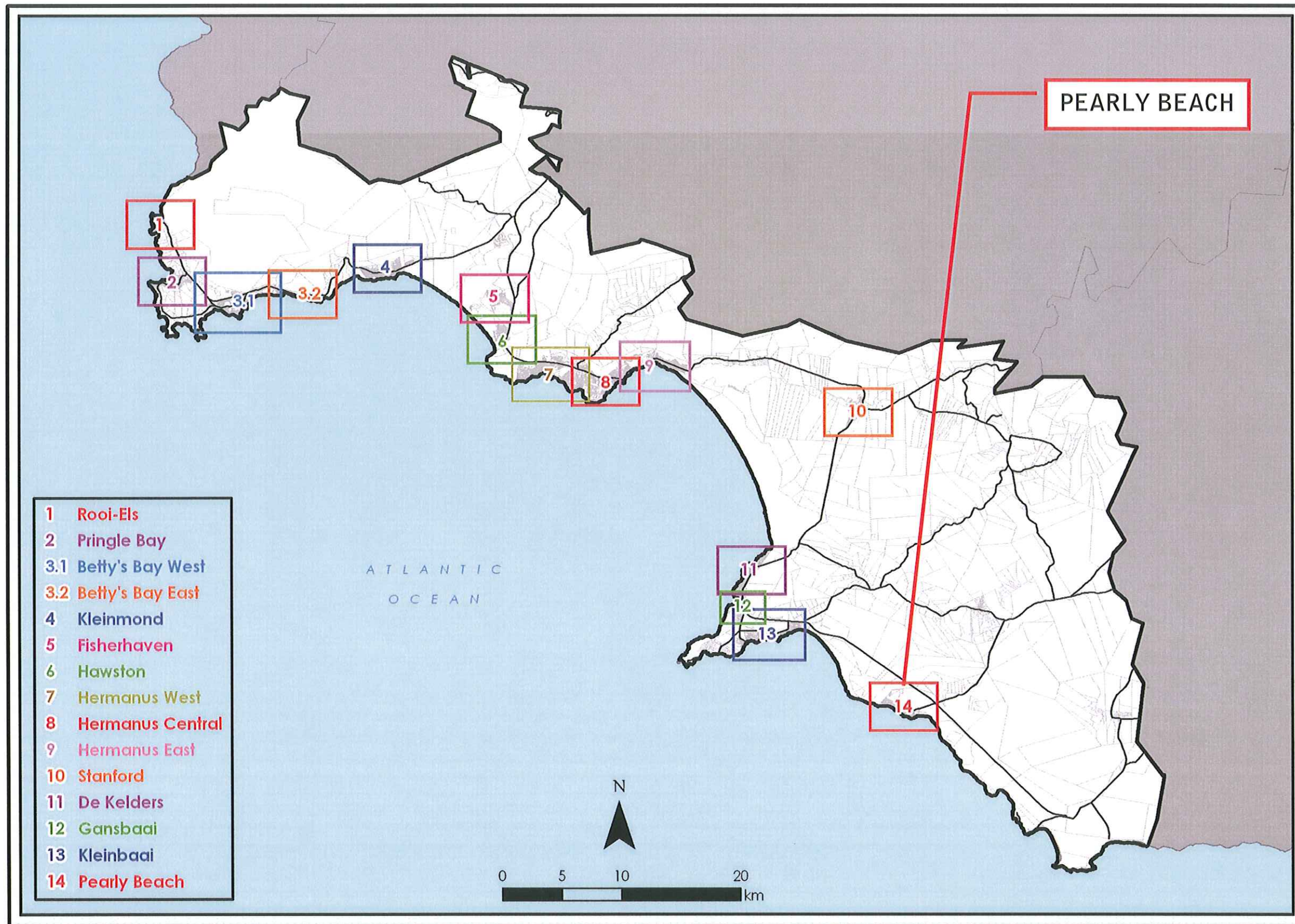


PEARLY BEACH



7.4.14 PEARLY BEACH

A: Contextual Overview

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



Figure 84: Locality

Pearly Beach is located 18km east of Gansbaai and functions as a retirement and holiday town.

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

Pearly Beach has developed linearly along the coast and is characterised by a fine grain monotonous suburban development. On the north-western side of Pearly Beach, the low income area, Eluxolweni, is spatially disconnected from the main settlement.

No clear hierarchy of roads exists, resulting in a low level of legibility. An east-west distributor road forms the northern edge of the settlement.

A central green ridge runs through the settlement in an east-west direction, providing some natural landmark quality.

A small retail facility is found at the point of entrance to the settlement with limited nodal qualities.

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

The following graph reflects the age distribution of Pearly Beach's population according to the 2001 census figures.

The graph clearly reflects a predominant retirement and holiday town character.

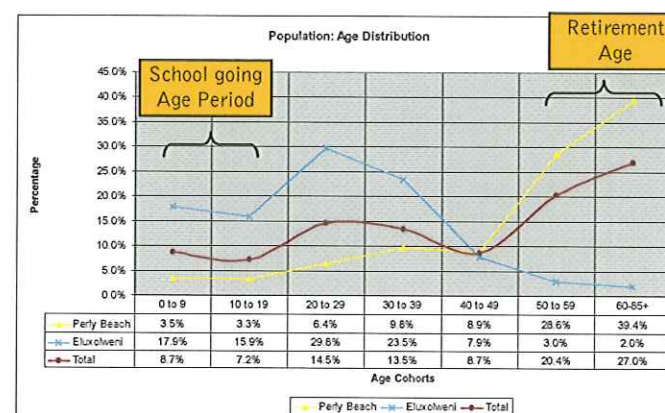


Figure 85: Age Analysis for Pearly Beach population

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

Pearly Beach has developed over three distinct time periods. During the time period 1940 to 1969, 59% (664 erven) erven were established followed by 31% (355 erven) during the 1970 to 1999 time period. Post 1999 an additional township establishment of 10% took place representing 111 erven.

(v) Landscape Setting

The settlement is located on the flat coastal plain between the R43 and the coastline. The Uilkraalsmond Reserve is located towards the west and the Pearly Beach Reserve to the east.



Figure 86: Landscape setting

The natural elements which contain the village and which contribute to its form and structure include the following:

- The Haelkraal River Estuary and the Pearly Beach Reserve which form a strong green edge to the east of the village.
- The long sandy beach which is the primary form giving element to the village.

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

The majority of the erven within Pearly Beach is within private ownership with several smaller vacant municipal erven spread throughout the settlement. A portion of approximately 10ha of vacant municipal owned land surrounds the Eluxolweni township.

B: Local Area Character and Density Analysis:

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

Single residential development dominates the Pearly Beach area with a large vacant open space between the Eluxolweni township and Pearly Beach settlement.

Approximately 40% of the residential erven throughout Pearly Beach is vacant and only approximately 30% of the dwellings in the settlement are permanently occupied.

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

The zoning of Pearly Beach is generally consistent with the land use of the town.

(iii) Community Facilities (refer to Community Facilities Plan: Sheet B)

In terms of the standards for the provision of community facilities as set out in *Annexure B*, Pearly Beach is underprovided with community facilities. Based on these requirements, at least a pre-primary school and a primary school site are required.

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

The existing local as well as the collector road network operates at acceptable levels of service.

Pearly Beach's water source capacity as well as its potable water treatment works has sufficient capacity to service the settlement.

The settlement is reliant on septic tank systems and needs to be converted to a sewerage network system.

The existing electricity network makes no provision for additional development and network upgrades are required prior to any development taking place. The Eskom intake point offers sufficient capacity for the town.

The solid waste drop off system in Pearly Beach has sufficient capacity.

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)

Pearly Beach is an isolated retirement/holiday town of fine grain development and conserved natural features.

Densification opportunities occur in the area between the Eluxolweni township and the settlement as well as adjacent to the existing small retail node at the entrance to the settlement and along the coastline of Blue Water Bay.

Enhancement of the existing retail nodal development is required. Opportunities for further enhancement of urban nodes exist at the new boat launch area at the coast. A further opportunity exists for the development of the area between the Eluxolweni and current Pearly Beach settlement.

The above proposals are foreseen to contribute to an improved hierarchy and legibility of road network, to provide ease of access to the coastline.

The green ridge running through the town should be conserved and careful consideration should be given prior to any developments on this ridge.

Green corridors linking the natural interior to the coastline need to be enhanced.

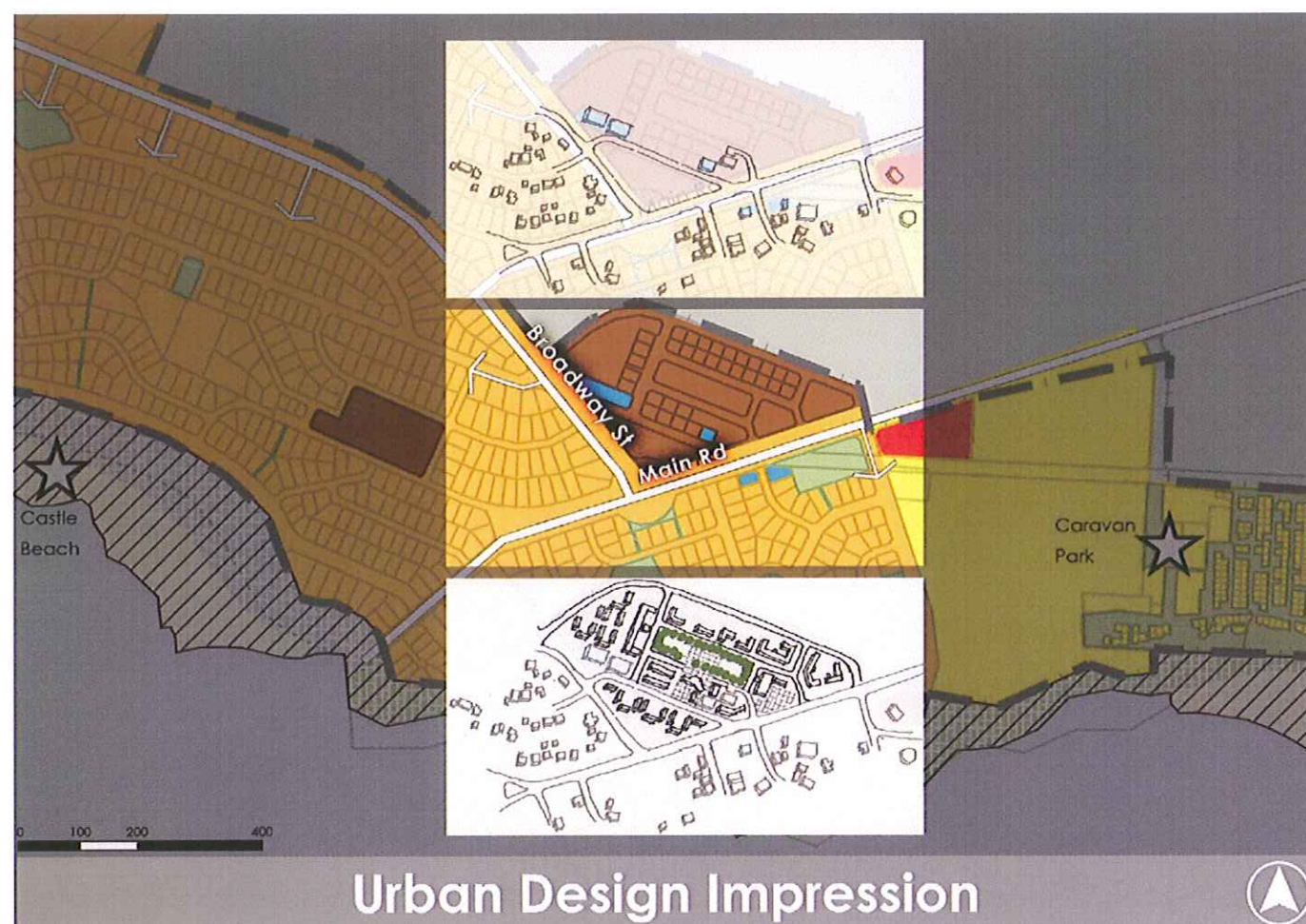


Figure 87: Pearly Beach retail node

Bulk civil services are presently relatively sufficient to accommodate some new development. Upgrade and connection of the civil services networks need to take place.

D: Proposed Densification Interventions

(i) Densification Strategy

The following general densification strategic principles are proposed for Pearly Beach:

- To promote spatial integration between the township to the north-west and the village according to PSDF principles of spatial integration.
- To provide a legible structural framework to channel development to areas which can accommodate future growth and to protect natural features such as the coastline and estuary.

- To provide a greater range and choice of residential accommodation, including inclusionary housing.
- To provide increased thresholds for a greater range of land uses and urban opportunities, in an area characterised by mono functional suburban development.

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

Seven Planning Units have been identified for Pearly Beach. The proposals made can potentially contribute to an increase of approximately 900 additional dwelling units and increase the current gross density of the area from 8.1 to 12.4 dwelling units per hectare.

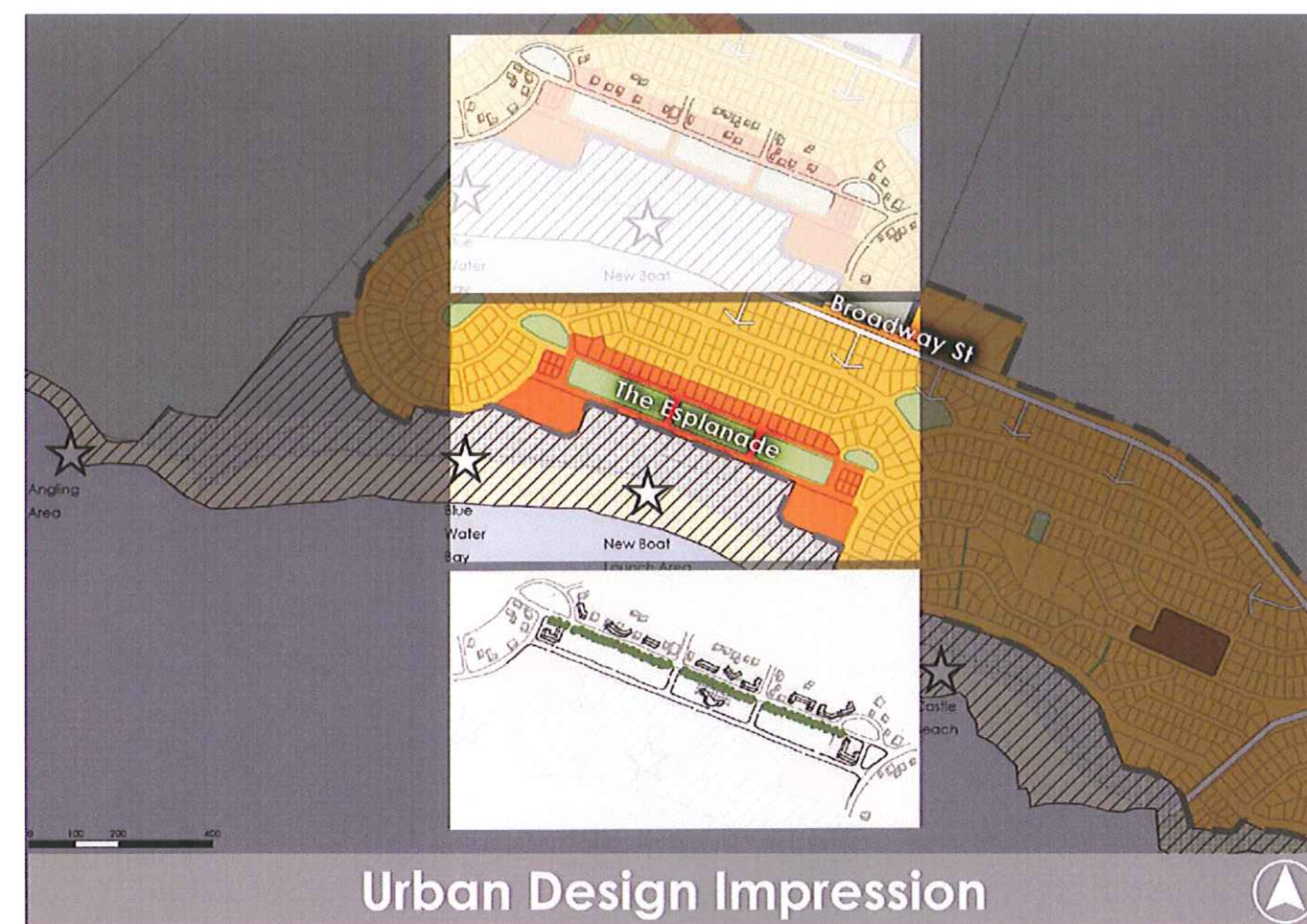


Figure 88: Blue Water Bay tourism / recreational node

The following specific interventions are proposed for Pearly Beach:

- A mixed use medium density node at the existing small retail facility at the main entrance to the village.
- Mixed use medium density development, including community facilities in the area between the township and the village.
- A medium density tourism/recreation node along the coastline of Blue Water Bay.
- Incremental densification within the existing residential fabric.

(iii) Urban Design Guidelines (refer to Figures 87 – 88)

Two areas have been identified within Pearly Beach where specific Urban Design Guidelines are required in order to control the development of these areas, being:

- The mixed use medium density node at the retail facility at the main entrance to the town.
- A medium density tourism/recreation node along the coastline of Blue Water Bay.

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

The following proposals are relevant for this area:

• Planning Unit 1

Planning Unit 1 consists of the area located between the existing Eluxolweni township and the Pearly Beach areas, as well as the areas around the Eluxolweni township.

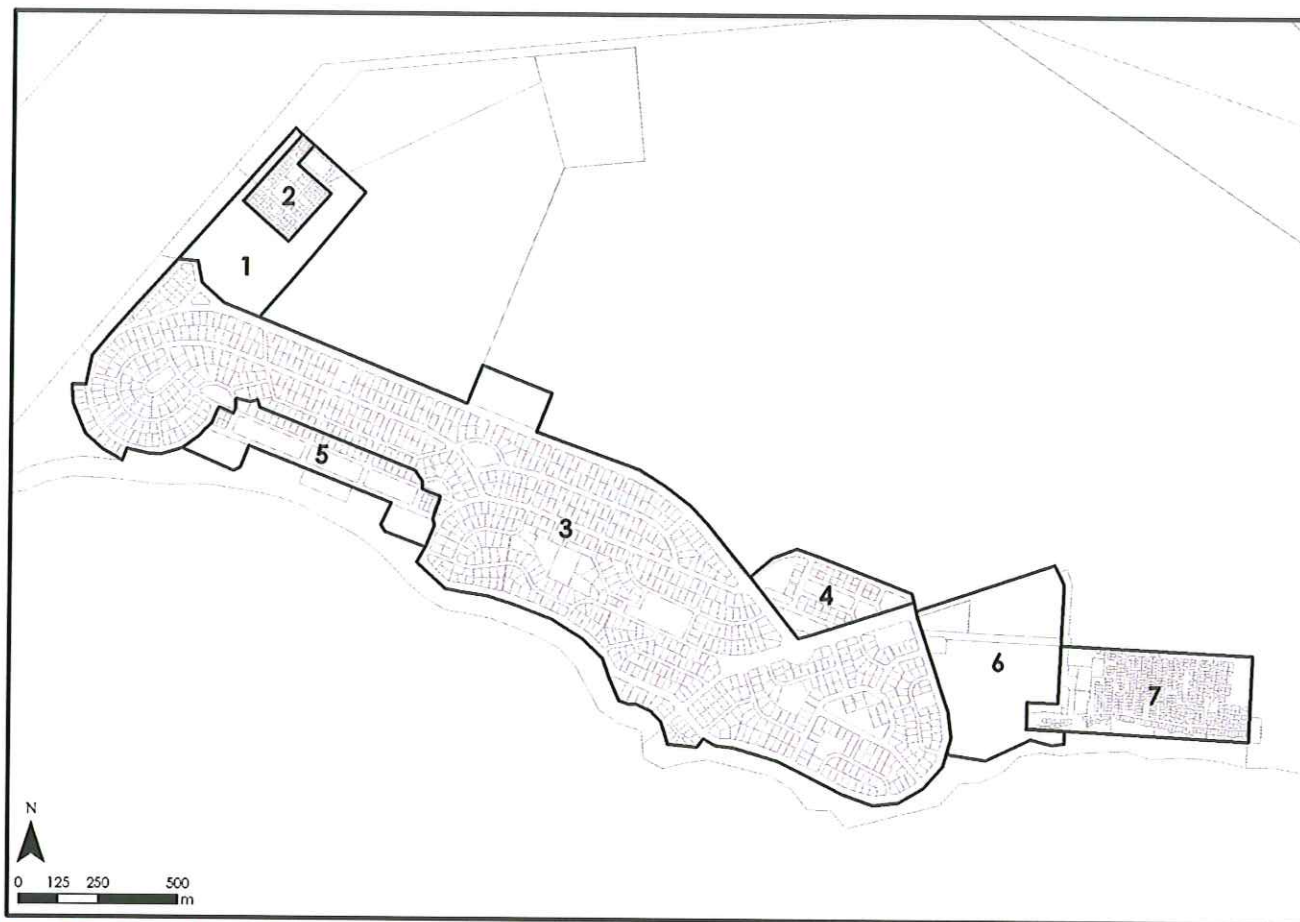


Figure 89: Pearly Beach Planning Units

Residential Density

Block development for free-standing simplex and duplex housing as well as simplex-row/semi-detached housing and duplex-row two storey walk up housing types (housing typologies E1, E2, E5, and E6) are proposed for an assumed 60% developable area of this Planning Unit. Based on this assumption, this proposal can potentially contribute to approximately 200 additional dwelling units with a gross density of 22,4 dwelling units per hectare.

Community Facilities

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

- 1 Pre-Primary School,
- 1 Primary School,
- 1 Worship facility, and
- 1ha Public / Private Open Space.

Civil Services

In order to facilitate any densification of this Planning Unit, the following civil services provision and/or upgrade will be required:

- The provision of a water network system,
- The provision and linkage of a waste water treatment works and sewerage network system,
- A local investigation in order to determine if the existing Eskom electrical bulk supply has sufficient capacity and the local electrical network be extended to accommodate the increased densities,
- The provision of a local road network.

Planning Unit 2

Planning Unit 2 consists of the current formal Eluxolweni township area.

Residential Density

No densification is proposed for this area.

Community Facilities

No provision for additional community facility sites are proposed for this Planning Unit.

Civil Services

Although no densification is proposed for this Planning Unit, should any form of development take place, the following civil services provision and/or upgrades will be required:

- The provision and linkage of a waste water treatment works and sewerage network system,
- A local investigation in order to determine if the existing Eskom electrical bulk supply and local electrical network has sufficient capacity to accommodate such possible densification.

Planning Unit 3

This Planning Unit predominantly consists of the current Pearly Beach built-up area.

Residential Density

Incremental development through subdivision to allow a second dwelling unit (housing typologies B1 and B2) is proposed for an assumed 20% of the area/dwellings in this Planning Unit. Based on this assumption, this proposal can potentially contribute approximately 185 additional dwelling units.

Community Facilities

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

- 2 Pre-Primary Schools;
- 1 Primary School;
- 1 Secondary School;
- 3 Worship facilities; and
- 8ha of Public/Private Open Space

Civil Services

As per Planning Unit 2.

Planning Unit 4

Planning Unit 4 consists of the nodal retail node at the entrance to Pearly Beach.

Residential Density

Site consolidation for an assumed area of 50% through two storey gallery access simplex-row housing (housing typology D4) is proposed for this Planning Unit. Based on the above assumption, this proposal can potentially contribute to more than 221 additional dwelling units at a gross density of 30.7 dwelling units per hectare.

Community Facilities

Given the location, nature and opportunities this Planning Unit offers, the following community facilities are proposed:

- 1 Pre-Primary School;
- 1 Library;
- 1 Worship facility; and
- 1ha Private/Public Open Space.

Civil Services

As per Planning Unit 2.

Planning Unit 5

This Planning Unit predominantly consists of the current vacant coastal area at Blue Water Bay.

Residential Density

Site consolidation for an assumed developable area of 50% through duplex-row and two storey gallery access simplex-row housing (housing typologies D3 and D4) is proposed for this Planning Unit. This proposal can potentially contribute to approximately 300 additional dwelling units at a gross density of 27,7 dwelling units per hectare.

Community Facilities

Given the nature of this proposed Planning Unit, no additional community facilities are proposed for this Planning Unit.

- Civil Services

As per Planning Unit 2.

- Planning Unit 6

This Planning Unit consists of the area directly east of the existing Pearly Beach Settlement.

- Residential Densification

Although not yet developed, an application for a residential township has been approved for this area consisting of 139 residential erven. Therefore no further densification is proposed for this Planning Unit.

- Community Facilities

No additional community facilities are proposed for this Planning Unit.

- Civil Services

As per Planning Unit 2

- Planning Unit 7

Planning Unit 7 consists of the existing Resort site on the eastern side of the Pearly Beach Settlement.

- Residential Densification

No densification is proposed for this Planning Unit.

- Community Facilities

No additional community facilities are proposed for this Planning Unit.

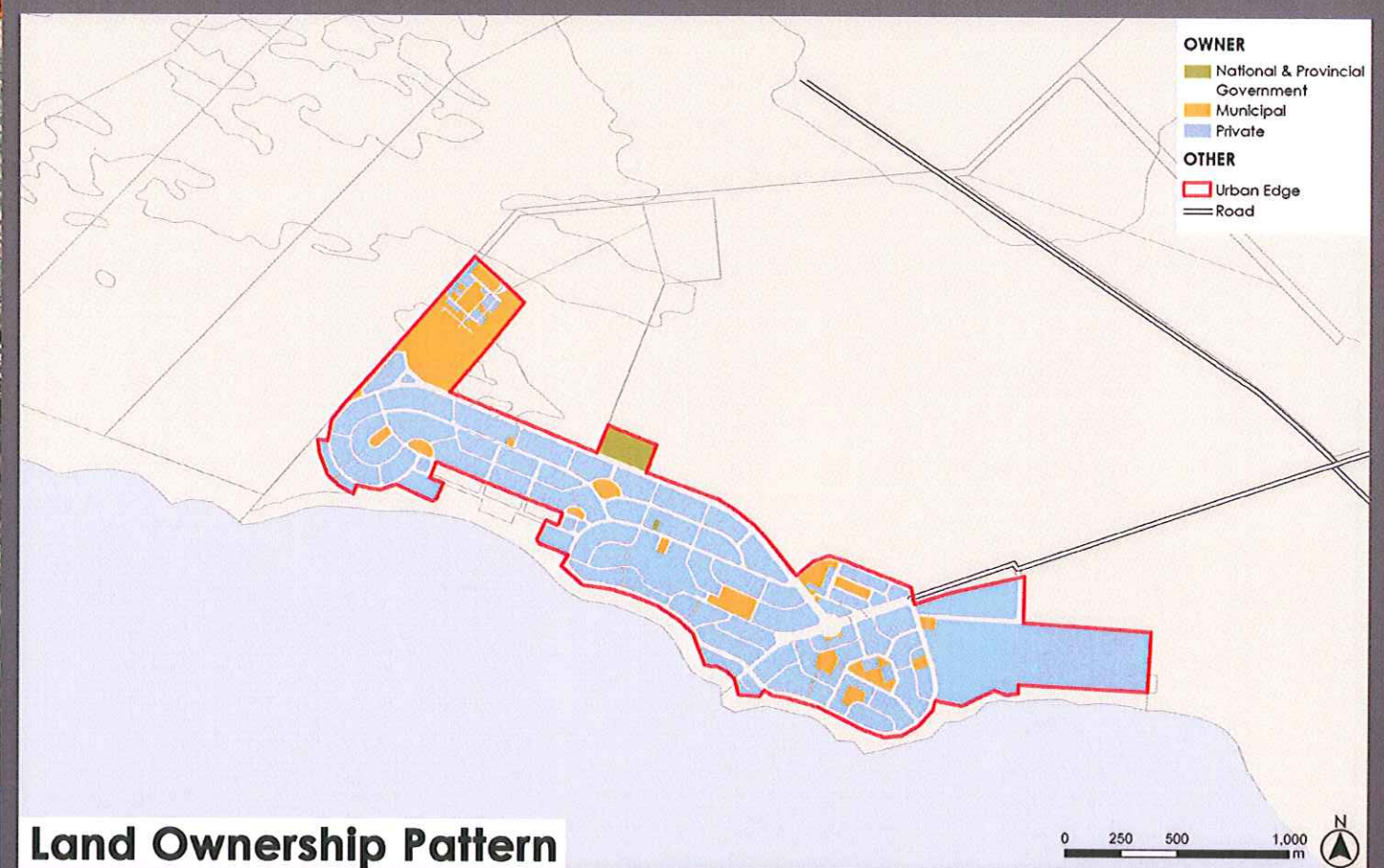
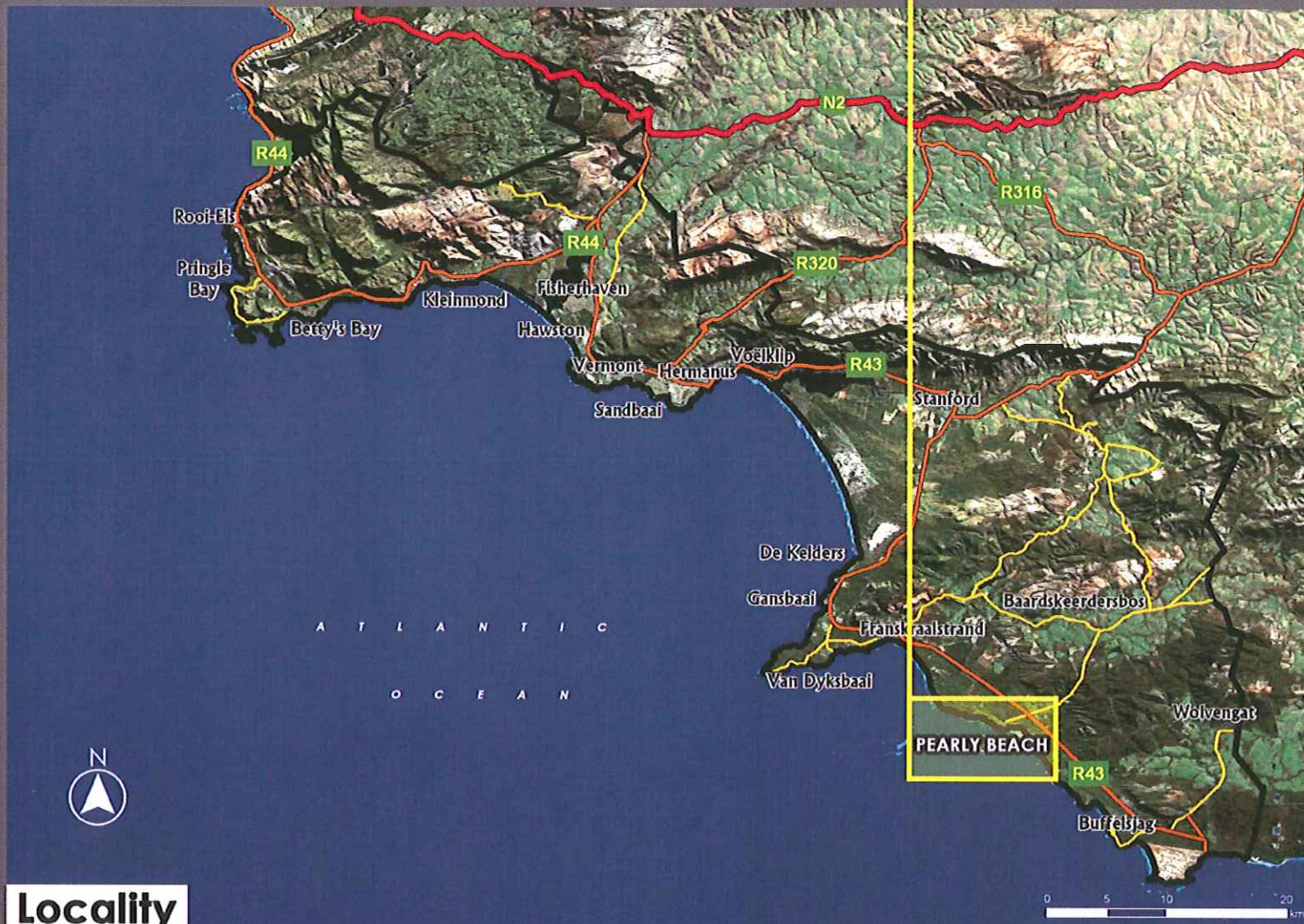
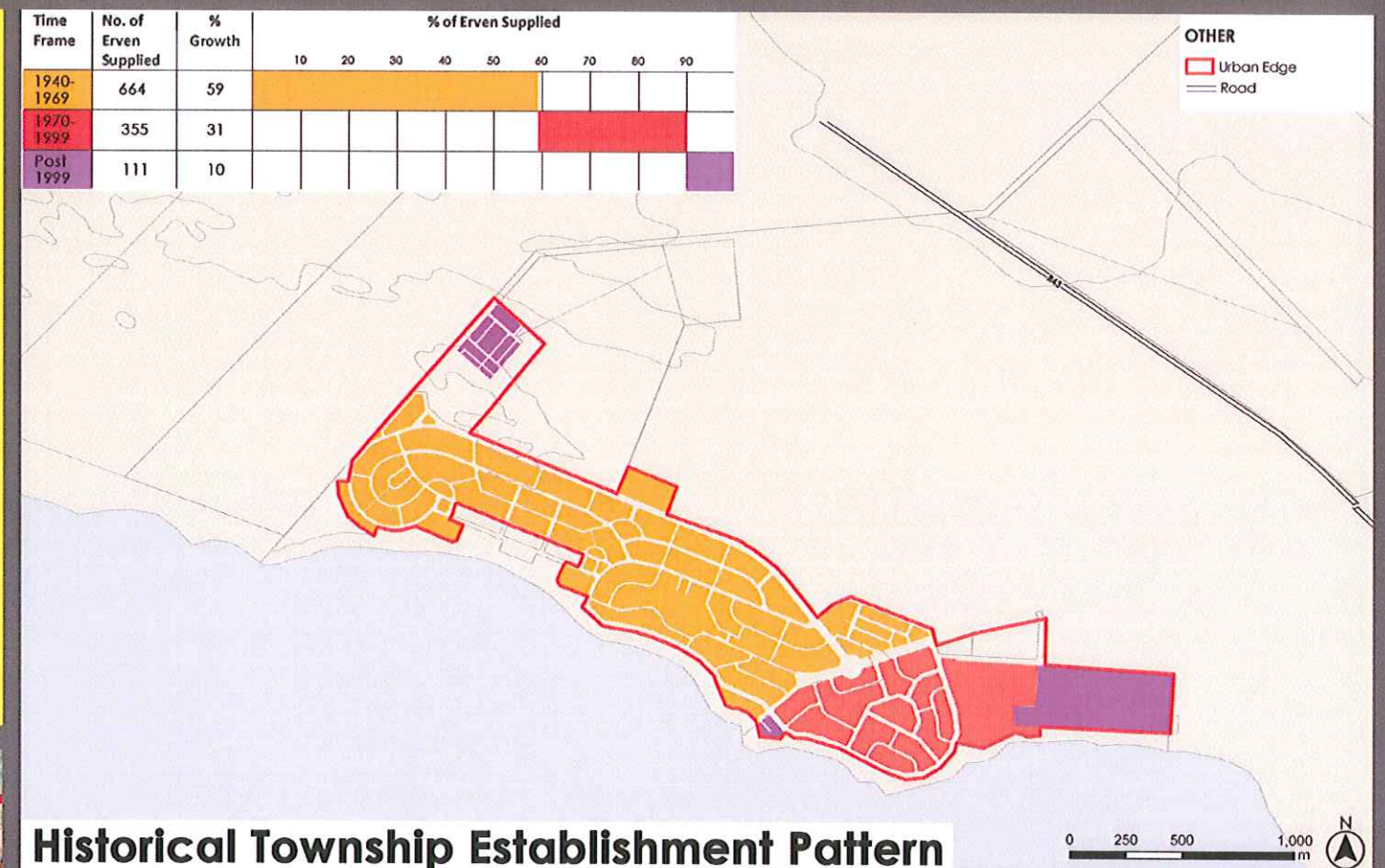
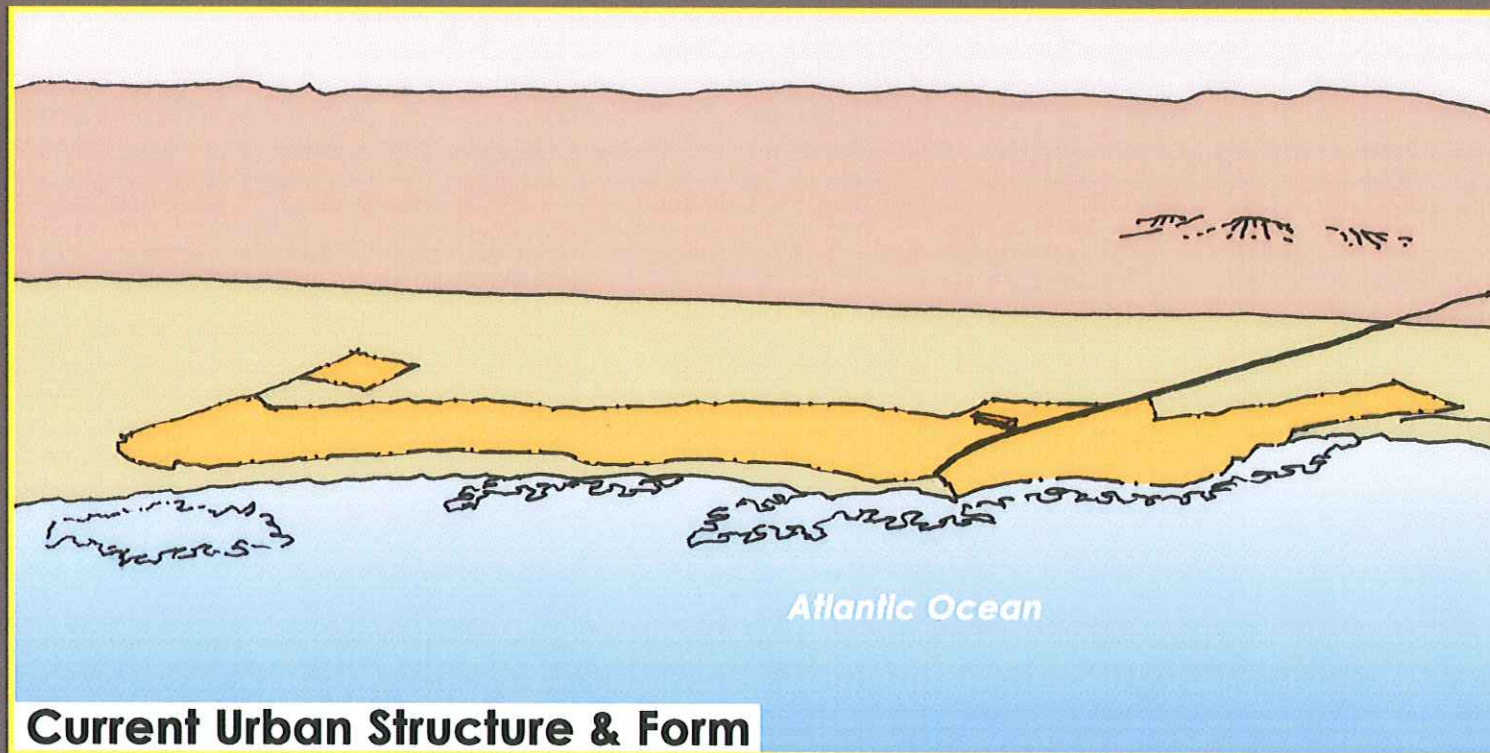
- Civil Services

As per Planning Unit 2.

- Conclusion

This densification proposal will contribute to the enhancement of nodal points in Pearly Beach and also encourage the integration of Eluxolweni with Pearly Beach.

The civil infrastructure will simultaneously have to be upgraded to accommodate the existing as well as the proposed developments in a sustainable manner. Such investment will create an enabling structure for an efficient and equitable urban system and positive living environment.



**GROWTH
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PEARLY BEACH

A. GROWTH & OWNERSHIP PATTERNS

(MAY 2010)



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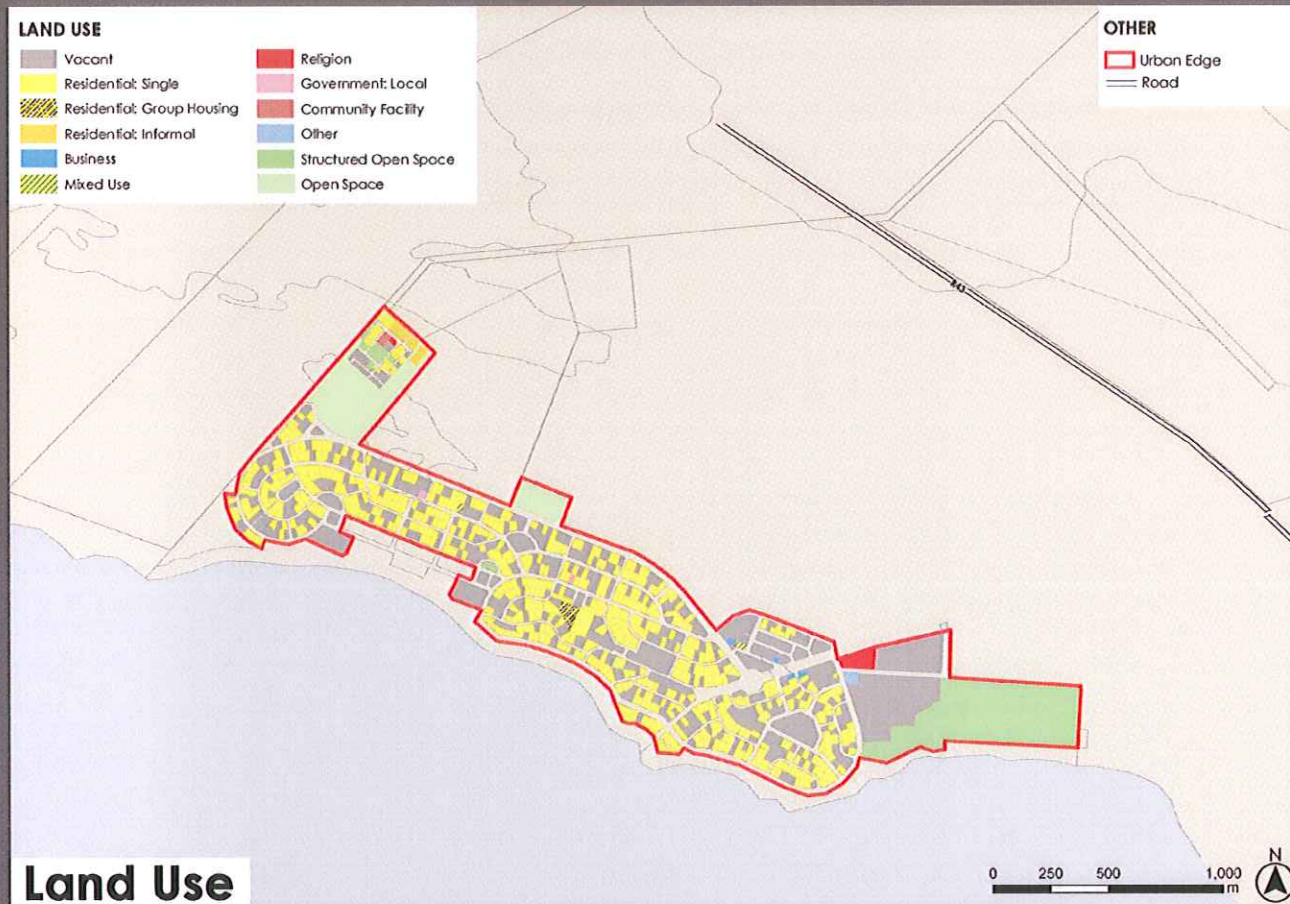
PEARLY BEACH

AI. AERIAL VIEW OF PLANNING AREA

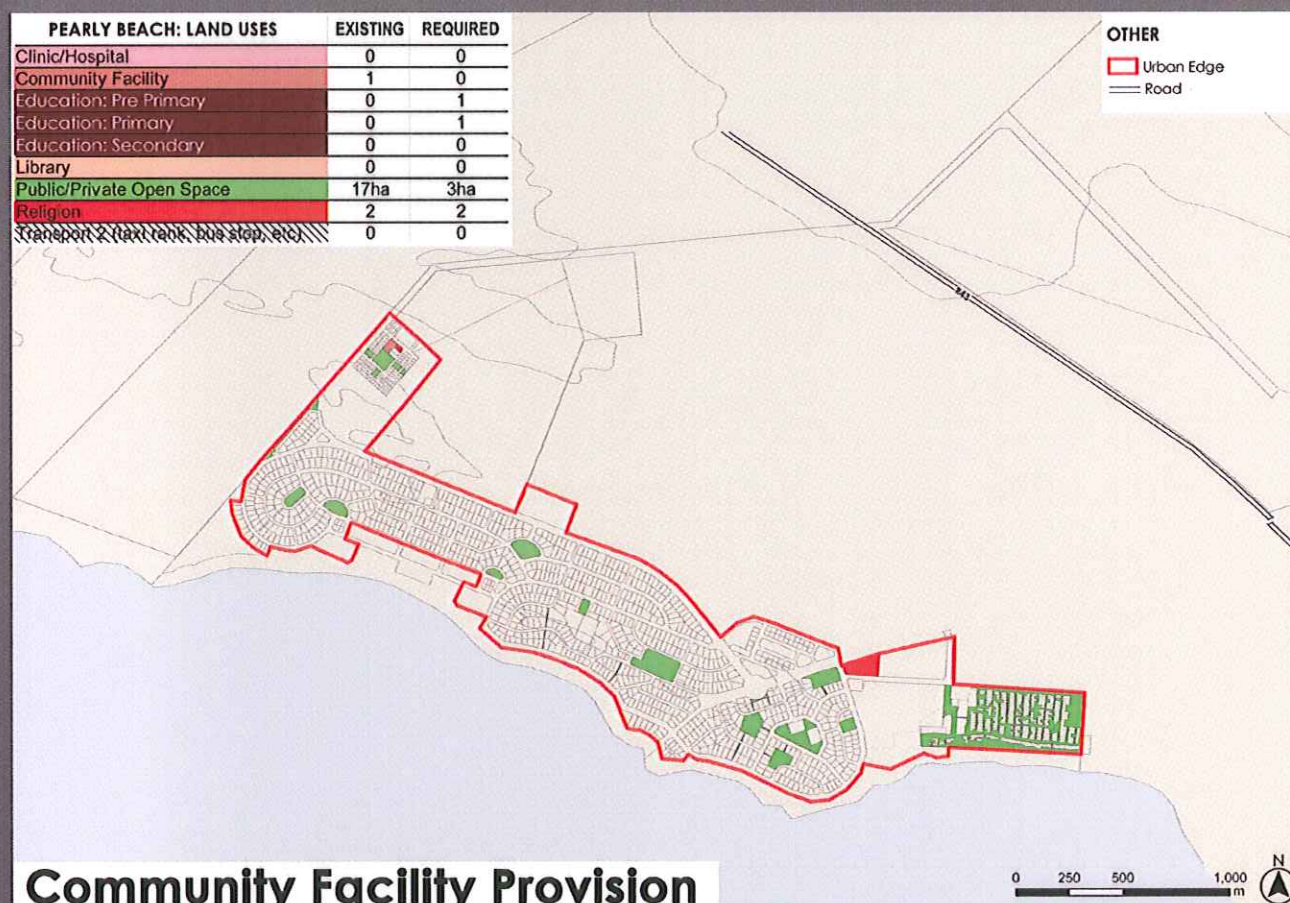
(MAY 2010)



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Land Use



Community Facility Provision



Zoning



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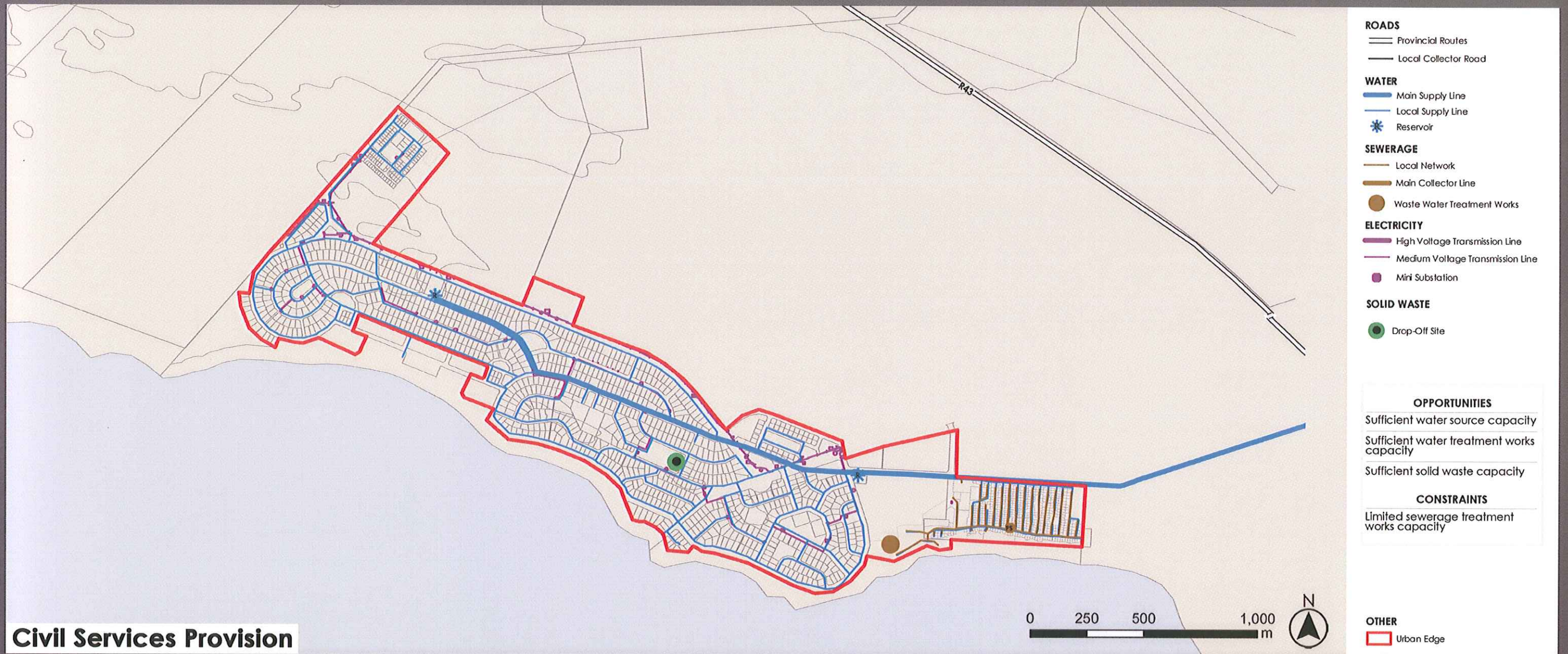
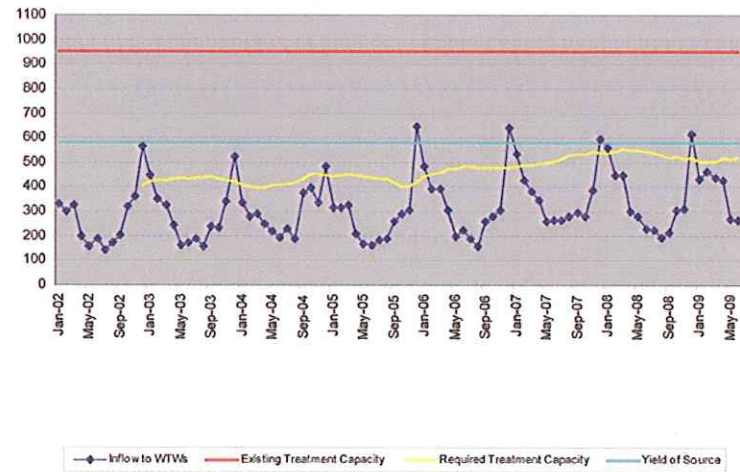
PEARLY BEACH

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



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Pearly Beach WTWs (kl/d) - Potable Water Treatment Works



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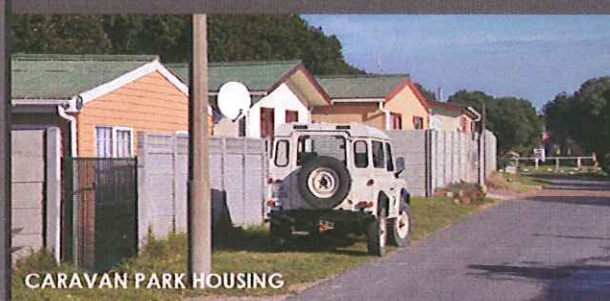
C. SERVICES PROVISION (MAY 2010)



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CHARACTER ZONE	TOTAL NO. OF ERVEN	AREA (HA)	VACANT ERVEN				TOTAL NO.	AREA (HA)	RESIDENTIAL ERVEN								GROSS DENSITY	NET DENSITY	PROPERTY VALUE	
			NO.	AREA (HA)	NO. (%)	AREA (%)			DEVELOPED				VACANT							
									NO.	EES UNITS	AREA (HA)	NO. (%)	AREA (%)	NO.	AREA (HA)	NO. (%)				AREA (%)
1	100	3.9	44	1.1	44.0	28.2	91	2.7	50	101	1.8	54.9	66.7	41	0.9	45.1	33.3	36.4	52.6	Low
2	1022	117.8	420	49.0	41.1	41.6	950	89.5	556	605	55.0	61.7	61.5	364	34.5	38.3	38.5	8.2	10.8	Medium
TOTAL	1122	121.7	464	50.1	41.4	41.3	1041	92.2	636	706	56.8	61.1	61.6	405	35.4	38.9	38.4	9.1	12.0	

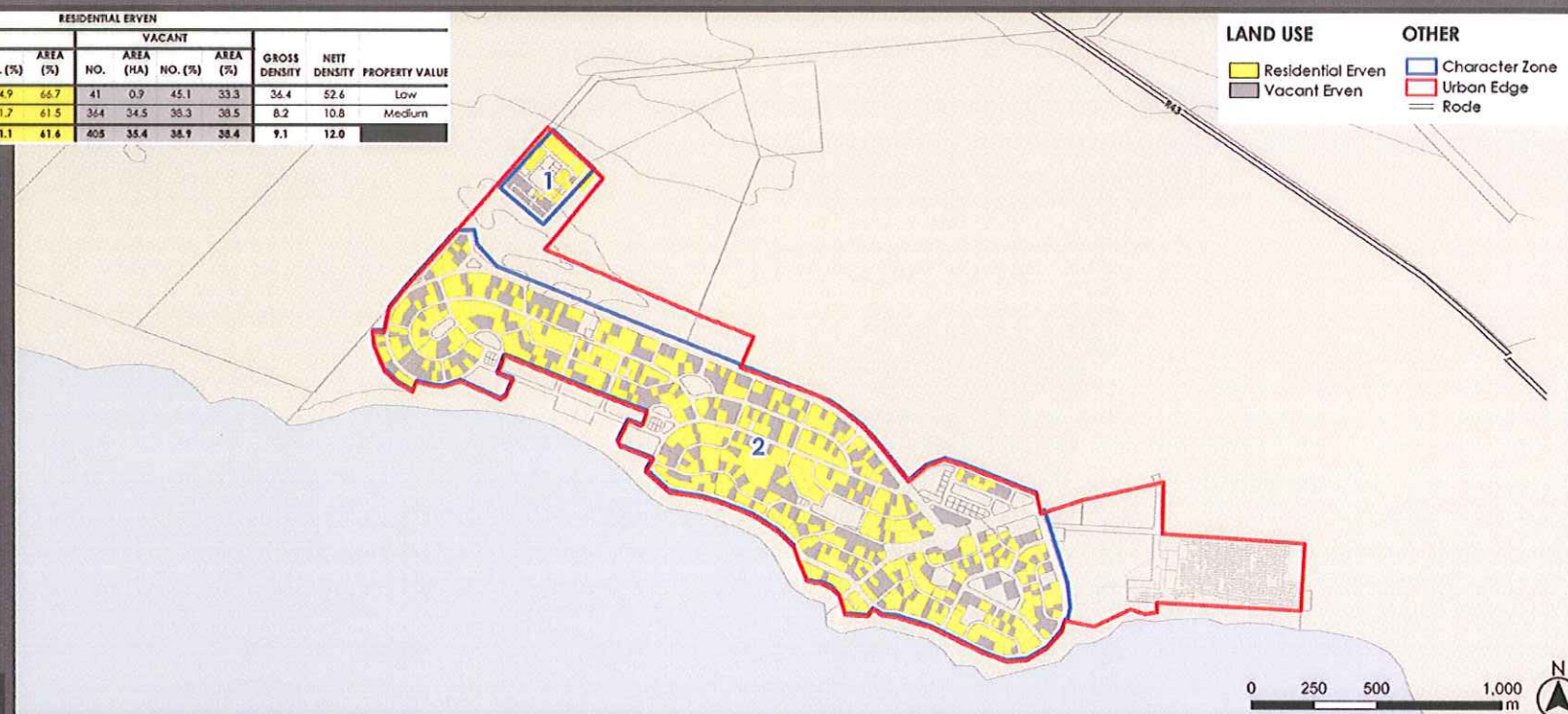
* Refer to explanatory btl in document



CARAVAN PARK HOUSING

A significant proportion of the caravan park has small lots with formal housing units. This results in a compact, medium density sprawling environment.

Density & Area Character



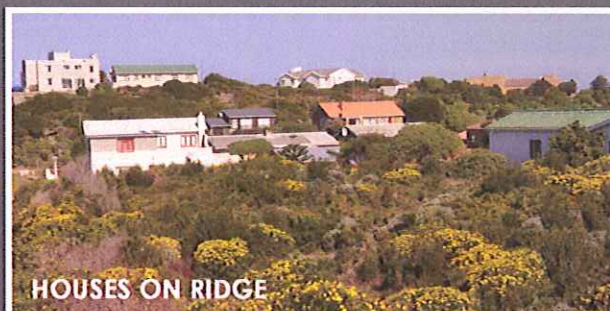
AREA 1 (Eluxolweni Township Housing)

The Township consists of RDP units on relatively small erven. Overcrowding is evident. Densification measures that could contribute to positive urban living environments and integration into the spatial structure of Pearly Beach should be considered.

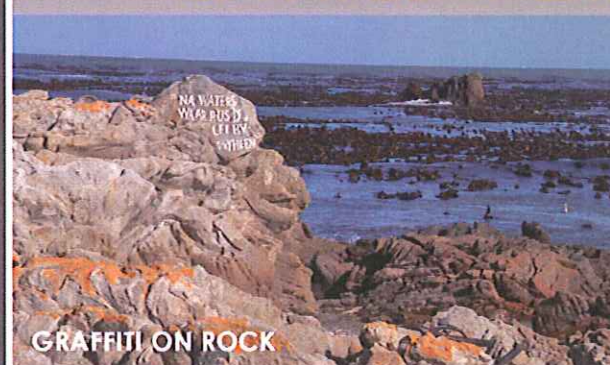


AREA 2

Plot sizes and house-plot relationships are uniform throughout the settlement and are suburban in character. Consideration could be given to densification at points of natural opportunity to create greater variety and access to housing opportunities.



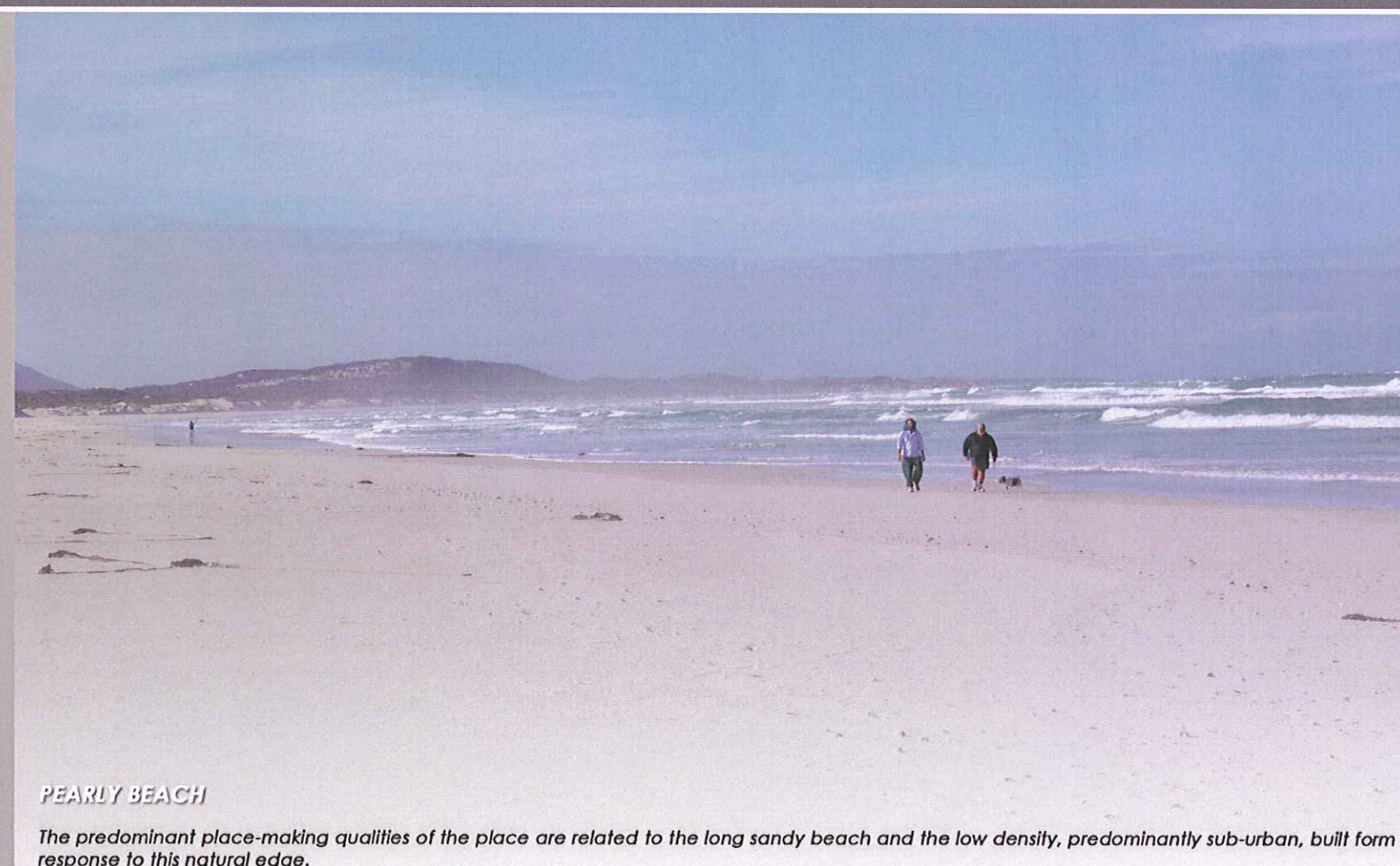
HOUSES ON RIDGE



GRAFFITI ON ROCK



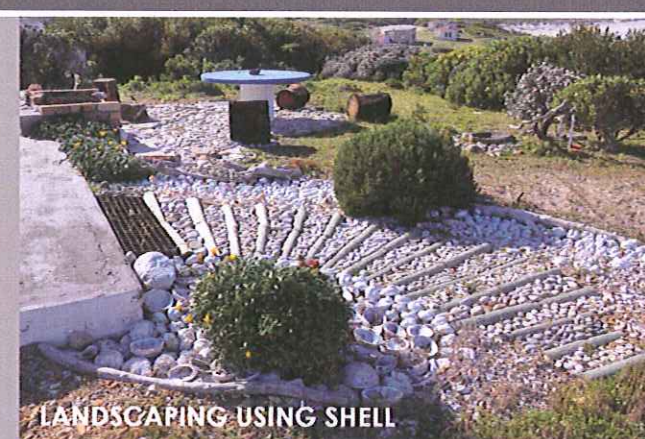
Place Making Qualities



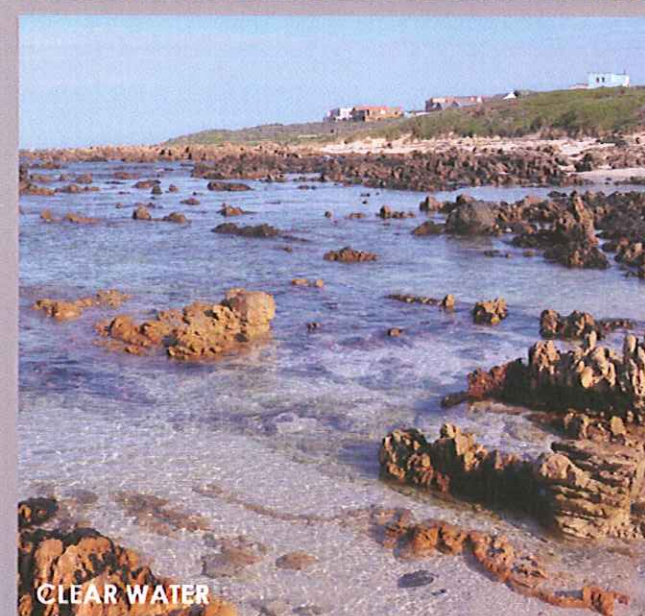
PEARLY BEACH

The predominant place-making qualities of the place are related to the long sandy beach and the low density, predominantly sub-urban, built form response to this natural edge.

The township to the west and the caravan park to the east constitute nodes of higher density but are not spatially integrated into the village.



LANDSCAPING USING SHELL



CLEAR WATER



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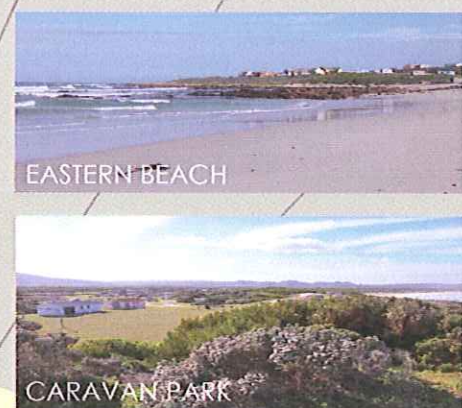
PEARLY BEACH D. DENSITY & AREA CHARACTER (MAY 2010)



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A1 URBAN EDGE; NORTHERN: EDGE: ✓ The settlement is located at some distance from the scenic route bypass. An east west distributor off the access route forms the northern edge to the settlement. The Haelkraalrivier estuary and the Pearly Beach nature Reserve form a natural barrier to the east (A1, A2).

A2 URBAN EDGE : COASTAL: The nature of the built form along the coastal interface is suburban in character and undifferentiated from the rest of the settlement.
 ✓ It has a relatively fine grain and low density quality, characterized by positive house-street relationship typical of rec-reational resorts along the coast-line.
 ✗ There are few formalised points of public access to the beach zone.
 ✓ The caravan park at the interface between the beach zone and the estuary is a public recreational node of significance.



B LEGIBILITY & CONNECTIVITY:
 ✗ The layout of the village is predominantly suburban with no route hierarchy evident with a consequent low level of legibility.
 ✓ A central green ridge runs through the settlement in an east-west direction providing some local natural landmark quality.

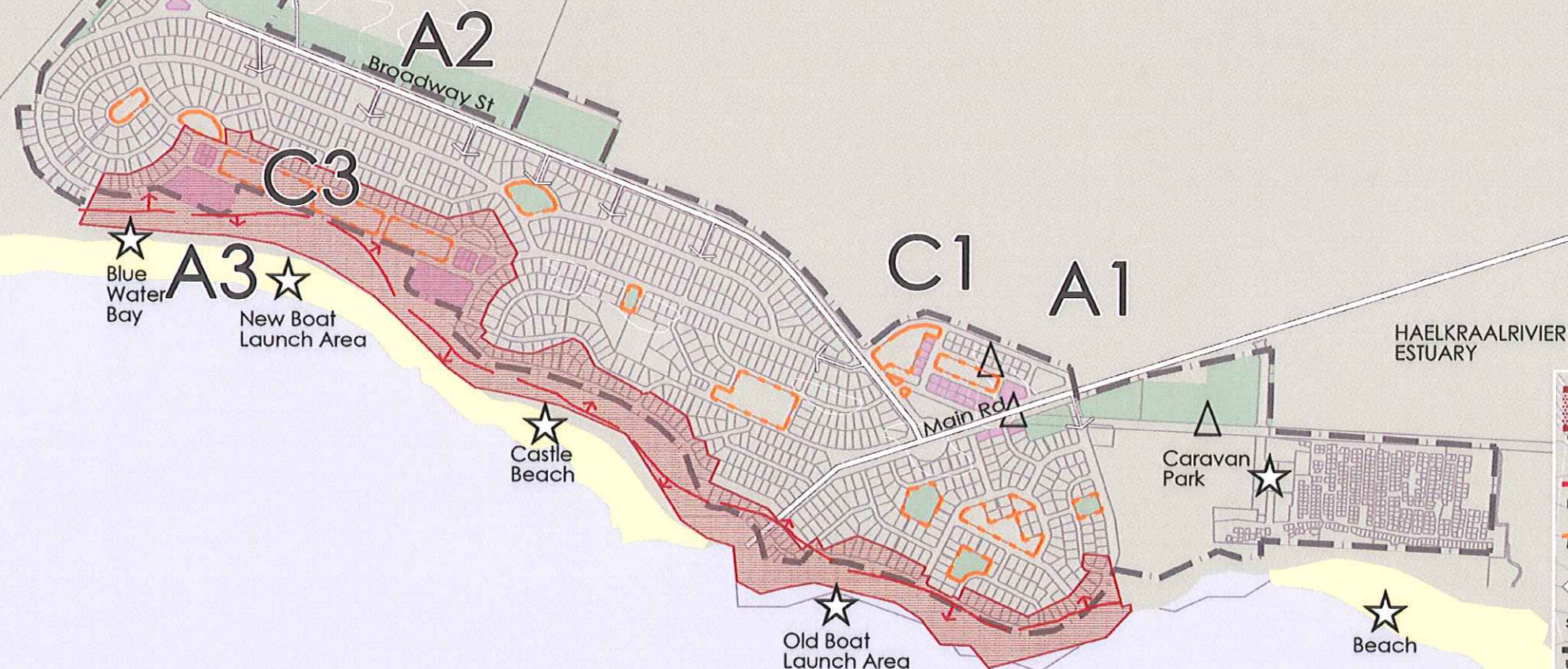


✗ A township is located to the north-west reflecting the spatial distortions resulting from Group Areas legislation. It has poor connectivity to the main settlement.

C NODAL CENTRES:
 ✓ A small retail facility is located at the point of entry (A1) but has limited nodal quality.



D GREEN CORRIDORS:
 ✗ There are no green corridors through the settlement to the coastline. Small pockets of public open space are dispersed throughout the settlement but lack integration.
 ✗ A sports field is located at the centre of the township but is surrounded by a vibracrete wall which acts as a barrier to access.



0 100 200 400 600 m



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E. CONTEXTUAL OVERVIEW (MAY 2010)



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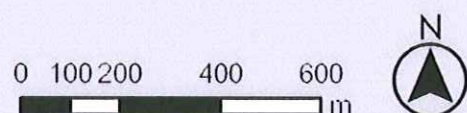
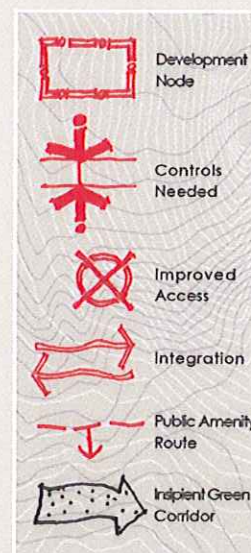
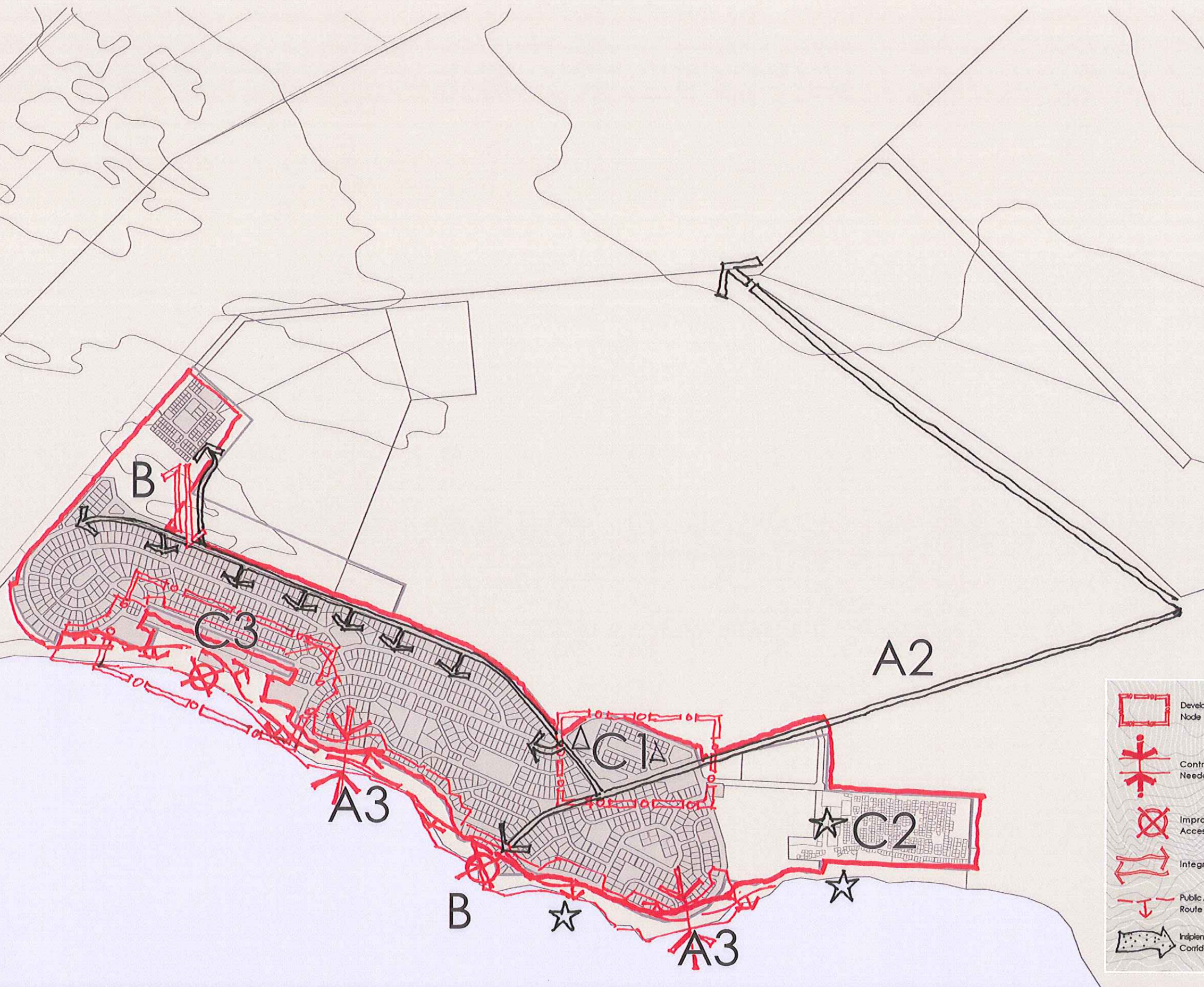
A1 URBAN EDGE; NORTHERN:
There is a hard edge at the northern edge of the settlement which provides a well-defined transition from a rural to an urban condition. Limited densification could occur adjacent to the small retail node which has developed at this point of entry.
(OPPORTUNITY)

A2 SCENIC LINK ROUTE INTERFACE:
The scenic route is set well back to the north of the settlement. The nature of the link and the point of arrival at the coastal edge could be more structured.
(OPPORTUNITY)

A3 URBAN EDGE; COASTLINE:
The existing fine-grained character of the coastal edge should be retained and densification should be resisted along the strip.
(CONSTRAINT)
However, more structured points of access to the coastal edge, and a well defined coastal walkway would contribute to the overall public structure and the strengthening of linkages between the settlement and the coastline (A3).
(OPPORTUNITY)

B LEGIBILITY & CONNECTIVITY
Legibility could be improved by nodal development at the point of entry into Pearly Beach from the north and at the point of arrival at the coastline. (OPPORTUNITY)
The township needs to be integrated into the spatial structure of the settlement by encouraging expansion and appropriate urban intensification to the south. (OPPORTUNITY)

C NODAL DEVELOPMENT:
An urban design framework should be formulated for the potential node at the point of entry into Pearly Beach where limited densification could occur. (C1) (OPPORTUNITY)
Similarly a design framework should be formulated for the potential node at the coastal edge. (C2) (OPPORTUNITY)



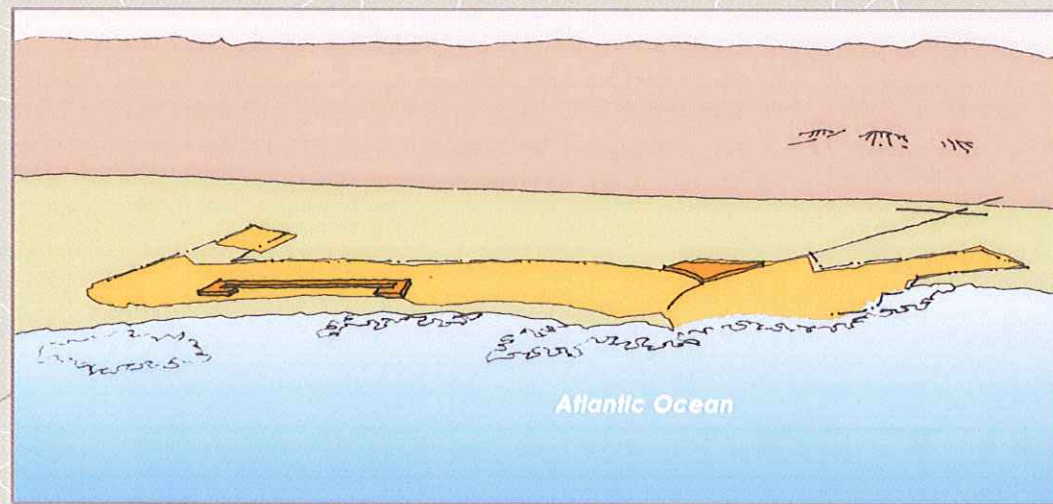
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F. OPPORTUNITIES & CONSTRAINTS (MAY 2010)




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To Stanford

R43

1. SENSITIVE AREAS

-  Open Spaces
-  Coastal Management Zone
-  Urban Edge

2. DEVELOPMENT CATALYSTS

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

3. DENSIFICATION GRADING

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

4. LAND USE

-  Worship

Angling Area

Blue Water Bay

New Boat Launch Area

Castle Beach

Old Boat Launch Area

Beach

HAELKRAALRIVIER ESTUARY

NODE

Caravan Park

C

Mein Rd

Broadway St

CORRIDOR C

0 100 200 400 600 m



GROWTH
MANAGEMENT
STRATEGY

PEARLY BEACH

G. STRATEGIC GROWTH MANAGEMENT INTERVENTIONS (MAY 2010)



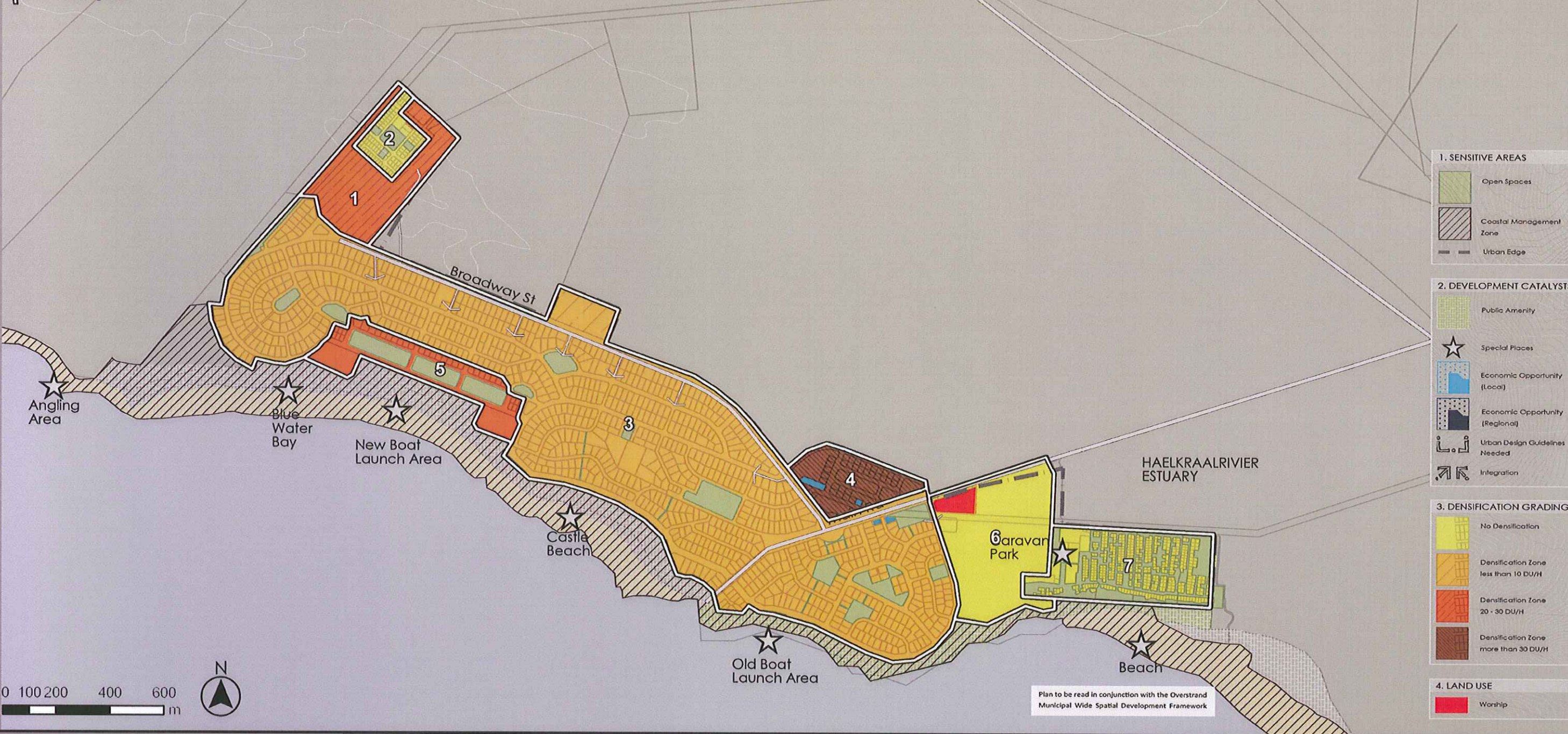
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Legend

•	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 (Storeys)	Assumed Residential 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	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P			
1	12.5	76	6.1	E1,35% / E2,35% / E5,15% / E6, 15%	2	60	22.4	280	204	•	X	•	X	X	?	•	?	•	X	•	0	0.1	0	0	0.1	0	0	0.5	1	0	0.3	1	0	0.1	0	0	0.1	0	0	0.1	0	0	0.9	1	0	0.1	0	0	1.5	1
2	4.3	89	20.7	SQ	n.a.	n.a.	20.7	89	0	•	•	•	X	X	?	•	?	•	•	•	0	0.0	0	1	0.0	1	0	0.1	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.3	0	0	0.0	0	0	0.8	0.5	1		
3	138.1	923	6.7	B1,50% / B2,50%	2	20	8.0	1108	185	•	•	•	X	X	?	•	?	•	•	•	0	0.2	0	0	0.2	0	0	1.8	2	0	1.1	1	0	0.6	1	0	0.3	0	0	3.7	3	0	0.2	0	0	19.4	6.0	8		
4	7.9	21	2.7	D4, 2 storeys	2	50	30.7	242	221	•	•	•	X	X	?	•	?	•	•	•	0	0.0	0	0	0.0	0	0	0.4	1	0	0.2	0	0	0.1	0	0	0.1	1	0	0.8	1	0	0.0	0	0	1.3	1			
5	11.6	25	2.2	D3,50% / D4,50%	2	50	27.7	321	296	•	•	•	X	X	?	•	?	•	•	•	0	0.1	0	0	0.1	0	0	0.5	0	0	0.3	0	0	0.2	0	0	0.1	0	0	1.1	1	0	0.1	0	0	3.2	1.7	0		
6	19.7	139	7.1	SQ	n.a.	n.a.	7.1	139	0	•	•	•	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	1	0.5	1	0	0.0	0	0	0.8	0			
7	17.1	443	25.9	SQ	n.a.	n.a.	25.9	443	0	•	•	•	X	X	?	•	?	•	•	•	0	0.1	0	0	0.1	0	0	0.7	0	0	0.4	0	0	0.2	0	0	0.1	0	0	1.5	1	0	0.1	0	0	8.8	2.4	9		
Total	211.2	1716	8.1		n.a.	n.a.	12.4	2621	905	•	•	•	X	X	?	•	?	•	•	•	0	0.5	0	1	0.5	1	0	4.4	4	0	2.6	2	0	1.3	1	0	0.8	1	1	8.7	8	0	0.5	0	32.2	14.2	19			

Planning Units



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