

Munisipaliteit • U-Masipala • Municipality

OVERSTRAND



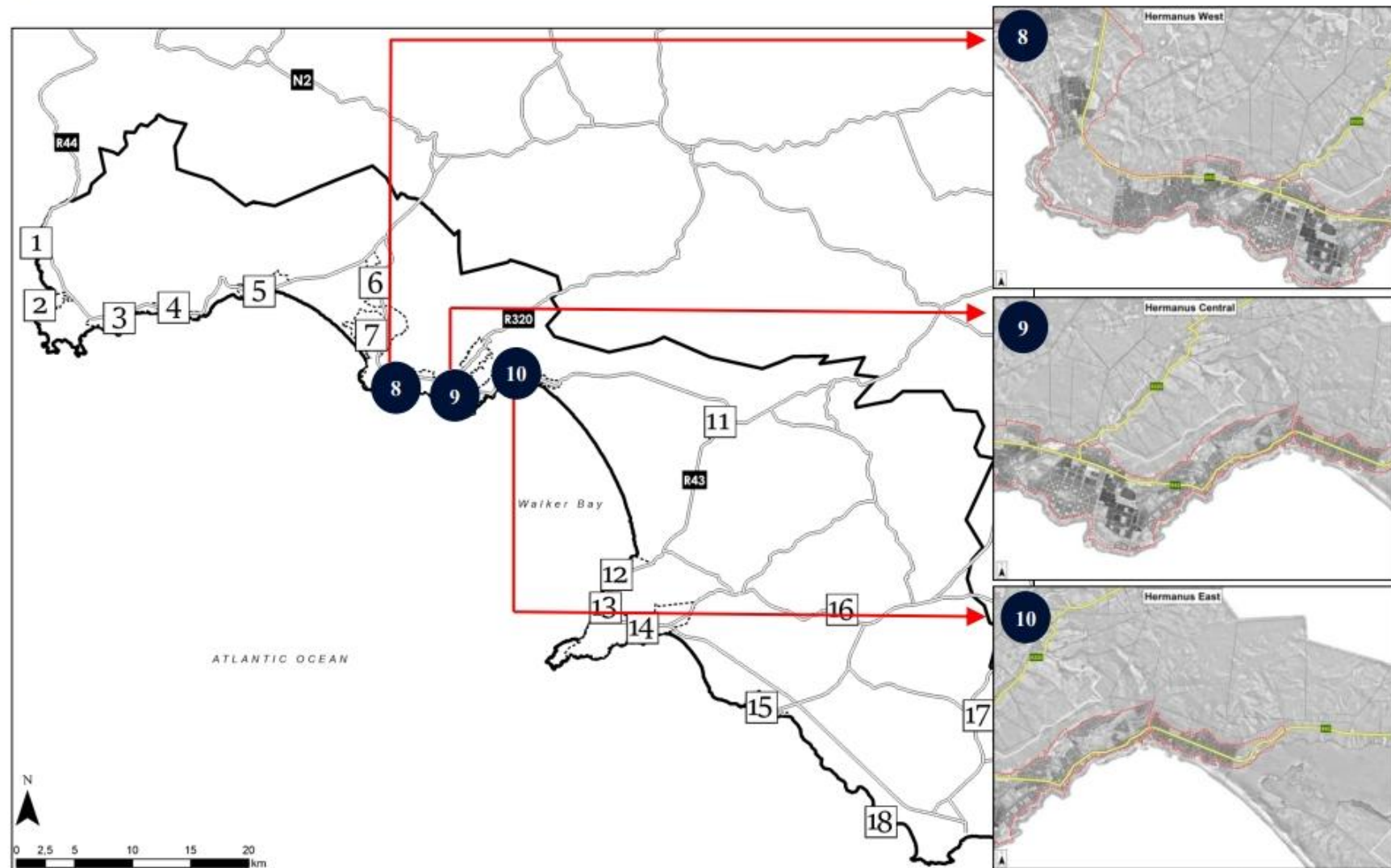
OVERSTRAND MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

May 2020



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5.8 GREATER HERMANUS



5.8.1 2050 Vision: Greater Hermanus (West)

Key policies directing future management and development (refer Plan 56)

LO 3 (i) Progressively ensure housing provision for different lifestyle choices, income groups, life stages, household sizes, including adequate provision of affordable housing options and opportunities for the aging.

LO 3 (iii) All housing developments should be planned within the context of creating sustainable human settlements where housing areas are integrated with social and economic facilities.

LO 4 (ii) Buildings that accommodate community activities, as well as education, health and entrepreneurial development and business and skills training, should be located at points of highest access in urban settlements.

LO 4 (iv) Ensure that mixed-use densification of land uses is achieved when managing urban growth.

LO 7 (ii) Encourage the development of natural open space systems within urban and rural settlements.

LO 8 (ii), MO 3 (ii) & ECO 1 (i) Ensure that environmentally sensitive areas, significant cultural landscapes and heritage sites are protected and enhanced.

EO 2 (ii) Ensure that development is confined within urban edges and growth is managed based on sustainable densification principles.

EO 3 (i) & MO 2 (ii) Encourage and support the development of networks of open space that sustain and enhance eco-system functioning, connect fragments of vegetation, protect waterways and regenerate the natural environment.

EO 4 (ii) Encourage natural dune processes to occur where appropriate and pro-actively work towards reducing coastal erosion.

VO 1 (i) Encourage mixed use and high density residential development within and adjacent to urban, suburban and rural centres.

VO 1 (ii) Promote urban, suburban and rural centres as the primary commercial areas within settlements and suppress and limit commercial development outside of these centres.

VO 1 (ix) & AO 4 (v) Neighbourhood nodes and the CBD should become the nucleus of business/commercial and other public infrastructure/services, ultimately becoming focused clusters of facilities and services/multi-purpose centres.

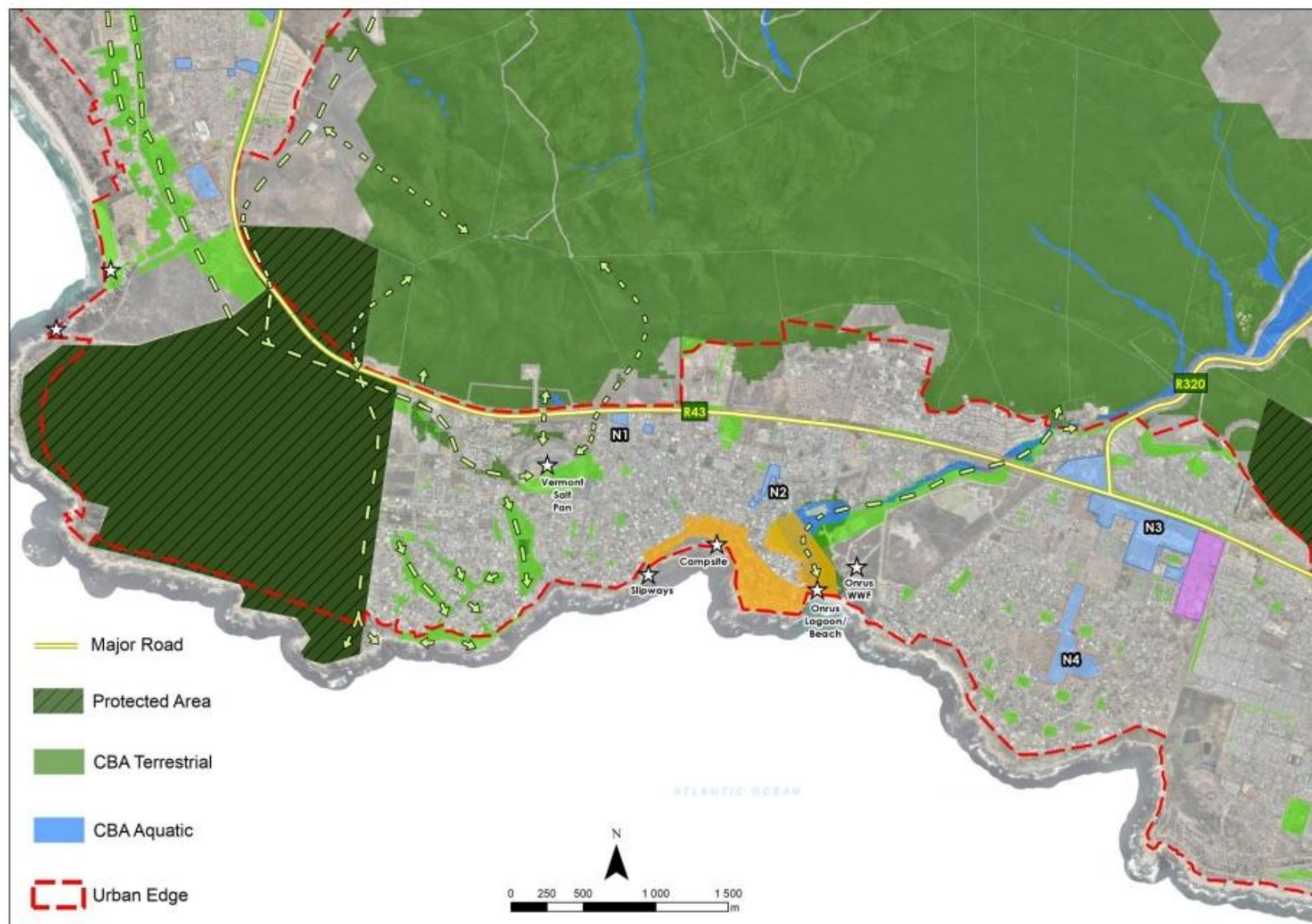
VO 2 (iii) Create a network of well-designed public spaces that support participation in social, recreational and cultural events

AO 5 (i) Maintain or improve the comfort and safety of pedestrians and cyclists on main pedestrian and cycling routes, routes connecting schools and centres, by means of adequate road space allocation, the management of traffic speeds and volumes.

ECO 1 (ii) Ensure that tourism destinations are accessible, safe and attractive by means of maintaining and developing new facilities.

Management Approach

Commercial / Community Nodes		
N1	Shopping Centre	Business uses, commercial, retail and offices should be concentrated within demarcated business areas as far as possible.
N2	Onrus Business Area	Compile urban design guidelines for development in this node.
N3	Business / Industrial Node	Retail & industrial area. Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry.
N4	Business / Community Node	Business uses, commercial, retail and offices should be concentrated within demarcated business areas as far as possible. Investigate expansion of the range of community facilities within this node.
Special Places		
★	Vermont Salt Pan	Sensitive vlei areas vlei areas within the urban edge should be managed with conservation objectives in mind, and should be protected from urban development.
	Slipways	Protect and enhance open space corridor along the coast.
	Campsite	The public green open space associated with the Onrust campsite and its relationship to the sea should be protected and enhanced.
	Onrus Lagoon / Beach	The functioning of the Onrus River and estuary as ecological corridor and linear open space area should be protected and managed.
	Onrus WWF Reserve	
Industrial		
	Industrial Development	Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry.
Heritage		
	Heritage Areas / Overlay Zones	Compile a Heritage Management Plan for the demarcated precincts with a series of heritage guidelines to ensure appropriate development in this area.
Open Space / Linkages		
	Open Space Linkages	Protect and enhance open space corridor and linkages between the coast and the mountain.
Key Improvements		
	R43 Scenic Drive	Views along the R43 scenic route should be preserved. Make provision for a set of guidelines and procedures to ensure appropriate new development within the scenic corridor.



Plan 56: 2050 Spatial Proposal Hermanus West

5.8.2 2050 Vision: Greater Hermanus (East)

Key policies directing future management and development (refer Plan 57)

LO 3 (i) Progressively ensure housing provision for different lifestyle choices, income groups, life stages, household sizes, including adequate provision of affordable housing options and opportunities for the aging.

LO 3 (iii) All housing developments should be planned within the context of creating sustainable human settlements where housing areas are integrated with social and economic facilities.

LO 4 (ii) Buildings that accommodate community activities, as well as education, health and entrepreneurial development and business and skills training, should be located at points of highest access in urban settlements.

LO 4 (iv) Ensure that mixed-use densification of land uses is achieved when managing urban growth.

LO 7 (ii) Encourage the development of natural open space systems within urban and rural settlements.

LO 8 (ii), MO 3 (ii) & ECO 1 (i) Ensure that environmentally sensitive areas, significant cultural landscapes and heritage sites are protected and enhanced.

EO 2 (ii) Ensure that development is confined within urban edges and growth is managed based on sustainable densification principles.

EO 3 (i) & MO 2 (ii) Encourage and support the development of networks of open space that sustain and enhance eco-system functioning, connect fragments of vegetation, protect waterways and regenerate the natural environment.

VO 1 (i) Encourage mixed use and high density residential development within and adjacent to urban, suburban and rural centres.

VO 1 (ii) Promote urban, suburban and rural centres as the primary commercial areas within settlements and suppress and limit commercial development outside of these centres.

VO 1 (ix) & AO 4 (v) Neighbourhood nodes and the CBD should become the nucleus of business/commercial and other public infrastructure/services, ultimately becoming focused clusters of facilities and services/multi-purpose centres.




VO 2 (iii) Create a network of well-designed public spaces that support participation in social, recreational and cultural events

AO 5 (i) Maintain or improve the comfort and safety of pedestrians and cyclists on main pedestrian and cycling routes, routes connecting schools and centres, by means of adequate road space allocation, the management of traffic speeds and volumes.

ECO 1 (ii) Ensure that tourism destinations are accessible, safe and attractive by means of maintaining and developing new facilities.

Management Approach


Commercial / Community Nodes

	Central Business District	Business uses, commercial, retail and offices should be concentrated within the central business district and within the existing areas. High density residential uses should be promoted within the CBD area with supporting community facilities where appropriate.
	Business / Industrial / Community Node	Commercial & Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry. Where community facilities falls within these areas/nodes, the preservation of its quality, roles and functions should be preserved.
	Business / Industrial Node	


Special Places

	New Hermanus Harbour	Preserve coastal walkway to Old Hermanus Harbour
	Magnetic Observatory	Public facility with regional significance
	Fick's Pool	Preserve and enhance public amenities.
	Spring & War Memorial	
	Old Hermanus Harbour	Preserve as part of the urban conservation and tourism area.
	Hoy's Kopple	Conserve and enhance the existing open space system.
	Golf Course	Specific control measures are required for the mountain interface zones.
	Fernkloof Nature Reserve	The functioning of the Fernkloof Nature Reserve as a prominent ecological conservation area should be preserved and the mountain interfaces protected.
	Boiling Point, VoLilikp Beach, Grotto Beach & Piet se Bos	Ensure an appropriate interface between the coast line and urban development.
	Die Mond se Kop	
	De Mond Caravan Park	Promote a mixed density housing node adjacent to the caravan park.


Industrial

	Industrial Development	Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry.
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Heritage

	Heritage Areas / Overlay Zones	Compile a Heritage Management Plan for the demarcated precincts with heritage informed development guidelines.
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Open Space / Linkages

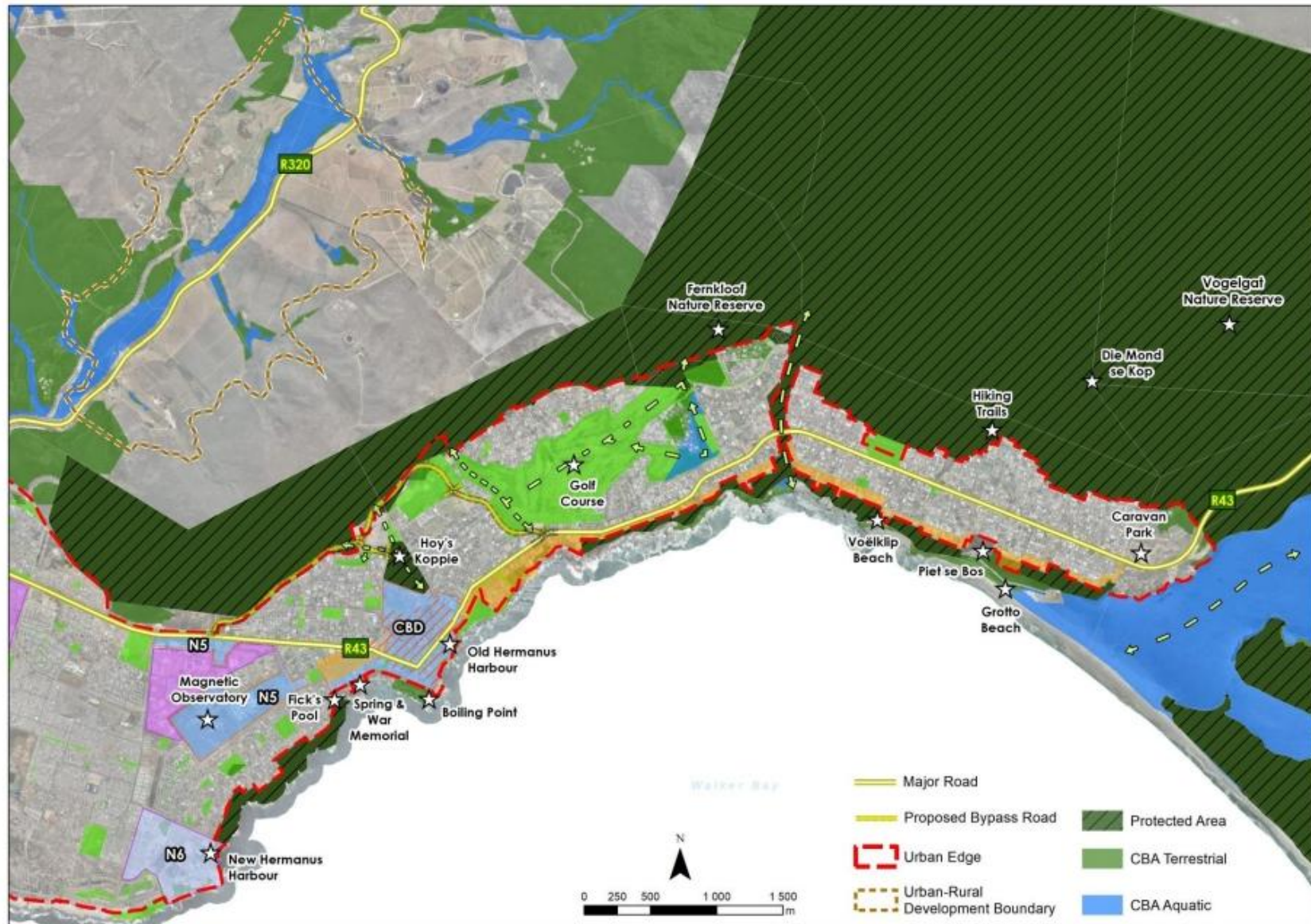
	Open Space Linkages	Protect and enhance open space corridors and linkages between the mountain and urban environments.
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Waterbodies

	Rivers / Estuaries	Sensitive areas of the biophysical environment should be managed with conservation objectives in mind, and should be protected from further urban development.
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Key Improvements

		Views along the R43 scenic route should be preserved.
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Plan 57: 2050 Spatial Proposal Hermanus East

5.8.3 Greater Hermanus 2020-2030 MSDF Spatial Proposals (West, Central, East)

As dealt with in the situational sections of this MSDF report (Refer Section 2.7.5) The spatial proposals for Hermanus are for ease of reference and plan legibility divided into three main interconnected areas, namely Hermanus West, Central and East. The key strategic land use proposals will therefore be presented as per the three areas. The local spatial development and growth management principles, however, applies to the entire town of Hermanus and is therefore presented at the outset of this Section as a whole (refer **Plan 58, 59 & 60**).

5.8.3.1 Local Spatial Development and Growth Management Principles

i Promote:

- Conservation of sensitive natural resources, including the mountain backdrop and associated Fynbos reserves, a varied coastal strip and associated marine reserves and a series of river and estuarine systems (Refer Draft Overstrand EMOZ Regulations);
- conservation of cultural heritage resources, including the character of the historical fishing/holiday settlement areas of Hermanus and Onrus, the number of buildings of historical, architectural, and social value, as well as the scenic beauty of the rural landscapes (Refer Draft Overstrand Draft HPOZs and EMOZs);
- the equitable distribution of community facilities throughout the Greater Hermanus (Refer Overstrand Growth Management Strategy,
- Greater Hermanus as not only a significant tourism destination, but also a diverse regional urban node affecting diversification and spatially integrated expansion of its economy (Refer Part 2.5: Our Economy).

ii Restrict:

- Industrial development to service industries and light industry.

iii Maintain:

- The unique character of Greater Hermanus via, amongst other, adhering to the HPOZ regulations;
- The Onrus River and other drainage channels as per the Draft Overlay Zone regulations;
- The network of primary, secondary and linkage scenic routes, e.g. the coastal footpath along the cliffs of Hermanus, Marine Drive, Rotatry Way, the route through the Hemel-en Aarde Valley and the R43.

iv Contain

- the footprint of Greater Hermanus within a well-defined urban edge with amendments made only in terms of due statutory process based on site specific circumstances.

5.8.3.2 Growth Management Strategy

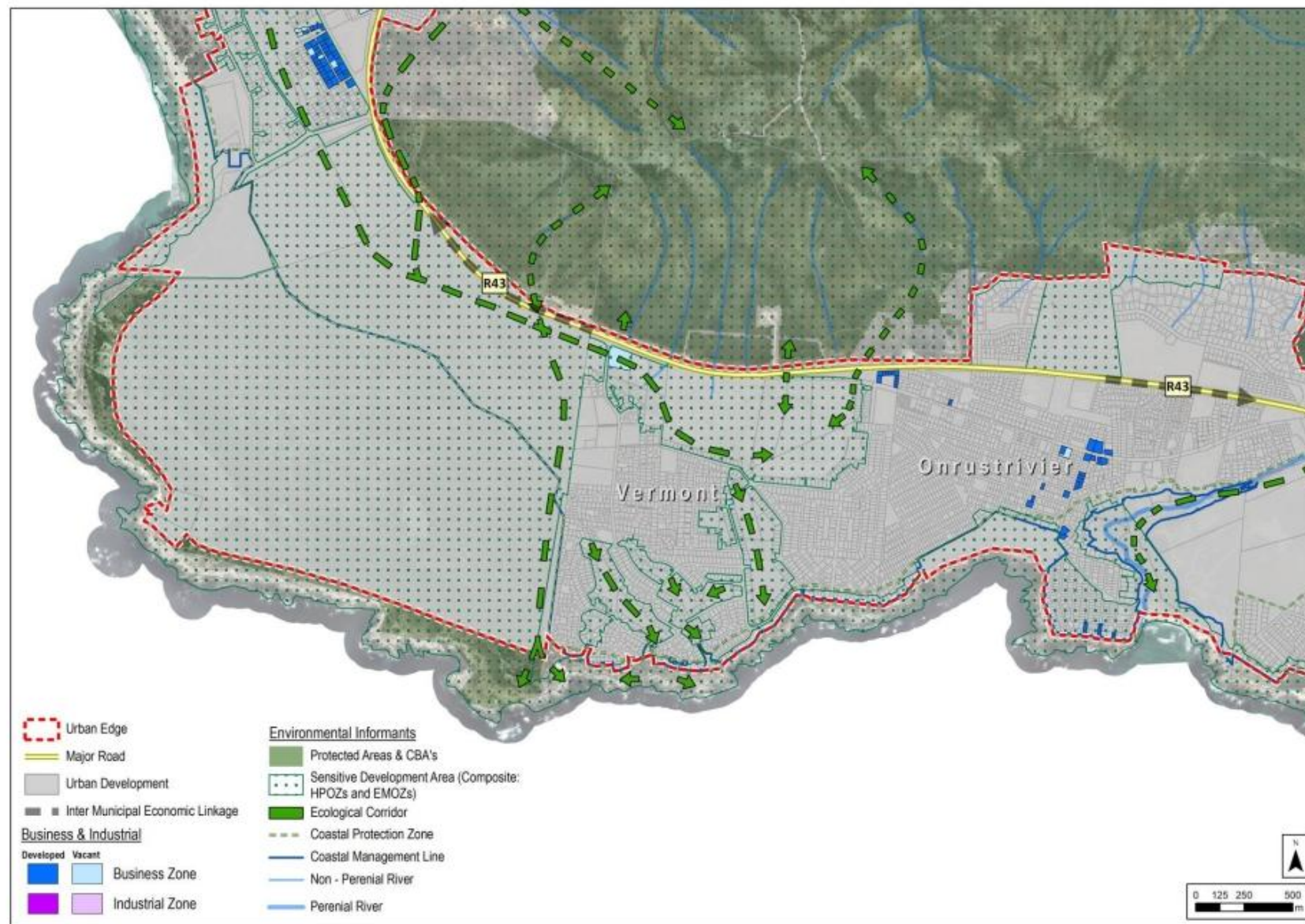
The provision of a range of residential housing types and appropriate densification as per the provisions of the Overstrand Growth Management Strategy, is drastically required in order to retain the character of Greater Hermanus, while ensuring appropriate growth to address the growing population's household need.

The extensive detail pertaining to the growth management proposals for Hermanus, as for all settlements, is presented in the OGMS. This document is the dedicated spatial growth management tool of the Overstrand Municipality. As previously stated, this MSDF is the overarching spatial planning policy and is informed by various Council Policy Documents. It is reiterated that for enabling flexibility and the strategic function of this MSDF, the provisions of the GMS, is not duplicated in this MSDF report, but provides strategic detail related to the spatial proposals related to this MSDF. Please note that the OGMS is in the process of being updated.

5.8.3.3 Key Strategic Land Use Proposals

HERMANUS WEST

The following section outlines the spatial proposal for Hermanus West, which is predominantly focused on sensitive development related to unique biodiversity areas.



I Industrial

Permit industrial development only on existing industrial zoned even within the existing industrial areas.

II Commercial

Business uses, commercial, retail and offices should be concentrated within the various local commercial nodes and further decentralisation of commercial development should not be permitted.

III New Urban Development

No new urban development areas / urban edge amendments are proposed for Hermanus West.

IV Sensitive Development Areas

The western perimeter of Hermanus West is earmarked as sensitive development area, with a range of internal and external biodiversity corridors forming part of this area. This unique area should be managed in terms of the draft Overstrand Overlay Zone regulations (incl. HPOZ and EMOZs). The coastal area also forms part of the sensitive development area, as does the entire mountainous area abutting the urban edge. The same regulations in terms of management sensitive areas (i.e. HPOZ and EMOZ) should be applied. As stated previously, this land use category is a combination of environmental and heritage Overlay Zone data layers. This is underpinned by a plethora of information which can be accessed via visiting the Overlay Zone Regulations and Municipal GIS data base (Refer Municipal Website for regulations and informants).

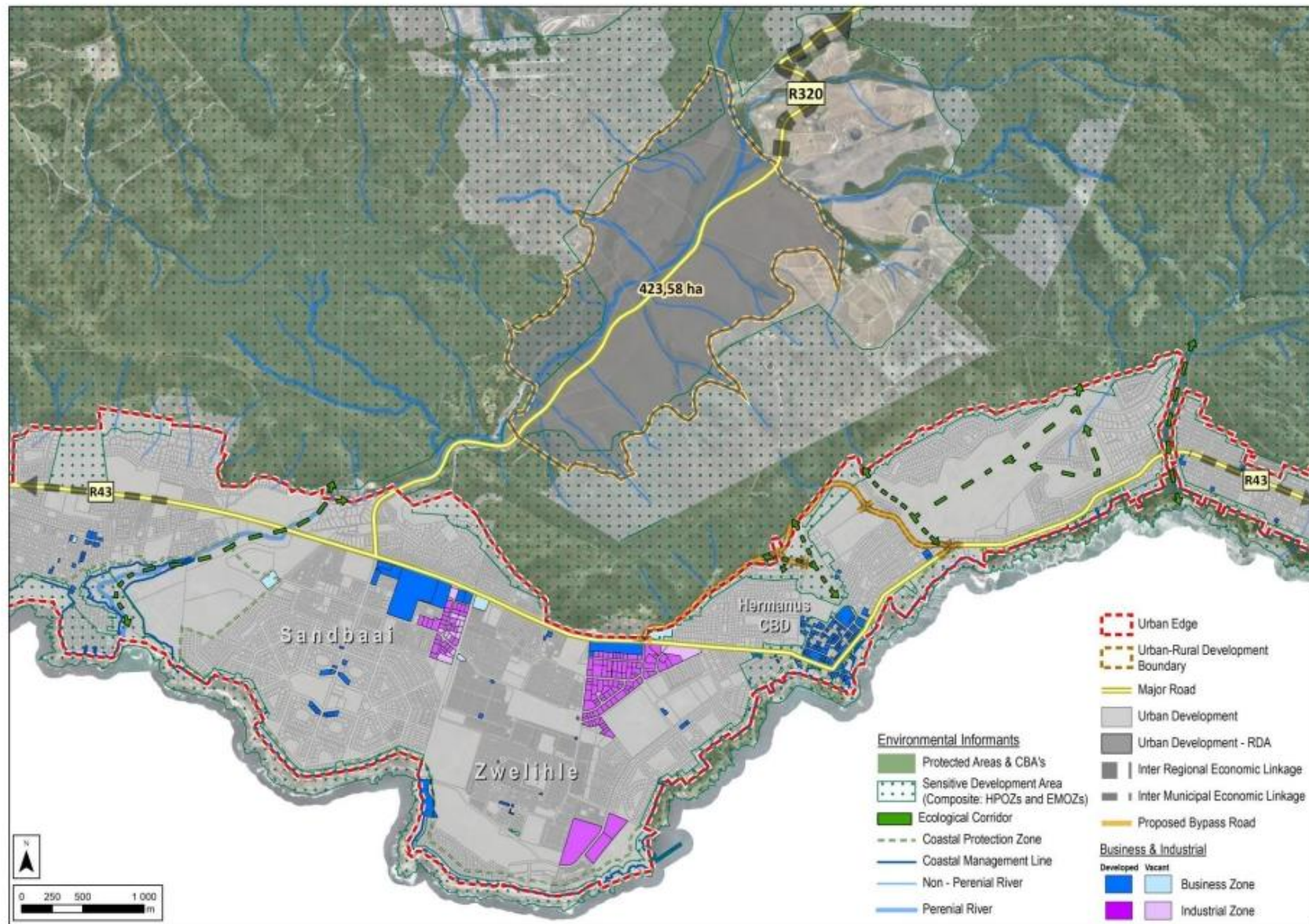
V CBAs and Protected Areas

The entire mountainous area abutting the Hermanus West urban edge to the north is earmarked as a CBA. It is important to note that the river systems originate in this natural area and are linked to the coastline creating a very unique natural habitat system. Protection in terms of not only NEMA and other legislation, but also the Overstrand's various draft Overlay Zone Regulations is critical to the preservation of these natural heritage resources.



HERMANUS CENTRAL

The following section outlines the spatial proposal for Hermanus Central, being the core of the town in terms of economic activity with industrial agglomerations as well as the CBD as the most dominant economic land uses. The high density residential area of Zwelile, as outlined in detail in Section 2 of this report, is also located in this area.



Plan 59: Hermanus Central Spatial Proposal 2020

I Industrial

Permit industrial development only on existing industrial zoned even within the existing industrial areas. Should the need for additional industrial areas arise, these areas may only be considered in areas of high accessibility and serviced by sufficient services infrastructure is relative close proximity to the employment market.

ii Central Business District

The detailed growth management proposals of the Overstrand Growth Management Strategy with regards to mixed use densification (including residential) shall apply. Business uses, commercial, retail and offices should be concentrated within the CBD and various local commercial nodes. Further decentralisation of commercial development should not be permitted. The Overstrand Growth Management Strategy should be read in conjunction with this section w.r.t. its mixed-use densification proposals.

iii New Urban Development

No new urban development areas / urban edge amendments are proposed for Hermanus Central with densification as the proposed tool to accommodate population growth as well as the housing need in accordance with the provisions of the OGMS. The formalization of Zwelihle should be addressed in the revision of the Human Settlements Plan for the Overstrand.

iv Sensitive Development Areas

The entire northern perimeter of Hermanus West is earmarked as sensitive development areas, with a range of internal and external biodiversity corridors forming part of this area. This unique area should be managed in terms of the Draft Overstrand Overlay Zones (incl. HPOZ and EMOZs). The coastal area also forms part of the sensitive development area, as does the entire mountainous area abutting the urban edge. The same regulations in terms of management sensitive areas (i.e. HPOZ and EMOZ) should be applied.

v CBAs and Protected Areas

The entire mountainous area abutting the Hermanus West urban edge to the north is earmarked as a CBA. It is important to note that the river systems originate in this natural area and are linked to the coastline creating a very unique natural habitat system. Protection in terms of not only NEMA and other legislation, but also the Overstrand's various Draft Overlay Zone Regulations is critical to the preservation of these natural heritage resources.

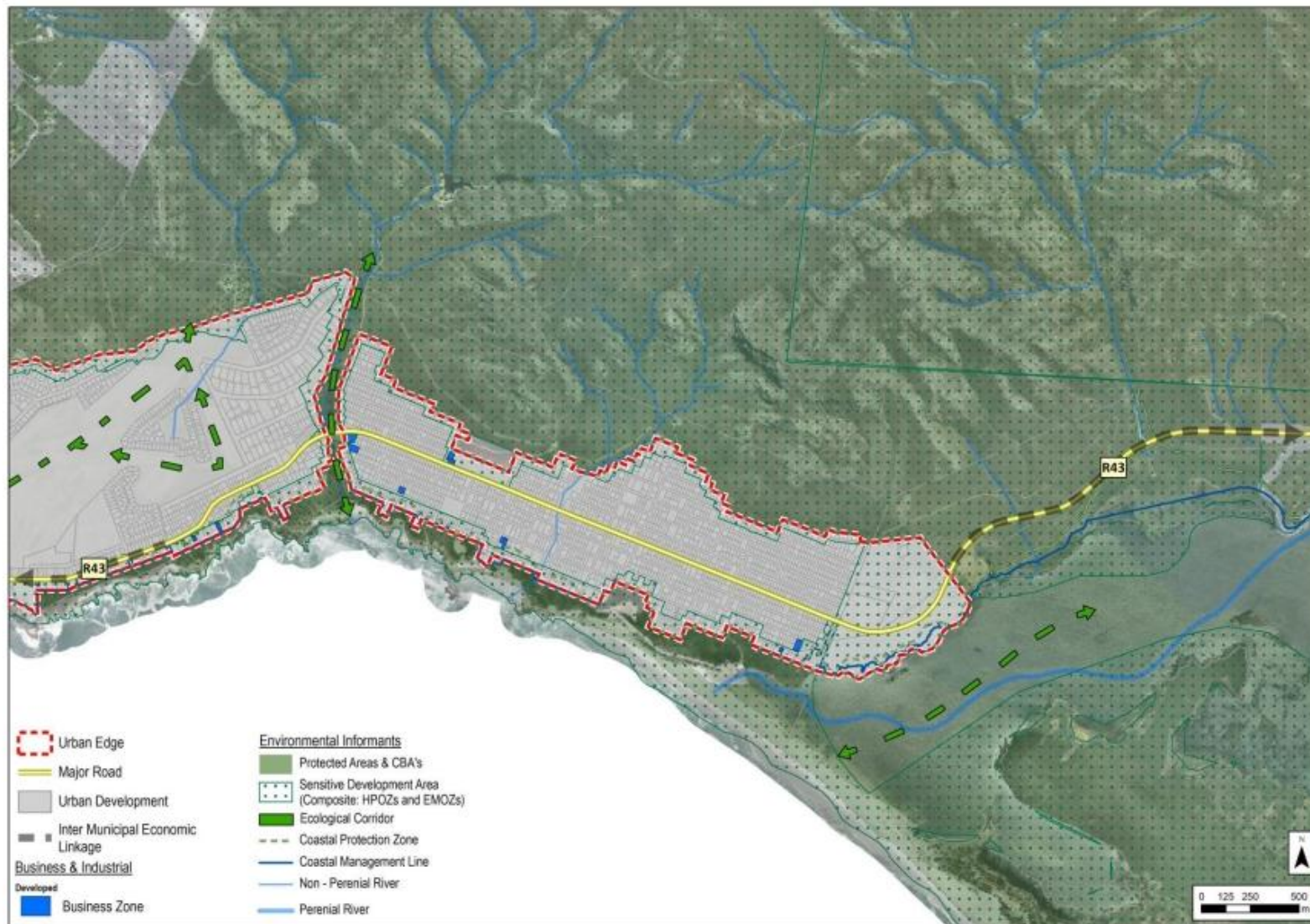
vi Urban development - Rural Development Area: Hemel and Aarde Valley

Given the tremendous tourism potential of this valley, it is proposed that the area be partially earmarked for urban development in the form of rural development settlements, which could include a variety of tourism land uses on various scales as well as rural residential opportunities. The development rules / parameters / guidelines must be determined by the Municipality. This area is at this stage delineated by a proposed rural development boundary.



HERMANUS EAST

The following section outlines the spatial proposal for Hermanus East, being a low density residential suburban area situated in a pristine natural landscape.



Plan 60: Hermanus East Spatial Proposal 2020

i Industrial

No industrial areas are proposed for this area.

ii Commercial

Small individual localized business enterprises could be considered consistent with the status quo (ie. a limited scale on public transport routes where services infrastructure is available).

iii New Urban Development

No new urban development / extension of the urban edge is proposed for this suburban area.

iv Sensitive Development Areas

The entire northern perimeter of Hermanus West is earmarked as sensitive development areas, with a range of internal and external biodiversity corridors forming part of this area. This unique area should be managed in terms of the draft Overstrand Overlay Zones regulations (incl. HPOZ and EMOZs). The coastal area also forms part of the sensitive development area, as does the entire mountainous area abutting the urban edge. The same regulations in terms of management sensitive areas (i.e. HPOZ and EMOZ) should be applied.

v CBAs and Protected Areas

The entire mountainous area abutting the Hermanus West urban edge to the north is earmarked as a CBA. It is important to note that the river systems originate in this natural area and are linked to the coastline creating a very unique natural habitat system. Protection in terms of not only NEMA and other legislation, but also the Overstrand's various Draft Overlay Zone Regulations is critical to the preservation of these natural heritage resources.

