



Hemel & Aarde Valley: Rural Development Area (RDA)

Development Guidelines

OVERSTRAND MUNICIPALITY
DEPARTMENT : TOWN PLANNING
P O BOX 20 , HERMANUS , 7200

24 APR 2023

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Preamble

This guideline (policy) document for the Hemel & Aarde Rural Development Area (RDA) is a project by the Overstrand Municipality.



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SECTION 1 : Introduction

- 1.1 Background & Introduction
- 1.2 Objectives
- 1.3 Legislative Context
- 1.4 Methodology
- 1.5 Study Area

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1.1 BACKGROUND & INTRODUCTION

The rural environment in the Western Cape and specifically in the Overstrand Municipality is faced with escalating development pressures, as available land for urban expansion is gradually becoming a rare commodity.

In response to the development pressures, several provincial and municipal policy frameworks have in the past recognised the need to manage and guide appropriate development within the rural environment. The consensus and conclusions identified in many policies point out the sensitivity of the rural environment to inappropriate urban-type development, as it detracts and destroys the rural character, scenic qualities, impacts on agricultural sustainability and results in many other challenges, i.e. engineering services, impacts on safety & increased crime, impacts on natural vegetation, wetlands, biodiversity and ecological systems.

With specific reference to the Hemel & Aarde Valley in the Overstrand Municipal Area, the concept of a **Rural Development Area (RDA)** was already presented and approved in the former Overstrand Spatial Development Framework (SDF) of 2006. The more recently approved Overstrand SDF 2020 specifically delineated and referenced the need for rural development guidelines in this specific area. **The overall objective being to permit an appropriate level and type of development that manages the southern rural-urban gateway transition by protecting the agricultural and natural resource base and the scenic and cultural resource, while promoting tourism and an appropriate form and scale of residential development.**

Within its regional and local context the Hemel & Aarde Valley represents an important agri-tourism resource to the Overstrand Municipality. The strategic importance of the R320 road (Main Road 269) linking the R43 to Caledon on the N2 is of regional significance. Its scenic qualities, together with the growing popularity as a recognised tourism 'wine-route' make it an increasingly important tourism asset within the regional and local space economy of the Overberg. The current Spatial Development Framework identified the lower valley as an urban-rural transition area, requiring specific management guidelines.

The Overstrand MSDF (2020) required that a set of development guidelines be prepared for the Hemel & Aarde RDA, setting out a framework and parameters to proactively unlock the development potential and guide the future development in the area. **The objective of the guidelines being to assist landowners and the decision-making authorities in realising an appropriate form and level of development within this urban-rural transition area.**

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1.2 OBJECTIVES

It is acknowledged that the Provincial Spatial Development Framework (PSDF, 2014) and the Western Cape Land Use Planning Guidelines: Rural Areas (2019) provide land use specific guidelines for rural development in the Western Cape. On this basis, the objective of this guideline document is not to contradict or duplicate the overarching guidelines already provided, but rather to:

- Provide local area specific guidelines for the demarcated Hemel & Aarde RDA, based on a thorough understanding of the study area in terms of its rural scenic character, locality, configuration, accessibility, etc.
- Promote a sustainable form and extent to development in appropriate rural locations within the study area, so as to ensure that the inherent strengths and economic potential of the area are extracted to the benefit of the broader Overstrand community;
- Retain & conserve the integrity and authenticity of the rural cultural landscape character, scenic route experience, agricultural productivity and biodiversity assets in the area;
- To broadly assist and provide clarity to all role players and partners (public and private) on the scale and type of development that is considered appropriate beyond the current built-up areas within this rural-urban transitional area, in terms of suitable locations, and the desirable form and scale of such development.

1.3 LEGISLATIVE CONTEXT

This **Rural Areas Guideline** for the Hemel & Aarde RDA are drafted with due cognisance of, and informed by, complementary national, provincial and municipal planning processes, and will in turn, inform the implementation thereof at the local level. The Rural Development Area Guideline should therefore be read and interpreted together with the legislative prescripts, policy informants and guidelines. The following documents / legislation are considered most relevant as the contextual strategic policy informants to this initiative:

- Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) (CARA);
- National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA);
- Spatial Planning & Land Use Management Act (SPLUMA, 2013);
- National Spatial Development Framework (NSDF, 2019);
- Integrated Urban Development Framework (IUUF, 2016);
- National Development Plan 2030 (NDP, 2012).

An overview and summary of most relevant provincial and local government policies are provided in Section 2, herein.

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1.4 METHODOLOGY

The methodology followed in formulating the Hemel & Aarde RDA Guidelines is summarised in diagram 1, as follows:

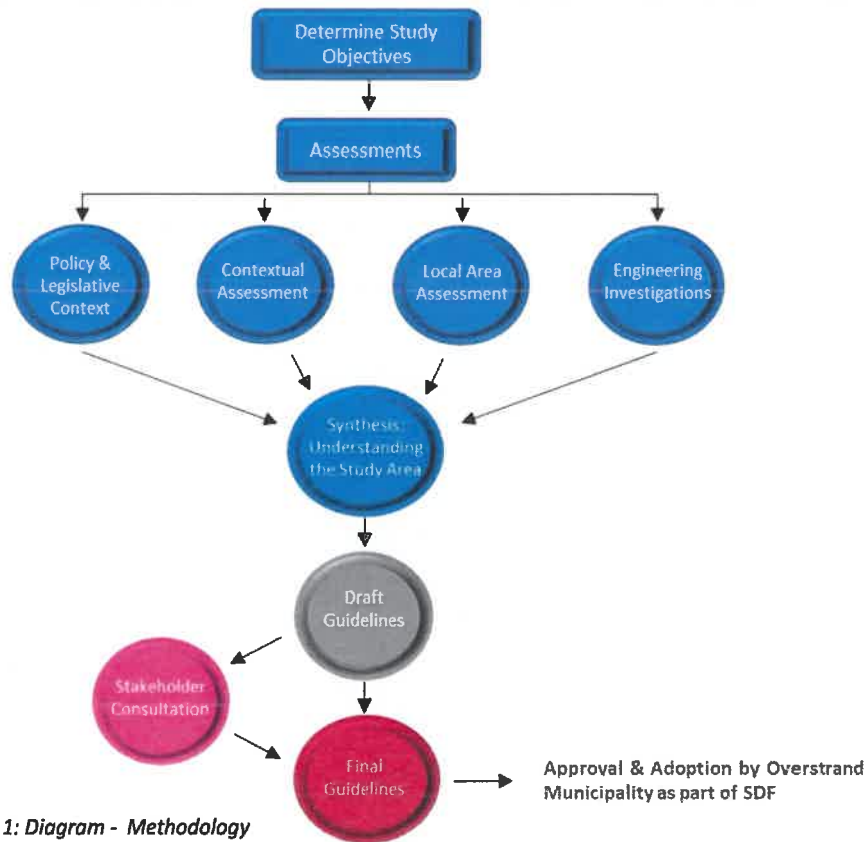


Figure 1: Diagram - Methodology

1.5 STUDY AREA

The study area is located along the R320 between Hermanus and Caledon, incorporating the lower lying parts of the greater Hemel & Aarde Valley, located in the urban-rural transition area. Figure 2 shows the locality of the study area in the broader district context.



Figure 2: Study Area – Regional Context

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Section 1: Introduction

The Overstrand SDF (2020) designated conceptual boundaries for the Hemel & Aarde RDA, which was based on the 140m contour line forming the outer edges of the study area (refer Figure 3). During initial assessment and conceptualising of the process, the boundaries of the study area was redefined to include the broader visual catchment along the ridgelines that frame the valley (refer Figure 4). The total extent of the reconfigured study area comprises roughly 20 cadastral properties with a total area of \pm 1800 hectares.

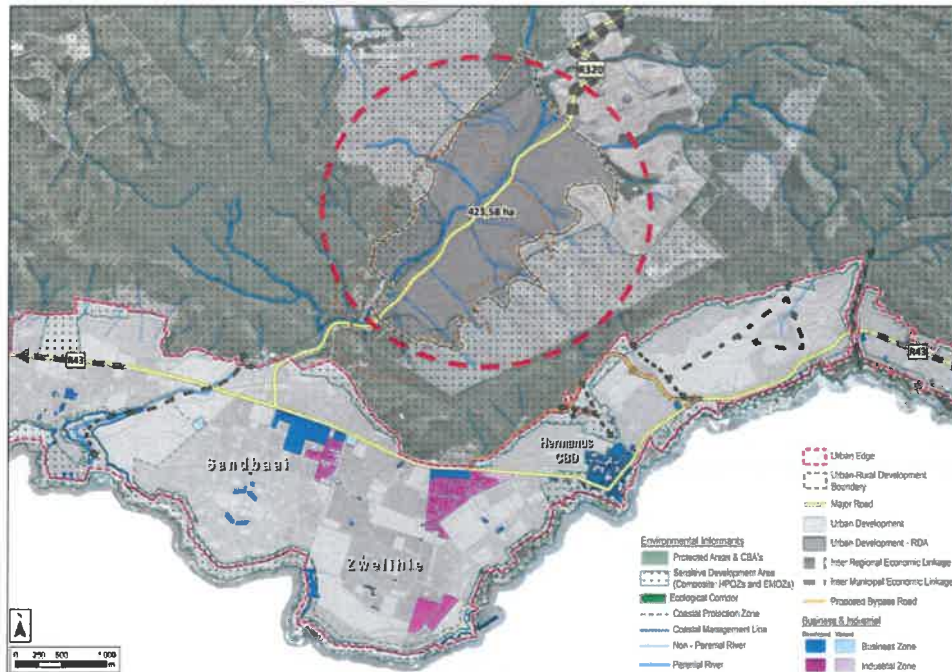


Figure 3: Overstrand SDF (2020) – RDA boundary designation

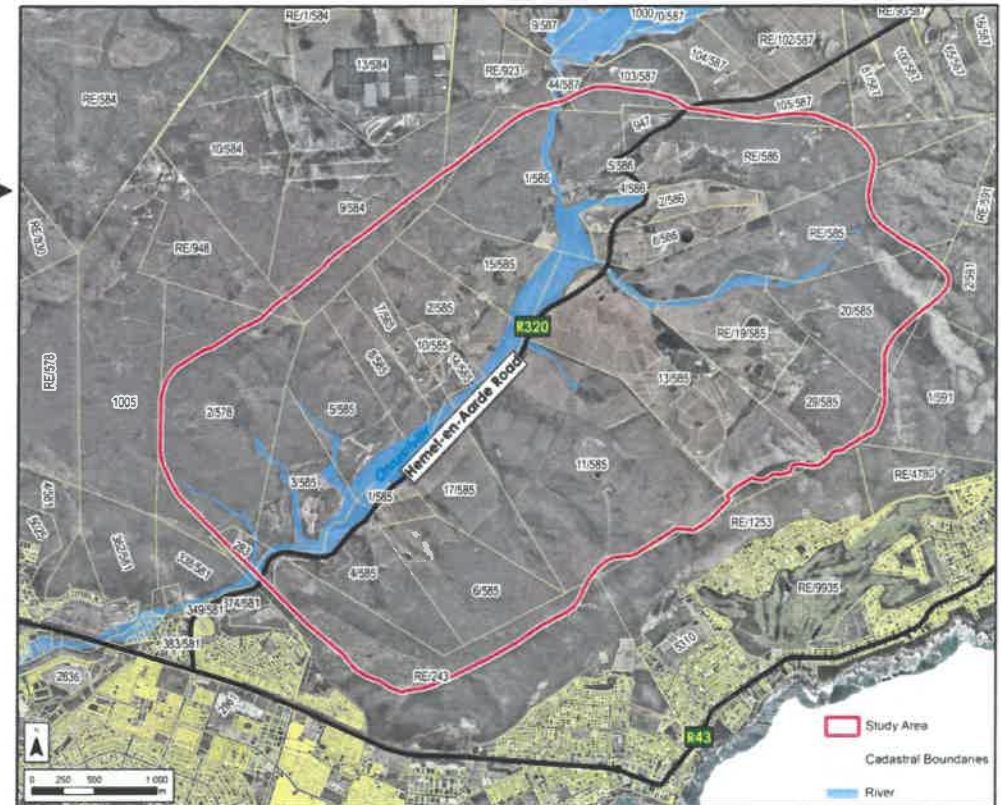


Figure 4: Reconfigured Expanded RDA Study Area

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SECTION 2 : Policy Context

- 2.1 Introduction
- 2.2 Provincial Spatial Development Framework (PSDF, 2014)
- 2.3 Western Cape Land Use Planning Guidelines: Rural Areas (2019)
- 2.4 Overstrand Spatial Development Framework (2020)
- 2.5 Overstrand Additional Dwellings Guidelines (2009)
- 2.6 Overstrand Overlay Zones

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2.1 INTRODUCTION

A number of existing provincial and local (Overstrand) spatial policy directives are considered relevant to the formulation of development guidelines for the Hemel & Aarde Valley RDA. Some of the existing policies provide principles and strategies relating specifically to development in the rural environment.

There are a plethora of national and provincial policies that could be considered relevant to this initiative. However, the following policies were considered most relevant:

- Provincial Spatial Development Framework (PSDF, 2014);
- Western Cape Land development Guidelines: Rural Areas (2019);
- Western Cape Biodiversity Spatial Plan, 2017 (WCBSP);
- Overstrand Integrated Development Plan (IDP);
- Overstrand Spatial Development Framework (OSDF, 2020);
- Overstrand Additional Dwellings Guidelines; and
- Overstrand Overlay Zones.

The relevance and implications of the above-mentioned policy directives are summarised herein, as follows:

2.2 PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF, 2014)

The PSDF (2014) include a number of strategies and objectives that can be considered relevant to the RDA Guidelines, including the following most relevant strategies:

- **Protect Biodiversity & Ecosystem Services**

Biodiversity mapping for the study area is based on the latest data forthcoming from the Western Cape Biodiversity Spatial Plan (Cape Nature, WCBSP - 2017). The WCBSP represents the priority biodiversity areas and ecological systems that need to be secured in the long-term.

- **Manage, Repair & Optimise Provincial Water Resources**

The study area is located in a water scarce area, relying on water supply from the De Bos Dam for domestic water use and limited agricultural irrigation. Boreholes are commonly used in the area to supplement water supply.

- **Promote Sustainable Use of Resources**

The Western Cape's resources, including biodiversity, heritage, natural landscapes and agricultural land should be wisely managed to promote sustainability.

- **Opening-Up Opportunities in the Rural Space Economy**

Accommodating a greater diversity of compatible land use activities on farms and in the rural landscape in general. Compatible activities are those that do not compromise biodiversity, farming activities, cultural and scenic landscapes, and are of an appropriate scale and form to fit in with their context in the rural landscape

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Section 2: Policy Context

The consolidated PSDF (2014) spatial proposals for the Western Cape is reflected in Figure 4, with the Overstrand area designated as a Priority Urban Functional Region for Leisure purposes. This is due to the growing tourism attraction of the area, scenic and natural beauty and strong property markets.

The PSDF further indicates that the Western Cape Government will support rural communities (inclusive of agri workers and land owners) to take control of their destiny, and help build opportunities for growth and development in rural areas. This involves a shift from a compliance driven system to a developmental system that encourages rural entrepreneurship, whilst recognising the importance of protecting important biodiversity areas and ecological infrastructure.

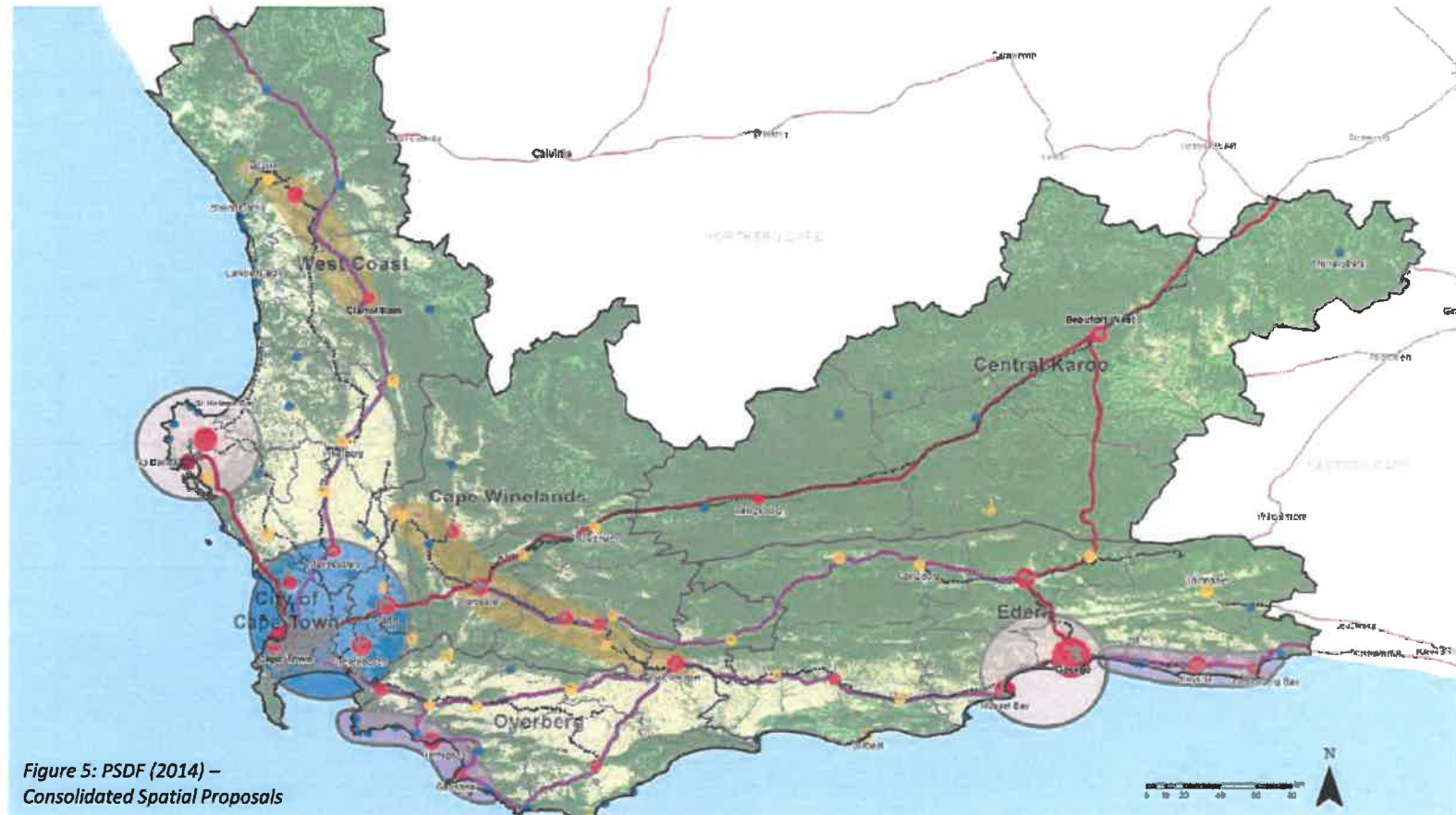


Figure 5: PSDF (2014) – Consolidated Spatial Proposals



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2.3 Western Cape Land Use Planning Guidelines: Rural Areas (2019)

Subsequent to the compilation and approval of the province's PSDF (2009, and subsequently 2014), forming part of the roll-out of the PSDF, the Rural Areas Guideline were formulated, with its key objectives being to:

- Promote sustainable development in appropriate rural locations throughout the Western Cape, and ensure the inclusive growth of the rural economy.
- Safeguard priority biodiversity areas and the functionality of the Province's life supporting ecological infrastructure and ecosystem services (i.e. environmental goods and services).
- Maintain the integrity, authenticity and accessibility of the Western Cape's significant farming, ecological, coastal, cultural and scenic rural landscapes, and natural resources.
- Assist Western Cape municipalities to plan and manage their rural areas more effectively, and to inform the principles of their zoning schemes and spatial development frameworks in a pro-active manner.
- Provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas, suitable locations where it could take place, and the desirable form and scale of such development.

Furthermore, the following important considerations forthcoming from the Rural Areas Guidelines are considered relevant to the proposed RDA Development Guidelines for the Hemel & Aarde Valley, namely:

- The Rural Areas Guideline supports the roll-out of the implementation of the PSDF and its call to open up opportunities in the rural space-economy. Building on the NDP vision of an inclusive and integrated rural economy;
- Due to the nature of the Rural Areas Guidelines document as a guideline, authorities could deviate from it in exceptional cases if justification for such deviation is motivated. Such justification could include the promotion and support for the objectives of strengthening the rural economy, but in doing so should not compromise the unique asset base that make up the distinctive rural landscape of the Western Cape.

The following principles are promoted in the Rural Areas Guidelines, which are considered relevant to this study:

- Good quality and carefully sited development should be encouraged and located as far as possible in existing settlements.
- Accessibility should be a key consideration in all land development decisions.
- New building development should be strictly controlled with respect to scale, dimension, height, colour, roof profile, etc.
- Land development must avoid negative impact on river systems and should therefore not be permitted below the 1:100 flood line or within 100m of a river bank, whichever distance is greater.

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Section 2: Policy Context

- Promote sustainable development in appropriate rural locations throughout the Western Cape, and ensure the inclusive growth of the rural economy.
- Priority should be given to the re-use of previously developed sites in preference to greenfield sites.
- All development in rural areas should be in keeping and in scale with its location, and sensitive to the character of the rural landscape and local distinctiveness.
- Only activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate are supported.
- The cumulative effect of all ancillary and non-agricultural land uses should not detract from the rural character of the landscape and the primary agricultural activities.
- Rural activities must have a focus on sustainability and be in harmony with the surrounding agricultural landscape.
- Agricultural resources should be protected for increased agricultural production, as far as permissible within the context of balanced economic activities within the RDA.

The Rural Areas Guidelines include **general guidelines** for development, stating that development in the rural area should not:

- have a significant negative impact on biodiversity, ecological system services or the coastal environment;
- lead to undue loss or alienation of agricultural land or has a cumulative impact there upon;
- compromise existing or potential farming activities;
- be inconsistent with the cultural and scenic landscape within which it is situated;
- lead to inefficient service delivery or unjustifiable extensions to the municipality's reticulation networks;
- impose real costs or risks to the municipality delivering on their mandate; and
- infringe on the authenticity of the rural landscape.

Furthermore, in addition to the above-mentioned general guidelines, the Rural Areas Guidelines include specific guidelines for different land uses, i.e. conservation, industry, agriculture, rural business, land reform, community uses, accommodation, tourist facilities, etc.

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2.4 Overstrand Spatial Development Framework (OSDF, 2020)

The current Overstrand SDF (2020) sets the spatial development vision for the municipality for the next 5-10 years and beyond. The SDF incorporates several strategies towards achieving its spatial vision, summarised diagrammatically as follows:

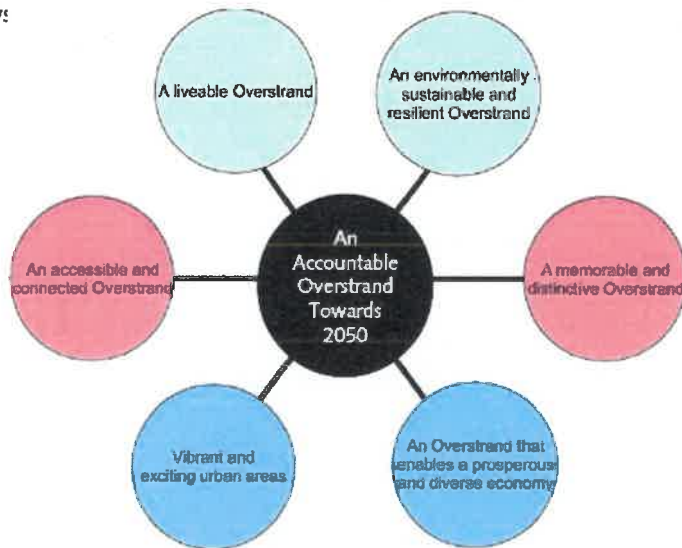


Figure 6: Overstrand SDF (2020) – Strategies

It is clear from the above-mentioned spatial policy, that the Overstrand Municipality's spatial vision is directed towards unlocking opportunities within its space economy, using the inherent character and attractions of the biophysical environment to strategically promote the area for tourism, investment and sustainable development.

Of most relevance to the development guidelines for the Hemel & Aarde RDA is the strategies of (1) 'An environmentally sustainable and resilient Overstrand', and (2), 'An Overstrand that enables a prosperous and diverse economy. In terms of the 2050 vision of the Overstrand Municipality, as put forward in the SDF (2020), the following 2 statements are specifically relevant to the rural area of the Hemel & Aarde Valley, namely:

- *The Overstrand will continue to be South Africa's leading Municipality in terms of best practice for conservation planning and sustainable environmental management. The Overstrand supports bioregional planning, defined as land-use planning and management that promotes sustainable development, as the methodology on which spatial planning is based.*

In this regard, maintaining the quality of the natural environment and how future development in the RDA responds to, and promotes conservation of critical biodiversity and the integrity of the Onrus River system, will be particularly important in order to ensure alignment with the 2050 vision of the Overstrand.

- *Overstrand values and preserves its rural and natural environments and maintains a thriving rural sector that contributes to local and export markets. The Overstrand builds on its reputation as being a world class tourism destination attracting increasing amounts of tourists to its prime locations and facilities. Tourists in addition to visitors and new skilled labourers are drawn to the Overstrand's unique natural, heritage and cultural attributes and well-designed built environment, providing a consistent economic influx to the area.*

In this regard, the role of the rural area and the attractiveness of the Hemel & Aarde Valley as a rural / agricultural / natural environment, in attracting tourism to the Overstrand is noted. The potential to enhance the tourism offering and attraction in the area should therefore inform development proposals in the area.

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Section 2: Policy Context

The Overstrand SDF (2020) specifically designated and demarcated the Hemel & Aarde RDA, as part of the SDF spatial plan for the Hermanus area. The SDF assigned the lower valley area as an 'Urban-Rural Development Area', delineated conceptually in the plan herewith. Furthermore, the 'urban rural development area' is defined in the SDF as follows:

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.

The Overstrand SDF (2020) therefore acknowledges and promotes the principle and potential for rural residential opportunities within this urban-rural transition area. The implications of rural residential development for subdivision of agricultural land should however be considered relative to the norms for subdivision of agricultural land in the Western Cape and the objectives of National Department of Agriculture relating to the preservation of agricultural land. The designation of the study area as an urban-rural transitional area, presents the opportunity to consider appropriate subdivision of land to allow rural residential development, subject to applying policy and sustainable development principles.

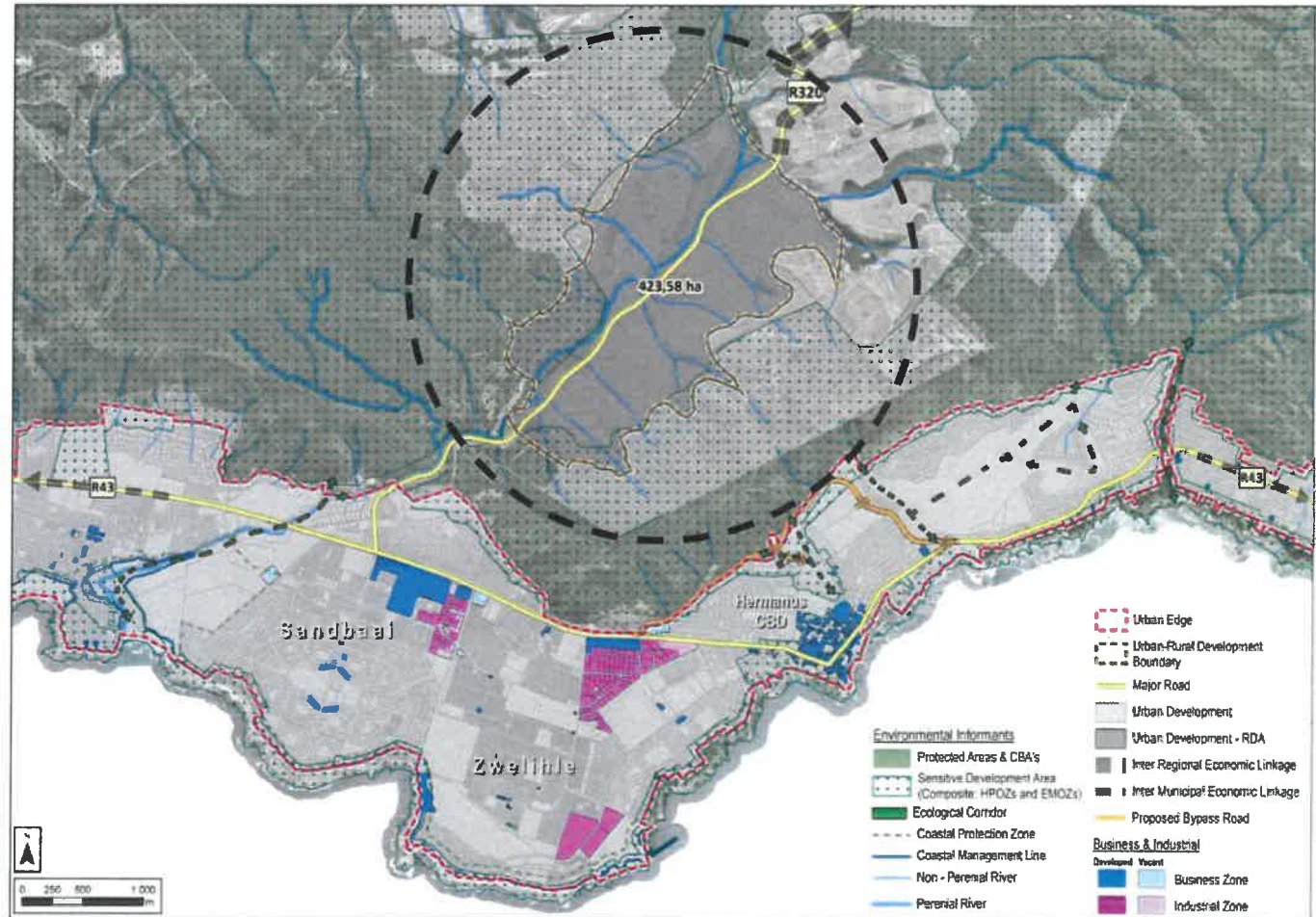


Figure 7: Overstrand SDF (2020) – RDA Delineation

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2.5 Overstrand Additional Dwellings Guidelines (2009)

The growing tourism market of the Overstrand has resulted in the growing opportunity for landowners in the agricultural and rural environs to generate an additional income from their land units other than from bona fide farming activities, amongst others by means of developing short term rental accommodation establishments for tourists. The Overstrand Municipality compiled guidelines and requirements to enable the decisionmakers to properly assess agri-tourism applications of this nature and to enable well-informed decision making.

The following is a summary of the most relevant guidelines, namely:

- Residential / accommodation unit/s must be located in such a manner that the development is compact and unobtrusive and that the local vernacular is respected, and if placed within or peripheral to the farmstead precinct, the unit/s should reflect the farmstead style;
- Unit/s must be located in such a manner that it:
 - i) be clustered together;
 - ii) do not result in excessive expansion and encroachment of the existing development of the land unit and surrounding land units;
 - iii) is placed on localities where it will not interfere in the daily agricultural activities (e.g. the plough and harvest routes of farming implements);
 - iv) do not impact on the farming unit and surrounding farming units (e.g. in regard to dust generation or product security), and do not impact on surrounding agricultural practices (e.g. through spray drift);
 - v) is placed in localities where it will not contribute to the loss of Critical Biodiversity Areas (CBA's), Critical Ecological Support Areas, or Buffer Areas to CBA's.
 - vi) do not contribute to soil erosion (location in terms of soil conservation works e.g. contour banks must be noted in order to avoid erosion - care must be taken not to break existing contour banks;
 - vii) is placed on localities where no new roads need to be constructed and should be informed by the existing on-line services network;
 - viii) is not placed in high visually exposed areas, and
 - ix) is placed in localities where a building line departure is not required.

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2.6 Overlay Zones (2020)

The Overstrand Municipality proclaimed a number of overlay zones within the broader municipal area. The objective of the Overlay Zones being to manage development in certain specific areas more specifically, than per the standard zoning parameters of the Zoning Scheme. The Hemel & Aarde RDA study area is located partly within the following Overlay Zone designations:

Heritage Protection Overlay Zones (HOPZ)

- HPOZ Scenic Route HPOZ (R320 road)
- HPOZ Landscape Significance

Environmental Management Overlay Zones (EMOZ)

- EMOZ Mountain Catchment
- EMOZ Riverine
- EMOZ Protected Areas Buffer

The respective Overlay Zones are each specifically defined by regulations that set out the permissible uses and the consent requirements of the Municipality. The Overlay Zone regulations therefore inform the compilation of the RDA guidelines.

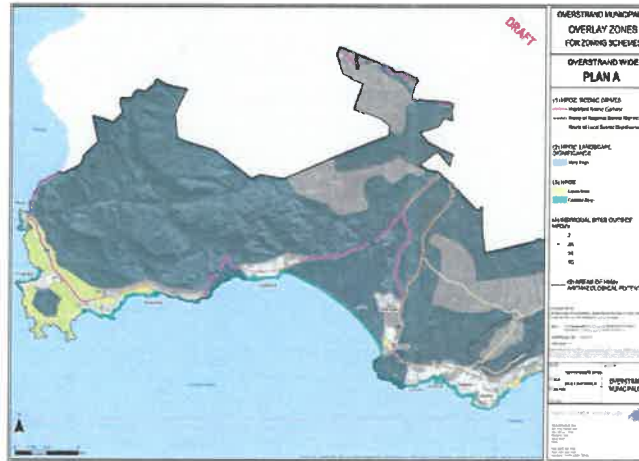


Figure 8: HPOZ



Figure 9: EMOZ - Riverine

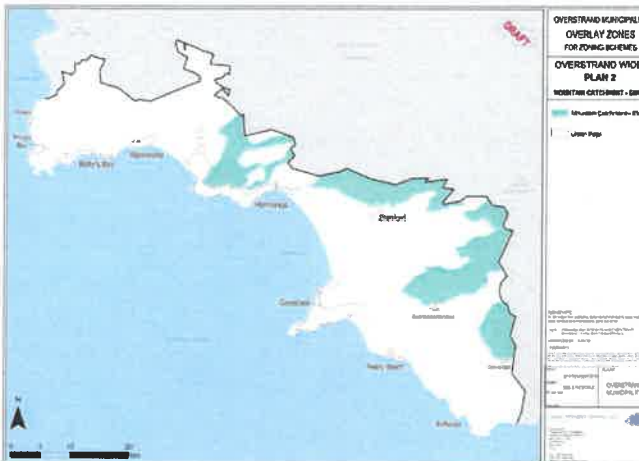


Figure 10: EMOZ – Mountain Catchment



Figure 11: EMOZ – Protected Areas Buffer

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SECTION 3 : Contextual Assessment

- 3.1 Introduction
- 3.2 Locality
- 3.3 Ownership & Cadastral Configuration
- 3.4 Topography
- 3.5 Biodiversity
- 3.6 Hydrology
- 3.7 Heritage
- 3.8 Agricultural Context
- 3.9 Land Use Context
- 3.10 Services Infrastructure

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3.1 INTRODUCTION

The rural development guidelines for the Hemel & Aarde lower valley RDA study area, are aimed at being a focussed set of guidelines, based on the specific characteristics and terrain of the study area. This is different to a generic guidelines document that could potentially apply to any rural area. On this basis, an informed understanding of the study area is required, given its specific locational context, biophysical conditions and its salient place making characteristics.

A series of specialist baseline investigations were undertaken to obtain a better and informed view of the study area and its salient informants.

The analysis starts with the macro context, exploring the significance of the study area within the broader context, and then narrows into the local context. The environmental, physical and historical context is evaluated at these different scales. The capturing of cultural landscape elements runs parallel to this exercise, as the environment in which the site is located is rich in cultural heritage and scenic significance. The identification of the various critical landscape units within the study area will therefore be informed and developed from the analysis of the layers.

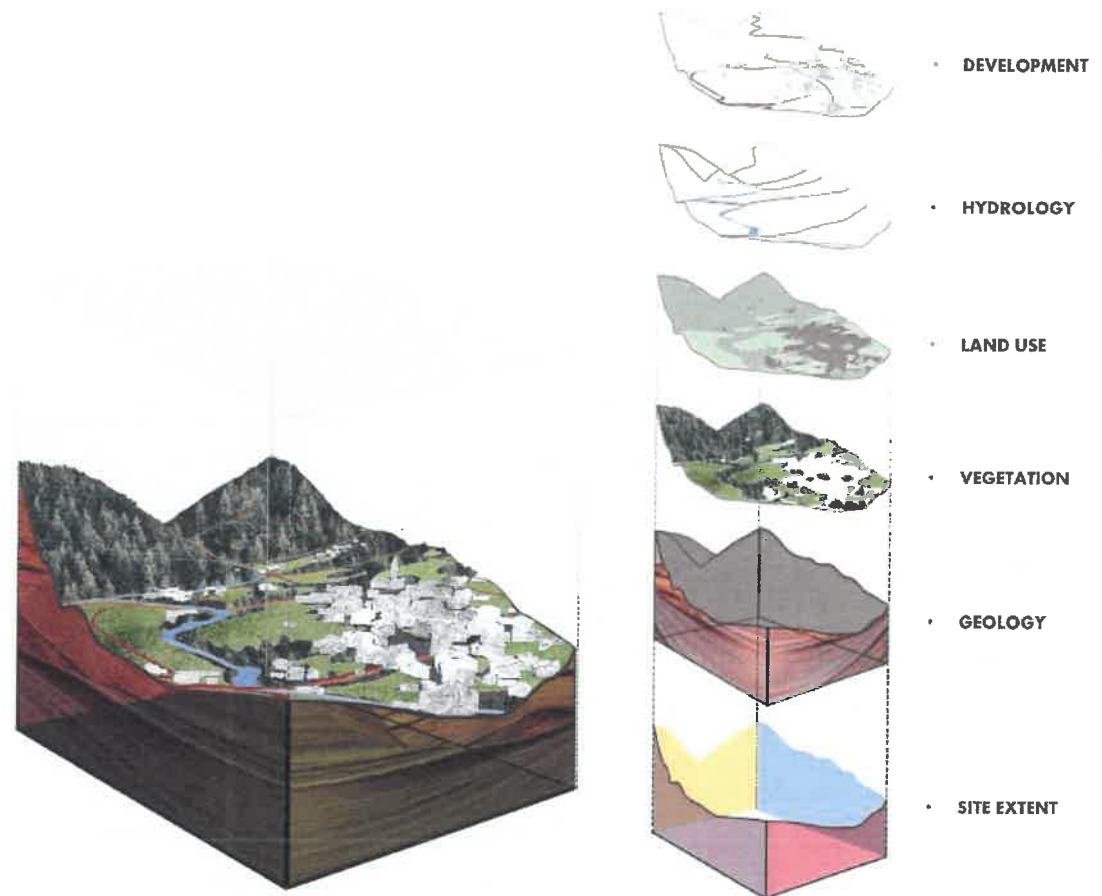


Figure 12: Diagrammatic Overview – Layered Methodology (Terra+)

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3.2 LOCALITY

The Hemel & Aarde Valley is located between Hermanus and Caledon, along the R320 road. Its accessibility to central Hermanus and its suburbs, contributes increasingly to the attractiveness of the valley for tourism and recreational uses.

The study area focusses on the lower wouth-western portion of the Hemel & Aarde Valley, which interfaces and connects with the urban area of Hermanus.



Figure 13: Locality Plan – RDA Study Area

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3.3 OWNERSHIP & CADASTRAL CONFIGURATION

The study area is comprised of 27 cadastral land parcels (portion of), ranging in extent from 10 hectares to 200+ hectares. The majority of the land parcels are privately owned, while the Overstrand Municipality also owns a number of properties.

The current cadastral pattern is evidence of the gradual subdivision of agricultural land over time, creating a historical tapestry of subdivisions, now reflected on the cadastral map of the area. Although cadastral boundaries are, in some cases notional and arbitrary, they are often together with a number of other factors definitive in terms of determining development potential, economic land utilisation, land care and management.

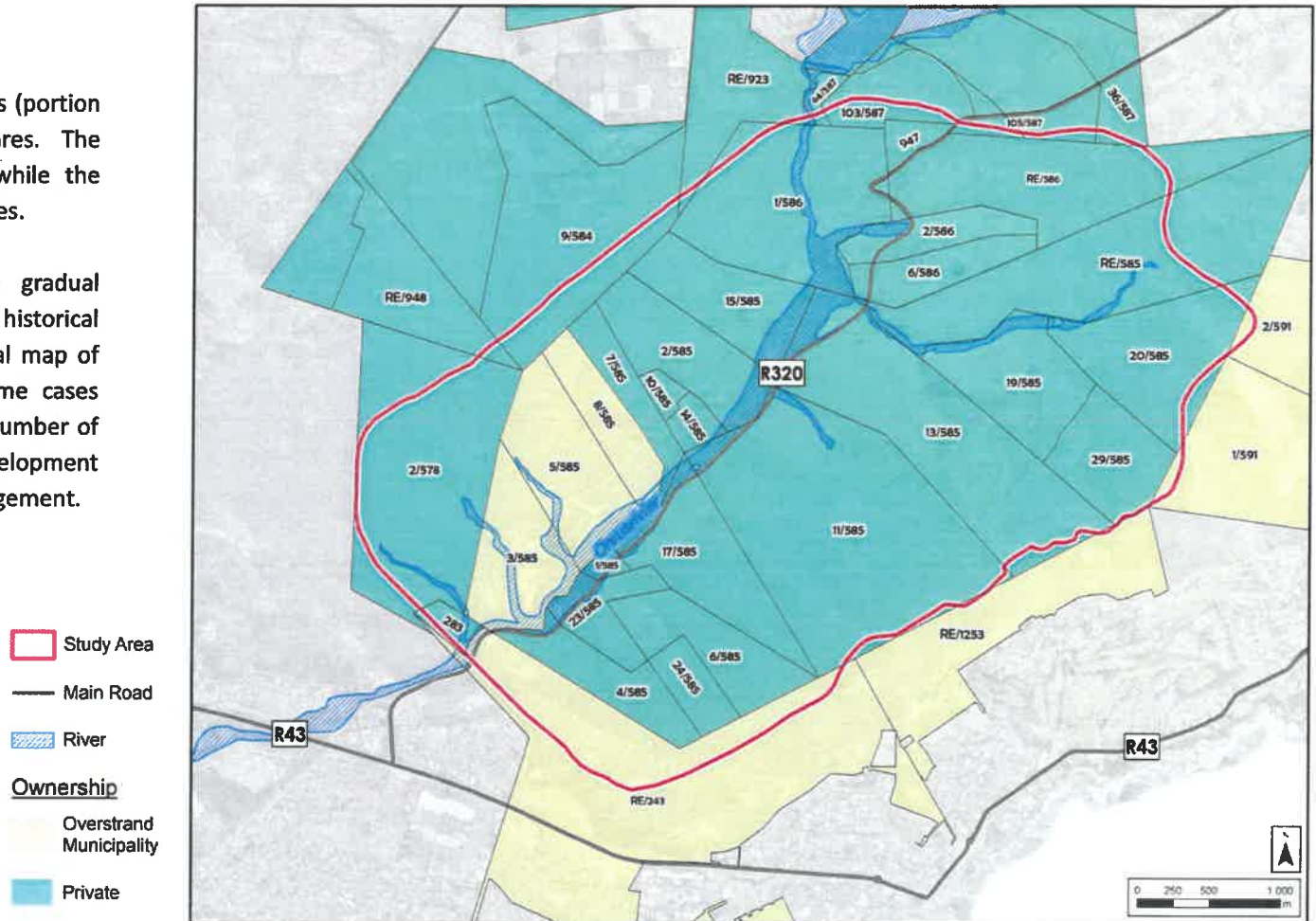


Figure 14: Ownership Plan

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3.4 TOPOGRAPHY

The topography of the study area is particularly relevant, being a valley setting amongst undulating hills / mountains to the south and north of the study area.

The Onrus River curves along the valley basin, with the R320 road following the alignment of the Onrus River along the lower valley basin. To the south of the river on the north-facing slopes, the slope is gentle leading up towards the hill tops overlooking Hermanus and Walker Bay. On the opposite site, the northern side of the river is characterised by steeper south-facing slopes, including large areas with slopes steeper than 1:4.

For reference purposes, the 120m and 140m contour lines (above mean sea level) are marked in the topographical plan. However, these contour lines form arbitrary lines that cannot be identified in the landscape with the naked eye. The portion of the study area located beneath the 140m contour line height is approximately 670 hectares in extent.

Further assessment of the topography, land form an character is provided in the landscape character analysis.

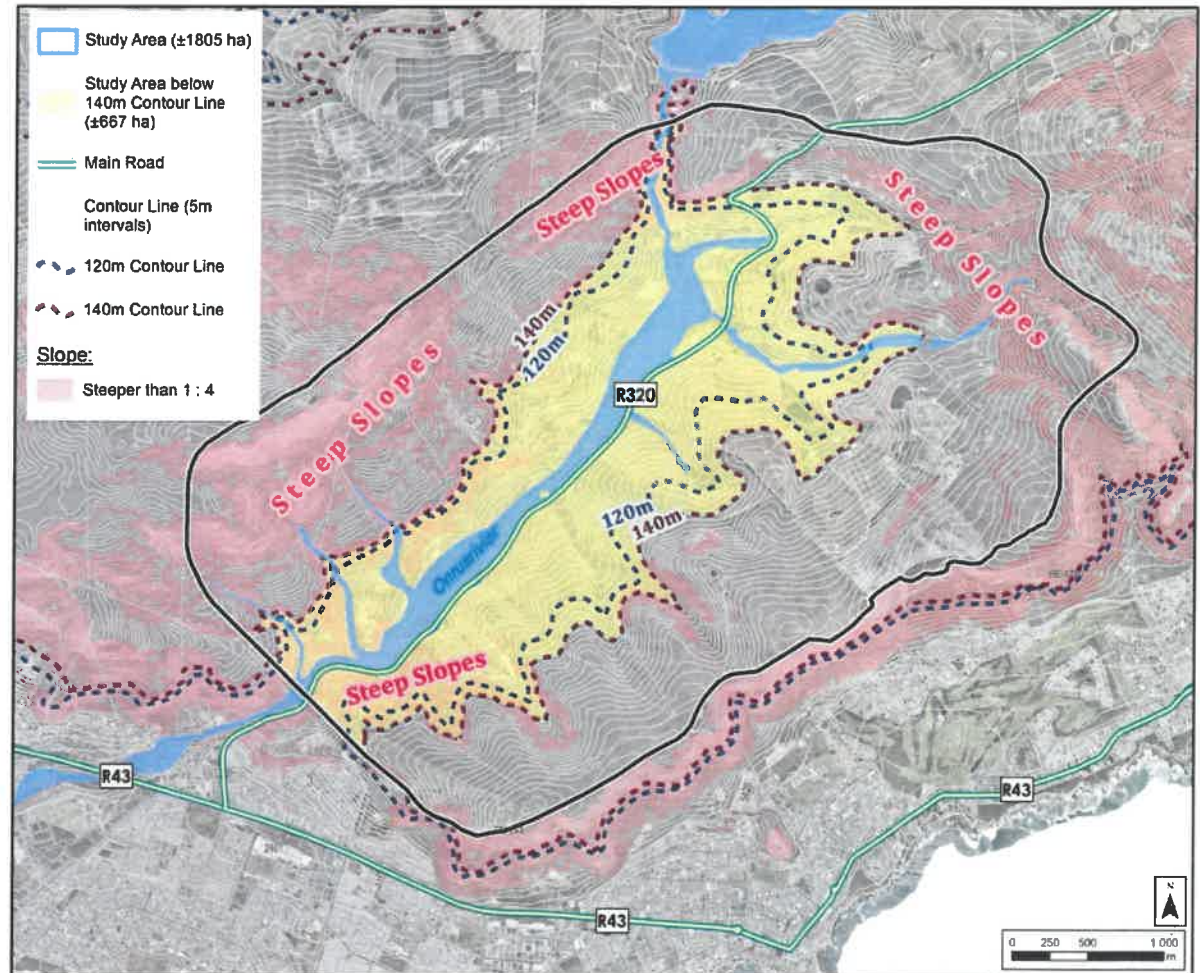


Figure 15: Topography

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Section 3: Contextual Analysis

The WCBS (2017) sets out the desired outcomes for the respective biodiversity categories / areas, providing a better understanding of the intention and objectives to achieve the most sustainable balance between biodiversity conservation and development pressures, as summarised in the table below.

These desired objectives for the respective CBA categories, together with more detailed land use guidelines in the WCBS (2017) and in the Western Cape Land Use Planning Guidelines for Rural Areas (2019), are used as a key informant, by all authorities, when assessing land use and environmental proposals and decisions in the study area.

BIODIVERSITY CATEGORY	OBJECTIVES
Protected Areas	Must be kept in a natural state, with a management plan focused on maintaining or improving the state of biodiversity.
CBA1 CBA = Critical Biodiversity Area	Keep natural, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land-uses are appropriate.
CBA2	Keep natural, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land-uses are appropriate.
ESA 1: Terrestrial ESA = Ecological Support Areas	Maintain in a functional, near-natural state. Some habitat loss is acceptable, provided the underlying biodiversity objectives and ecological functioning are not compromised.
ESA: Aquatic	Maintain in a functional, near-natural state. Some habitat loss is acceptable, provided the underlying biodiversity objectives and ecological functioning are not compromised.
ESA2	Restore and/or manage to minimise impact on ecological infrastructure functioning; especially soil and water-related services.
ONA ONA = Other Natural Areas	Minimise habitat and species loss and ensure ecosystem functionality through strategic landscape planning. Offers flexibility in permissible land-uses, but some authorisation may still be required for high impact land uses.
No Natural NNR = No Natural	These areas are suitable for development but may still provide limited biodiversity and ecological infrastructure functions and should be managed in a way that minimises impacts on biodiversity and ecological infrastructure.






Table 1: Desired Outcomes / Objectives for the different CBA categories (WCBS, 2017)

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3.6 HYDROLOGY

The topography of the RDA study area is characterised by the elevated southern and northern mountain slopes enclosing the area as a valley / bowl, sloping down towards the Onrus River in the valley basin. The drainage directions are therefore southwards, northwards and westwards to the Onrus River, being the primary hydrological system draining westwards, towards the Atlantic Ocean.

It is recommended that development proposals in the Valley be sensitively planned to minimise impacts on natural drainage patterns and to protect the Onrus River catchment against pollution.

-  Study Area
-  Main Road
-  Drainage Lines
- Wetland / River
-  Artificial
-  Natural

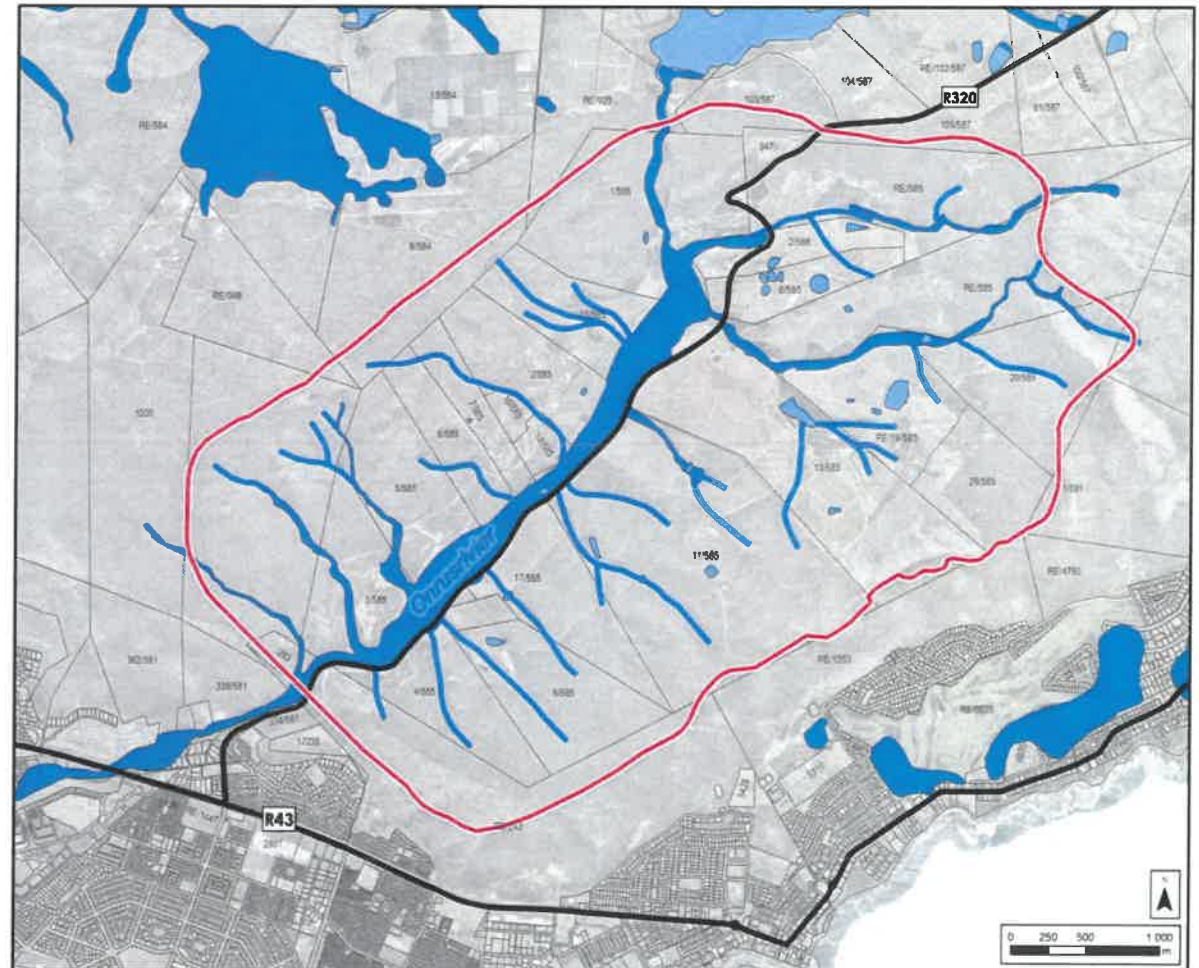


Figure 17: Hydrology – River, streams, drainage lines, wetlands (note: localised wetlands subject to ground truthing)

3.7 HERITAGE

A historical overview of the evolution of place and the nature of heritage significance of the valley, as a whole and its component parts, has been undertaken by Baumann and Winter and forms part of the Appendix. The analysis of significance is fundamental to the formulation of development guidelines and heritage indicators to ensure the retention and enhancement of **significance** and **place character**.

A rich layering of the landscape is evident dating from the pre-colonial and early colonial periods. The abundance of fresh water from streams and springs and the adjacent rocky coastline with the opportunities for the harvesting of sea life, made the area an attractive destination for hunter-gatherer groups.

The hospitable environment for human occupation is evident in the richness of archaeological sites, including Early Stone Age, Middle Stone Age and Later Stone Age periods. It was thus a place of occupation and migration for Khoe pastoralists in pre-colonial times.

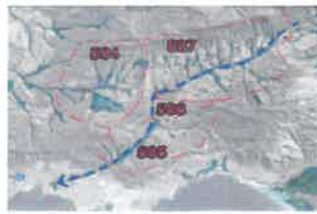
After the VOC settlement in 1652 the migration routes of the indigenous borders were followed by Company expeditions. As elsewhere, these expeditions sought to find suitable grazing and freshwater and to establish trade relationships with Khoe pastoralists to augment the company stocks of sheep and cattle.

Settler expansion to the Overberg was relatively slow compared to the pattern of development of the West Coast and the Winelands areas. However, from the early 1700s stock farmers began moving into the area. Grazing licenses were issued and homesteads established.

The early agricultural activities in the area were thus related to stock farming and wheat farming. Wine producing vines were established from the 1900's.

A variety of themes can thus be established in the historical layering of the place which need to inform future patterns of development. They include:

- Pre-colonial settlement and migration.
- Early contact between Khoe pastoralists and Dutch traders.
- Isolation and refuge.
- Education and religion.
- Cultivation.
- Tourism and Recreation



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Section 3: Contextual Analysis

Heritage significance is thus seen to reside in the following:

- A cultural landscape of high heritage value (Grade III A) as identified in the Provincial Spatial Development Framework Heritage and Scenic Resources: Inventory and Policy Framework (2013).
- High historical associational significance as a British Colonial institution for the treatment (separation and isolation) of leprosy patients at the Cape from the early to mid 19th century, prior to the institution being established on Robben Island in 1845.
- Its sense of enclosure serves to re-enforce its role as a place of refuge and isolation.
- A landscape of high scenic (aesthetic) quality based on a combination of mountain valley setting, riverine corridor and a dominant rural settlement pattern, which is in vivid contrast to the adjacent sprawling urban development of the Greater Hermanus coastal plain.
- The experiential qualities of three distinctive valley settings and associated gateway or threshold conditions, including the Hemel en Aarde Lower Valley, the Hemel en Aarde Plateau and the Karwyderskraal Valley.
- The scenic route (R320) of high local significance which provides historical and contemporary connectivity between the Overberg interior and the coastline. It was possibly a route connecting the Moravian Mission settlement of Genadendal and the coastline.

Any development proposal should thus be considered within the context of the cultural heritage of the valley, which is embedded within the rural landscape, the agricultural character and the scenic quality of the place. This understanding of the nature of significance and place character, informs the formulation of guidelines for the RDA.

Figures 18 – 21 depicts an overview of the historical evolution of place and the nature of heritage significance of the valley, as well as the heritage resources now relevant to an understanding and appreciation of the valley.



Section 3: Contextual Analysis

Heritage Informants: Contextual Maps

The map of the pre-colonial and early colonial settlement patterns reveals the following aspects pertaining to the study area within its broader historical context:

- The natural occurring landscape 'gateways' create a sense of controlled access and containment of the study area
- Slopes on the eastern valley side are shallow and gradual, while western slopes are steeper
- The broader area is host to abundant freshwater springs, perennial rivers and salt water estuaries
- The plateau and plains were historically utilized for cattle grazing

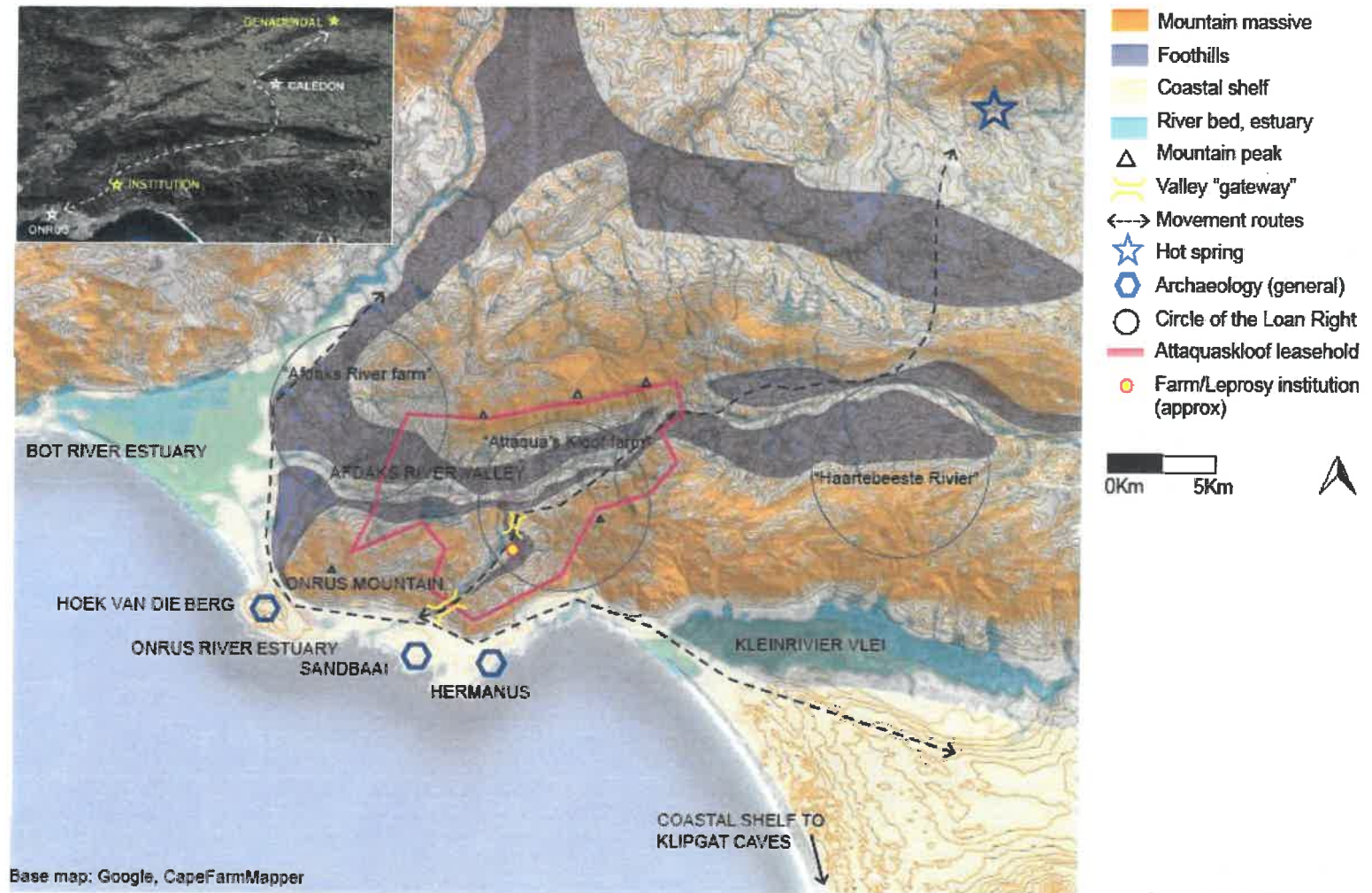


Figure 18: Pre-Colonial & Early Colonial Settlement (Baumann & Winters)

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Section 3: Contextual Analysis

Heritage Informants: Contextual Maps

- The map shows the Attaquas Kloof / Hemel & Aarde valley with land subdivision dated 1847.
- The valley was sparsely developed with only the institution hospital on Farm 586, and a house on Farm 587 identified.
- Wagon routes straddled the valley, connecting the coast to Caledon, then a substantial town, and west via Houw Hoek pass.
- Development of the coastal plain with Hermanus boat landing, public fishery, productive freehold farm Wagenbooms Kloof, and grazing commonages at Hawston and Hermanus.



Figure 19: Caledon District Field Cornetcy, 1890 (Baumann & Winters)

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Section 3: Contextual Analysis

Heritage Informants: Contextual Maps

- The map shows the 1920-1930 subdivision and development of Farms 585 and 586 Hemel & Aarde.
- The Leprosy Institution located on Volmoed (Farm 586 remainder) & Portion 2/586, Vrede.
- Pockets of development can be observed: modest farm clusters and homestead groupings close to the access road; farm dams established, quarries, land worked for forestry and agriculture (wheat).

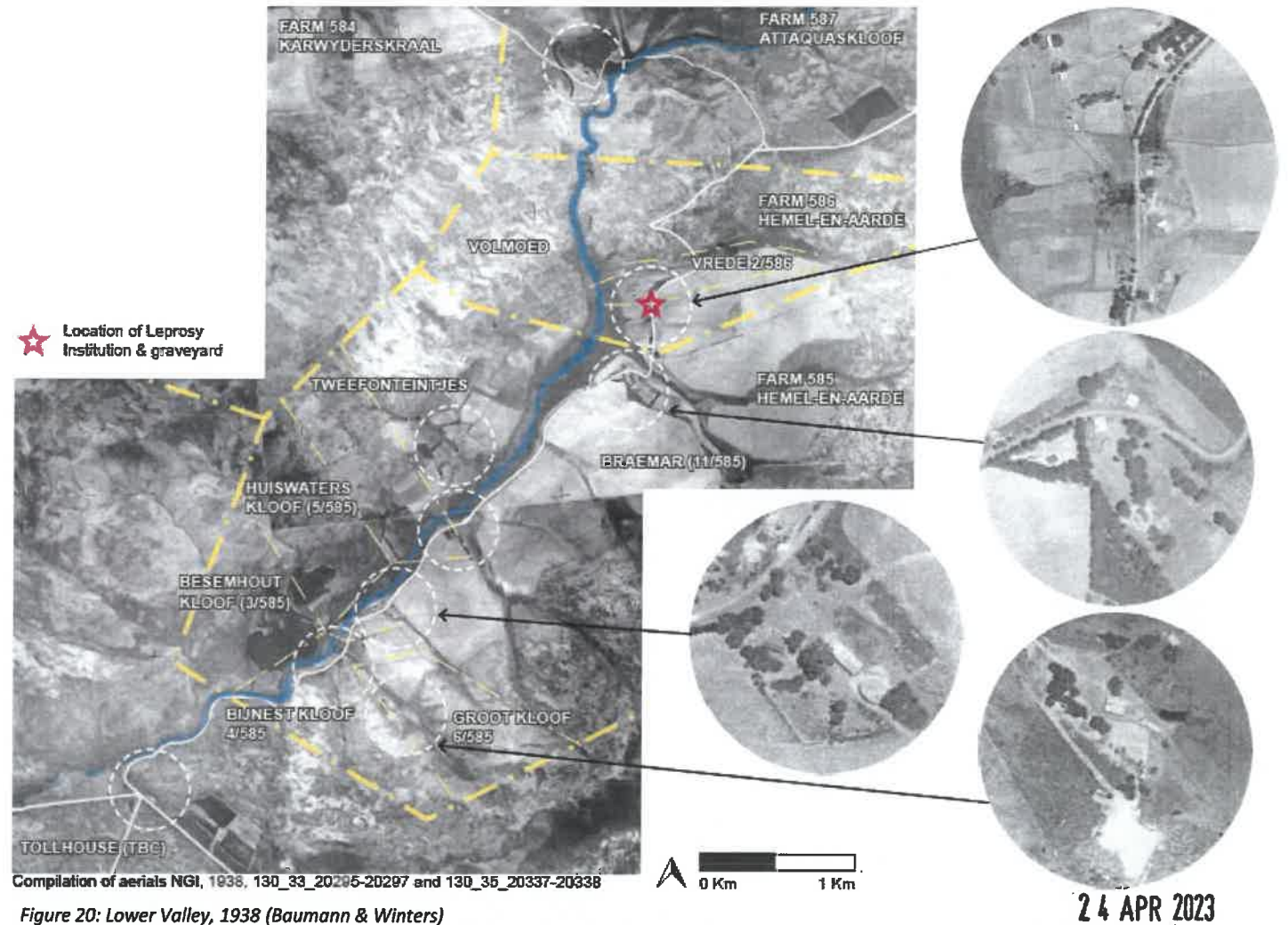
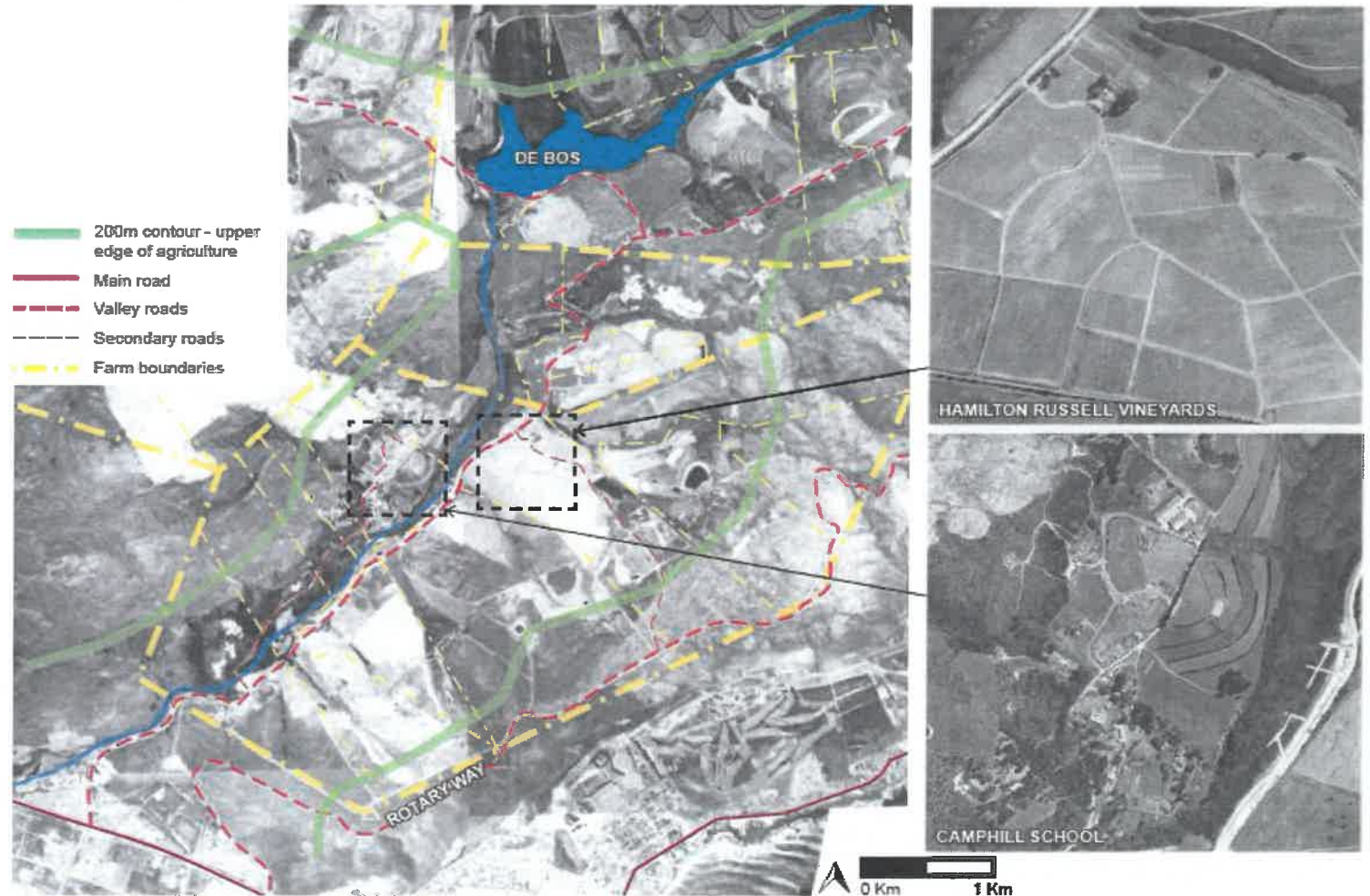


Figure 20: Lower Valley, 1938 (Baumann & Winters)

Section 3: Contextual Analysis

Heritage Informants: Contextual Maps

- The map shows development in the valley in 1989.
- Subdivisions and pockets of mixed development are observed.
- Viticulture across shallow east valley; diverse agriculture on steeper west valley.
- The De Bos Dam and Rotary Way can be seen, being 2 significant infrastructure developments in the valley.



Compilation of aerials NG1, 1989, 498_252_002_00205, 00209 and 498_006_00122-00124.

Figure 21: Development, 1989 (Baumann & Winters)

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Section 3: Contextual Analysis

Heritage Informants: Contextual Maps

The heritage resources identified and mapped for the study area, include the following:

- Planting as placemaking: Aligned tree avenues, predominantly pine, along roadway; traditional planting patterns with oak, polar & camphor trees (e.g. Volmoed); gumtree clusters to shade farm werf areas (e.g. Southern Right); hedged terraces (e.g. Camphill).
- Braemer School & Cottage (early-mid 20th Century): Associated with the life and work of Ella Gordon.
- Dawn Homestead (c1940's): Intact Cape-revival features with older core.
- Cottages (late 19th century – early 20th century): Intact examples of modest Cape vernacular farmhouses positioned within 100m of access road.
- Farm complex (early 20th century): Typical characteristics of modest Cape vernacular farm werf with shade trees.
- Brick kiln (c1940's): Rare example of a rural industrial structure.

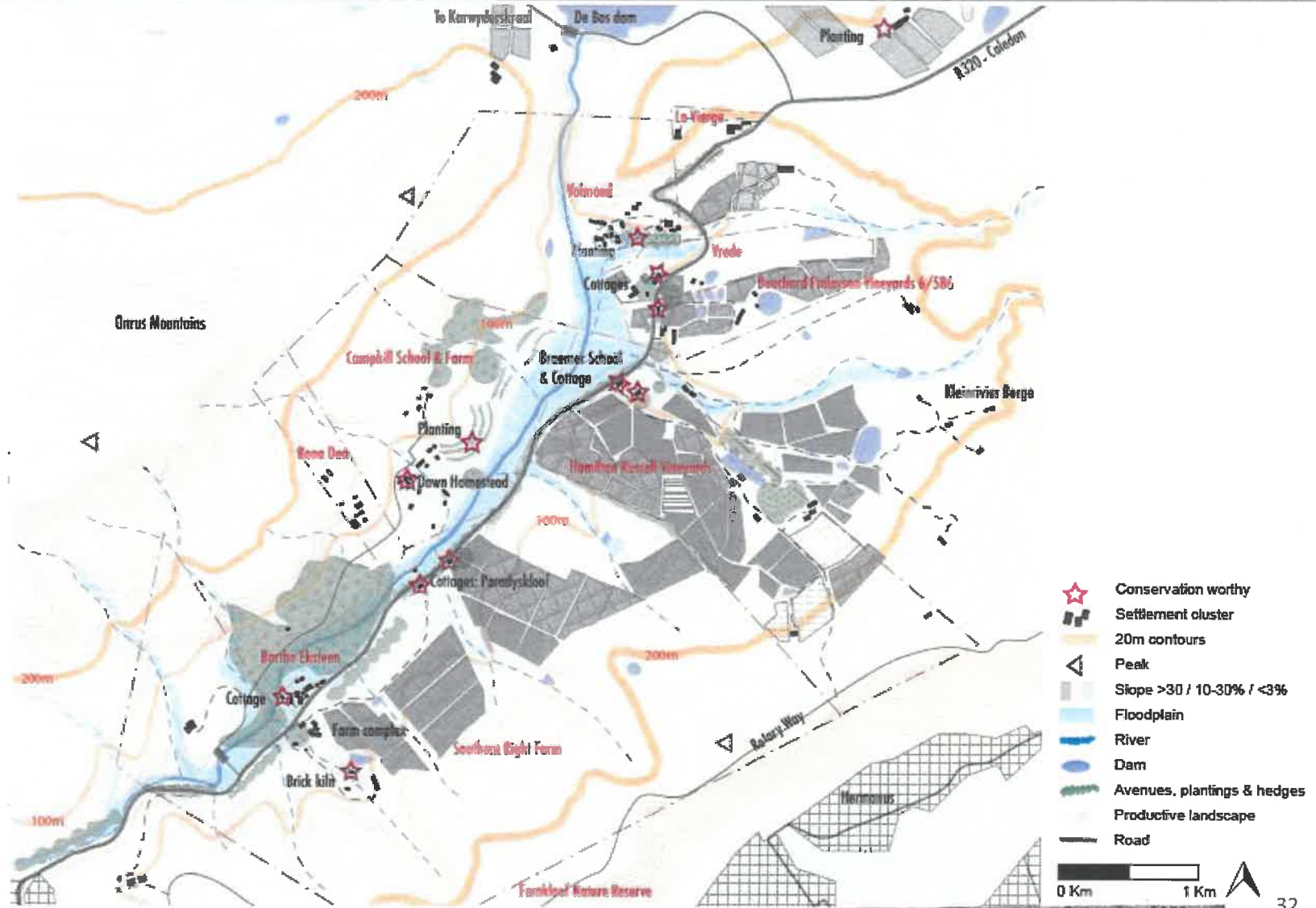


Figure 22: Heritage Resources (Baumann & Winters)

3.8 AGRICULTURAL CONTEXT

The agricultural resource / production area within the valley is informed by the topography, underlying geology and soil conditions, as well as the natural vegetated fynbos mountain slopes. On the southern side of the R320 road, agricultural cultivation stretches towards the 140m contour line where the natural fynbos areas form a distinct change of character in the landscape. Further north on the Hamilton Russel farms the agricultural cultivation stretches further up the north-facing mountain slopes.

To the north of the R320 road, significantly less cultivated land areas occur, as the Onrus River flood plain restrict cultivation in the lower valley basin, before the topography rises steeply onto the south-facing shaded mountain slopes, which are clearly less suitable for crops and vines. Large parts of these south-facing slopes are either blue gum plantations or natural fynbos areas, with some natural live stock grazing.

The total cultivated land area within the ± 1800 hectares study area is approximately 300 hectares, less than 25% of the study area. Notwithstanding the limited extent of active productive agricultural land in the study area, the impression / experience of the valley when travelling through it remains agricultural in nature, but is in fact perhaps more rural-natural in nature.

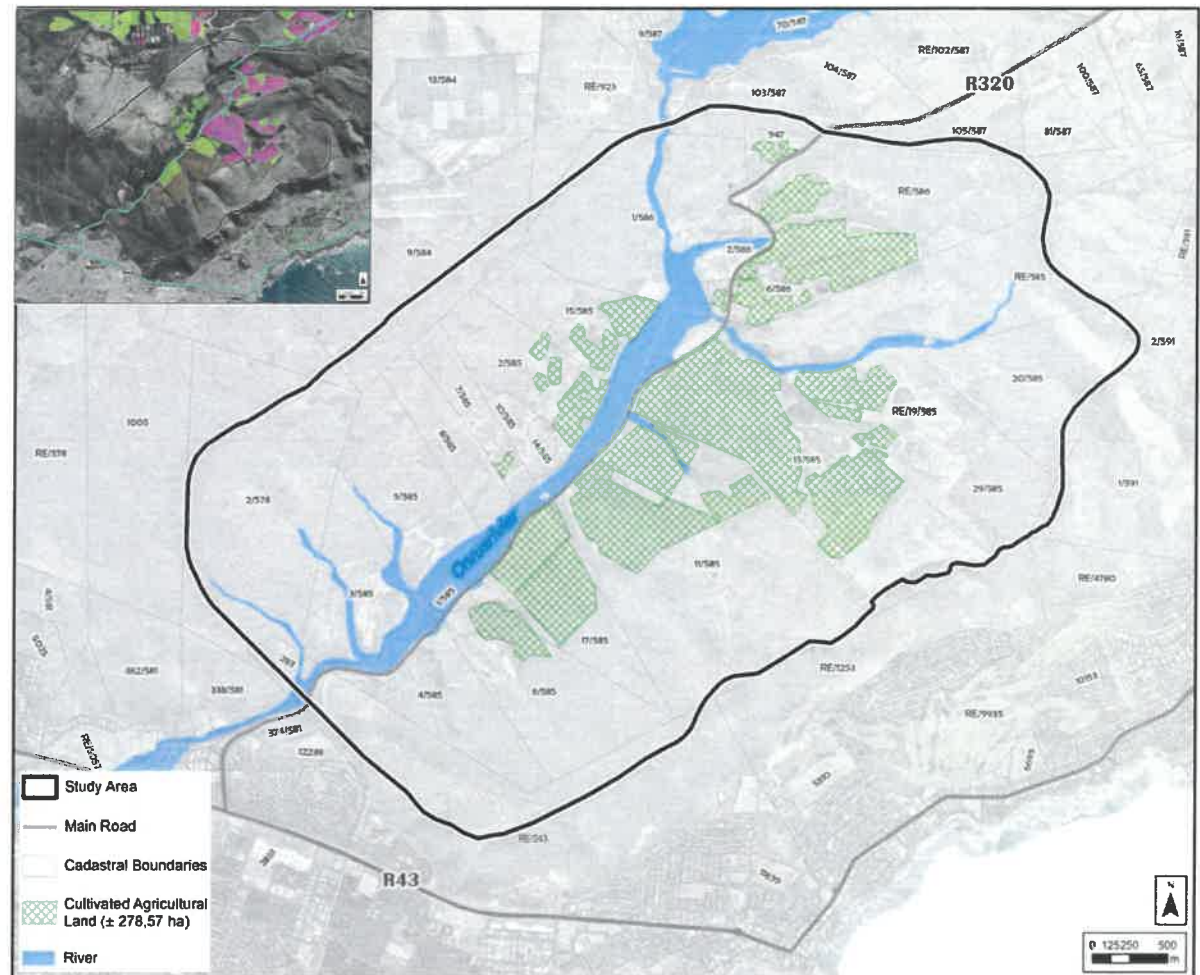


Figure 23: Cultivated Agricultural Land

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3.9 LAND USE CONTEXT

The land uses observed within the Hemel & Aarde RDA study area includes a variety of agricultural uses, dominated by vineyards and associated wine cellar infrastructure, while rural residential dwellings are observed nestled within the landscape. Tourism related uses celebrate the natural and scenic beauty of the valley, with a variety of restaurants, fine dining and wine-related rural experiences, randomly located along the R320 route throughout the valley.

The Camphill school and village on the northern part of the study area is a historical settlement, providing a safe haven for disabled persons, and contributing to the medical and health offering in the broader Overstrand area.

Recreational uses are offered in the area, including mountain biking, adventure sports, hiking and fishing in some of the local farm dams, further contributing to the attraction and offering hosted within the Hemel & Aarde Valley right on the doorstep of Hermanus.

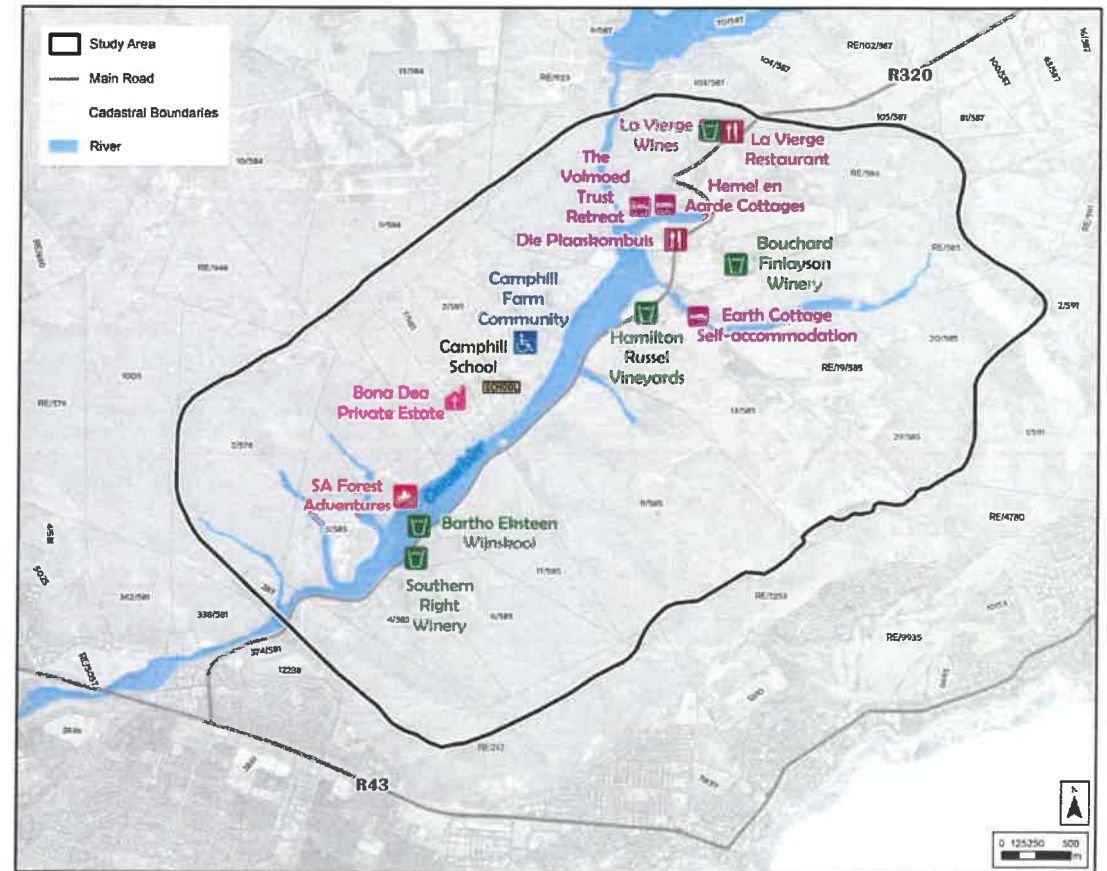


Figure 24: Existing Land Uses



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3.10 SERVICES INFRASTRUCTURE (refer Annexure B)

i. Status Quo

Due to the rural nature of the study area, municipal services infrastructure in terms of water supply, sewer reticulation, stormwater drainage and electrical supply are not established.

The farms in the study area make use of septic tanks and conservancy tanks for their sewer drainage, as no municipal sewer services exist. Recent new developments in the area would be operating on conservancy tanks, as the Overstrand Municipality does not permit the use of septic tanks due to the groundwater pollution associated thereto.

The water supply for farms in the study area would be mostly from localised boreholes, water from farm dams and rainwater capture in tanks, as no municipal water service is available. Water connections to the Dwars municipal raw water pipeline are not permitted for domestic water use, while some limited irrigation water allocations exist to the farms in the area.

Existing bulk infrastructure existing in the study area include the following:

- R320 minor road to Caledon (Main Road 269)
- ESKOM 11kv electrical overhead transmission line
- Dwars municipal raw water pipeline from the De Bos Dam

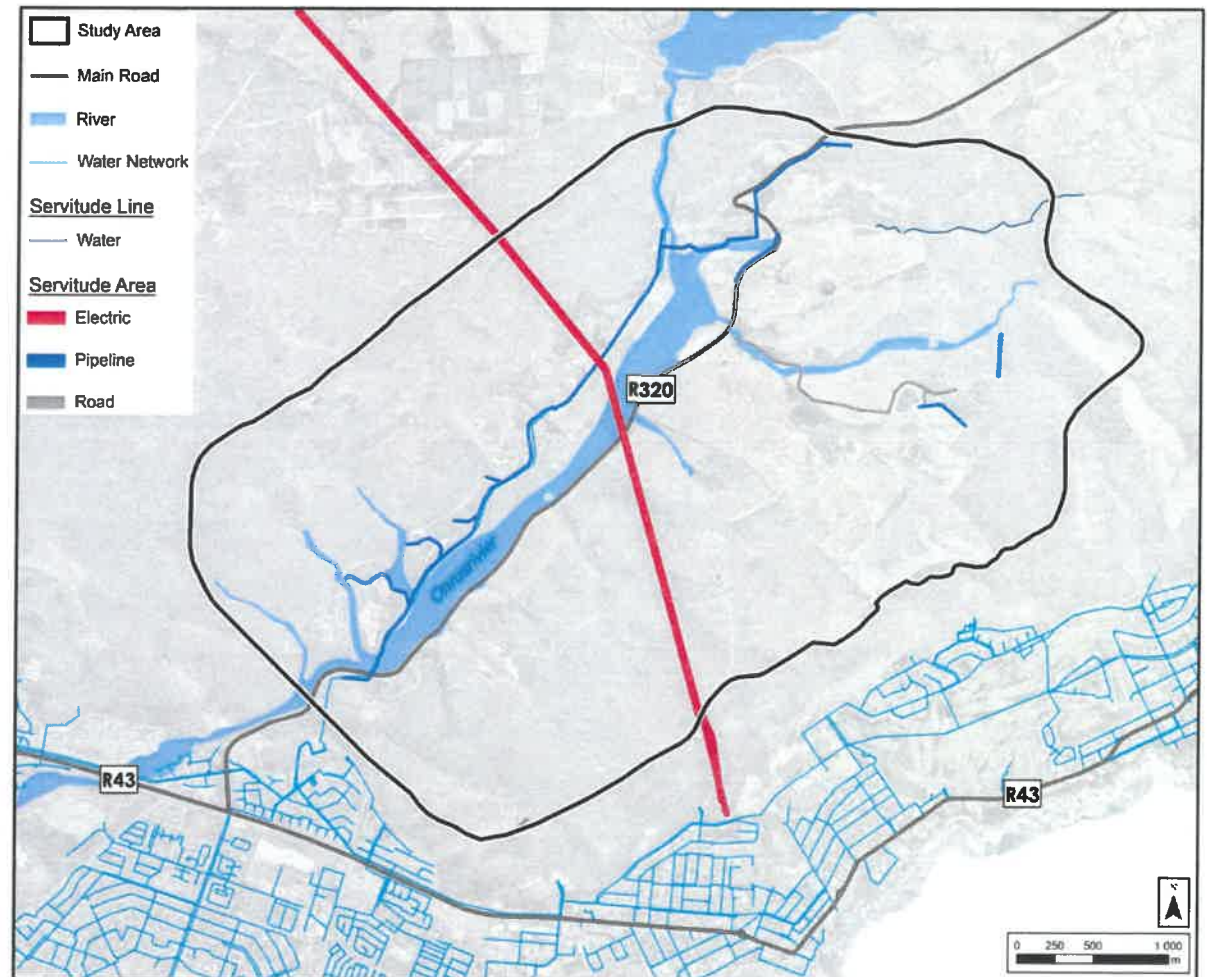


Figure 25: Existing Bulk Engineering Infrastructure

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Section 3: Contextual Analysis

ii. Municipal Services Provision to the RDA

An engineering investigation was undertaken to determine the potential to introduce municipal bulk services to the RDA, which would allow future developments in the study area to connect with municipal services.

The engineering investigations considered **5 potential development scenarios for the RDA**, with the objective being to determine the required development scale and economies to justify the costs of municipal services provision to the RDA, namely:

- **Scenario 1: Low density** - 1 primary residential dwelling per cadastral, with 5 additional residential dwellings per cadastral (**total ± 310 units**), 15 people guest accommodation per cadastral, 1000m² per farm for cellars, restaurants or farm shops.
- **Scenario 2: Medium Density** - 1 residential unit/2ha (**total ± 470 units**), 15 people guest accommodation per cadastral, 1000m² per farm for cellars, restaurants or farm shops.
- **Scenario 3: Medium-High Density #1:** 1 residential unit/1ha (**total ± 800 units**), 15 people guest accommodation per cadastral, 1000m² per farm for cellars, restaurants or farm shops.
- **Scenario 4: Medium-High Density #2:** 2 residential units/1ha (**total ± 1500 units**), 15 people guest accommodation per cadastral, 1000m² per farm for cellars, restaurants or farm shops.
- **Scenario 5: Suburban Density** - 10 residential units/1ha (**total ± 6800 units**), 15 people guest accommodation per cadastral, 1000m² per farm for cellars, restaurants or farm shops, 5000m² retail.

The scenarios were applied to the portion of the study area located below the 140m contour line, comprising of ± 667 hectares of land. Following assessment and calculations, the engineering investigation concluded as follows:

- Although there is bulk water supply capacity to service the area, a bulk water line will have to be constructed along the length of the R320 road, and a new water reservoir will have to be constructed at a height of at least 165m above mean sea level;
- In order to provide a sewer main to the Hemel & Aarde Valley's rural development area (RDA), a combination of gravity mains, pump stations and rising mains would be required. The route would be along the Hemel & Aarde Valley Road, which would be laid from the intersection of the Hemel and Aarde Valley Road and the R43 Trunk Road (the Main Road to Hermanus), to the north eastern end of the RDA. The route along the Hemel & Aarde Valley Road would be 6250m (6,25km) in length and undulates between approximately 20m MSL at the intersection, to 205m MSL at the north eastern corner of the RDA. Due to the undulations along the pipe route at least five sewer pump stations would be required to service the area;
- The construction cost of the bulk services requirements for water and sewer services (as described above) will be significant. To justify the costs and spread the cost to development at an acceptable offset to development, the most viable option would be **Scenario 4: Medium-High Density #2**;

The minimum viable development scenario (as an engineering infrastructure threshold to achieve critical economies of scale) to justify implementation of municipal services infrastructure to the RDA, implies development of ± 1500 residential units in the lower valley area. Such a scale and form of development should be considered relative to the local cultural heritage, scenic qualities and rural nature of the study area, which due to its sensitivities, is not supportive to development of such scale and form.

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SECTION 4 : VISUAL & LANDSCAPE CHARACTER ANALYSIS

4.1 Contextual Analysis

4.2 Landscape Character Mapping

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Section 4: Visual & Landscape Character Analysis

4.1 Contextual Analysis

- Topography
- Valley Context
- Thresholds
- Edges
- Character Areas – ‘rooms’

Expanding on the contextual analysis in Section 3 herein, the objective of this section is to provide a further refined specialist view on the visual and landscape character of the study area. In this regard, it is considered important to understand the inherent landscape character of the study area, and to recognise these key informants in the drafting of development guidelines for development in the valley, in a manner most appropriate to the area's unique specific urban-rural transitional context.

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Section 4: Visual & Landscape Character Analysis

Context : Topography



- The study area is predominantly defined by the topography that defines the valley. In the macro context this valley lies within a broader valley with clear distinctions of entry and exit thresholds defining each sub-valley.
- The steep slopes along the western edge of the valley creates a sense of enclosure as the viewer is moving along the major scenic route. This route experience is juxtaposed by the more gently sloping hills along the eastern edge of the valley. This sense of enclosure is accentuated by the position of the route in the valley floor / bottom.

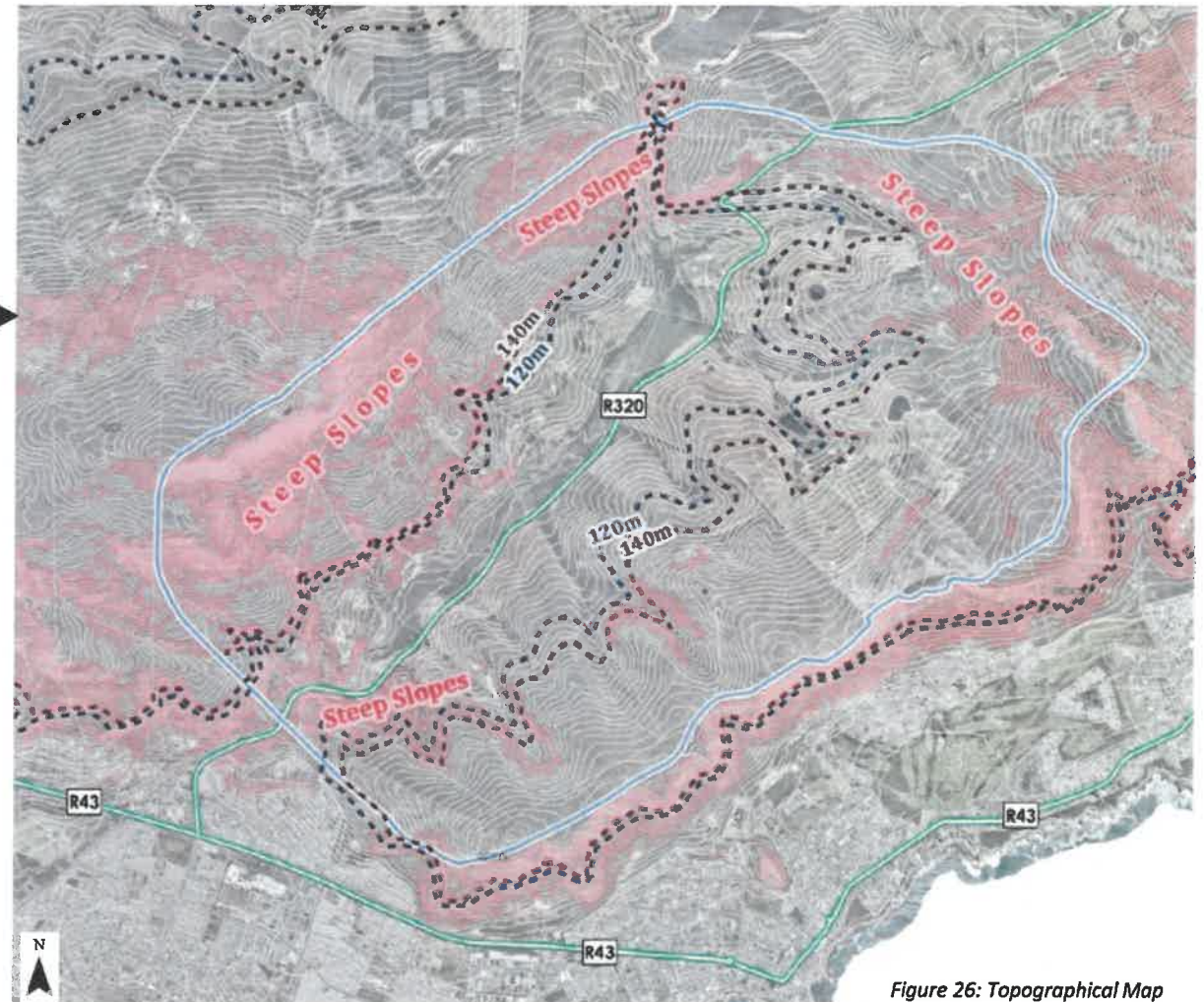


Figure 26: Topographical Map

Section 4: Visual & Landscape Character Analysis

Context : Topography



- The 20m contour lines indicate the land form of the valley, with dominant mountain peaks creating the ridge of the surrounding mountains. These high points are significant landforms defining the valley, and contributing to the dramatic qualities perceived by people entering the valley.
- The landform and dominant ridges define the sub-valley (study area) from the broader valley and create a significant subset in the landscape.



Figure 27: Significant Peaks & Ridges

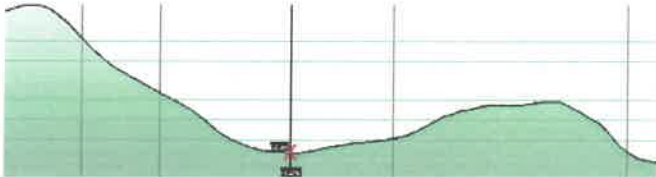
Section 4: Visual & Landscape Character Analysis

Context : Topography

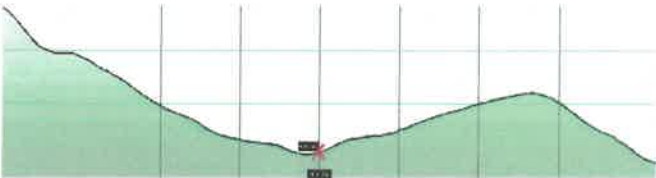
The sequence of sections through the study area illustrate the variation in the landscape, as described by the topography. There is an increase in the dynamic and dramatic qualities as one moves further out of the valley and towards the north. Here the landscape reveals smaller valleys tucked between the folds of the hills. These smaller valleys and landscape spaces are created by the ephemeral streams and drainage lines leading to the river in the valley bottom.



Figure 28: Sections through the Valley Topography



Section 1



Section 2



Section 3



Section 4

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Section 4: Visual & Landscape Character Analysis

Context : Journey

The illustration of the valley with the relationship of the river, access road and surrounding topography illustrates the significant journey that is taken through the valley, and the significance and prominence of the topography in the landscape setting.

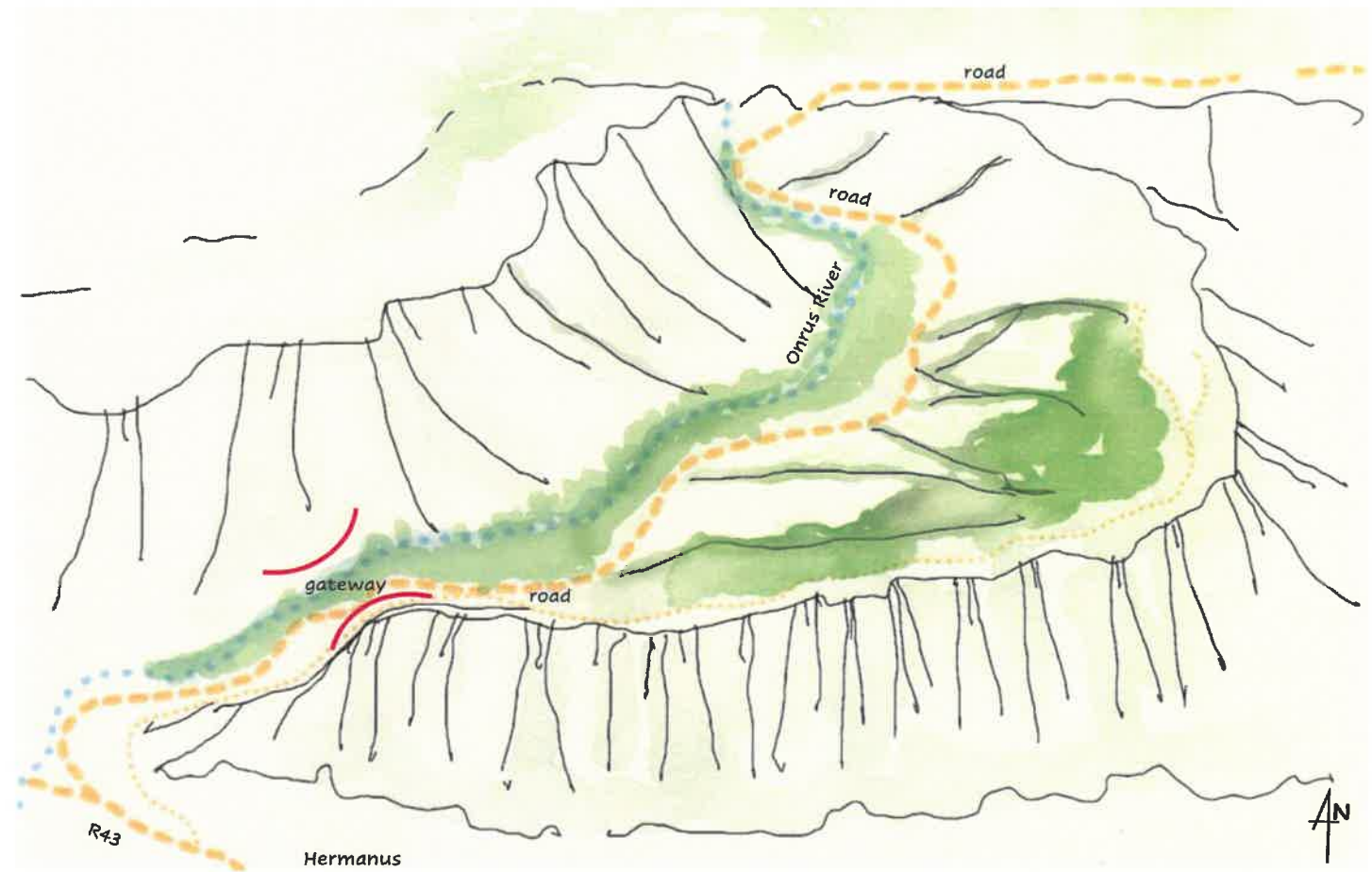
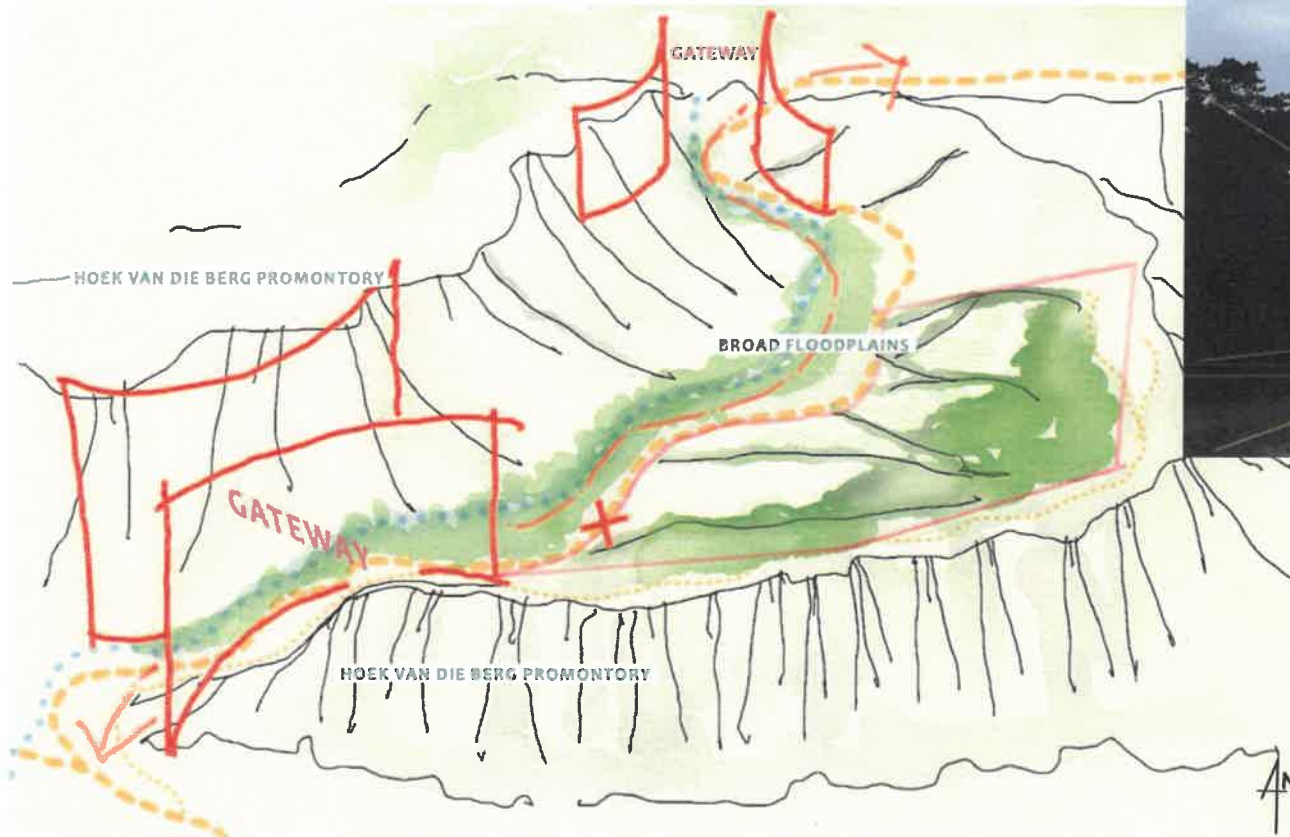


Figure 29: Illustration of the valley with the relationship of the river, access road and surrounding topography (Terra+)

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Section 4: Visual & Landscape Character Analysis

Context : Gateways



Sense of threshold in the landscape, created by the natural features

The 2 distinct gateway conditions present a sense of arrival into the study area, announcing a change in landscape character, creating an expectation to the traveller along the scenic route.

Figure 32: Illustration showing the gateways that occur and are experienced in the landscape (Terra+)

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Section 4: Visual & Landscape Character Analysis

Context : Local Character Areas (LCA's)

Forthcoming from the landscape character analysis, four localised character areas are identified in the study area, namely:

- Valley Gateways
- Mountains & Hillside
- Floodplains
- Secondary Valleys

These localised character areas are further described and mapped out in Section 4.2. Localised specific development guidelines are subsequently formulated for these different local areas, as the development response should address certain specific identities of these subsets in the landscape.

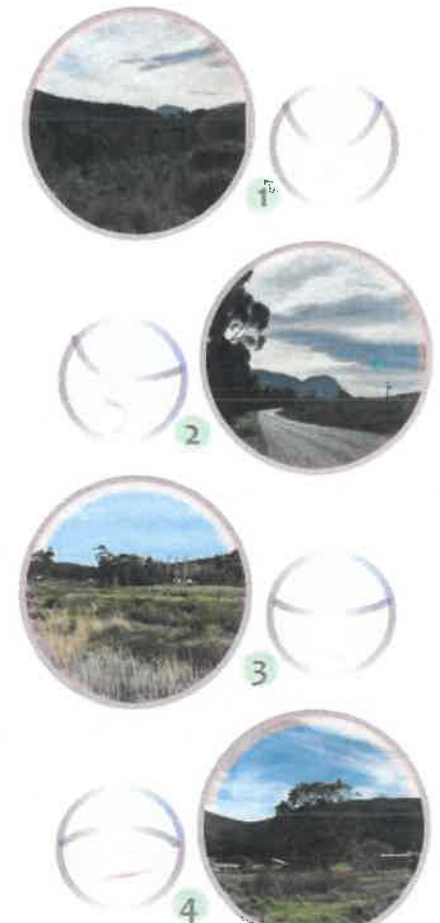
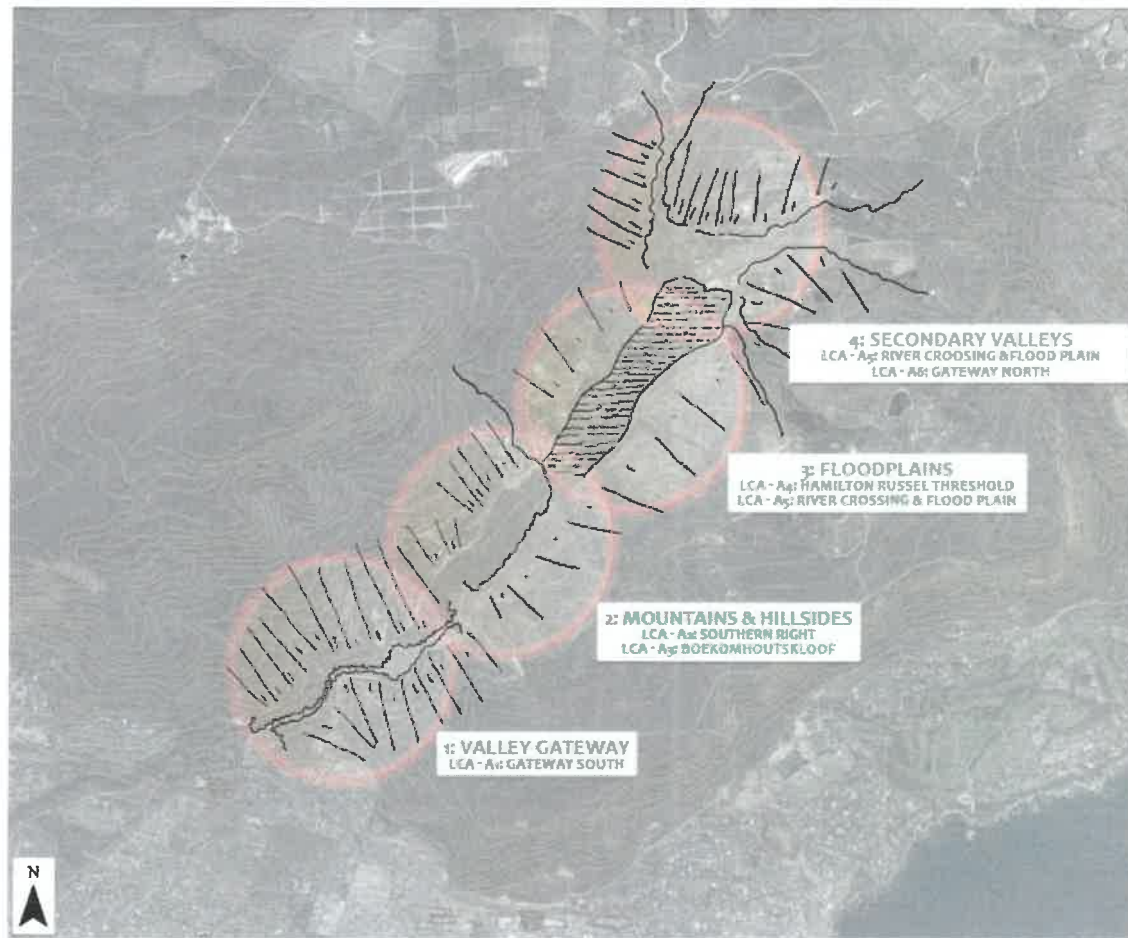


Figure 33: Illustration of local character areas identified within the valley study area (Terra+)

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Section 4: Visual & Landscape Character Analysis

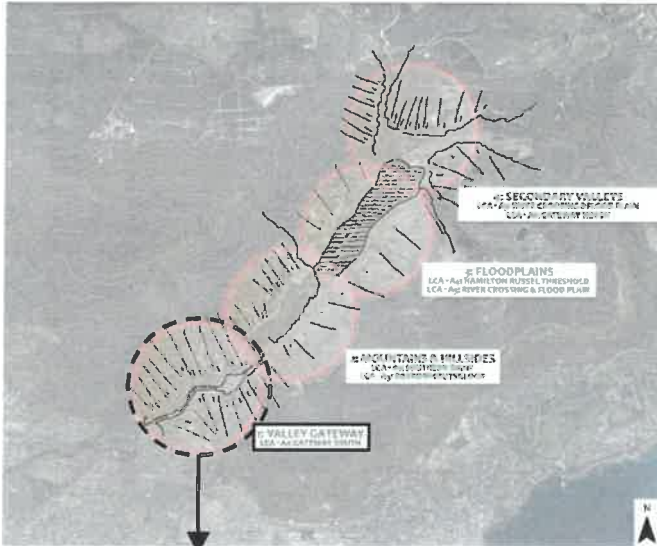


Figure 34: Valley Gateway – 1 of 4 local character areas (Terra+)



Figure 36: Gateway to valley with steep slopes and tree planting on either side (Terra+)

VALLEY GATEWAY – LCA – A1 (Gateway South)

The southern entrance to the RDA is through a narrow valley created by steep hills on either side. The views are limited and there are glimpses of the steep mountainside on either side of the road with dense tree planting in the foreground. The location of the narrow valley visual experience is indicated in figures 34 – 36. The space and experience of this southern portion of the route is of enclosure and being held by the landscape and vegetation. This threshold is further accentuated by the winding roadway which limits long-distance views, and leaves the traveler with a sense of expectation and anticipation.

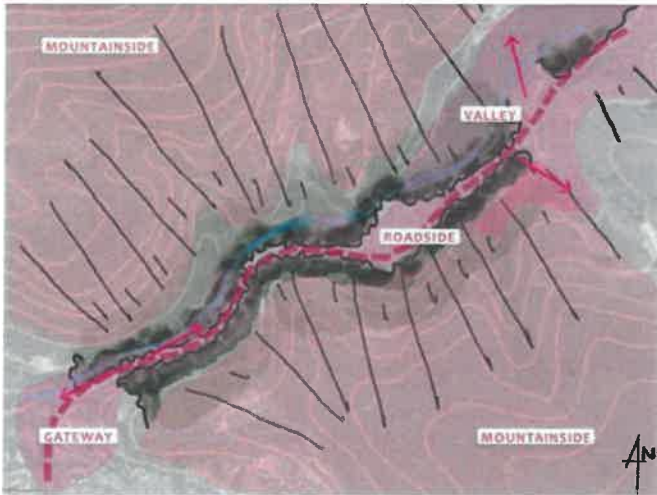


Figure 35: Southern Gateway to Hemel & Aarde valley demonstrating the narrow roadside experience (Terra+)

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Section 4: Visual & Landscape Character Analysis

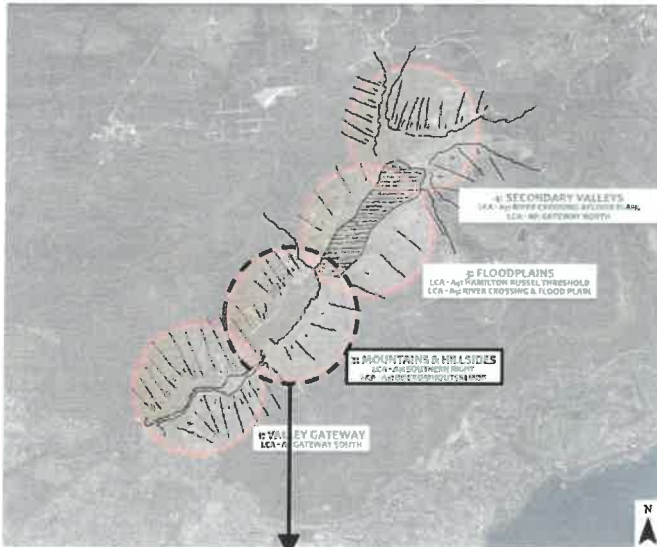


Figure 37: Mountains & Hillsides – 2nd of 4 local character areas (Terra+)



Figure 38: Midway up Hemel & Aarde valley the roadside experience opens towards the edge of the hills (Terra+)



Figure 39: At a threshold with tree planting and steep slopes on the left and the rolling hills opening up to distant vistas (Terra+)

MOUNTAINS AND HILLSIDES – LCA – A2 and A3 (Southern Right and Boekomhouts kloof thresholds)

As the route enters the valley there are glimpses of the broader landscape in the distance and a distinct threshold as one moves from the enclosed narrow entrance valley to a landscape with rolling hills on the right and gentle slopes created by the weathering of the geological substrate and the various drainage lines feeding into the river valley. It is the first perception of agricultural patterns in the landscape which then dominates the route as it progresses. The dense tree planting along the river edge limits the views of the mountain side, but allows for glimpses of the development on the lower slopes. This is also illustrated in the section where the views to the left (when travelling northwards) are limited.

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Section 4: Visual & Landscape Character Analysis



Figure 40: Floodplains – 3rd of 4 local character areas (Terra+)



Figure 42: Expansive floodplains of the river with mountain ranges in the background (Terra+)

FLOOD-PLAINS – LCA - A4 and A5 (Hamilton Russel threshold and river crossing)

As the route continues through the valley the natural flood-plain of the river is revealed. It is significant to realise that the valley is a natural product of a free-flowing river which has not been canalized and with minimal obstruction. This allows for the natural flood-plain to form and deposit nutrient rich soils. This flat expanse in the valley is accentuated by the opposing hills with intense agricultural patterns of vineyards. This juxtaposition of the natural patterning and geometric patterning contributes to the rural character of the valley. Clustering of development, farmsteads and small enterprises are typical of the urban patterning along the road edge, with distant views of the mountains as a constant backdrop.

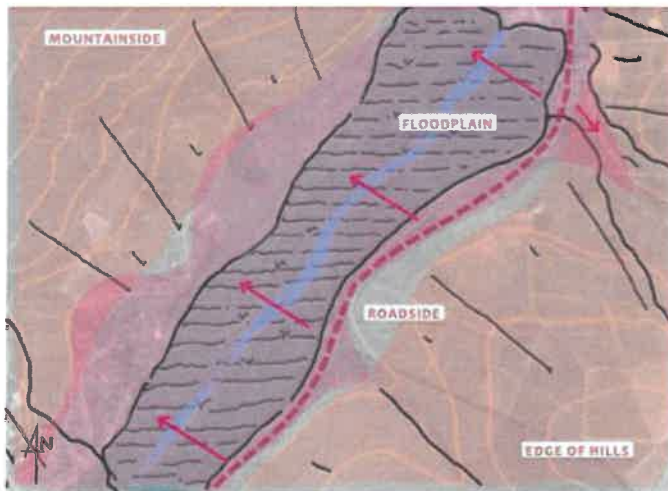
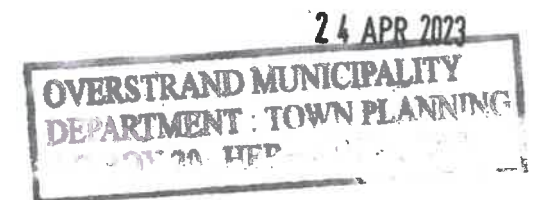


Figure 41: Upper reaches of Hemel & Aarde valley with roadside views opening up over floodplains (Terra+)



Section 4: Visual & Landscape Character Analysis

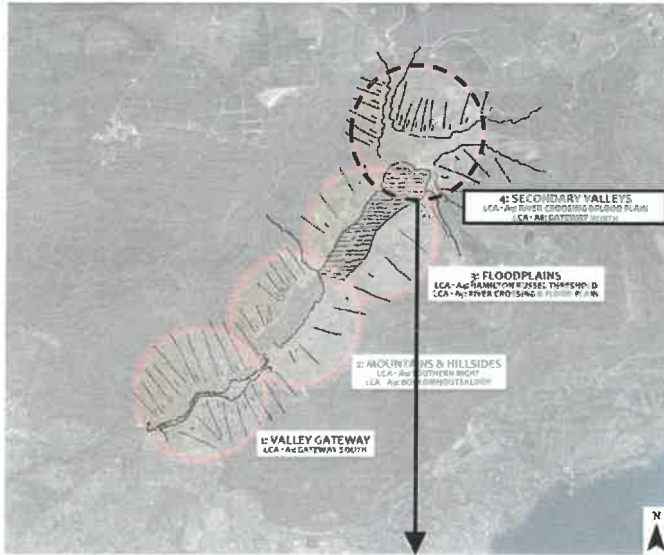


Figure 43: Inner valleys with roadside views directed through valley windows – 4th local area (Terra+)



SECONDARY VALLEYS – LCA - A6 (Gateway North)

The end of the valley is demarcated with the steep rise of the road as it ascends out of the valley to the ridge. This portion of the valley is typified by a series of smaller secondary valley created by the feeder stream to the river. There are glimpses of densely planted riverine vegetation nestled in the secondary valleys. These unexpected views of the inner secondary valleys are a continuous surprise and delight for the traveler and the landscape is revealed and obscured to provide further interest and a layered experience. These views should not be obstructed by development, but rather framed and seen as an amenity.

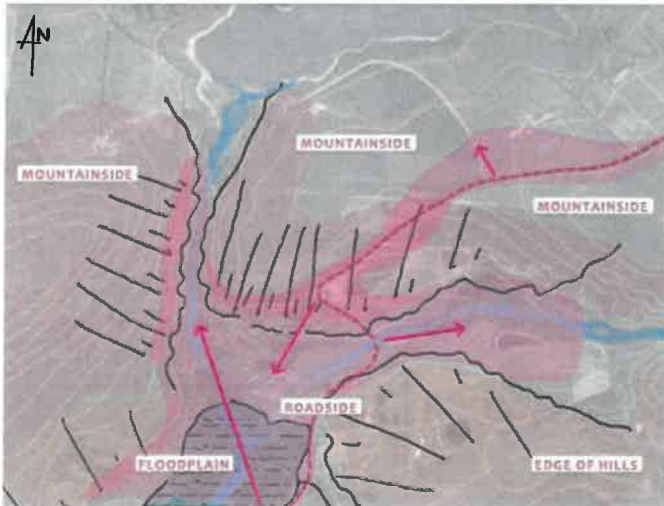


Figure 44: Hidden sub-valleys located towards the upper eastern end of the valley (Terra+)

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SECTION 5 : SYNTHESIS – POSITION STATEMENT

5.1 Key Observations

5.2 Conclusions – Position Statement

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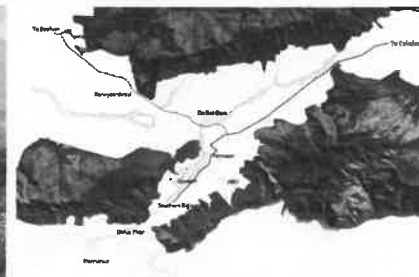


Section 5: Synthesis – Position Statement

Forthcoming from the contextual and landscape analysis of the study area, the following observations and findings were identified, providing the basis (position statement) for and setting the context for formulating development guidelines for the study area, namely:

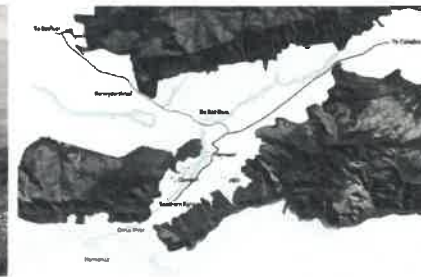
5.1 OBSERVATIONS :

- The study area is considered to be a significant cultural rural landscape of high visual and scenic amenity
- The study area, as part of the bigger Hemel & Aarde Valley, has an exceptionally high economic tourism attraction value. Tourism uses should be promoted and supported, focussing on celebrating local assets, i.e. nature, hiking, mountain biking, wine experience, etc.
- The rural cultural landscape character of the area can be described as having a special rural sense of place, comprising of the lower agricultural cultivated slopes and wilderness character of the upper mountain slopes flanking the lower valley and perennial Onrus River along its southern and northern edges
- The proximity of the study area to the abutting urban environs makes it a logical area for establishing an appropriate urban-rural transitional development area, which requires careful planning and consideration given the rural, natural and scenic landscape qualities of the area



5.2 CONCLUSIONS – POSITION STATEMENT:

- The area is generally not considered suitable as an urban expansion area, with typical suburban type development, to the existing urban footprint of Hermanus
- Rather, suitable tourism and rural residential development should be promoted in the area, supplementing agricultural uses, allowing for community recreational activities and appropriate residential development without displaying any cadastral expression (fencing) in the landscape. The development objective for the RDA being to unlock its economic potential by enhancing the supply side tourism attractions and development offerings of the southern rural-urban transition of the Hemel & Aarde Valley, by ensuring the appropriate scale, careful design and positioning of development, so as to preserve and retain the authenticity and integrity of the rural natural character of the area.



Section 6: Development Guidelines

6.1 Introduction

Following the assessment and analysis of the study area in its broader and localised context, it is necessary to firstly **revisit the objectives of the rural development guidelines for the Hemel & Aarde RDA, namely:**

- Provide local area specific guidelines for the demarcated Hemel & Aarde RDA, based on a thorough understanding of the study area in terms of its rural scenic character, locality, configuration, accessibility, etc.
- Promote a sustainable form and extent of development in appropriate rural locations within the study area, so as to ensure that the inherent strengths of the area are extracted to the benefit of the broader Overstrand community;
- Retain & conserve the integrity and authenticity of the rural cultural landscape character, scenic route experience, agricultural productivity and biodiversity assets in the area;
- Assist and provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas within this rural-urban transition area, in terms of suitable locations, and the desirable form and scale of such development.

Subsequently, the position statement is considered as the synthesised overall objective for development in the RDA going forward, namely:

- The area is generally not considered suitable for typical suburban type urban development, as an urban expansion area to the existing urban footprint of Hermanus
- Rather, it must be managed as an urban-rural transition, where tourism and appropriate rural residential development should be promoted in the area, supplementing agricultural uses, allowing for community recreational activities and residential development without displaying any cadastral expression (fencing) in the landscape. The development objective for the RDA being to unlock its economic potential, by enhancing the tourism attractions and supply side development offerings of the southern rural-urban transition of the Hemel & Aarde Valley. This process must be underpinned by ensuring the appropriate scale, careful design and positioning of development within the landscape, so as to preserve and retain the authenticity and integrity of the rural / natural character of the area.

In order to achieve these objectives and to align with the overall position statement for the RDA, development guidelines are categorised into two different categories, namely:

- **General Guidelines** that will be applicable and relevant to the entire RDA study area, with the overall objective to allow appropriate development that will retain and preserve the scenic, natural and rural quality / authenticity of the valley; and
- **Area Specific Guidelines** aimed at preserving localised character areas, rural authenticity and scenic qualities specific to certain character areas ('rooms') within the study area.

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6.2 General Guidelines

6.2.1 Objectives

The objective of the general guidelines is to unlock and promote the preserving of the scenic, natural and rural quality of the valley, acknowledging that the area is not suitable for typical urban / suburban type development. However, suitable tourism and rural residential development should clearly be promoted in the area, in a manner and scale that retains the primary rural character.

6.2.2 Development Guidelines

General guidelines proposed for the study area as a whole are informed by guidelines forthcoming from existing policy directives, and by the general contextual rural nature and cultural heritage character of the entire study area. The proposed general guidelines include the following:

i. Preserve Critical Biodiversity Areas

The land use development guidelines for different Spatial Planning Categories (SPC's) as set out in the Western Cape Biodiversity Spatial Plan (Cape Nature, WCBSP - 2017), should apply to the different biodiversity categories and SPC's. Upper mountain slopes with high value biodiversity and vegetation should be formally protected for conservation purposes, while including appropriate compatible uses, i.e. selected residences, hiking trails, etc.

ii. Manage Permissible Land Uses in the Rural Environment

The permissible land uses in the rural environment is determined primarily by the Overstrand Municipality's Planning By-Law (2020) and Zoning Scheme (2020), with Agriculture Zone 1 being the relevant existing zoning of all properties in the study area. The Western Cape Land Use Guidelines for Rural Areas (2019) should also be considered when assessing development proposals in the rural environment, as it sets specific guidelines for different land use categories.

iii. Maintain the Rural Cultural / Natural Landscape

The character of the landscape is currently that of a productive agricultural landscape with wind break tree lanes and clusters of trees at farmsteads, set within the context of the more natural wilderness mountain slopes. This landscape character should inform any development proposal, rather than allowing superficial urban-like landscaping.

To preserve the rural landscape of the environment, the following general guidelines should apply:

- Avoid building on ridgelines and skylines
- Position development on the eastern slopes of rolling hills
- Maintain visual connections to nature
- Set back development from the R320 scenic drive

iv. Balance between wilderness, agricultural and urban landscape domains

Respect the logic of landscape and settlement and the balance between wilderness, agricultural and urban landscapes. As a general principle development should respond to the traditional use of coastal plains for settlements, the fertile foothills / valleys for agriculture, and the natural mountain slopes for conservation and water catchment.

v. Respect for the Valley Section

Development needs to take place in response to the historical agricultural pattern and traditional siting and scale of farmsteads thereby with settlement concentrated on the valley floor and lower slopes, and avoiding elevated, steep, visually sensitive slopes.

vi. Promote Tourism Development

Tourism uses should consider integration with the broader tourism strategies for the area (mountain biking, hiking, conservation, etc.), focussing on promoting the assets and scenic qualities of the area.

vii. Protect Onrus River

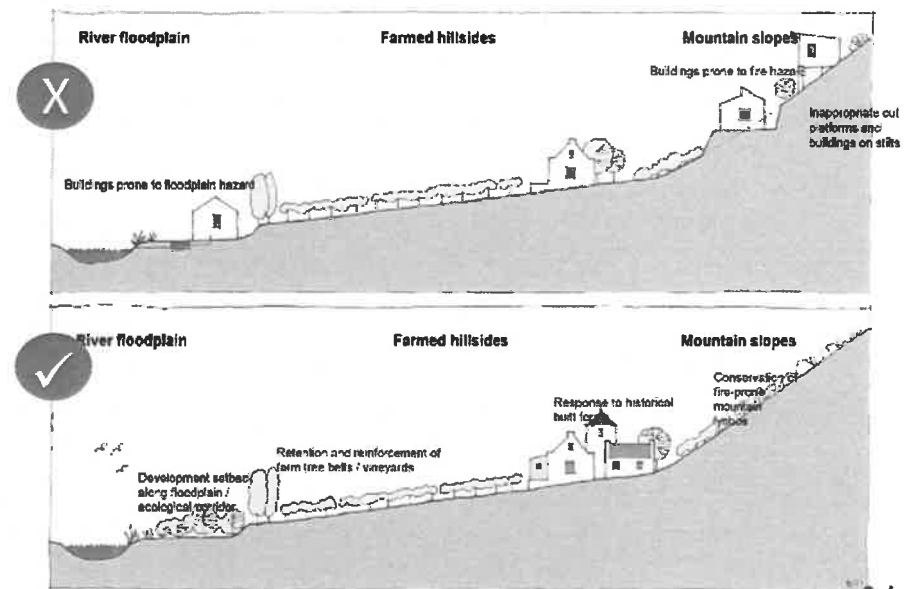
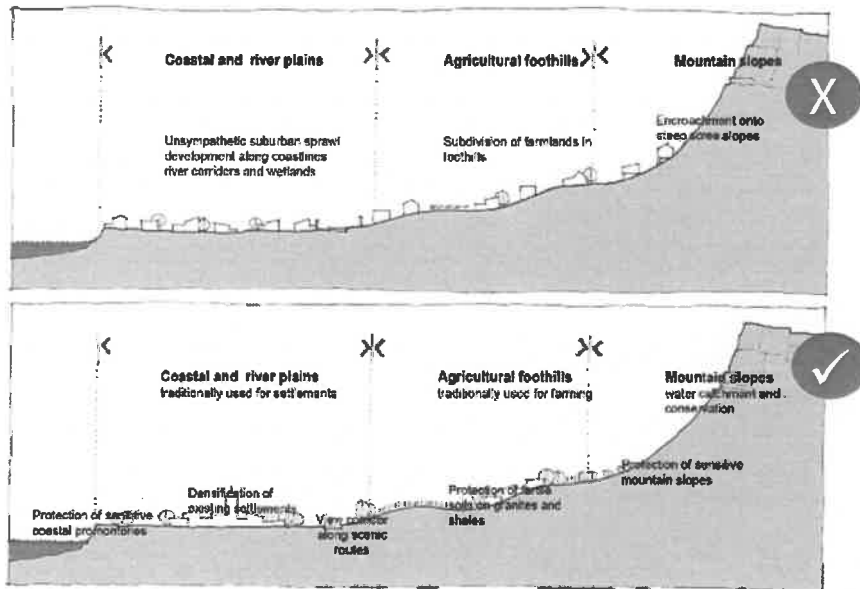
Development should be planned sensitively to avoid negative impacts on the natural drainage patterns in the Onrus River catchment. Services infrastructure should incorporate measures to avoid potential pollution on the water resources.

Section 6: Development Guidelines

vii. Manage the Appropriate Built Form

The rural character of the study area and the scenic beauty of the Onrus River valley, Kleinrivier Mountains, fynbos vegetated slopes and agricultural cultivated landscapes require an appropriate response to how buildings are positioned within the area. The following broad guidelines should inform any non-agricultural buildings proposed for the study area:

- Buildings to be set into the landscape, working into/within slopes rather than positioning buildings onto the land;
- Scale and height of buildings should be fragmented into smaller articulated portions, rather than proposing large monolithic footprints;
- Natural colours and materials should be applied to buildings facades and roofs, blending into the landscape;
- Driveways and parking areas to follow the topography, rather than cutting into the landscape and creating visually intrusive cut lines in the landscape.
- Buildings / development to be set back at least 50m from the Onrus River. Linear infrastructure provision (municipal services lines / pipes / cables) is allowable, subject to statutory NEMA approvals.



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viii. Application Requirements

When land use applications are made for non-agricultural land uses in the study area, such proposals should be substantiated by the following specialist investigations, assessing the proposal relative to the broader valley context and at local site scale, namely:

- **Visual Impact Assessment**
- **Heritage Impact Assessment**
- **Civil & Electrical services investigations (including alternative solutions)**
- **Agricultural Assessment – development relative to agricultural land**
- **Biodiversity mapping**
- **Freshwater assessment – water drainage lines, wetlands & streams**
- **Site Development Plan – mapping of development proposal within the context of existing buildings, property boundaries, topography, landscape, trees, cultivation, parking, access, infrastructure, etc.**
- **Transport Impact Assessment – the R320 road (Main Road 269) is a provincial road. Access management, traffic safety, pedestrian & bicycle safety, as well as public transport considerations should be incorporated into any TIA's for detailed development proposals.**

Furthermore, in approving development applications, the Overstrand Municipality and other authorities must consider the impact that a development may have on the municipality, agriculture and the rural landscape.

Appropriate conditions and other measures must be considered / imposed, thereby ensuring that activities are appropriate in a rural context, that the developments generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate.

In assessing proposed developments in rural areas, the following criteria should be applied:

- **Environmental authorisation.**
- **Compatibility with land use activities suitable in the WCBS (Biodiversity) category it is situated in, and subject to an environmental impact assessment.**
- **Does not compromise integrity and viability of existing farming activities.** Consider the potential to contribute to long-term sustainability of farming activities, by allowing appropriate development rights that can leverage additional capital income to invest into agricultural technologies, sustainable water / irrigation infrastructure and to promote productivity of agricultural land.
- **Is compatible with the cultural and scenic landscapes within which the development is proposed, therefore not infringing on the authenticity of the rural landscapes.**
- **Does not lead to inefficient service delivery or unjustifiable extensions to the municipality's reticulation networks.**
- **Does not impose real costs or risks to the municipality delivering on its mandate.**

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Section 6: Development Guidelines – Local Character Areas

6.3 Local Area-Specific Guidelines

Following the assessment and interpretation of the study area, it is evident that this particular sub-valley in the broader landscape context is a unique landscape sub-set with further secondary valley sub-areas. Within the valley, distinct landscape sub-sets are present and the relationship with the scenic route through the valley creates a visual experience that require guidelines to ensure an appropriate development response. In each of these sub-set areas, there are particular conditions that typify the landscape and sets it apart. These unique characteristics should be developed as amenities and development managed to enhance rather than detract from them.

The different localised areas have been defined and mapped, to enable orientation and property identification within the respective areas, associated with guidelines applicable to each local character area (LCA), as set out in table 1.

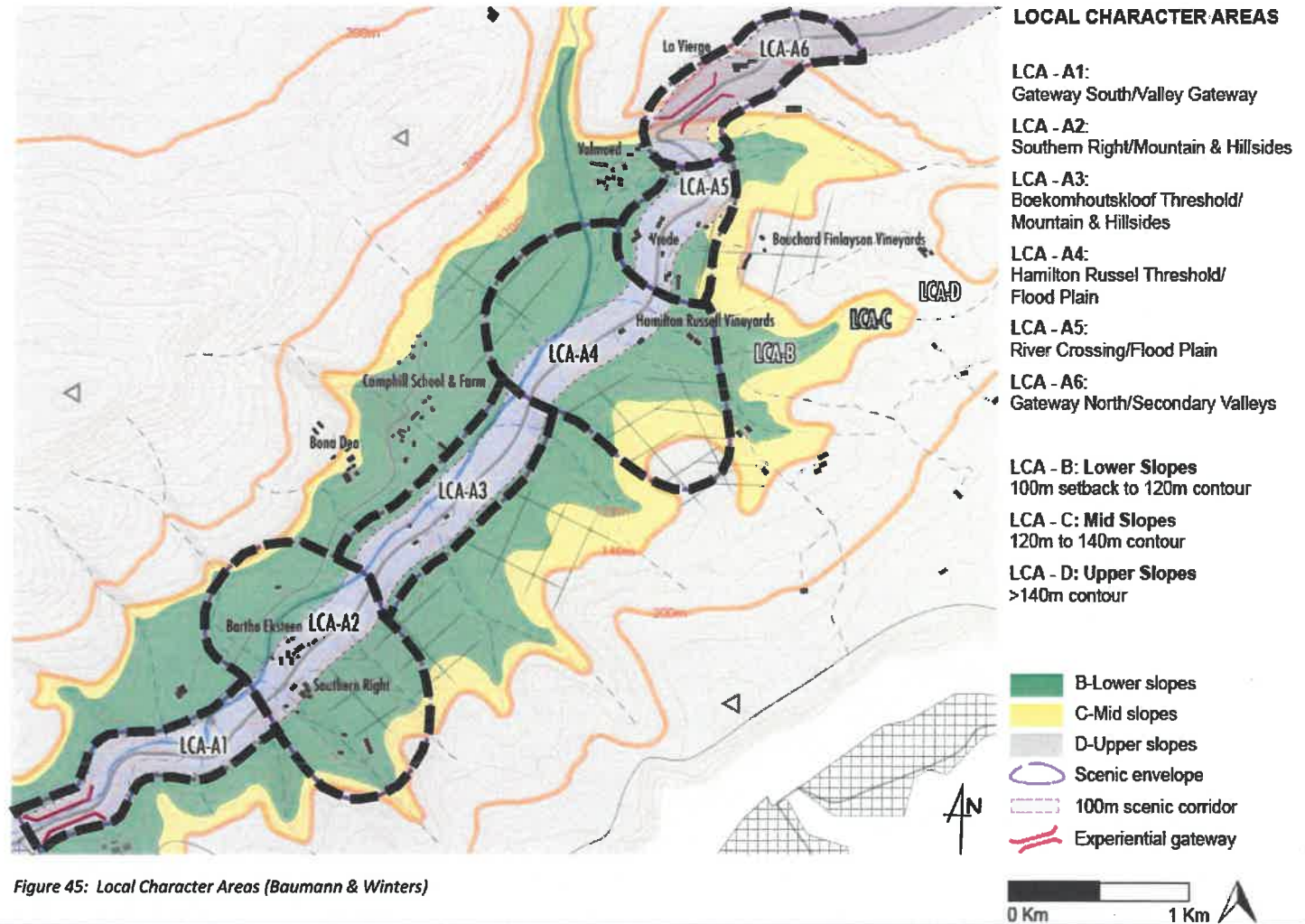


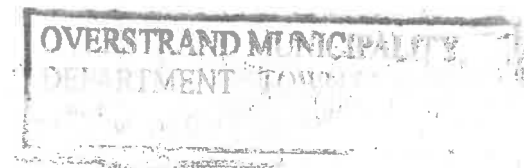
Figure 45: Local Character Areas (Baumann & Winters)

Section 6: Development Guidelines – Local Character Areas

i. LCA A. SCENIC ENVELOPE

Visual & Heritage Significance	Character Statement Character Statement Description and Character Forming Elements	Development guidelines Criteria for Decision Making Capacity to Accommodate Change & Absorb Development
<p>Considerable visual and heritage significance.</p> <p>The scenic drive traverses a valley which is both distinctive and representative as a natural and cultural landscape.</p> <p>A number of heritage resources, representing a layering of history are embedded within the landscape and form part of the experiential qualities of the scenic drive.</p> <p>The crucial significance lies not only in the various viewpoints along the scenic drive, but the entire experience, a sum of the various parts.</p>	<ul style="list-style-type: none"> • A single public access route through the Valley contributing its sense of rural seclusion. • The scenic drive is the primary means by which people experience and engage with the various component elements which constitute the cultural landscape of the valley. • The valley is a visually contained landscape with a particular valley cross section with a generally steep terrain to the west and a gentler undulating landscape, comprising a series of ridges and valleys to the east. • The scenic drive experience moves sinuously through this landscape offering a range of near and far open and closed views. These views are nuanced with the interactions of landscape elements in the fore, mid, and back ground which give a combined complex visual experience. • The scenic envelope, which is the primary visual experience contains a number of landscape compartments or character areas which have distinctive qualities which are analysed in the sections below. 	<p>The sections below identify heritage indicators which are regarded to be applicable to the different character areas which comprise the scenic envelope. The following indicators are applicable to the scenic envelope as a whole.</p> <p>Protection of views towards visual and heritage resources.</p> <ul style="list-style-type: none"> • New structures should be sited to avoid blocking views from the scenic route, particularly towards places and sites identified as having visual or scenic significance. • New interventions should be modest and restrained in scale, recessive in character and subservient to the natural and cultural landscape. • New developments should be associated and linked with existing built form, rather than on isolated sites on undeveloped land. • Buildings should be aligned parallel to the contours. • Hard and soft landscaping (particularly clumps of trees) should be used to tie buildings into the landscape. • Outdoor spaces should be designed so that the landscape appears to flow through the site. • Any solid hard form of cadastral expression should be discouraged, where inappropriate. • Access roads and pathways should be designed to avoid excessive cut and fill and to ensure harmonious adaptation to the existing topography.

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Section 6: Development Guidelines – Local Character Areas

i. LCA A. SCENIC ENVELOPE (continued)

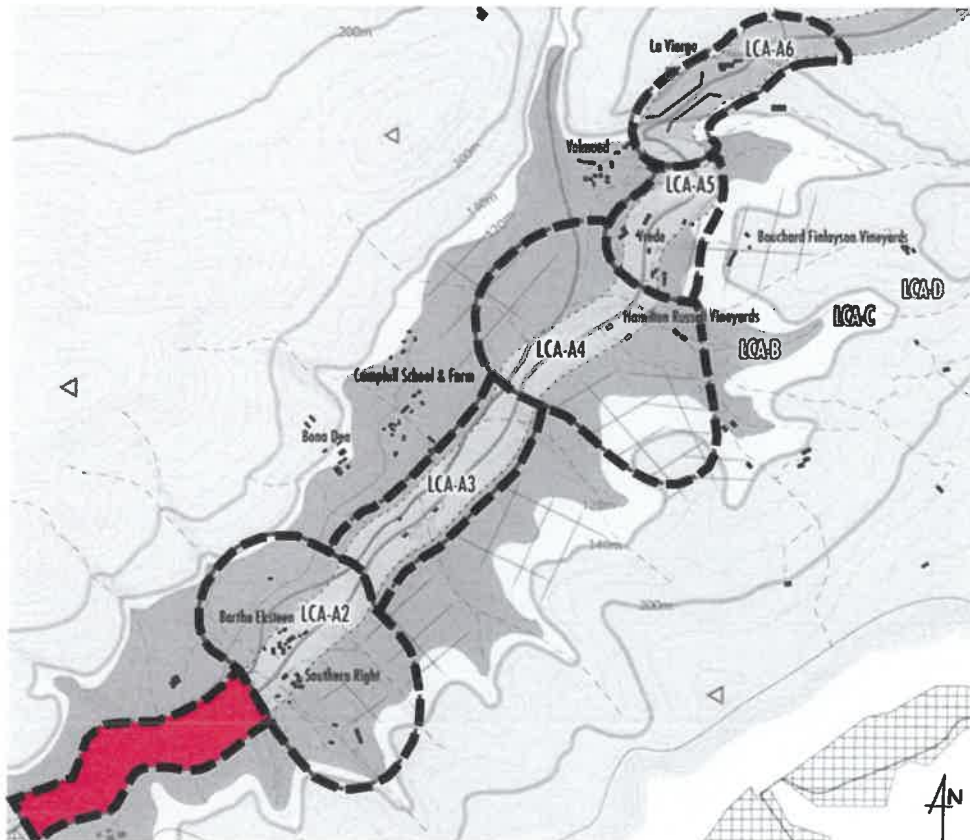
Visual & Heritage Significance	Character Statement Character Statement Description and Character Forming Elements	Development guidelines Criteria for Decision Making Capacity to Accommodate Change & Absorb Development
		<p>The control of edge treatments along the scenic route</p> <ul style="list-style-type: none"> • Visually intrusive structures such as billboards should not be permitted adjacent to the scenic route. • Precast concrete , ‘vibracrete’ walls, unpainted cement blocks and razor wire should not be permitted. • Appropriate road edge and stormwater channel treatments should be designed to fit in with the rural context. • Gateways should be recessive in character and limited in scale. • Visually impermeable walls or fencing, substations or electrical infrastructure, kiosks, trees and hedges which block significant views should not be permitted. <p>The control of signage along the route</p> <ul style="list-style-type: none"> • Signage must be in accordance with the Overstrand signage by-law. • Signage should be located against a backdrop to avoid silhouette effects on the skyline. • Low signs are less visually intrusive and preferable. • Signs should be fixed to buildings where possible to avoid the proliferation of poles. • No third party or illuminated signage should be permitted. <p>The control of invasive vegetation</p> <ul style="list-style-type: none"> • Exotic trees may be permitted only if they contribute to place character. • Existing alien trees which block significant views should be removed, e.g. along the banks of the river. • Control of alien and invasive vegetation must be in accordance with the National Environmental Management Biodiversity Act (NEM:BA).



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ii. LCA A.1 SCENIC ENVELOPE GATEWAY SOUTH


LCA A1 comprises the southern gateway to the RDA.



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ii. LCA A.1 SCENIC ENVELOPE GATEWAY SOUTH

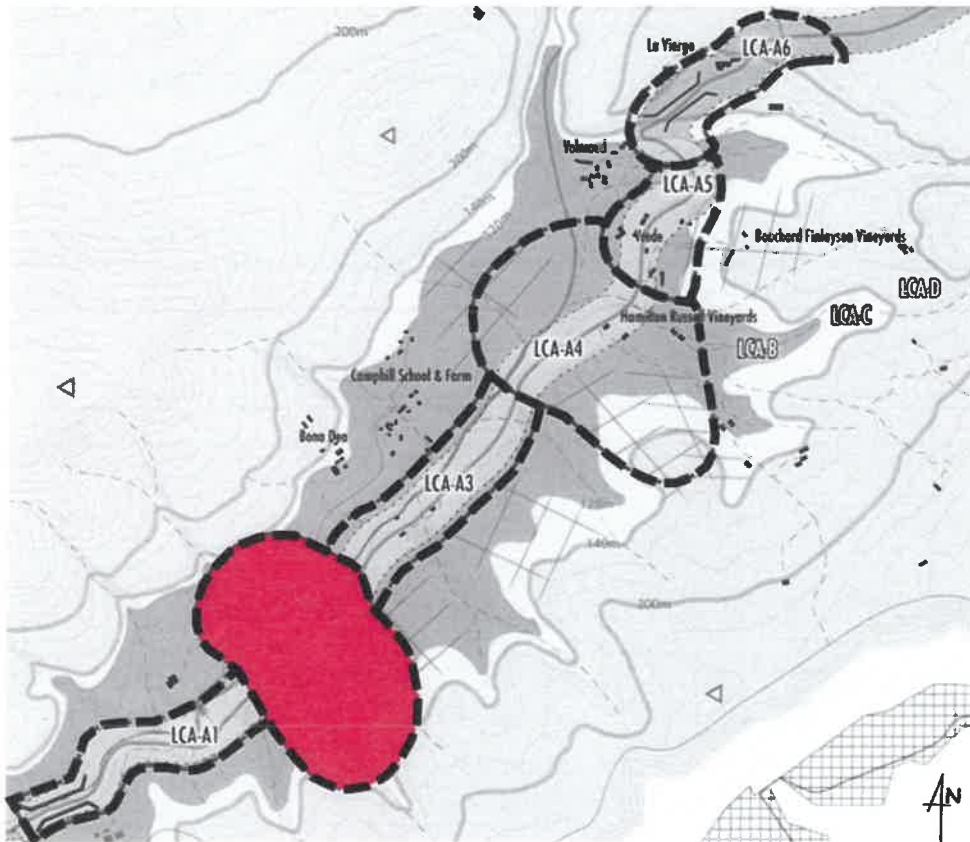
Visual & Heritage Significance	Character Statement Character Statement Description and Character Forming Elements	Development Guidelines Criteria for Decision Making Capacity to Accommodate Change & Absorb Development
<p>Considerable significance as the southern gateway into the valley considered to have high cultural landscape value.</p> <p>The mature trees, although exotic have a cultural significance as part of initial vegetation to manage adverse condition in the area, and have a significant spatial impact.</p> 	<ul style="list-style-type: none"> • Threshold condition. Close spatial juxtaposition of the key character forming elements of the valley; mountain valley setting bisected by riverine corridor. • Vivid contrast to the adjacent sprawling suburban development to the south (Greater Hermanus coastal plain). • Limited restricted visual catchment area with thickly vegetated edge conditions. • Large mature trees have a significant spatial quality. 	<ul style="list-style-type: none"> • Maintain natural wooded edge conditions. • Limited 'tread lightly' development opportunities, informed by site-specific informants, preferably related to the hospitality/tourism sector, e.g. chalets. • Any form of solid hard cadastral expression not to be permitted, where inappropriate. • Long term replacement of alien trees with appropriate indigenous species. Maintain the spatial enclosed, intimate quality during the long-term tree strategy. Control of alien and invasive vegetation must be in accordance with the National Environmental Management Biodiversity Act (NEM:BA). • Informal markets should be located at points of entry onto the scenic routes and points of natural opportunity such as at intersections and stop-over points. These should be integrated with tourism facilities such as parking and ablutions.

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iii. LCA A.2 SCENIC ENVELOPE SOUTHERN RIGHT

LCA A2 comprises the Southern Right farm yard precinct.



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iii. LCA A.2 SCENIC ENVELOPE SOUTHERN RIGHT

Visual & Heritage Significance	Character Statement Character Statement Description and Character Forming Elements	Development Guidelines Criteria for Decision Making Capacity to Accommodate Change & Absorb Development
<p>Considerable significance as a representative component of the Valley with a combination of conservation-worthy built and planted elements and productive agricultural landscape located at the southern entrance to the Valley.</p>	<ul style="list-style-type: none"> • Dominant rural character with limited nodal development at farm entrance. • Simple werf typology with disaggregated built environment components. • Structures located close to valley floor with limited development on upper slopes. • Lateral views into valley to the east. • Brick kiln and graveyard and associated oak trees as distinctive heritage resources. • Landscape patterning of the formal agricultural practices are visible in the foreground as a contrast to the wilderness areas in the background both east and west. 	<ul style="list-style-type: none"> • Maintain and enhance existing nodal form of development. • Maintain and enhance lateral views into the valley to the east by limiting development on the upper slopes and on greenfield sites. • Maintain view cones towards the brick kiln. • Emphasis to be placed on tourism opportunities within a clear rural base. • Any new development, apart from the possible consolidation of the existing node to be set back at least 100m from the scenic route. • Any building interventions to be limited in scale, massing and form. • No double storey buildings should be permitted above the 120m contour line. • Encourage the use of rural elements such as clumps of trees, tree belts and road infrastructure in the form of grachts rather than urban elements such as kerb and channels and tarred roads. • Limited cadastral expression / subdivision should be permitted to allow for appropriately scaled rural residential development. • The continuity of rural and natural landscape should remain dominant.

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iii. LCA A.2 SCENIC ENVELOPE SOUTHERN RIGHT (continued)



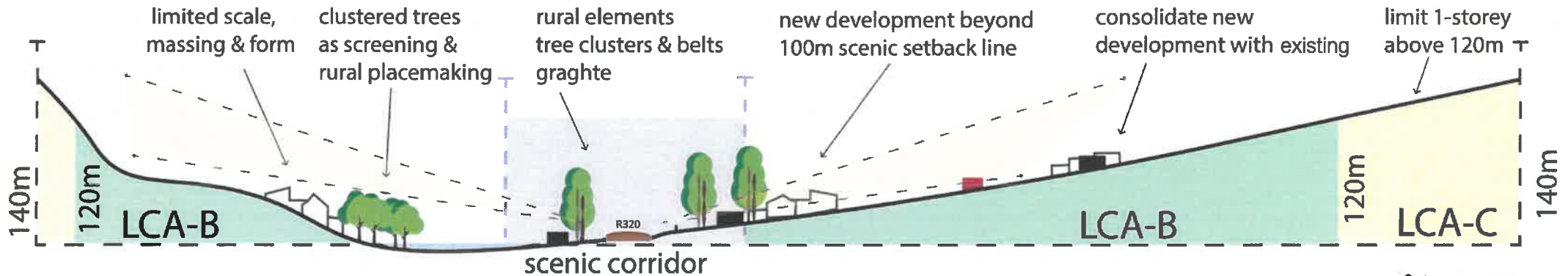
Pattern of planting either side of the R320 with low white wall as a contemporary element; oak grove opposite the entrance to Southern Right Farms as distinctive pattern of planting in the Valley (Google Earth 2018)



Entrance to Southern Right Farms with simple farm buildings, distinctive long werf wall, treed setting and glimpsed views up the valley towards the brick kiln (Google Earth 2018).



Brick kiln with farm werf below (Scurr 2018)

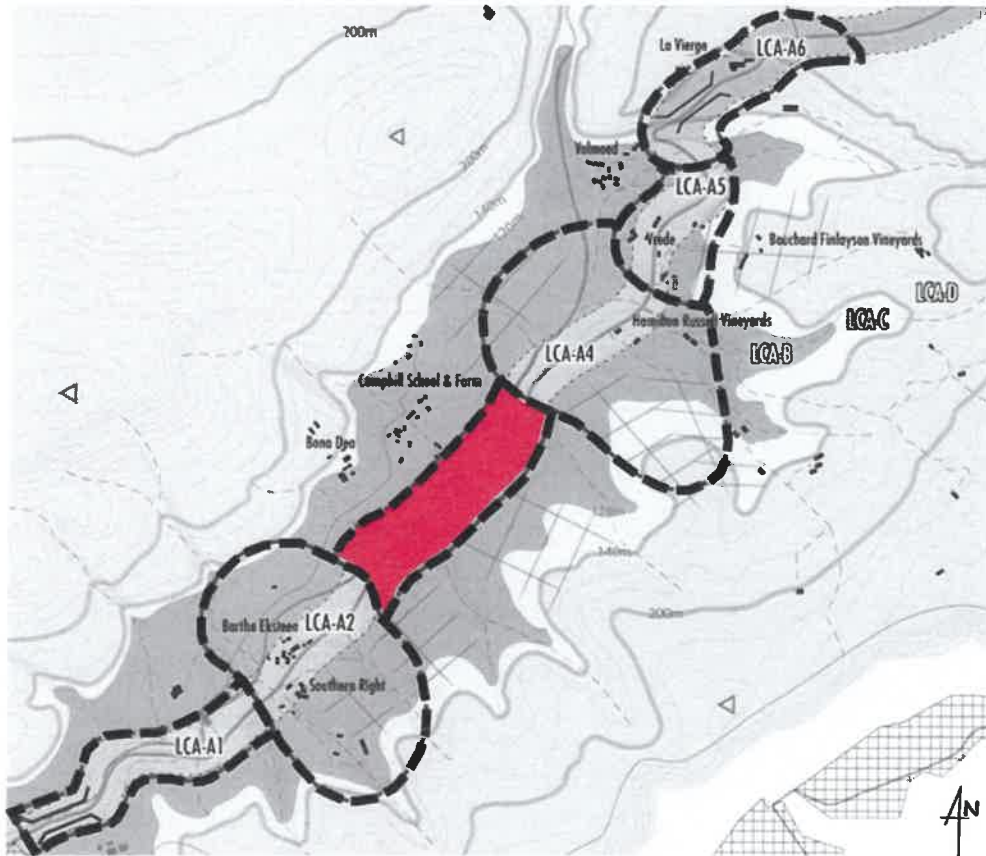


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iv. LCA A.3 BOEKOMHOUTSKLOOF THRESHOLD

LCA A3 comprises the scenic route along the Boekomhouts Kloof threshold.



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iv. LCA A.3 BOEKOMHOUTSKLOOF THRESHOLD

Visual & Heritage Significance	Character Statement Character Statement Description and Character Forming Elements	Development Guidelines Criteria for Decision Making Capacity to Accommodate Change & Absorb Development
<p>Considerable visual and heritage significance.</p> <p>Integral and representative component of broader Hemel en Aarde cultural landscape.</p>	<ul style="list-style-type: none"> • Transition zone between Southern Right and more expansive vineyard landscape to the east. • Integral component of sequence of open and closed views from the scenic drive characteristic of the Valley. • Evidence of farmhouse ruin at cross roads of local routes. • The Camphill village and the Bona Dea Estate are set back from the scenic drive with Camphill having limiting visual relationship with the R320. • Intensive vineyard landscape to the east. • Views towards the distant mountains and valleys become more pronounced. • Link to the broader context of the valley. 	<ul style="list-style-type: none"> • Opportunity for development of incipient nodal form of development. • Maintain and enhance lateral views to the east. • Any new structures within a possible node should adopt a 'werf' morphology, be modest and restrained in massing, scale and form, recessive in character and appropriate to the natural and cultural landscape. Residential subdivisions should not display any hard cadastral expression in the landscape. • Rural elements such as clumps of trees and appropriate road infrastructure (surfacing, kerb and channel treatment) should be incorporated into the new development. • Landscape patterns such as tree clumps, wind-breaks, orchard planting and more informal fynbos wilderness planting should be encouraged as screening devices and rural place-making elements. • Control of alien and invasive vegetation must be in accordance with the National Environmental Management Biodiversity Act (NEM:BA).

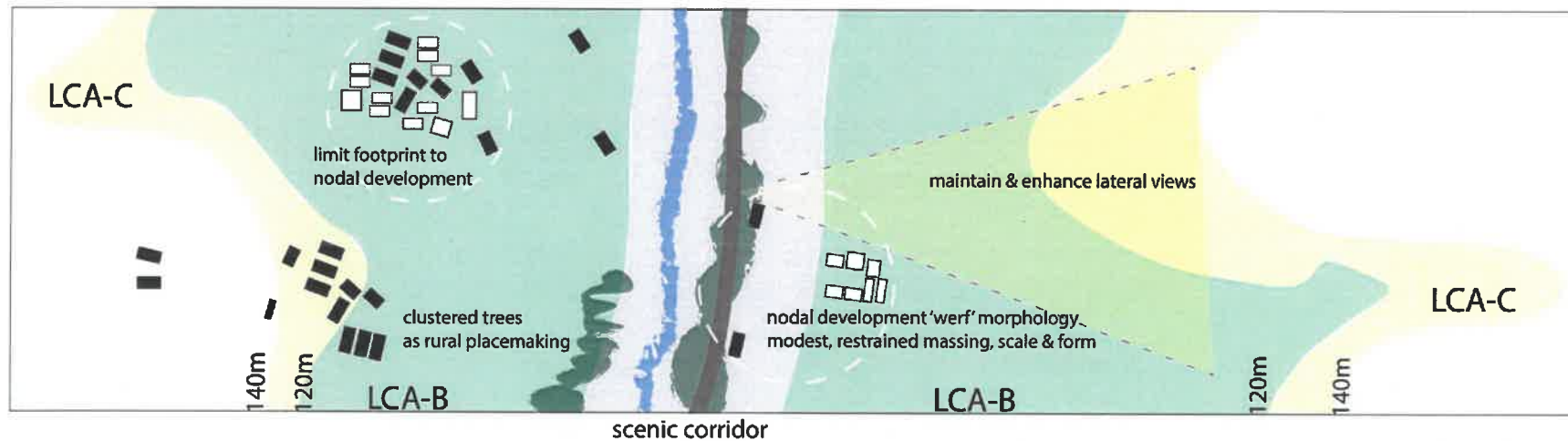
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Section 6: Development Guidelines – Local Character Areas

iv. LCA A.3 BOEKOMHOUTSKLOOF THRESHOLD (continued)



Farmhouse ruin to the east of the R320 which in combination with the built form clusters at Southern Right and Bartho Eksteen suggests an incipient nodal type development related to the scenic route corridor, i.e. 'beads on a string'



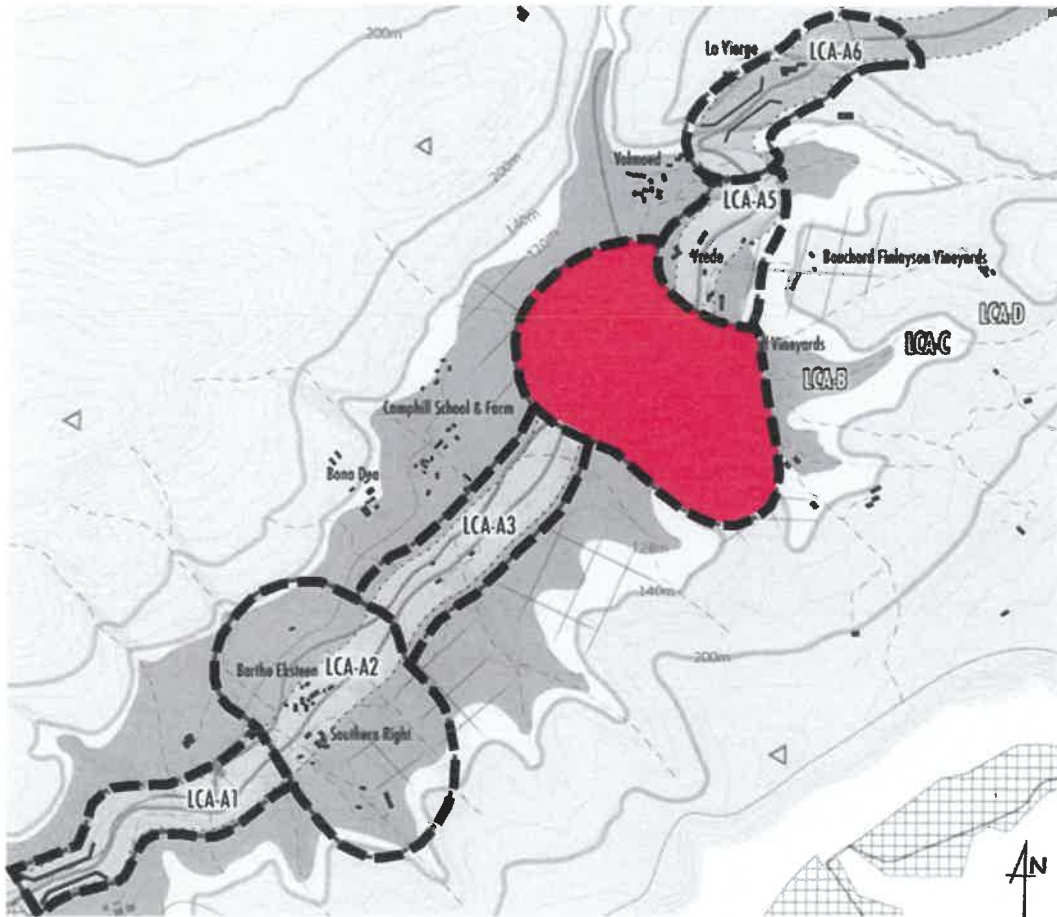
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P O BOX 20, HERMANUS, COASTAL

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v. LCA A.4 SCENIC ENVELOPE PASTURELAND, HAMILTON RUSSEL THRESHOLD

LCA A4 comprises the scenic envelope and pastureland at Hamilton Russel farm




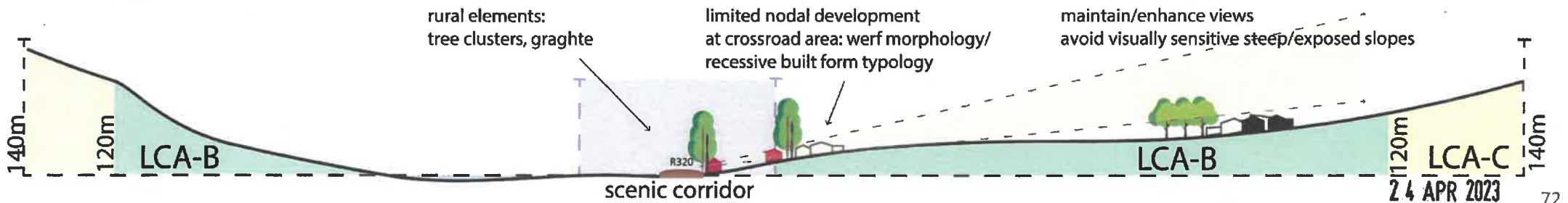
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DEPARTMENT TOWN PLANNING
P.O. BOX 20, HFB

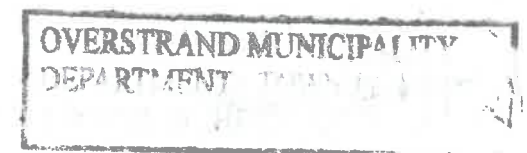
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v. LCA A.4 SCENIC ENVELOP PASTURELAND, HAMILTON RUSSEL THRESHOLD

Visual & Heritage Significance	Character Statement Character Statement Description and Character Forming Elements	Development Guidelines Criteria for Decision Making Capacity to Accommodate Change & Absorb Development
<p>Considerable visual and heritage significance.</p> <p>Integral, representative component of broader Hemel en Aarde cultural landscape.</p> 	<ul style="list-style-type: none"> • Open, expansive landscape as part of the sequence of open and closed visual envelopes associated with the scenic drive. • Pastureland associated with the flatter topography and Onrus River flood plain. • Cross section condition at entrance to Hamilton Russell vineyards. 	<ul style="list-style-type: none"> • Limited nodal development opportunity at cross route condition; entrance to Hamilton Russell vineyards. • Maintain and enhance lateral views to the east. • Any new structures within a possible node at the cross route should adopt a 'werf' morphology, be modest and restrained in massing, scale and form, recessive in character and appropriate to the natural and cultural landscape. Residential subdivisions should not display any hard cadastral expression in the landscape. • Rural elements such as clumps of trees and appropriate road infrastructure (surfacing, kerb and channel treatment) should be incorporated into the new development. • Landscape patterns such as tree clumps, wind-breaks, orchard planting and more informal fynbos wilderness planting should be encouraged as screening devices and rural place-making elements.



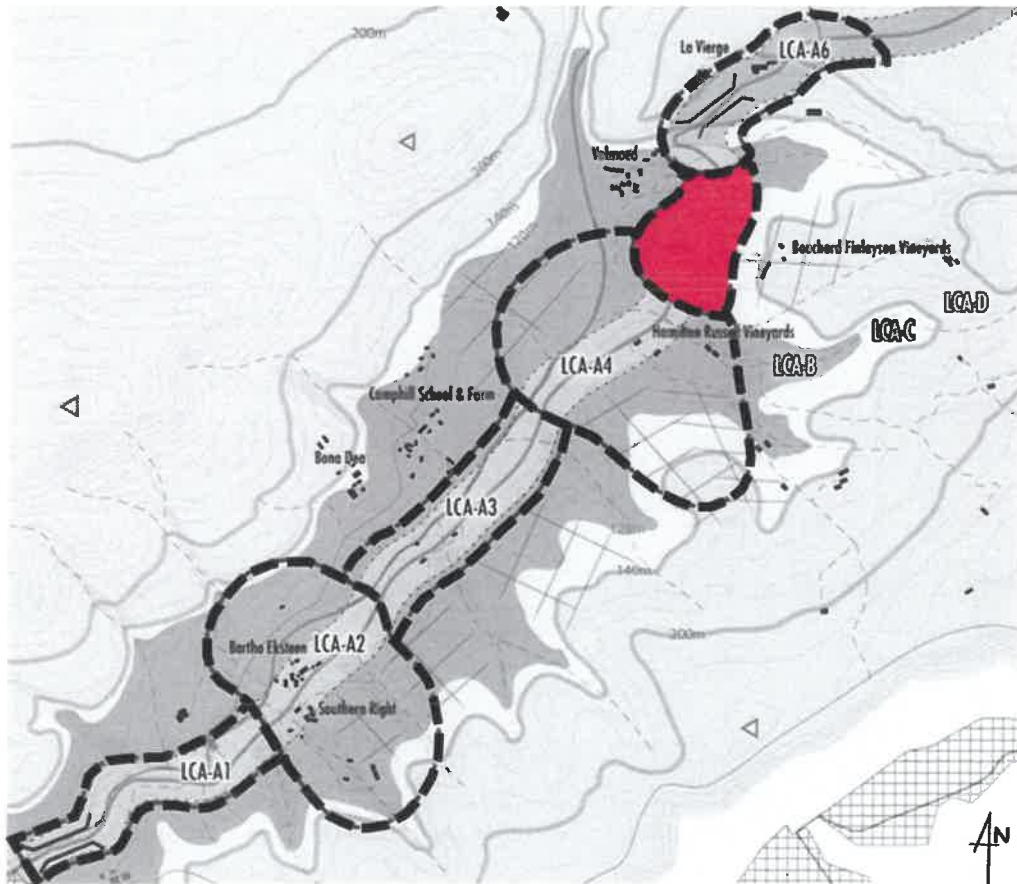
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Section 6: Development Guidelines – Local Character Areas

vi. LCA A.5 SCENIC ENVELOPE RIVER CROSSING AND FLOOD PLAIN

LCA A5 comprises the scenic envelope, river crossing and flood plain towards the north of the RDA





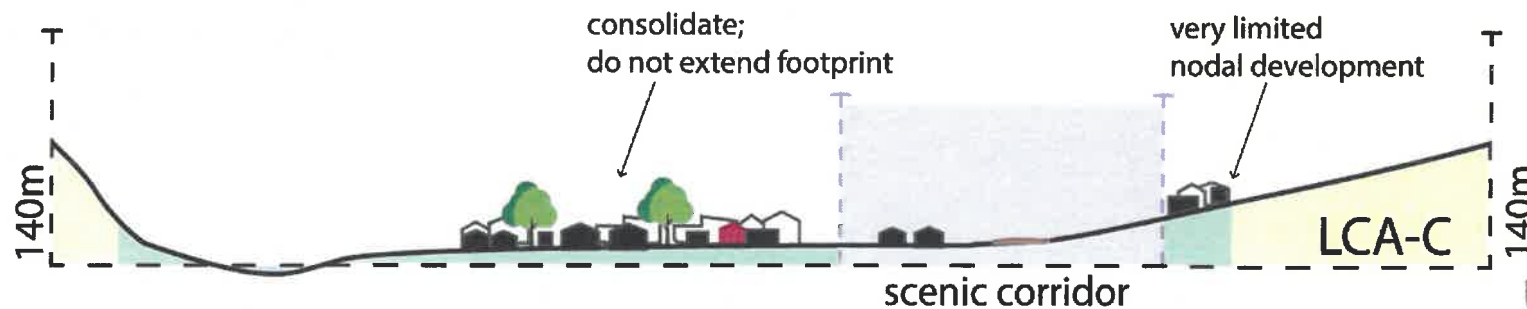
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P O BOX 20 , HERMANUS , 7200

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vi. LCA A.5 SCENIC ENVELOP RIVER CROSSING AND FLOOD PLAIN

Visual & Heritage Significance	Character Statement Character Statement Description and Character Forming Elements	Development Guidelines Criteria for Decision Making Capacity to Accommodate Change & Absorb Development
<p>Considerable visual and heritage significance.</p> <p>Integral, representative component of broader Hemel en Aarde cultural landscape.</p> 	<ul style="list-style-type: none"> • Open, expansive landscape similar to LCA.4 but separated from it by a ridgeline to the east. • Cross route condition at entrance to Bouchard Finlayson, 'Plaaskombuis'. • Curvaceous, curvilinear route offering sequences of views to the east and west. • Transition zone between agricultural/viticultural landscape and natural rural landscape associated with the higher topography to the north. 	<ul style="list-style-type: none"> • Very limited opportunity for any form of nodal development. • Some possible consolidation of existing development but exiting footprints should not be extended. 



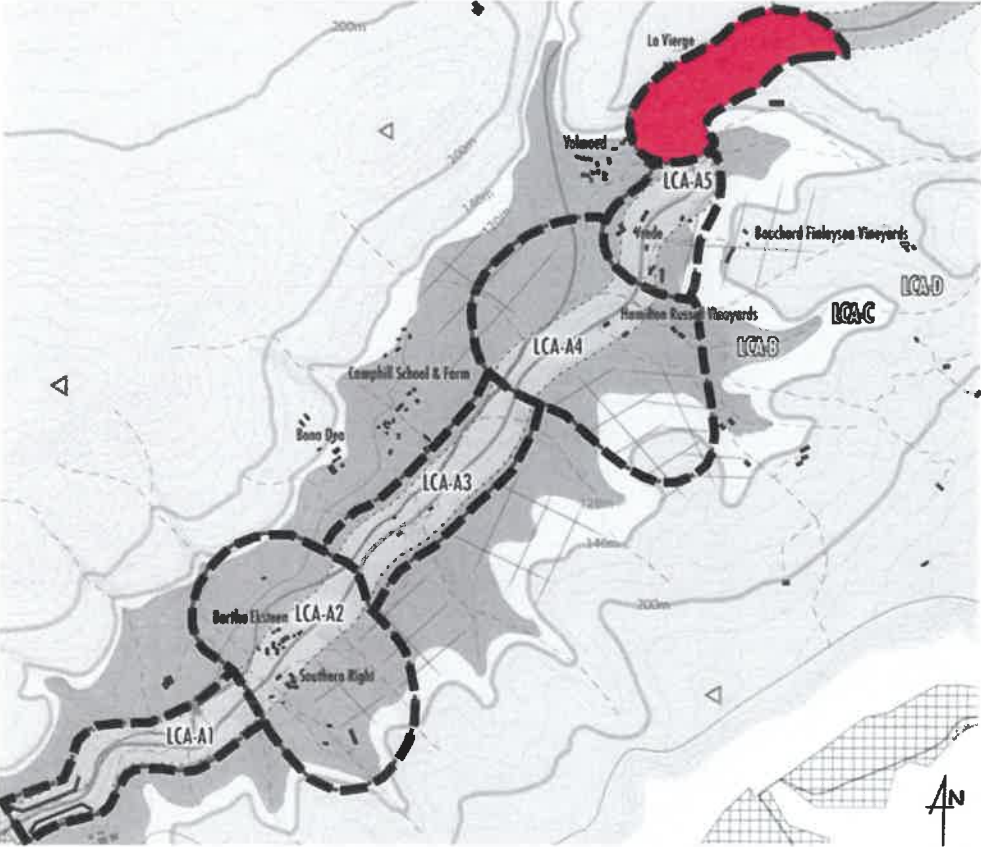
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vii. LCA A.6 SCENIC ENVELOPE GATEWAY NORTH


LCA A6 comprises the northern gateway into the RDA



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vii. LCA A.6 SCENIC ENVELOP GATEWAY NORTH

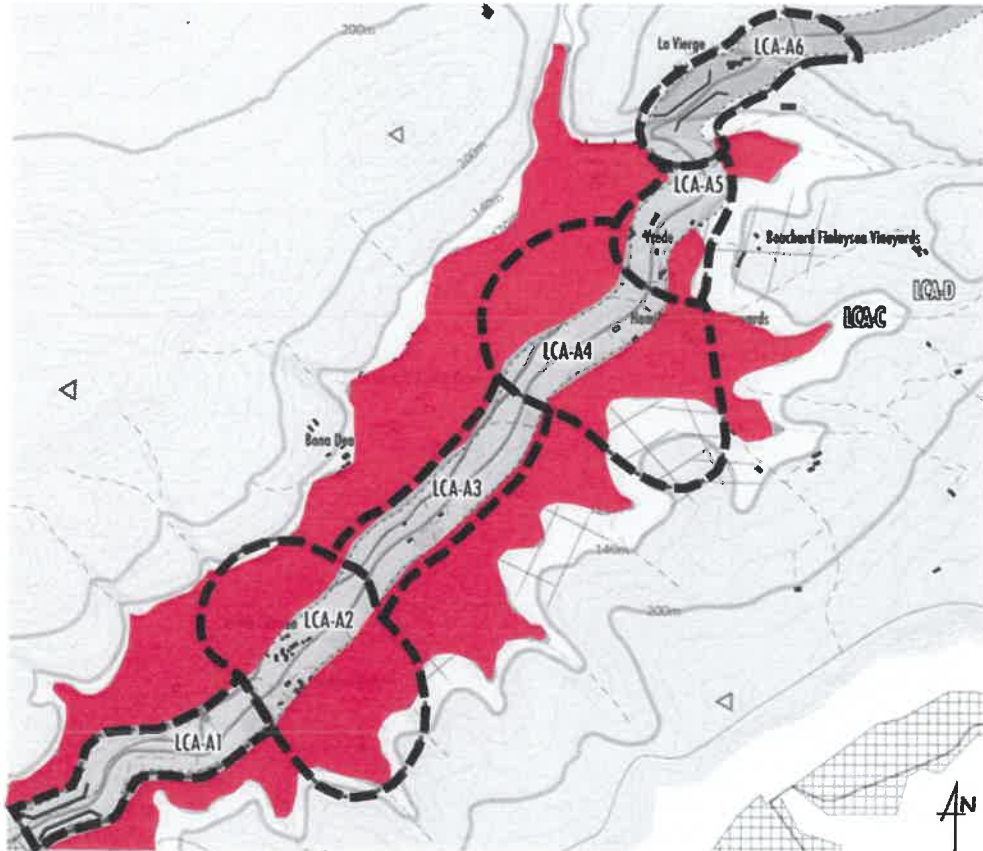
Visual & Heritage Significance	Character Statement Character Statement Description and Character Forming Elements	Development Guidelines Criteria for Decision Making Capacity to Accommodate Change & Absorb Development
<p>Considerable visual and heritage significance.</p> <p>Integral, representative component of broader Hemel en Aarde cultural landscape.</p> <p>High significance as point of entry into the valley from the north.</p> 	<ul style="list-style-type: none"> • Substantially different scenic drive experience to the character areas to the south. • Steeply ascending/descending route traversing a natural rural environment. • Dramatic ‘bird’s eye’ view points from upper reaches to the valley below. 	<ul style="list-style-type: none"> • No further development beyond existing footprints. • Selective upgrading and possible extension of viewpoints on the southern side of the route. • Removal of alien vegetation (trees) which impact on the route experience. Removal of trees with significant spatial and cultural significance must be carefully considered. Control of alien and invasive vegetation must be in accordance with the National Environmental Management Biodiversity Act (NEM:BA).

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Section 6: Development Guidelines – Local Character Areas

viii. LCA B. LOWER SLOPES 100M SETBACK TO 120M CONTOUR

LCA B comprises the slope areas between the 100m scenic setback and 120m contour



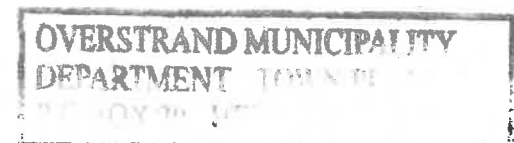
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viii. LCA B. LOWER SLOPES 100M SETBACK TO 120M CONTOUR

Visual & Heritage Significance	Character Statement Character Statement Description and Character Forming Elements	Development Guidelines Criteria for Decision Making Capacity to Accommodate Change & Absorb Development
<p>Considerable visual and heritage significance.</p> <p>Integral, representative component of broader Hemel en Aarde cultural landscape.</p>	<ul style="list-style-type: none"> • Key component of valley cross section. • Immediately adjacent to scenic envelope. • Transition zone between valley floor and upper slopes 	<ul style="list-style-type: none"> • Positive response to valley cross section and rural landscape qualities. • Gradation from more intensive nodal form of development on valley floor to a more dispersed built form on mid slopes. • Building typologies to reflect valley cross section. • 'Werf typologies' embedded within the agricultural landscape. • Recessive architectural treatment in terms of scale, massing and form. • Extensive use of rural landscape elements such as clumps of trees. • Agricultural landscape patterns and natural fynbos planting to integrate any development into the rural landscape. • All development to have a landscape plan by a registered landscape architect.

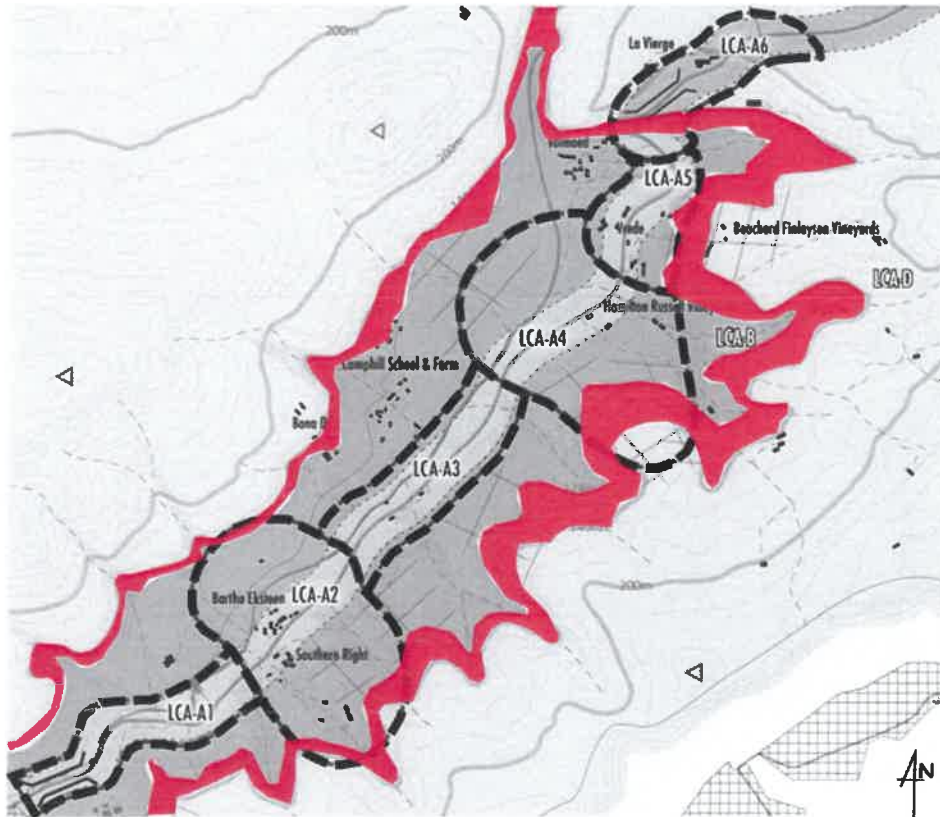
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Section 6: Development Guidelines – Local Character Areas

ix. LCA C. MID SLOPES 120M TO 140M CONTOUR

LCA C comprises the slope areas between the 120m and 140m contours



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ix. LCA C. MID SLOPES 120M TO 140M CONTOUR

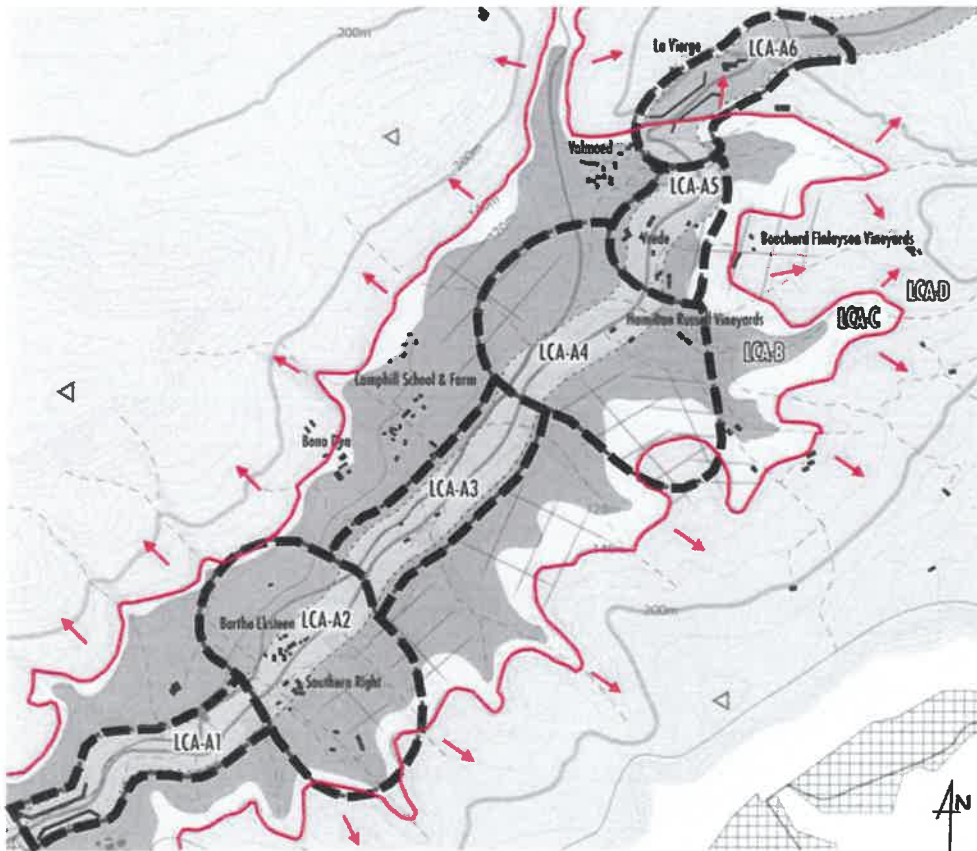
Visual & Heritage Significance	Character Statement Character Statement Description and Character Forming Elements	Development Guidelines Criteria for Decision Making Capacity to Accommodate Change & Absorb Development
<p>Considerable visual and heritage significance.</p> <p>Integral, representative component of broader Hemel en Aarde cultural landscape.</p>	<ul style="list-style-type: none"> • Key component of valley cross section. • Transition zone between valley floor and lower slopes and upper visually exposed slopes. 	<ul style="list-style-type: none"> • More limited form of development than LCA B. • Development opportunities to be dependent on detailed site analysis, including specific topographical conditions and the views from the scenic drive. • Recessive architectural treatment in terms of scale, massing and form. • Extensive use of rural landscape elements such as clumps of trees. • Agricultural landscape patterns and natural fynbos planting to integrate any development into the rural landscape. • All development to have a detailed landscape plan by registered landscape architect.

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x. LCA D. UPPER SLOPES >140M CONTOUR

LCA D comprises the slope areas above the 140m contour



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Section 6: Development Guidelines – Local Character Areas

x. LCA D. UPPER SLOPES >140M CONTOUR

Visual & Heritage Significance	Character Statement Character Statement Description and Character Forming Elements	Development Guidelines Criteria for Decision Making Capacity to Accommodate Change & Absorb Development
<p>Considerable visual and heritage significance.</p> <p>Integral, representative component of broader Hemel en Aarde cultural landscape.</p>	<ul style="list-style-type: none"> • Key component of the valley cross section. • Visually exposed natural, rural wilderness condition in contrast to the pattern of cultivation and limited settlement on the lower slopes. 	<ul style="list-style-type: none"> • Predominantly a ‘no go’ area. Natural vegetated mountain slopes with high-value biodiversity and important ecological function should be considered for formal conservation purposes, while compatible uses can be considered, i.e. rural residences, hiking tracks, etc. • Any potential development to be located in the immediate vicinity of the 140m contour line and to adopt a ‘tread lightly’ approach, including recessive architectural treatment and limited cut and fill. • A detailed SDP and Landscape Plan should be required for each development site to ensure the appropriate response to the specific local context.

End



24 APR 2023

