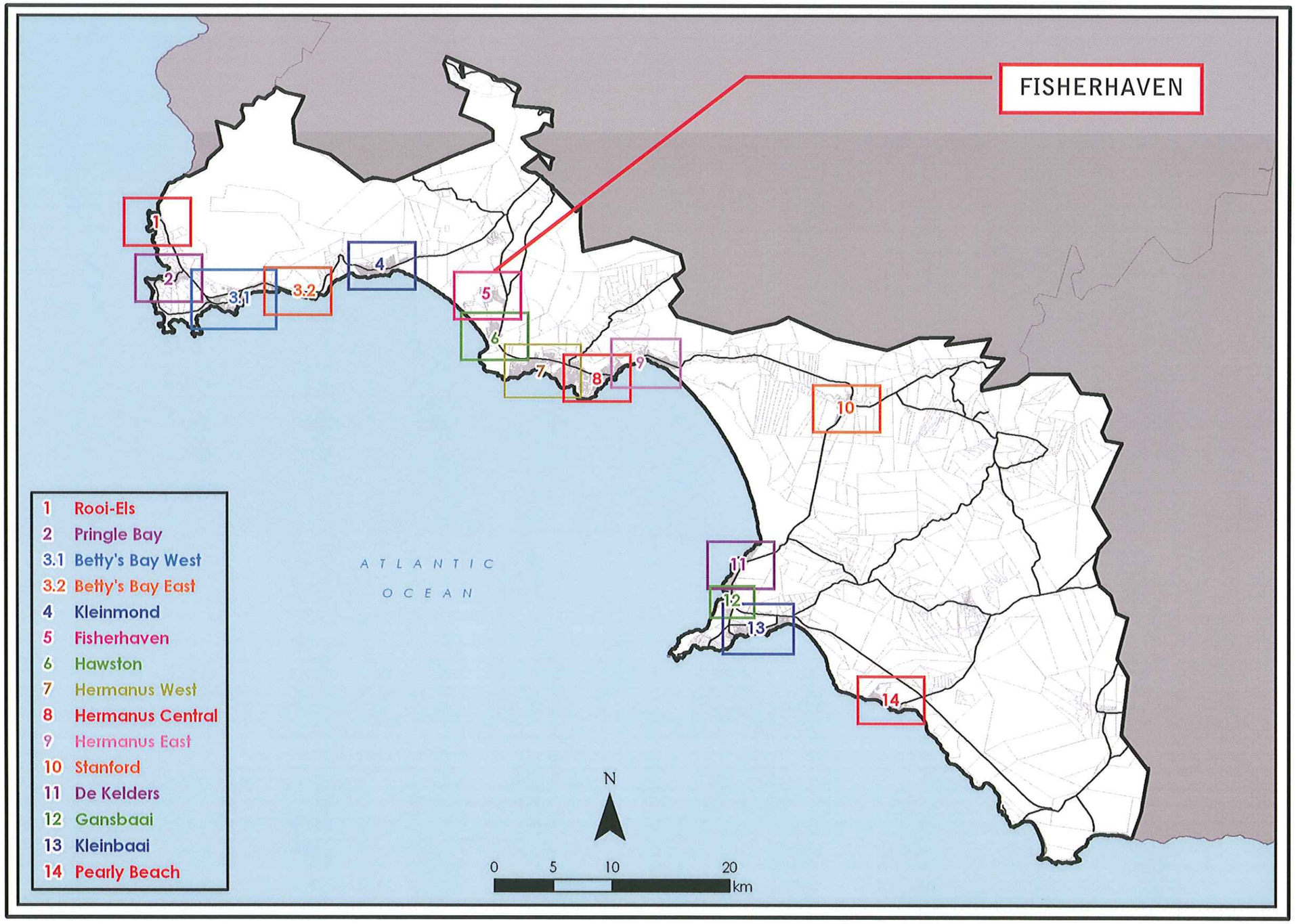
FISHERHAVEN



URBAN DYNAMICS WESTERN CAPE INC.
ACG ARCHITECTS AND URBAN DESIGN
NICOLAS BAUMANN URBAN CONSERVATION & PLANNING

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OVERSTRAND

MAY 2010

7.4.5 FISHERHAVEN

A: Contextual Overview

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

Figure 36: Locality

Fisherhaven is located on the eastern bank of the Bot River estuary, 9km west of Hermanus and 16km east of Fisherhaven and predominantly functions as a retirement, residential and holiday destination with approximately 30% of the dwellings permanently occupied.

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

The settlement is located adjacent to the pristine and ecologically sensitive Bot River estuary which is a nature reserve. The banks of the estuary and the nature of recreational activities associated with it are the primary place-making elements of the area. The nature of the layout is predominantly suburban with little differentiation in the nature of the cadastral subdivision and erf sizes.

Access to the suburb is provided by a main distributor road branching directly off from the R45 to the estuary, with no clear direct linkage to the local small business node. The generally flat topography of the area together with the half circle grid layout restricts any strong views or vistas of the area, and hamper legibility and orientation within Fisherhaven.

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

Fisherhaven has a population of approximately 1300 people with a significant high percentage of retired residents within the 60 to 85+ age group.

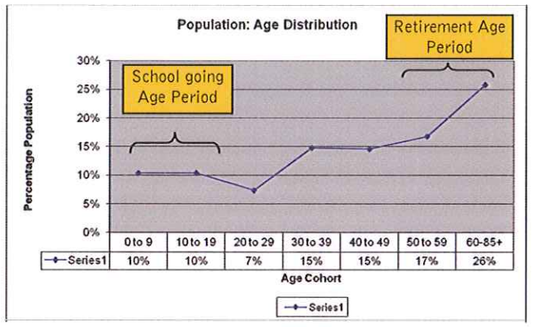


Figure 37: Age Analysis for the Fisherhaven population

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

Fisherhaven's formal township was established between 1950 and 1960 and since this period, a limited number of additional subdivisions have taken place.

(v) Landscape Setting

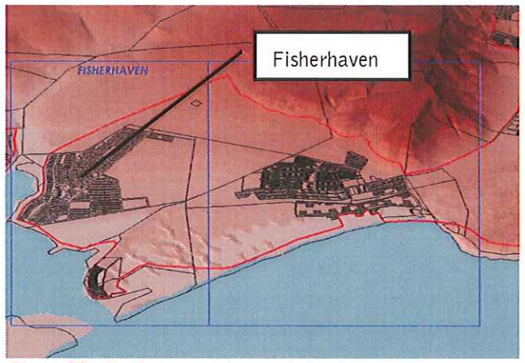


Figure 38: Landscape setting

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

- The banks and mouth of the Bot River estuary and the associated seasonal mudflats on the coast.
- The natural coastal fynbos at the interface with the R43 scenic route and to the south and west of the village. A degree of alien wattle infestation is evident in this area.
- The ecological corridor which has high biodiversity significance provides a link between the higher lying land to the east and the coastline to the west.

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

The local municipality has ownership of approximately 143ha vacant land within the urban edge.

B: Local Area Character and Density Analysis

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

Fisherhaven's land use pattern is characterised by predominantly single residential middle income dwellings. More than 40% of the residential erven are vacant and although provision has been made for several community facility sites, no community facilities have yet been developed. A few low order shops are operational within the local business area, primarily serving the needs of the local community. An aquatic club and a caravan park / resort facility are located on the northern side of the town on the river bank of the Bot River estuary.

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

Characteristic of the Fisherhaven Zoning Plan is the large areas of Agricultural zoned land on the southern, eastern and north-eastern sides of the settlement with well distributed open space between the residential zoned land.

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

Based on the standards for the development of community facilities set out in ***Annexure B***, a pre-primary school and a worship facility are currently required for Fisherhaven.

However, the calculated requirements for community facilities based on the above standards are not considered realistic, given that approximately 40% of the developed residential units are utilized for holiday accommodation.

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

An adequate network of roads has been established in Fisherhaven, although many of the local streets are unsurfaced.

Although the current bulk water source for Fisherhaven is sufficient to serve the town, the water treatment works is operating over its capacity. An upgrade of the treatment works is required.

The entire Fisherhaven settlement is reliant on a septic tank system. This is regarded as a constraint to further development due to the high maintenance cost and associated environmental risks.

The existing electricity network makes no provision for additional development and network upgrades will be required before any further development can take place.

The solid waste drop off station located between Fisherhaven and Hawston has sufficient capacity to accommodate the current solid waste of the settlement.

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

Opportunities for densification are related to the possible intensification of activities adjacent to the estuary which is at present characterised by low density land uses. The lagoon edge provides the main structuring element and focus to the village and densification in this area would enhance its public amenity value.

Other opportunities relate to densification along the proposed future corridor linking Fisherhaven to Hawston. The nature and form of development within this corridor should in the medium to long term, incorporate a significantly higher land use density compared to the existing low density suburban single residential character of the existing settlement.

The existing ecological corridor which runs in an east-west direction should be utilised as an opportunity to create a green wedge to break the continuity and define the corridor of urban development between the lagoon edge and the R43.

Fisherhaven together with Hawston has been identified in terms of the SDF as a sub-regional growth area for sustainable integrated development which is proposed to take place by ultimately integrating Fisherhaven and Hawston. Given the current nature and environmental characteristics of Fisherhaven, such integration will contribute to a considerable change to the town in terms of function, urban structure and form, as well as population composition and subsequently its character. The vast parcels of vacant municipal owned land located between these two towns provide several urban growth / densification opportunities. Provision should however be made to protect the environmental assets which includes, inter alia, the open space ecological corridor link between Fisherhaven and Hawston.

The current level of civil infrastructure, especially in terms of sewer reticulation, will have to be adequately addressed prior to development commencing.

Anticipated urban development should be planned with sufficient well distributed and easily accessible land for community facilities, as well as the development of public amenity opportunities. This will contribute positively to the town retaining its function as a recreational / holiday town and also allow it to celebrate the natural assets of the area.

In addition to the above, as part of the public community facilities it must be ensured that sufficient, easily accessible centrally located retail land is available to serve the existing and future needs of residents.

D: Proposed Densification Interventions

(i) Densification Strategy

The following general densification strategy principles are for the Fisherhaven Planning Area:

- To encourage spatial integration over the medium to long term between the existing villages of Fisherhaven and Hawston.
- To improve the legibility of the layout planning.
- To maximise the public amenity value and access to the estuary and river mouth.
- To integrate the existing small retail node with the proposed node at the estuary edge.
- To provide a greater range of holiday accommodation.
- To promote appropriate incremental densification within the existing residential fabric.

(ii) Proposed Interventions

The following specific interventions have been proposed for the Fisherhaven Planning Area:

- The densification of residential development and the encouragement of a range of recreation related land uses in the vicinity of the existing Yacht Club to enhance the general public amenity of the area.
- The development of a medium density mixed use corridor to provide a greater range and type of holiday home and residential dwelling opportunities.

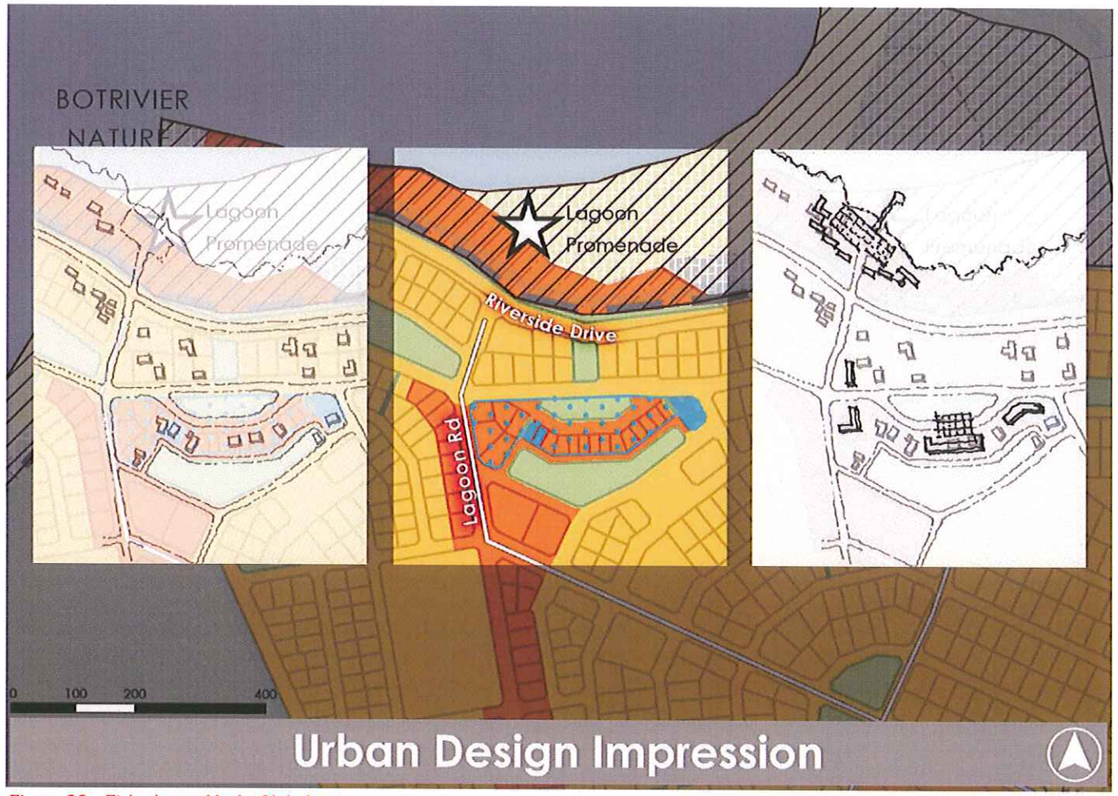


Figure 39: Fisherhaven Yacht Club Area

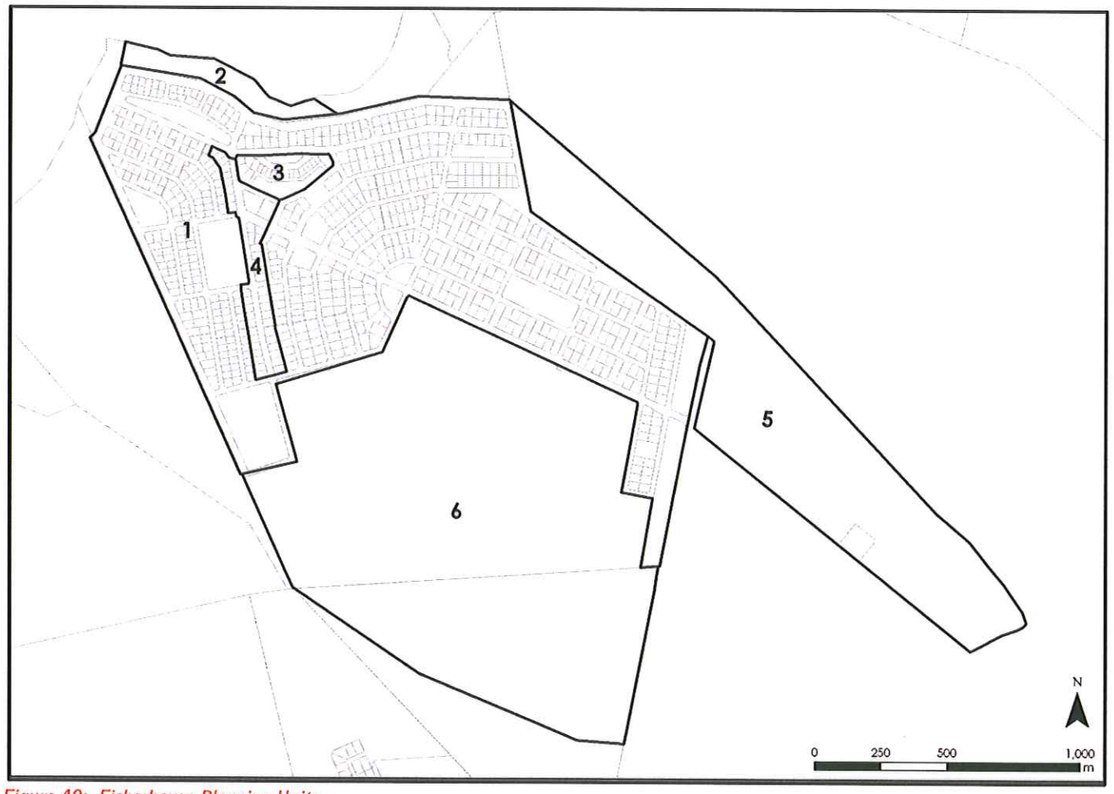


Figure 40: Fisherhaven Planning Units

(iii) Urban Design Guidelines

The area in the vicinity of the yacht club has been identified as an area where specific urban design guidelines are required. ***Figure 39*** reflects an urban design impression of this area.

(iv) Densification proposals per identified Planning Unit

The densification interventions as per Planning Unit proposed for Fisherhaven are summarised in the Table on Sheet H.

- **Planning Unit 1**

Planning Unit 1 represents the existing Fisherhaven town.

▪ Residential Densification

Incremental densification on 20% of the erven through further subdivision (housing typology B1) is proposed in terms of this proposal. This could result in a potential maximum increase of ±140 dwelling units.

▪ Community Facilities

The following additional community facilities are proposed for this Planning Unit to be provided on an incremental basis as the residential component / existing erven are developed:

- 1 Pre-Primary School,
- 1 Primary School,
- 3 Worship Facilities, and
- 29ha public / private open space.

▪ Civil Services

The following civil services provision and / or upgrades will be required for this Planning Unit:

- An investigation of the existing bulk water capacity and network system to determine whether the increased densities can be accommodated.
- An investigation of the existing bulk water treatment works to determine whether the increased densities can be accommodated within the existing capacity limits.
- The upgrade and the connection in the medium to long term of the entire Fisherhaven area to a sewerage waste water treatment works.
- An investigation to determine if the bulk Eskom electrical and distribution network is sufficient to accommodate the increased densities.

- **Planning Unit 2**

This Planning Unit consists of the existing caravan park and aquatic club in Fisherhaven.

▪ Residential Densification

Block development is proposed for typical simplex or semi-detached type dwelling units (housing typology E4) for approximately 50% of this area at a density of 34 dwelling units per hectare. This will allow for a potential 174 additional dwelling units.

▪ Community Facilities

The provision of the following additional community facility is proposed for this Planning Unit:

- 1 Community Hall.

▪ Civil Services

The following civil services provision and / or upgrades will be required for this Planning Unit:

- The provision of a formal water network system,
- The upgrade of the existing water treatment works,
- The provision of a sewerage network system,
- The upgrade of the sewerage waste water treatment works,
- An investigation of the existing storm water system to determine whether the increased densities can be accommodated,
- An investigation to determine if the Eskom Input is sufficient to accommodate the increased densities,
- An investigation to determine if the existing electrical network system is sufficient to accommodate the increased densities.

- **Planning Unit 3**

Planning Unit 3 is located centrally on the eastern side of Fisherhaven and contains the small business centre of the village.

▪ Residential Densification

This Planning Unit is proposed to be developed as a mixed use zone, but also contributes to integration with Planning Unit 2, which is the main attraction of the town.

Subsequently, to realise the above it is proposed to apply site consolidation and site development for typical two storey simplex-row development (housing typologies C4 and D4) for 50% of the area. This can potentially contribute to an additional 241 dwelling units to this Planning Unit increasing the gross density from 1.7 to 29.7 dwelling units per hectare.

▪ Community Facilities

The provision of the following additional community facility is proposed for this Planning Unit:

- 1 Library site.

▪ Civil Services

The following civil services provision and / or upgrades will be required for this Planning Unit:

- An investigation of the existing formal water network system to determine whether increased densities can be accommodated,
- An investigation of the existing water treatment works to determine whether the increased densities can be accommodated,
- The provision of a sewerage network system,
- The upgrade of a sewerage waste water treatment works,
- An investigation of the existing storm water system to determine whether the increased densities can be accommodated,
- An investigation to determine if the Eskom Input is sufficient to accommodate the increased densities,
- An investigation to determine if the electrical network can accommodate the increased densities.

- **Planning Unit 4**

Planning Unit 4 represents the secondary corridor along the access road towards Hawston.

▪ Residential Densification

Incremental densification through subdivision of approximately 50% of the existing erven into two to three portions is proposed. The typical housing types along this corridor are foreseen to be free-standing duplex housing (housing typology C2). The potential increase in the number of dwelling units are not expected to exceed approximately 48 dwelling units and will thus potentially increase the gross density from 9.5 to 20.5 dwelling units per hectare.

▪ Community Facilities

No land for community facilities are proposed within this Planning Unit.

▪ Civil Services

The following civil services provision and / or upgrades will be required for this Planning Unit:

- An investigation of the existing formal water network system to determine whether the increased densities can be accommodated,
- An investigation of the existing water treatment works to determine whether increased densities can be accommodated,
- The provision of a sewerage network system,
- The upgrade of a sewerage waste water treatment works,
- An investigation of the existing storm water system to determine whether increased densities can be accommodated,
- An investigation to determine if the Eskom Input is sufficient to accommodate the increased densities,
- An investigation to determine if the electrical network can accommodate the increased densities.

- **Planning Unit 5**

Planning Unit 5 is a relatively large portion of vacant municipal land on the southern side of Fisherhaven.

- Residential Densification

This Planning Unit is proposed to be densified through a process of block development in a variety of housing types, being typical free-standing simplex, duplex and duplex-row types of housing (housing typologies E1, E2 and E3) for at least 60% of this Planning Unit. This will potentially allow approximately 1765 additional dwelling units and represent a gross density of 23 dwelling units per hectare.

- Community Facilities

The specific land to be reserved for community facilities proposed on this Planning Unit includes:

- 2 Pre-Primary Schools,
- 1 Primary School,
- 1 Secondary School,
- 4 Worship facilities, and
- 6.4ha public / private open space.

- Civil Services

The following civil services provision and / or upgrades will be required for this Planning Unit:

- An investigation of the existing formal water network system to determine whether the increased densities can be accommodated,
- An investigation of the existing water treatment works to determine whether the increased densities can be accommodated,
- The provision of a sewerage network system,
- The upgrade of a sewerage waste water treatment works,
- An investigation of the existing storm water system to determine whether the increased densities can be accommodated,
- An investigation to determine if the Eskom Input is sufficient to accommodate the increased densities,
- An investigation to determine if the electrical network can accommodate the increased densities.

• Planning Unit 6

Planning Unit 6 represents municipal vacant land on the north-eastern side of Fisherhaven.

- Residential Densification

The residential densification proposal for this Planning Unit, similar to Planning Unit 5, includes a variety of housing types being typical free-standing simplex, duplex and duplex-row types of housing (housing typologies E1, E2 and E3) for at least 60% of this Planning Unit. This will potentially allow approximately 1285 additional dwelling units and represent a gross density of 23 dwelling units per hectare.

- Community Facilities

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

- 1 Pre-Primary School,
- 1 Primary School,
- 3 Worship facilities, and
- 4.9ha public/private open space.

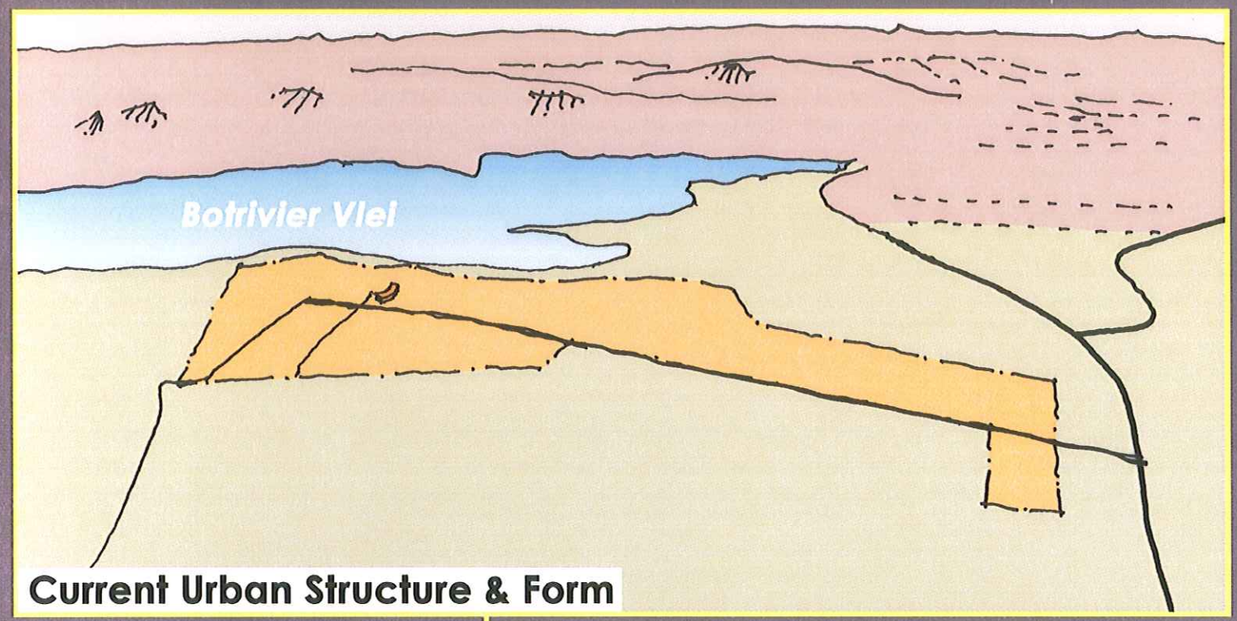
- Civil Services

The following civil services provision and / or upgrades will be required for this Planning Unit:

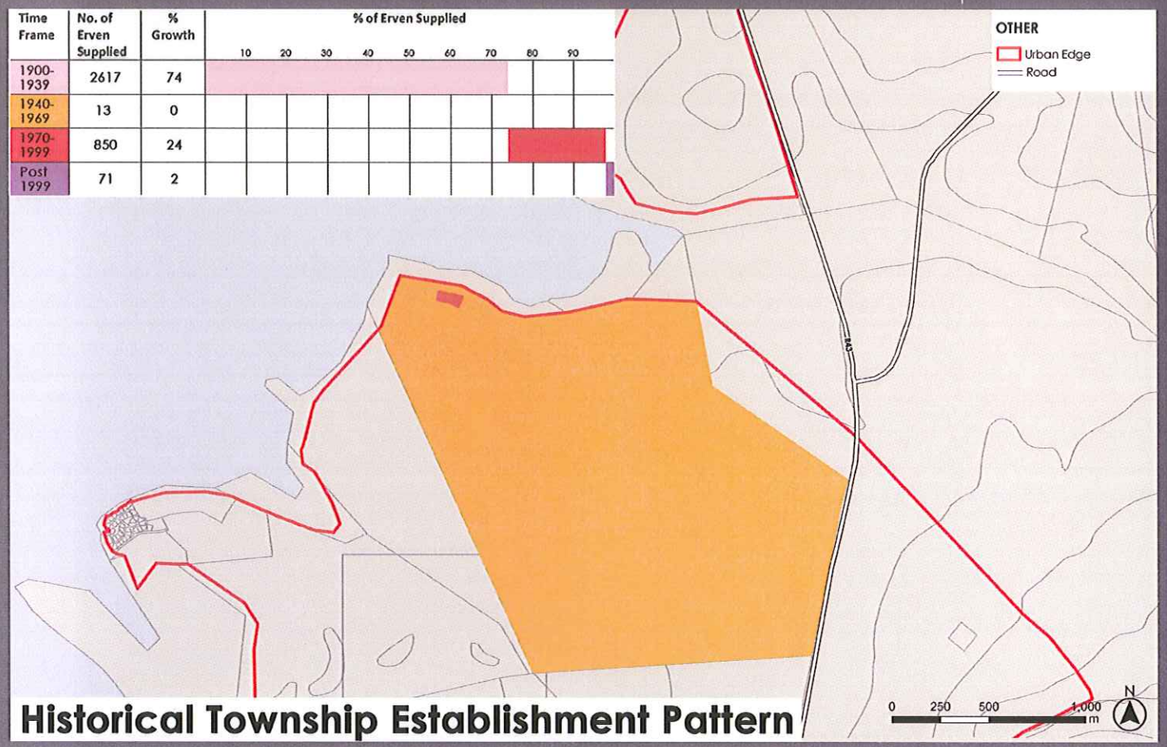
- An investigation of the existing formal water network system to determine whether the increased densities can be accommodated,
- An investigation of the existing water treatment works to determine whether the increased densities can be accommodated,
- The provision of a sewerage network system,
- The upgrade of a sewerage waste water treatment works,
- An investigation of the existing storm water system to determine whether the increased densities can be accommodated,
- An investigation to determine if the Eskom Input is sufficient to accommodate the increased densities,
- An investigation to determine if the electrical network can accommodate the increased densities.

• Conclusion

Fisherhaven, together with Hawston, is viewed as the growth point within the Overstrand municipality. By virtue of land availability Fisherhaven has the potential to deliver a variety of housing types exceeding more than 2600 additional dwelling units at a gross density of 10.4 dwelling units per hectare. However, the existing civil and bulk services for this area will have to be significantly upgraded prior to this development taking place.

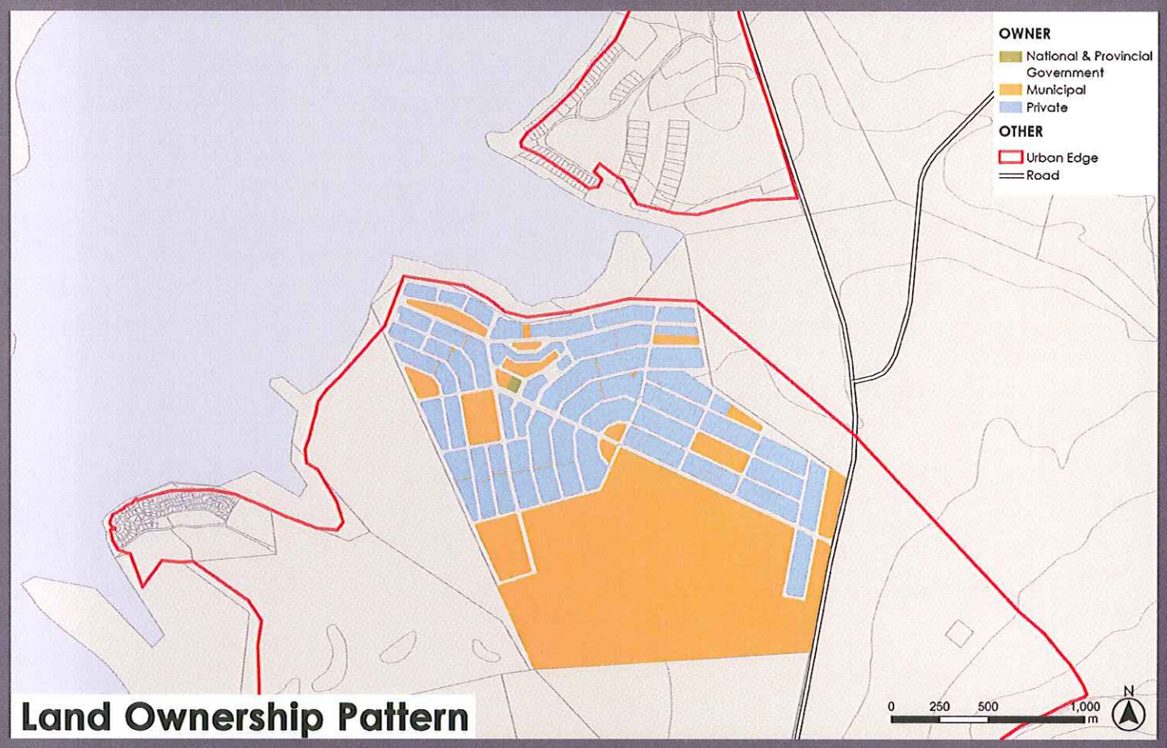


Current Urban Structure & Form



Historical Township Establishment Pattern

Locality



Land Ownership Pattern

GROWTH MANAGEMENT STRATEGY

FISHERHAVEN

A. GROWTH & OWNERSHIP PATTERNS

(MAY 2010)

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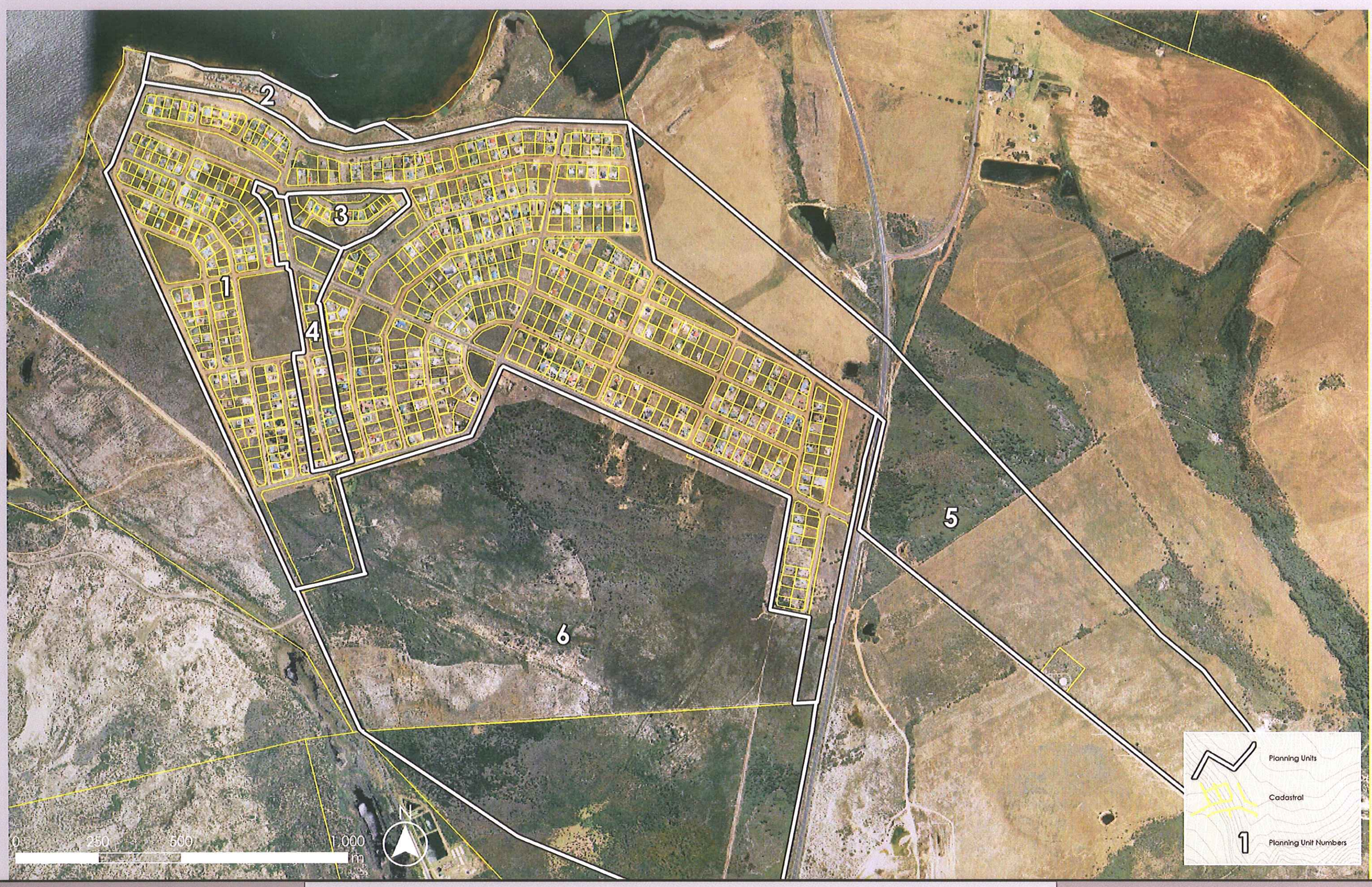

GROWTH MANAGEMENT STRATEGY

OVERSTRAND

FISHERHAVEN

AI. AERIAL VIEW OF PLANNING AREA

(MAY 2010)

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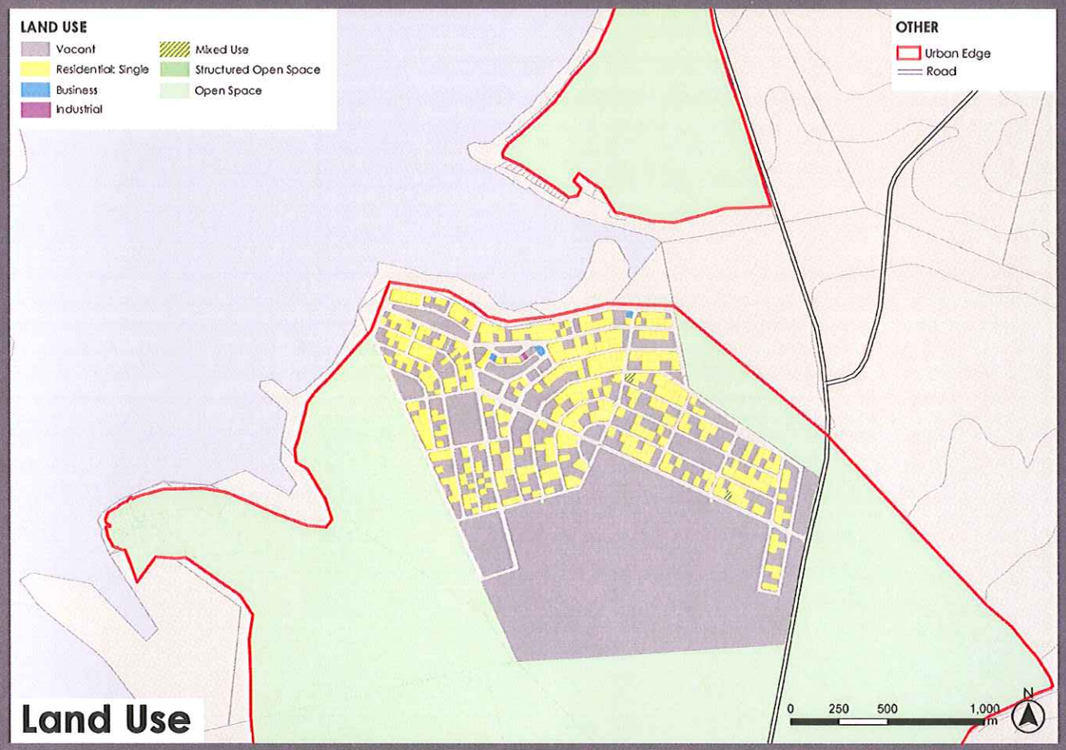
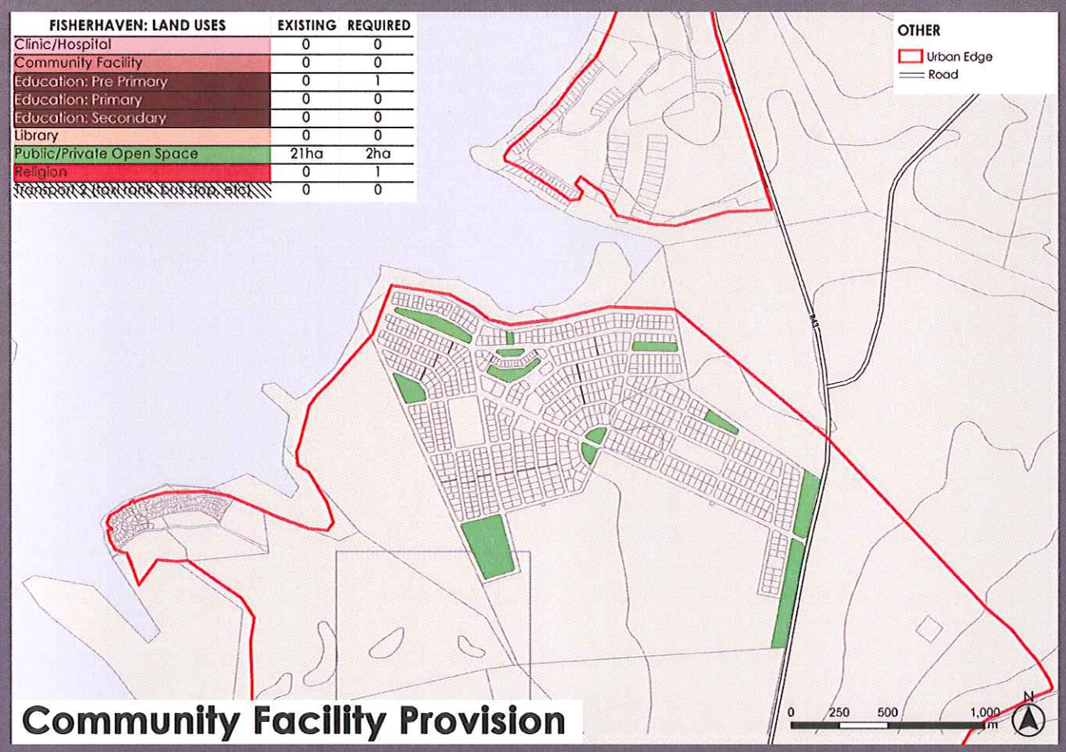


Land Use

FISHERHAVEN: LAND USES	EXISTING	REQUIRED
Clinic/Hospital	0	0
Community Facility	0	0
Education: Pre Primary	0	1
Education: Primary	0	0
Education: Secondary	0	0
Library	0	0
Public/Private Open Space	21ha	2ha
Religion	0	1
Transport Interchange Facility	0	0



Community Facility Provision

Zoning

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GROWTH MANAGEMENT STRATEGY

FISHERHAVEN

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

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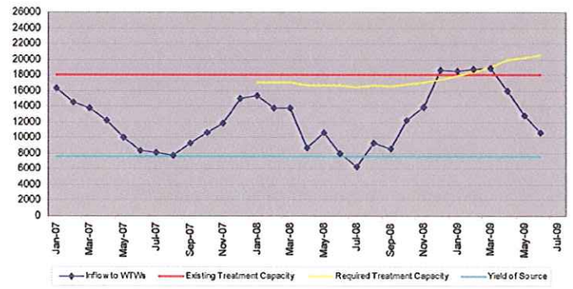
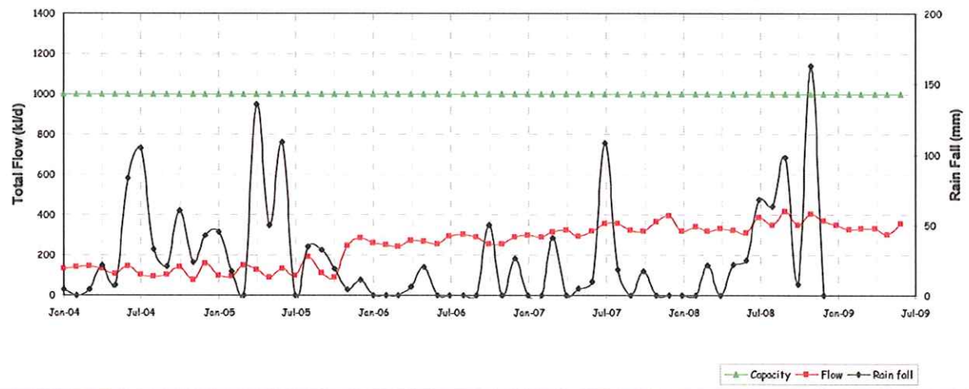
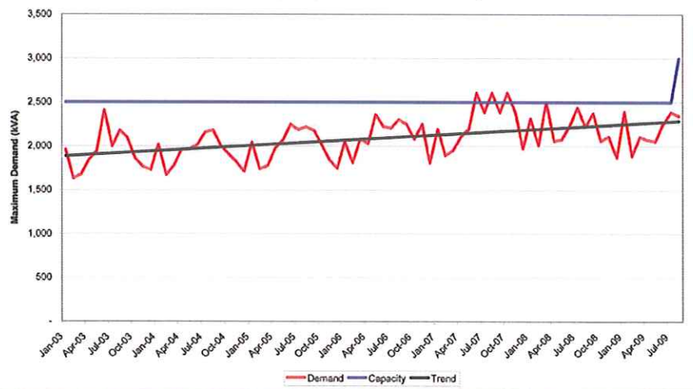
Preekstoel WTWs (Kl/d) - Potable Water Treatment Works



Hawston WWTWs - Waste Water Treatment Works (Sewerage)



Overstrand Municipality Hawston Electricity Demand



ROADS
- Provincial Routes
- Local Collector Road

WATER
- Main Supply Line
- Local Supply Line
- Reservoir

SEWERAGE
- Local Network
- Pump Station

ELECTRICITY
- High Voltage Transmission Line
- Medium Voltage Transmission Line
- High Voltage Node

SOLID WASTE
- Drop-Off Site

OPPORTUNITIES
- Sufficient water source capacity
- Sufficient solid waste capacity

CONSTRAINTS
- Limited water network capacity and upgrade costly
- Limited sewerage treatment works capacity
- Area mainly reliant on septic tanks

OTHER
- Urban Edge

Civil Services Provision

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GROWTH MANAGEMENT STRATEGY

FISHERHAVEN

C. SERVICES PROVISION (MAY 2010)

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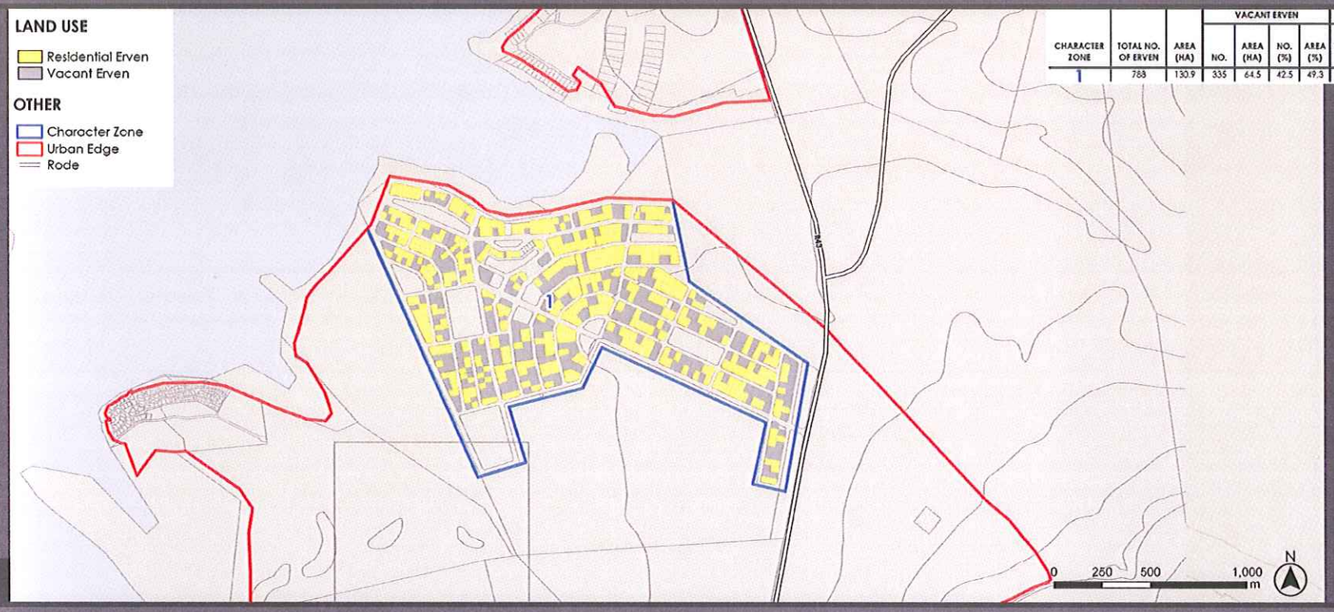
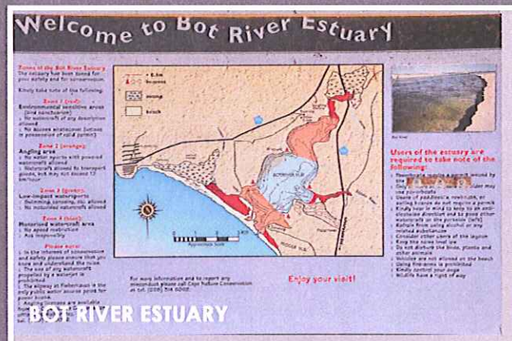
Relatively large and uniform plot sizes contribute to a sense of suburban sprawl. An appropriate growth management strategy could provide space-defining and place-making elements which could contribute to village character.

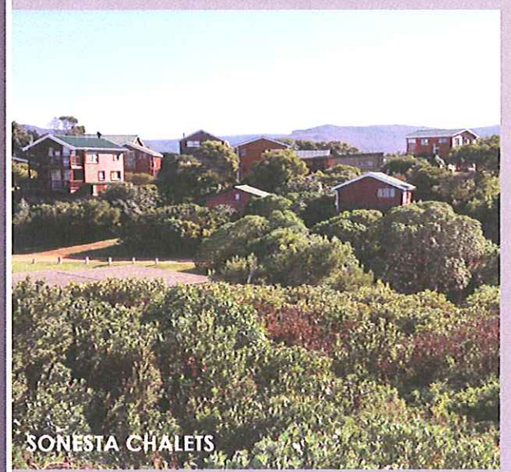
Density & Area Character



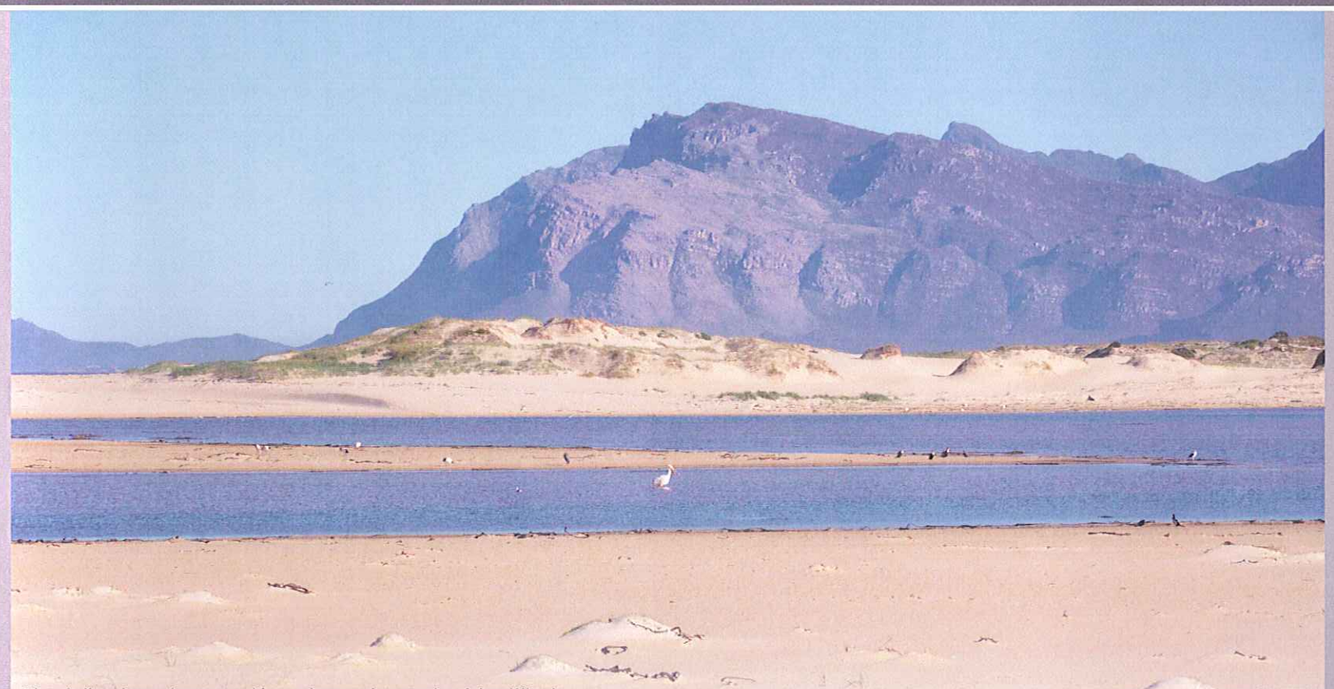
CHARACTER ZONE	TOTAL NO. OF ERVEN	AREA (HA)	VACANT ERVEN NO.	VACANT ERVEN AREA (HA)	VACANT ERVEN NO. (%)	VACANT ERVEN AREA (%)	RESIDENTIAL ERVEN TOTAL NO.	RESIDENTIAL ERVEN TOTAL AREA (HA)	DEVELOPED NO.	DEVELOPED RES UNITS	DEVELOPED AREA (HA)	DEVELOPED NO. (%)	DEVELOPED AREA (%)	VACANT AREA (HA)	VACANT NO. (%)	VACANT AREA (%)	GROSS DENSITY	NETT DENSITY	PROPERTY VALUE
1	788	130.9	335	64.5	42.5	49.3	746	97.4	436	436	56.5	58.4	58.0	40.9	41.6	42.0	5.7	7.7	Medium

* Refer to explanatory txt in document



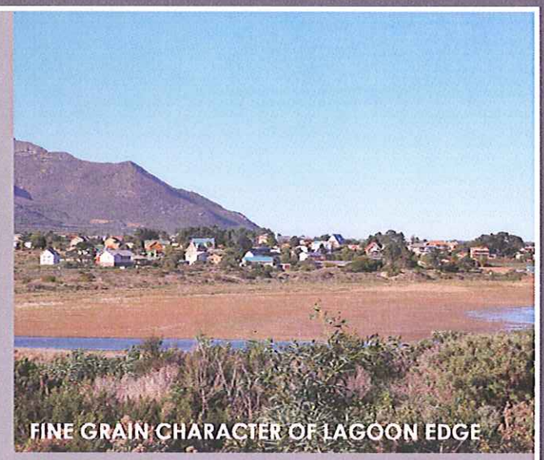


Place Making Qualities



The following place-making elements can be identified:

- *The dominant place-making element is the interface with the Botriviervlei which is a nature reserve. The settlement of Fisherhaven to the south is on a flat plateau with only the erven facing onto the vlei benefitting from this resource. The layout plan of the settlement is based on the provision of a dominant access route which has no apparent destination point and a series of looped distributor routes. The character is suburban in nature with no discernible variation in the built form.*
- *The resort villages of Sonnesta are located within the Botrivier Nature Reserve and constitute three separate entities with varying degrees of public access.*



OVERSTRAND Municipality

GROWTH MANAGEMENT STRATEGY

FISHERHAVEN

D. DENSITY & AREA CHARACTER (MAY 2010)

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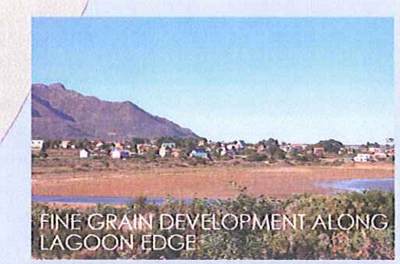

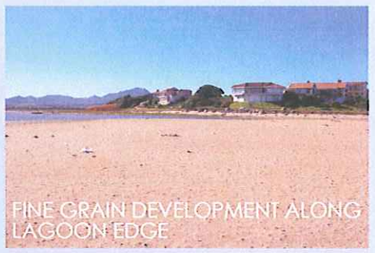

A1 URBAN EDGE:
✓ Fisherhaven is surrounded by natural fynbos with a degree of alien infestation. It interfaces with the urban edge at the Botrivier estuary. This edge is accessible to the public and has a relatively fine grained nature appropriate to a coastal holiday resort.

✓ To the west there is a connector route providing access to Sonnesta to the west and Hawston to the south. Sonnesta falls within the Botrivier Nature Reserve and occupies a strategic site established by the juxtaposition of estuary mouth and beach zone. A holiday resort is set back from the beach area with a gated village occupying the prime site at the interface between the estuary and the beach.

B LEGIBILITY & CONNECTIVITY:
✗ Access is provided by a main distributor route linking the R45 to the estuary edge although there is no clear destination point.
✗ There is no centre to the village. There are no civic amenities. A small commercial node is set back from the estuary edge but with no clear linkage to it. Due to the flat nature of the terrain there are no strong views or vistas to contribute to legibility and orientation..

C NODAL QUALITY
✗ There is no discernable centre to the village.

D GREEN CORRIDORS:
✓ There are no green corridors running through the settlement, although a number of Public Open Space areas are reserved throughout the area.

OVERSTRAND GROWTH MANAGEMENT STRATEGY

FISHERHAVEN

E. CONTEXTUAL OVERVIEW (MAY 2010)

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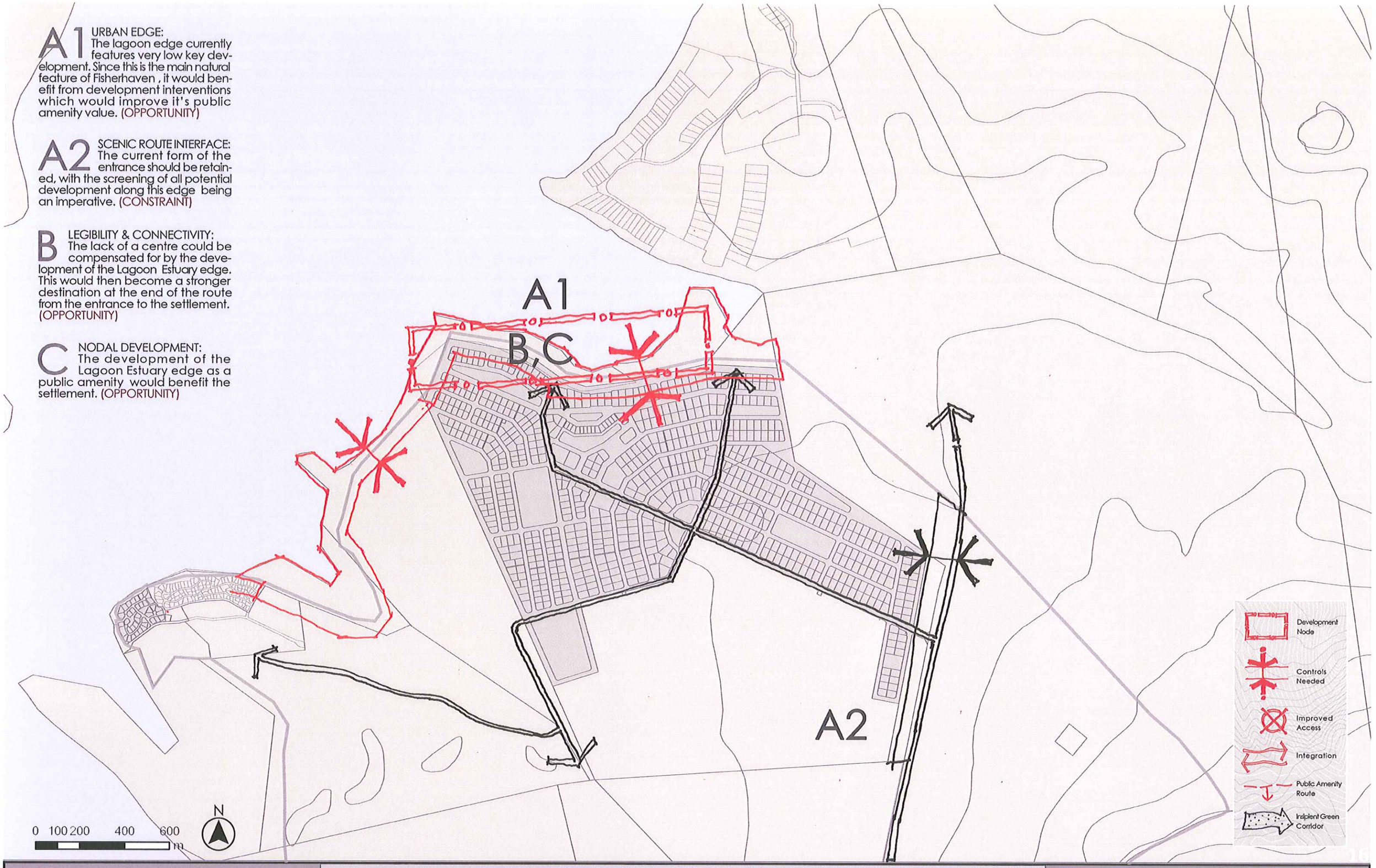
A1 URBAN EDGE:
The lagoon edge currently features very low key development. Since this is the main natural feature of Fisherhaven , it would benefit from development interventions which would improve it's public amenity value. (OPPORTUNITY)

A2 SCENIC ROUTE INTERFACE:
The current form of the entrance should be retained, with the screening of all potential development along this edge being an imperative. (CONSTRAINT)

B LEGIBILITY & CONNECTIVITY:
The lack of a centre could be compensated for by the development of the Lagoon Estuary edge. This would then become a stronger destination at the end of the route from the entrance to the settlement. (OPPORTUNITY)

C NODAL DEVELOPMENT:
The development of the Lagoon Estuary edge as a public amenity would benefit the settlement. (OPPORTUNITY)



GROWTH MANAGEMENT STRATEGY

FISHERHAVEN

F. OPPORTUNITIES & CONSTRAINTS (MAY 2010)

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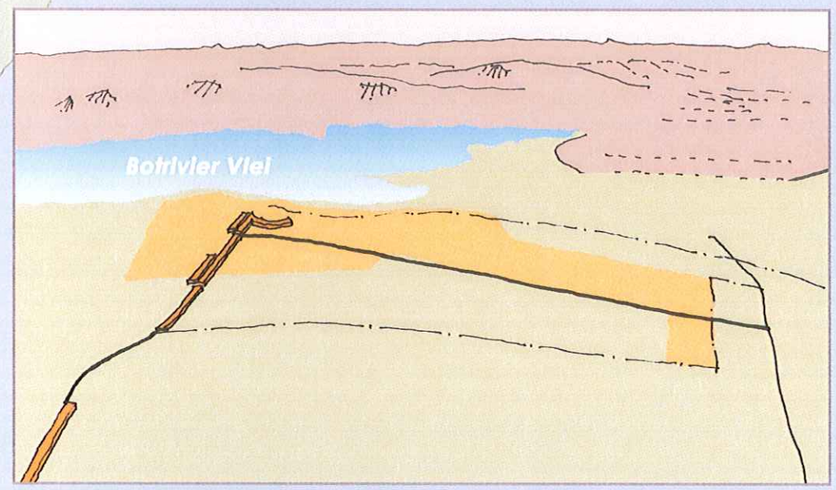

BOTRIVIER
NATURE
RESERVE

To Kleinmond

R43

China Marais Ave

Farm Rd

Lagoon Promenade

C NODE

NODE C

SECONDARY CORRIDOR

B PROPOSED NEW ROAD LINK

B INTEGRATION WITH HAWSTON

To Hawston

To Hermanus

Beach

Sonesta Resort

0 100 200 400 600 m

N

1. SENSITIVE AREAS

- Open Spaces
- Marine Reserves
- Coastal Management Zone
- Mountain Management Zone
- Wetlands
- Urban Edge

2. DEVELOPMENT CATALYSTS

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

3. Ddensification GRADING

- Densification Zone less than 10 DU/H
- Densification Zone 10 - 20 DU/H
- Densification Zone 20 - 30 DU/H

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GROWTH MANAGEMENT STRATEGY

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G. STRATEGIC GROWTH MANAGEMENT INTERVENTIONS (MAY 2010)

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Legend

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

Planning Unit	Density								Impact on Civil Services Capacity									Impact on Community Facilities																										
	Total Area of Planning Unit (ha)	Existing Number of Residential Units	Existing Gross Density	Densification Considerations (Refer to text for interpretation)	Height Restriction Proposal (Storeys)	Assumed Residential Developable Area (%)	Proposed increased gross residential density	Potential Total Number of Residential Units	Potential Number of Additional Residential Units	Water			Sewerage		Storm Water	Electricity		Roads		Solid Waste	Clinic / Hospital (C)			Community Hall (Ch)			Pre Primary School (PPs)			Primary School (Ps)			Secondary School (Ss)			Library (L)			Worship Sites (W)			Taxi Rank / Bus stop (T)			Public / Private Open Space (ha)		
										S	N	TW	N	TW		EI	N	C	L		E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P
1	172.2	689	4.0	B1	1	20	4.8	827	138	·	?	X	X	X	?	X	?	·	·	·	0	0.2	0	0	0.2	0	0	1.4	1	0	0.8	1	0	0.4	0	0	0.2	0	0	2.8	3	0	0.2	0	28.8	4.5	29.0
2	6.2	0	0.0	E4, 2 storeys	2	50	28.0	174	174	·	X	X	X	X	X	·	?	·	·	·	0	0.0	0	0	0.0	1	0	0.3	0	0	0.2	0	0	0.1	0	0	0.1	0	0	0.6	0	0	0.0	0	0	0.9	0.0
3	8.6	15	1.7	C4,2 storeys,50% / D4, 2 storeys,50%	2	50	29.7	256	241	·	?	X	X	X	?	X	?	·	·	·	0	0.1	0	0	0.1	0	0	0.4	0	0	0.3	0	0	0.1	0	0	0.1	1	0	0.9	0	0	0.1	0	1.7	1.4	1.4
4	4.4	42	9.5	C2	2	50	20.5	90	48	·	?	X	X	X	?	X	?	·	·	·	0	0.0	0	0	0.0	0	0	0.2	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.3	0	0	0.0	0	0	0.5	0.0
5	76.9	0	0.0	E1,30% / E2,30% / E3,30%	2	60	15.3	1177	1177	·	X	X	X	X	X	X	?	X	X	·	0	0.2	0	0	0.2	0	0	2.0	2	0	1.2	1	0	0.6	1	0	0.4	0	0	3.9	4	0	0.2	1	0	6.4	6.4
6	56.0	0	0.0	E1,30% / E2,30% / E3,30%	2	60	15.3	857	857	·	X	X	X	X	X	X	?	X	X	·	0	0.2	0	0	0.2	0	0	1.4	1	0	0.9	1	0	0.4	0	0	0.3	0	0	2.9	3	0	0.2	0	0	4.6	4.6
Total	324.3	746	2.3				10.4	3380	2634												0	0.7	0	0	0.7	1	0	5.6	4	0	3.4	3	0	1.7	1	0	1.0	1	0	11.3	10	0	0.7	1	30.5	18.3	41.4

Planning Units

BOTRIVIER NATURE RESERVE

Lagoon Promenade

R43

China Marais Ave

arm R

Beach

Sonesta Resort

1 2 3 4 5 6

0 100 200 400 600 m

N

To Hawston

To Hermanus

Plan to be read in conjunction with the Overstrand Municipal Wide Spatial Development Framework

1. SENSITIVE AREAS

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OVERSTRAND

GROWTH MANAGEMENT STRATEGY

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H. PROPOSAL PLAN (MAY 2010)

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