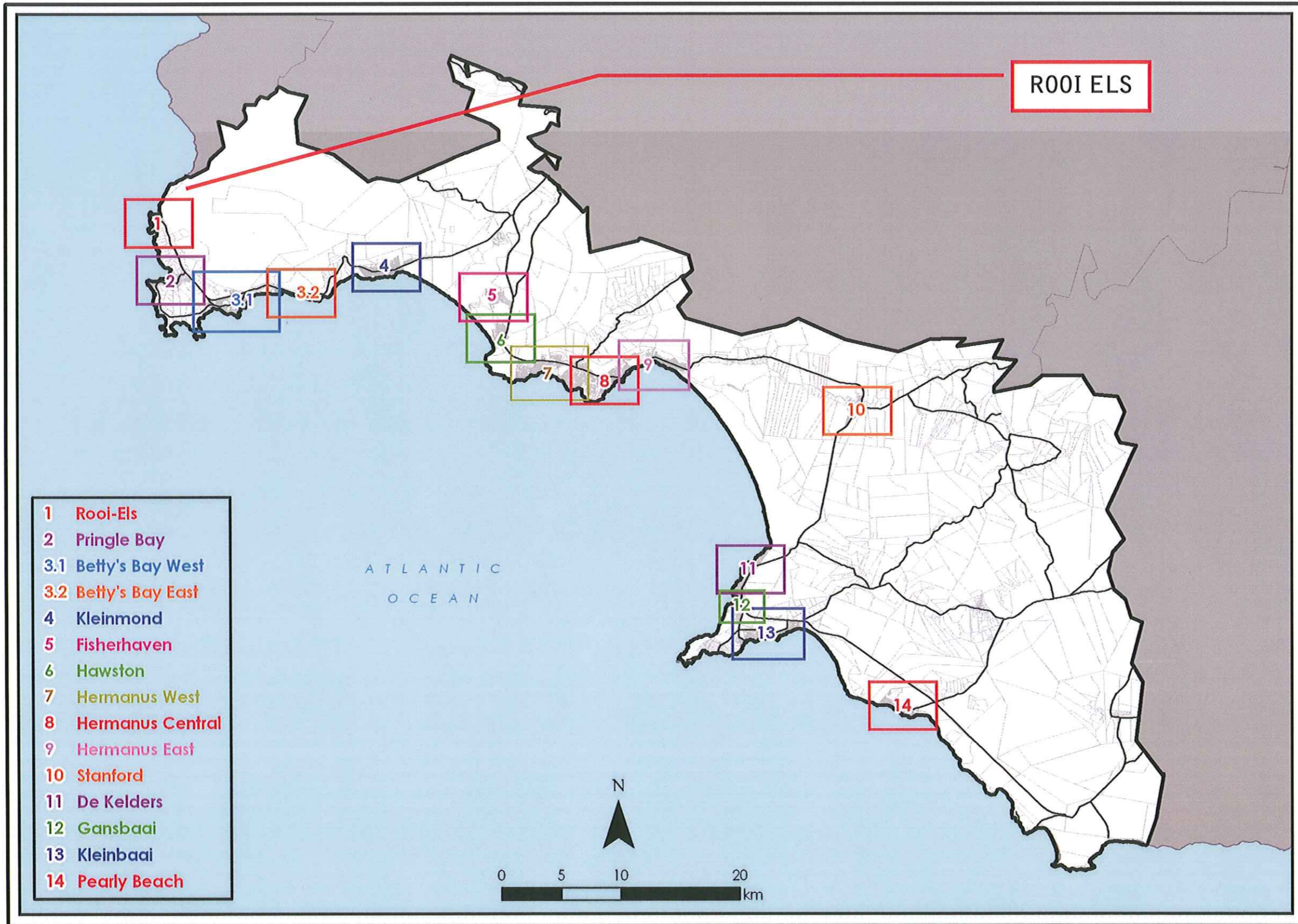


ROOI ELS



7.4.1 ROOI ELS

A: Contextual Overview

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



Figure 11: Locality plan

Rooi Els is located on the western boundary of the Overstrand Municipality, 26km west of Kleinmond. This settlement predominantly functions as a dormitory residential and holiday village, with only approximately 20% of the existing dwellings in the town being permanently occupied.

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

Rooi Els is characterised by a low density nodal settlement pattern. Future growth is likely to be determined by the provision of services, as well as environmental and ecological features.

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

Rooi Els's population consists predominantly of residents within the age cohort of 50 years and older as indicated in the table below.

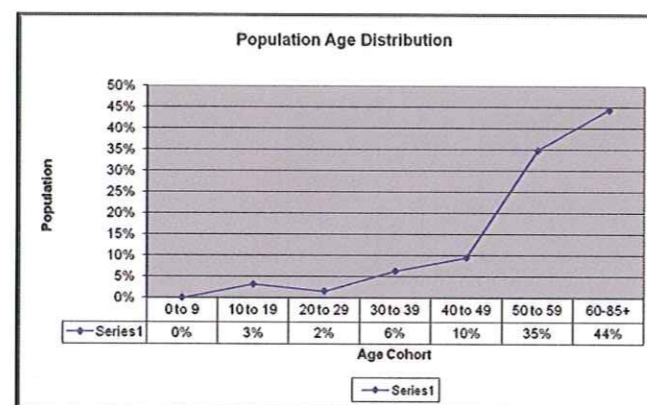


Figure 12: Age analysis for the Rooi Els population

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

The Rooi Els township establishment took place between 1940 and 1949 in association with the construction of Clarence Drive linking Gordons Bay with Betty's Bay.

(v) Landscape Setting

The Rooi Els settlement is characterised by a curvilinear street layout, and is located on the coastal plateau of the western and northern slopes of the Klein Hangklip peak, with the Rooi Els River forming the northern edge to the village.



Figure 13: Landscape setting

Two distinct landscape settings are evident: the rocky peninsula known as the Point to the west and the north facing precinct facing onto the beach and the river mouth.



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

- The higher, steeper, and more visible slopes on the northern slopes of the Klein Hangklip peak. In contrast to development pressures on higher slopes in Pringle Bay and Betty's Bay where development has generally been restricted to the 60m contour line, development in Rooi Els has extended in some instances up to the 100m contour line.
- The combination of the meandering river mouth and beach to the north and the rocky peninsula to the west. The combination of these dramatic environmental and visual elements in close proximity contributes substantially to the dramatic scenic quality of the area.
- The rocky outcrops which provide local landmarks, located on the bend of the R44 and immediately to the south of the entrance to the village.

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

Within the defined urban edge of Rooi Els, the municipality owns five portions of vacant land, three of which forms the primary public open space system of Rooi Els.

B: Local Area Character and Density Analysis

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

The existing land use pattern of Rooi Els is characterised by a small local business node at its entrance, while the remainder of the settlement consists primarily of single residential even of similar extent and dimension. The roads on the eastern section of Rooi Els are generally gravel roads and do not always follow the cadastral road alignments. Approximately 25% of the residential erven in Rooi Els are currently vacant.

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

The zoning of Rooi Els is generally consistent with the land use of the town. Two vacant erven zoned as Authority Zone are located on the eastern high lying side of the R44 through road.

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

Given the current nature and level of development of Rooi Els, the settlement's provision of community facilities is consistent with the requirements calculated by applying the standards contained in Annexure B.

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

An adequate network of roads has been established in Rooi Els. Measures are however required to ensure safe access to and from the R44.

The current bulk water source is not sufficient to serve the settlement's future needs and the possibility of a ground water source needs to be investigated.

Rooi Els operates on a septic tank system which will require upgrading to a more sustainable system in future.

The existing Eskom supply of electricity is sufficient and the network is considered satisfactory to service the existing development.

The solid waste drop off system functions adequately in Rooi Els, even during the peak holiday periods.

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

Rooi Els is a slow growing dormitory residential and holiday village with approximately 25% of the erven being vacant.

Opportunities and constraints are illustrated on Sheet F, which indicates the significance of the mountainside interface, the coastal interface and the nature of the interface with the R44 scenic route which meanders through the north-eastern section of the village.

The sensitivities of these interfaces and the limited service infrastructure allow few, if any, opportunities for densification. Limited densification could be considered adjacent to the existing small retail node at the entrance to the village, subject to strict development guidelines.

Safety measures are however required to improve the access to and from the town.

The existing community facilities are considered adequate, and are consistent with the requirements calculated by applying the standards contained in Annexure A.

Robust building control measures are required to protect the sensitive interface zones along the steep slopes and the coastal edge to ensure appropriate grain, scale and massing. This will help to conserve the desirable predominance of the environmental features and interconnectivity between the mountain and the coastline.

D: *Proposed Densification Interventions*

(i) *Densification Strategy*

The overall densification strategy for this area is the following:

- To stimulate an appropriately designed mixed-use living environment in the village centre.
- To encourage a greater range, choice and diversity of holiday accommodation in the village.
- To promote the compilation of a local urban design framework for the area. This framework should steer development to ensure the retention of significant landmark features such as the Koppie immediately to the south of Anemone Street, and could include the possible realignment of existing subdivisions.
- The promotion of open space corridors, public access to the coastline and the infrastructure of land-uses in the existing natural node.

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

The following interventions are therefore proposed for Rooi Els:

- Retaining the present density of the village.
- The promotion of the open space corridors.
- The promotion of the intensification of the existing retail node

(iii) *Urban Design Guidelines*

Specific local Urban Design Guidelines for intensification are proposed for the retail node of Rooi Els. *Figure 14* reflects a typical Urban Design Impression of this node.

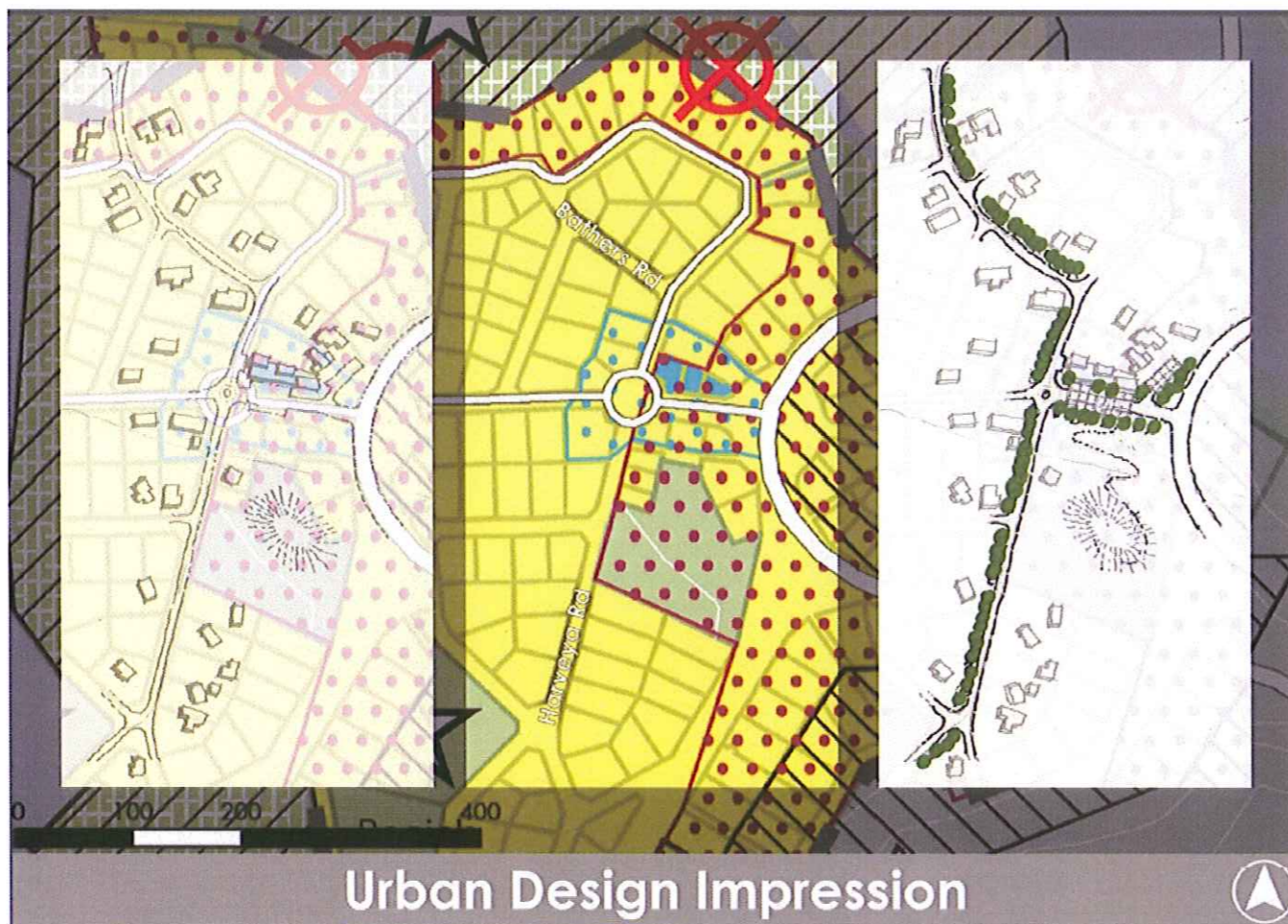


Figure 14: Rooi Els retail node

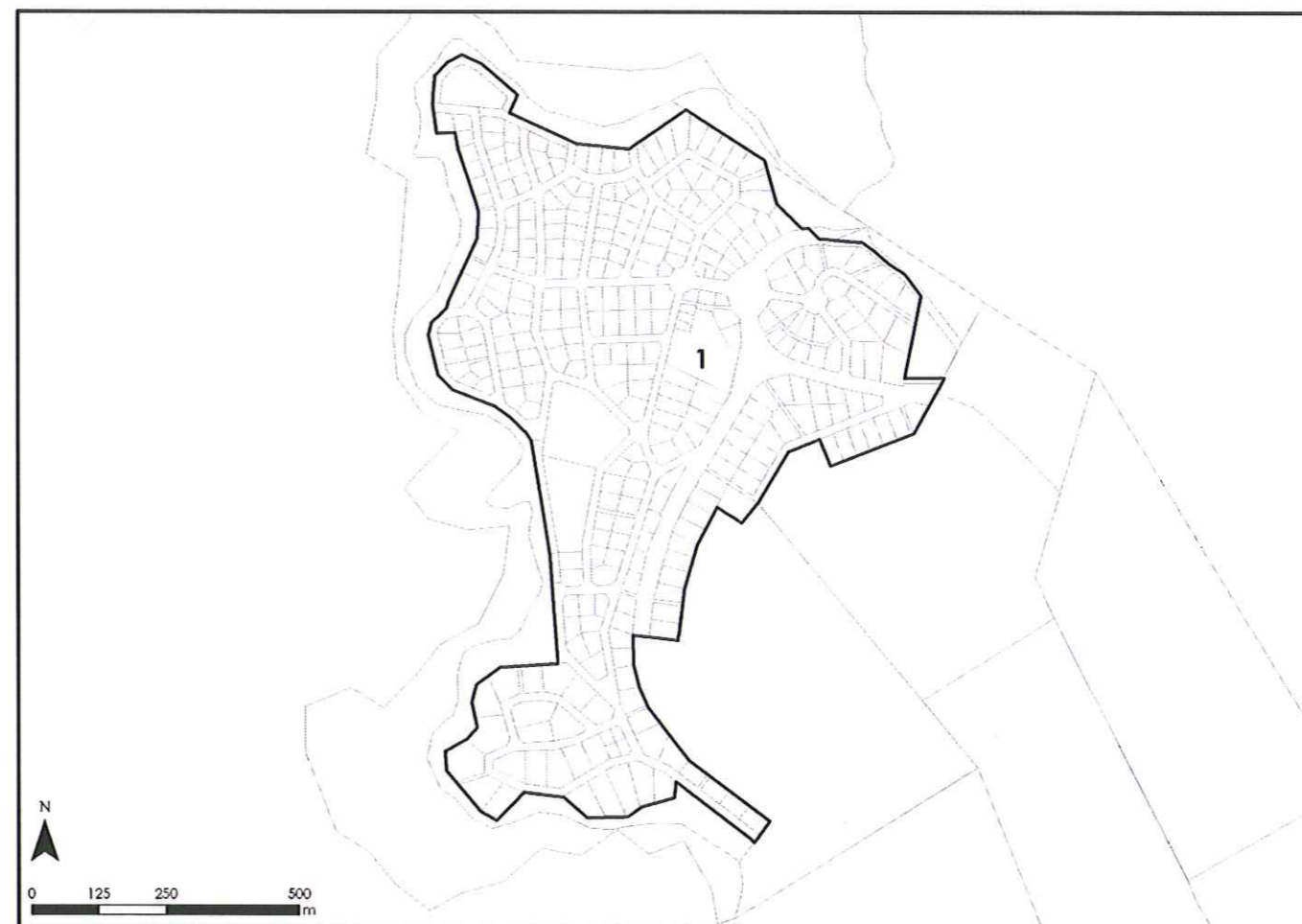


Figure 15: Rooi Els Planning Unit

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

Only one Planning Unit has been identified for Rooi Els. The proposals are as follows:

- **Planning Unit 1**

This Planning Unit includes Rooi Els as a whole.

- **Residential Densification**

This area, apart from the intensification of the existing retail node, is proposed to be retained in its existing format and subsequently no densification proposals are made for this Planning Unit.

- **Community Facilities**

No additional community services are proposed for this area.

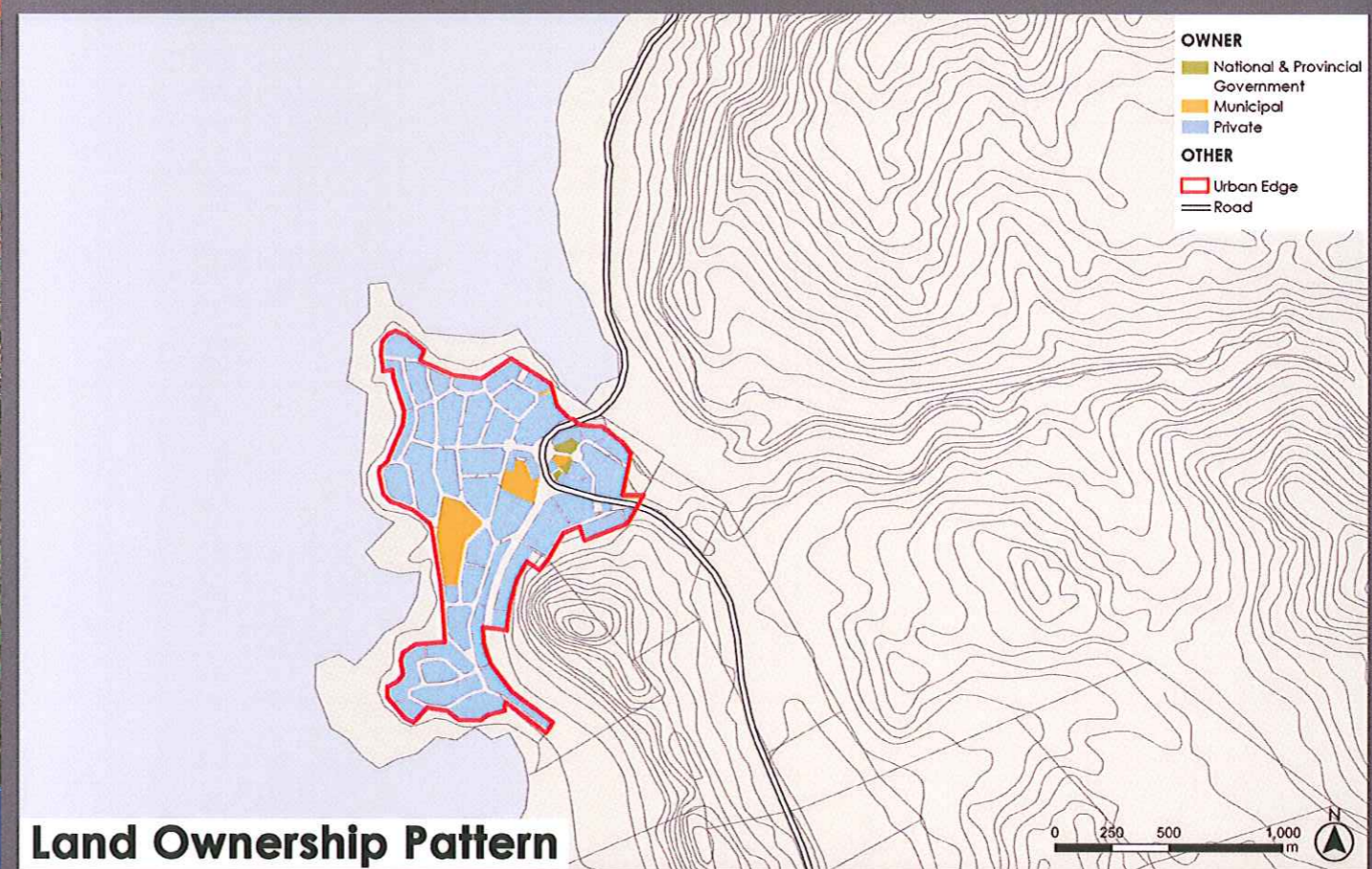
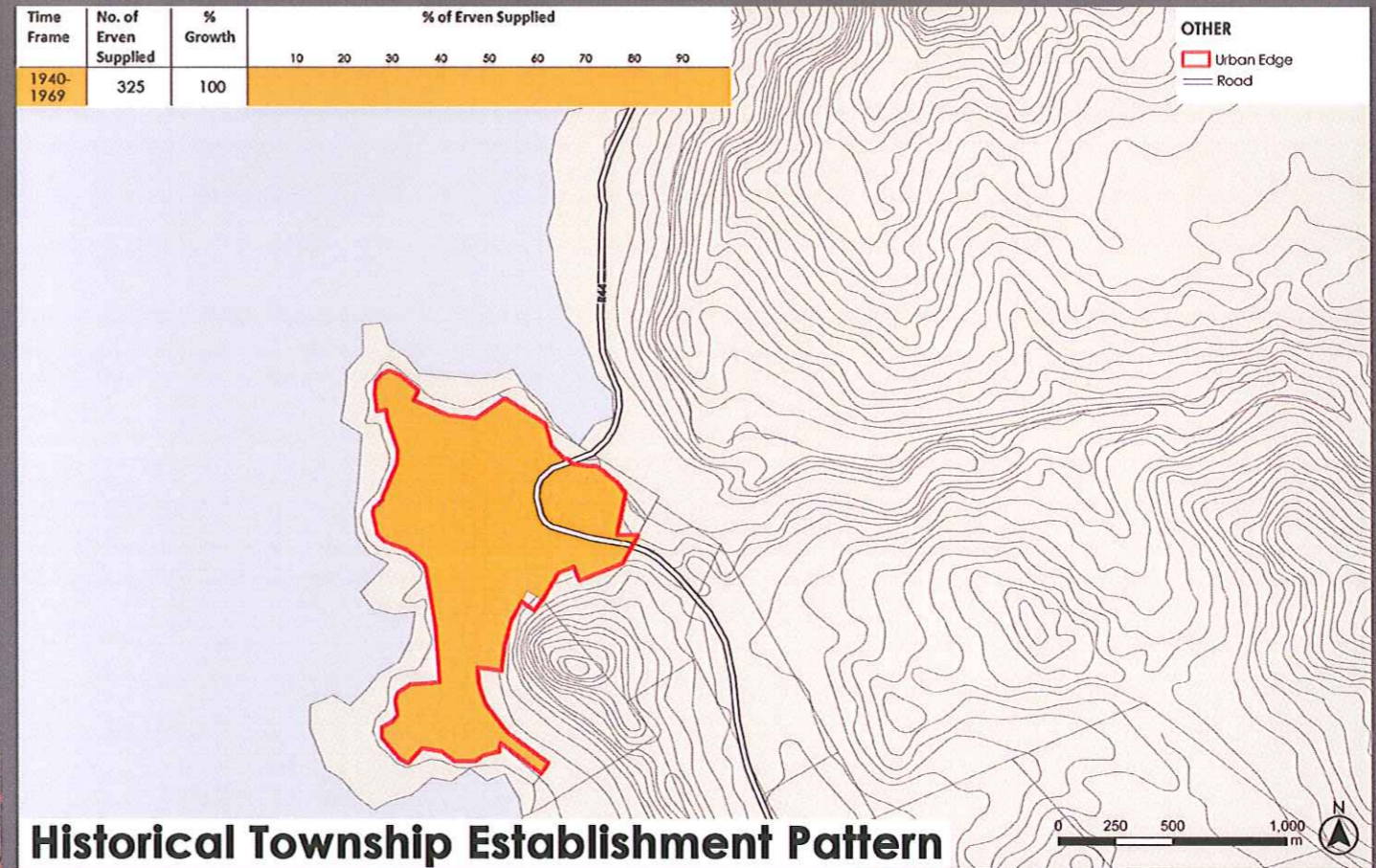
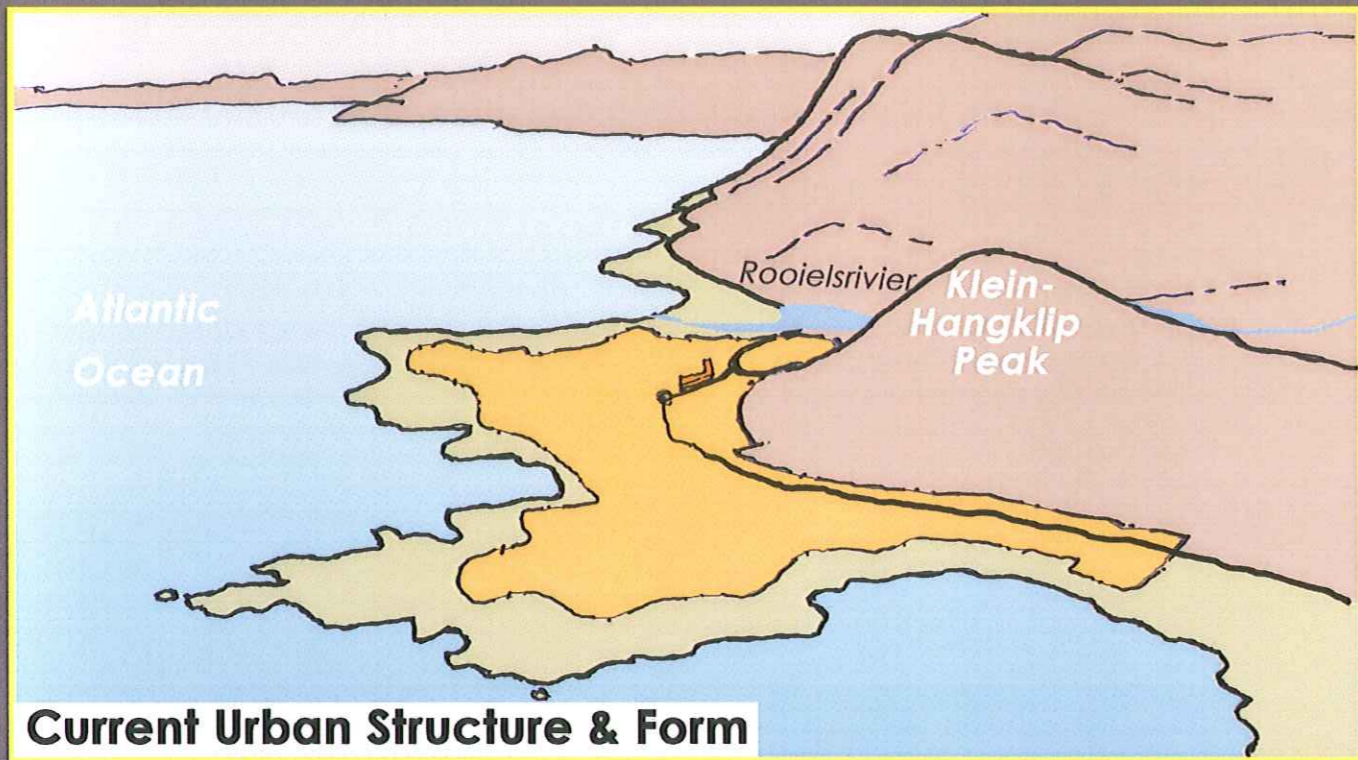
- **Civil Services**

Although no residential densification proposals are made for this Planning Unit, the following civil services provision and/or upgrades will however be required should any changes in this Planning Unit take place in future:

- An additional bulk water source needs to be obtained,
- An investigation to determine if the water network is sufficient,
- The upgrade of the potable water treatment works,
- A wastewater / sewerage network needs to be provided for Rooi Els in the medium to long term.

- **Conclusion**

Taking the landscape setting, existing nature, heritage and environment into consideration, increasing the density of Rooi Els is not currently proposed. However, future densification may be possible, subject to the upgrade of the civil services to an acceptable level, and well as additional provision of community facilities.





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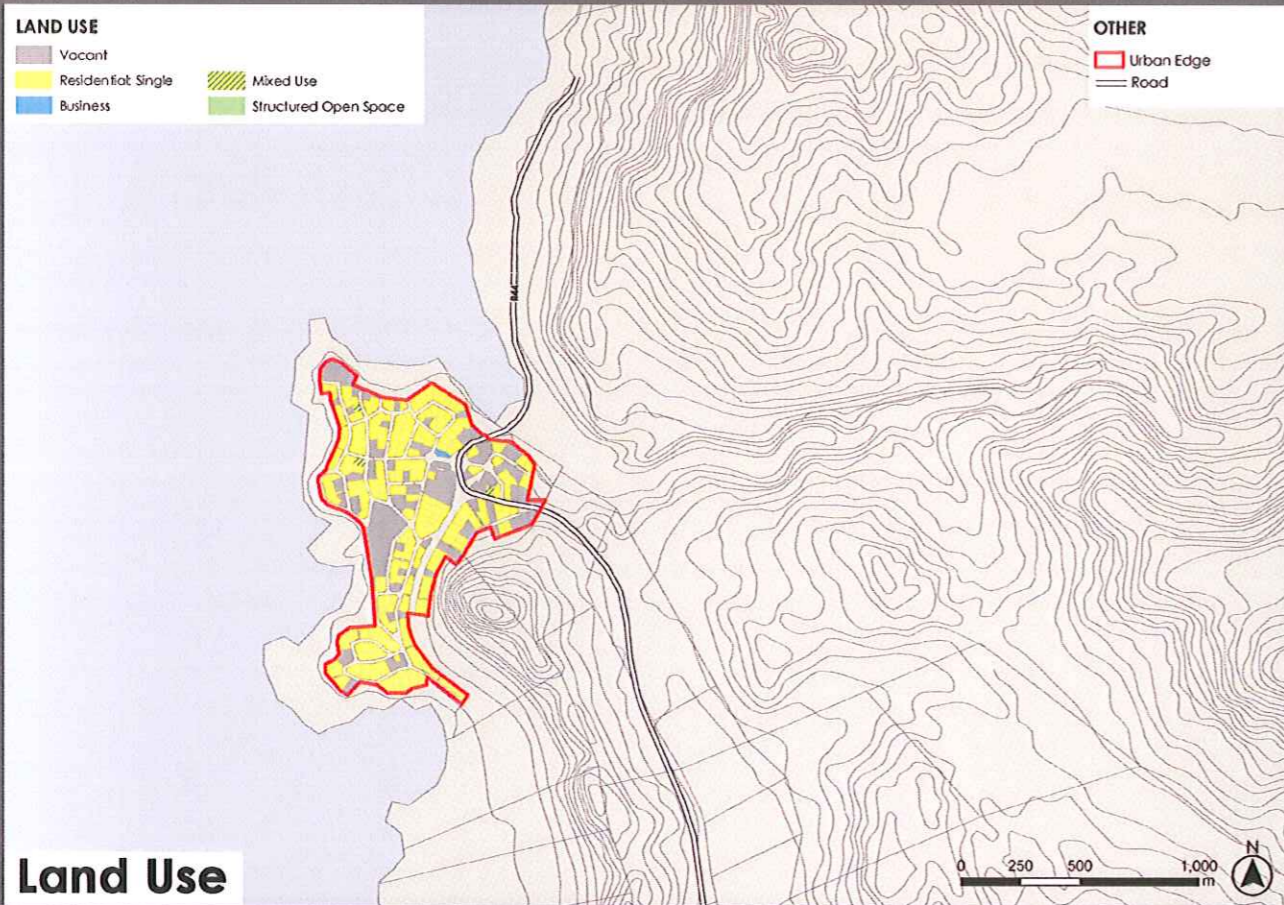
ROOI ELS

AI. AERIAL VIEW OF PLANNING AREA

(MAY 2010)

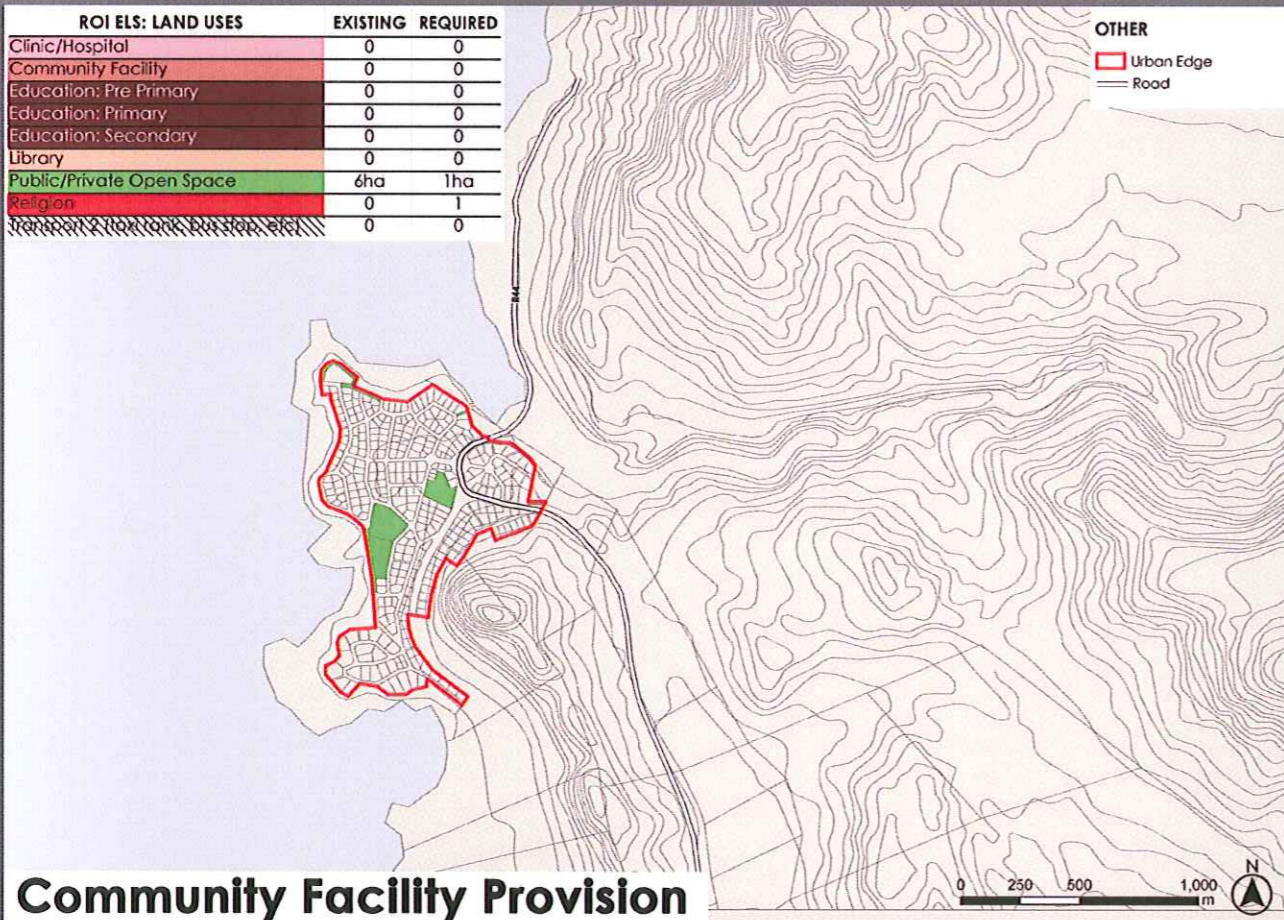


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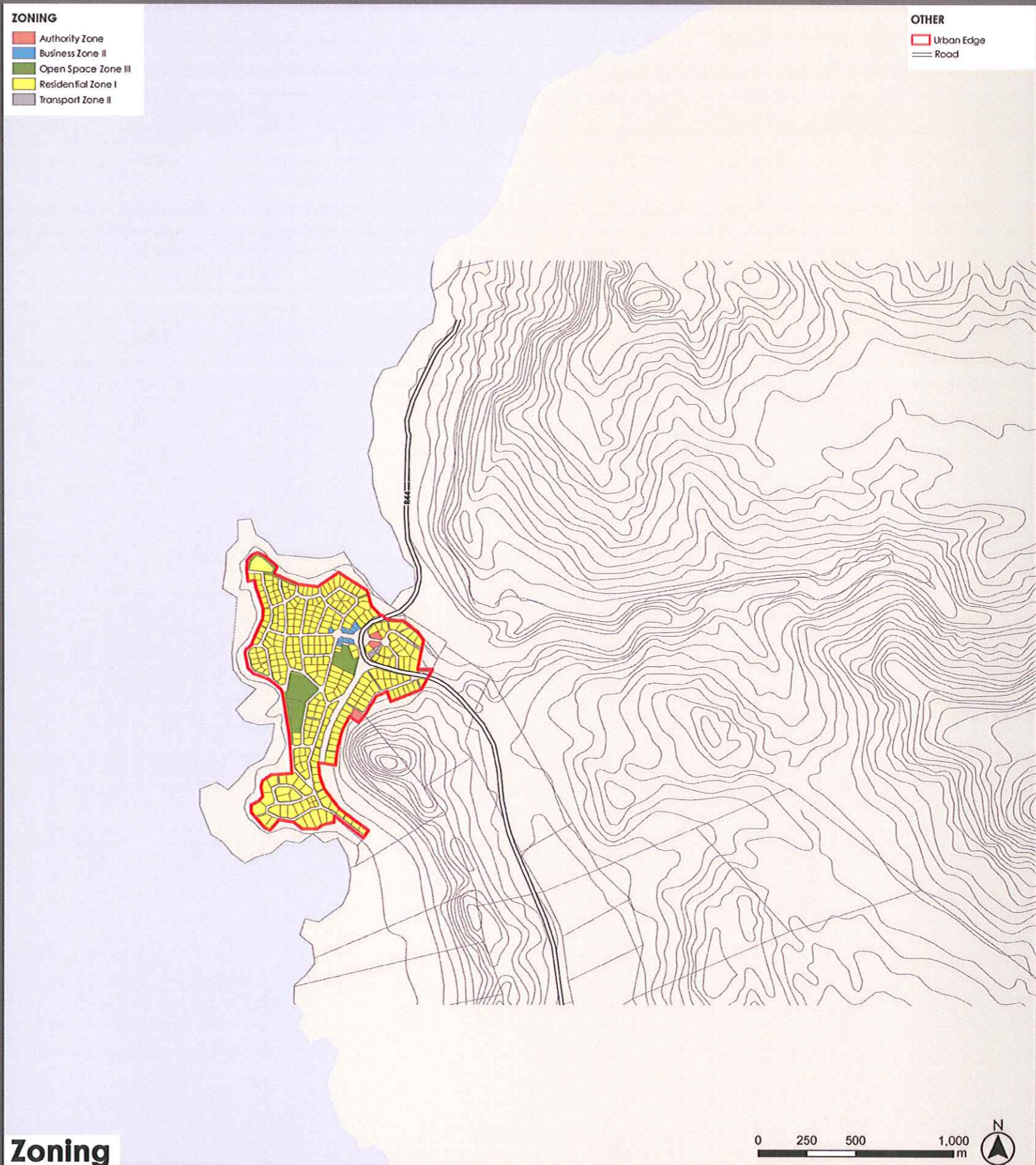


Land Use

ROI ELs: LAND USES	EXISTING	REQUIRED
Clinic/Hospital	0	0
Community Facility	0	0
Education: Pre Primary	0	0
Education: Primary	0	0
Education: Secondary	0	0
Library	0	0
Public/Private Open Space	6ha	1ha
Religion	0	1
Other	0	0



Community Facility Provision



Zoning



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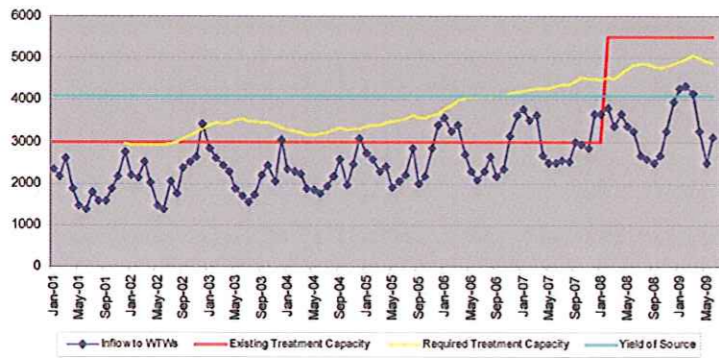
ROI ELs

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



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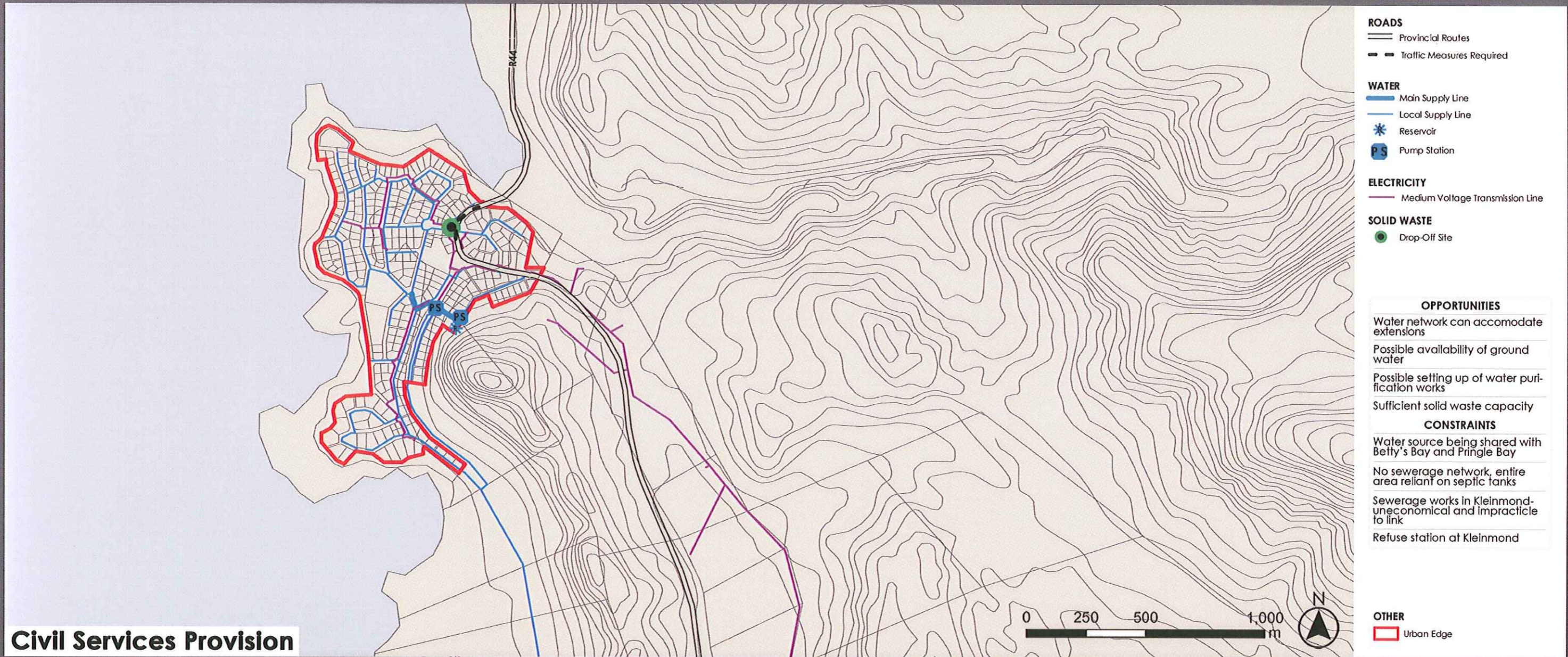
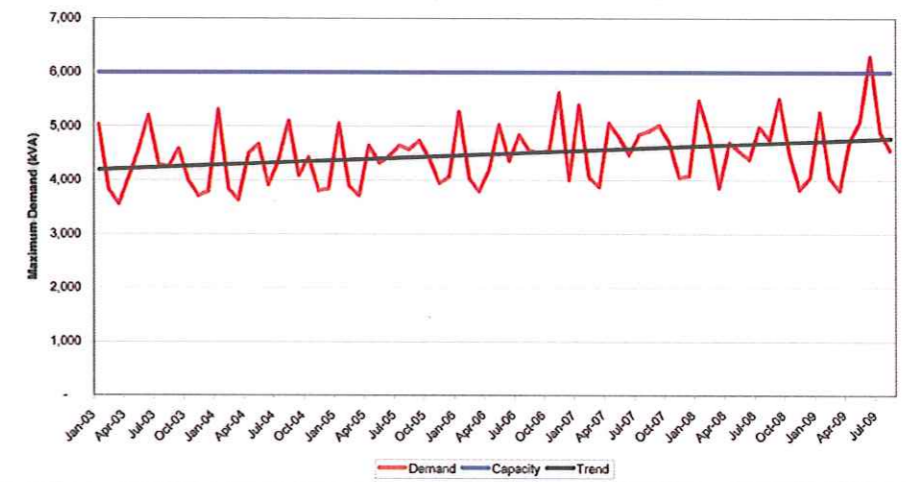
Buffels River WTWs (Kl/d) - Potable Water Treatment Works



Kleinmond WWTWs - Waste Water Treatment Works (Sewerage)

* not available

Overstrand Municipality Kleinmond Electricity Demand



Civil Services Provision



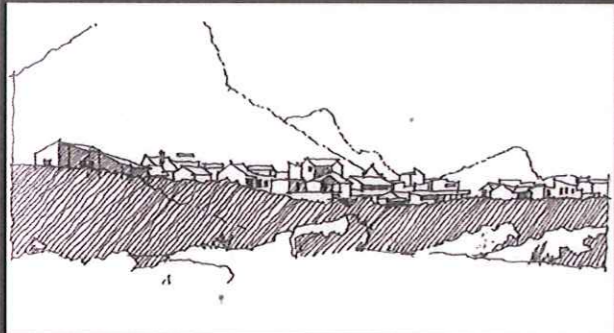
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C. SERVICES PROVISION (MAY 2010)

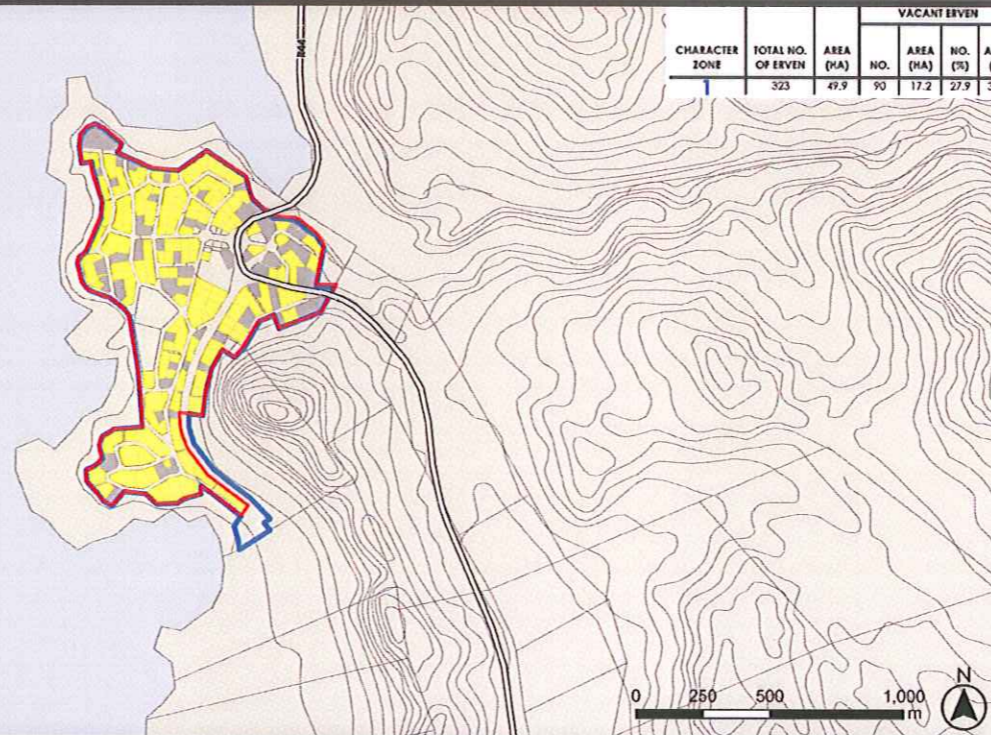


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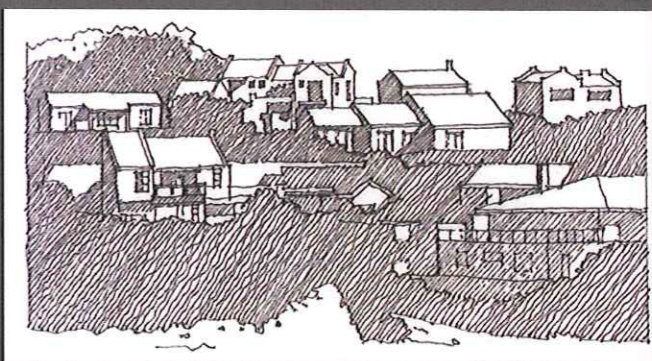


Density & Area Character

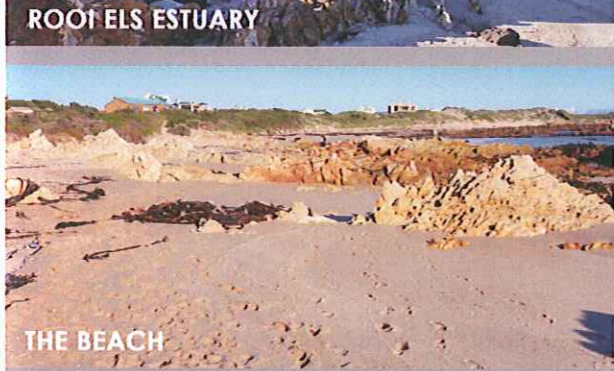
- LAND USE**
- Residential Erven
 - Vacant Erven
- OTHER**
- Character Zone
 - Urban Edge
 - Rode



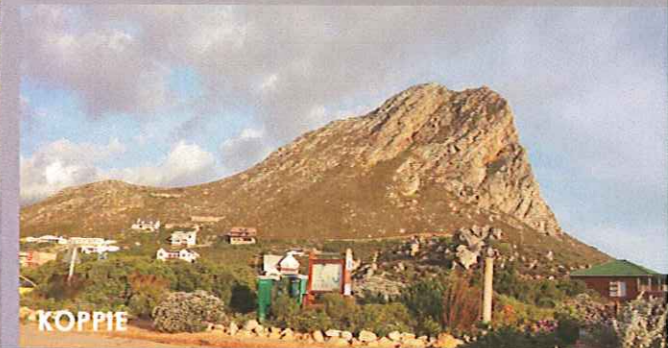
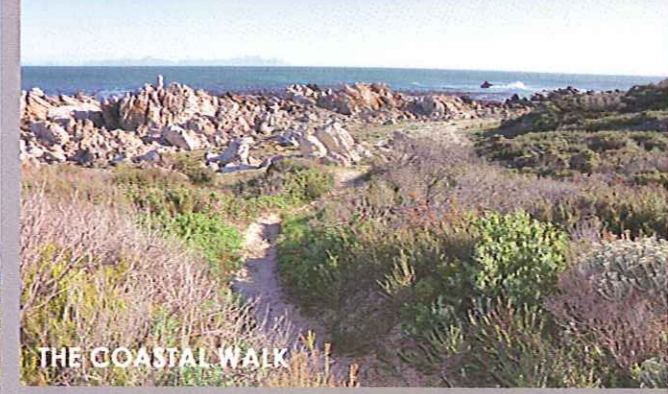
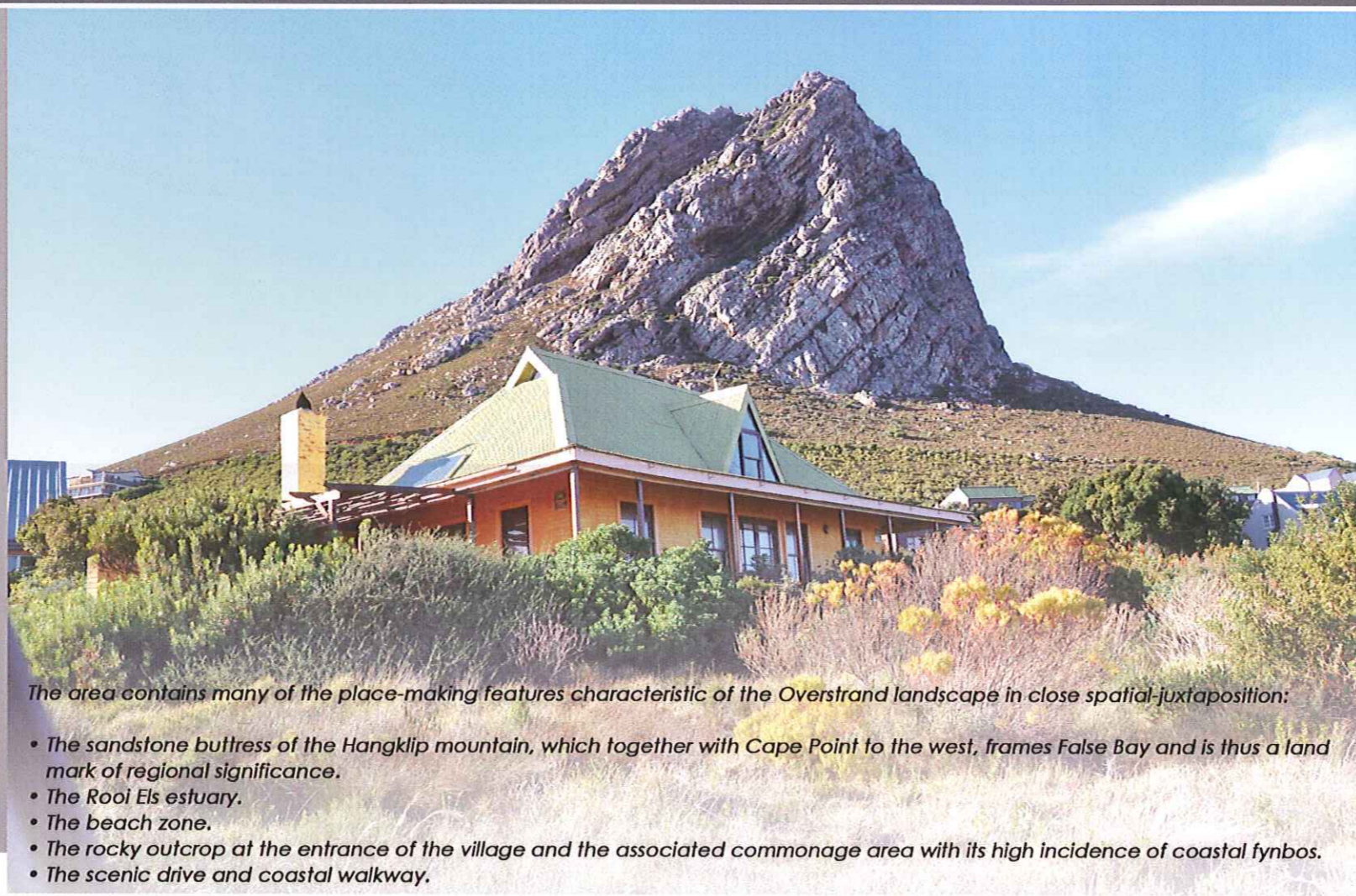
CHARACTER ZONE	TOTAL NO. OF ERVEN	AREA (HA)	VACANT ERVEN			RESIDENTIAL ERVEN														
			NO.	AREA (HA)	NO. (%)	DEVELOPED					VACANT					GROSS DENSITY	NET DENSITY	PROPERTY VALUE		
						NO.	AREA (HA)	NO. (%)	AREA (%)	RES. UNITS	NO.	AREA (HA)	NO. (%)	AREA (%)						
	323	49.9	90	17.2	27.9	34.5	305	43.7	229	229	32.5	75.1	74.4	7.6	11.2	24.9	25.6	6.1	7.0	High



- Refer to explanatory txt in document
- The present low density nature of the village is considered appropriate given the environmental sensitivity of the context.
- Future development should be limited to the take up of existing vacant plots i.e. applications for subdivisions, double dwellings, departures to allow greater coverage should not be approved.



Place Making Qualities



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D. DENSITY & AREA CHARACTER (MAY 2010)



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A1 MOUNTAIN INTERFACE:
 Although limited development has occurred on this sensitive interface, massing in some instances is inappropriate, particularly with regard to building on steep slopes resulting in excessive cut and fill and building platforms.



A2 SCENIC DRIVE INTERFACE:
 The knuckle at the gateway to Rooi Els forms a distinctive landscape feature and is visually prominent from the scenic drive. Some of the developments have responded inappropriately to the environmental opportunities and constraints i.e. building on ridge lines, steep slopes.



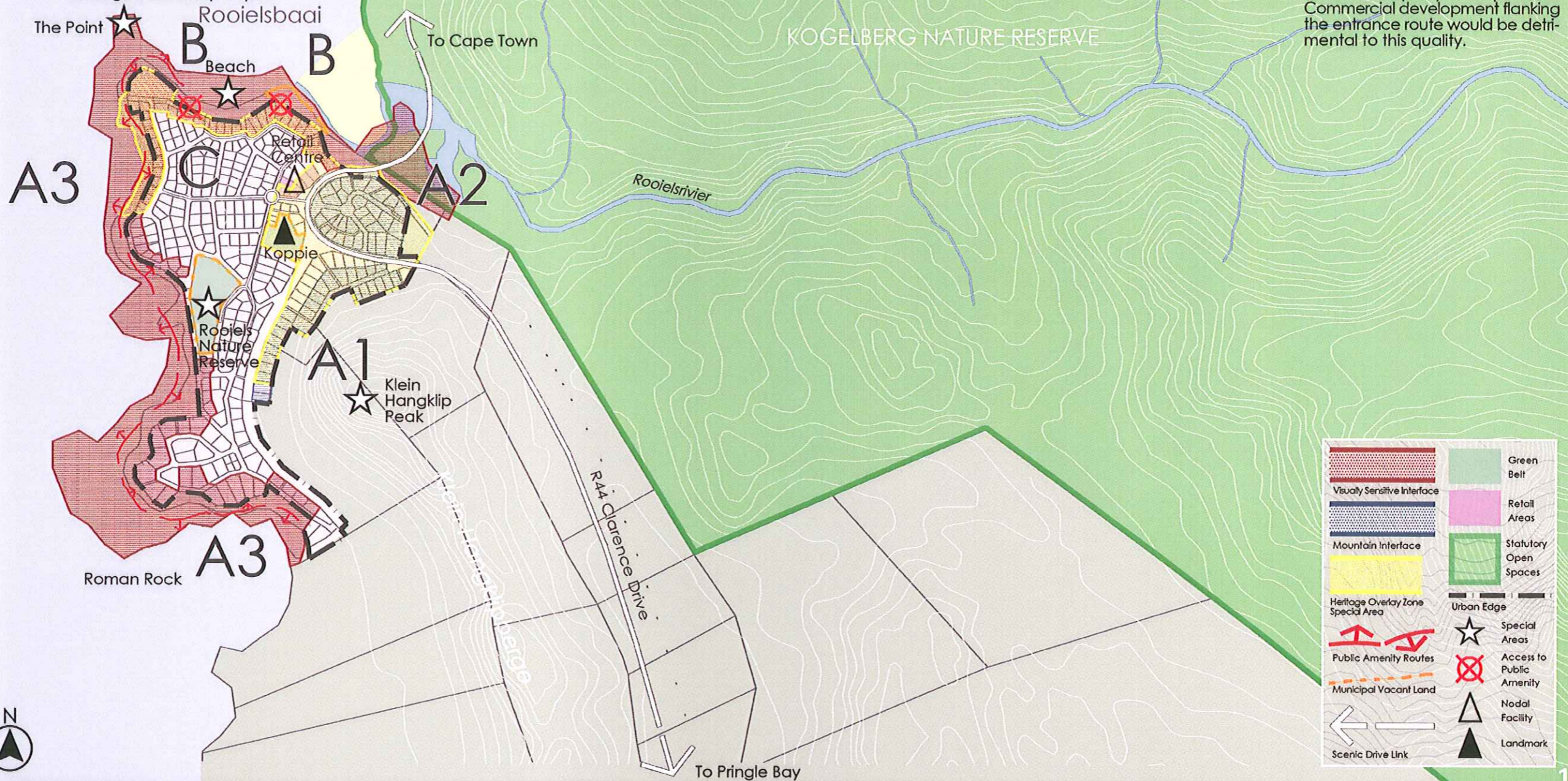
A3 COASTAL INTERFACE:
 The coastal plateau provides a dramatic interface between the mountain and coastline. Development is relatively fine grain with the natural environment predominating. Over scaled developments could threaten this delicate balance.



B LEGIBILITY & CONNECTIVITY:
 There is no clear linkage between the public route structure and the beach and tidal zone.



C NODAL RETAIL CENTRE:
 The small retail centre is conveniently located at the entrance to the village and has an appropriate scale and massing. At present the one-sided nature of the development to the north of the entrance route enhances the environmental quality of the precinct. Commercial development flanking the entrance route would be detrimental to this quality.



0 100 200 400 600 m



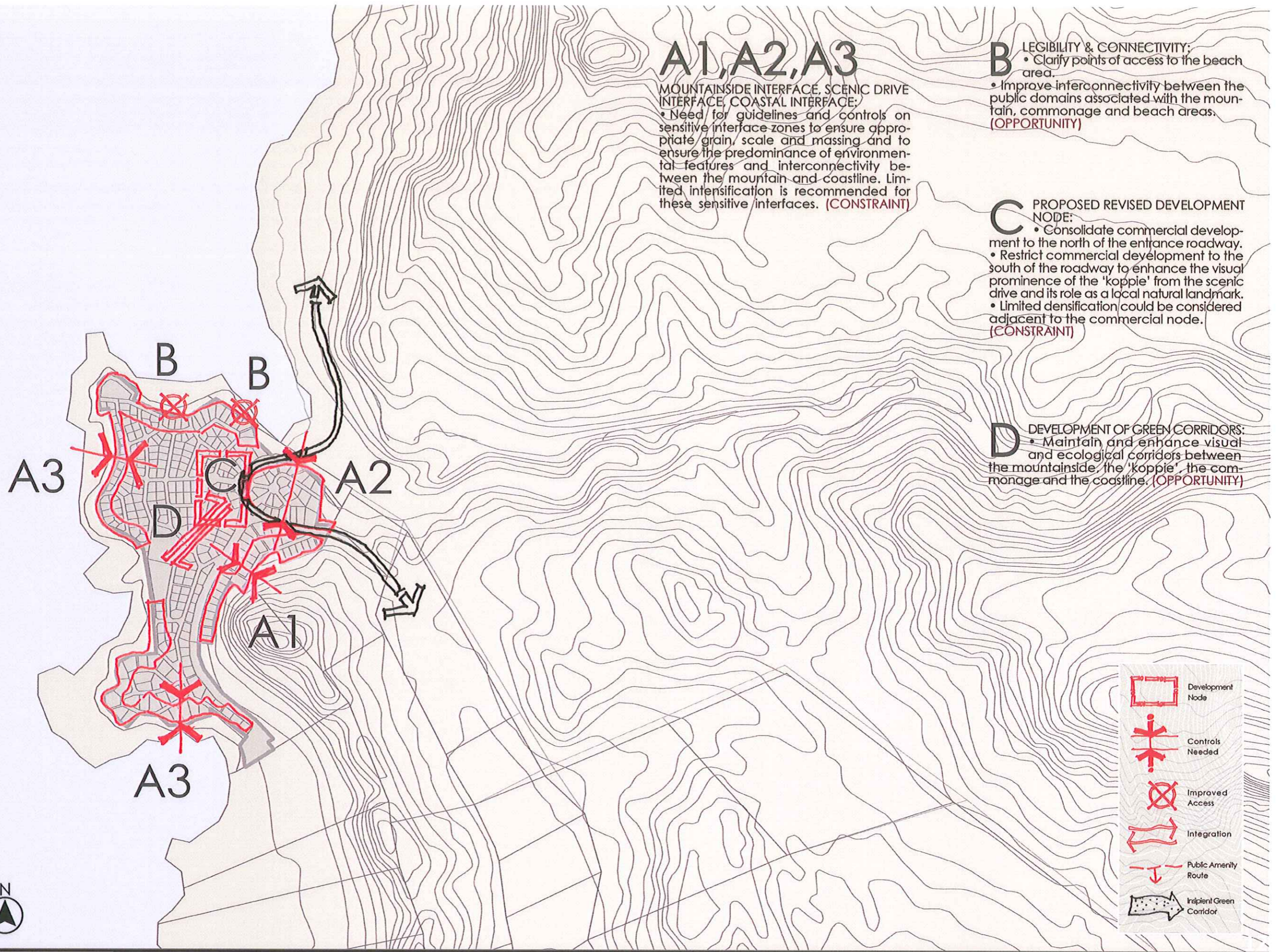
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E. CONTEXTUAL OVERVIEW (MAY 2010)



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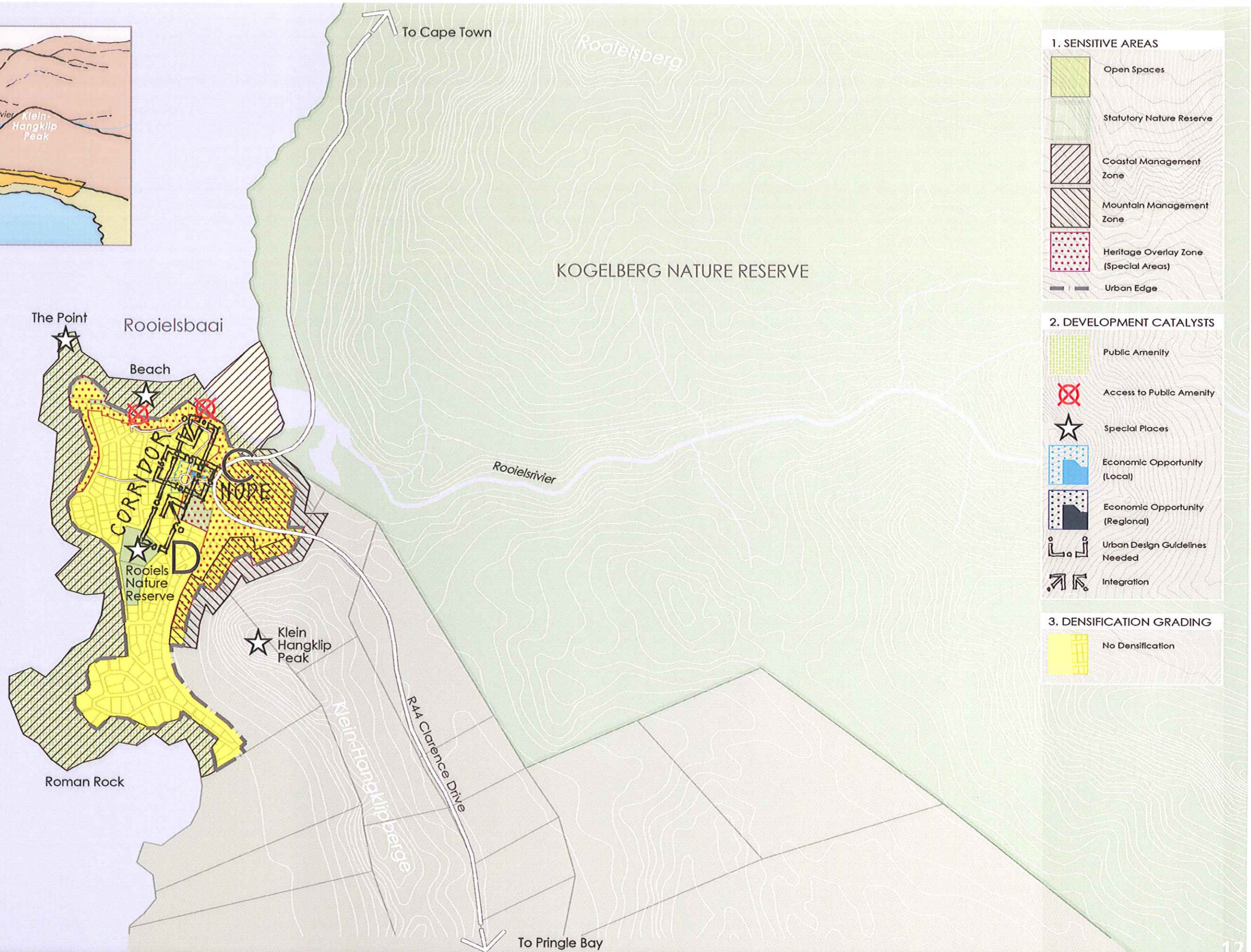
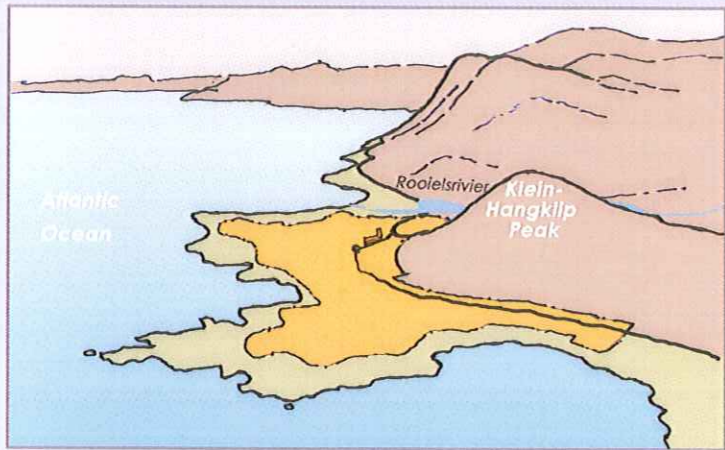
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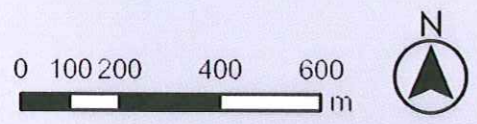
F. OPPORTUNITIES & CONSTRAINTS (MAY 2010)



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- 1. SENSITIVE AREAS**
- Open Spaces
 - Statutory Nature Reserve
 - Coastal Management Zone
 - Mountain Management Zone
 - Heritage Overlay Zone (Special Areas)
 - Urban Edge
- 2. DEVELOPMENT CATALYSTS**
- Public Amenity
 - Access to Public Amenity
 - Special Places
 - Economic Opportunity (Local)
 - Economic Opportunity (Regional)
 - Urban Design Guidelines Needed
 - Integration
- 3. DENSIFICATION GRADING**
- No Densification



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**G. STRATEGIC GROWTH MANAGEMENT
INTERVENTIONS (MAY 2010)**



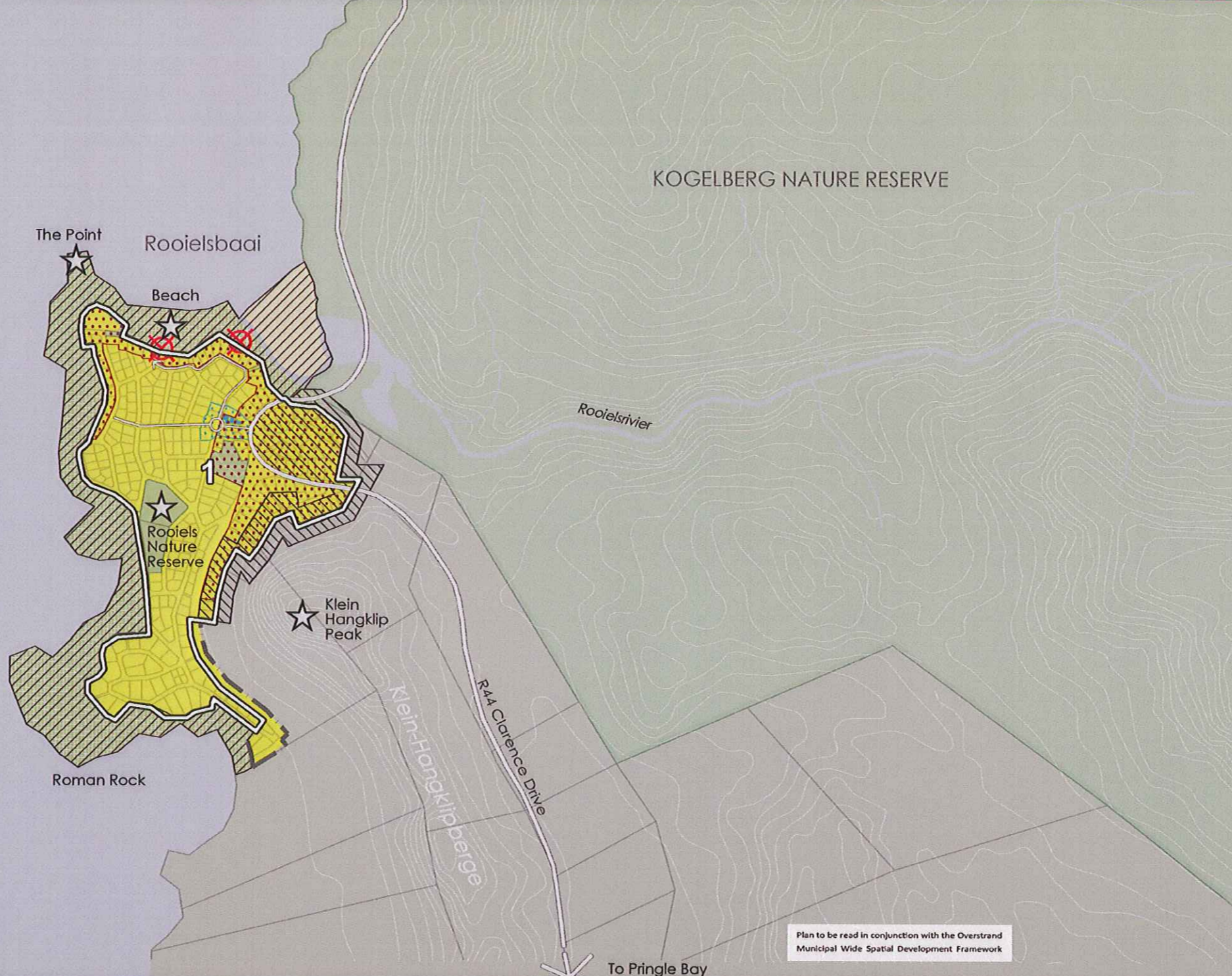
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Legend

- 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

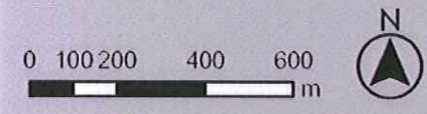
Planning Unit	Density						Impact on Civil Services Capacity						Impact on Community Facilities																																		
	Total Area of Planning Unit (ha)	Existing Number of Residential Units	Existing Gross Density	Densification Considerations (Refer to text for interpretation)	Height Restriction 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
1	67.4	305	4.5	SQ	n.a.	n.a.	4.5	305	0	X	?	•	•	X	?	X	?	•	•	•	0	0.1	0	0	0.1	0	0	0.5	0	0	0.3	0	0	0.2	0	0	0.0	0	0	1.0	1	0	0.1	0	5.3	1.6	5.3
Total	67.4	305	4.52522				4.5	305	0	X	?	•	•	X	?	X	?	•	•	•	0	0.1	0	0	0.1	0	0	0.5	0	0	0.3	0	0	0.2	0	0	0.0	0	0	1.0	1	0	0.1	0	5.3	1.6	5.3

Planning Units



- 1. SENSITIVE AREAS**
- Open Spaces
 - Statutory Nature Reserve
 - Coastal Management Zone
 - Mountain Management Zone
 - Heritage Overlay Zone (Special Areas)
 - Urban Edge
- 2. DEVELOPMENT CATALYSTS**
- Public Amenity
 - Access to Public Amenity
 - Special Places
 - Economic Opportunity (Local)
 - Economic Opportunity (Regional)
 - Urban Design Guidelines Needed
 - Integration
- 3. DENSIFICATION GRADING**
- No Densification

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



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H. PROPOSAL PLAN (MAY 2010)



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