

BAARDSKEERDESBOS PRECINCT PLAN

**For Overstrand Municipality
& Department of Rural Development & Land Reform**



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Martin Kruger Architects & Urban Designers
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DRAFT 3

DRAFT REPORT

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BAARDSKEERDESBOS

Purpose of the precinct plan

A detailed Development Framework for Baardskeerdersbos, which provides an urban design framework, with guidelines for development and parameters relating to the future built form, subdivision policy and preferred land use. The framework is informed by heritage, environmental and infrastructure services indicators, informants and constraints.

BAARDSKEERDESBOS PRECINCT PLAN

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BAARDSKEERDESBOS

1.1 Introduction

Baardskeerdersbos is a rural community located on the southern slopes of Perdekop which is part of the Kouberge Mountains. The eastern foothills of Perdekop are home to the Boskloof River, a tributary of the Boesmans River. The Boesmans River forms the southern edge of Baardskeerdersbos running in an east-west direction. Baardskeerdersbos is topographically contained – as a hillside, hamlet, between two flanking valleys to the east and to the west - within the surrounding Cultural Landscape.

The character of Baardskeerdersbos is that of a hamlet - a small village or group of houses (Collins English Dictionary, 1991). For those passing by Baardskeerdersbos on the R317, it may be considered as a gateway to the coast or to the countryside.

Demographic facts of Baardskeerdersbos are summarized below:

Demographic Element	Demographic Detail Baardskeerdersbos
Total Population	±428 people
Role and function	Agricultural settlement & Conservation Centre
Rank order of town	Rural node
Economic base	Subsistence and agricultural related businesses
Growth Potential	Not Ranked
Comparative advantage	Halfway stop between Elim and Gansbaai Rural character, spaciousness, water courses
Located along & accessed from	R317
Serviced & zoned land	Minimal services and mainly zoned agriculture

1.2 The Brief

CK Rumboll and Partners - Planning (CKR), OVP Landscape Architects, Martin Kruger Architects & Urban Designers and Sally Titlestad & Bridget O'Donoghue Heritage Practitioners in Association have been appointed by the Department of Rural Development and Land Reform (RDLR) to draft a precinct plan for the Baardskeerdersbos rural settlement situated in the Overstrand Municipality.

The Baardskeerdersbos precinct plan will focus on the natural landscape, aesthetics, urban design and cultural heritage balancing future residential and economic development with the preservation of the natural landscape and open space systems. The precinct plan will direct the conservation of the rural hinterland and agricultural settlement character whilst the increased pressure to develop that may arise from the Gansbaai / Elim Road (R312) upgrade will be addressed by means of proposals and guidelines.

1.3 Precinct Plan Purpose

The Baardskeerdersbos Precinct Plan aims to arrange land use and infrastructure associated with needs of the Baardskeerdersbos community. The Baardskeerdersbos Precinct Plan integrates transport, natural environment, education, economic, social, residential development and other developmental requirements (based on development needs, opportunities and priorities), and uses the direct natural and heritage informants of the area to guide the retention and conservation of necessary elements while encouraging appropriate forms of development in less sensitive areas.

The precinct plan will enhance sustainable development within Baardskeerdersbos balancing the 3 areas of sustainability i.e. socially advancing the population (social equity), conserving the natural and built environment (environmental integrity) and enhancing the economy (economic efficiency)

The precinct plan will facilitate the implementation of the IDP and SDF objectives and the alignment thereof with the

objectives of the three spheres of government.

1.4 Approach

The Baardskeerdersbos Precinct Plan will have eight phases, as follows:

- Phase I: Inception
- Phase II: Data Collection and Analysis
- Phase III: Precinct Plan Drafting & Verification
- Phase IV: First Review
- Phase V: Incorporation of Amendments/ Requirements
- Phase VI: Public Notification & Participation
- Phase VII: Consideration of Submissions
- Phase VIII: Final Submission and Approval of Precinct Plan

2 Sub-Regional Context

2.1 Setting

The Overstrand, which forms part of the larger Overberg region of the Western Cape, is an area of great natural, scenic and cultural value.

The juxtaposition of rugged sandstone mountain ranges with coastlines and estuaries, much of it in a pristine state, constitute a natural heritage resource with significant tourism, and therefore economic value for the region. The ecological value of endemic fynbos vegetation types has led to the formation of a number of reserves in the area, such as the Kogelberg Biosphere Reserve, which have regional and national significance (Overstrand Heritage Survey, 2009).

The Scenic Resources for Baardskeedersbos relate to, besides the natural landscape features, the rural farmland and farmed landscapes contributing to the particular character and ambience of the Overstrand hinterland, and has historical meaning that relates to the origins of the region.

The natural, scenic and cultural factors identified in previous sections were combined to determine the overall landscape significance rating for the study area. The areas with very high significance were deemed to have regional importance and the other categories local importance. Baardskeedersbos has high local significance

and relates strongly to its local neighbouring settlements and its surroundings.

The historical settlement pattern of coastal towns, country villages, resorts and small fishing harbours have resulted in attractive living environments, many of which are being eroded by sometimes unsympathetic infrastructure development and suburban sprawl (Overstrand Heritage Survey, 2009).

2.2 Role

The Baardskeedersbos / Elim area has a strong historical relationship to the movement of Khoi and San from inland grazing sites to coastal fishing and pigment, cobble and shellfish collection activities, and later activities such as the retrieval of shipwrecked goods in the colonial period, shellfish gathering, fishing, guano-collection and recreational activities such as swimming¹ (Overstrand Heritage Survey, 2009).

The abundance of water and good grazing in the valley would have made it a good place for temporary Khoi stock settlements prior to and into the period of colonial settlement.

In the early 18th century a number of loan farms were granted to wealthy and influential Cape families, who extended their farmlands, linking properties together (Walton, in Overstrand Heritage Landscape Group, 2009). 'Baardskeedersbos was originally granted as a loan farm to Jan Cloete, a heemraad of Drakenstein, between 1725 and 1730 but was not linked to other farms, changed hands several times and was probably first permanently occupied by Philip Fourie and his descendants from 1778².

The natural resources available in the area would have informed the location of the dwellings marked on an 1831 quitrent survey. These are no longer extant but would have informed the location of the current settlement which was populated by the descendants of Fourie' sons and sons-in-law in the nineteenth century. Unlike many *drosdty* towns, the layout of Baardskeedersbos demonstrates the organic nature of its development as a series of family smallholdings during the 19th century and into the 20th. The urban form of the village is characterised by cottages lining the street edges, relative absence of hard boundary treatments such as high walls, variable plot sizes and orientations, and stands of poplar and gum trees. There is a

¹Overstrand Heritage Survey, 2009:94

²Overstrand Heritage Survey, 2009:93

furrow 'leiwater' system, probably dating back to the 19th century, using water that comes from the spring in the kloof above Baardskeedersbos, and which remains in use today (Benade 2006: 289). These water resources are now under pressure from the expansion of the settlement during the 20th century³.

Baardskeedersbos is a hamlet, a small rural settlement of historical significance, illustrating the expansion of a town from a modest family settlement on a VOC loan farm, locally based subsistence farming and the exploitation of coastal resources. It has architectural significance as a late 19th and early 20th century farming settlement, with much of its modest vernacular architecture intact. Also intact is the organic layout of the original farm settlement.

Baardskeedersbos has visual and environmental significance as a hamlet, and may be unique as a Cape settlement in its form and its beautiful setting amongst the surrounding farmlands. It could be identified as a unique Farm Hamlet.

Baardskeedersbos is characterised by its topographical containment in the rural landscape. It is a rare example of a hamlet that has undergone relatively little development during the mid to late 20th century. The area has strong historical relationships to the movement of Khoi



and San from inland grazing sites to coastal fishing and related activities. Later activities such as the retrieval of shipwrecked goods in the colonial period, shellfish gathering, fishing, guano-collection and recreational activities such as swimming add to the significance of the area⁴.

³ Overstrand Heritage Survey, 2009:94

⁴ Overstrand Heritage Survey, 2009:94

3 Historical Overview

The Precinct includes the entire Baardskeedersbos settlement and the surrounds.

Baardskeedersbos has visual and environmental significance in harmony with the surrounding cultural landscape and farming environment. It is a rare example of a Cape hamlet that has undergone relatively little development during the mid to late 20th century, where a water furrow-system is still in use, and where street names were introduced later in its development and street numbers have only recently been assigned.

Baardskeedersbos is a rural settlement of historical significance, illustrating the expansion of a town from a modest family settlement on a VOC loan farm, based subsistence farming and the exploitation of coastal resources.

It has architectural significance as a late 19th and as an early 20th century farming settlement, with much of its modest vernacular architecture intact. Also intact is the organic cadastral layout of the original farms, (this has changed since the Heritage Survey was completed).

“Most of the historical dwellings are late 19th and 20th century white-plastered mud-brick rectangular buildings of modest dimensions,

with poplar beams, pitched roofs (originally thatch, now iron or asbestos), usually a single window on each side of the front door, loft doors, an external stone chimney stock, and sometimes a simple stoep. Rounded end gables were common but are no longer characteristic of Baardskeedersbos once iron roofs were used with square end gables (interview Barney Otto 07.07.2008).

The gable styles of the houses seem consistent with the examples from other loan farm settlements in the Bredasdorp vicinity (Walton 1989:144-145). Walton notes that most of the Overberg stock farmers especially in the Strandveld used ferricrete (koffieklip) and sandstone that were roughly squared and laid in courses (Walton 1989:141). However, although they often have a stone base, the Baardskeedersbos



houses tend to be built from mud bricks above the plastered koffiekliip foundation layer.”⁵

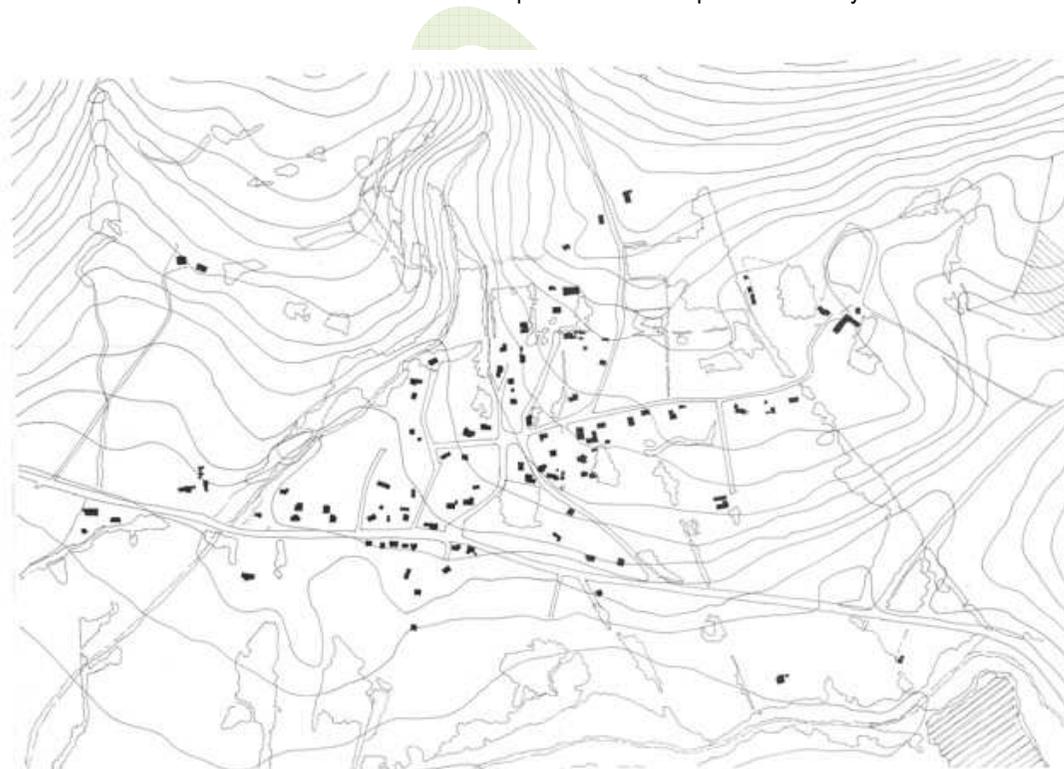
A conservation area and a special area were delineated and recommended by the 2009 Heritage Survey.

Heritage Resources and Significance in terms of the National Heritage Resources Act (Act25/1999)

“Most of the historical dwellings are late 19th and 20th century white-plastered mud-brick rectangular buildings of modest dimensions, with poplar beams, pitched roofs (originally thatch, now iron or asbestos), usually a single window on each side of the front door, loft doors, an external stone chimney stock, and sometimes a simple stoep. Rounded end gables were common but are no longer characteristic of Baardskeerdersbos once iron roofs were used with square end gables (interview Barney Otto 07.07.2008)⁶. The gables reflect the Cape Dutch Revival style in vernacular proportions.

The gable styles seem consistent with the examples from other loan farm settlements in the Bredasdorp vicinity (Walton 1989:144-145). Walton notes that most of the Overberg stock

farmers especially in the Strandveld used ferricrete (koffiekliip) and sandstone that were roughly squared and laid in courses (Walton 1989:141). However, although they often have a stone base, the Baardskeerdersbos houses tend to be built from mud bricks above the plastered koffiekliip foundation layer.”⁷



⁵ Overstrand Heritage Survey, 2009:94

⁶ Overstrand Heritage Survey, 2009:94

⁷Overstrand Heritage Survey, 2009:94

4 Status Quo

4.1 Biophysical Environment

Geology and Soils

Medium potential agricultural soil consisting of Cape granite, Malmesbury Group rocks (fractured quartzites of the Peninsula Formation and basement metasediments of the Malmesbury Group) and Bokkeveld shales (Undifferentiated shales and siltstones of the Ceres Subgroup (Bokkeveld Group) on Sandstone) are the main geological material in the Baardskeerdersbos surrounding. (Reconciliation Strategy for Baardskeerdersbos, Umvoto Africa (Pty) Ltd, 2010). Generally weathered with low outcrops. Alluvium along streams and rivers

Building Materials and Mining

There are no building materials or mining within Baardskeerdersbos, but sand mining does happen in the area. Sand mining does take place in the vicinity between Baardskeerdersbos and Pearly Beach⁸ and Baardskeerdersbos and Uilenkraalsmond⁹

⁸ GPS waypoint 233 (S 34° 38' 41.7" and E 19° 34' 02.6")

⁹ GPS reading S 34° 34' 33.7" and E 19° 26' 42.6"



Topography and slopes

The topology is characterised by mostly rolling hills with granite slopes, incised by small rivers. The geology or the 'material' of the landscape, and the landforms, which are the 'shape' of the landscape provide a range of three broad distinct Landscape Types of which Baardskeerdersbos represents the rolling foothills, which have good soils derived from weathered granites and shales, where farming has historically occurred (Overstrand Heritage Survey, 2009).

The village lies on the lower slopes of the Kouberge, within a triangle of tributaries. Two tributaries, one of which is the Boskloof River are runoff water from Perdekop that is part of the Kouberge whilst the R317 cross the village parallel to the Boesmansriver¹⁰ (the third tributary in an east-west direction).

Climate & Climate change

The region experience rainfall through the year, with the majority of rainfall concentrated in the winter months (May- August). The average long-term annual rainfall varies between 384 mm in the lower areas to 534 mm in the higher areas. The warmest temperatures occur during January and February with average maximums of 28.6°C and 28.9°C. Maximum temperatures usually range from 35°C to 40°C. The coldest temperatures are experienced during the winter months. July and August have average minimum temperatures of 5.5°C and 5.9°C. Highest wind seed of 7.5km/h.

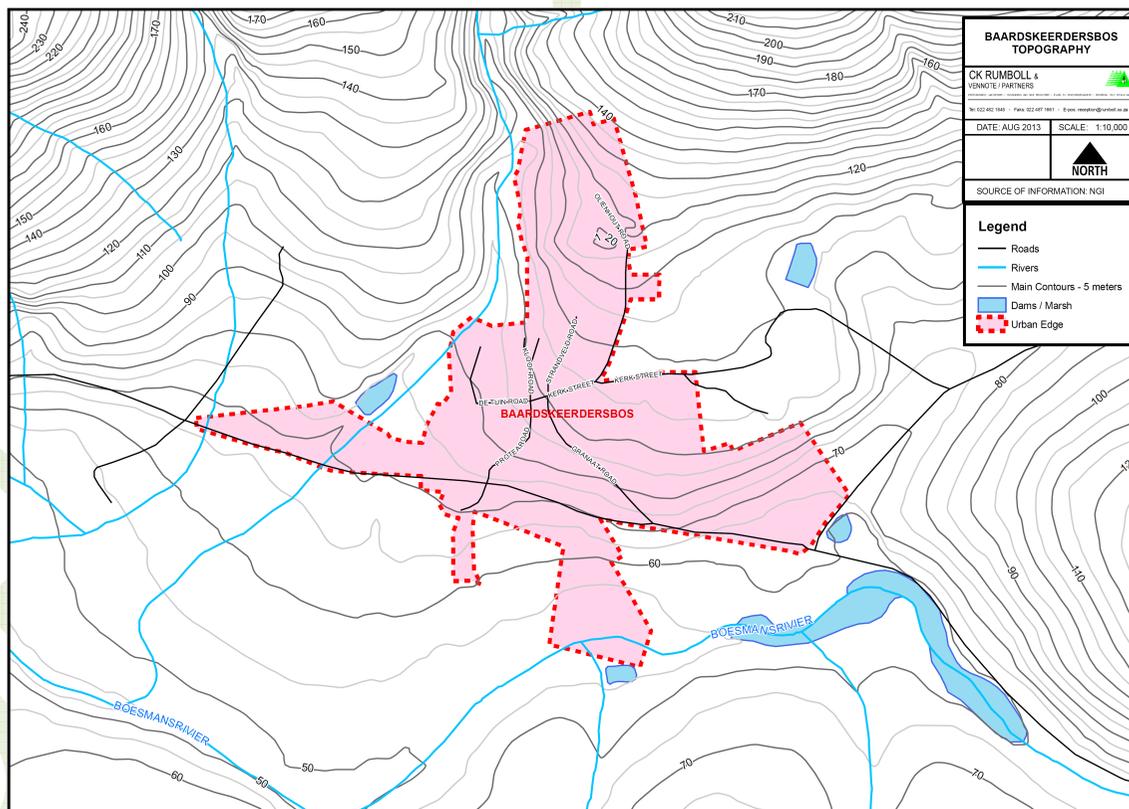
Hydrology (Water System)

There is a "leivoor" crisscrossing the village.

There are floodplain wetlands or valley bottom wetlands and seeps

Overstrand Local Municipality is the Water Services Authority (WSA), which is responsible for providing water services to those living within its jurisdiction.

The Breede Overberg Catchment Management Agency (BOCMA) is responsible for managing the Water Management Areas under delegated powers of the Minister for the Department of Water Affairs.



¹⁰Overstrand Heritage Survey, 2009:93

Biodiversity

There is a tributary crisscrossing Baardskeerdersbos and constituting the “leivoor”

Key objectives of managing these areas would include the maintenance of the connectivity between the sensitive areas (patches of CBA and leivoor) and their incorporation into open space areas

Vegetation and Fauna

The land coverage within Baardskeerdersbos can be described as follows:

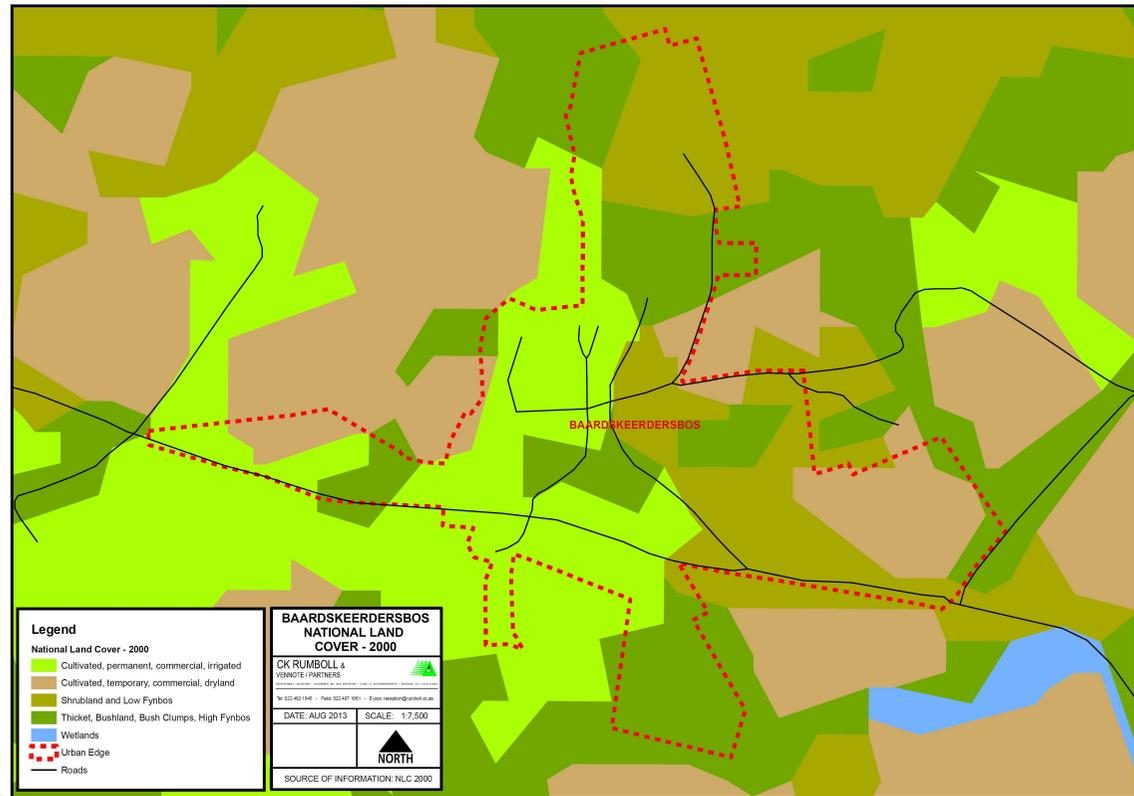
Some area that are permanently (irrigated) or temporary (dry land) cultivated are included within the urban edge of Baardskeerdersbos.

Extensive areas covered with shrub land and fynbos as well as patches of thickets, bush land and bush Clumps are included within the urban edge.

Conservation and Cultural Heritage Resources

Nature Conservation Areas (Green and Open Space System)

There are nature reserves and CBAs in the surroundings which are home to critically endangered Renosterveld.



Cultural Heritage

Two main parts of the original late 19th and early 20th century settlement: the *bo-dorp* (above the church) and the *onder-dorp* (along the road between Gansbaai and Elim). These parts are characterised by remaining stands of poplars and gum trees, and houses dating to the period.

In the heritage area demolitions should be forbidden, houses without roofs should be immediately covered, and a set of regulations for maintenance and renovations of older dwellings should be drawn up.

There are numerous identified heritage resources within the community, and the extract from the survey is attached as Appendix A.

Agriculture

The village is located on medium potential agricultural land as is the surrounding agricultural land.

4.2 Built Environment

Hierarchy and role of settlement

Transport Network /Hierarchical Road Structure

Road 317, currently being upgraded, links Gansbaai and Elim, dissects Baardskeerdersbos from east to west.

Residential and Settlement Development

Land requirements for residential development in Baardskeerdersbos are limited to what limited subdivisions can achieve.

No subsidized housing required.

Commercial and Business Development

Development along the R317 was identified as central business area. Spatial connectivity should be increased between central business area (business node) and i.e. community facilities.

Infrastructure

Water Resources

The bulk water supply for Baardskeerdersbos is from a stream and a new borehole that was recently commissioned.

The water is pumped to a reservoir from the weir and the boreholes. The sustainable borehole yield is 5 litres per second per day. It is anticipated that this water source should be sufficient until 2030. (Water Report)

Status Quo of Water Services

The water requirement determined in 2008 is 0.008 Million m³ per annum.

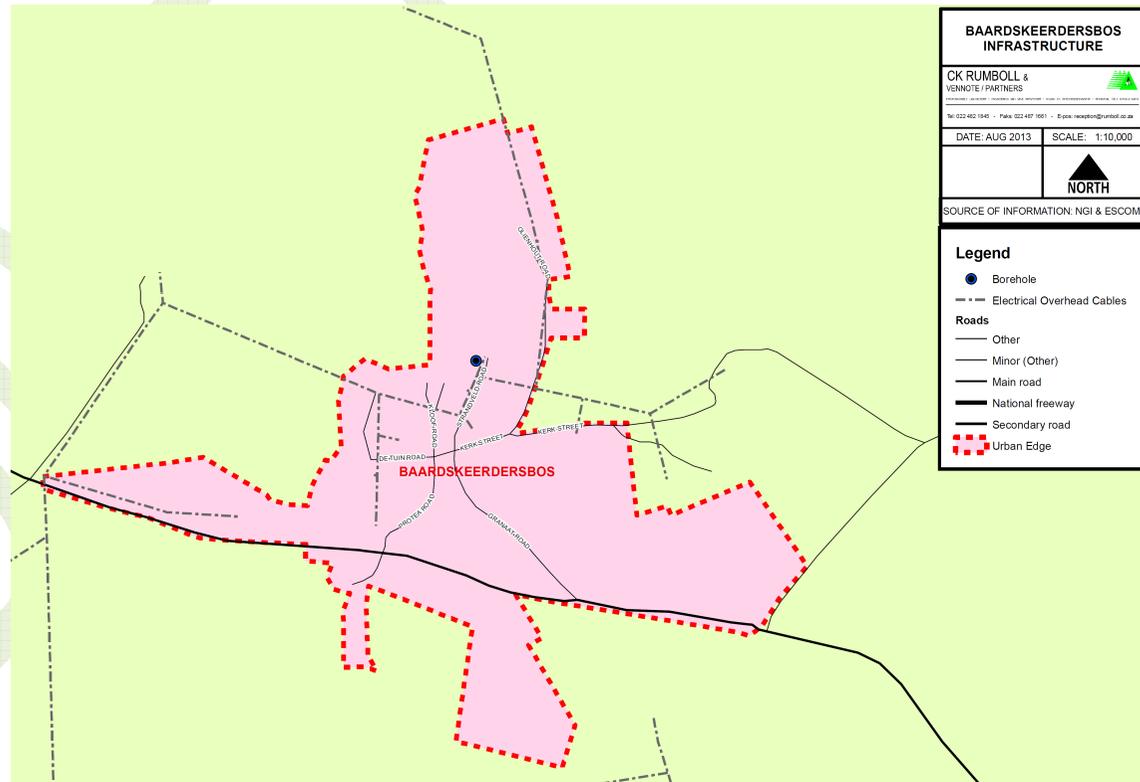
Water services provided to households can be summarized as follows:

Water access point	Percentage
Piped water inside dwelling	52.8%
Yard tap	37.4%
Standpipe	9.5%

Bulk and Reticulation Infrastructure

No raw water abstraction or mains.

There is no Water Treatment Works and water is either treated by chlorination or pressure sand filters



(different information in different reports to be confirmed).

No information indicating any formal treatment of sewerage or waste in Baardskeedersbos.

Future requirements

From the consumption of 0.08 Million m³/annum in 2008 the demand increase gradually to 0.011 Million m³/ annum in 2035.

Water Resources Availability - Potential

The re-use of water is not a suitable supply option for Baardskeedersbos, as there is no formal sewerage system and WWTW available.

Densities and Vacant Land

Baardskeedersbos has a gross density of ± 2.5 du/ha and an unofficial minimum erf size of ± 4000m² in extent.

Urban edge

Given the current urban edge, there is a need to contain development within some areas of expansion within the urban edge whilst there is also a need to include some outlying erven to be within the urban edge.

The settlement's growth is determined by the business activities along the main road and the scattered community activities (old and new) as well as the historical subdivision pattern. The

urban edge for Baardskeedersbos is illustrated on Plan included.

Land use management: Local Planning Level (LPL)

Land uses updated

The majority of land uses are residential. This includes erven with formal housing or less formal housing (tents, caravans or wooden houses or vacant temporary housing). There are also a few plots uses for residential purposes whilst horses are kept at the simultaneously. There is an equal number of vacant erven as there are erven used for residential purposes exclusively.

Some of the bigger erven is used for solely for agricultural purposes including grazing. Several of these erven are also use for residential purposes.

There are two sites used for community amenities which include a church and community centre.

There is an erf hosting the pump station.

There is an erf hosting a nursery.

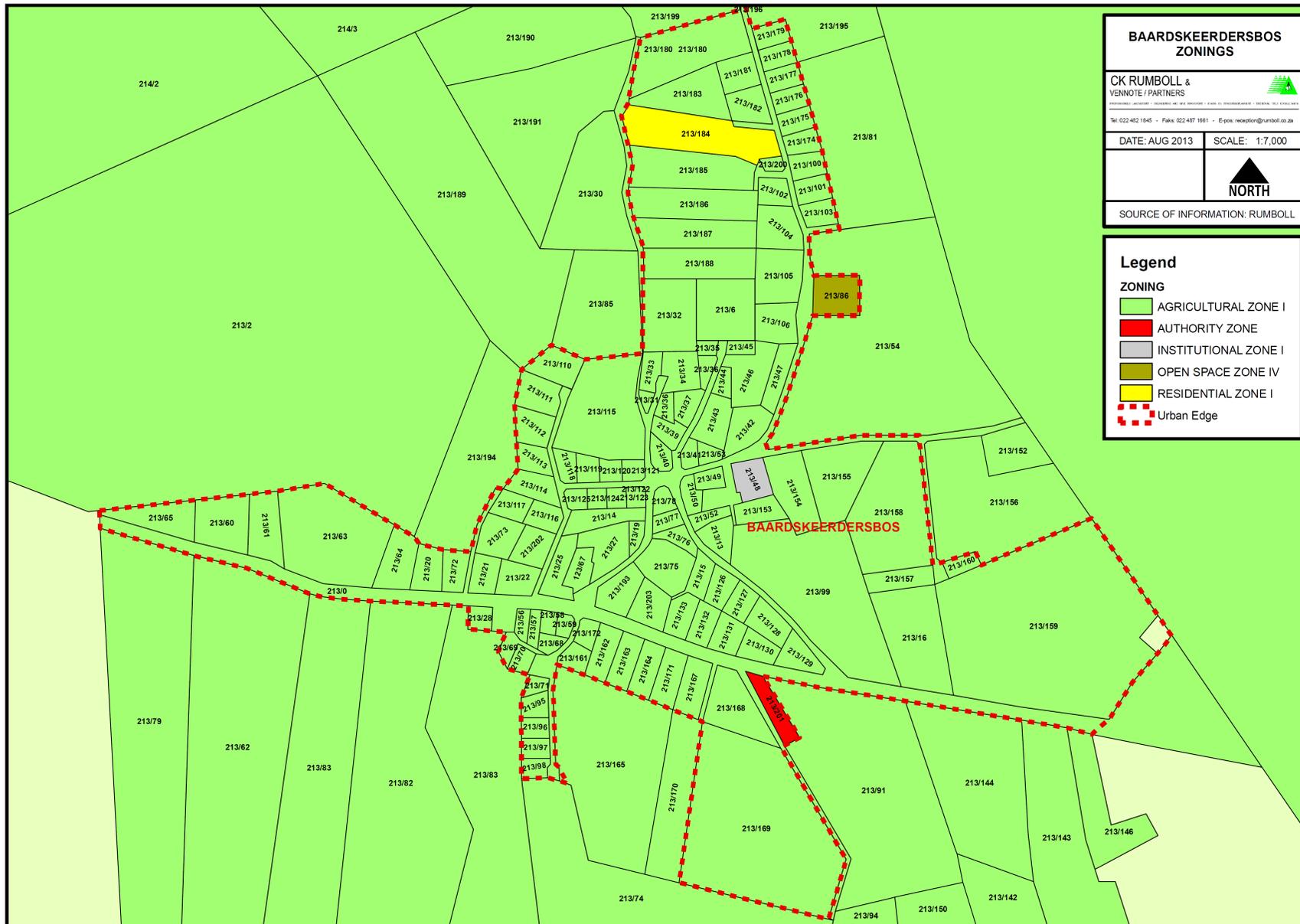
There are a few sites along the main road and one in the core of the village that are used for business purposes including pubs, a shop, a liquor store, restaurants and an art gallery.

Zoning updated

Most of the land is zone Agriculture Zone I with a few exceptions. These are single erven hosting:

- the community hall, zoned Authority Zone,
- the church, zoned institutional zone,
- the grave yard, zoned open space and
- some houses, zoned Residential Zone I.

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4.3 Key demographic & socio-economic trends

Population Growth & Land Use requirements

The population growth rate of the Overstrand farming area is used for Baardskeedersbos which is 0.03% per annum (Overstrand WSDP, 2009).

Should all vacant erven being developed the population should increase to 540 inhabitants.

No additional land is required. Limited land for open spaces or recreational areas is required, keeping in mind that all vacant land is in private hands.

Health

There are no health services in Baardskeedersbos.

Education

There is no school in Baardskeedersbos.

Local Economic Development/ Commercial Structure

Local Economic development in Baardskeedersbos will primarily be driven by agriculture, agricultural related and tourism development supported by sufficient infrastructure.

Bulk infrastructure services should be upgraded to support all future development and growth in village.

Employment, Unemployment, Income and Expenditure

Most of the population is self employed.

Rural Development and Land Reform

There are no Comprehensive Rural Development Programme Initiatives within Baardskeedersbos.

Suitable areas with high agricultural production potential for land reform purposes are not identified.

Community Facilities

Limited but sufficient community facilities exists within Baardskeedersbos i.e. cemetery, church and community hall and former school.

Crime

There is no police station in Baardskeedersbos.

Property Market Patterns and Growth pressures

There are a limited number of plots for sale (less than 5%).

Municipal Finance

Limited, funds sourced for detailed structure plan

Spatial and Social Integration

- The town is characterized by limited developable land given its current urban edge and rural character.
- No link exists between community facilities (former school building, church, community hall and graveyard) and business node.
- Various open spaces of poor quality privately owned, result in these spaces being underutilized.

5 Key Challenges

The key challenges for Baardskeedersbos are as follows:

Socio-economic

- A variety of income levels are represented within the village. The challenge lies in strengthening and stabilizing income for those living permanently in the village without negatively impacting on rural character.
- The proposed Eskom nuclear reactor at Bantamsklip near Pearly Beach could put sudden development pressure on Baardskeedersbos as accommodation for workers will be required.

Infrastructure Constraints:

- It seems that there is no need for low-income subsidised housing..
- The existing system of Sewerage Disposal (septic tanks and soak aways) may impact on water quality.
- Weekly waste collection
- There is a Water Source (a spring). A detailed study may have to be undertaken to see if the availability of water can be increased for future development.

Conservation

- *Strengthening the Bredasdorp Mountains – Stanford/ Gansbaai corridor (linking Babilonstoring, Maanskynekop, Fernkloof, Walker Bay & Salmosdam Nature reserves).*

- *Strengthening the Agulhas- Bredasdorp Mountains linking Heuningnes and De Mond Nature Reserves*

Development Challenges

- Absence of the village being designated as a heritage overlay zone,
- Absence of heritage inventory and municipal guidelines for conservation of properties identified in the 2009 Overstrand Heritage Survey,
- Absence of guidelines for appropriate conservation at settlement and individual site levels
- Guidelines for sympathetic new development (recommended in 2009 Heritage Survey) to be implemented
- Wide corridors of power lines coming from the proposed Eskom nuclear reactor at Bantamsklip near Pearly Beach will affect views from the village and surrounding areas.
- Alien infestation along the road from Baardskeedersbos to Pearly Beach and Uilenskraalmond to Baardskeedersbos.
- Sand mining in the vicinity between Baardskeedersbos and Pearly Beach¹¹ and Baardskeedersbos and Uilenkraalsmond¹²
- Evidence of temporary Khoi kraals and in particular on and in the vicinity of erven 73 and 24, or 111-114, where the original settlement evident in the 1831 quitrent plan was located
- Some outlying houses, on neighbouring smallholdings that are conservation-worthy¹³

Non negotiable:

- **Retain the qualities of place that makes Baardskeedersbos unique**
- **Give sensitive and appropriate guidance to future growth**

¹¹ GPS waypoint 233 (S 34° 38' 41.7" and E 19° 34' 02.6")

¹² GPS reading S 34° 34' 33.7" and E 19° 26' 42.6"

¹³ Recommendations from Overstrand Heritage Survey, 2009, endorsed by Heritage Western Cape.

6 Precinct Analysis & Assets



7. Spatial Restructuring

The spatial restructuring directives from the Western Cape Spatial Development Framework (2009) are as follows:

- (a) *Socio-Economic Development – alleviate poverty*
- (b) *Settlement Restructuring – promote spatial and social integration*
- (c) *Environmental Sustainability – promote environmental protection*

Principles to implement Spatial Concept

The principles below guide the Spatial Concept

Encourage and Promote

- Role of area as agricultural zone of special significance
- Appropriately scaled tourism development based on regional agricultural & heritage value
- Rural cottage industries
- Appropriate residential development on a scale and in a form that retains the unique village character of Baardskeedersbos;

Restrict

- Undirected subdivision and built development changing the rural character or heritage significance of the village.
- The development footprint within outlying areas within the defined rural edge of town.

Maintain / Protect

- The unique village / rural character of Baardskeedersbos
- The special character of the area and quality tourist experience

Contain

- Development footprint mostly to within the defined rural edge of the town.

The following spatial development strategies (SDS) are proposed to address future development pressures:

(a) Equity of Land Use Distribution	
SDS 1	Multi-purpose community precinct Given the population size of Baardskeedersbos, community facilities are currently adequately provided for. There is therefore currently no need to make provision for a multi-purpose community facility. However, the links and definition of existing facilities can be improved.
(b) Encouragement/ Restriction of Land Use Development	
SDS 2	Improve development control In the interim, restrict subdivisions of the existing small holdings (no subdivision policy) until such a detailed local development framework has been compiled.
SDS 3	Encourage appropriate development <ul style="list-style-type: none"> • Identify appropriate land uses for the vacant erven. • Encourage the location of appropriate tourist-related business uses along the R317, which is being upgraded.
SDS 4	Integrated long term planning for services Ensure proper comprehensive planning for the provision of services integrated with the local growth management strategies for the town.
<i>Spatial Integration</i>	
	<i>Improve accessibility to community facilities and the CBD, by means of spatial integration of:</i> <ul style="list-style-type: none"> o Activity streets (Protea & Granaat); o Water courses and accompanied walkways (along Kloof & Protea street) o Linking CBD (no 5), community facilities (1, 2 & 3), graveyard (4) with open spaces & walkways.
<i>Densification</i>	
	<i>Support non-residential land uses, along some sections of the proposed activity street and within the village i.e. secondary industries and business initiatives</i>
<i>New Growth Areas</i>	
	None, only gentrification

Spatial Vision

Baardskeedersbos is a node of historic, rural and environmental significance.

8 Spatial Development Concept

Spatial Concept Plan Informants

The following elements will inform the spatial concept plan:

Nodes and Sub nodes

The entire village:

- Church and surrounding community facilities i.e. former school and graveyard and community hall.
- R317 as activity axis (shops and former service station)
- Farm yards at entrance from Gransbaai (west)

Paths/ Activity Streets & Lanes

- R317 providing main access to town.
- Protea, Granaat & Kerk streets

Edges

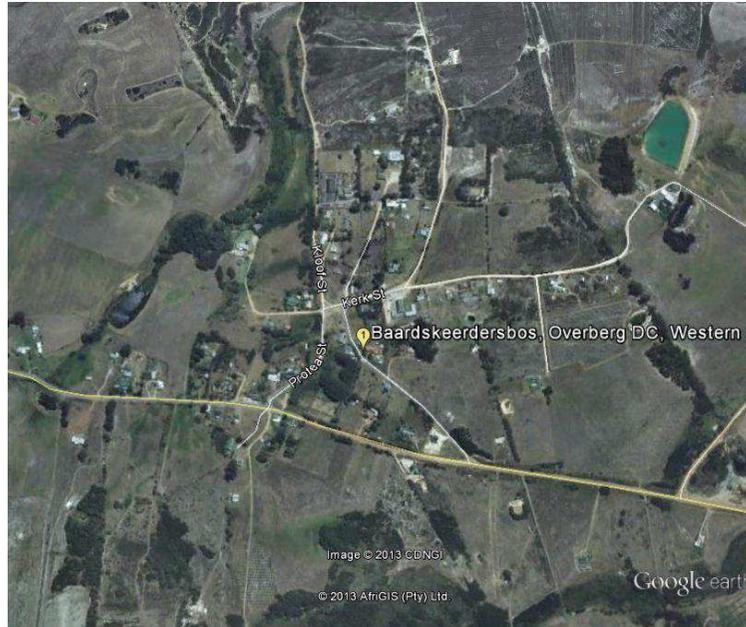
- Agricultural (west, south and east) and conservation buffer (north)

Precincts

- Commercial (along R317)
- Community amenities (church, former school and art studio and graveyard)
- Leivoor and watercourse (from west to east through town)

Strengths, Weaknesses, Opportunities & Threats Analysis

The following SWOT analysis informed the spatial vision:



Strengths

- Rural Character (conservation priority)
- Spaciousness (desired utilization of space and land)
- Leivoor (conservation priority)
- Significant settlement pattern and numerous significant heritage resources

Weaknesses

- Lack of design guidelines (undesired utilization of space)
- Water pollution (environmental hazards/ risks)

Opportunities

- Rural Hinterland (conservation priority)
- View Scapes (conservation priority)
- Green Corridors (conservation priority)
- Agricultural zoning (desired utilization of space and land)

Threats

- Possibly none (Future noise sources) (environmental hazards/ risks)
- Agricultural zoning

Assets and Design Informants



10 The 2030 Vision

The vision for Baardskeerdersbos as identified in the 2030 Green Light Vision document within the context of five strategic thrusts are tabulated in the table below.

The table summarizes how the Baardskeerdersbos Precinct plan unlocks opportunities to implement the said plans / programmes.

Strategic Thrust	Vision	Spatial Implications
Role of Baardskeerdersbos	<i>A desirable place to live: Alternative lifestyle living on smallholdings.</i>	<i>Limited densification and consolidated development</i>
Visitor Destination	<i>To stage events unique to the rural character of Baardskeerdersbos</i>	
Centre of Learning	<i>To become a model of entrepreneurship for creative agricultural industry partnerships.</i>	<i>This vision of Baardskeerdersbos does not have any spatial implications.</i>
Stable Economy/ Centre of Craft	<i>To become a rural centre of craft and a role model of creative agricultural partnerships.</i>	<i>Zones for the location of agricultural and tourism related industries should be determined.</i>

10.1 Proposed IDP projects

The following spatial proposals/projects are considered to have budgetary implications for the municipality and should be included in the Municipal Integrated Development Plan (IDP):

- Provision of walkways and cycle paths along the leivoor.
- Upgrade of leivoor.
- Upgrade open spaces as recreation areas and provision of an open space as community facility.
- Development of a tourism strategy for Baardskeerdersbos.
- Upgrade the business area.

Addendum A

Strategies

Overall

Establish Baardskeerdersbos as significant rural node in the Overberg district area and Overstrand Municipality

Spatial and Social Integration

Improve social and physical integration between community facilities and a business area.

- Integration Areas:
 - Pedestrian walkways and cycle routes (non motorized transport) should be developed throughout precinct and along the leivoor. A very definite link should be made between community facilities i.e. cemetery, community hall and church.
 - Infill business development should include tourism opportunities
- Integration Spaces
 - At least one open space should be upgraded to use as a recreation area.

Densification

All densification to take place within the existing footprint of the village to achieve densification norms.

- Along R317.
- Densification on privately owned vacant erven by means of permitting second dwellings and subdivisions as per minimum erf size according to erf size zones.

- Implement an erf size zones. Limited densification on outskirts of village.
- Encourage limited densification on vacant and developed erven within the existing footprint of Baardskeerdersbos.

Conservation: Heritage

A conservation area and a special area were delineated and recommended by the 2009 Heritage Survey.

Conservation area: There are two main parts of the original late 19th and early 20th century settlement which are characterised by remaining stands of poplars and gum trees, and houses dating to the period. These could be described as the *bo-dorp* (above the church) and the *onder-dorp* (along the road between Gansbaai and Elim). In the heritage area demolition should be proscribed, houses without roofs should be immediately covered, and a set of regulations for maintenance and renovations of older dwellings should be drawn up.

Special area: It was recommended in 2009 that a special area around the proposed heritage areas encompass the whole existing settlement as laid out in the current erf diagram, and the topographical dish within which the settlement is contained, including the town's adjacent agricultural edges. Baardskeerdersbos is such a unique rural settlement, being characterised by family-managed and rather organic expansion of relatively modest houses in a rural settlement between 1831 and the 1960s, and relatively little commercial development, that development in the village as a whole should be carefully regulated.

Attention should also be paid to the possibility of finding evidence of temporary Khoi kraals during building works.

Single heritage resources were identified in the same survey, and the extract from the survey is attached as Appendix A.

Conservation of Settlement Character and Heritage Place Value

- Regulate the local protection and management of the heritage assets and qualities of the region by means of two zoning scheme regulations mechanisms:
- Designate of the R317 as a Scenic Drive
- Designate the village as a heritage overlay zone

Conservation of Sensitive Biophysical Environment

- Sensitive areas of the biophysical environment should be managed with conservation objectives in mind, and should be protected from urban development. In this regard, the interface of the agri-village with the adjacent rural areas is of particular importance.

Corridors of Linear Open Space

- Enhance corridors as per waterways
- As per “spatial proposal” map

Gateway Precinct

- Implement landscape plans for the verges along the entrance roads to Baardskeedersbos from the Gansbaai and the entrance to Baardskeedersbos from Elim to enhance the sense of arrival at the two “gateway” positions along the R317. Land abutting these entrances should be carefully planned so as to ensure that future planning options are not foreclosed.

Local Economic Development

Agriculture and agricultural industry development:

- Provide guidelines for agricultural activities and industries
- Any industrial activity will represent light industrial activities and would be focused on drawing tourists.

Note: agriculture include forestry and fisheries

Reinforce the CBD node along the R317 as primary commercial and business core of the village.

Encourage development of activity streets and development of peripheral economic zones along some parts of Protea and Granaat Streets.

Encourage establishment of light industrial / cottage industry activities along secondary business zone. Development guidelines are required.

Identify a Core business zone within the CBD and guide business and commercial development towards this area.

Identify peripheral economic zones and guide non-residential and mixed land uses towards these areas.

Business Area

- Encourage the location of appropriate tourist-related business uses along the R317.
- Appropriate and safe pedestrian walkways must be developed to link the different areas of the settlement.

Business uses, mixed with residential uses, should be restricted to the properties abutting the R317 and a guideline for such development should be compiled.

Tourism proposals / guidelines

Tourism

- Tourism development should be encouraged as one of the main economic growth sectors to facilitate growth in Baardskeedersbos.
- Tourism activities that range from functions, entertainment and market experiences should be promoted in the precinct.
- The waterways should direct tourism i.e. hiking, walking and cycling.

Draft a tourism strategy to integrate tourism initiatives within Baardskeedersbos and to address issues such as signage along the N2 and the marketing of tourism potential in general.

Encourage tourism related land uses and the development of a tourism precinct linking the business area and the community facilities.

Spaciousness and rural atmosphere create a sense of an alternative lifestyle having different meanings for the inhabitants. This sense of place draws people to Baardskeedersbos as destination.

Industrial Development

Selected light industrial / cottage industry development related to agriculture and tourism has been identified as one of the key economic sectors to facilitate growth in Baardskeedersbos.

Restrict Industrial development

Retain the village character of Baardskeedersbos. No industrial development should be permitted, yet agricultural and tourist related cottage and house industries are however supported.

Housing

There is seemingly no currently no need for subsidised housing in Baardskeerdersbos.

Transport Routes

Embrace the R317 upgrade project.

Transport Proposals / guidelines:

Create non-motorized links to community amenities and R317 at the business node.

Infrastructure

Upgrade bulk infrastructure and infrastructure services to create sufficient capacity to address the needs of the community and accommodate future development.

Bulk infrastructure upgrades required are:

- Septic tanks and soak aways may impact on water quality.
- Weekly waste collection to be separated for recycling at source
- Sufficient water source, master plan required
- Electricity Supply require master plan
- Road network upgraded
- No public transport required

Provide for extension of cemetery and maintenance thereof.

There are sufficient community facilities i.e. a community hall, the church and the cemetery.

Sewerage <ul style="list-style-type: none">• Present on-site septic tank and soakaways systems are adequate• Any multi-unit developments should include on-site treatment facilities
Solid Waste Removal <ul style="list-style-type: none">• Solid waste is currently collected weekly and transported to the Gansbaai landfill site.• Investigate the development of a local waste recovery and transfer station for onward transport to Gansbaai. Together with Gansbaai a regional structure plan for the collection and disposal of solid waste needs to be developed.• Develop a system of waste recovery and recycling with separation at sources together with a concerted public awareness campaign
Water Supply <ul style="list-style-type: none">• Consolidate the planning of the water supply scheme to accommodate future developments• Introduce Water Demand Management systems to make effective use of the available resources.• Increase community awareness of water resource scarcity and value.• Verify the extent and capacity of ground water and other sources and recharge rates to inform long term planning and development of the water supply system
Storm water Disposal <ul style="list-style-type: none">• Prepare a storm water drainage master plan for the Baardskeerdersbos development area.
Electricity Supply <ul style="list-style-type: none">• Prepare a master plan for electrical reticulation for the Baardskeerdersbos development area• Consolidate the planning for electrical requirements to allow for coordinated development of bulk supply and local distribution systems to meet any changing needs of this commodity.
Road Network <ul style="list-style-type: none">• Upgrading of DR 1206/ MR 262 by surfacing of the gravel road currently underway, that will improve the accessibility of the village.
Public Transport <ul style="list-style-type: none">• No proposals (assuming public transport facilities are not required due to low intensity of use)
Cemetery <ul style="list-style-type: none">• Formalize and maintain upkeep• Link to open space corridors connecting community facilities throughout the village.

**Baardskeerdersbos: The Way Forward:
Development Guidelines**

Growth Management:

The hamlet of Baardskeerdersbos is like any village or town continuously changing and expanding. The urbanisation process cannot be prevented, unless such a policy is accepted by the local authority.

The beautiful rural setting, proximity to the coast and the perception of a safe rural settlement with little or no crime are positives and assets for city dwellers and others who want to relocate and come here to live in the countryside.

There are many sub-divisions of land that have not been developed yet, and the character may well change in the next few years. If the current trends of sub-division without a future plan or vision continue, the hamlet of Baardskeerdersbos will merely develop into suburbia, with houses scattered over the countryside in ad-hoc fashion.

The professional team considered all the future options for the growth of the hamlet, which can be defined as follows:

1. Prevent any further development at Baardskeerdersbos. (Declaration as a Provincial Heritage Site).
2. Allow uncontrolled sub-divisions and growth to continue (The Status Quo).
3. Allow controlled development and define Baardskeerdersbos as a Cape village, similar to Elim, Napier and Stanford. (The Preferred Option).

In order to allow the hamlet to expand and become a village, the local authority and the residents will have to accept change of the current conditions and controls. The local authority will have to accept the policy directives to

Growth Management of the Future Village:

Guidelines for Development:

The following Development Guidelines will apply for the hamlet of Baardskeerdersbos in its future transformation into a village:

The Settlement:

1. The hamlet will be transformed into a village. The general policy guideline would be to retain the rural character of Baardskeerdersbos, and direct growth to strategic sites as indicated on the Preliminary Design Framework and Precinct Plan, in order to create a Cape Village.
2. The natural environment of trees, shrubs and orchards should be preserved at all costs.
3. Inappropriate buildings that do not reflect the “Cape Village Vernacular” of the region will not be allowed.
4. The public spaces, historical landmarks inherent in the structure of Baardskeerdersbos should be conserved for future generations.
5. There will be a limit placed on growth, so that the rural farmlands quality of the settlement, in harmony with the cultural landscape will be retained.
6. A variety of land use options will be considered, appropriate to the village.
7. The public facilities, cultural landmarks and commercial nodes will be improved within the limits of a defined village.
8. Large scaled developments should be prevented at all costs.
9. The historical cemetery must be given dignity and an edge, a boundary. It is proposed that the cemetery be defined with a row of densely planted Cypress trees and a low stone wall or picket fence.

Baardskeerdersbos Village Character in the

Defined Areas:

1. Buildings must define public space. The setbacks, orientation and height of buildings facing the village street are delimited. The streetscape is important as a collective vision.
2. Buildings should be single storey or one and a half storey (with a loft in the roof), and the roof pitches should be 30-40 degrees. All roofs should be of corrugated sheet metal and be of dark colours: in black, green, or dark red. Thatch roofs will also be accepted. No tiled roofs are accepted.
3. New buildings should be contemporary statements of the Cape vernacular, and the plan layouts could follow any of the Cape Vernacular examples as illustrated to form courtyards, and enclosed exterior spaces.
4. Verandas or “Stoeps” should be simple with a mono-pitched roof (in the same colour as the main roof) and facing the street.
5. Low territory defining erf walls are allowed, on the erf perimeter. The buildings should be placed facing the street in its horizontal plan form, and should be placed not further than two meters from the erf boundary.
6. Carports, garages and parking areas for cars should be to the back of the buildings, hidden from the street.
7. Trees should be planted one and a half meter outside the erf boundaries. All the village trees should align with the trees of their neighbours.
8. Width of erven in the Village: Street fronts of erven should not be wider than 8-12 meters.
9. Erven sizes in the village should be between 150m²-400m², with narrow front to allow a continuous “village wall” of buildings.

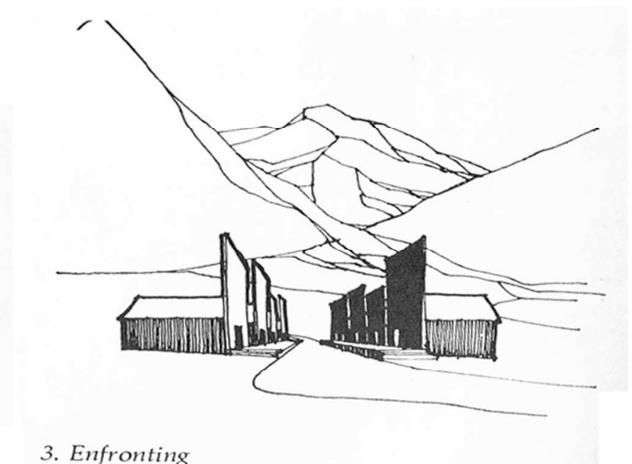
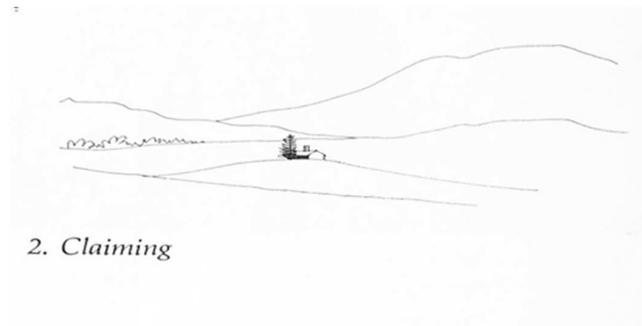
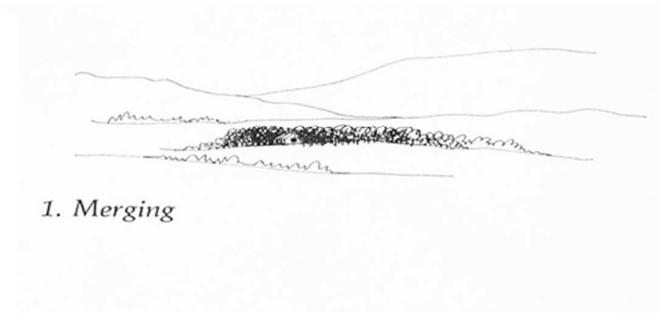
Baardskeerdersbos Hamlet Quality of the Environment:

1. Erven in the Hamlet portion should be a minimum of 3000m².
2. The architecture should conform to the Cape vernacular. Buildings sizes could be bigger than in the village.
3. The landscaping on large erven should be more intense, and agriculture is encouraged.
4. Tents and caravans will be allowed on larger erven. Permission to be sought from local authority to build more than one dwelling on the larger plots.

The Quality of the Natural Environment:

1. The trees on public roads and the landscape should be either Pin Oaks, Planes, Poplars (*PopulusSimonii*, *PopulusNigra*), White Stinkwoods or *FicusNatalensis*,
2. The agricultural compliment of trees such as Olive trees, Citrus and Grapevines, Pear Trees will also be acceptable.
3. Urban agriculture will be allowed in the hamlet and on the edge of the village.
4. Orchards, vineyards, Olive Groves are encouraged.
5. Walking trails to be encouraged, also mountain biking and horse trails.
6. Walking trails to be encouraged.
7. Fynbos corridors to be linked
8. Treed avenues planted as visual corridors down the slopes to frame views onto the surrounding landscape should be encouraged.
9. Water furrows ("leivore") and springs should be expanded, and should follow the example of the Stellenbosch or Genadendal water-furrows.
10. Development should take cognisance of the contours on slopes. Building forms should follow the contours to reduce cut-and fill and not stand out in landscape.

Fig 1: Place-making with buildings in the landscape *The Place of Houses*: Charles Moore et al, Holt Reinhart and Wilson New York 1974

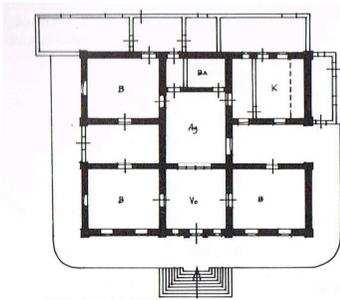


Appropriate and Preferred Land Use:

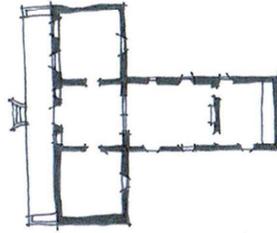
1. Commercial use should be encouraged on the R317 Road Village.
2. Restaurants and Guest Houses are allowed adjacent to the R317 Roadside of the village.
3. Industrial uses of a non pollutant nature; (noise and air pollution prohibited) could be allowed. Small scaled joinery works, welding works, and similar activities may be allowed by obtaining local authority permission.
4. Arts and crafts and Pottery activity to be encouraged.
5. Cultural activities and festivals related to food, art, performance (e.g. bands- such as the BaarskeedersbosBoere-orke) is encouraged.
6. Small-scaled animal husbandry to be encouraged.
7. A wide variety of crop production encouraged.



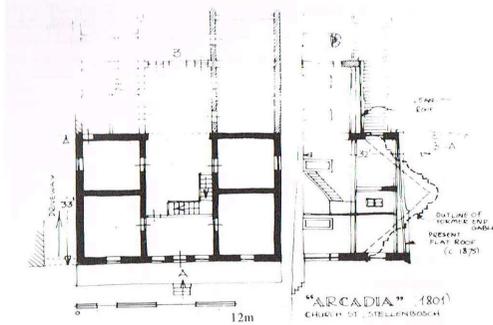
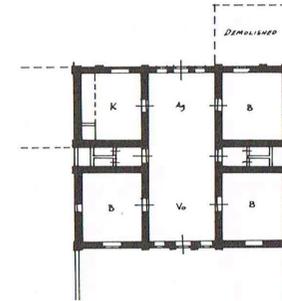
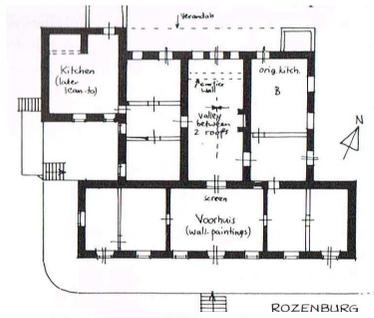
Cape Vernacular Plan forms and builing forms



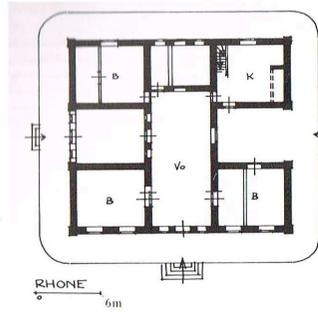
H-shape plan



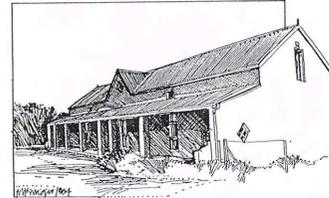
T-shape plan



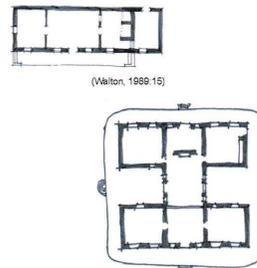
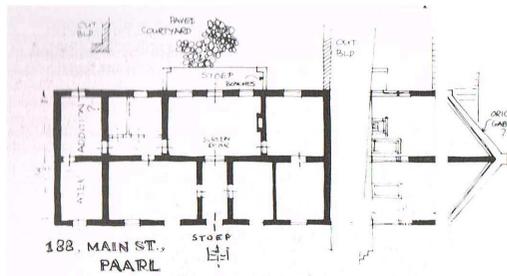
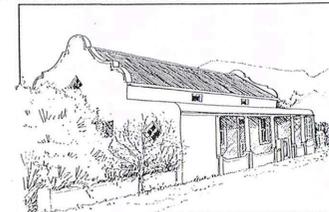
U-shape



Caledon straat huis



Kerk straat



MartinKrugerAssociates
urbanarchitecture

Heritage guidelines

Heritage Indicators

Implementation of the recommendations made by the 2009 Heritage Survey (endorsed by Heritage Western Cape) should occur at three scales – the settlement level, the level of individual resources where appropriate, and at the landscape level. Draft guidelines and indicators (to be confirmed) will incorporate the following:

At settlement level:

The expansive and contained settlement pattern and grain of Baardskeedersbos should be retained and protected. The recommended conservation and special areas should be implemented.

- Any new development must be informed by an understanding of and response to the heritage values of the existing settlement
- New development must be sympathetic to the historically significant patterning and should not extend up the mountain slopes
- Demolition of heritage resources should be proscribed
- Encroachment of residential development into farmland should be minimised, and the urban edge respected

- The leiwat system significant to the historical settlement should be retained
- New architectural languages should be different from but sympathetic to the modest vernacular language already in use in the settlement
- Subdivision of agricultural land should be avoided, and the protection of productive agriculture should be encouraged
- Gated villages should not be allowed
- Inauthentic replication of the vernacular style should be prevented
- Ensure positive house-street relationships as embedded in the historical pattern
- Ensure that new buildings and additions to buildings respect the traditional siting, form and massing patterns evident in the settlement
- New buildings should reflect the scale and proportion of existing buildings in the conservation area
- New buildings should be orthogonal in form:
 - a) New buildings must be made up of narrow rectangles with cross-sections not in excess of six metres. If a larger house is planned it should be made up of several smaller elements linked together.
 - b) Lean-to additions should be used as scaling elements and should not exceed the width of the main dwelling.
- Landscape patterning should be sympathetic to the existing poplar avenues and the use of indigenous vegetation already evident in the settlement

At buildings level:

An inventory of Heritage Resources should be drawn up by the local authority, based on the buildings detail in Appendix A. Once an inventory has been compiled and submitted and approved by the provincial heritage authority (HWC), that authority must consult the owners of the properties proposed to be listed on the provincial heritage register and gazette the listing (NHRA Section 30(7), (9)). Thereafter, and within six months of this gazetting, the local authority must provide for the protection and regulation of the listed buildings and sites through provisions in the zoning scheme¹⁴.

In the heritage area demolition should be proscribed, houses without roofs should be immediately covered, and a set of regulations for maintenance and renovations of older dwellings should be drawn up.

¹⁴Overstrand Heritage Survey, 2009:261

Ensure that the authenticity of the original building/s are retained

(to be completed)

General recommendations for grade 111A and 111B sites are as follows (Overstrand Heritage Survey, 2009):

Grade IIIA Proposed Clause in Local Zoning Scheme

No Grade IIIA building or structure and/or listed on the Provincial Heritage Register shall be demolished, altered or extended nor shall any new building or structure be erected on the property occupied by such building or structure without the Municipality's special consent;

The Municipality shall take account of the provincial heritage resources authority/s requirements, and the Municipality shall not grant its special consent if such proposed demolition, alteration, extension or new building or structure will be detrimental to the character and /or significance of the building or structure.

Grade IIIB Proposed Clause in Local Zoning Scheme

No Grade IIIB building or structure and/or listed on the Provincial Heritage Register, other than an internal wall, surface or component, shall be demolished, altered or extended nor shall any new building or structure be erected on the property occupied by such building or structure without the Municipality's special consent, the Municipality shall take account of the provincial heritage resources authority/s requirements, and the Municipality shall not grant its special consent if such proposed demolition, alteration, extension or new building or structure will be detrimental to the character and /or significance of the building or structure.

Conservation Area Proposed Clause in Local Zoning Scheme (These should be incorporated into planning, and are taken directly from the Overstrand Heritage Survey)

(1) The following provisions shall apply within an area depicted on the Zoning Map as being a Conservation Area:

(i) no building or structure other than an internal wall or partition therein shall be demolished or erected unless written application has been made to the Municipality and the Municipality has granted its special consent thereto;

(ii) no mature trees or hedgerows or boundary wall treatments affected by Sec. 34 of the NHRA shall be removed or altered unless written application has been made to the Municipality and the Municipality has granted its special consent thereto;

(iii) the Municipality shall not give its special consent if such demolition, removal, alteration, extension or erection, as the case may be, will be detrimental to the protection and/or maintenance and/or enhancement of the architectural, aesthetic and/or historical character and/or significance, as the case may be, of the area in which such demolition, alteration, extension or erection is proposed.

Renovations of older buildings at Baardskeerdersbos have been undertaken with variable sensitivity. New buildings, especially those made of wood, do not always fit in with the visual character of the town. Where roofs are not left on, houses made of mud brick deteriorate rapidly. Of particular concern during 2009 was the house on erf 43.