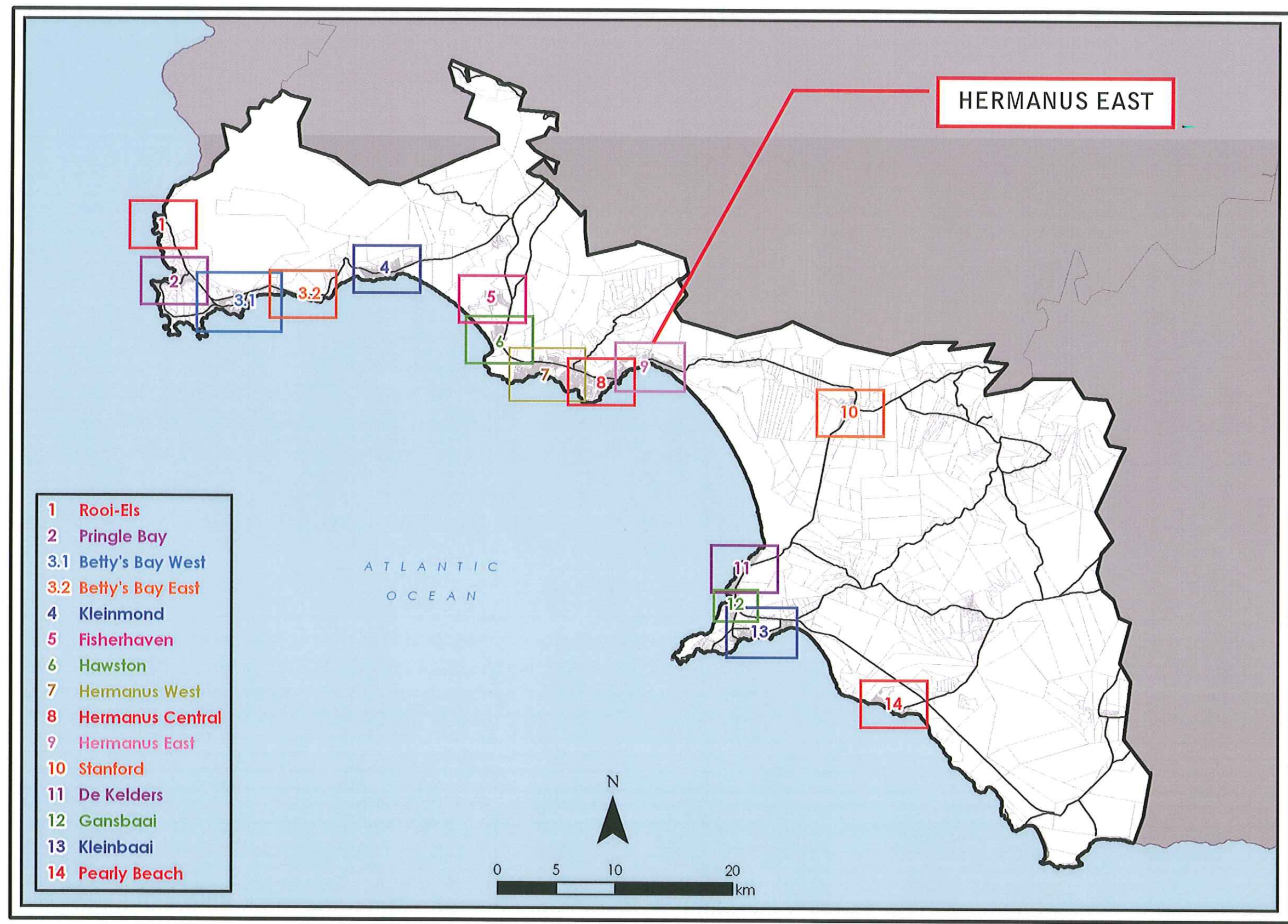


# HERMANUS EAST





7.4.9 HERMANUS EAST

A: Contextual Overview

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



Figure 57: Locality Plan

Hermanus East is located directly to the east and abutting the Hermanus Central area and approximately 25km west of Gansbaai. The Hermanus East area predominantly consists of the higher income residential suburbs of Voëlklip, Fernkloof, Kwaiwater and Hermanus Heights. This area primarily has a dormitory town function.

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

The current urban structuring features of the Hermanus East area are the Olifants Mountains to the north, and the long narrow coastal plain and the Atlantic Ocean to the south. Another urban structuring feature of this planning area is the R43 Provincial Road which separates the area in a northern and southern area. The older areas which include the majority of this planning area has a clear legible grid pattern whilst the more recent developed residential areas located to the north, north-east and inside the boundaries of the Hermanus golf course has a more modern curvilinear environmental area concept layout.

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

The following table indicates the age distribution of the different age cohorts of the areas within Hermanus East. The Hermanus East area clearly indicates that the majority of inhabitants are within the 50 years and older age cohort reflecting the character of the area.

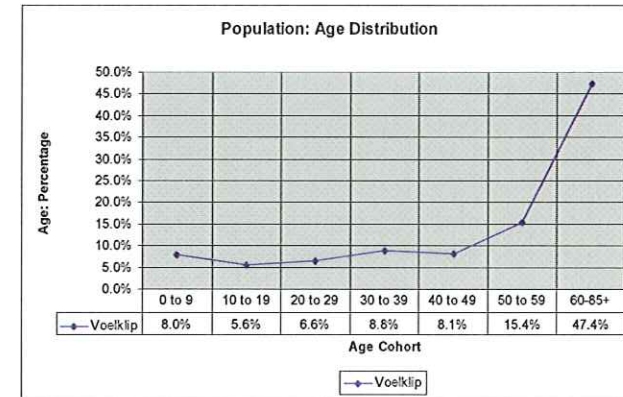


Figure 58: Population Age Distribution graph of Hermanus East

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

In the Hermanus East area, the Eastcliff residential area originated prior to 1900, whereafter the largest portion (Voëlklip and Fernkloof) was established during the 1900 to 1939 period, consisting of more than 2200 erven. During the 1940 to 1969 period little development has taken place followed by the 1970 to 1999 period when Hermanus Heights and two other smaller settlements established. Post 1999 the popular gated security developments in the vicinity of the golf course (11 erven) were established.

(v) Landscape Setting

Similar to the landscape of Hermanus Central, the landscape setting of Hermanus East is determined by its location on the coastal plateau between the Mosselberg Mountain range and the coastline. In contrast to the rocky inlet character of the central coastline, the coastline of the eastern area is characterised by a number of unspoilt beaches, most notably the extensive Grotto Beach, a blue flag beach, at the mouth of the Klein River vle.



Figure 59: 3D Landscape Setting Plan

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

- The tendency for the orthogonal grid associated with Voëlklip to locate on the coastal plateau between the 100m contour line and the coastline.
- The green frame provided by the Mossel River corridor to the west and the Klein River corridor to the east.
- The Fernkloof Nature Reserve which provides the green backdrop to the village to the north.
- The distinctive shoreline and associated cliff path which affords a dramatic range of views of rocky coastline, sandy coves, and the extensive beach area of Grotto Beach.

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

The majority of the Hermanus East Planning Area's properties are within private ownership.

Vacant municipal owned land is limited to the centrally located portion located between 4<sup>th</sup> and 7<sup>th</sup> avenue north of the R43 Provincial Road. On the eastern edge of the Planning Area a portion of approximately 5ha low intensity developed government owned land is located which offers opportunity for development. In addition to the above, Die Mond Caravan Park on the south eastern edge of the town also offers the opportunity for redevelopment.

B: Local Area Character and Density Analysis

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

The Hermanus East area is predominantly characterised by a monotonous low density single residential land use character alternated with group housing gated village type developments within the original golf course boundaries. This area is a high property value area with a low vacancy factor of less than 8%.

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

An outstanding feature of the Hermanus East demarcated area is the small variety of non-residential zoned land within this planning area.

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

Based on the standards for the provision of community facilities attached in Annexure B, the Hermanus East area is underprovided with community facilities.

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

The existing well maintained collector and local road systems of the Hermanus East Planning area are currently operating within acceptable levels of service.

Although the bulk water supply to the Hermanus East area is regarded as sufficient, the potable water treatment works are now operating at capacity and requires a costly upgrade to provide for the existing as well as the future areas. Furthermore, in especially the older areas such as Voëlklip, the water network is old and requires replacement. An additional water storage reservoir will soon be required to service this area as further development takes place.



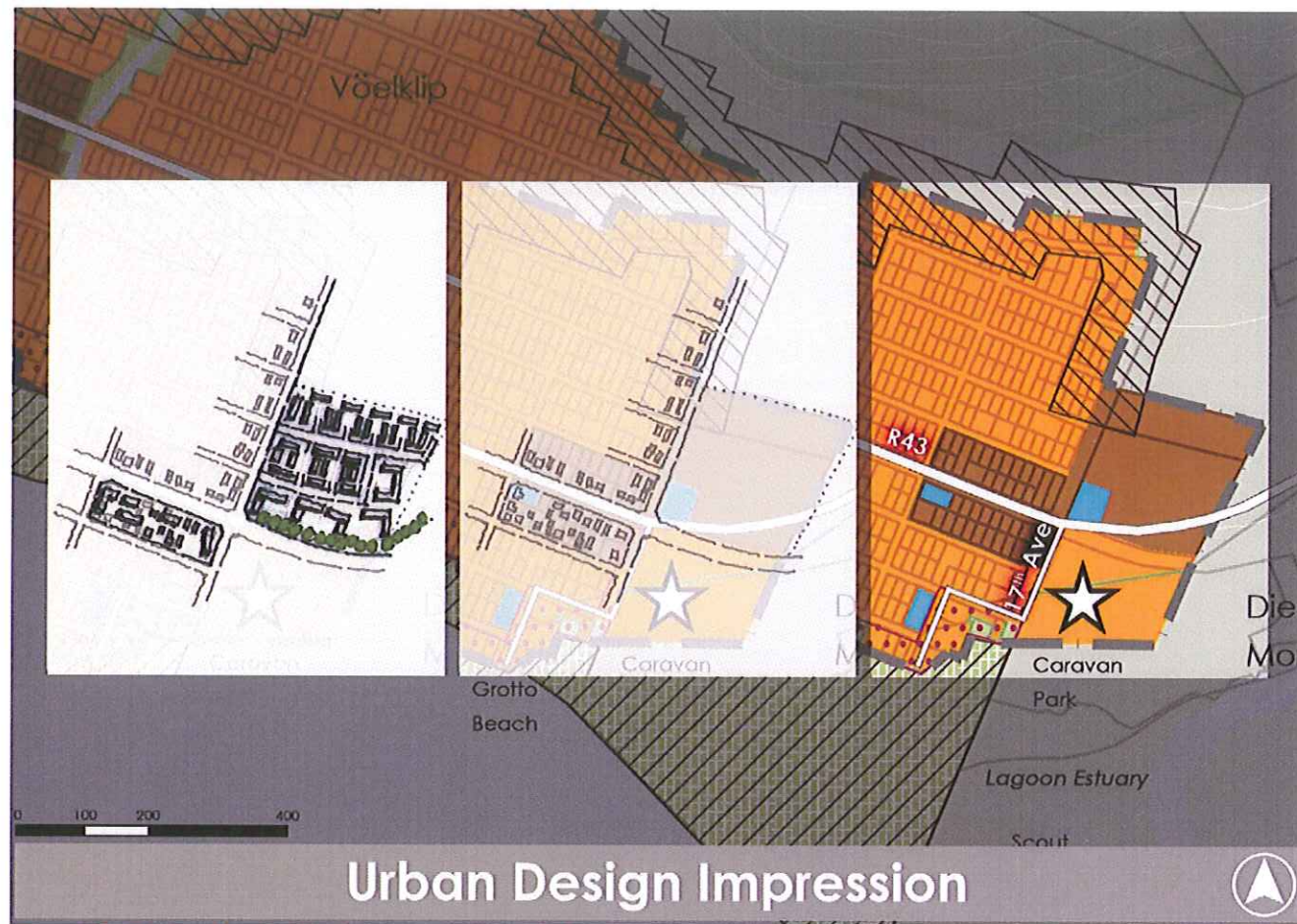


Figure 60: Medium Density Housing opportunity north of existing caravan park

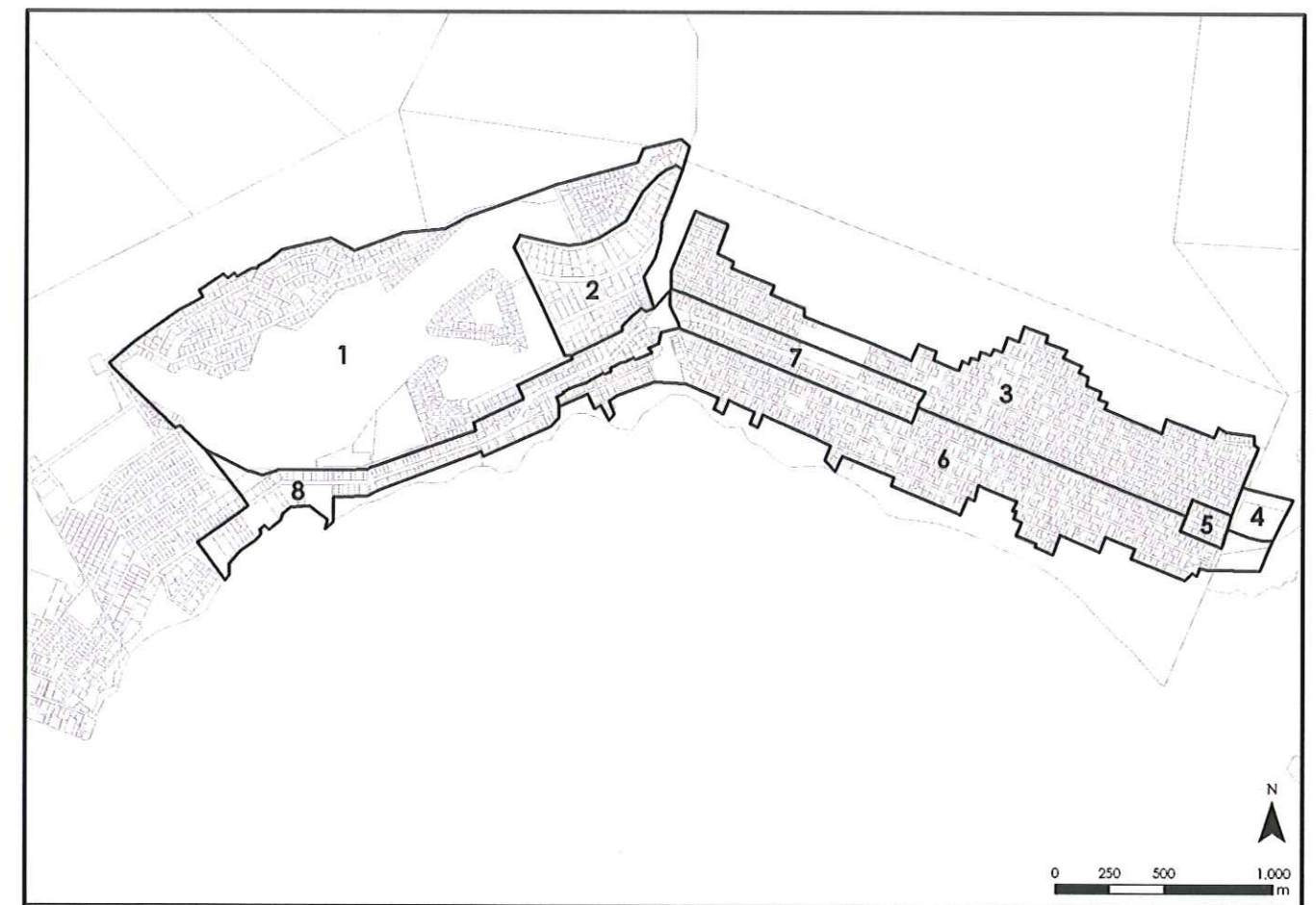


Figure 61: Hermanus East's Planning Units

Large areas within Hermanus Central operate on a small bore sanitation system which restricts new development in this area. Presently operational and capacity problems are experienced at the waste water treatment works serving this area which should be upgraded to increase its capacity.

In terms of electricity supply, the existing demand meets the consumption, and sufficient capacity is presently available to serve the needs of Hermanus East. The demand trend is however increasing and will have to be carefully monitored.

Sufficient solid waste capacity exists to service the town.

**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)***

Several natural features such as the Fernkloof Nature Reserve, the steep slopes, heritage areas along the coast and the scenic beauty of the mountain and beaches in the area contribute to a sensitive area for possible development. The associated high property values, demarcated heritage areas, identified critical vistas, scenic drives, fine grain development and tourism value place further restrictions on densification of this area. Another factor is the restriction as a result of under capacity bulk services and in most of the areas water and sewerage network systems which require either replacement and / or upgrading.

Some opportunity for densification does however exist, given the low vacancy factor of residential zoned land and/or vacant larger pockets of land. However, the R43 Provincial Road provides good opportunity for densification along this route, given the easy and good accessibility it offers.

**D: *Proposed Densification Interventions***

**(i) *Densification Strategy:***

The following general densification strategy principles are proposed for the Hermanus East area:

- To increase thresholds for a greater range and choice and variety of urban opportunities,
- To provide a greater range of housing opportunities, including inclusionary housing,
- To relieve pressures on sensitive interfaces, particularly the mountainside and coastline.

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

The proposed interventions (refer to Contextual Overview Plan) should respond to areas of natural environmental sensitivity, the need to protect a natural environment adjacent to the scenic route and existing land use patterns in the form of economic opportunities at local level.

Areas and guidelines of specific mention within the Hermanus East area are the following:

- The promotion of medium density housing opportunities along the R43.
- The promotion of a medium density housing node adjacent to the existing caravan park at the eastern entrance to Hermanus.
- Incremental densification within the existing residential fabric where appropriate.



**(iii) Urban Design Guidelines**

Within the Hermanus East Planning Area the medium density housing node north of the existing caravan park has been identified as an area where urban design guidelines will be required. *Figure 60* reflects an urban design impression of this area.

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

Eight Planning Units have been identified for the Hermanus East Planning area. The proposals made for the Hermanus East area can potentially contribute to an increase of approximately 1200 additional dwelling units and increase the current gross density for the area from 6.3 to 9.1 dwelling units per hectare.

The following proposals are relevant for this area:

● **Planning Unit 1**

Planning Unit 1 mainly consists of the Hermanus Heights area in and around the Hermanus golf course. Specific control measures are required for these mountain interface zones.

■ **Residential Densification**

Incremental development through subdivision (housing typology B2), to allow a second dwelling unit, is proposed for an assumed 10% of the area/dwellings in this Planning Unit. Based on this assumption, this proposal can potentially contribute to approximately 50 additional dwelling units.

■ **Community Facilities**

The following community facilities are proposed for this Planning Unit, given the lack of community facilities in the Hermanus East area:

- 1 Pre-Primary School,
- 1 Primary School,
- 1 Secondary School,
- 3 Worship facilities, and
- ±100ha of public / private open space.

■ **Civil Services**

In order to facilitate any densification in this Planning Unit, the following civil services provision and/or upgrades will be required:

- The upgrade of the potable water treatment works,
- The upgrade of the waste water treatment works (sewerage),
- A local investigation in order to determine if bulk electrical supply and distribution network is sufficient to accommodate the increased densities.

● **Planning Unit 2**

Planning Unit 2 consists of the existing high property value, low density Fernkloof residential area.

■ **Residential Densification**

Incremental development through subdivision, to allow a second and third dwelling unit respectively (housing typologies B1 and B2), is proposed for an assumed 20% of the area/dwellings in this Planning Unit. Based on this assumption, this proposal can potentially contribute to 30 additional dwelling units.

■ **Community Facilities**

Given the restricted space within this area, no additional community facilities are proposed for this Planning Unit.

■ **Civil Services**

In order to facilitate any densification in this Planning Unit, the following civil services provision and/or upgrade will be required:

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

● **Planning Unit 3**

Planning Unit 3 consists of the existing high income, low density Voëlklip residential area, north of the R43 Provincial Road.

■ **Residential Densification**

Incremental development through subdivision to allow a second and third dwelling unit (housing typologies B1 and B2) respectively is proposed for an assumed 20% of the area / dwellings in this Planning Unit. Based on this assumption, this proposal can potentially contribute to approximately 260 additional dwelling units, increasing the current gross density from 11 to 14.3 dwelling units per hectare.

■ **Community Facilities**

Given the restricted space within this area, the following community facilities are proposed for this Planning Unit:

- 2 Pre-Primary Schools,
- 3 Worship facilities, and
- 2.5ha of public / private open space.

■ **Civil Services**

In order to facilitate any densification in this Planning Unit, the following civil services provision and/or upgrade will be required:

As per Planning Unit 2

● **Planning Unit 4**

Planning Unit 4 consists of an underdeveloped portion of land on the north-eastern side of the Voëlklip area.

■ **Residential Densification**

Block development with duplex-row housing (housing typology E4) is proposed for an assumed 75% of this Planning Unit, and based on this assumption, could potentially contribute to 166 additional dwelling units at a density of more than 35 dwelling units per hectare.

■ **Community Facilities**

Given the flexibility and accessibility this site offers the following community facilities are proposed for this Planning Unit:

- 1 Pre-Primary School,
- 1 Primary School,
- 1 Worship facility, and
- 0.9ha public / private open space.

■ **Civil Services**

In order to facilitate any densification in this Planning Unit, the following civil services provision and/or upgrade will be required:

- The upgrade existing bulk water treatment works and extension of the water network system,
- The upgrade and the connection, in the medium to long term of the area, to the sewerage waste water treatment works.
- An investigation to determine if the bulk Eskom electrical supply and distribution network is sufficient to accommodate the increased densities,
- An investigation to determine existing road has sufficient capacity to absorb the impact of the proposal and the provision of a local road network.

● **Planning Unit 5**

This Planning Unit consists of the erven (two erven deep on average) flanked by the R43 Provincial Road on the eastern end of Voëlklip. This area is subject to scenic route vistas.

■ **Residential Densification**

A variety of densification interventions (housing typologies B1, B2, B3, C2, C3, D2 and D3) are proposed for this Planning Unit, consisting of incremental densification by subdivision into two or three erven, site development for free-standing duplex housing and duplex-row housing, site consolidation in free-standing duplex housing and duplex-row housing. These proposals are made for an assumed 25% of this Planning Unit area / dwellings. This densification proposal based on the mentioned assumptions can potentially contribute to an additional 75 dwellings.



Community Facilities

No additional community facilities are proposed for this Planning Unit.

Civil Services

In order to facilitate any densification in this Planning Unit, the following civil services provision and/or upgrade will be required:

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

Planning Unit 6

This Planning Unit consists of the existing pristine high income, low density southern section of the Voëlklip residential area.

Residential Densification

Incremental development through subdivision to allow a second and third dwelling units respectively (housing typologies B1 and B2) is proposed for an assumed 20% of the area / dwellings of this Planning Unit. Based on this assumption, this proposal can potentially contribute more than 200 additional dwelling units, increasing the current gross density from 8.7 to 11.3 dwelling units per hectare.

Community Facilities

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

- 1 Pre-Primary School, and
- 3 Worship facilities.

Civil Services

As per Planning Unit 2.

Planning Unit 7

Planning Unit 7 consists of a linear area flanked by the R43 Provincial Road on the western side of Voëlklip which includes a vacant portion of municipal land.

Residential Densification

A variety of densification interventions are proposed for this Planning Unit, consisting of incremental densification by subdivision into two or three erven, site development for free standing duplex housing and duplex row housing and site consolidation for freestanding duplex housing and duplex row housing (housing typologies B1, B2, B3, C2, C3, D2 and D3). These proposals are made for an assumed 25% of this Planning Unit area. Based on this assumption, an additional 412 dwelling units can potentially be provided at a density of 31 dwelling units per hectare.

Community Facilities

The following community facilities are proposed for this Planning Unit:

- 1 Clinic,
- 1 Community hall,
- 1Pre-Primary School,
- 1 Primary School,
- 1 Library,
- 2 Worship facilities,
- 1 Bus stop and
- 3ha of Public / Private Open Space

Civil Services

As per Planning Unit 2.

Planning Unit 8

Planning Unit consists of a linear area flanked by the R43 Provincial Road south of the Hermanus golf course.

Residential Densification

No densification has been proposed for this Planning Unit.

Community Facilities

The following community facility is proposed for this Planning Unit:

- 1 Worship facility,

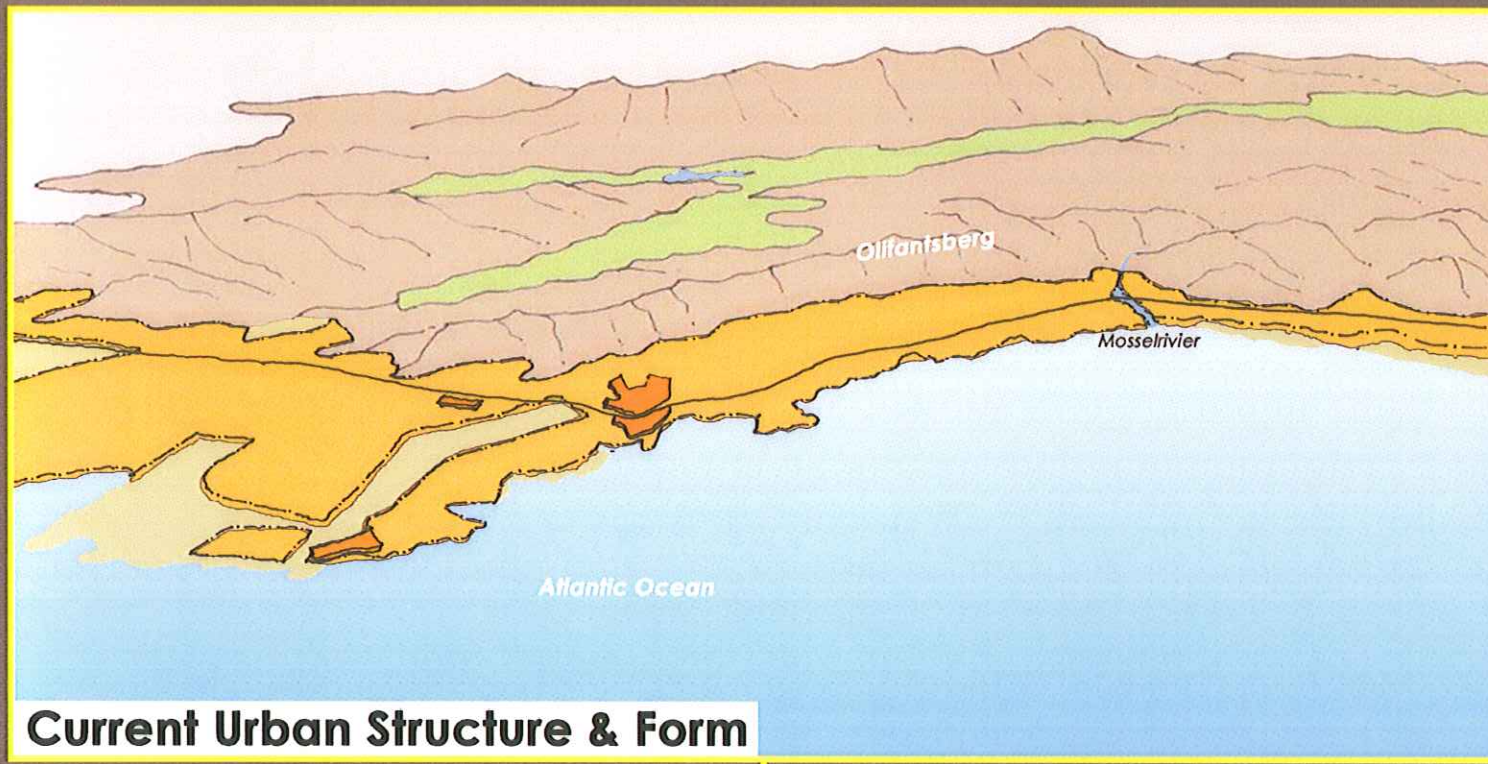
Civil Services

As per Planning Unit 2.

Conclusion

Given the sensitive environmental characteristics of the area, limited development and / or densification opportunities exists in this area. As in most of the other planning areas, the upgrade and / or provision of civil services will have to take place prior to any significant densification interventions proposals being implemented.





**Current Urban Structure & Form**

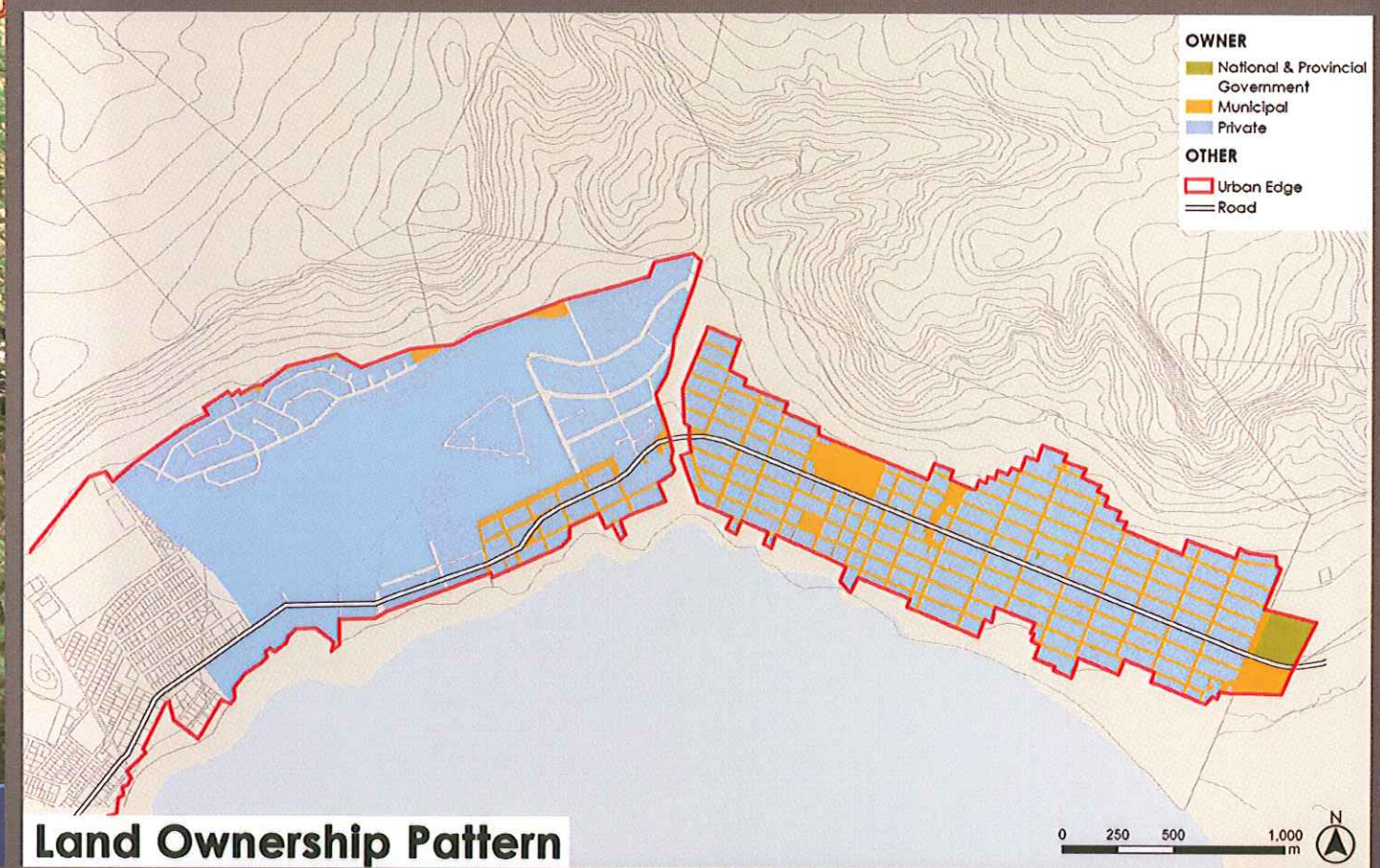
Time Frame	No. of Erven Supplied	% Growth	% of Erven Supplied																	
			10	20	30	40	50	60	70	80	90									
Pre 1900	88	3	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
1900-1939	2067	73	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
1940-1969	12	0	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
1970-1999	332	12	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Post 1999	342	12	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10



**Historical Township Establishment Pattern**

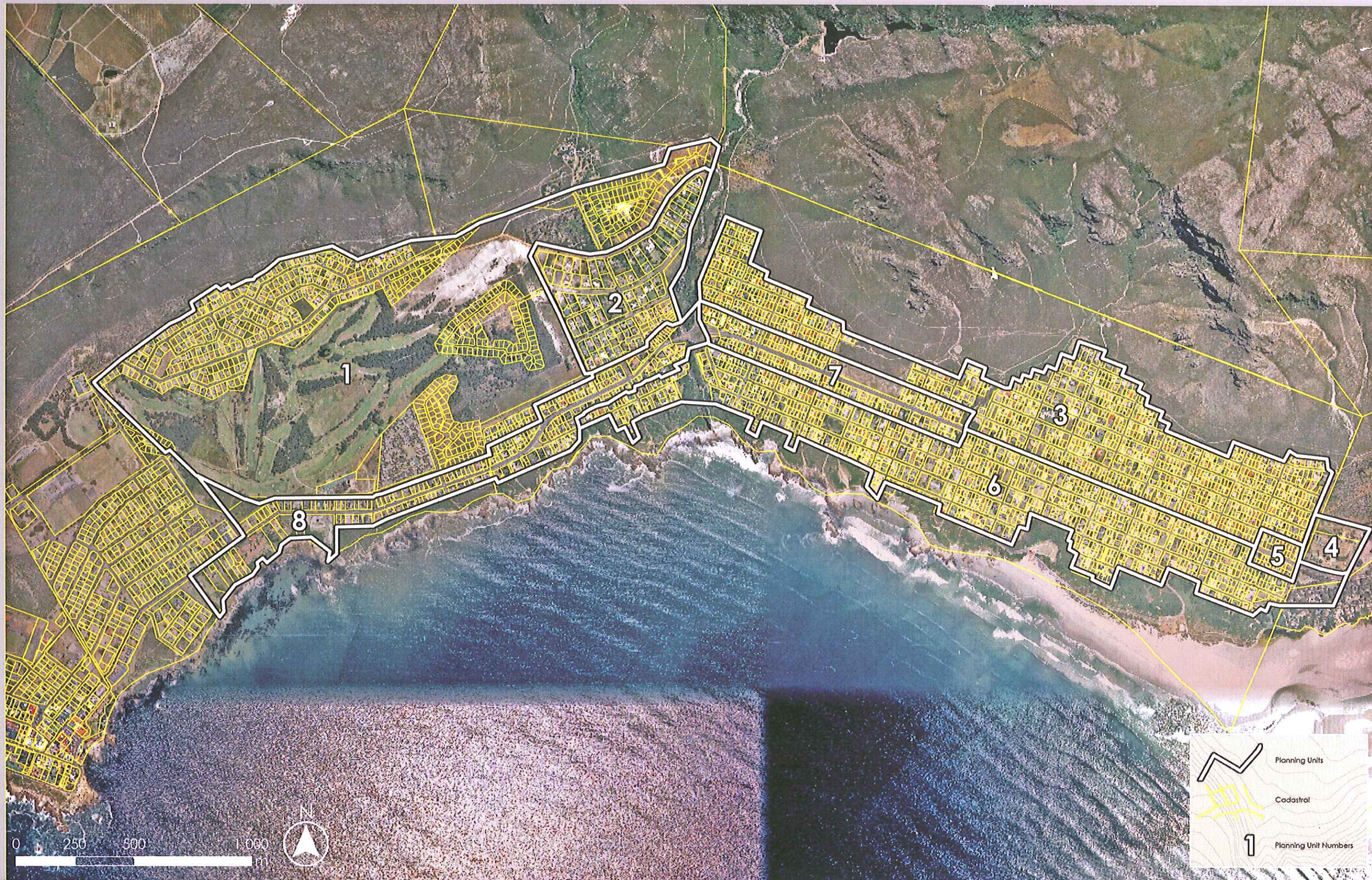


**Locality**



**Land Ownership Pattern**





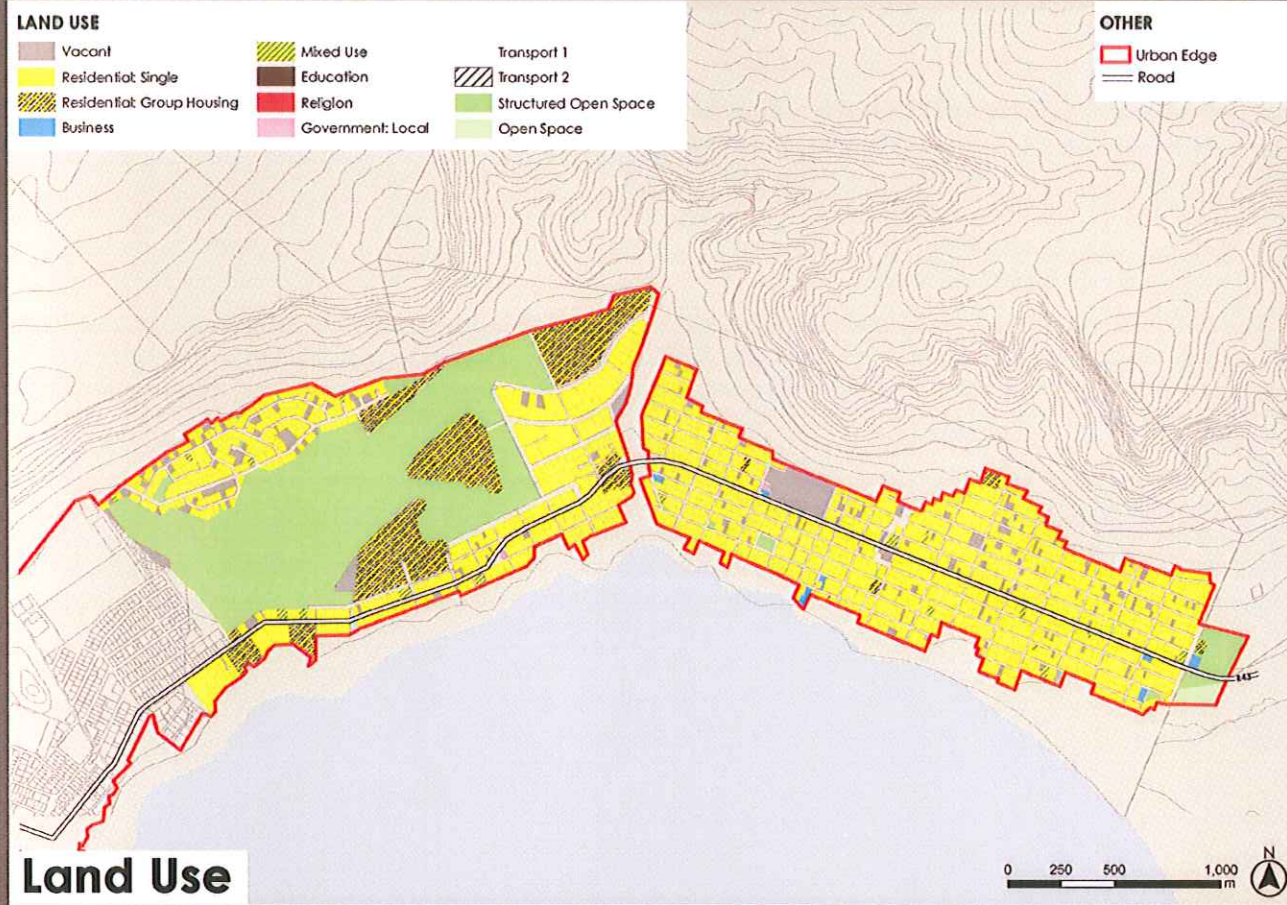
GROWTH  
MANAGEMENT  
STRATEGY

HERMANUS (EAST)  
**AI. AERIAL VIEW OF PLANNING AREA**  
 (MAY 2010)



NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING

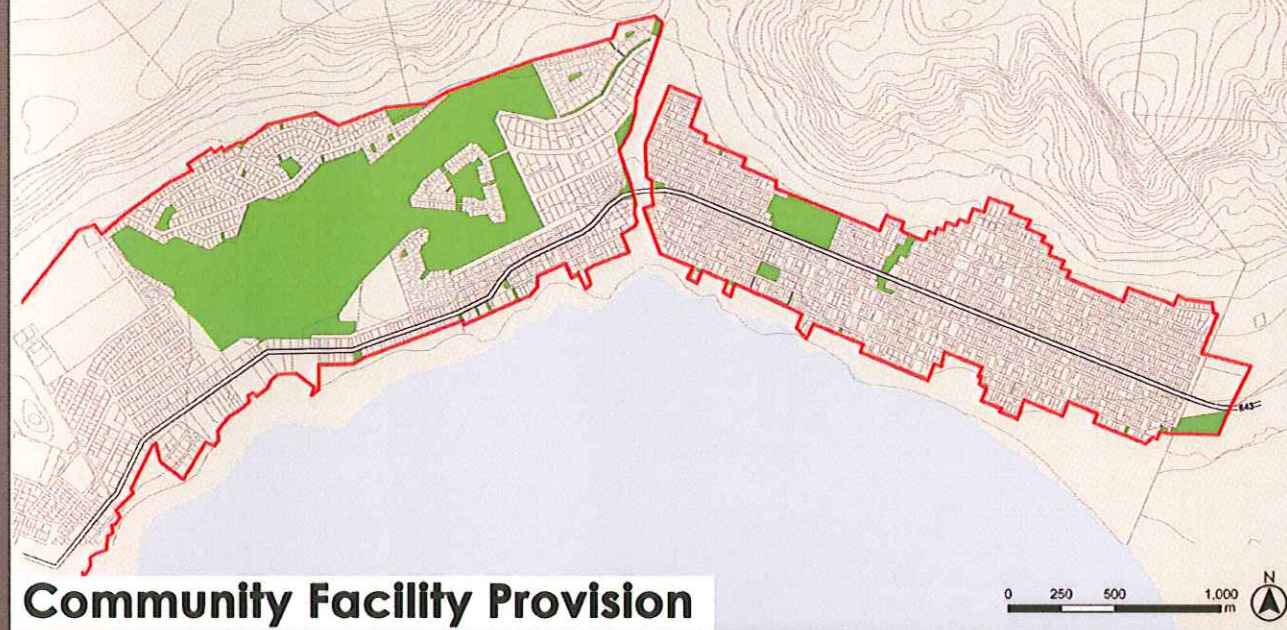




**\*HERMANUS EAST: LAND USES**

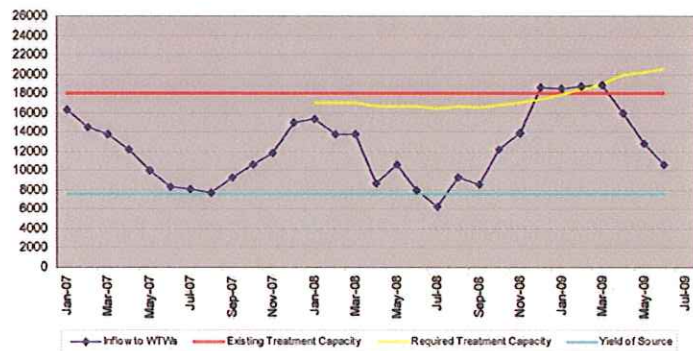
	EXISTING	REQUIRED
Clinic/Hospital	0	0
Community Facility	0	0
Education: Pre Primary	0	4
Education: Primary	0	2
Education: Secondary	0	1
Library	0	1
Public/Private Open Space	119ha	13ha
Religion	0	8
Recreation	0	0

\*Voelklip

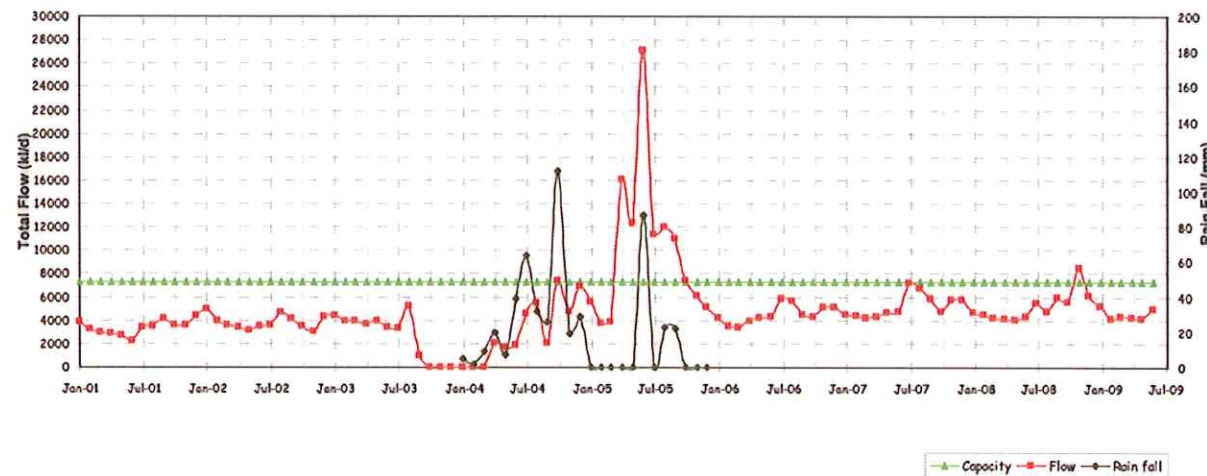




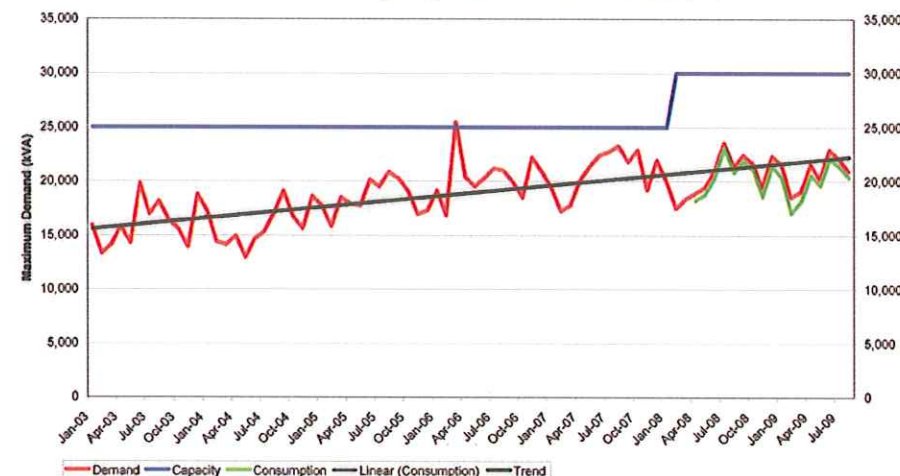
Preekstoel WTWs (kl/d) - Potable Water Treatment Works



Hermanus WWTWs - Waste Water Treatment Works (Sewerage)



Overstrand Municipality Hermanus Electricity Demand



Civil Services Provision



GROWTH  
MANAGEMENT  
STRATEGY

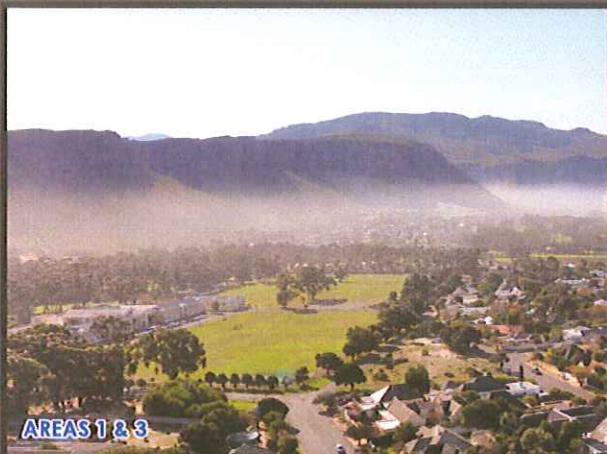
HERMANUS (EAST)

C. SERVICES PROVISION (MAY 2010)



NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING

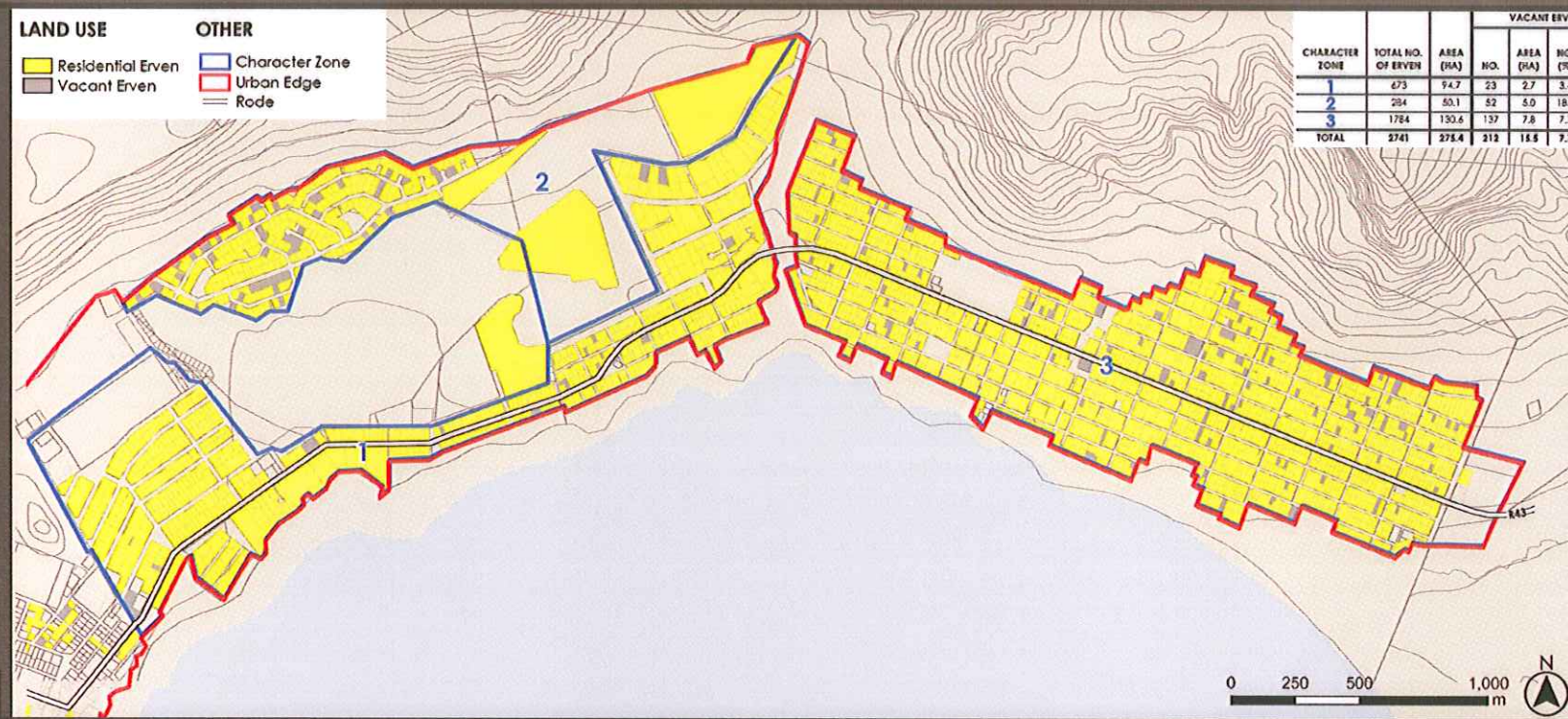




AREAS 1 & 3

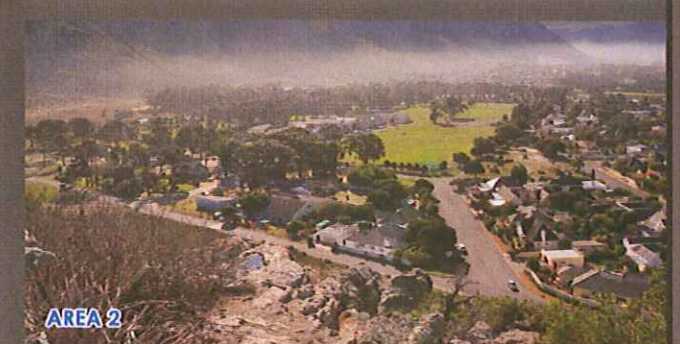
The Westcliff area dates from a similar era to the Eastcliff area and has a similar pattern in terms of house plot ratios and house street patterns. Up until the last decade of the twentieth century there was a relatively consistent building typology with low boundary walls and positive house street relationships. Densification could be considered in this area but should not impact negatively on these qualities.

## Density & Area Character



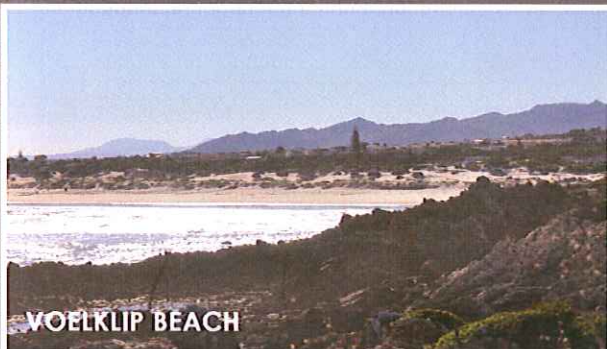
CHARACTER ZONE	TOTAL NO. OF ERVEN	AREA (HA)	VACANT ERVEN				RESIDENTIAL ERVEN													
			NO.	AREA (HA)	NO. (%)	AREA (%)	DEVELOPED				VACANT				GROSS DENSITY	NET DENSITY	PROPERTY VALUE			
							NO.	RES UNITS	AREA (HA)	NO. (%)	AREA (%)	NO.	AREA (HA)	NO. (%)				AREA (%)		
1	473	94.7	23	2.7	3.4	2.9	445	80.4	424	909	78.4	94.7	97.5	21	2.0	3.3	2.5	9.8	11.4	High
2	284	56.1	82	6.0	18.3	10.0	277	48.0	227	450	43.7	81.9	91.0	50	4.3	18.1	9.0	10.0	10.4	Low
3	1784	356.8	137	7.8	7.7	4.0	1754	322.4	1424	1443	115.2	92.4	94.0	130	7.4	7.4	6.0	13.7	14.6	Low
<b>TOTAL</b>	<b>2741</b>	<b>547.4</b>	<b>242</b>	<b>15.5</b>	<b>7.7</b>	<b>8.4</b>	<b>2474</b>	<b>421.8</b>	<b>2475</b>	<b>3021</b>	<b>237.3</b>	<b>92.5</b>	<b>94.5</b>	<b>201</b>	<b>15.7</b>	<b>7.8</b>	<b>8.5</b>	<b>11.7</b>	<b>12.8</b>	

\* Refer to explanatory ht in document



AREA 2

The later development of walled gated villages with a high degree of homogeneity and a singular building typology particular to each individual village all have an internal focus and in contrast to the older residential fabric, contribute little to the overall public realm. Densification interventions which would integrate these isolated elements could be considered.



VOELKLIP BEACH



VERMONT TYPOLOGY



VERMONT LAKE

## Place Making Qualities



The Hermanus landscape is distinctive, comprising a number of landscape units of particular environmental and heritage quality, which have evolved over time in response to specific environmental attributes related to the rocky and sandy shoreline, the mountainside and the built form response over the last one hundred years.

Distinct precincts which have been identified include:  
**West Hermanus:** Vermont, Onrust, Sandbaai  
**Central Hermanus:** Zwelihle, Westcliff, Northcliff, Eastcliff.  
**East Hermanus:** Hermanus Heights, Fernkloof, Voëlklip.

Environmental and urban qualities related to the precincts are:

**Vermont:**  
 A relatively new sub-urban precinct of uniform character which is relieved by a number of wooded ravines and a hilly topography.

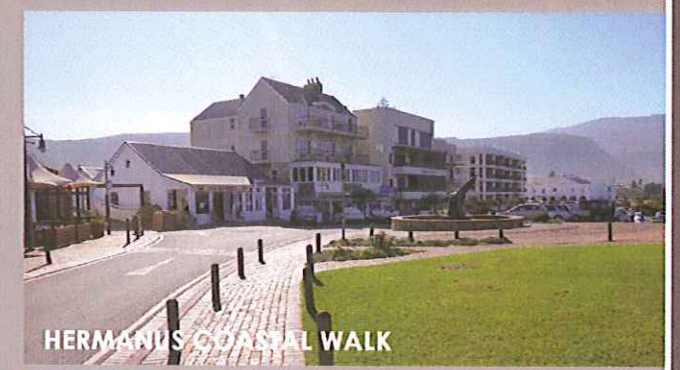
**Onrust:**  
 A residential coastal resort with a built form response which has responded appropriately to the beach and estuary in terms of house street relationships, height, massing and form.

The camping site set in a milkwood forest and in close proximity to the estuary is a primary place-making element.

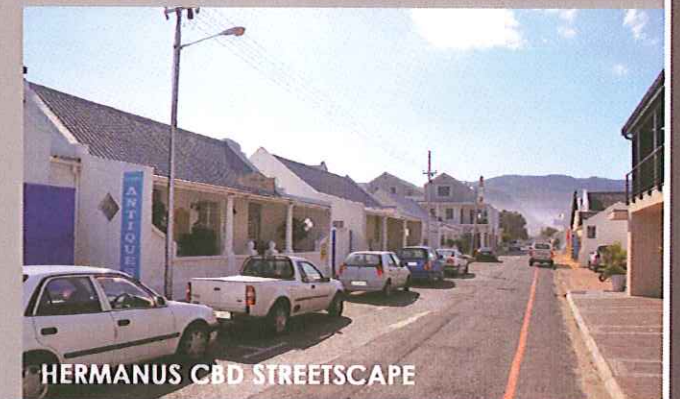
**Hermanus Central:**  
 A high quality built form response to the original harbour and coastal edge with a large number of conservation worthy buildings, proposed for inclusion in an urban conservation area. The coastal walkway linking the old and new harbours, contribute substantially to the public space structure.



HERMANUS NEW HARBOUR



HERMANUS COASTAL WALK



HERMANUS CBD STREETScape



GROWTH  
MANAGEMENT  
STRATEGY

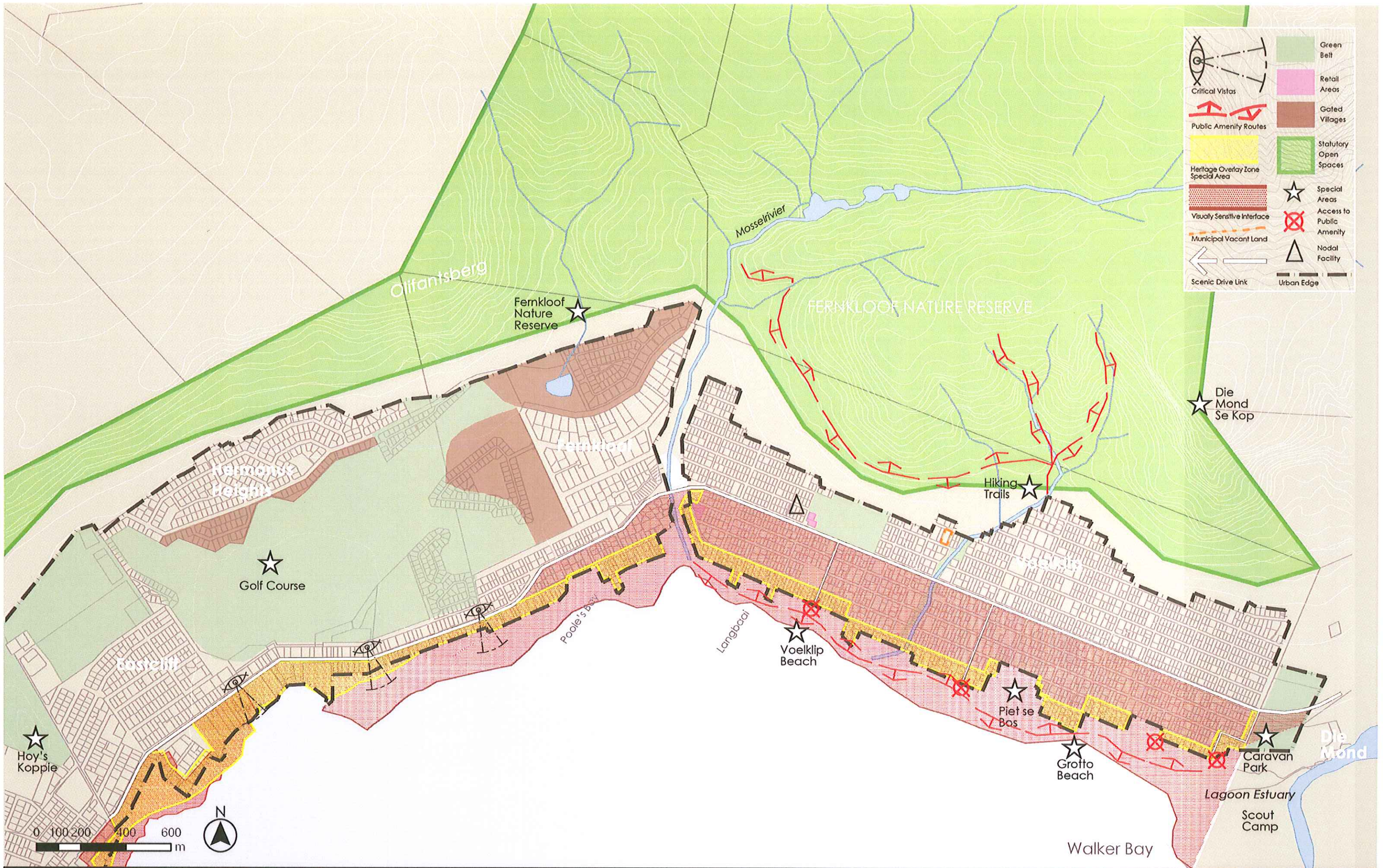
## HERMANUS (EAST)

# D. DENSITY & AREA CHARACTER (MAY 2010)



NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING





GROWTH  
MANAGEMENT  
STRATEGY

## HERMANUS (EAST)

### E. CONTEXTUAL OVERVIEW (MAY 2010)



NICOLAS  
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URBAN  
CONSERVATION  
& PLANNING



**A1** URBAN EDGE: MOUNTAIN SLOPES:  
The existing fine grained character of development along this edge should be retained. (CONSTRAINT)

**A2** SCENIC LINK ROUTE:  
The uniform form of residential development along this route should be retained. (CONSTRAINT)

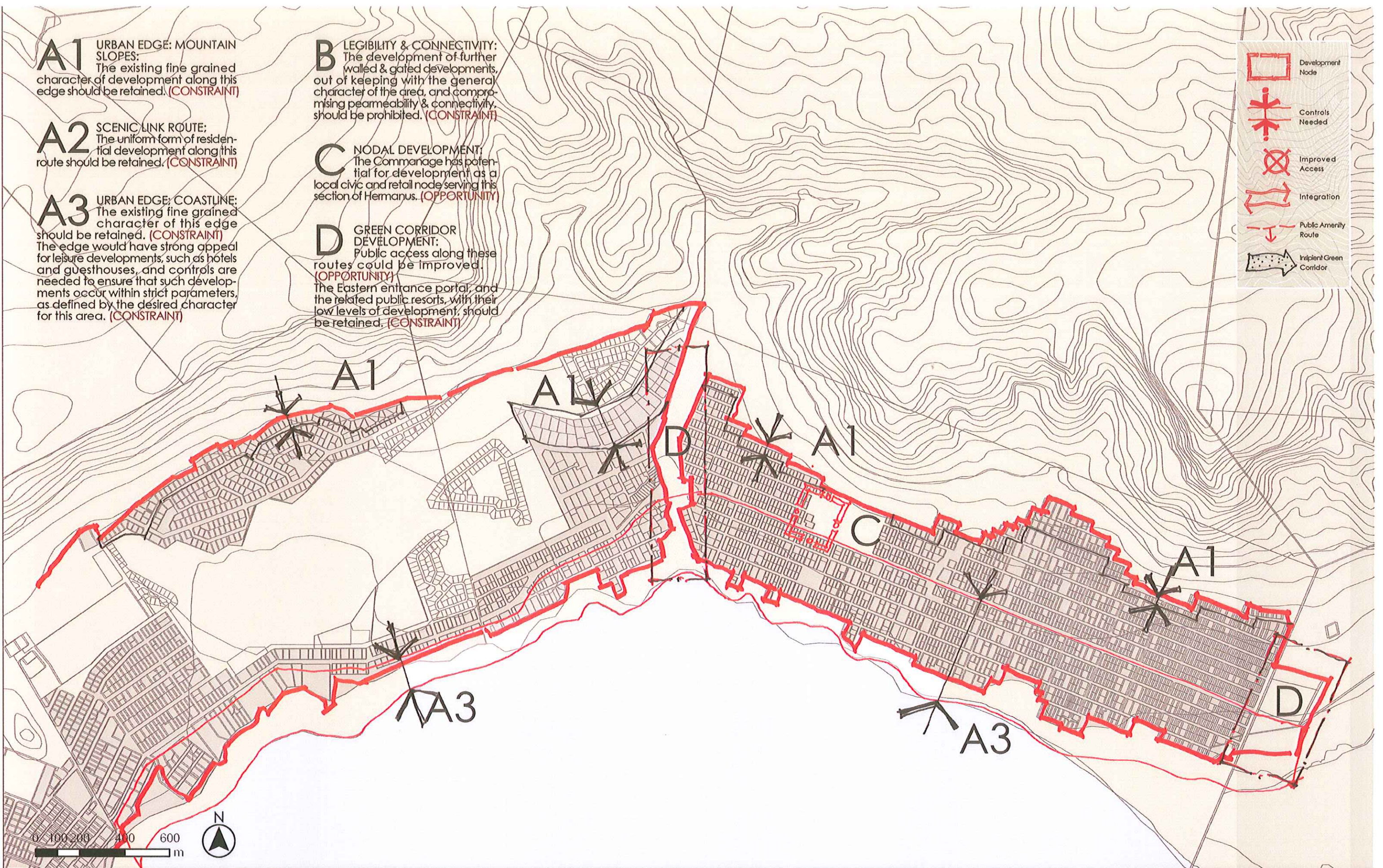
**A3** URBAN EDGE; COASTLINE:  
The existing fine grained character of this edge should be retained. (CONSTRAINT)  
The edge would have strong appeal for leisure developments, such as hotels and guesthouses, and controls are needed to ensure that such developments occur within strict parameters, as defined by the desired character for this area. (CONSTRAINT)

**B** LEGIBILITY & CONNECTIVITY:  
The development of further walled & gated developments, out of keeping with the general character of the area, and compromising permeability & connectivity, should be prohibited. (CONSTRAINT)

**C** NODAL DEVELOPMENT:  
The Commanage has potential for development as a local civic and retail node serving this section of Hermanus. (OPPORTUNITY)

**D** GREEN CORRIDOR DEVELOPMENT:  
Public access along these routes could be improved. (OPPORTUNITY)  
The Eastern entrance portal, and the related public resorts, with their low levels of development, should be retained. (CONSTRAINT)

- Development Node
- Controls Needed
- Improved Access
- Integration
- Public Amenity Route
- Inipient Green Corridor



GROWTH  
MANAGEMENT  
STRATEGY

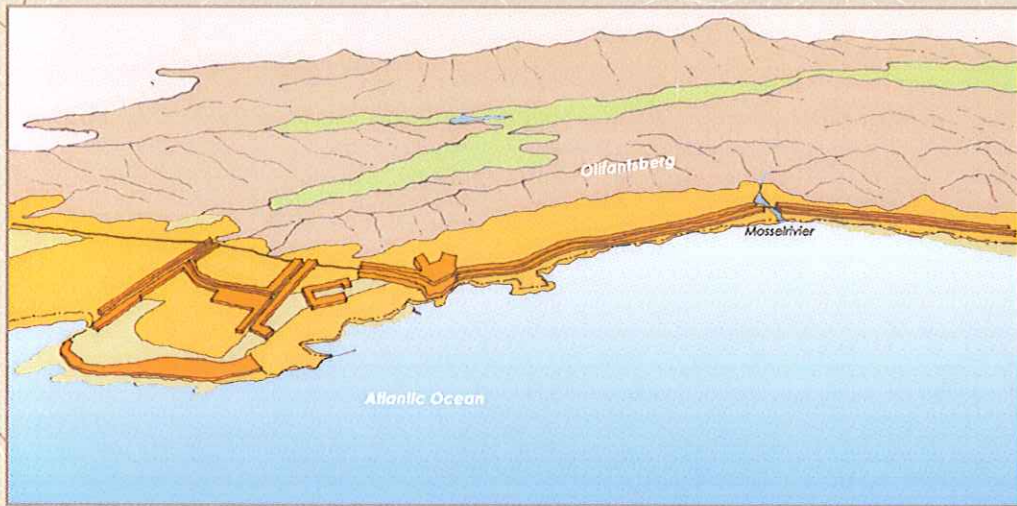
HERMANUS (EAST)

F. OPPORTUNITIES & CONSTRAINTS (MAY 2010)



NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING

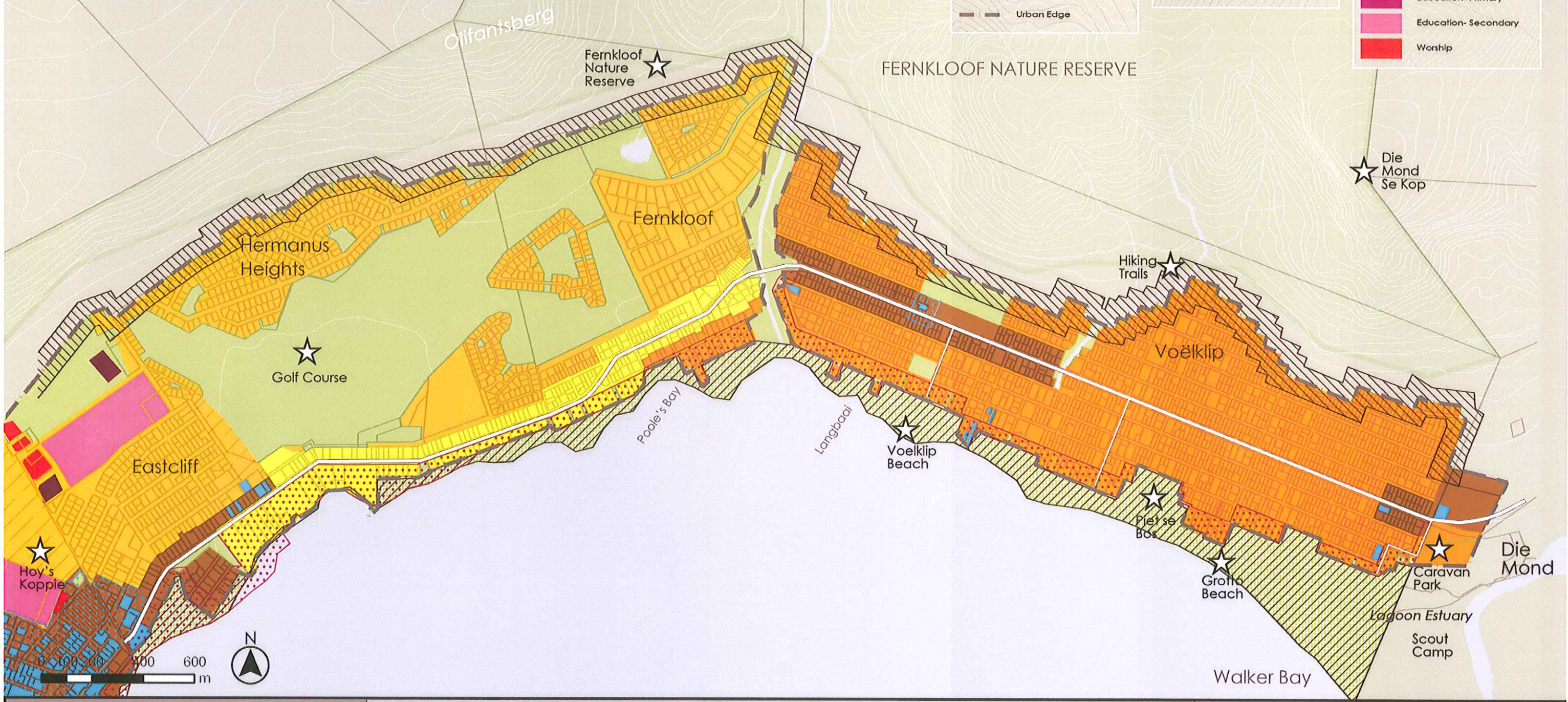




1. SENSITIVE AREAS		2. DEVELOPMENT CATALYSTS		3. DENSIFICATION GRADING	
	Open Spaces		Public Amenity		No Densification
	Statutory Nature Reserve		Special Places		Densification Zone less than 10 DU/H
	Coastal Management Zone		Economic Opportunity (Local)		Densification Zone 10 - 20 DU/H
	Mountain Management Zone		Economic Opportunity (Regional)		Densification Zone more than 30 DU/H
	Heritage Overlay Zone (Special Areas)		Urban Design Guidelines Needed		
	Urban Edge		Integration		

4. LAND USE	
	Education- Primary
	Education- Secondary
	Worship



GROWTH  
MANAGEMENT  
STRATEGY

# HERMANUS (EAST)

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



NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING



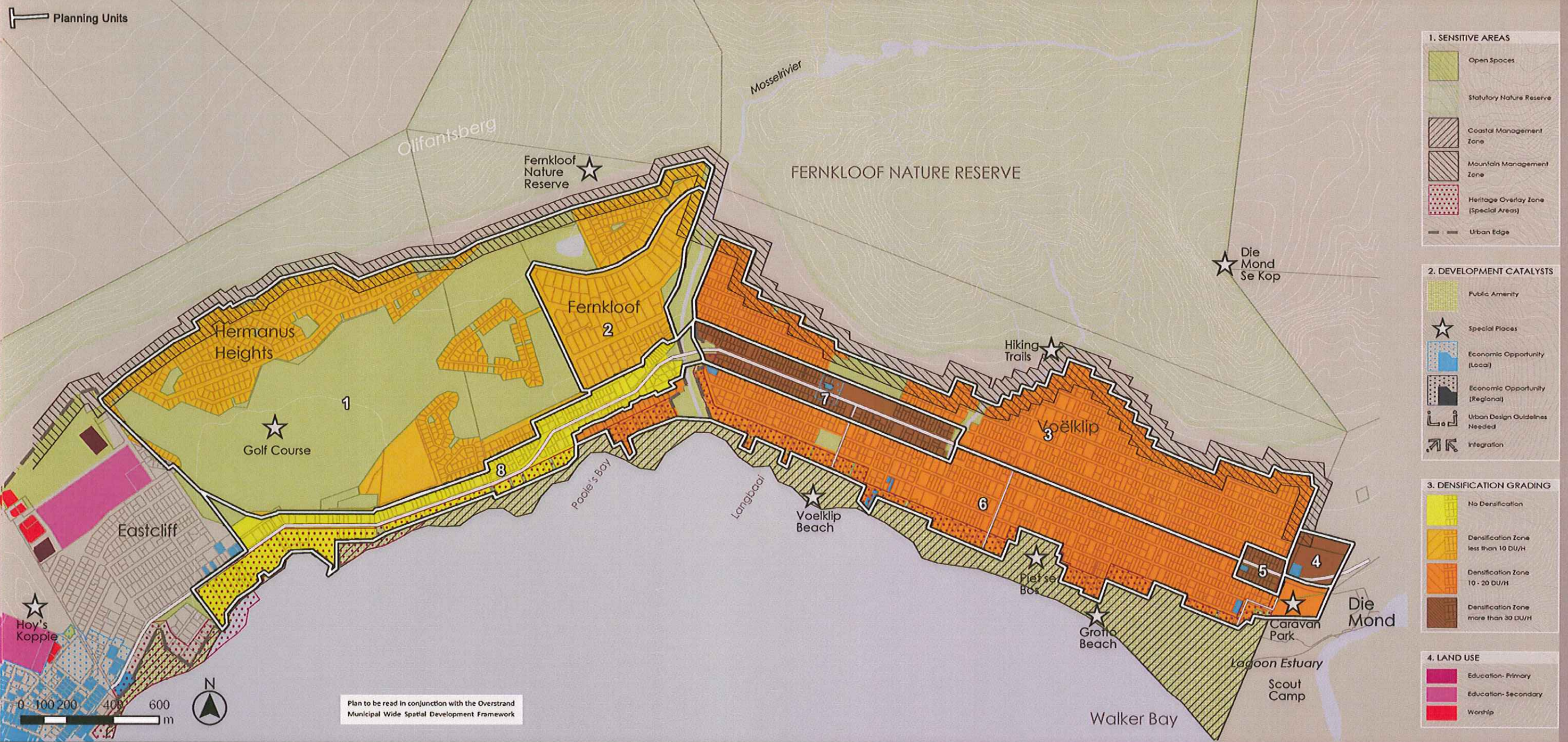
**Legend**

- 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				Density 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
	Total Area of Planning Unit (ha)	Existing Number of Residential Units	Existing Gross Density							
1	180.2	530	2.9		B2	2	10	3.2	583	53
2	28.6	93	3.3		B1,50% / B2,50%	2	20	4.2	121	28
3	78.9	869	11.0		B1,50% / B2,50%	2	20	14.3	1130	261
4	4.8	6	1.3		E3	2	75	35.8	172	166
5	3.1	39	12.6		B1,25% / B2, 25% / B3,10% / C2,10% / C3,10% / D2,10% / D3,10%	2	25	36.8	114	75
6	83.0	741	8.7		B1,50% / B2,50%	2	20	11.6	963	222
7	18.7	181	9.7		B1,25% / B2, 25% / B3,10% / C2,10% / C3,10% / D2,10% / D3,10%	2	25	31.7	593	412
8	38.1	289	7.6		SQ	n.a.	n.a.	7.6	289	0
<b>Total</b>	<b>435.4</b>	<b>2748</b>	<b>6.3</b>					<b>9.1</b>	<b>3964</b>	<b>1216</b>

Impact on Civil Services Capacity												
Water			Sewerage		Storm Water		Electricity			Roads		Solid Waste
S	N	TW	N	TW	EI	N	C	L				
•	•	X	X	X	?	?	?	?	•	•	•	•
•	?	X	X	X	?	?	?	?	•	•	•	•
•	?	X	X	X	?	?	?	?	•	•	•	•
•	X	X	X	X	X	?	?	?	?	X	•	•
•	?	X	X	X	?	?	?	?	•	•	•	•
•	?	X	X	X	?	?	?	?	•	•	•	•
•	?	X	X	X	?	?	?	?	•	•	•	•
•	?	X	X	X	?	?	?	?	•	•	•	•
•	?	X	X	X	?	?	?	?	•	•	•	•

Impact on Community Facilities																										
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 (Pa)		
E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P			
0	0.1	0	0	0.1	0	0	1.0	1	0	0.6	1	0	0.3	1	0	0.2	0	0	1.9	3	0	0.1	0	108.2	3.1	100.0
0	0.0	0	0	0.0	0	0	0.2	0	0	0.1	0	0	0.1	0	0	0.0	0	0	0.4	0	0	0.0	0	0.7	0.7	0.7
0	0.2	0	0	0.2	0	0	1.9	2	0	1.1	0	0	0.6	0	0	0.3	0	0	3.8	3	0	0.2	0	2.5	6.1	2.5
0	0.0	0	0	0.0	0	0	0.3	1	0	0.2	1	0	0.1	0	0	0.1	0	0	0.6	1	0	0.0	0	0	0.9	0.9
0	0.0	0	0	0.0	0	0	0.2	0	0	0.1	0	0	0.1	0	0	0.0	0	0	0.4	0	0	0.0	0	0	0.6	0.0
0	0.2	0	0	0.2	0	0	1.6	1	0	1.0	0	0	0.5	0	0	0.3	0	0	3.2	3	0	0.2	0	0.6	5.2	0.6
0	0.1	1	0	0.1	1	0	1.0	1	0	0.6	1	0	0.3	0	0	0.2	1	0	2.0	2	0	0.1	1	3	3.2	3.0
0	0.1	0	0	0.1	0	0	0.5	0	0	0.3	0	0	0.1	0	0	0.1	0	0	1.0	1	0	0.1	0	2.5	1.6	2.5
0	0.8	1	0	0.8	1	0	6.6	6	0	4.0	3	0	2.0	1	0	1.2	1	0	13.2	13	0	0.8	1	117.5	21.4	110.2



- 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
  - Special Places
  - Economic Opportunity (Local)
  - Economic Opportunity (Regional)
  - Urban Design Guidelines Needed
  - Integration
- 3. DENSIFICATION GRADING**
  - No Densification
  - Densification Zone less than 10 DU/H
  - Densification Zone 10 - 20 DU/H
  - Densification Zone more than 30 DU/H
- 4. LAND USE**
  - Education- Primary
  - Education- Secondary
  - Worship



**GROWTH MANAGEMENT STRATEGY**

**HERMANUS EAST H. PROPOSAL PLAN (MAY 2010)**



**NICOLAS BAUMANN URBAN CONSERVATION & PLANNING**