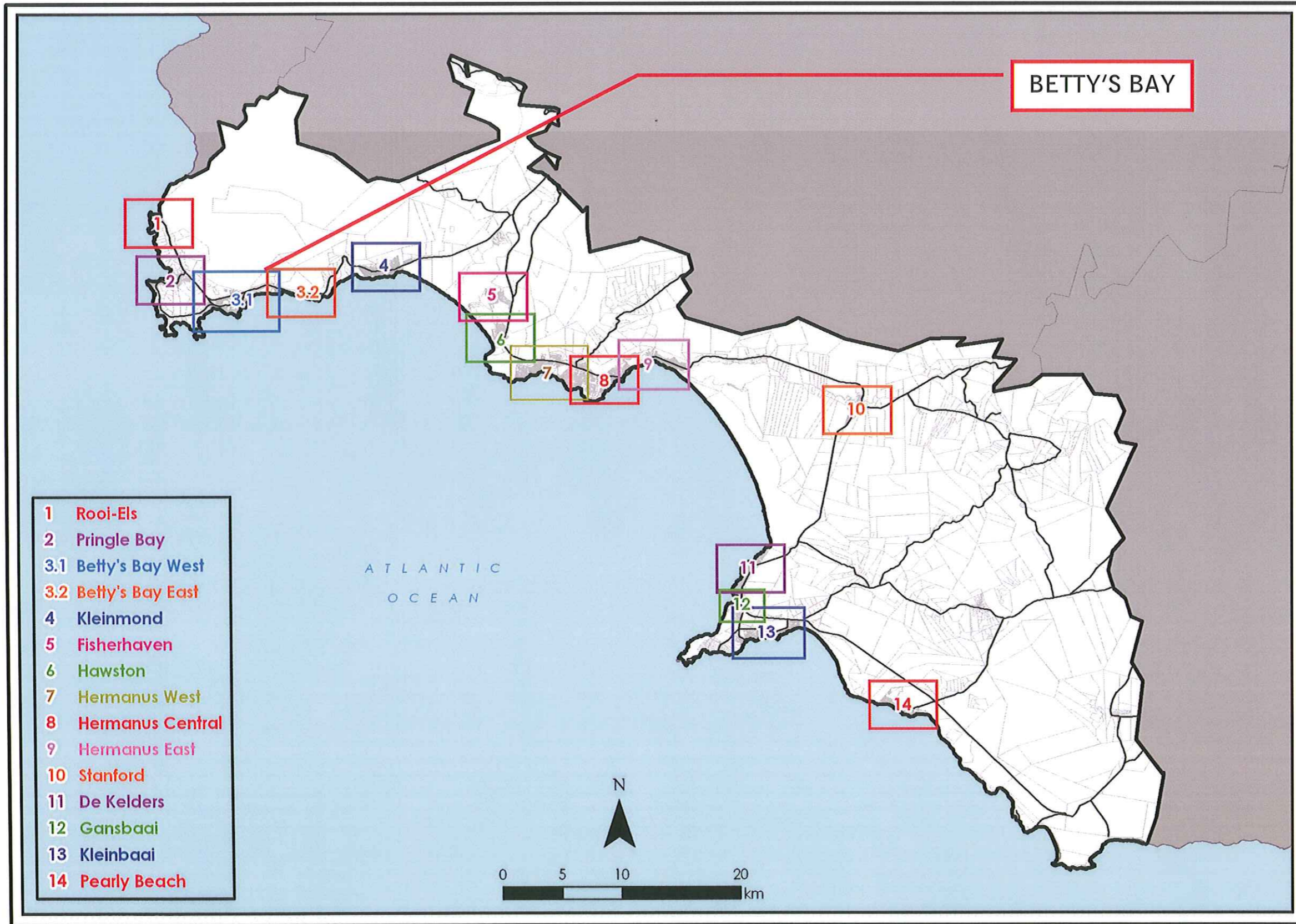


# BETTY'S BAY





7.4.3 BETTY'S BAY (EAST AND WEST)

A: Contextual Overview

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



Figure 21: Locality

Betty's Bay is located on the western side of the Overstrand Municipality, 19km east of Rooi Els and 13km west of Kleinmond and predominantly functions as popular holiday and retirement destination, but also increasingly serves as a dormitory residential suburb to Kleinmond.

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

The predominant low density, high income residential development located between the mountain ridge lines and the coastline contributes to the current structure and form of this suburban-like settlement. A distinct structuring element of Betty's Bay is the wetland system which characterises the lower lying coastal flats between the R44 scenic route and the coast. This wetland system which comprises a series of vleis aligned in an east-west direction, provides the dominant form giving element to the settlement.

Public access to the coastline is limited and the curvilinear nature of the road pattern confines legibility and navigation within the settlement's layout.

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

Betty's Bay's permanent population occupies approximately 20% of the developed residential erven. Almost 50% of the residents fall within the 50 years and older age cohorts.

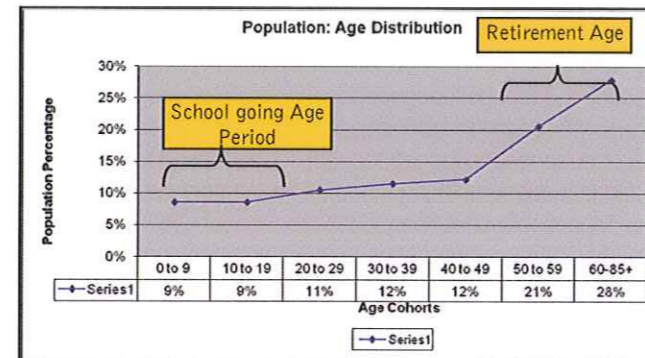


Figure 22: Age analysis for the Betty's Bay population

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

Betty's Bay settlement was established predominantly in three periods, namely: the period 1900 to 1939 when ±23% of the erven in the town were established, followed by ±23% of the erven which were established between 1940 and 1969, and ±54% of the erven between 1970 and 1999. Limited extensions to the settlements layout have taken place post 1999.

(v) Landscape Setting

This settlement is strung out in a long linear form on the coastal plateau with the Kogelberg Biosphere Reserve to the immediate north, and the Betty's Bay Marine Reserve to the south.

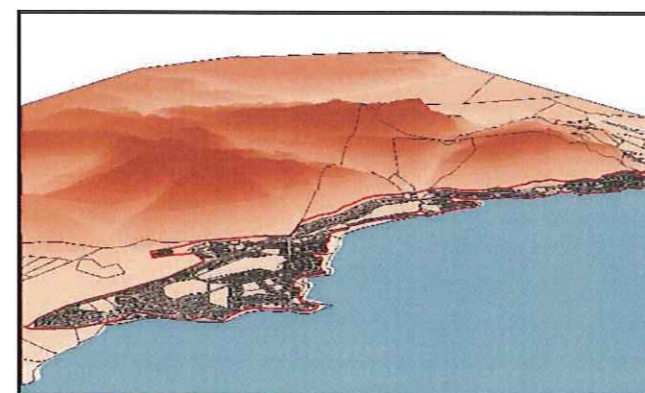


Figure 23: Landscape setting

The definitive mountain backdrop and the sense of the village being settled in a matrix of green, as well as the dominance of ecological processes in the growth and development of the village are reinforced by the absence of hard boundary treatments. The nature of the built form response to the range of environmental and ecological conditions evident, is however suburban.

The landscape settings and natural features provide measures for future growth and intensification which includes the following:

- The requirement for residential growth not to intrude further onto the higher more visible slopes of the mountainside (growth is presently restricted to below the 60m contour line).
- The variation in coastal conditions, from rocky inlets to sandy beaches.
- The delicate nature of the inland vlei system and the need to preserve the ecology of the system in terms of any intensification of land use.
- The relatively fine-grained and low density nature of the built form response to the coastal edge.

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

Within the urban edge of Betty's Bay more than 100ha of vacant municipal and government owned land, mainly consisting of open spaces, is located. Two portions of this land (15ha) have already been identified for potential development.

B: Local Area Character and Density Analysis:

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

Betty's Bay's land use pattern is dominated by spread out single residential development nestled between the coastline and Kogelberg, with three small retail nodes located along the R44 scenic route. A wetland system flows through the town. It should be noted that almost 45% (47ha, consisting of 1278 erven) of the residential erven are currently still vacant.

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

The zoning of Betty's Bay is consistent with the land use pattern. One of the salient features of Betty's Bay's zoning is the large areas zoned Open Space and the absence of facility zoned as community facilities.

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

Based on the standards contained in Annexure B, and on the existing number of erven, two pre-primary, two primary and a secondary school and two worship sites are presently required for the village.

Currently only approximately 20% of the existing dwellings in the town are permanently occupied and therefore the required amount of community facilities can presently not be justified according to the mentioned standards. However, land for these facilities should be reserved as per the requirements, as the number of permanent residents may increase over time.

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

An adequate network of roads has in been established in Betty's Bay with the R44 through road functioning as the main collector road for the town. The local road network in the north-eastern section of the town on the steeper mountain slopes, consists mainly of gravel roads and is problematic during the wet winter months.

The retail nodes along the R44 encourage pedestrian crossings and specific measures are required to improve the safety of these crossings.

The bulk water source for Betty's Bay is limited due to storage capacity. The current network is also experiencing network limitations whilst water losses are experienced due to pipe breakages, which lead to high maintenance costs.



Betty's Bay has no sewer network and on-site septic tanks are applied. The establishment of a waste water treatment plant needs to be investigated, given that an increase in septic tanks may threaten the sensitive environment / quality of groundwater. The cost to upgrade to a reticulated system is however not feasible given the relatively high vacancy factor / number of undeveloped erven.

Limited storm water planning information is available and no specific storm water statistics are available.

The existing electricity network makes no provision for additional development and network upgrades are required before any development can take place. The existing Eskom supply is limited.

Betty's Bay has two drop off points for solid waste which provide sufficient capacity for the existing use. A larger facility is however planned for 2012 to provide for the future solid waste need of Betty's Bay as well as Pringle Bay and Rooi Els, relieving the current peak period capacity problems experienced at the Kleinmond solid waste transfer station.

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

Opportunities and constraints are illustrated on Sheet F, which indicate the significance of the mountainside interface, the interface with the vlei system and the interface with the coastline. Also of significance is the nature of the main route through the village, the R44, which functions as a linkage route between the scenic routes towards the east and west.

The nature of all these interfaces is relatively fine-grained in character and presents limited opportunities for densification. The main road through the village is relatively robust and resilient in character and could accommodate a degree of densification on the condition that this occurs in a nodal rather than ribbon pattern. The existing commercial node to the west of the village is the preferred option for intensification.

The accompanying diagram indicates a number of character areas which vary substantially in terms of building form, erf size, coverage, massing and height and house-street relationships. They all have varying degrees of absorption capacity in terms of the ability to accommodate densification. The relatively tight street blocks evident in the older town grid below Main Road, (areas 4 and 5) have a relatively fine grain building fabric which contributes substantially to village character. Limited infill development could be considered but should not interfere with the permeability of the existing street block layout.

The street grid above Main Road (Area 1) is looser in form and could accommodate a degree of densification. The tendency to consolidate a number of plots to create gated villages should however be resisted where this would impact on the existing street block layout.

High degrees of overcrowding are evident in the low income area, Mooiuitsig. Opportunities for expansion need to be identified to integrate these areas into the main structure of the village in accordance with PSDF principles of urban integration.

**D: Proposed Densification Interventions**

**(i) Densification Strategy**

The general densification strategy proposed for Betty's Bay includes inter alia the following:

- To stimulate mixed use living environments and a greater range of holiday residential opportunities by providing medium density housing immediately adjacent to the existing commercial development.
- To provide an urban design framework to create a more coherent and legible building form in which retail and social activities can operate in a mutually beneficial as opposed to a competitive manner as occurs at present. The village has no social centre at present and the existing node at the western entrance, although far removed from the centre of gravity of the village, provides opportunities to this end.

- To provide a legible framework related to points of public amenity, particularly the beaches and the camping site at Dawid's Kraal. The lack of directional signage results in extraneous vehicular traffic meandering through residential precincts to the detriment of the overall character of the village.
- To address the spatial inequalities of the past (which resulted from implementation of the Group Areas Act) by integrating the low income area of Mooiuitsig. Economic opportunities and social facilities need to be included at this interface.

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

Eight Planning Units have been identified for Betty's Bay. The proposals made can potentially contribute to an increase of approximately additional dwelling units.

**(iii) Urban Design Guidelines**

The areas identified for Urban Design Guidelines are the following three areas of which Urban Design Impressions are respectively illustrated by *Figures 24, 25 and 26*:

- Nodal development at the entrances from the west and a secondary node at Jock's Bay Centre
- Spatial integration of Mooiuitsig with Betty's Bay
- Crassula Avenue Medium density development proposal

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

The following proposals are relevant to this area:

- Planning Unit 1**

Planning Unit 1 consists of the Mooiuitsig township area on the north-western side of Betty's Bay.

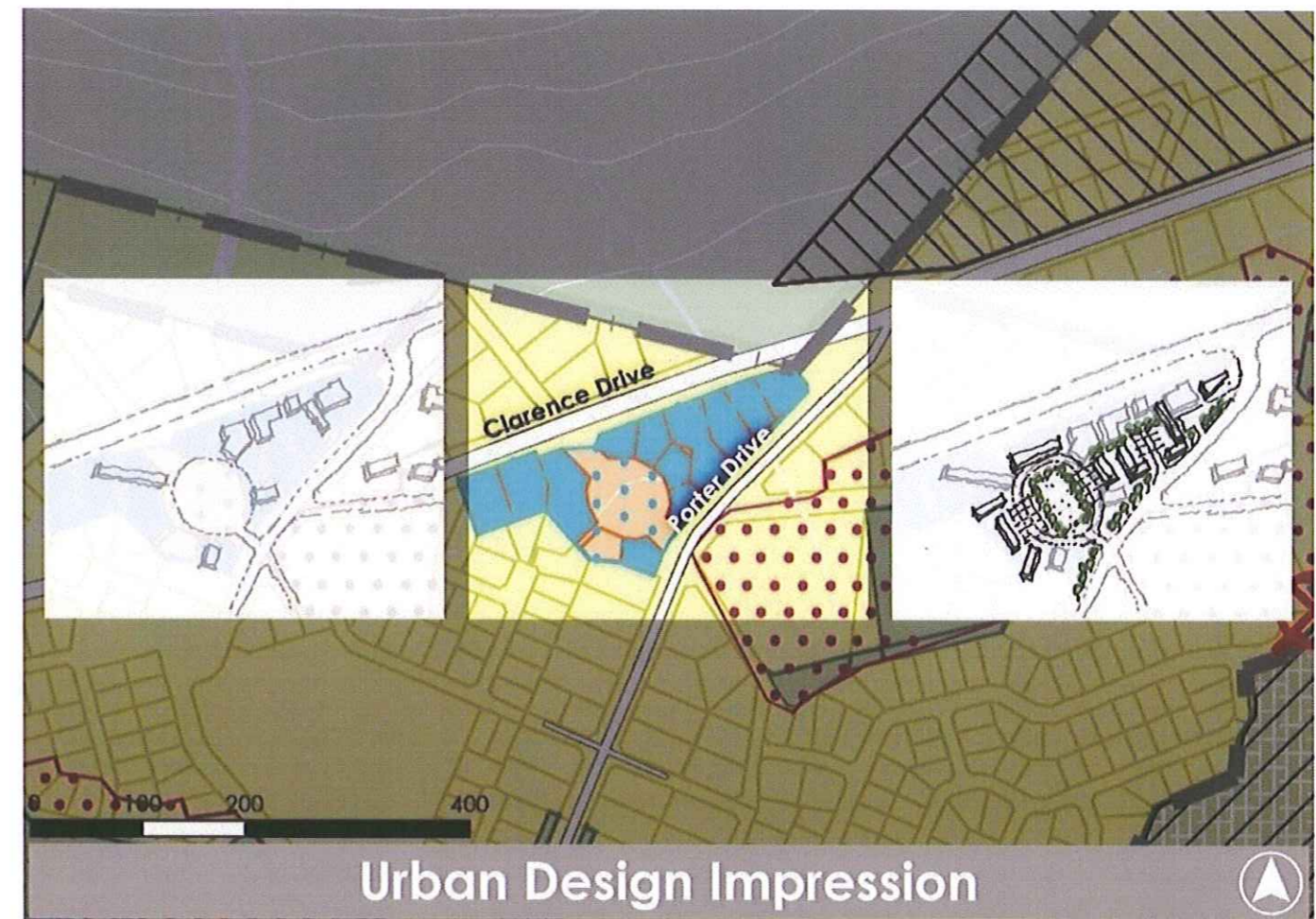


Figure 24: Jock's Bay Centre



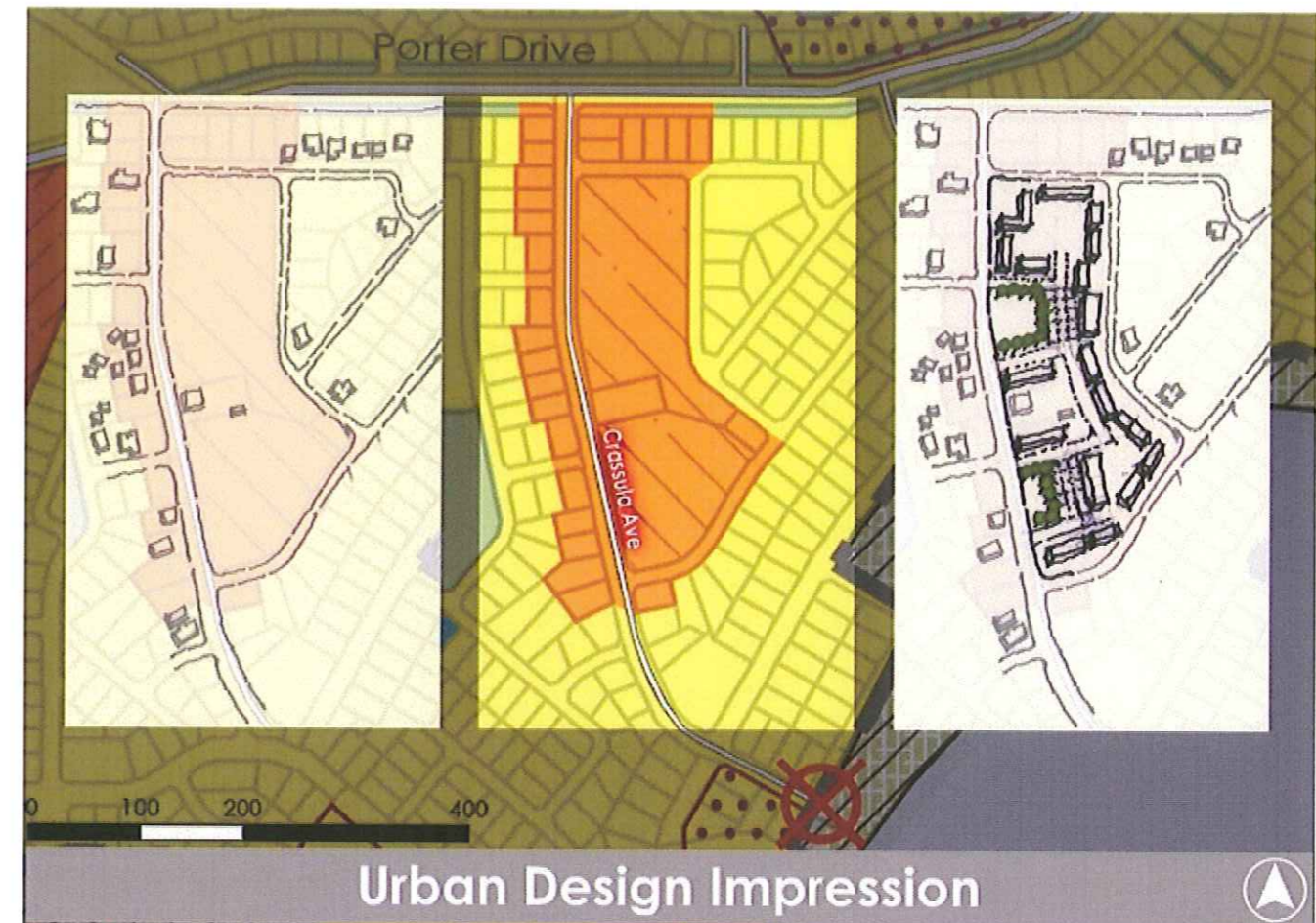
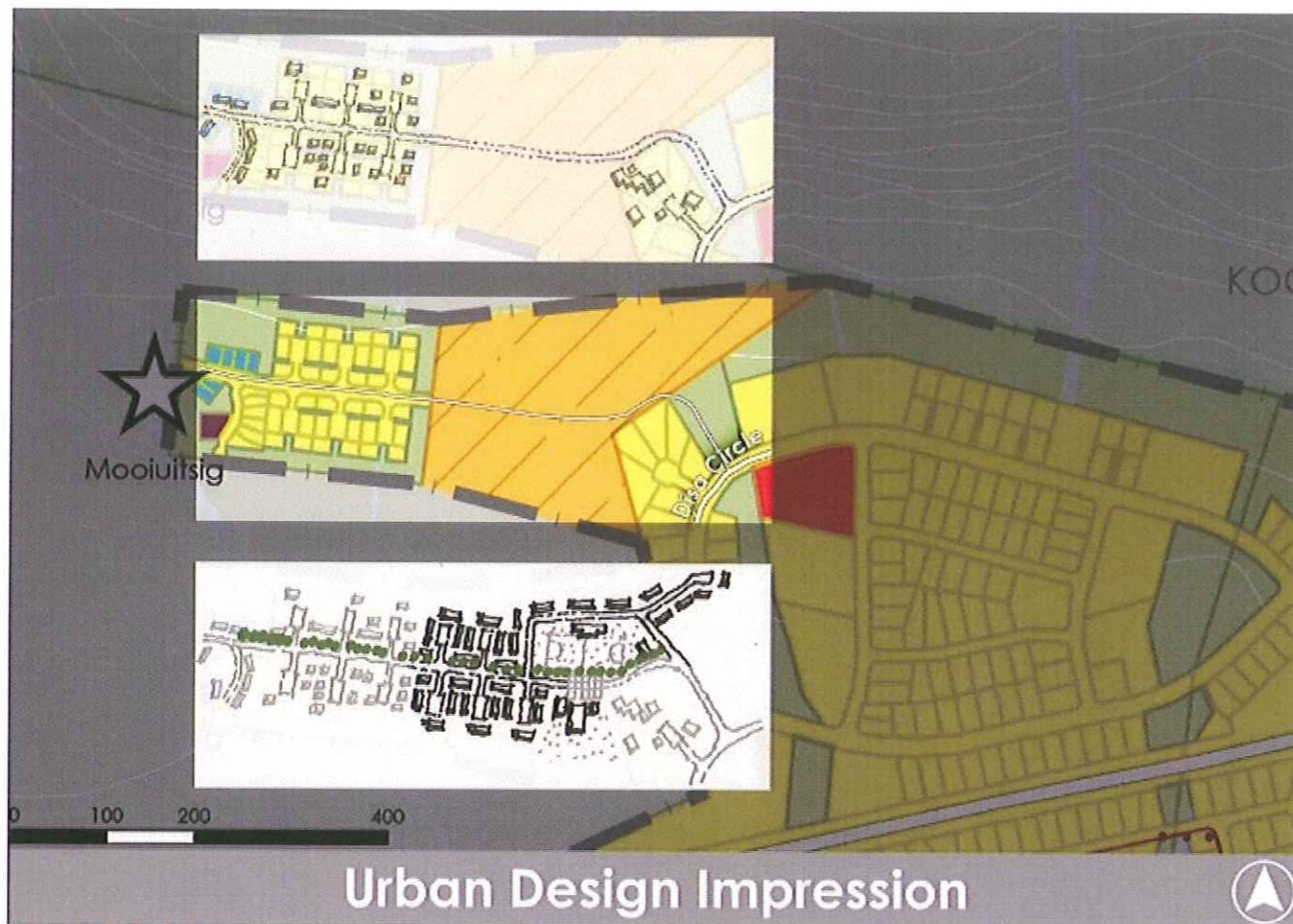


Figure 25: Mooi Uitsig

Figure 26: Crassula Avenue

Residential Densification

No densification proposals are made for this Planning Unit.

Community Facilities

No additional community facilities are proposed for this Planning Unit.

Civil Services

Although no densification proposals are made for this Planning Unit the following civil services provision and / or upgrades will be required before any increases to the residential density in this Planning Unit are made:

- The upgrade of the water source to Betty's Bay,
- A sewerage network / waste water treatment works needs to be provided.

Planning Unit 2

Planning Unit 2 consists of a vacant portion of land located directly to the east of the Mooiuitsig township area. This proposal will contribute to integrating the Mooiuitsig area with the existing Betty's Bay residential area.

Residential Densification

The entire area is proposed for block development for simplex-row / semi-detached housing types (housing typology E5).

Community Facilities

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

- 1 Worship site, and

- 1.1ha Public / Private Open Space.

Civil Services

For this Planning Unit, the following civil services provision and/or upgrades will be required before any increases to residential density in this Planning Unit should take place:

- The upgrade of the water source to Betty's Bay,
- The upgrade of the sewerage network / waste water treatment works,
- The provision of a local road network.

Planning Unit 3

Planning Unit 3 consists of the existing predominant residential area on the south-western side of Betty's Bay.

Residential Densification

No densification proposals are made for this Planning Unit.

Community Facilities

Although no densification proposals are made for this Planning Unit the following additional community facilities are proposed for this Planning Unit incrementally over time as the currently vacant single residential erven are developed:

- 2 Pre-Primary School,
- 2 Primary Schools,
- 1 Secondary School,
- 4 Worship sites.

Civil Services

As per Planning Unit 1.



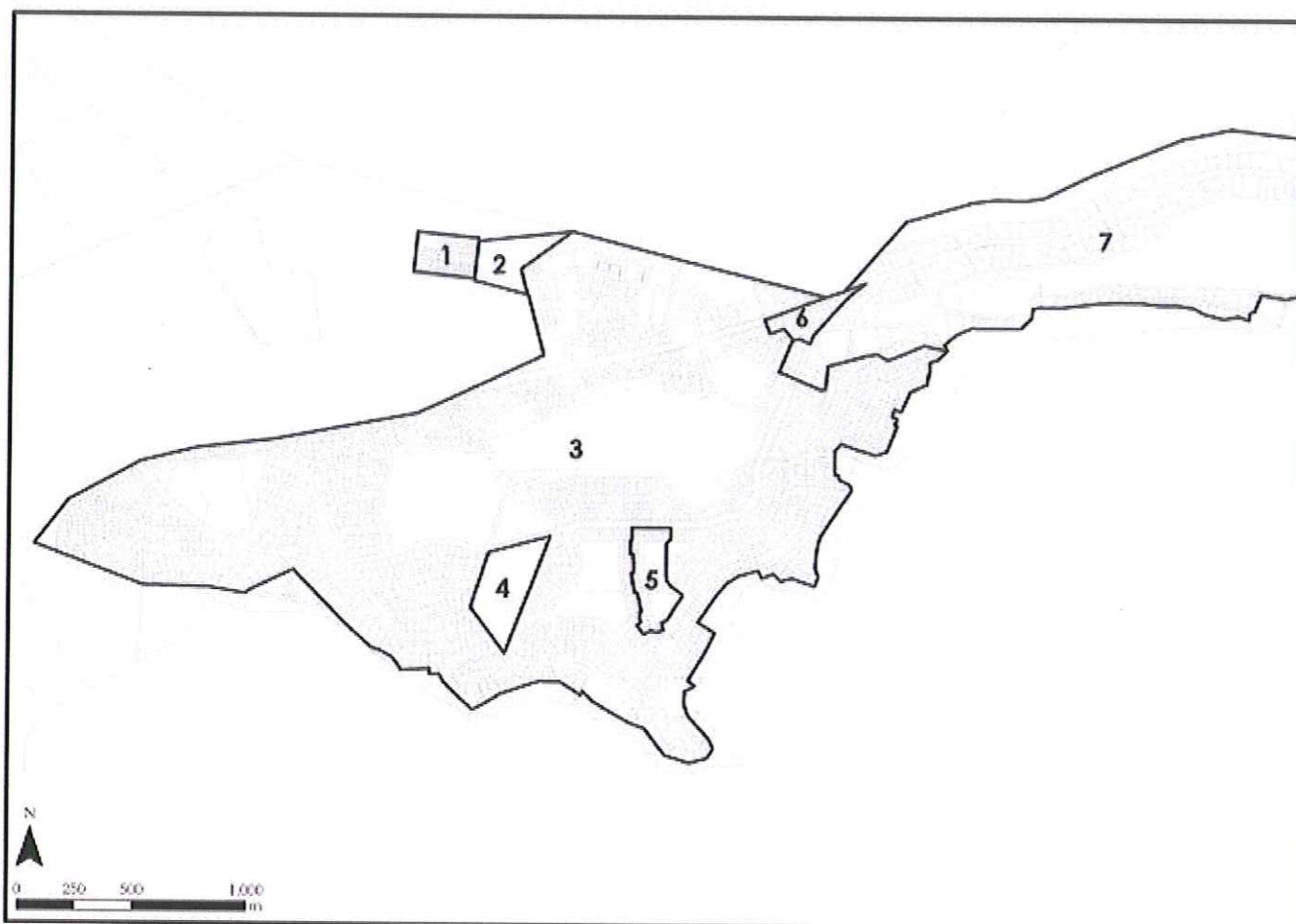


Figure 27: Betty's Bay West Planning Units

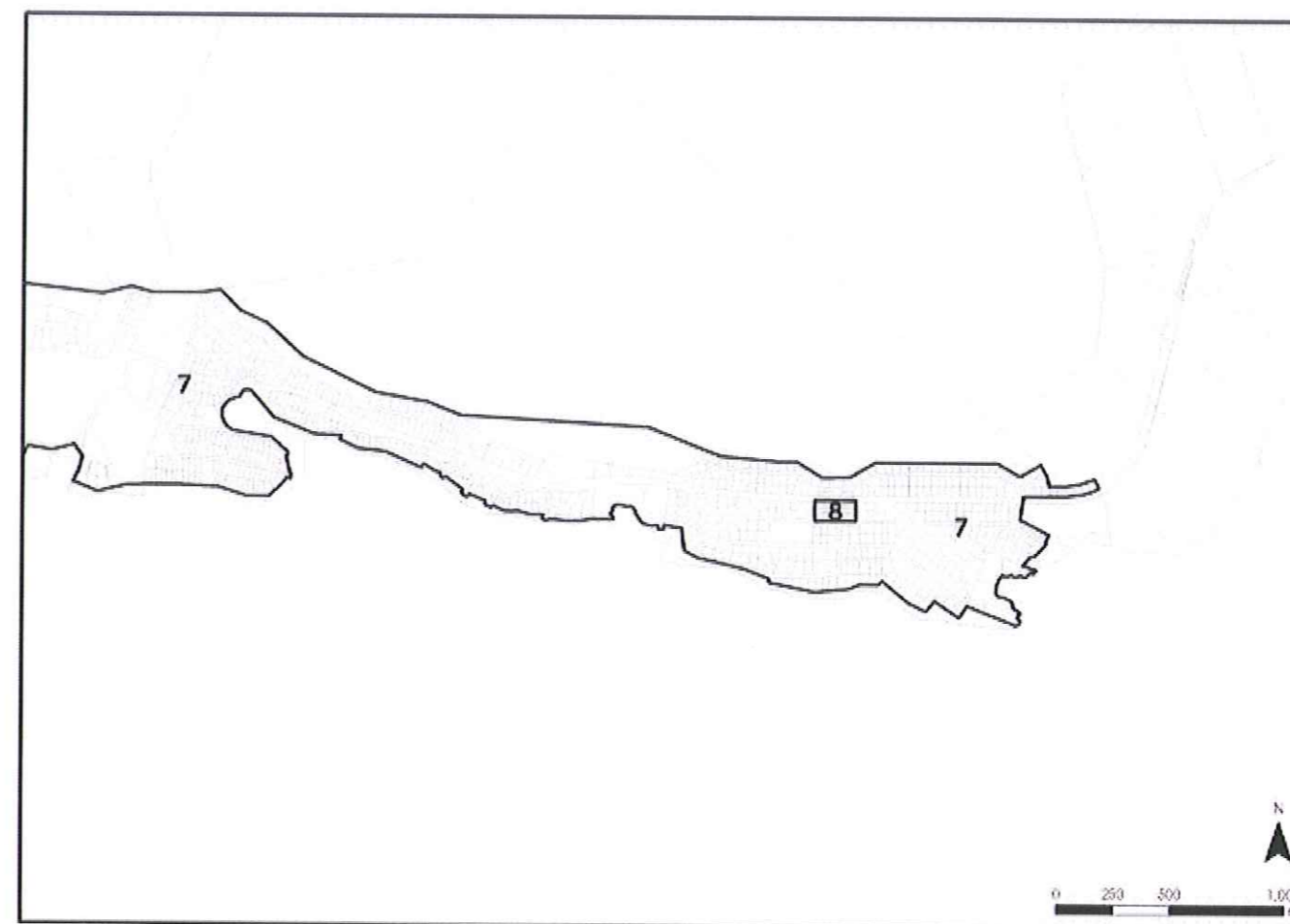


Figure 28: Betty's Bay East Planning Units

• **Planning Unit 4**

Planning Unit 4 consists of vacant municipal owned land located between Porter Drive, Agapanthus Road and Adenandra Road on the western side of Betty's Bay.

- Residential Densification

Development proposed for this Planning Unit consists of Block Development with 2 storey, gallery access, simplex row type housing (housing typology E5) for approximately 50% of the area. Potentially this form of development can contribute to approximately 250 additional dwelling units.

- Community Facilities

The following facilities are proposed for this Planning Unit incrementally as densification and development of currently vacant residential erven takes place:

- 1 Worship site, and

- 1.3ha Public / Private Open Space.

- Civil Services

As per Planning Unit 1.

• **Planning Unit 5**

Planning Unit 5 is located at the intersection of Porter Drive and Crassula Avenue

- Residential Densification

Site development and site consolidation forms of development through 2 storey galley access simplex housing (housing typology D4 and E4) is proposed for this Planning Unit. A developable area of 30% is proposed for this area. Based on this assumption approximately 114 additional dwelling units can be accommodated within this Planning Unit.

- Community Facilities

Apart from 0.7ha of public / private open space, no additional community facilities are proposed for this Planning Unit.

- Civil Services

As per Planning Unit 1.

• **Planning Unit 6**

Planning Unit 6 consists of a retail node on the western side of the village.

- Residential Densification

Site consolidation is proposed for this Planning Unit to be developed as two storey simplex-row type housing (housing typology D4) at a density of 56 dwelling units per hectare over 20% of the area. This will imply an additional 41 dwelling units within this Planning Unit.

- Community Facilities

No community facilities are proposed for this Planning Unit.

- Civil Services

In order to facilitate any further densification in this Planning Unit, the following interventions in terms of civil services are required:

- The upgrade of the water source to Betty's Bay,
- The existing water network system needs to be upgraded,
- A sewerage network needs to be provided,
- The provision of a waste water treatment works,
- An investigation to determine if the storm water runoff can satisfactorily be dealt with,
- An investigation to determine if the existing Eskom input is sufficient to accommodate the proposed additional number of dwelling units,



- An investigation to determine if the existing electricity network can accommodate the proposed additional number of dwelling units.

- **Planning Unit 7**

Planning Unit 7 consists of the existing residential area located on the eastern side of Betty's Bay.

- Residential Densification

No densification proposals are made for this Planning Unit.

- Community Facilities

Although no densification proposals are made for this Planning Unit, the following additional community facility sites are proposed to be provided incrementally in this Planning Unit as the existing currently vacant single residential erven are developed:

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

- Civil Services

As per Planning Unit 1.

- **Planning Unit 8**

Planning Unit 8 consists of a small retail node on the eastern side of the village.

- Residential Densification

Site consolidation is proposed for this Planning Unit to be developed as two storey simplex-row type housing (housing typology D4) at a density of 56 dwelling units per hectare over 80% of the area.

- Community Facilities

No community facilities are proposed for this Planning Unit.

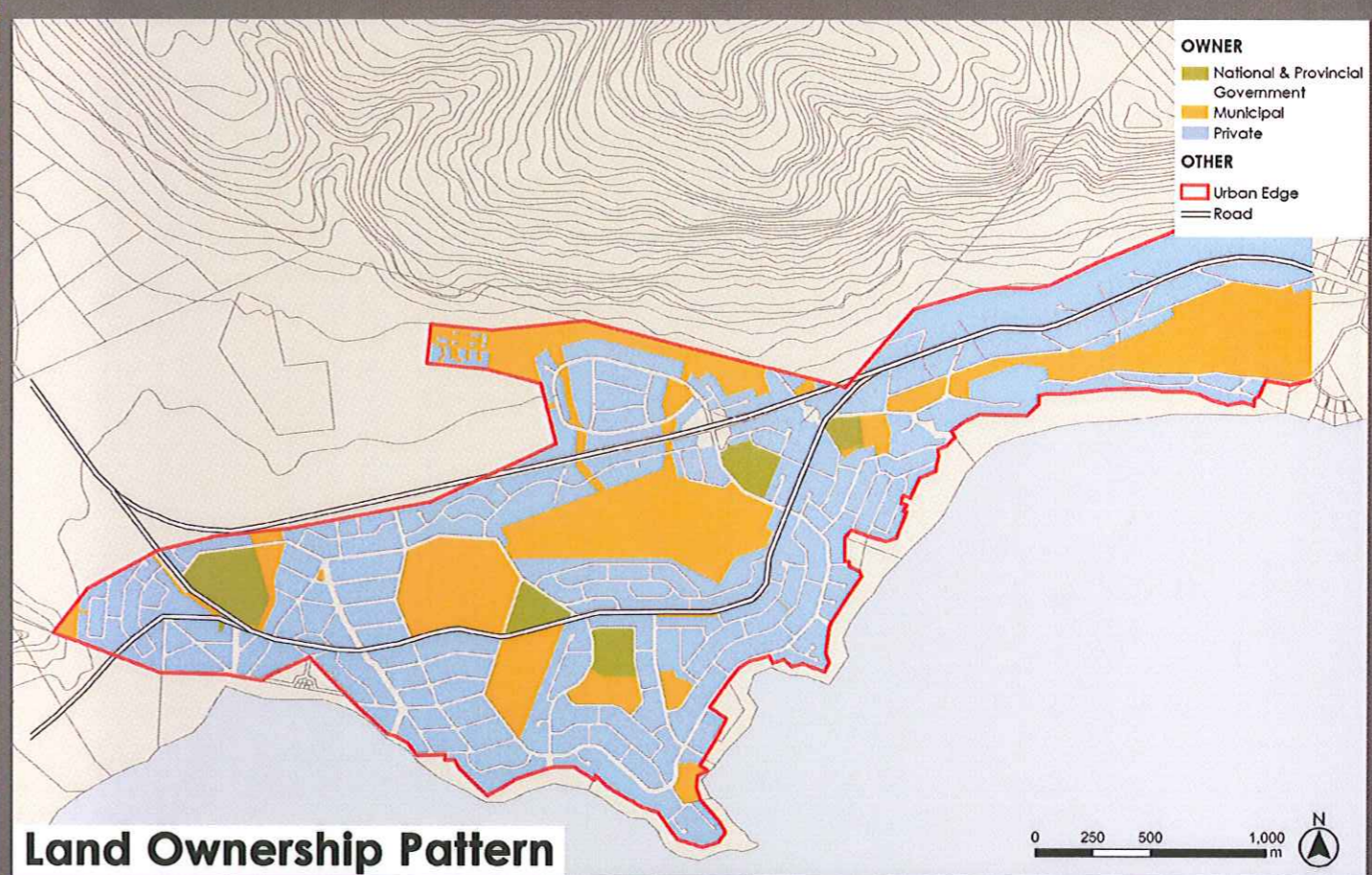
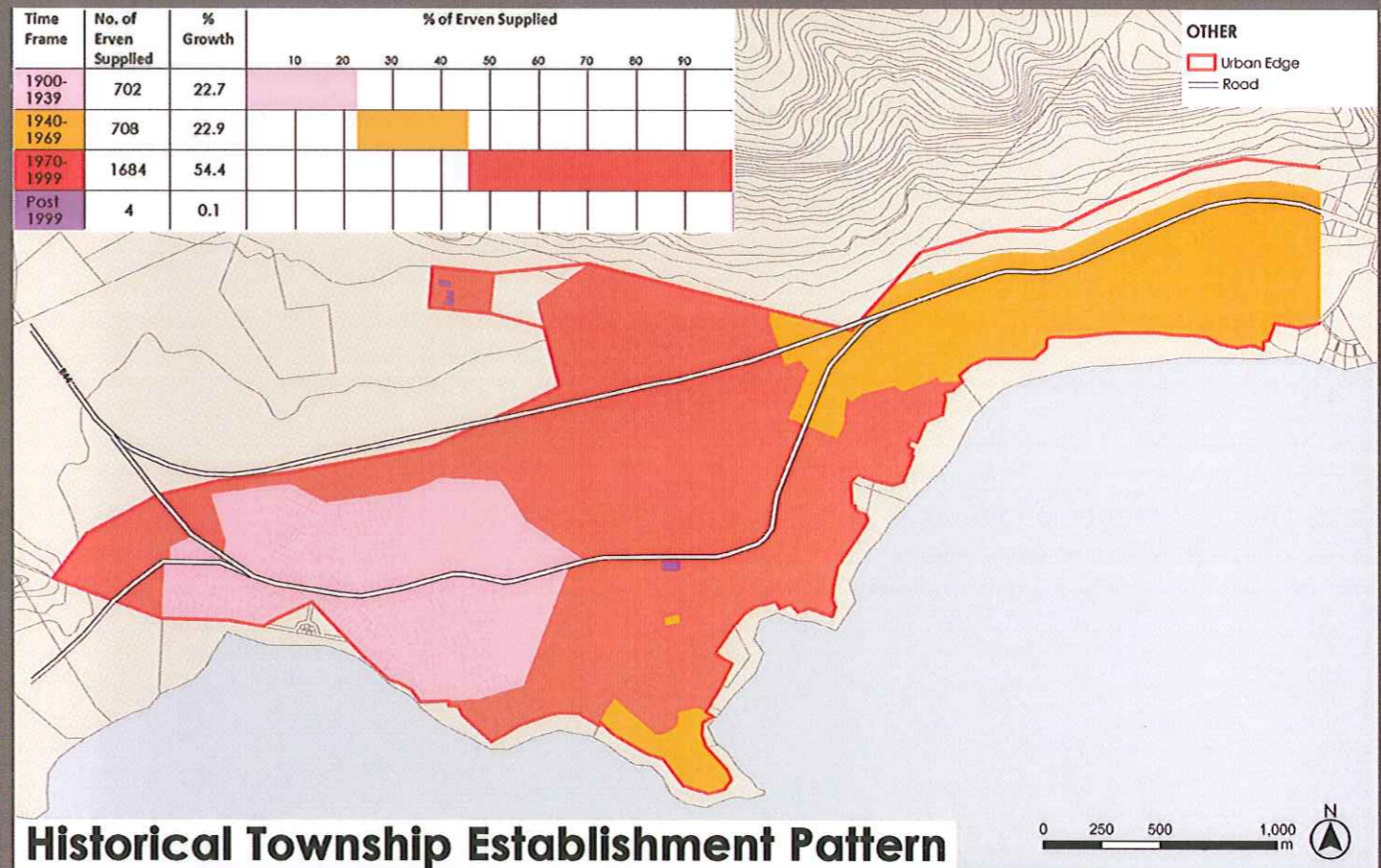
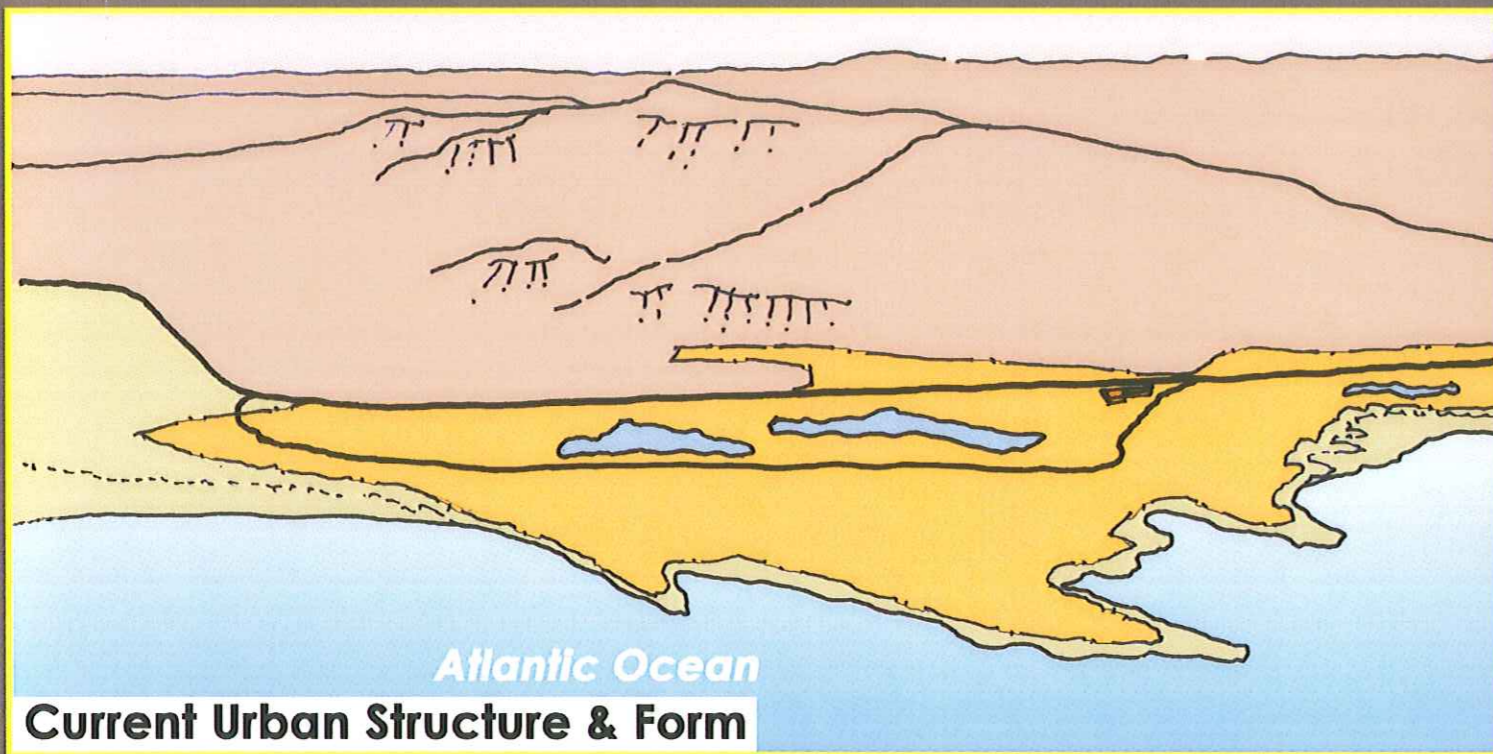
- Civil Services

As per Planning Unit 6.

- **Conclusion**

Taking the existing nature, heritage and environment into consideration, Betty's Bay demonstrates potential for densification in Planning Units 2, 4, 5, 6 and 8, subject to the upgrade of the civil services and community facilities to an acceptable level.









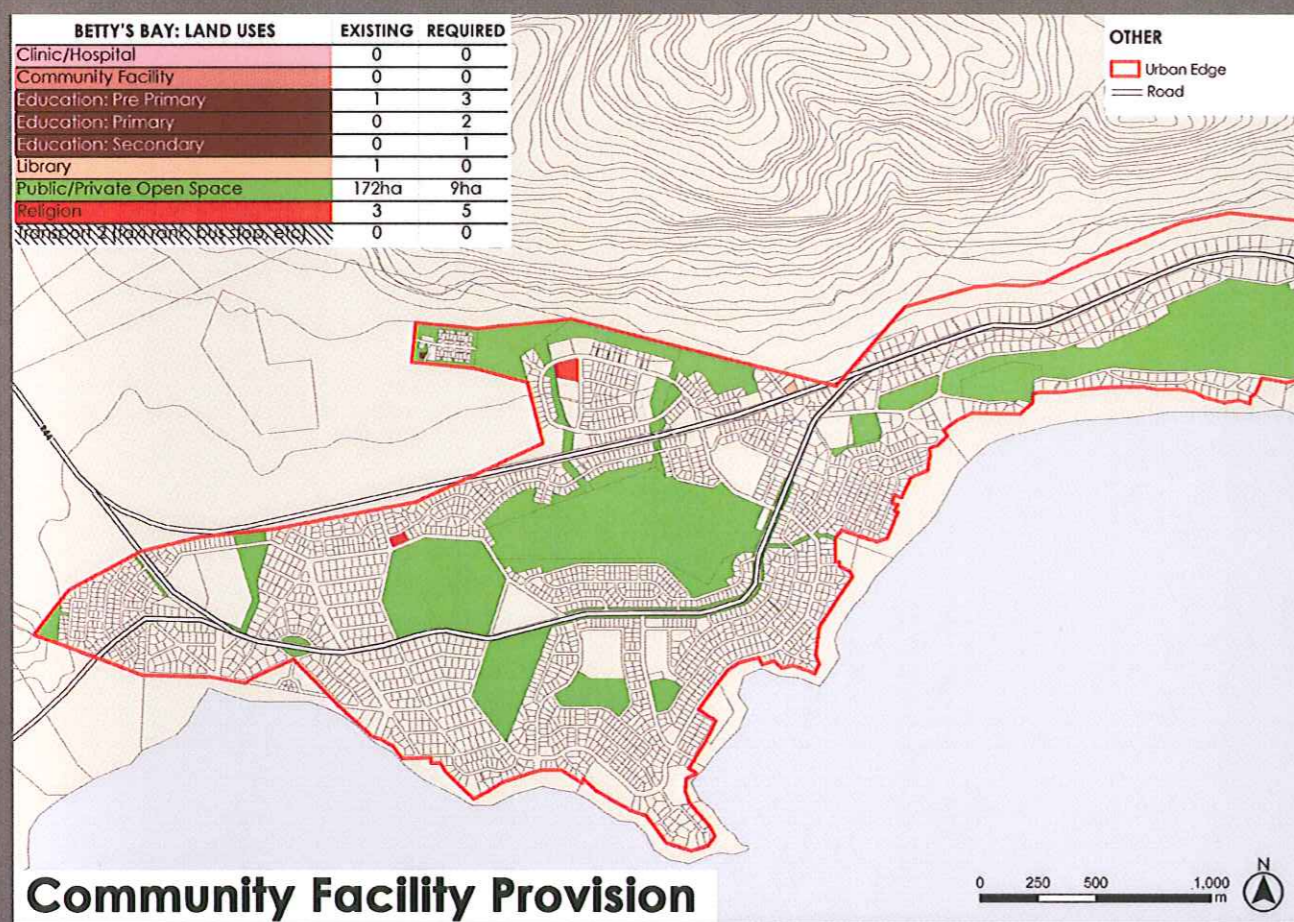
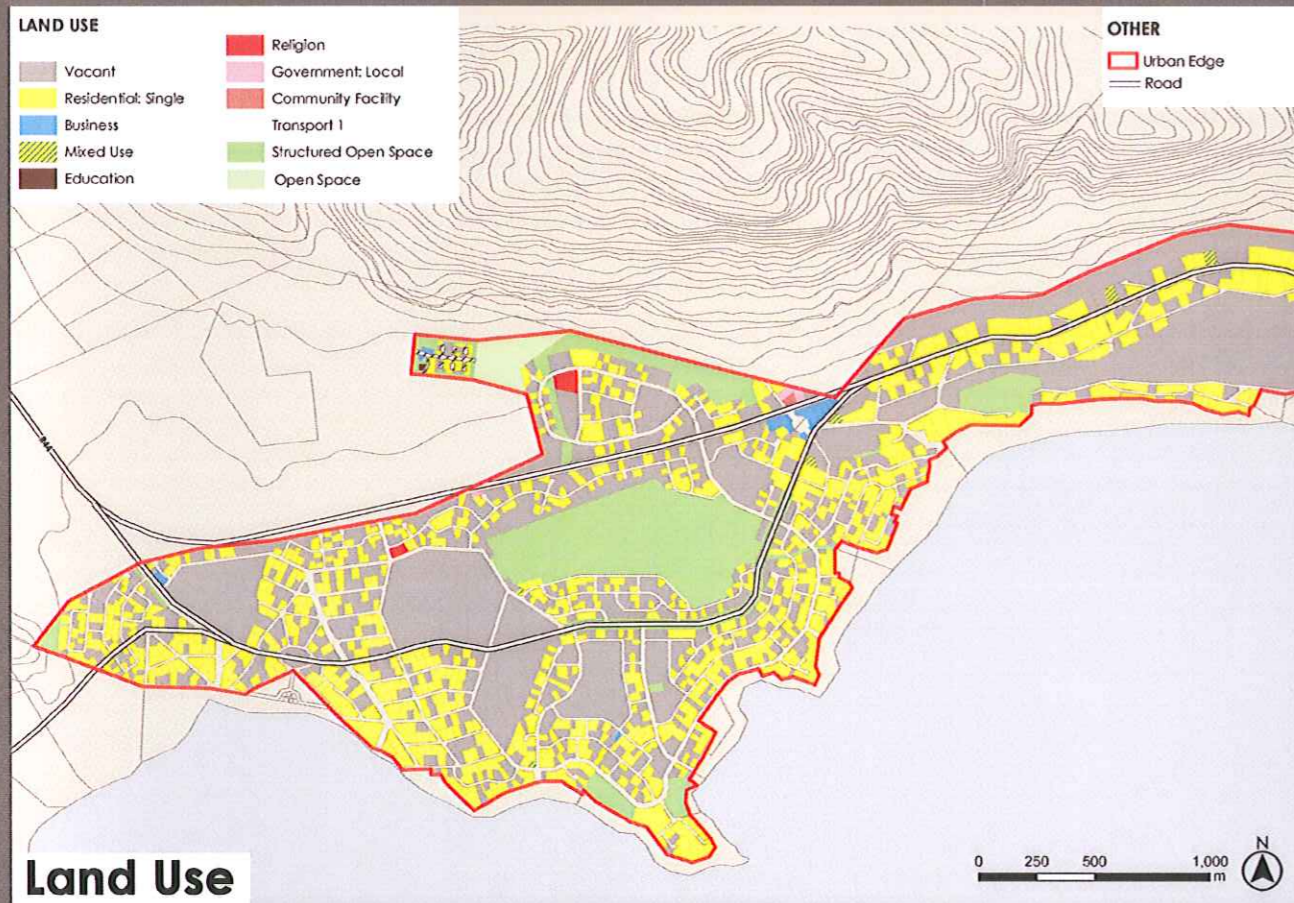
GROWTH  
MANAGEMENT  
STRATEGY

BETTY'S BAY (WEST)  
**AI. AERIAL VIEW OF PLANNING AREA**  
(MAY 2010)



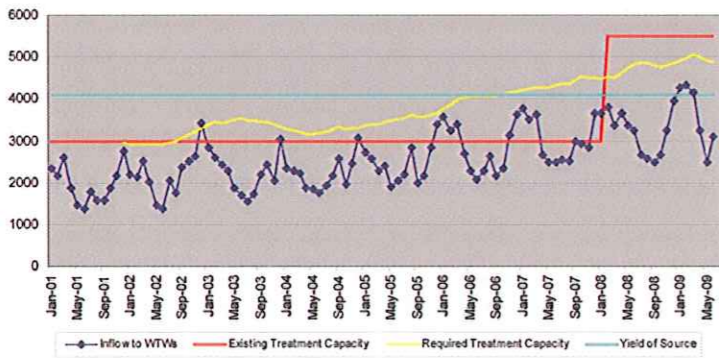
NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING







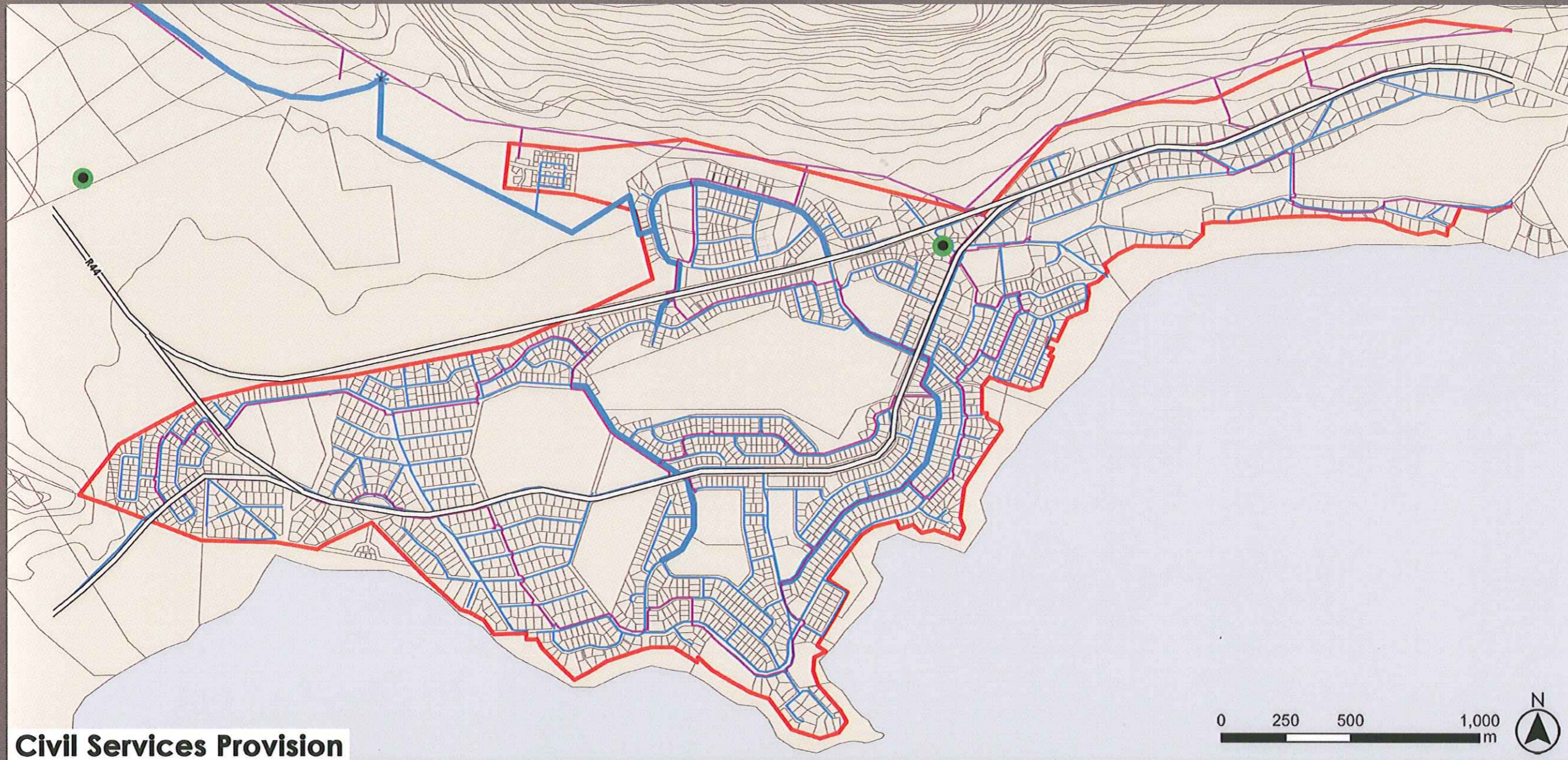
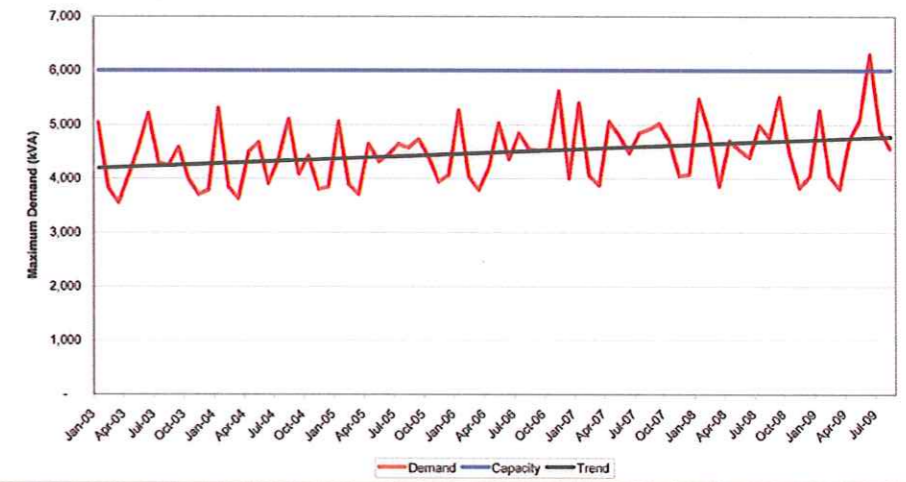
**Buffels River WTWs (Kl/d) - Potable Water Treatment Works**



**Kleinmond WWTWs - Waste Water Treatment Works (Sewerage)**

info. not available

**Overstrand Municipality Kleinmond Electricity Demand**



- ROADS**
  - Provincial Routes
- WATER**
  - Main Supply Line
  - Local Supply Line
  - ⊛ Reservoir
- ELECTRICITY**
  - Medium Voltage Transmission Line
- SOLID WASTE**
  - ⊙ Drop-Off Site
- OPPORTUNITIES**
  - Possible availability of ground water
  - Possible setting up of water purification works
  - Sufficient solid waste capacity
- CONSTRAINTS**
  - Water source being shared with Rooi-Els and Pringle Bay
  - Limitations on water network capacity
  - No sewerage network, entire area reliant on septic tanks
  - Sewerage works in Kleinmond - uneconomical and impractical to link
- OTHER**
  - ▭ Urban Edge

**Civil Services Provision**



**GROWTH  
MANAGEMENT  
STRATEGY**

**BETTY'S BAY (WEST)**

**C. SERVICES PROVISION (MAY 2010)**



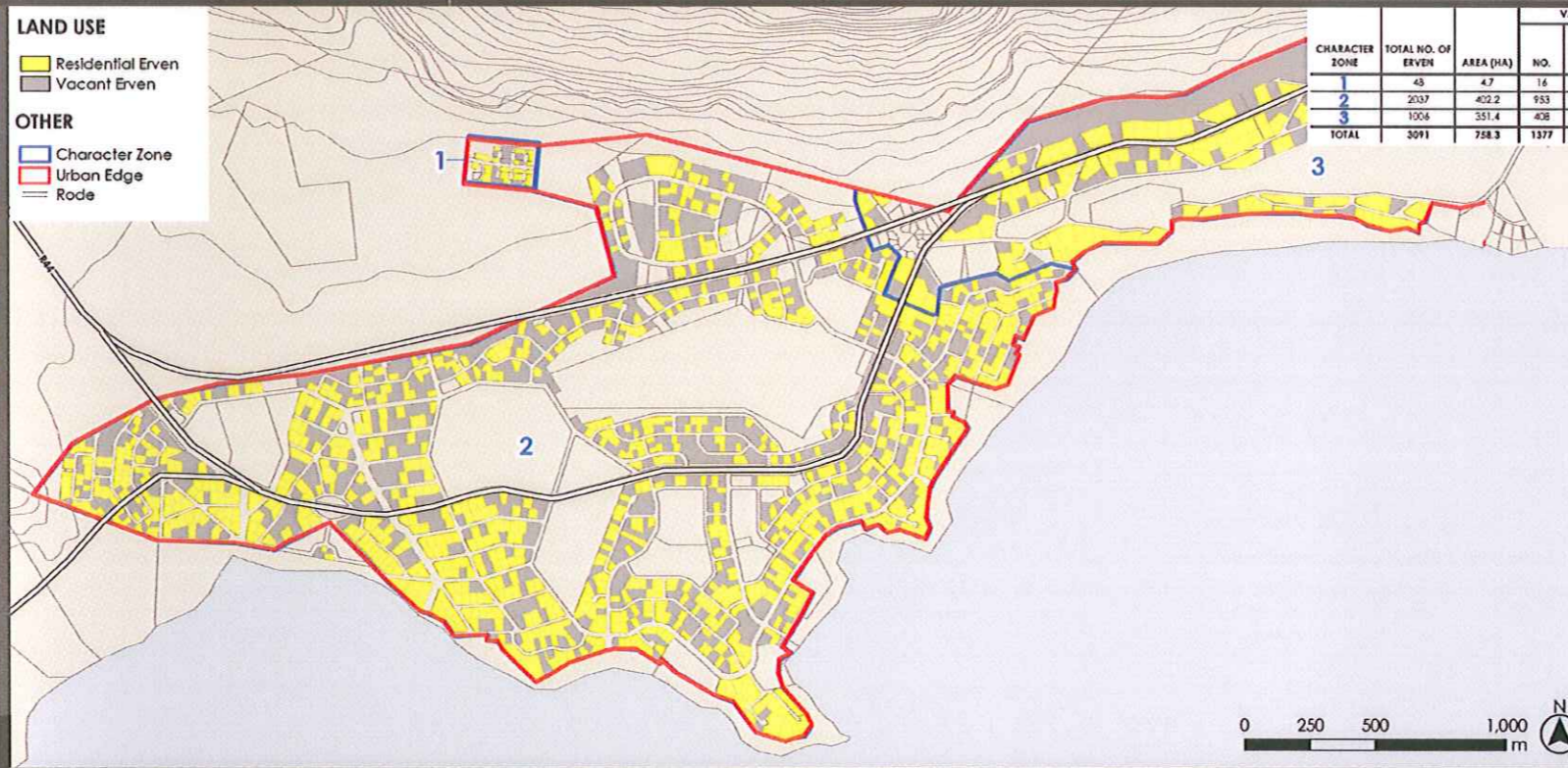
**NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING**





Area 2 & 3:

The two areas represent different areas of growth in Betty's Bay with the latter representing an earlier development pattern dating from the 1940's and 1950s. Plots are generally larger with lower house-to-plot ratios and thus a sense of a more dispersed development pattern with a natural fynbos flowing through the settlement. These qualities need to be respected as part of the growth management strategy. Limited densification should thus be restricted to the area around the westernmost node. Applications for departures to allow greater coverage or height should not be approved for the rest of the village.



## Density & Area Character

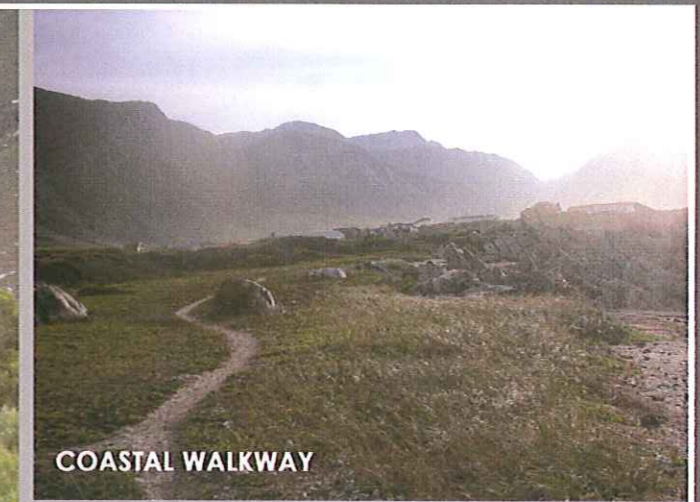


Area 1:

The township of Mool-Uitsig represents the application of Garden City layout principles to areas designated for resettlement in terms of the Group Areas Act. The morphology of the village is regarded as having heritage value and the layout principles should be conserved as part of the growth management process. Densification could be considered in the area to integrate the dormitory township into the spatial structure of the village.



MOOL-UIJSIG



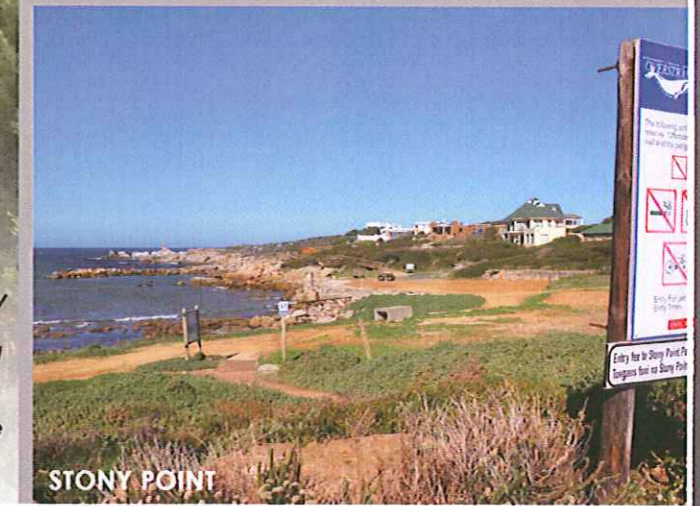
COASTAL WALKWAY



THE VLEI SYSTEM

The following place-making features can be identified:

- The predominance of environmental features such as the mountain, the vlei system, the fynbos and the rocky and sandy coastline and the sense of a village settled lightly within a green environment. The lack of boundary walls allows the natural vegetation to flow around built form elements.
- The role of the Harold Porter Botanical Garden as a botanical resource of regional significance and the shaft of open space leading to the historical outspan at Dawid's Kraal on the coastline.
- The extremely dispersed pattern of settlement with very low house to plot ratios.
- The concentration of heritage sites at Stony Point which reflect a layering of historical themes characteristic of the region as a whole including pre-colonial archaeological and burial sites, a major penguin colony, the remnants of an early twentieth century whaling station; and World War Two radar station facilities.



STONY POINT

## Density & Area Character





## A1, A2

### SCENIC ROUTE & MOUNTAIN SIDE INTERFACE:

Given the proximity from the mountain slopes to the scenic link route, this can be treated as one sensitive band for Betty's Bay. There is limited development currently along this edge.



## A3

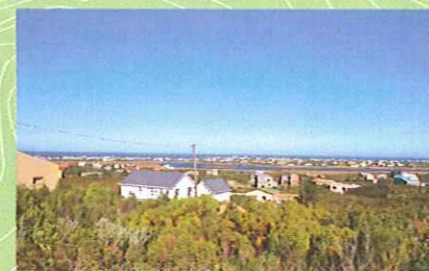
### COASTAL INTERFACE:

The vegetated frontal dune system between the vlei system and coastline provides a prominent green ridge which contributes substantially to the place quality of the area. Houses have tended to locate off the ridge line allowing the sense of green to prevail. Public access to the coastline is limited and difficult to navigate.



KOGELBERG NATURE RESERVE

**B** LEGIBILITY & CONNECTIVITY: The curvilinear nature of the road pattern is in dramatic contrast to the grid-iron pattern evident in Kleinmond and provides limited directional clarity. There is no clear public space framework and low connectivity between the mountain and coastline. Access ways to destination points such as Dawid's Kraal and the beaches are poorly marked resulting in extraneous traffic filtering through residential precincts.



## D

### GREEN CORRIDOR:

The Vlei system provides the dominant green corridor running in an east-west direction immediately to the north of the frontal dune system. Another major green corridor links the Harold Porter Nature Garden to the coastline and runs in a north-south direction. Neither of these natural system corridors are linked to a public open space network.

## C

### RETAIL NODES:

A small number of retail nodes are located in a dispersed pattern along the scenic route but do not respond to any natural opportunity or concentration of routes. They have no place-making qualities. There is no centre to the town.

## A1, A2

## A1, A2

## C

## D

## A1, A2

## D

## B

## A3

## A3

To Pringle Bay

To Kleinmond

BRODIE LINK NATURE RESERVE WWF

Mooiuitsig

Clarence Drive

Retail

Malkopsylei

Dawidskraal

West Beach

Betty's Bay

A1, A2

Groetwitvlei

Rondevlei

Porter Drive

Community

Die Been

East Beach

Silver Sands Bay

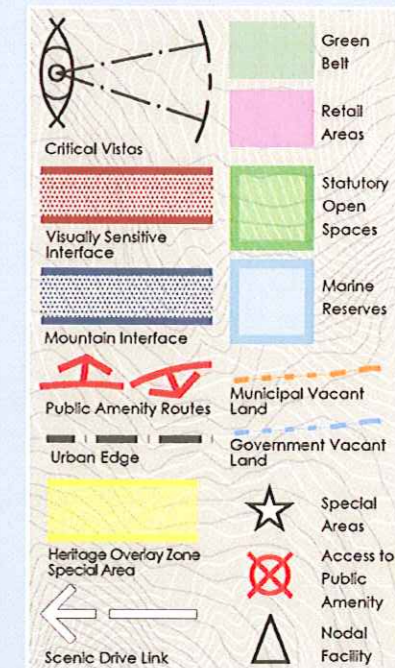
Mooithavens Camp

Stony Point

Penguin Colony

BETTY'S BAY MARINE RESERVE

0 100 200 400 600 m



# BETTY'S BAY (WEST)

## E. CONTEXTUAL OVERVIEW (MAY 2010)



GROWTH MANAGEMENT STRATEGY



NICOLAS BAUMANN URBAN CONSERVATION & PLANNING



# A1, A2

## SCENIC LINK DRIVE, MOUNTAIN URBAN EDGE SENSITIVE BAND:

- The Harold Porter Botanical Garden provides the major point of interface between the village and the mountain. It is a site of considerable botanical, scenic and heritage significance and should be carefully conserved and enhanced as part of the growth management process.
- The mountainside above the scenic drive to the east is visually exposed and inappropriate buildings on these relatively steep slopes are having a negative visual and environmental impact on the role of Betty's Bay being located on the plateau between mountain and sea. The sense of the settlement being contained by these two dramatic natural conditions is thus being eroded. No intensification of building form along this sensitive mountain interface should be considered.

# A3

## COASTAL EDGE:

The low density quality of the coastal zone should be retained. Set-backs should be strictly controlled. The dense green vegetation should predominate. No intensification of building form should be considered along this sensitive interface.

# B

## LEGIBILITY & CONNECTIVITY:

- Improved access to beach facilities is recommended to channel movement away from residential precincts.
- Clear directional signage should be provided to destination points such as Dawids Kraal and beach access points.
- Consideration should be given to a public open space network to interlock with the natural environmental system.
- The Mooi-Uitsig housing development to the north-west of the village represents the spatial dislocation of communities resulting from Group Areas legislation. It is recommended that the growth management strategy investigate measures for its integration into the village structure. (OPPORTUNITY)

# C

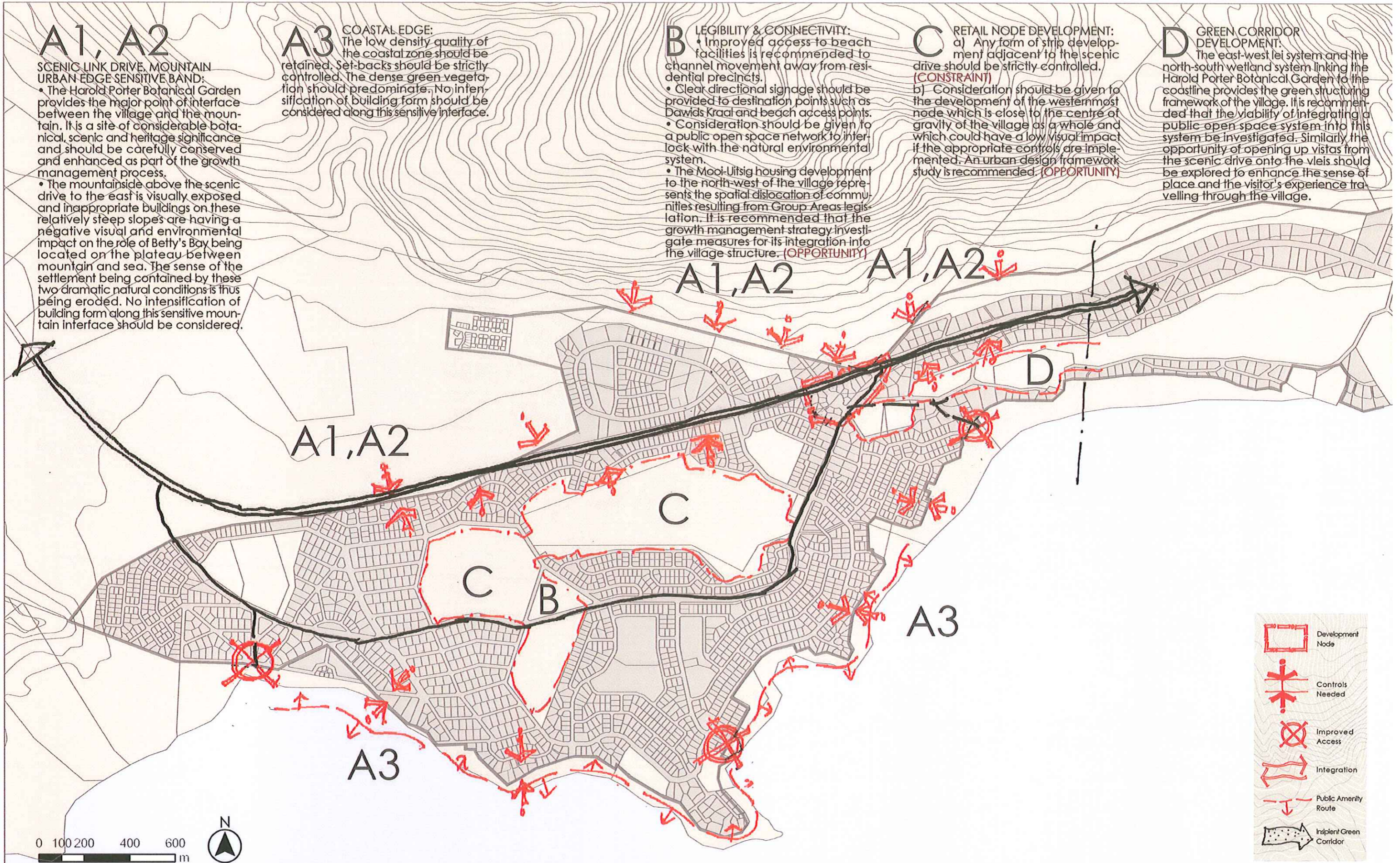
## RETAIL NODE DEVELOPMENT:

- Any form of strip development adjacent to the scenic drive should be strictly controlled. (CONSTRAINT)
- Consideration should be given to the development of the westernmost node which is close to the centre of gravity of the village as a whole and which could have a low visual impact if the appropriate controls are implemented. An urban design framework study is recommended. (OPPORTUNITY)

# D

## GREEN CORRIDOR DEVELOPMENT:

The east-west lei system and the north-south wetland system linking the Harold Porter Botanical Garden to the coastline provides the green structuring framework of the village. It is recommended that the viability of integrating a public open space system into this system be investigated. Similarly the opportunity of opening up vistas from the scenic drive onto the vleis should be explored to enhance the sense of place and the visitor's experience travelling through the village.



0 100 200 400 600 m



GROWTH  
MANAGEMENT  
STRATEGY

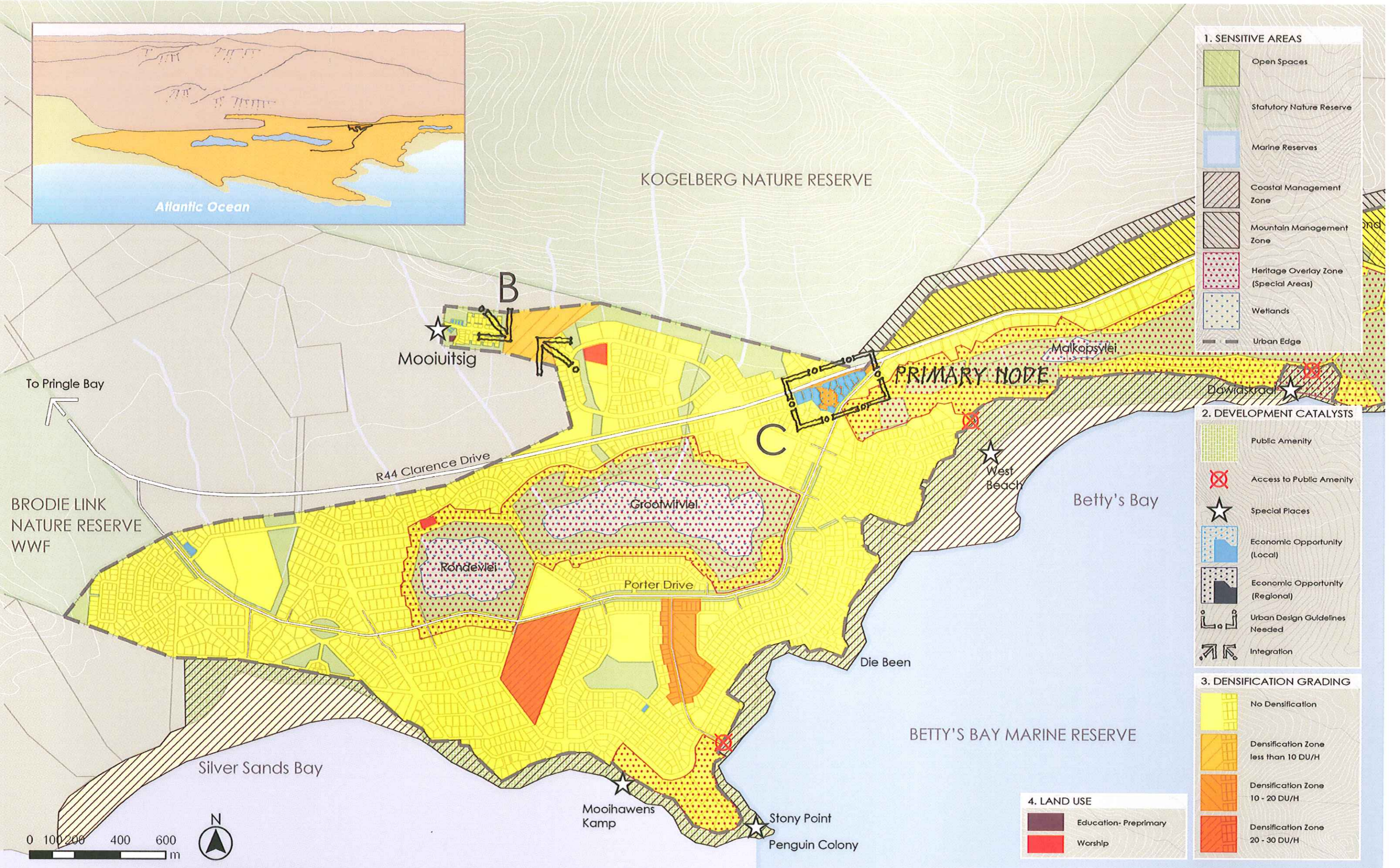
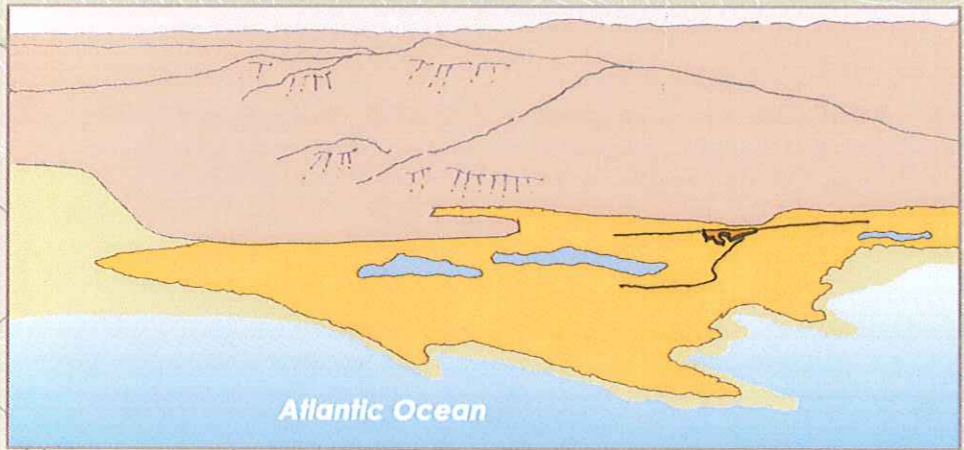
## BETTY'S BAY (WEST)

# F. OPPORTUNITIES & CONSTRAINTS (MAY 2010)



NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING



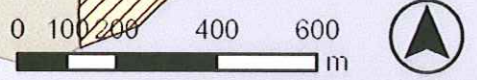


- 1. SENSITIVE AREAS**
- Open Spaces
  - Statutory Nature Reserve
  - Marine Reserves
  - Coastal Management Zone
  - Mountain Management Zone
  - Heritage Overlay Zone (Special Areas)
  - Wetlands
  - Urban Edge

- 2. DEVELOPMENT CATALYSTS**
- Public Amenity
  - Access to Public Amenity
  - Special Places
  - Economic Opportunity (Local)
  - Economic Opportunity (Regional)
  - Urban Design Guidelines Needed
  - Integration

- 3. DENSIFICATION GRADING**
- No Densification
  - Densification Zone less than 10 DU/H
  - Densification Zone 10 - 20 DU/H
  - Densification Zone 20 - 30 DU/H

- 4. LAND USE**
- Education- Preprimary
  - Worship



**GROWTH  
MANAGEMENT  
STRATEGY**

**BETTY'S BAY (WEST)**  
**G. STRATEGIC GROWTH MANAGEMENT  
INTERVENTIONS (MAY 2010)**



**NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING**



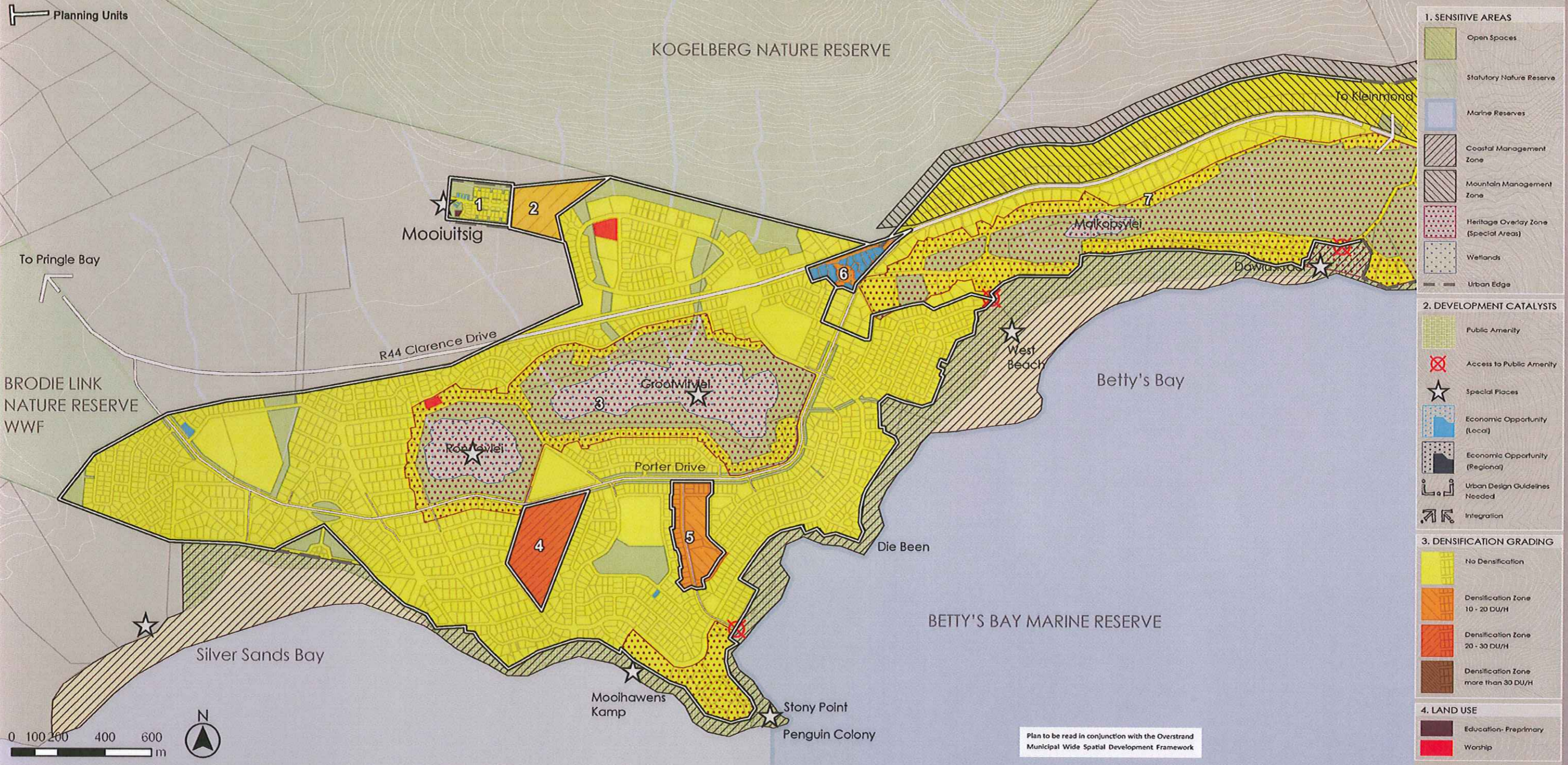
**Legend**

- Sufficient spare capacity
- Further investigations required
- 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

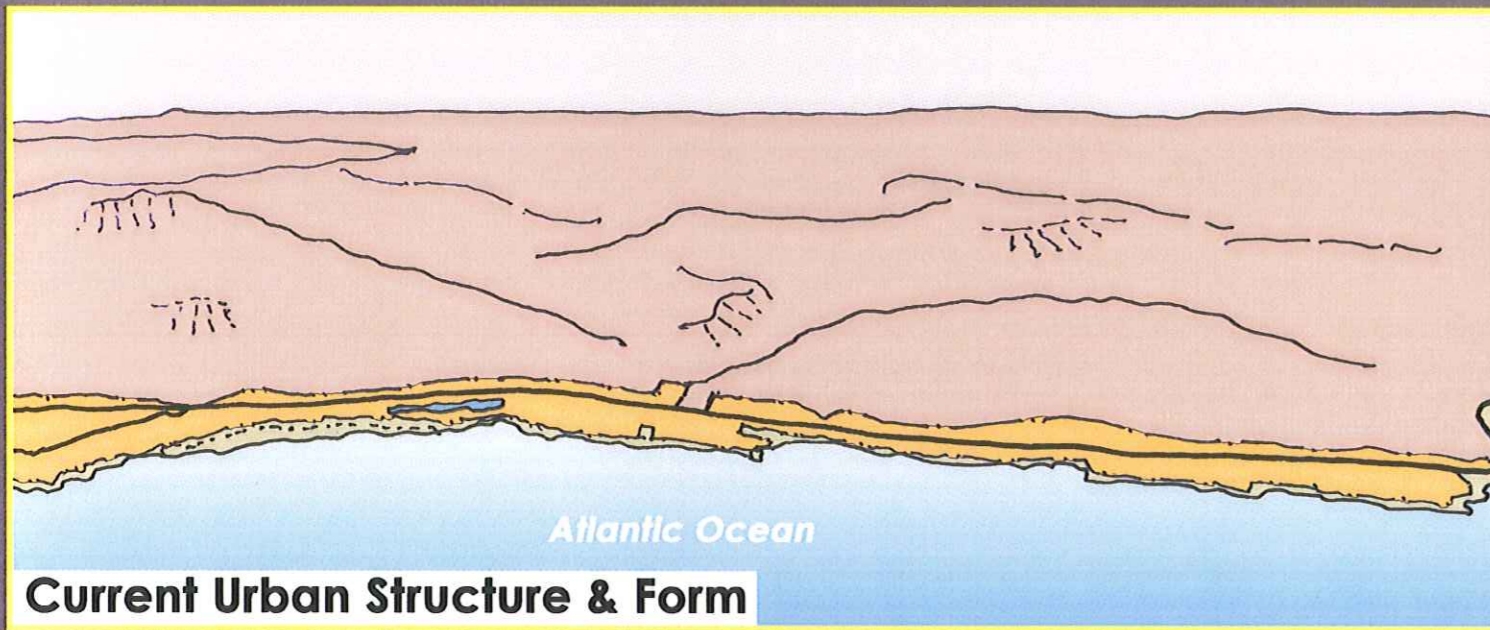
Planning Unit	Density				Density Considerations (Refer to text for interpretation)	Height Restriction Proposal (Storeys)	Assumed Residential Developable Area (%)	Proposed increased gross residential density	Potential Total Number of Residential Units	Potential Number of Additional Residential Units
	Total Area of Planning Unit (ha)	Existing Number of Residential Units	Existing Gross Density							
1	4.7	44	9.4	SQ	n.a.	n.a.	9.4	44	0	
2	5.8	0	0.0	E5, 100%	2	20	6.8	39	39	
3	383.5	1939	5.1	SQ	n.a.	n.a.	5.1	1939	0	
4	8.8	0	0.0	E4	2	50	28.0	246	246	
5	6.8	20	2.9	D4, 50%/E4, 50%	2	30	19.7	134	114	
6	3.7	0	0.0	D4, 2 storeys, 20%	2	20	11.1	41	41	
7	343.5	895	2.6	SQ	n.a.	n.a.	2.6	895	0	
8	1.6	1	0.6	D4, 1 storey, 80%	1	80	23.0	37	36	
<b>Total</b>	<b>758.4</b>	<b>2899</b>	<b>3.8</b>				<b>4.5</b>	<b>3376</b>	<b>477</b>	

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

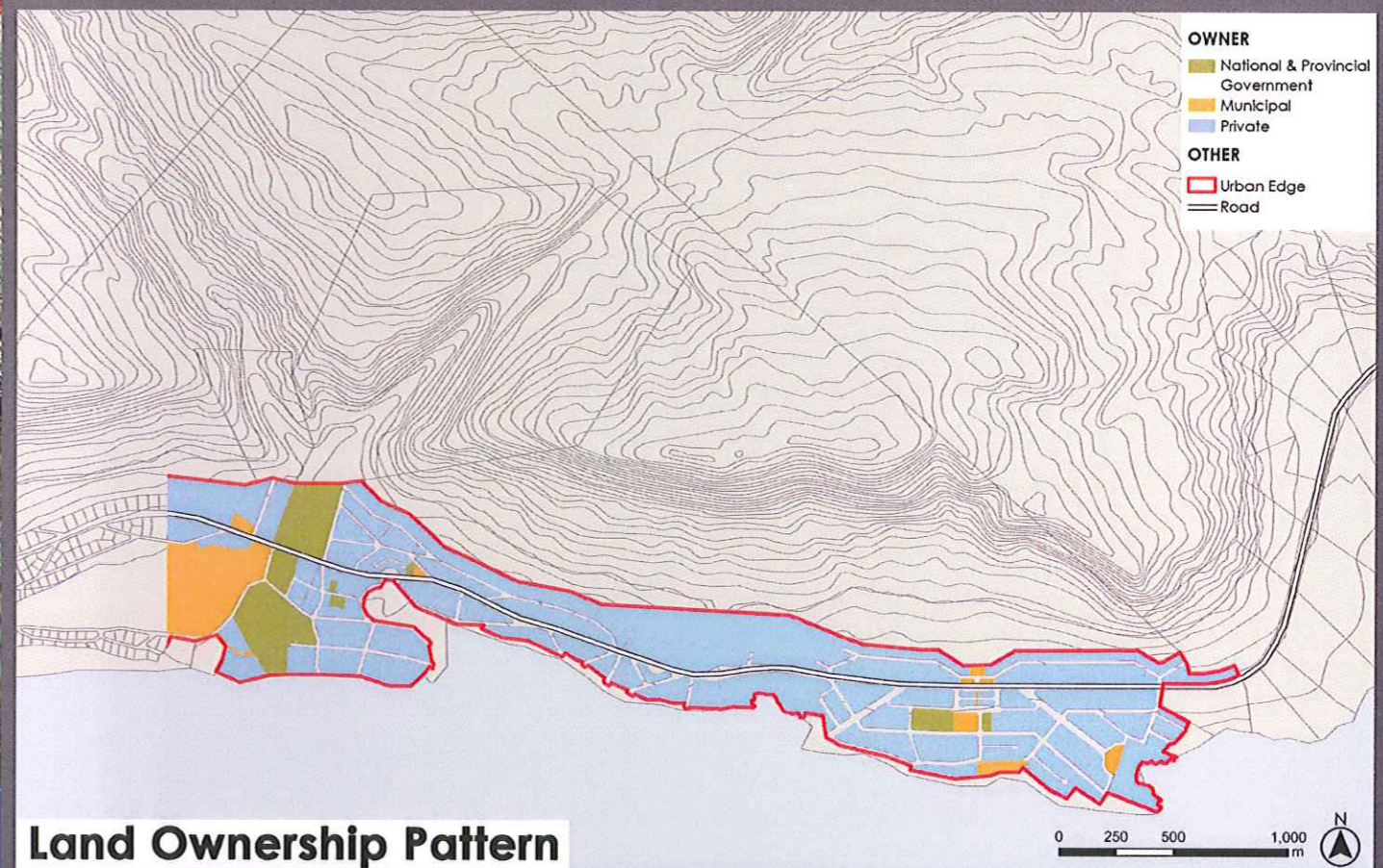
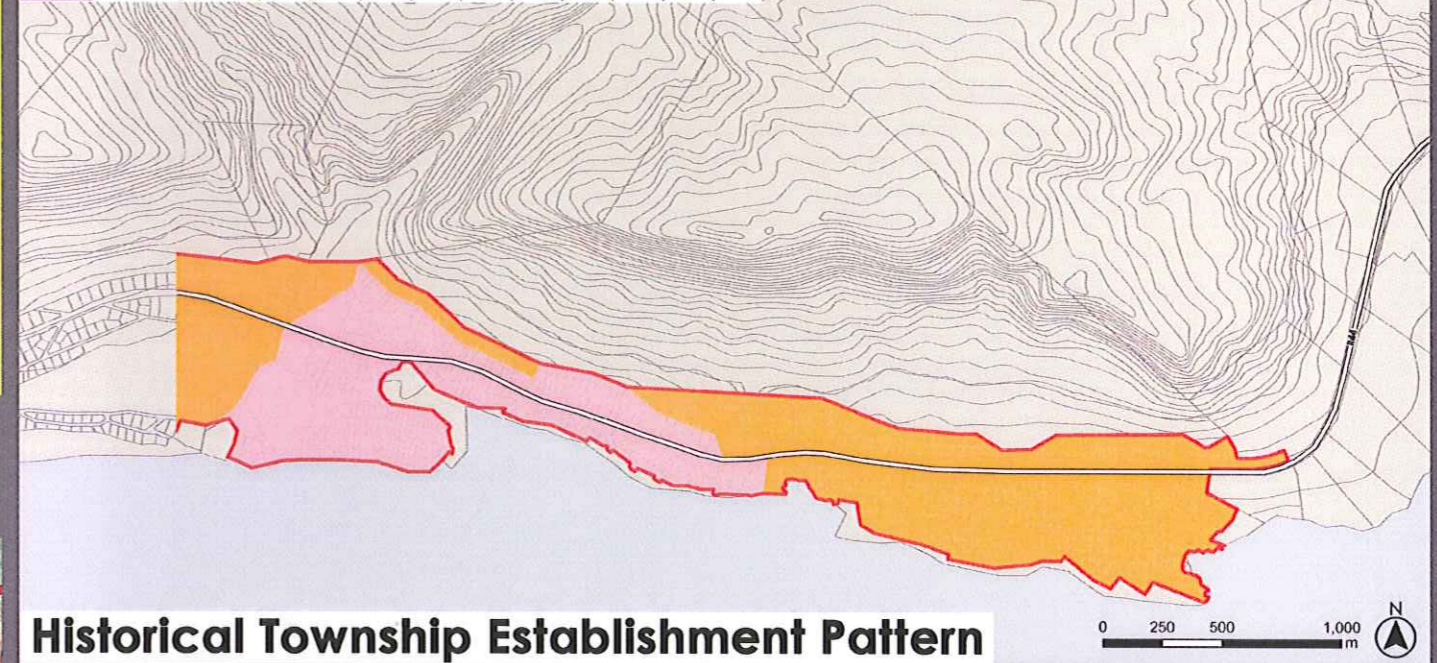
Impact on Community Facilities																											
Clinic / Hospital (C)			Community Hall (Ch)			Pre Primary School (PPs)			Primary School (Ps)			Secondary School (Ss)			Library (L)			Worship Sites (W)			Taxi Rank / Bus stop (T)			Public / Private Open Space (ha)			
E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	
0	0.0	0	0	0.0	0	0	0.1	1	0	0.0	0	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	2.1	0.2	2.1	
0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.1	1	0	0.0	0	5.8	0.2	1.1	
0	0.4	0	0	0.4	0	0	3.2	2	0	3.2	2	0	1.9	2	0	1.0	1	1	0.6	1	2	6.5	6	0	95.1	10.5	95.1
0	0.0	0	0	0.0	0	0	0.4	0	0	0.2	0	0	0.1	0	1	0.1	0	1	0.1	1	0	0.8	1	0	0	1.3	1.3
0	0.0	0	0	0.0	0	0	0.2	0	0	0.1	0	0	0.1	0	1	0.0	1	0	0.4	0	0	0.0	0	0	0	0.7	0.7
0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0	0.2	0.0
0	0.2	0	0	0.2	0	0	1.5	2	0	0.9	1	0	0.4	0	0	0.3	0	1	3.0	3	0	0.2	0	0	69	4.8	69.0
0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0	0.2	0.0
0	0.7	0	0	0.7	0	1	5.6	5	0	3.4	3	0	1.7	1	3	1.0	3	3	11.3	11	0	0.7	0	172	18.2	169.3	







Time Frame	No. of Erven Supplied	% Growth	% of Erven Supplied									
			10	20	30	40	50	60	70	80	90	
1900-1939	702	22.7	[Bar chart showing 22.7% growth]									
1940-1969	708	22.9	[Bar chart showing 22.9% growth]									
1970-1999	1684	54.4	[Bar chart showing 54.4% growth]									
Post 1999	4	0.1	[Bar chart showing 0.1% growth]									



GROWTH  
MANAGEMENT  
STRATEGY

BETTY'S BAY (EAST)  
**A. GROWTH & OWNERSHIP PATTERNS**  
(MAY 2010)



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URBAN  
CONSERVATION  
& PLANNING





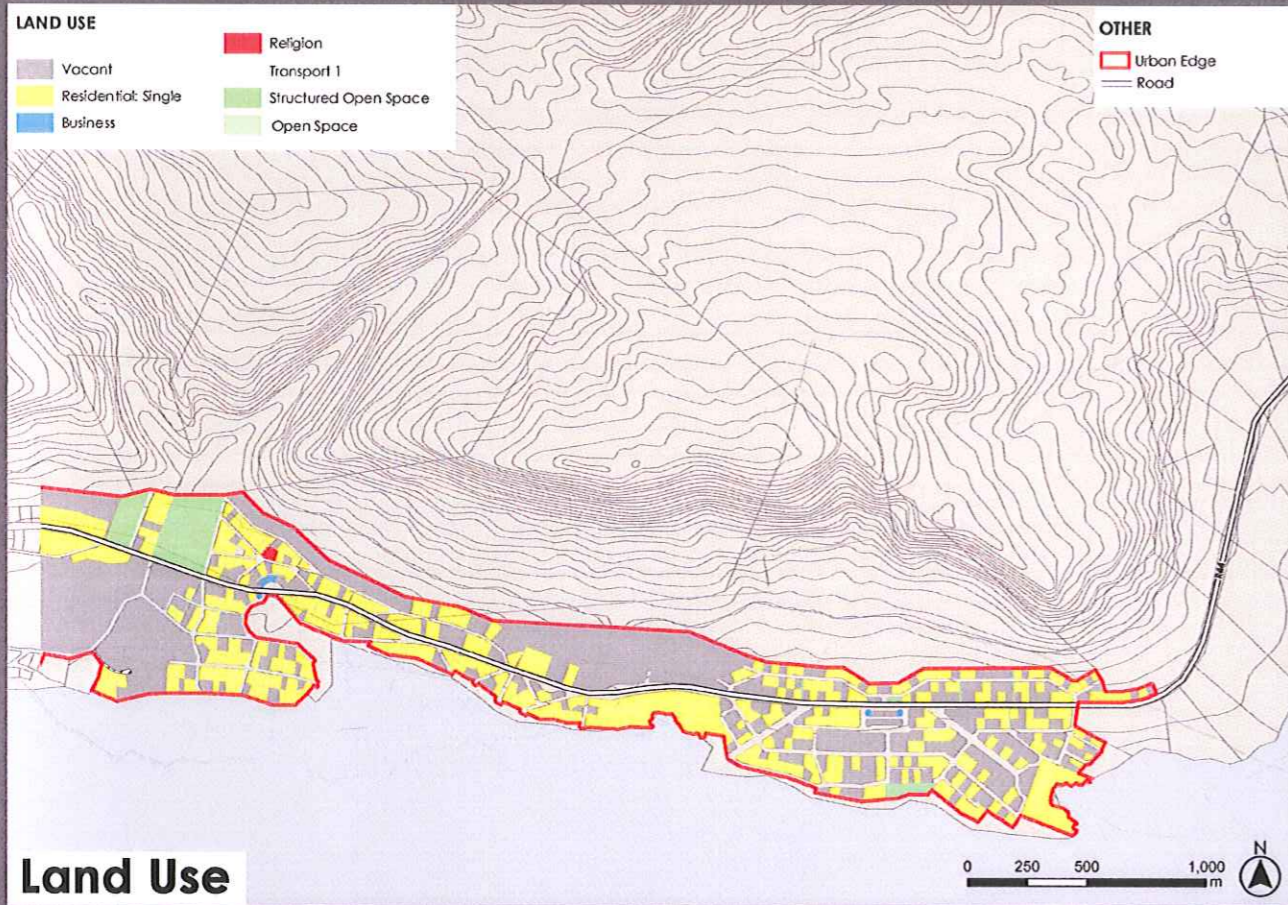
GROWTH  
MANAGEMENT  
STRATEGY

BETTY'S BAY (EAST)  
**AI. AERIAL VIEW OF PLANNING AREA**  
(MAY 2010)

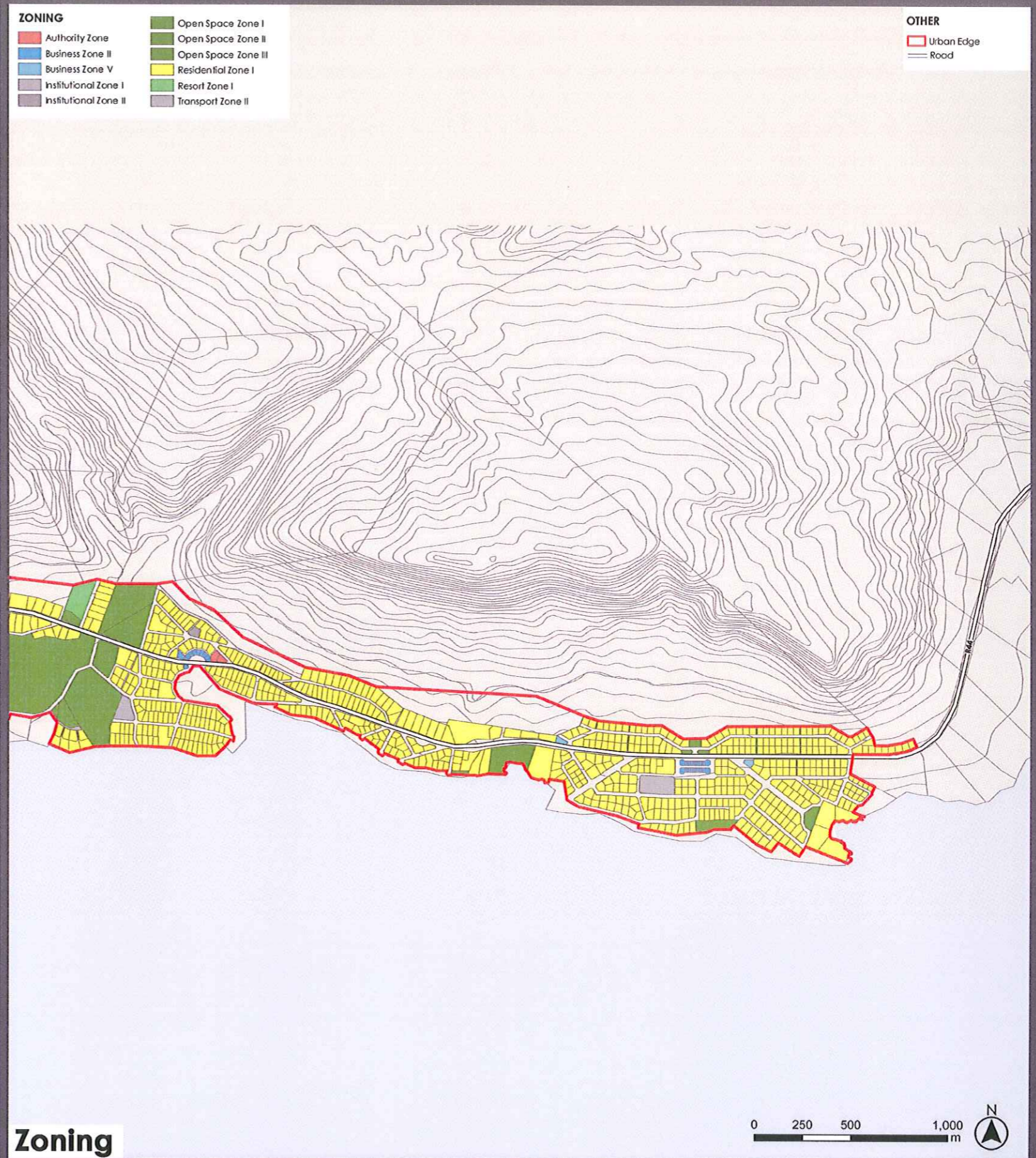


NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING

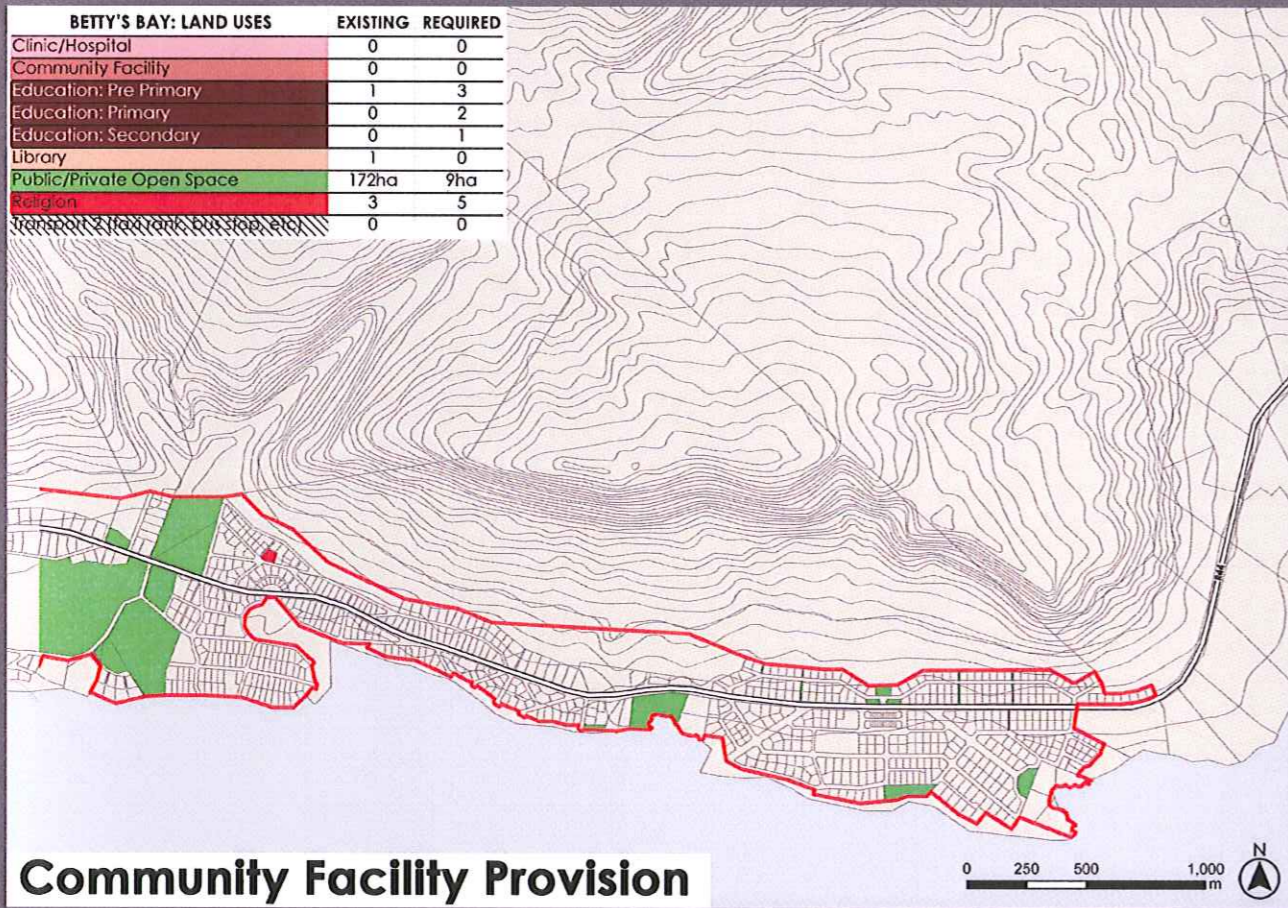




**Land Use**



**Zoning**



**Community Facility Provision**

BETTY'S BAY: LAND USES	EXISTING	REQUIRED
Clinic/Hospital	0	0
Community Facility	0	0
Education: Pre Primary	1	3
Education: Primary	0	2
Education: Secondary	0	1
Library	1	0
Public/Private Open Space	172ha	9ha
Religion	3	5
	0	0



**GROWTH  
MANAGEMENT  
STRATEGY**

**BETTY'S BAY (EAST)**

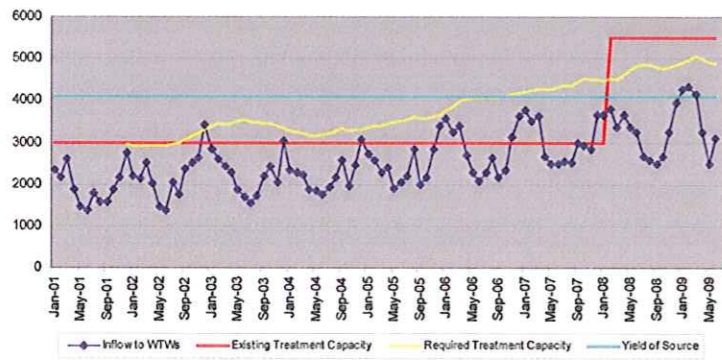
**B. CURRENT LAND USE, ZONING & COMMUNITY FACILITIES (MAY 2010)**



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BAUMANN  
URBAN  
CONSERVATION  
& PLANNING**



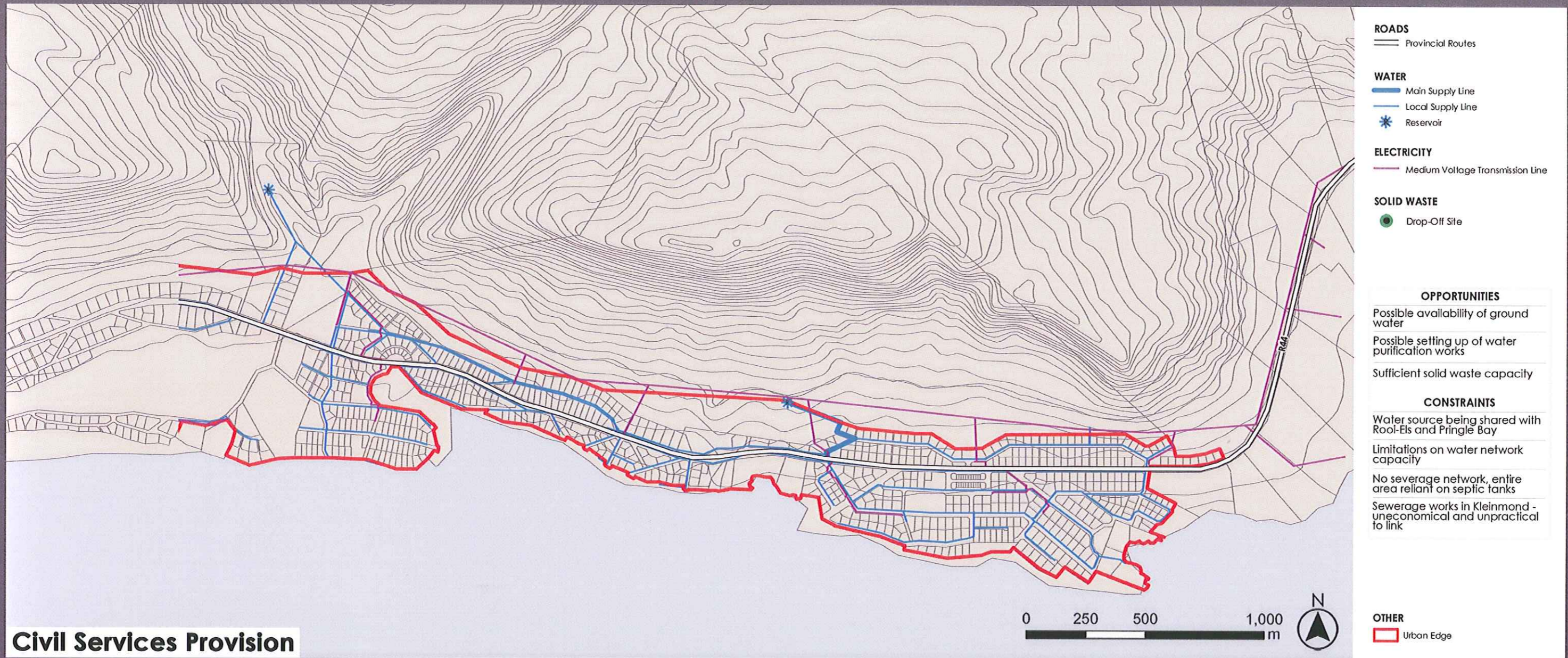
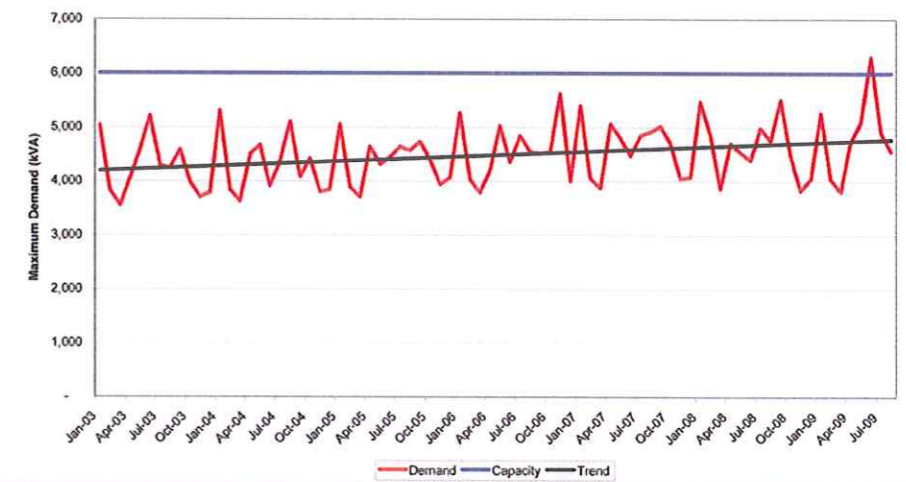
**Buffels River WTWs (KI/d) - Potable Water Treatment Works**



**Kleinmond WWTWs - Waste Water Treatment Works (Sewerage)**

Info. not available

**Overstrand Municipality Kleinmond Electricity Demand**



**Civil Services Provision**



**GROWTH  
MANAGEMENT  
STRATEGY**

**BETTY'S BAY (EAST)**

**C. SERVICES PROVISION (MAY 2010)**



**NICOLAS  
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URBAN  
CONSERVATION  
& PLANNING**





Area 2 & 3:

The two areas represent different areas of growth in Betty's Bay with the latter representing an earlier development pattern dating from the 1940's and 1950s. Plots are generally larger with lower house-to-plot ratios and thus a sense of a more dispersed development pattern with a natural fynbos flowing through the settlement. These qualities need to be respected as part of the growth management strategy. Limited densification should thus be restricted to the area around the westernmost node. Applications for departures to allow greater coverage or height should not be approved for the rest of the village.

## Density & Area Character



CHARACTER ZONE	TOTAL NO. OF ERVEN	AREA (HA)	VACANT ERVEN						RESIDENTIAL ERVEN						GROSS DENSITY	NET DENSITY	PROPERTY VALUE			
			NO.		AREA (HA)		AREA (%)		DEVELOPED		VACANT		AREA (%)	AREA (%)				AREA (%)	AREA (%)	
			NO.	AREA (HA)	NO.	AREA (HA)	NO.	AREA (HA)	NO.	AREA (HA)	NO.	AREA (HA)								
1	45	4.7	16	0.4	33.3	12.8	45	1.7	24	28	1.1	60.0	44.7	16	0.8	40.0	35.3	9.4	25.9	Low
2	2037	402.2	953	158.4	46.8	39.4	1950	194.2	1045	1048	104.8	53.6	54.0	905	69.4	46.4	46.0	4.9	10.1	High
3	1009	351.4	408	182.3	40.6	46.2	698	211.7	541	545	108.8	60.2	51.4	357	102.9	39.8	48.6	2.6	4.3	High
<b>TOTAL</b>	<b>3091</b>	<b>758.3</b>	<b>1377</b>	<b>331.2</b>	<b>44.6</b>	<b>42.4</b>	<b>2888</b>	<b>407.4</b>	<b>1610</b>	<b>1621</b>	<b>214.7</b>	<b>55.7</b>	<b>52.7</b>	<b>1278</b>	<b>112.9</b>	<b>44.3</b>	<b>47.3</b>	<b>3.8</b>	<b>7.1</b>	

\* Refer to explanatory lxl in document

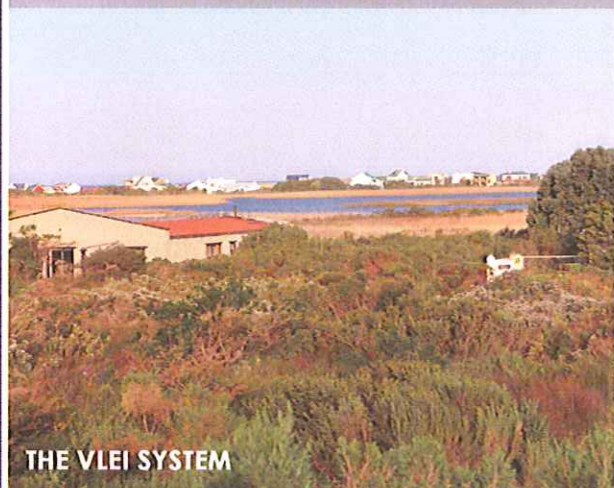


Area 1:

The township of Mooi-Uitsig represents the application of Garden City layout principles to areas designated for resettlement in terms of the Group Areas Act. The morphology of the village is regarded as having heritage value and the layout principles should be conserved as part of the growth management process. Densification could be considered in the area to integrate the dormitory township into the spatial structure of the village.

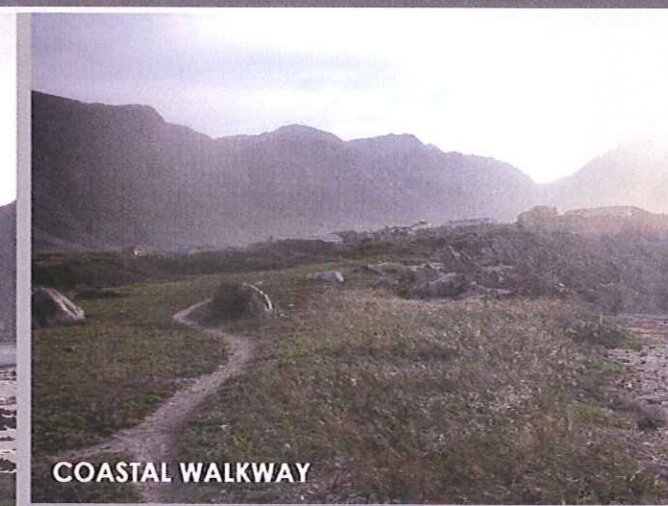


MOOI-UISTIG



THE VLEI SYSTEM

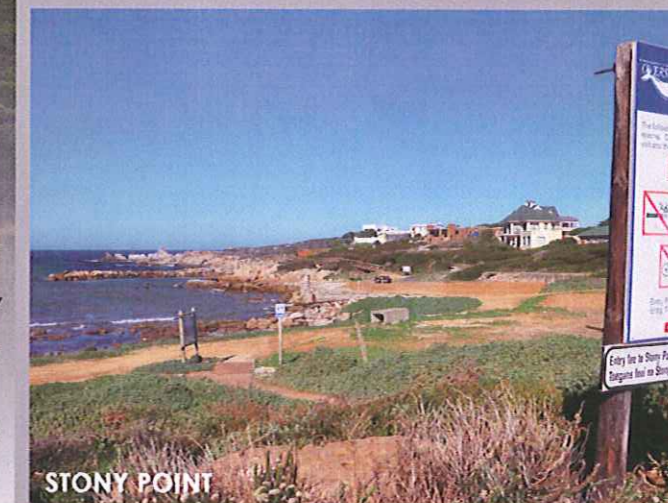
## Density & Area Character



COASTAL WALKWAY

The following place-making features can be identified:

- The predominance of environmental features such as the mountain, the vlei system, the fynbos and the rocky and sandy coastline and the sense of a village settled lightly within a green environment. The lack of boundary walls allows the natural vegetation to flow around built form elements.
- The role of the Harold Porter Botanical Garden as a botanical resource of regional significance and the shaft of open space leading to the historical outspan at Dawid's Kraal on the coastline.
- The extremely dispersed pattern of settlement with very low house to plot ratios.
- The concentration of heritage sites at Stony Point which reflect a layering of historical themes characteristic of the region as a whole including pre-colonial archaeological and burial sites, a major penguin colony, the remnants of an early twentieth century whaling station; and World War Two radar station facilities.



STONY POINT



GROWTH  
MANAGEMENT  
STRATEGY

## BETTY'S BAY (EAST)

# D. DENSITY & AREA CHARACTER (MAY 2010)



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& PLANNING





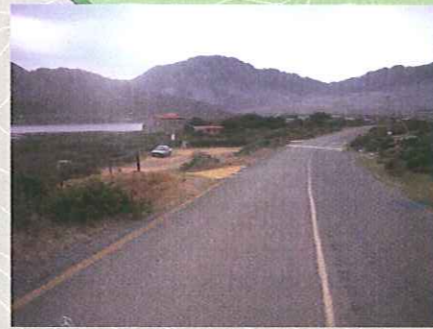
## A1, A2

**SCENIC ROUTE & MOUNTAINSIDE INTERFACE:**  
The area between the scenic route and the mountain slopes is highly sensitive from an environmental and visual perspective and a place of contact between the Kogelberg Nature Reserve and the settlement. The pattern of development is relatively low density allowing the mountainside to predominate.



## A3

**COASTAL INTERFACE:**  
✓ The vegetated frontal dune system between the vlei system and coastline provides a prominent green ridge which contributes substantially to the place-making quality of the area. Houses have tended to locate off the ridge line allowing the sense of green to prevail. Public access to the coastline is limited and difficult to navigate.



✗ Access thresholds to the beaches are not very developed.

## KOGELBERG NATURE RESERVE

**B LEGIBILITY & CONNECTIVITY:**  
✗ The curvilinear nature of the road pattern is in dramatic contrast to the grid-iron pattern evident in Kleinmond and provides limited directional clarity. There is no clear public space framework and low connectivity between the mountain and coastline. Access ways to destination points such as Dawid's Kraal and the beaches are poorly marked resulting in extraneous traffic filtering through residential precincts.

**C RETAIL NODES:**  
✗ A small number of retail nodes are located in a dispersed pattern along the scenic route but do not respond to any natural opportunity or concentration of routes. They have no place-making qualities. There is no centre to the town.



**D GREEN CORRIDOR:**  
✓ The Vlei system provides the dominant green corridor running in an east-west direction immediately to the north of the frontal dune system. Another major green corridor links the Harold Porter Nature Garden to the coastline and runs in a north-south direction. Neither of these natural system corridors are linked to a public open space network.

## HAROLD PORTER BOTANICAL GARDEN

## A1, A2

## C

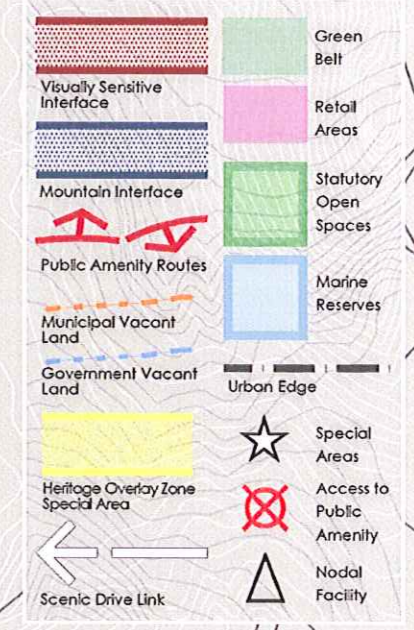
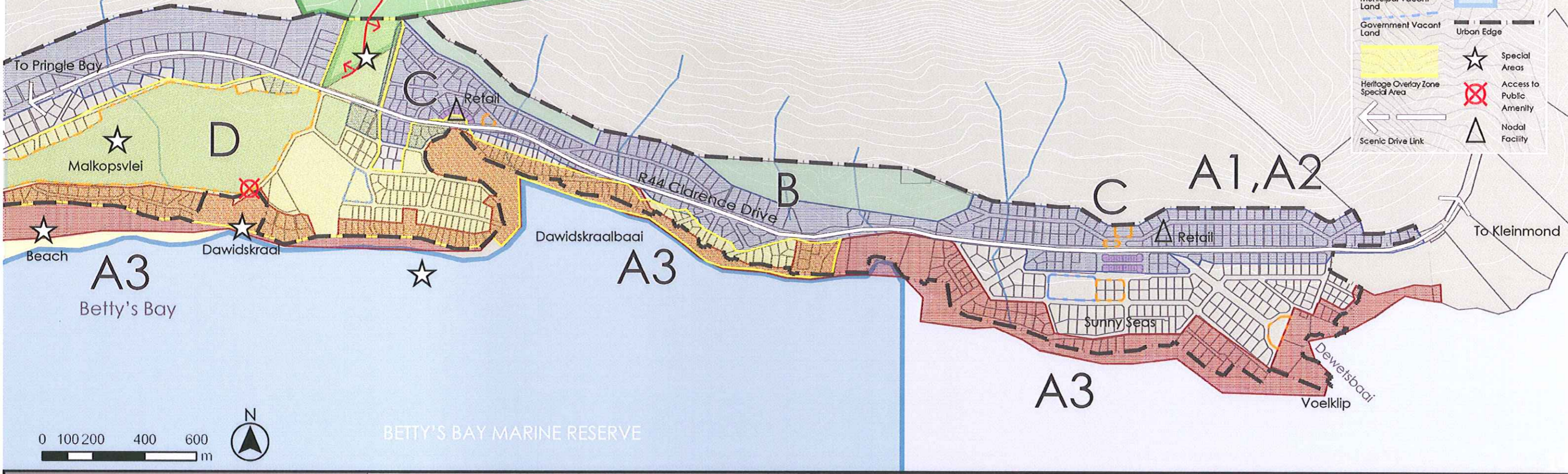
## A

## B

## C

## A1, A2

## A3



GROWTH MANAGEMENT STRATEGY

## BETTY'S BAY (EAST)

## E. CONTEXTUAL OVERVIEW (MAY 2010)



NICOLAS BAUMANN URBAN CONSERVATION & PLANNING



# A1, A2 & A3

**SCENIC LINK DRIVE, MOUNTAIN INTERFACE:**

- The Harold Porter Botanical Garden provides the major point of interface between the village and the mountain. It is a site of considerable botanical, scenic and heritage significance and should be carefully conserved and enhanced as part of the growth management process.
- The mountainside above the scenic drive to the east is visually exposed and inappropriate buildings on these relatively steep slopes are having a negative visual and environmental impact on the role of Betty's Bay being located on the plateau between mountain and sea. The sense of the settlement being contained by these two dramatic natural conditions is thus being eroded. No intensification of building form along this sensitive mountain interface should be considered.

**LEGIBILITY AND CONNECTIVITY:**

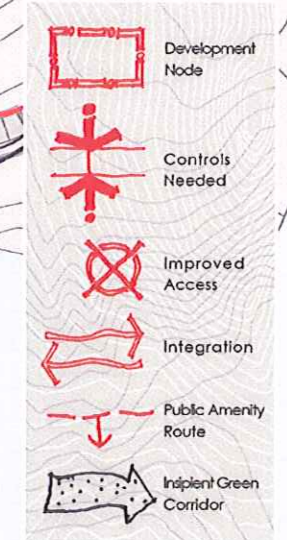
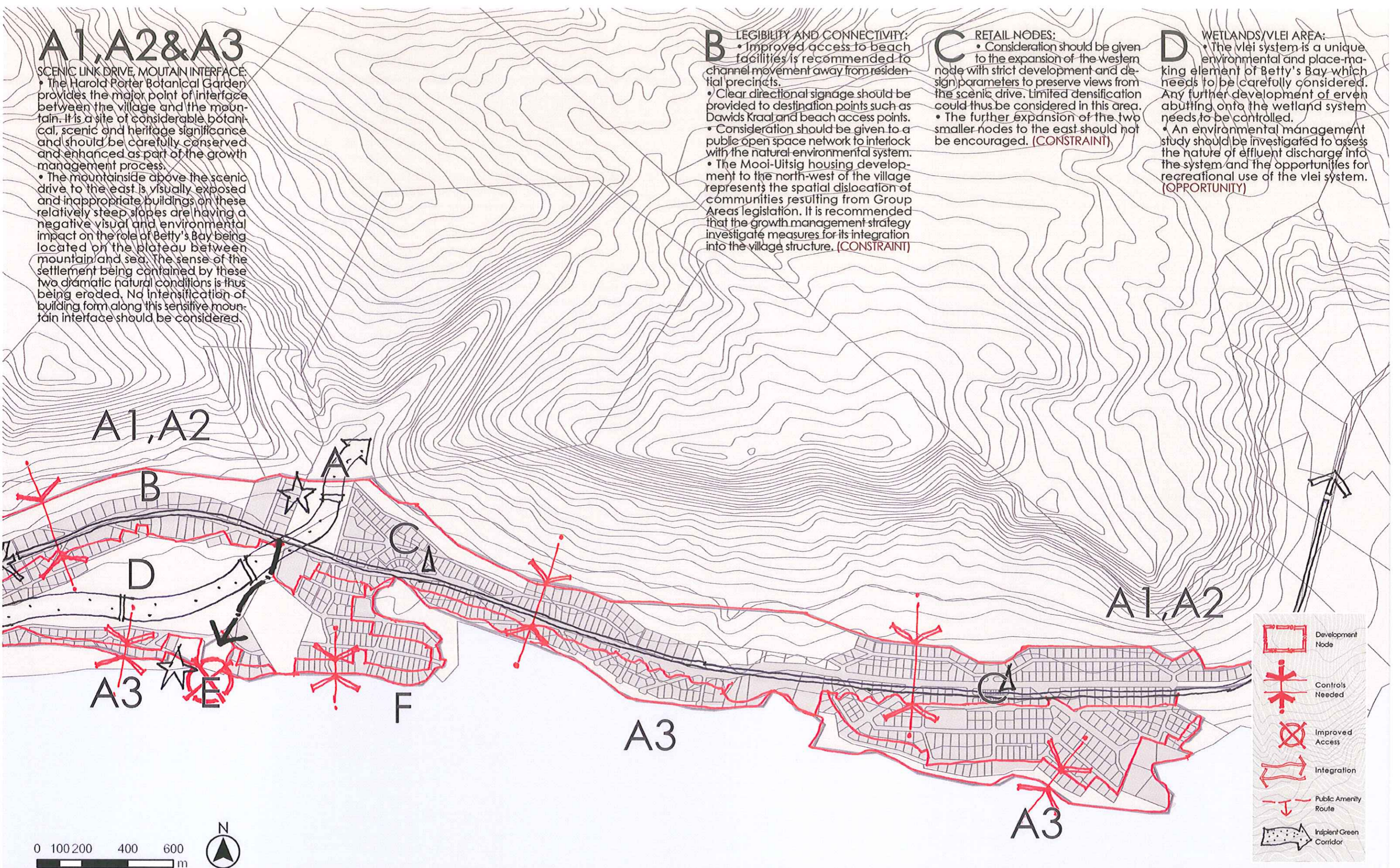
- Improved access to beach facilities is recommended to channel movement away from residential precincts.
- Clear directional signage should be provided to destination points such as Dawids Kraal and beach access points.
- Consideration should be given to a public open space network to interlock with the natural environmental system.
- The Mooi-Uitsig housing development to the north-west of the village represents the spatial dislocation of communities resulting from Group Areas legislation. It is recommended that the growth management strategy investigate measures for its integration into the village structure. (CONSTRAINT)

**RETAIL NODES:**

- Consideration should be given to the expansion of the western node with strict development and design parameters to preserve views from the scenic drive. Limited densification could thus be considered in this area.
- The further expansion of the two smaller nodes to the east should not be encouraged. (CONSTRAINT)

**WETLANDS/VLEI AREA:**

- The vlei system is a unique environmental and place-making element of Betty's Bay which needs to be carefully considered. Any further development of erven abutting onto the wetland system needs to be controlled.
- An environmental management study should be investigated to assess the nature of effluent discharge into the system and the opportunities for recreational use of the vlei system. (OPPORTUNITY)



**GROWTH  
MANAGEMENT  
STRATEGY**

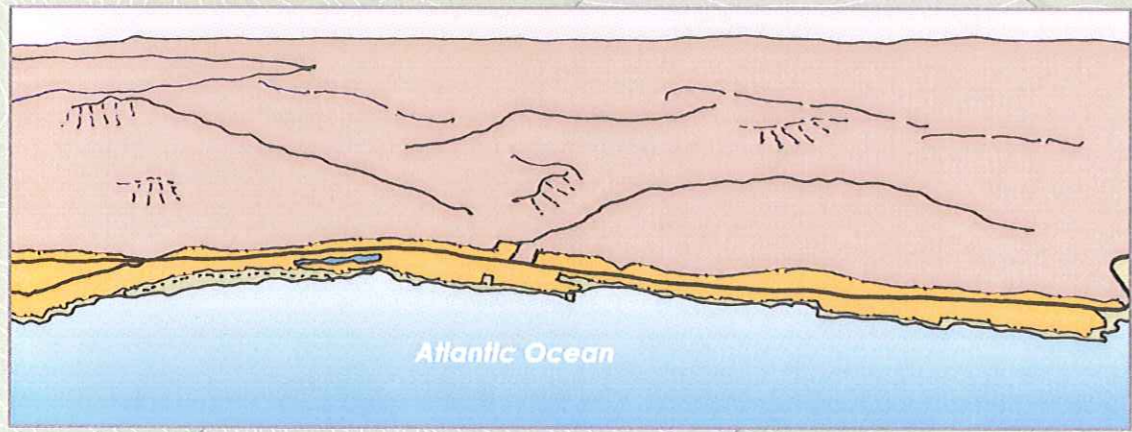
**BETTY'S BAY (EAST)**

**F. OPPORTUNITIES & CONSTRAINTS (MAY 2010)**



**NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING**





KOGELBERG NATURE RESERVE

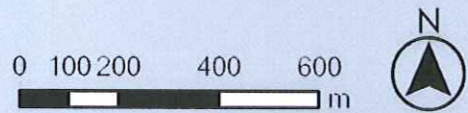
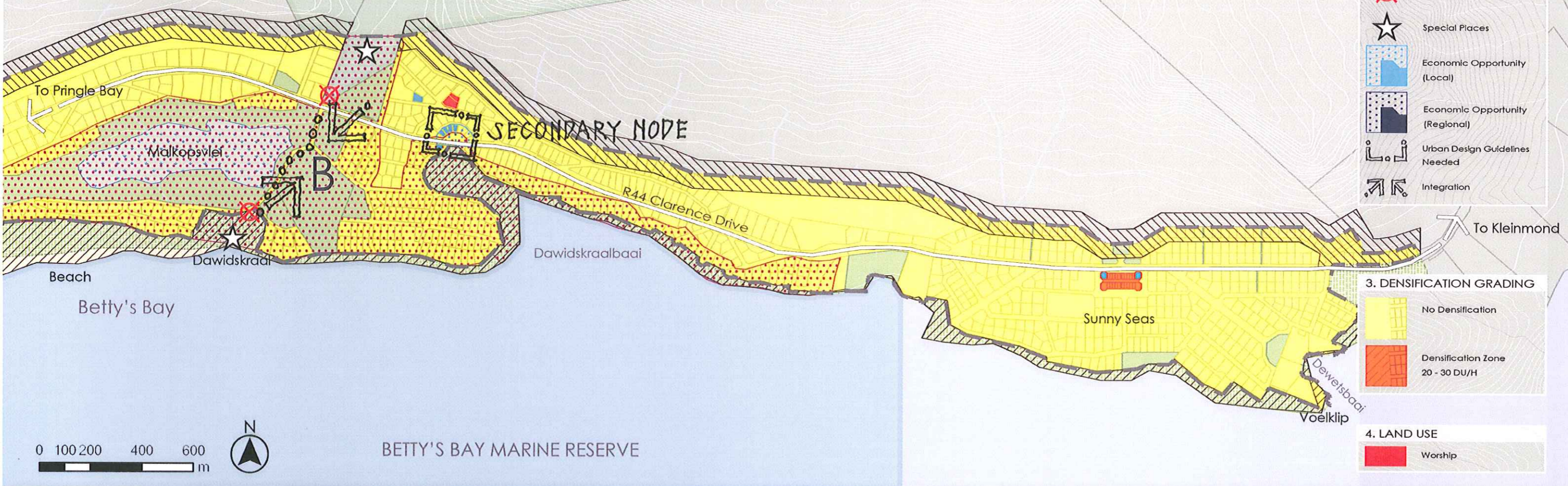
HAROLD PORTER BOTANICAL GARDEN

- 1. SENSITIVE AREAS**
- Open Spaces
  - Statutory Nature Reserve
  - Marine Reserves
  - Coastal Management Zone
  - Mountain Management Zone
  - Heritage Overlay Zone (Special Areas)
  - Wetlands
  - Urban Edge

- 2. DEVELOPMENT CATALYSTS**
- Public Amenity
  - Access to Public Amenity
  - Special Places
  - Economic Opportunity (Local)
  - Economic Opportunity (Regional)
  - Urban Design Guidelines Needed
  - Integration

- 3. DENSIFICATION GRADING**
- No Densification
  - Densification Zone 20 - 30 DU/H

- 4. LAND USE**
- Worship



BETTY'S BAY MARINE RESERVE

BETTY'S BAY (EAST)

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



**GROWTH MANAGEMENT STRATEGY**



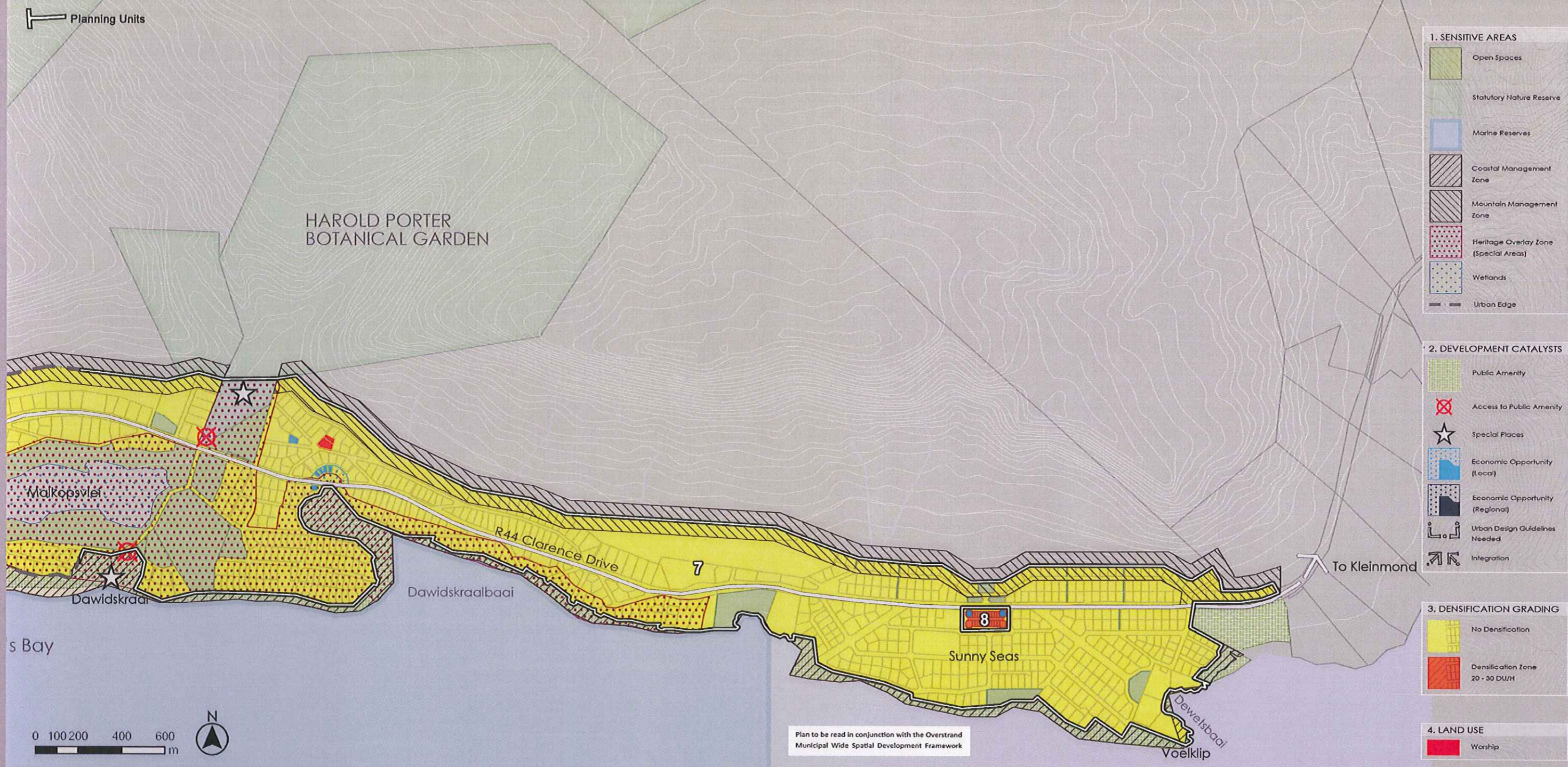
**NICOLAS BAUMANN URBAN CONSERVATION & PLANNING**



**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							Impact on Civil Services Capacity							Impact on Community Facilities																																			
	Total Area of Planning Unit (ha)	Existing Number of Residential Units	Existing Gross Density	Densification Considerations (Refer to text for interpretation)	Height Restriction Proposal (Storeys)	Assumed Residential Developable Area (%)	Proposed increased gross residential density	Potential Total Number of Residential Units	Potential Number of Additional Residential Units	Water			Sewerage		Storm Water		Electricity		Roads		Solid Waste		Clinic / Hospital (C)			Community Hall (Ch)			Pre Primary School (PPs)			Primary School (Ps)			Secondary School (Ss)			Library (L)			Worship Sites (W)			Taxi Rank / Bus stop (T)			Public / Private Open Space (ha)			
										S	N	TW	N	TW	EI	N	C	L	S	N	TW	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P	E	R	P		
1	4.7	44	9.4	SQ	n.a.	n.a.	9.4	44	0	X	?	X	X	X	X	X	X	X	X	X	X	X	0	0.0	0	0	0.0	0	0	0.1	1	0	0.0	0	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	2.1	0.2	2.1
2	5.8	0	0.0	E5, 100%	2	20	6.8	39	39	X	?	X	X	X	X	X	X	X	X	X	X	X	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.1	1	0	0.0	0	5.8	0.2	1.1	
3	383.5	1939	5.1	SQ	n.a.	n.a.	5.1	1939	0	X	?	X	X	X	X	X	X	X	X	X	X	X	0	0.4	0	0	0.4	0	0	3.2	2	0	1.9	2	0	1.0	1	1	0.6	1	2	6.5	6	0	0.4	0	95.1	10.5	95.1	
4	8.8	0	0.0	E4	2	50	28.0	246	246	X	?	X	X	X	X	X	X	X	X	X	X	X	0	0.0	0	0	0.0	0	0	0.4	0	0	0.2	0	0	0.1	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.7	0.7	
5	6.8	20	2.9	D4, 50%/E4, 50%	2	30	19.7	134	114	X	?	X	X	X	X	X	X	X	X	X	X	X	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.2	0.0	
6	3.7	0	0.0	D4, 2 storeys, 20%	2	20	11.1	41	41	X	?	X	X	X	X	X	X	X	X	X	X	X	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.2	0.0	
7	343.5	895	2.6	SQ	n.a.	n.a.	2.6	895	0	X	?	X	X	X	X	X	X	X	X	X	X	X	0	0.2	0	0	0.2	0	0	1.5	2	0	0.9	1	0	0.4	0	0	0.3	0	1	3.0	3	0	0.2	0	69	4.8	69.0	
8	1.6	1	0.6	D4, 1 storey, 80%	1	80	23.0	37	36	X	?	X	X	X	X	X	X	X	X	X	X	X	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.1	0	0	0.0	0	0	0.2	0.0	
<b>Total</b>	<b>758.4</b>	<b>2899</b>	<b>3.8</b>				<b>4.5</b>	<b>3376</b>	<b>477</b>														<b>0</b>	<b>0.7</b>	<b>0</b>	<b>0</b>	<b>0.7</b>	<b>0</b>	<b>1</b>	<b>5.6</b>	<b>5</b>	<b>0</b>	<b>3.4</b>	<b>3</b>	<b>0</b>	<b>1.7</b>	<b>1</b>	<b>3</b>	<b>1.0</b>	<b>3</b>	<b>3</b>	<b>11.3</b>	<b>11</b>	<b>0</b>	<b>0.7</b>	<b>0</b>	<b>172</b>	<b>18.2</b>	<b>169.3</b>	



- 1. SENSITIVE AREAS**
  - Open Spaces
  - Statutory Nature Reserve
  - Marine Reserves
  - Coastal Management Zone
  - Mountain Management Zone
  - Heritage Overlay Zone (Special Areas)
  - Wetlands
  - Urban Edge
- 2. DEVELOPMENT CATALYSTS**
  - Public Amenity
  - Access to Public Amenity
  - Special Places
  - Economic Opportunity (Local)
  - Economic Opportunity (Regional)
  - Urban Design Guidelines Needed
  - Integration
- 3. DENSIFICATION GRADING**
  - No Densification
  - Densification Zone 20 - 30 DU/H
- 4. LAND USE**
  - Worship

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



**GROWTH MANAGEMENT STRATEGY**

**BETTY'S BAY (EAST)**

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



**NICOLAS BAUMANN URBAN CONSERVATION & PLANNING**