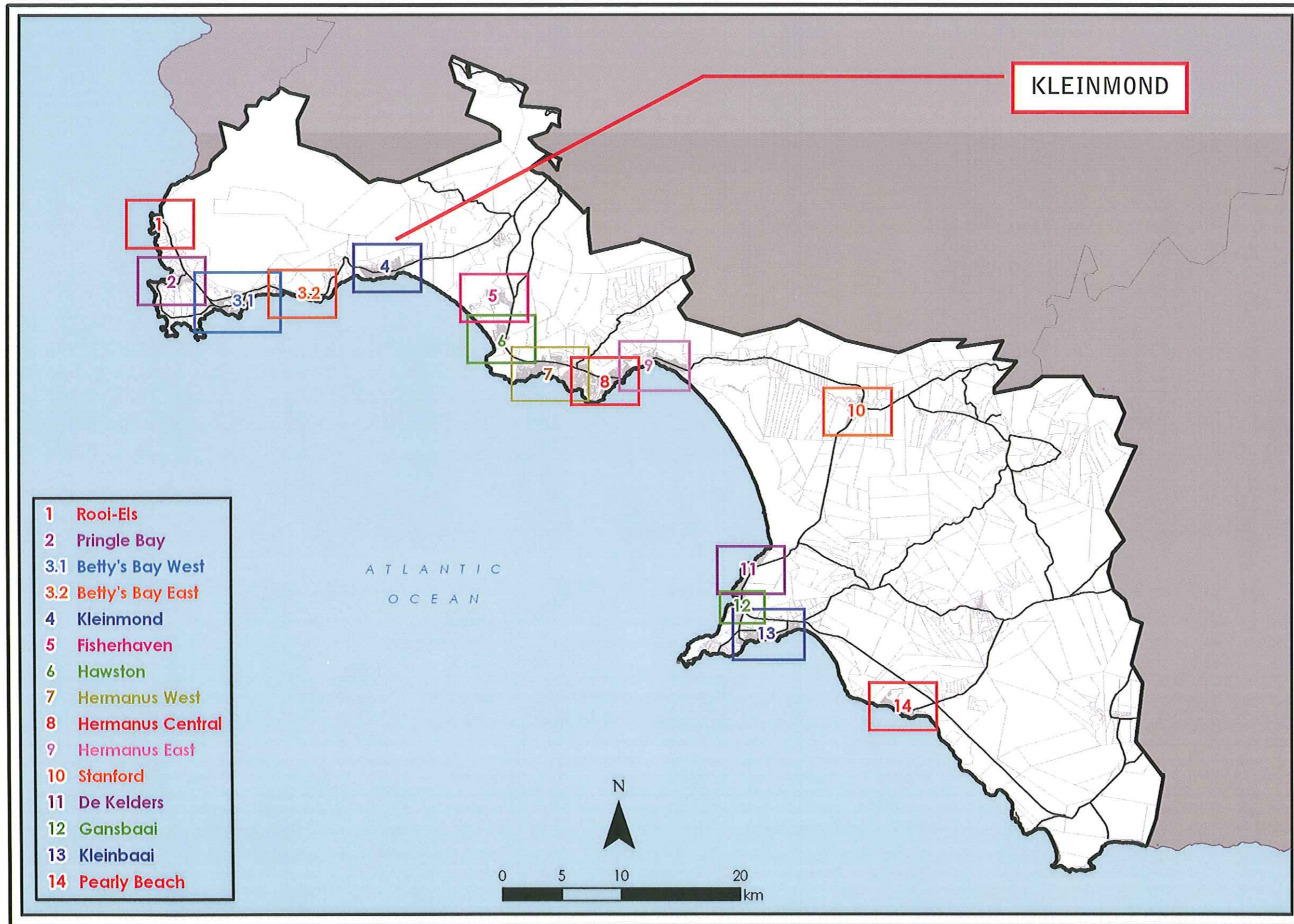


KLEINMOND



7.4.4 KLEINMOND

A: Contextual Overview

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

Kleinmond is located on the western side of the Overstrand Municipality, 33km west of Hermanus and 13km east of Betty's Bay.



Figure 29: Locality plan

Kleinmond predominantly functions as a retirement, residential and holiday destination and serves as a higher order service / commercial centre for the Rooi Els, Pringle Bay and Betty's Bay settlements.

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

The settlement of Kleinmond is confined to the coastal plateau between the Bot River and the Palmiet River estuaries on its eastern and western sides, the Palmiet Mountains to its north and the Atlantic Ocean to the south. The settlement is characterized by a dominant grid pattern layout which facilitates permeability and easy movement throughout the area.

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

The following graph gives an overview of Kleinmond's population age distribution according to the 2001 census figures. The graph below reflects Proteadorp, a middle to low income residential area of Kleinmond, as well as the remainder of the Kleinmond area's population's age distribution.

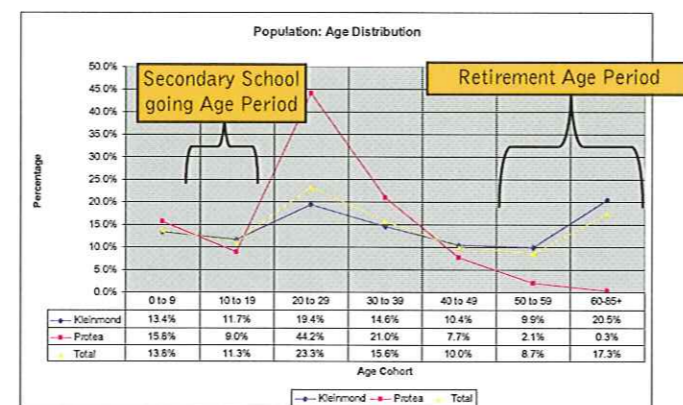


Figure 30: Age analysis for Kleinmond's population

Trends clearly visible from the above graph illustrate that the population figures drops substantially during the secondary school going age periods and increases substantially during the economically active age category. An increase in population for the remainder of the Kleinmond population is noticed after retirement age, which explains the large number of retired residents in Kleinmond.

In the Overstrand Municipal area all age cohorts recorded positive growth between 2001 and 2006, with particularly fast growth in the 65+ age-cohort. Faster growth was also registered for the 70 – 74, 75 – 79 and 30 to 34 years age cohorts (Western Cape Socio Economic Profile: Overberg District 2006, Chapter 3 p50). These trends are also clearly visible in the above graph especially in terms of the remainder of the Kleinmond's residents (middle to higher income areas).

It is important to note that approximately 60% of the residents of Kleinmond are permanent residents.

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

The settlement of Kleinmond was historically associated with the seasonal movement of farming communities to the coast during holiday periods from the mid to late nineteenth century.

A more formal settlement, evident in the layout of the grid immediately to the south of the R44, began to develop in the early decades of the twentieth century. The analysis of historical aerial photographs and the field investigations indicate that early development started in two locations: on the west bank of the Kleinmond Lagoon mouth, to the east behind Albertyn's house, and around the Jongensklip harbour to the west.

The layout of the grid immediately to the west of Kleinmond began to develop in the early decades of the twentieth century. Before 1940, more than 40% of the town's erven were already established. Between 1940 and 2000 the number of erven almost doubled, driven by the establishment of Heuningklip and the Proteadorp townships. Post 1999, the growth in the number of erven has decreased substantially with development predominantly taking place in the central northern areas of Kleinmond through the subdivision of large erven.

(v) Landscape Setting

The settlement, in the form of an orthogonal grid, is located on the coastal plateau with the Table Mountain sandstone mountain range to the north and the rocky and sandy coastline to the south. Residential development has responded to the amenity value of the gentle sloping land and the sea views afforded by the flat developable land closest to the coastline, the sources of fresh water, predominantly in the area around the mouth of the Kleinmond Lagoon and at the Jongensklip harbour.

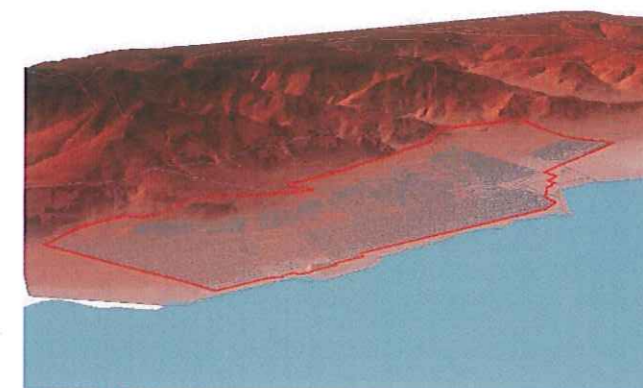


Figure 31: Landscape setting

These natural elements tend to contain the village and have provided the main structuring elements of its growth and evolution. They include the following qualities:

- The tendency for residential growth not to intrude into the higher more visible slopes on the mountainside (growth is presently restricted to below the 60m contour line).
- The predominantly rocky coastal edge with a relatively fine-grain built form response.
- The Kleinmond Lagoon mouth to the east with its concentration of public recreational amenities.
- The Palmiet Nature Reserve to the west.

The nature of the grid and the positive house-street relationships provide a range of views in all directions which tend to bind the village positively into its landscape setting.

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

Within the urban edge of Kleinmond, National and Provincial Government possesses only two portions of land of approximately 13ha which consists of the local police station and the primary school.

The local municipality has ownership of approximately 110ha of land which is predominantly used for the local nine-hole golf course, caravan park and municipal stores as well as relatively large vacant areas within the vicinity of the Jongensklip harbour along Harbour Road.

B: Local Area Character and Density Analysis

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

The land use patterns of Kleinmond are characterised predominantly by the local business ribbon development along the R44 through road which in parts fulfils a "high street" function. Tourist related business development is taking place along Harbour Road towards the small craft Kleinmond harbour.

A small light industrial area is located adjacent and east of the harbour business corridor development between Harbour Road, Luckhof Street and 14th Street.

Kleinmond predominantly consists of residential erven with single medium to high income dwellings. On the north-western side, medium to low income housing development has taken place with an informal settlement on the north-western boundary of the town. In the central area north of the R44 through road, between the Proteadorp residential area, golf course and Bot River Road, a number of gated security villages accommodating mostly higher density upmarket housing, has started to take place.

Large portions of open space are found within Kleinmond including inter alia the golf course, caravan site and public picnic amenity areas. The Kleinmond Coastal and Mountain Nature reserves as well as the Kogelberg Nature reserve surrounds the town and enhances the general existing open space amenity of the town. A "crest to coast" open space link between the Palmiet Mountains and the coast exists as a result of the position of the Kleinmond Municipal Caravan site and a portion of the golf course.

Approximately 13.2% (11.4ha) of the serviced residential erven in Kleinmond are currently vacant.

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

The zoning of Kleinmond town is largely consistent with the land use of the town.

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

Based on the application of the standards contained in *Annexure B*, an existing shortage of a primary school, a secondary school, five hectares of public / private open space, three worship sites and a transport facility (e.g. taxi rank) is presently evident.

The current demand for community facilities based on the above standards must be evaluated in the context that approximately 40% of the dwellings in Kleinmond are not permanently occupied.

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

An adequate network of roads has been established in Kleinmond with the R44 through road functioning as the main collector road in the town. The largest and older portions of the town have a grid iron pattern, resulting in the lack of a clear defined hierarchy of roads throughout these suburbs.

The bulk water source for Kleinmond is sufficient to serve the town, however the main supply line need to be upgraded. The purification works' capacity is limited during peak periods and low water pressure is experienced within the north-western Proteadorp residential areas of Kleinmond.

Although the waste water treatment works has sufficient capacity to accommodate development, most of the areas in Kleinmond are reliant on septic tanks. These septic tank systems are a constraint to further development due to the high maintenance cost and environmental risks. New development must therefore, wherever possible, be connected to the existing water borne sewage system.

The existing electricity network capacity needs to be investigated prior to any further development taking place. The existing Eskom bulk supply system is regarded as sufficient to accommodate a limited amount of additional development.

The solid waste transfer station in Kleinmond does experience capacity problems during peak periods; however it is expected to rectify itself once the planned drop off facility at Betty's Bay is completed.

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)

The analysis and synthesis as shown on the "Opportunities and Constraints" Plan (Sheet F) shows the significance of the mountainside interface, the coastal interface and the nature of the scenic linking route which bisects the village in an east-west direction. Both the interfaces with the natural mountainside and coastline are relatively fine-grained in character and permit limited opportunities for densification.

The main road through the town is relatively well defined and resilient in character and could accommodate a degree of densification on the condition that this occurs in a nodal rather than a ribbon form. Similarly, the two recreational nodes at the lagoon mouth and around the emerging waterfront development at Jongensklip harbour could accommodate a degree of densification

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 their 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 a village character. Limited infill development could be considered but should not interfere with the positive 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 lower income areas (areas 6 and 7). Opportunities for expansion need to ensure better integration of 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 overall densification objectives for Kleinmond are the following:

- To increase the economic viability of existing retail and business activity on specifically identified sections of the R44 route by creating a greater range and mix of opportunities in the identified intensification areas at the Harbour Road intersection with Main Road.
- To increase residential choice by providing a range of semi-detached, terraced and group housing clusters along the R44, close to transport and work opportunities.
- To increase density thresholds to support a public transport system (taxi cabs) to minimise the need for private vehicular transport.
- To provide further levels of detail plans (urban design frameworks) in the priority intervention areas to ensure that new development responds positively to the place specific and heritage qualities of the area.

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

The Kleinmond Planning Area is divided into 21 Planning Units for which explicit densification intervention proposals are made. These proposals are made in response to the unique character of each of the respective Planning Units' interfaces with natural environment, built form, heritage areas, land use patterns and the economical potential of each Planning Unit.

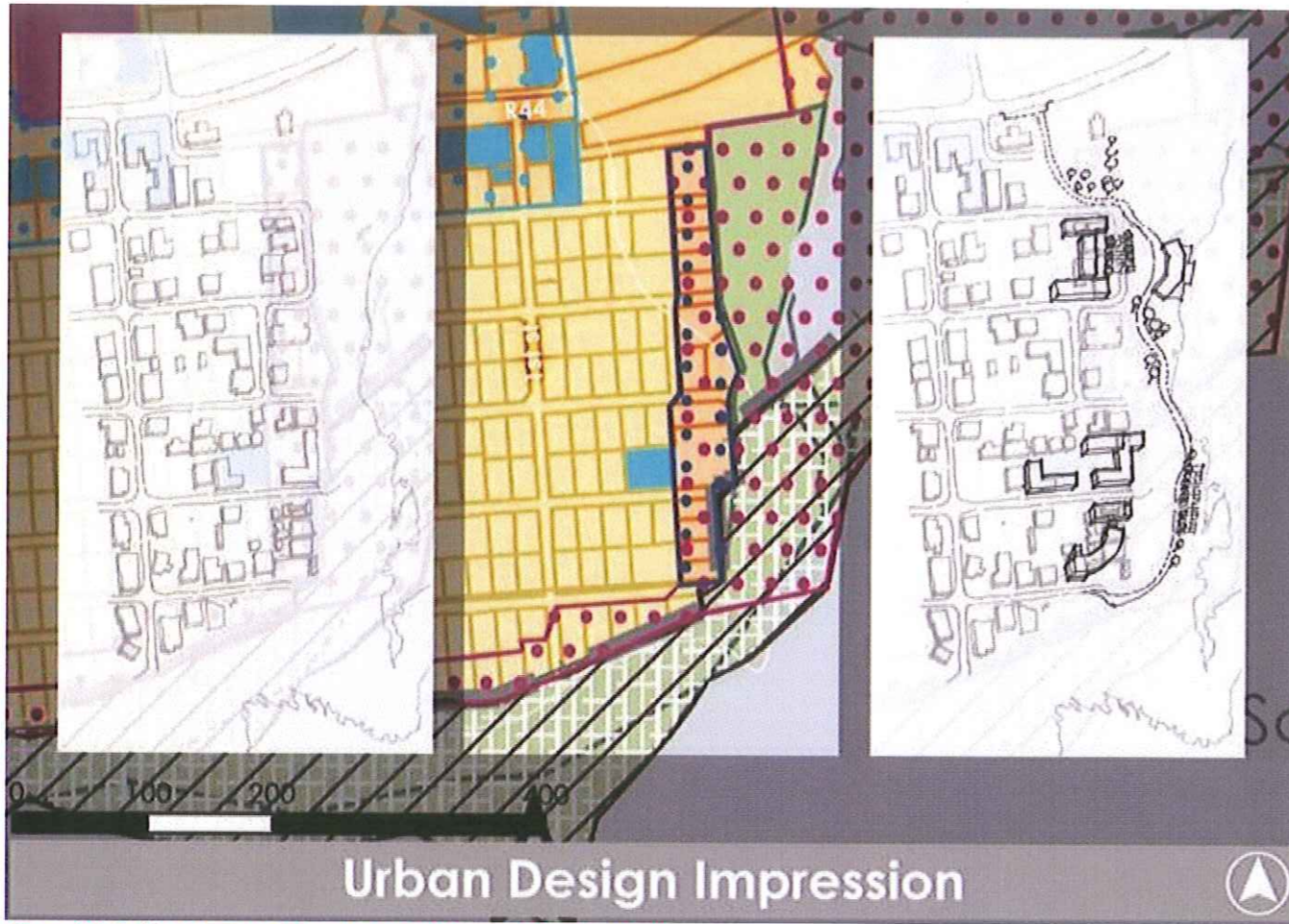


Figure 32: Public Recreational node at the Kleinmond Lagoon Mouth

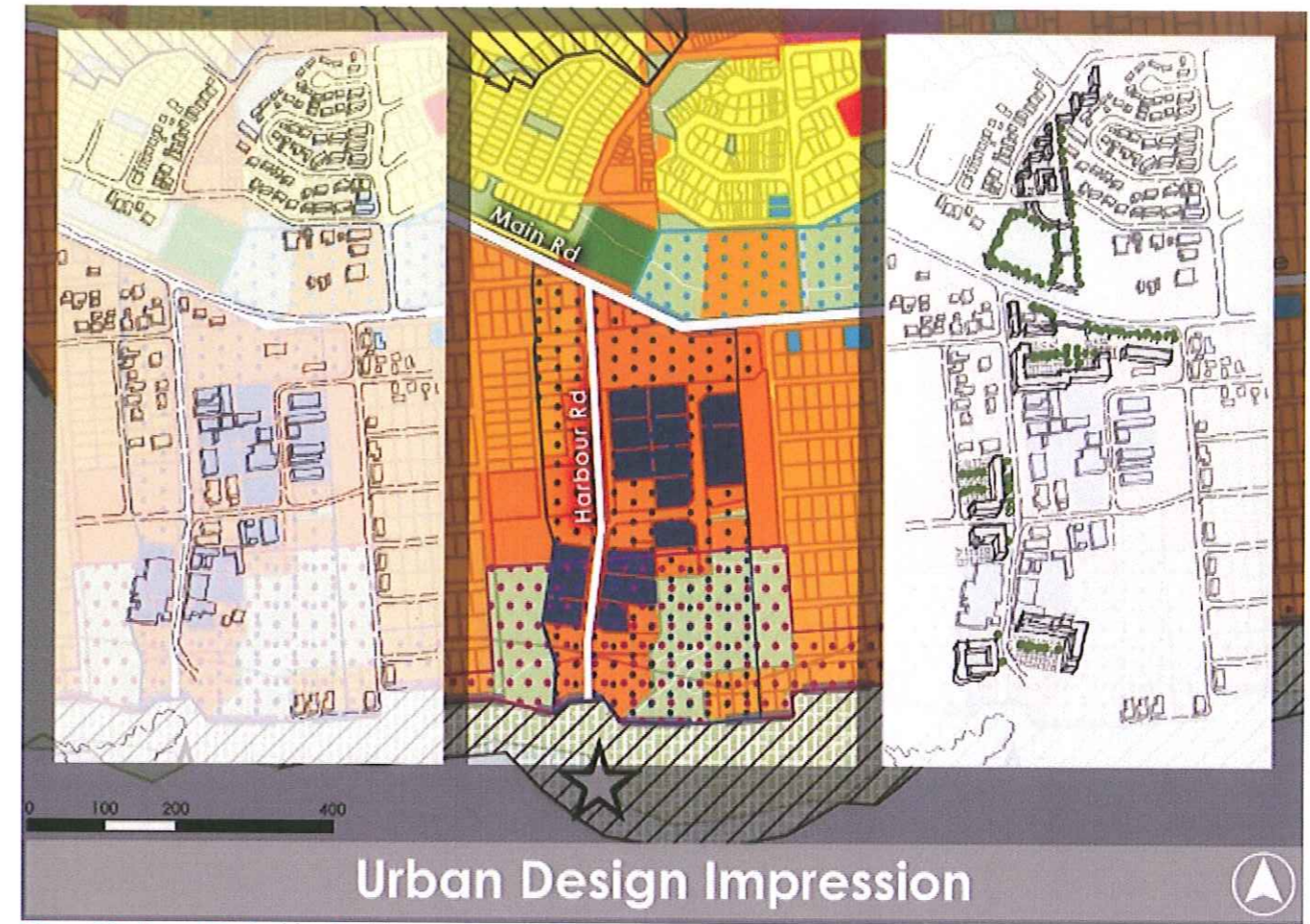


Figure 33: Jogensklip Activity Corridor

Residential Densification

The overall potential increase resulting from the intervention proposals made for the Kleinmond Planning Area as a whole is a maximum of 2631 additional dwelling units, contributing to a potential increase in the average gross density from 6.7 gross dwelling units per hectare to 10.9 gross dwelling units per hectare. The potential maximum number of dwelling units that could be accommodated in Kleinmond increases from 3741 to approximately 6372 dwelling units.

It should be noted that any growth in the amount of residential units must simultaneously be accompanied by the provision of the necessary infrastructural services and community facilities.

The densification interventions per Planning Unit proposed for Kleinmond are summarised on the attached Sheet H.

Community Facilities

Proposals for the provision of community facility sites, based on the requirements calculated by applying the standards contained in Annexure B, have been assessed for each of the individual Planning Units based on the densification intervention proposal.

In Planning Units where specific community facilities are required in terms of the standards, but where there is not sufficient space / land for them to be accommodated, alternative proposals have been made to provide them in close vicinity.

The Proposal Plan table (Sheet H) provides an overview of the community facilities required, based on the potential maximum dwelling units proposed per Planning Unit for Kleinmond.

Civil Services

The phased provision of Civil Service infrastructure to acceptable standards is required prior to any development being implemented. In the Proposal Plan table (Sheet H), the availability of the civil services are indicated based on the particular densification intervention proposals for Kleinmond.

(iii) Urban Design Guidelines

The following demarcated areas have been identified for urban design guidelines:

The Public Recreational Node at the Kleinmond Lagoon mouth

The intensification and rationalisation of public amenities associated with the juxtaposition of two major natural systems, the lagoon mouth and the beach with associated residential densification in the immediately adjacent residential area are illustrated in the Urban Design Impression of Figure 32.

The following densification objectives are intended with this Urban Design Guideline:

- To maximise public amenity of an area with high natural, scenic and historical significance.
- To provide a clear public structure to provide legible access to major destination points and to which private sector development can respond.

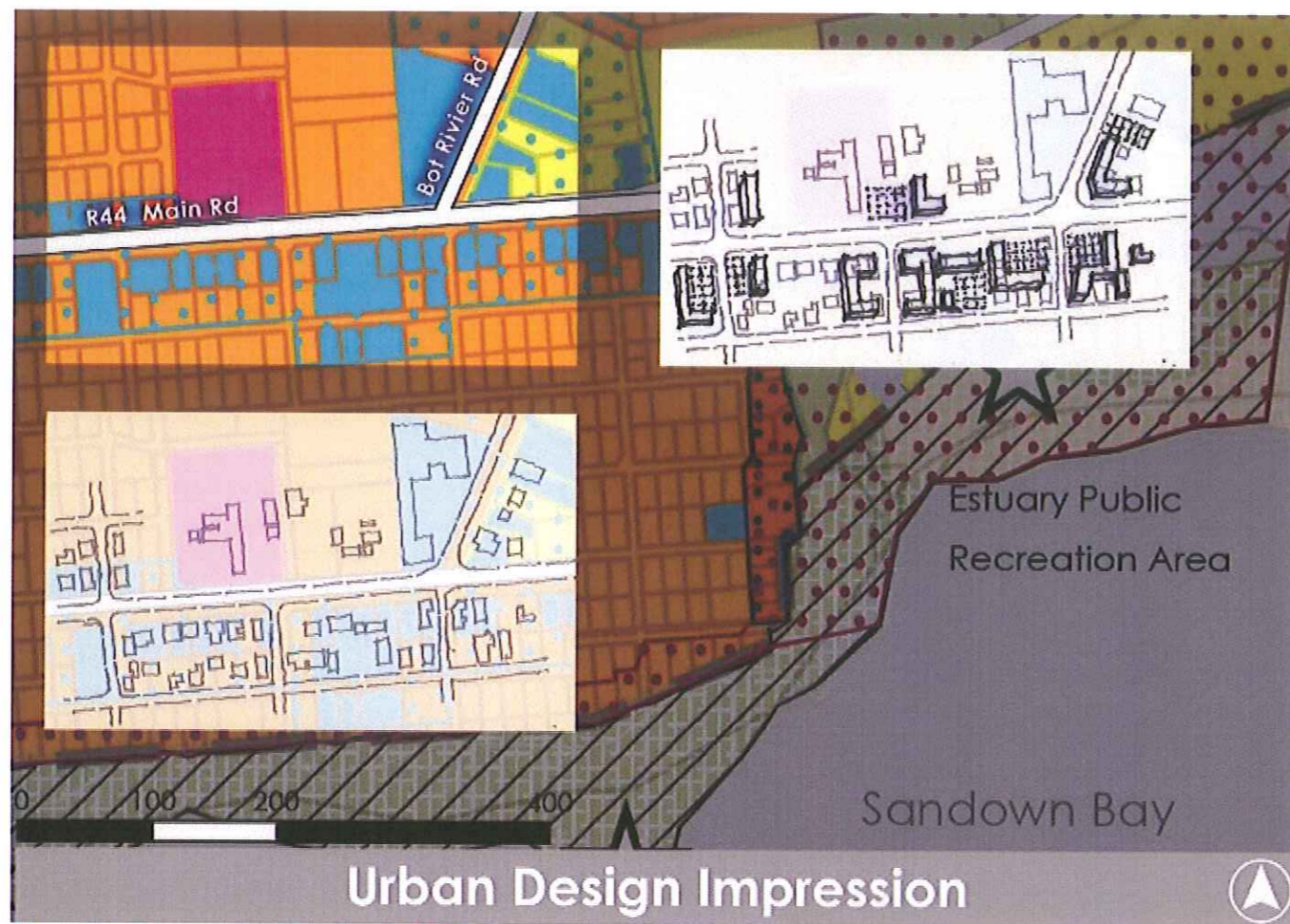


Figure 34: Secondary Corridor along the R44

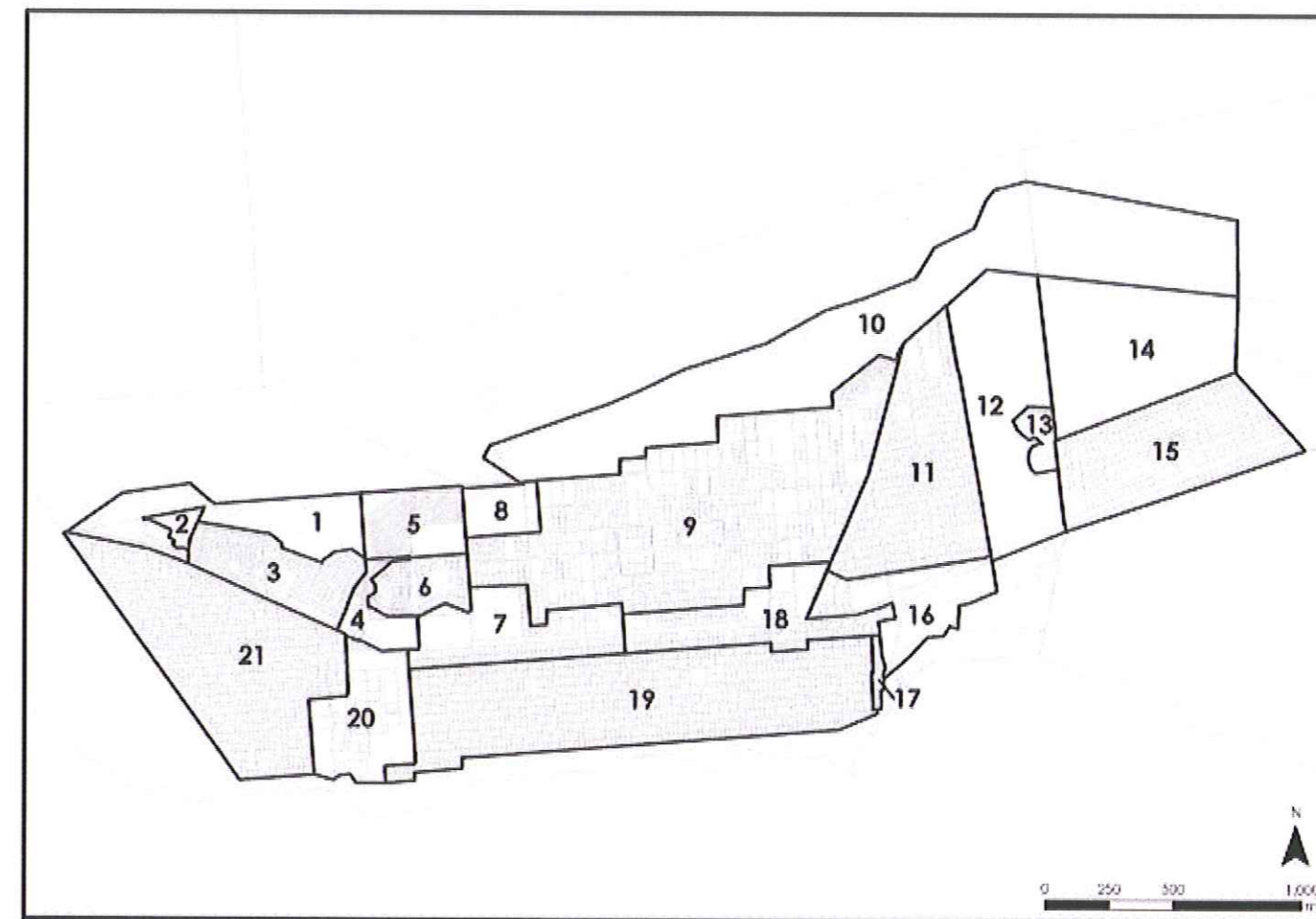


Figure 35: Kleinmond Planning Units

- To provide an urban design framework to ensure that new development does not impact negatively on the natural and heritage significance of the area.
 - **The Jongensklip Activity Corridor**
- The Urban Design Impression illustrated by *Figure 33* shows the potential of spatially integrating the primary corridor at the Jongensklip harbour along Harbour Road with Proteadorp to the north.
- Densification Strategy:*
- The following densification objectives are distinctively applicable to this area:
- To address the spatial inequalities of the past (which resulted from implementation of the Group Areas Act) by spatially integrating the township of Proteadorp into the structure of Kleinmond.
 - To stimulate mixed use living environments by providing medium to high density housing immediately adjacent to the Kaplan Industrial Area and the commercial activities associated with the Jongensklip waterfront development.
 - To maximise land use activities and intensification in areas of opportunity that are presently under-utilised.
 - To use development to provide a coherent urban design proposal which would maximise the economic opportunities and provide a positive urban experience based on place qualities and the history associated with the site.

- **The Secondary Corridor along the R44**

The intensification of mixed use areas at points of opportunity along the R44 between the two nodes identified above are intended in for this proposed densification intervention. The route is a major linkage route between the two eastern and western scenic routes in Kleinmond where particular care needs to be taken to ensure that ribbon development does not occur. Mixed use activities should occur at points of opportunity such as at main intersections and should not flank the R43 on both sides. An urban design impression of this area is illustrated in *Figure 34*.

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

In the following section a description of the densification intervention proposals for each of the relevant Planning Units within the Kleinmond Planning Area are provided:

- **Planning Unit 1**

Planning Unit 1 consists of the westerly area north of the R43 scenic route.

- Residential Densification

No densification or development is proposed for this area, given the scenic value and ecological sensitivity of the area.

- Community facilities

No community facilities are proposed for this Planning Unit.

▪ Civil Services

Given that no densification or development is proposed for this area, no provision or upgrade of civil services is proposed for this Planning Unit.

▪ Planning Unit 2

Planning Unit 2 consists of the existing Kleinmond informal settlement, located on the western side of Kleinmond and north of the R43 Provincial scenic route.

▪ Residential Densification

This area is proposed to be formalised through block development of single storey simplex-row or semi-detached type of dwellings (housing typology E5) at a density of 34 dwelling units per hectare. The extent of the proposed development is however restricted due to the high visibility and sensitive surrounding environmental factors.

This will imply that the average residential unit size will be 64m². This proposal will contribute to a gross density of 20.6 dwelling units per hectare.

▪ Community Facilities

Given the limited size of the area, no specific community facilities are proposed for this area.

▪ Civil Services

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

- The provision of a formal water network system,
- The provision of a sewerage network system,
- The provision of a storm water system,
- The upgrade of the Eskom input,
- The provision of an electrical network system,
- The provision of a local road network.

• Planning Unit 3

Planning Unit 3 consists of the existing western section of Proteadorp in Kleinmond.

▪ Residential Densification

Given the existing levels of development within the area, no further densification proposals are applicable to this Planning Unit.

▪ Community Facilities

Although no densification is proposed for this area, it is however proposed that provision be made for an additional worship facility within this Planning Unit.

▪ Civil Services

Should any form of development and/or densification however take place within this Planning Unit, the following civil services provision and/or upgrade will be required:

- An investigation of the existing storm water system to determine whether additional capacity is available,
- An investigation to determine whether the electrical network is sufficient to accommodate additional development,
- The upgrade of the Eskom input.

• Planning Unit 4

This Planning Unit forms part of the lower Proteadorp area and also forms part of the Urban Design Guideline area as indicated in paragraph D (iii).

▪ Residential Densification

A new subsidised housing application was recently approved for this Planning Unit. Apart from this, further densification for this Planning Unit is proposed through site consolidation in the form of simplex-row, two storey gallery access housing (housing typology D4) for 20% of the Planning Unit area. This will potentially contribute to an increase of 60 additional dwelling units and increase the existing gross density of 0.6 to 11.8 dwelling units per hectare.

The southern portion of the Planning Unit along Protea Road is also proposed to be developed / redeveloped as a local economic mixed use area. This creates the opportunity of integration with the regional economic area in Planning Unit 20 on the southern side of the R43 road.

▪ Community Facilities

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

- 1 Library site,
- 1 Worship facility,
- 1 Taxi / Bus stop.

▪ Civil Services

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

- An investigation of the existing storm water system to determine whether additional development can be accommodated,
- An investigation to determine whether the electrical network is sufficient to accommodate additional development,
- The upgrade of the Eskom input.

• Planning Unit 5

Planning Unit 5 is located north-east of the Proteadorp Primary School and presently forms part of an economic housing development project.

▪ Residential Densification

A subsidised housing application was approved for this Planning unit and simplex row housing (subsidised housing, housing typology D5) is proposed for this area.

▪ Community Facilities

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

- 1 Secondary School,
- 1 Worship facility, and
- 1ha Public / Private Open Space.

Given the limited space, it is proposed that the Pre-primary and Secondary School site be accommodated on the existing Primary School premises.

▪ Civil Services

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

- The provision of a formal water network system,
- The provision of a sewerage network system,
- The provision of a storm water system,
- The upgrade of the Eskom input,
- The provision of an electrical network system,
- The provision of a local road network.

• Planning Unit 6

Planning Unit 6 consists of the existing eastern section of Proteadorp in Kleinmond.

▪ Residential Densification

Given the existing levels of development within the area, no further densification proposals are applicable to this Planning Unit.

▪ Community Facilities

No additional community facilities are proposed for this Planning Unit.

▪ Civil Services

Should any form of development and/or densification however take place within this Planning Unit the following civil services provision and/or upgrades will be required:

- Storm water system: An investigation to determine whether additional capacity is available,
- The upgrade of the Eskom input,
- An investigation to determine whether the existing electrical network can accommodate an increased load.

• Planning Unit 7

Planning Unit 7, located on both sides of the R43 Provincial Road (Main Road) west of 6th Avenue, consists of a variety of low intensity mixed uses. An application has recently been approved on the present educational site for mixed use activities.

Residential Densification

Apart from the above application, incremental densification for approximately 60% of the area, through subdivision and site consolidation, is proposed for this Planning Unit, in the form of simplex freestanding and duplex row type housing (housing typologies B1 and B3).

This intervention will contribute to a potential increase of 131 dwelling units and an increase in gross density from 5.4 dwelling units per hectare to 12.6 dwelling units per hectare.

Community Facilities

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

- 1 Primary School, and
- 1 Worship facility.

Civil Services

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

- An investigation to determine if the current water network system would be sufficient to accommodate the increased densities,
- An investigation to determine if the current storm water system would be sufficient to accommodate the increased densities,
- An investigation to determine if the current water network system would be sufficient to accommodate the increased densities,
- The upgrade of the Eskom input,
- An investigation to determine if the current electrical network system would be sufficient to accommodate the increased densities.

Planning Unit 8

Planning Unit 8 is located on the northern boundary of Kleinmond and presently accommodates only 2 dwelling units on 5.6 hectares of land. This Planning Unit is identified as an integration area between the existing Kleinmond high income and the Proteadorp low income areas.

Residential Densification

The densification proposal for this area consists of block development of freestanding duplex and duplex row housing at densities of 22 and 46 dwelling units per hectare for respectively (housing typologies E2 and E3). It is assumed that approximately 75% of the area is developable.

This proposal can potentially contribute to an increase of 143 dwelling units and an increase in gross density from 0.4 dwelling units to 25.9 dwelling units per hectare.

Community Facilities

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

- 1 Worship facility, and
- 0.3ha public/private open space.

Civil Services

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

- The provision of a formal water network system,
- The provision of a sewerage network system,
- The provision of a storm water system,
- The upgrade of the Eskom input,
- The provision of an electrical network system,
- The provision of a local road network.

Planning Unit 9

Planning Unit 9, being the largest Planning Unit and located in the northern central section of Kleinmond, is presently the area where the most middle to high income development is taking place.

Residential Densification

The densification proposed for this Planning Unit consists of a variety of incremental proposals (housing typologies B1, B2, C1, C2 and C3) and site development at densities between 17 and 46 dwelling units per hectare. Large areas of this Planning Unit are subject to drainage problems and therefore only 20% of this area is assumed to be suitable for densification. Following the densification proposals, the overall density for this Planning Unit should not exceed 12.3 dwelling units per hectare which represents an increase of approximately 375 dwelling units.

Community Facilities

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

- 1 Pre-Primary School,
- 1 Primary School,
- 2 Worship facilities, and
- 5.7ha of private / public open space.

Civil Services

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

- An investigation to determine if the current water network system would be sufficient to accommodate the increased densities,
- The provision of a sewerage network system,
- An investigation to determine if the current storm water network system would be sufficient to accommodate the increased densities,
- The upgrade of the Eskom input,
- An investigation to determine if the current electrical network system would be sufficient to accommodate the increased densities.

Planning Unit 10

Planning Unit 10 consists of the most northern section within the urban edge of Kleinmond and includes a large section of the Kleinmond golf course.

Residential Densification

No densification or development is proposed for this area, given the scenic value and ecological sensitivity of the area.

Community facilities

No community facilities are proposed for this Planning Unit.

Civil Services

Given that no densification or development is proposed for this area, no provision of civil services is proposed or required for this Planning Unit.

Planning Unit 11

Planning Unit 11 consists of a mature middle to high income area with limited densification opportunity.

Residential Densification

Incremental densification through the subdivision of erven into two to three units per erf (housing typologies B1 and B3) is proposed for approximately 20% of the area resulting in a possible increase of 95 additional dwelling units. The densification proposal makes provision for the density of this Planning Unit to increase from 10.7 to 13.2 dwelling units per hectare.

Community Facilities

No additional community facilities are proposed for this Planning Unit.

Civil Services

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

- An investigation to determine if the current storm water network system would be sufficient to accommodate the increased densities,
- The upgrade of the Eskom input,
- An investigation to determine if the current electrical network system would be sufficient to accommodate the increased densities.

• **Planning Unit 12**

Planning Unit 12 forms part of the existing “crest to coast” open space link on the eastern side of Kleinmond and includes part of the southern section of the golf course and existing Kleinmond municipal caravan park.

▪ **Residential Densification**

Block development for freestanding duplex and simplex units (housing typologies E2 and E3) are proposed at densities between 17 and 22 dwelling units per hectare over an area of 20% of the Planning Unit. This will result in a potential increase of almost 220 additional dwelling units, resulting in a gross density for this Planning Unit area of 6.8 dwelling units per hectare.

▪ **Community Facilities**

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

- 1 Primary School,
- 2 Worship facilities, and
- 1.6ha of private / public open space.

▪ **Civil Services**

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

- The provision of a formal water network system,
- The provision of a sewerage network system,
- The provision of a storm water system,
- The upgrade of the Eskom input,
- The provision of an electrical network system,
- The provision of a local road network.

• **Planning Unit 13**

An old age home is planned for Planning Unit 13 and the land has already been rezoned with the applicable rights to accommodate approximately 50 dwelling units per hectare (almost 300 units).

▪ **Community Facilities**

No additional community facilities are proposed for this Planning Unit.

▪ **Civil Services**

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

- The provision of a formal water network system,
- The provision of a sewerage network system,
- The provision of a storm water system,
- The provision of an electrical network system,
- The provision of a local road network.

• **Planning Unit 14**

Planning Unit 14 is a large Planning Unit of 35ha located on the eastern side of the Kleinmond village.

▪ **Residential Densification**

A low density residential development was approved for this area which can be ascribed to the topography (high visibility) and environmental considerations. The typical housing types proposed for this Planning Unit are freestanding simplex and duplex dwellings as well as duplex-row houses (housing typologies E1, E2 and E3). Block development is also proposed over a 30% area of this Planning Unit. This proposal will result in a density of 7.7 dwelling units per hectare and an additional 268 dwelling units.

▪ **Community Facilities**

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

- 1 Pre-Primary School,
- 1 Primary School,
- 1 Worship facilities, and
- 5.1ha of private / public open space.

▪ **Civil Services**

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

- The provision of a formal water network system,
- The provision of a sewerage network system,
- The provision of a storm water system,
- The upgrade of the Eskom input,
- The provision of an electrical network system,

- An investigation to determine if the current collector road network system would be sufficient to accommodate the increased densities,
- The provision of a local road network.

• **Planning Unit 15**

Heuningklip (Planning Unit 15) is a middle to high income residential area in Kleinmond located on the eastern side of Kleinmond.

▪ **Residential Densification**

Incremental development by not more than two additional dwelling units per existing erf (housing typology B1) is proposed for approximately 20% of the area. This will potentially increase the number of dwellings by approximately 45 dwelling units and increase the existing density from 7.1 to 8.6 dwelling units per hectare.

▪ **Community Facilities**

No additional community facilities are proposed for this Planning Unit.

▪ **Civil Services**

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

- An investigation to determine if the current storm water system would be sufficient to accommodate the increased densities,
- The upgrade of the Eskom input,
- An investigation to determine whether the existing electrical network can accommodate an increased load.

• **Planning Unit 16**

Planning Unit 16 consists mainly of the existing municipal sports and recreation facilities and amenities including the Kleinmond beach area on the eastern side of the town.

▪ **Residential Densification**

Given the splendid natural quality and character of this area, no densification is proposed for this Planning Unit.

▪ **Community Facilities**

No additional community facilities are proposed for this Planning Unit.

▪ **Civil Services**

Should any form of development and/or densification however take place within this Planning Unit, the following civil services provision and/or upgrades will be required:

- An investigation to determine if the current storm water system would be sufficient to accommodate the increased densities,
- The upgrade of the Eskom input,
- An investigation to determine whether the existing electrical network can accommodate an increased load.

• **Planning Unit 17**

Planning Unit 17 is the smallest Planning Unit, but a prominent area in Kleinmond, being located at the beachfront.

▪ **Residential Densification**

The proposals for this Planning Unit have been made to enhance and celebrate this existing blue flag beach area of Kleinmond. An additional 11 dwelling units are proposed with typical two storey duplex row or two storey simplex-row dwellings (housing typologies D3 and D4). In order to obtain the above site, consolidations will have to take place. This can potentially increase the existing density from 10.9 to 21.1 dwelling units per hectare.

▪ **Community Facilities**

No additional community facilities are proposed for this Planning Unit.

▪ **Civil Services**

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

- An investigation to determine if the current storm water system would be sufficient to accommodate the increased densities,

- The upgrade of the Eskom input,
- An investigation to determine whether the existing electrical network can accommodate an increased load.

● **Planning Unit 18**

Planning Unit 18 is located centrally in Kleinmond and accommodates the existing retail and administrative centre of the town.

▪ **Residential Densification**

For this Planning Unit high, density site development is proposed for 2 storey gallery access type of housing (housing typology C4). The assumed developable area for densification is approximately 20%. This proposal will contribute to a density increase from 4.7 to 15.9 dwelling units per hectare, which represents potentially approximately 200 additional dwelling units.

▪ **Community Facilities**

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

- 1 Secondary School.

The possibility of establishing the proposed secondary school site on the existing primary school site in order to optimize land utilisation should be investigated.

▪ **Civil Services**

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

- An investigation to determine if the current sewerage network system would be sufficient to accommodate the increased densities,
- An investigation to determine if the current storm water system would be sufficient to accommodate the increased densities,
- The upgrade of the Eskom input,
- An investigation to determine if the current electrical network system would be sufficient to accommodate the increased densities

● **Planning Unit 19**

Planning Unit 19 consists of one of the older residential sections of Kleinmond and is located along the rocky coastal edge of the town.

▪ **Residential Densification**

Incremental densification is proposed for approximately 20% of this area by subdividing the respective erven into two or three erven (housing typologies B1 and B2). This will contribute to a potential increase of approximately 200 additional erven and an increase in density from 13.0 to 16.1 dwelling units per hectare.

▪ **Community Facilities**

No additional community facility site is proposed for this Planning Unit.

▪ **Civil Services**

This densification of this area is recommended to be postponed until such time that this area is reticulated by a sewer system.

● **Planning Unit 20**

This Planning Unit is located prominently off the R43 Main Road on the south-western side of Kleinmond.

The Jongensklip harbour with its several restaurants and art shops is a popular tourism destination and subsequently functions as a regional economic area. This area has ample opportunity for further economic development and employment potential in Kleinmond. In support of this potential, large portions of the vacant municipal land has been rezoned for land-uses in support of tourism related uses.

▪ **Residential Densification**

Planning Unit 20 is proposed for mixed used development, where 50% of the area is proposed for densification through site consolidation and site development. Two storey simplex developments (housing typologies C4 and D4) at densities of 56 dwelling units per hectare are proposed for this Planning Unit. This proposal can potentially contribute approximately 473 additional dwelling units and can contribute to a density of 28.3 dwelling units per hectare.

▪ **Community Facilities**

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

- 1 Worship facility, and
- 2.6 ha public/private open space

The provision of a worship site can furthermore enhance the tourism value and simultaneously serve the local community.

▪ **Civil Services**

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

- An investigation to determine if the current water system would be sufficient to accommodate the increased densities,
- The provision of a sewerage network system,
- An investigation to determine if the current storm water system would be sufficient to accommodate the increased densities,
- An investigation to determine if the current electrical network would be sufficient to accommodate the increased densities,
- An investigation to determine if the current local road network system would be sufficient to accommodate the increased densities,

● **Planning Unit 21**

Planning Unit 21 is an established residential area located on the western side of the town.

▪ **Residential Densification**

Incremental development is proposed for this Planning Unit through subdividing the respective erven into two or three erven (housing typologies B1 and B2). This form of densification is assumed to be achievable on approximately 20% of the Planning Unit area. This proposal will potentially contribute to an increase in density from 10.7 to 13.3 dwelling units per hectare.

▪ **Community Facilities**

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

- 1 Pre-Primary School site,
- 1 Worship site

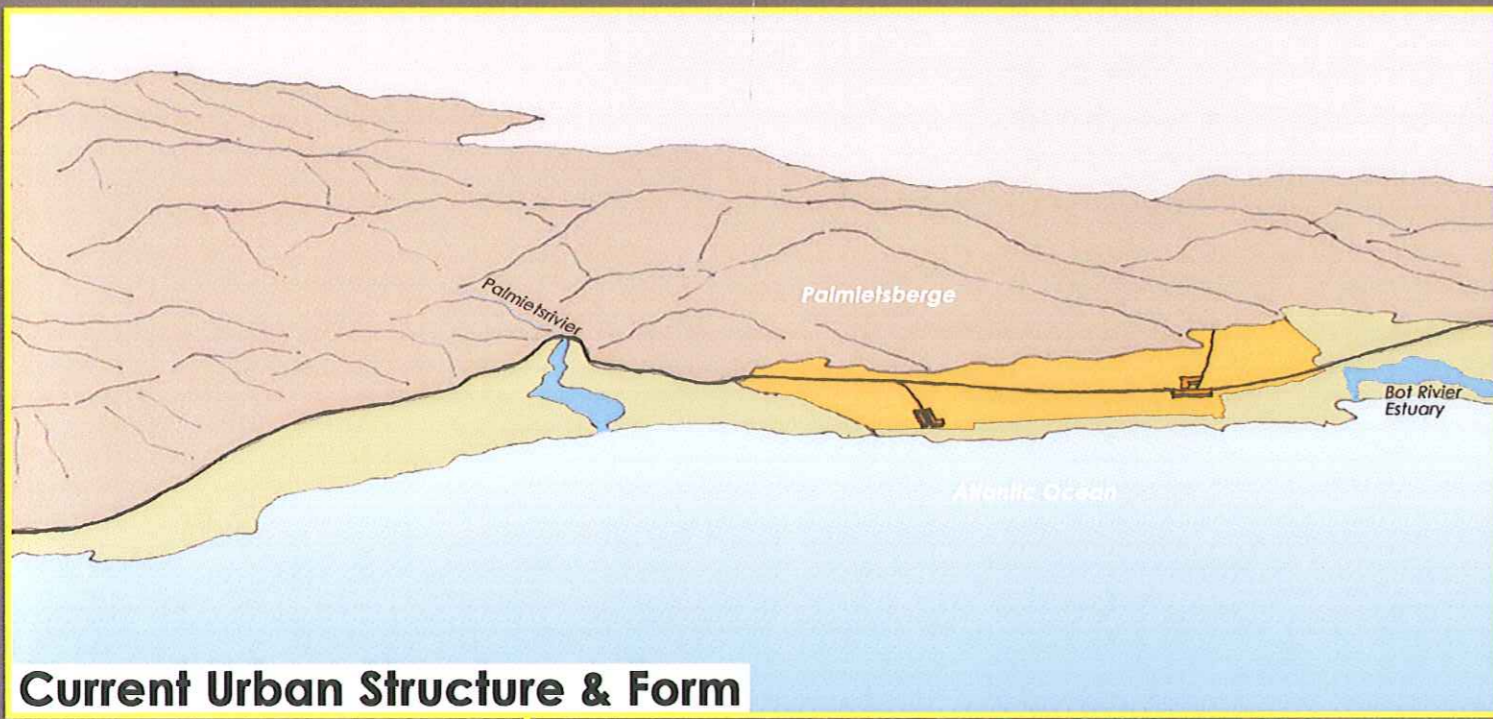
▪ **Civil Services**

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

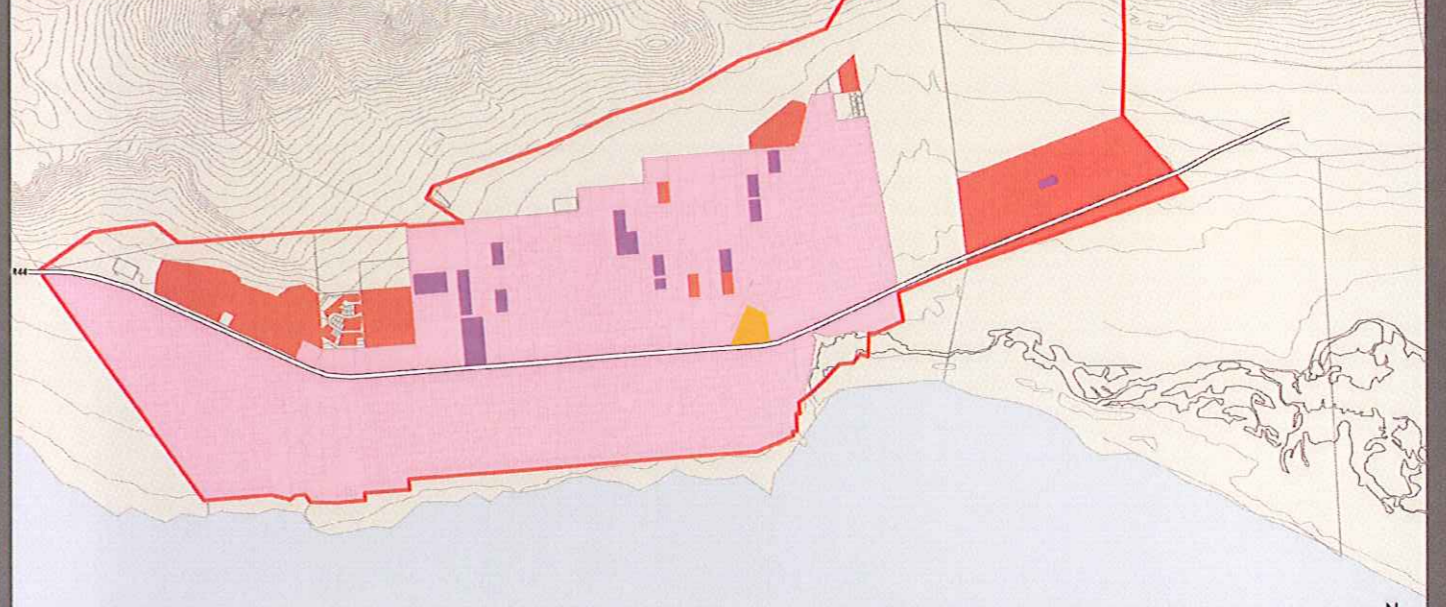
- The provision of a sewerage network system,
- An investigation to determine if the current storm water system would be sufficient to accommodate the increased densities,
- The upgrade of the Eskom input,
- An investigation to determine whether the existing electrical network can accommodate the additional load.

● **Conclusion**

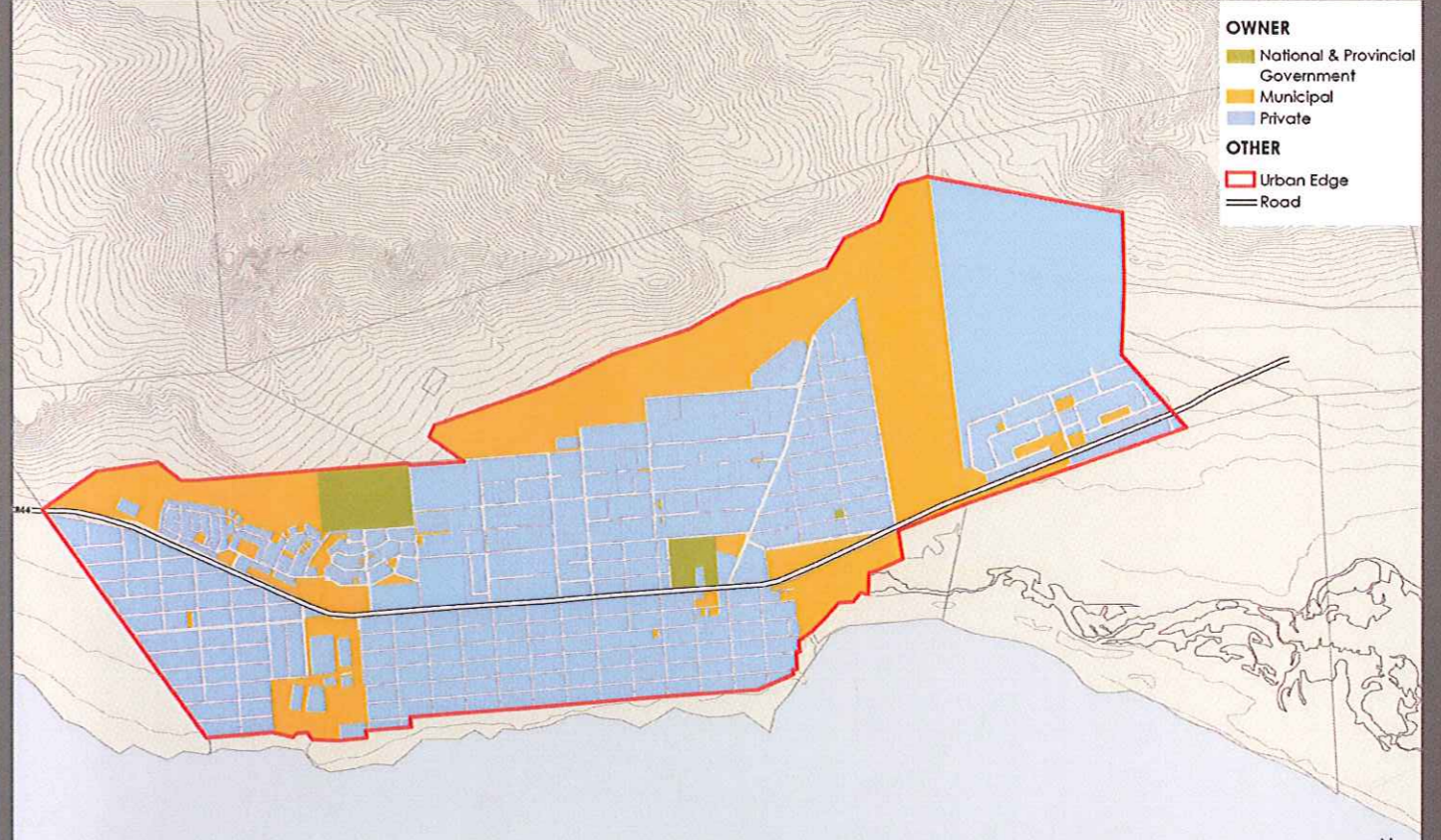
A number of densification opportunities in Kleinmond have been identified, taking the existing nature, heritage and environment into consideration. These opportunities are subject to the upgrade of the civil services to an acceptable level, as well as additional provision of community facilities.



Time Frame	No. of Erven Supplied	% Growth	% of Erven Supplied									
			10	20	30	40	50	60	70	80	90	
1900-1939	2617	73.7	[Bar chart showing 73.7% supplied]									
1940-1969	13	0.4	[Bar chart showing 0.4% supplied]									
1970-1999	850	23.9	[Bar chart showing 23.9% supplied]									
Post 1999	71	2.0	[Bar chart showing 2.0% supplied]									



0 250 500 1,000 m



0 250 500 1,000 m

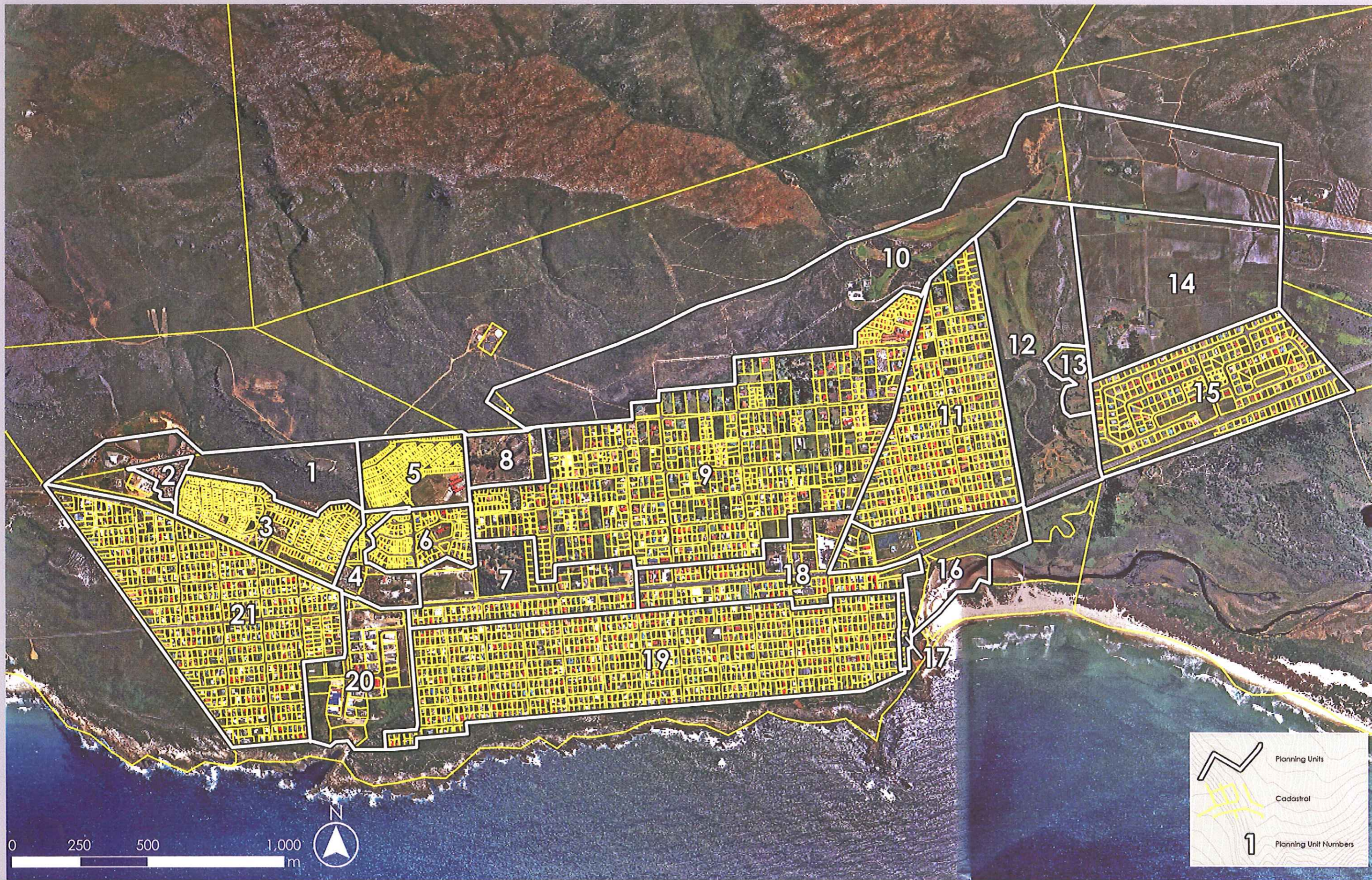


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A. GROWTH & OWNERSHIP PATTERNS
(MAY 2010)



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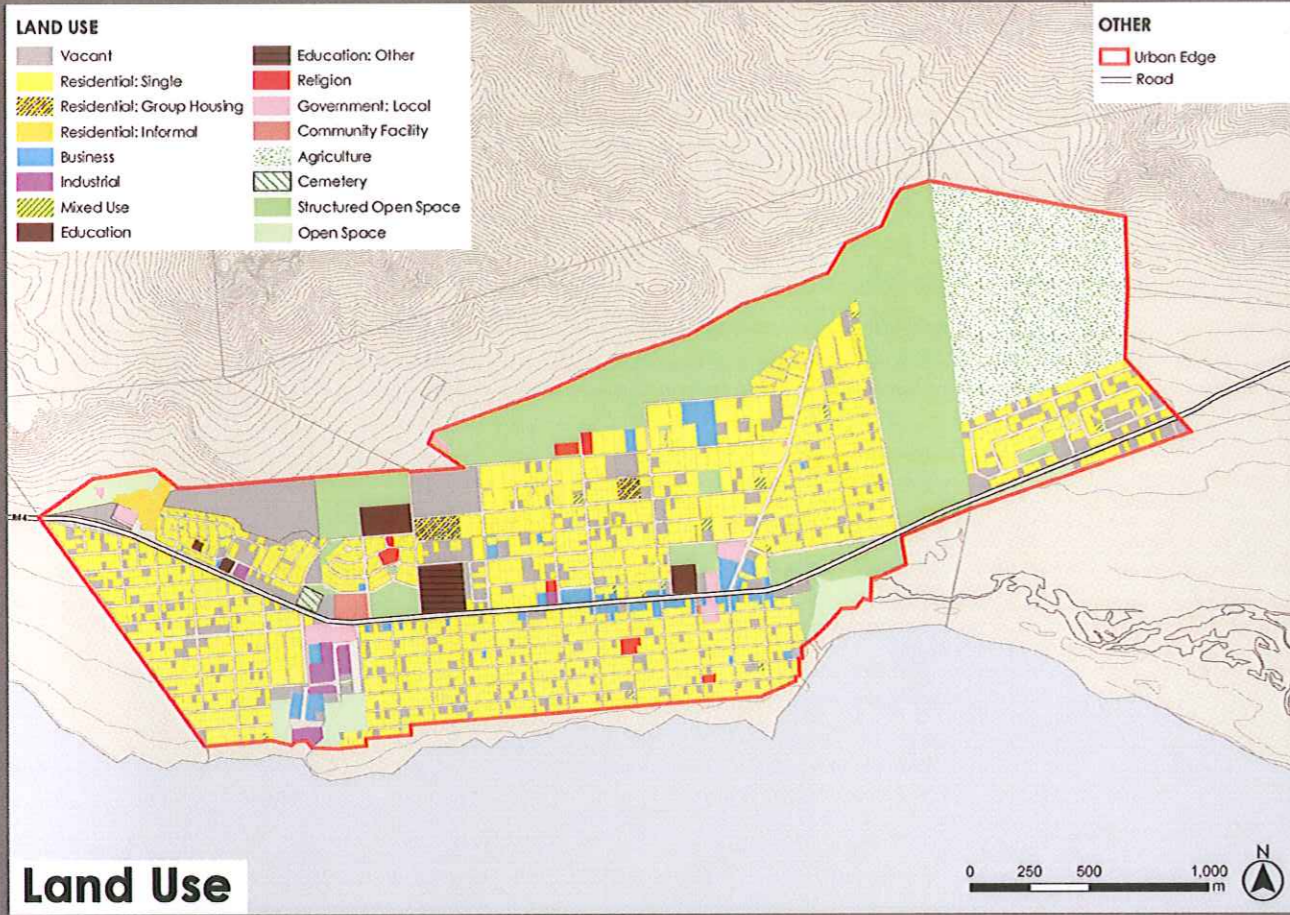
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AI. AERIAL VIEW OF PLANNING AREA

(MAY 2010)

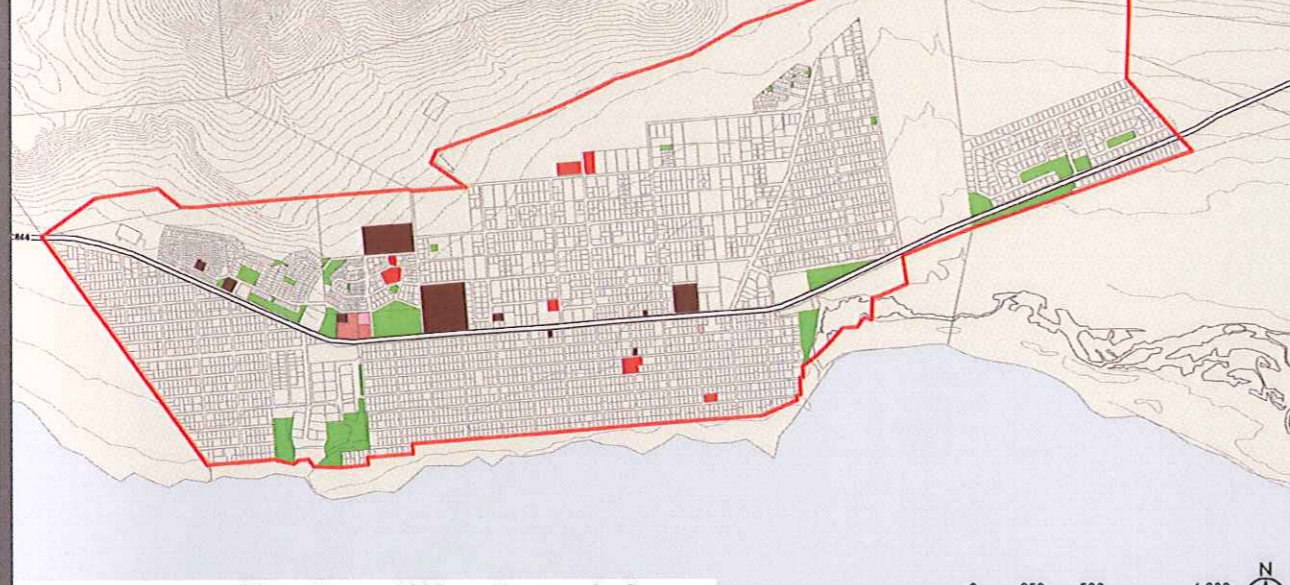


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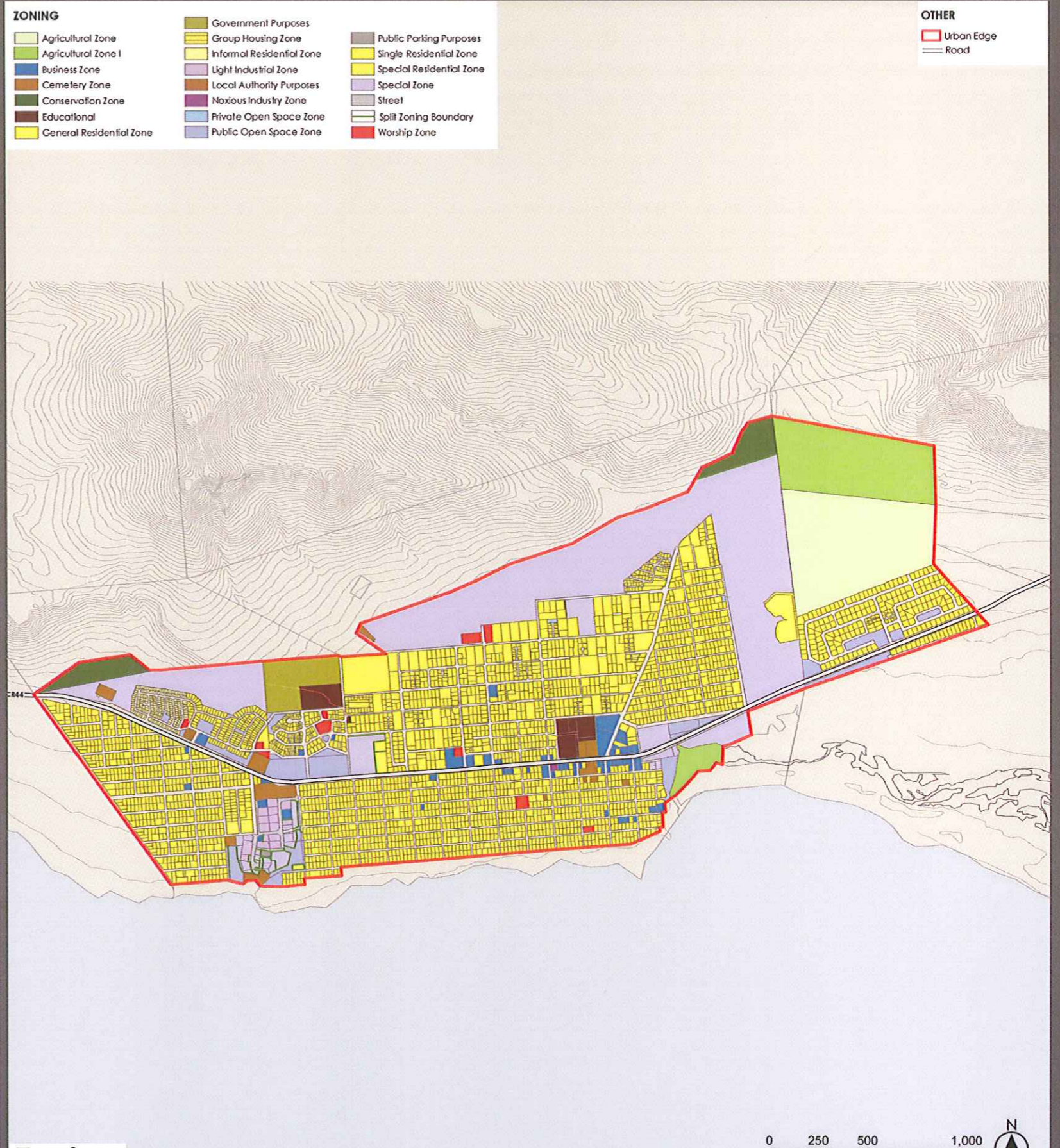


Land Use

KLEINMOND: LAND USES	EXISTING	REQUIRED
Clinic/Hospital	1	1
Community Facility	2	1
Education: Pre Primary	8	5
Education: Primary	2	3
Education: Secondary	0	1
Education: Other	1	0
Library	1	1
Public/Private Open Space	19ha	15ha
Religion	7	10
	0	1



Community Facility Provision



Zoning



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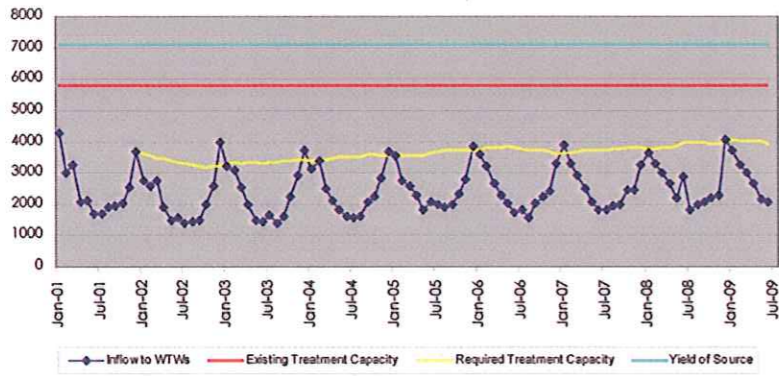
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B. CURRENT LAND USE, ZONING & COMMUNITY FACILITIES (MAY 2010)

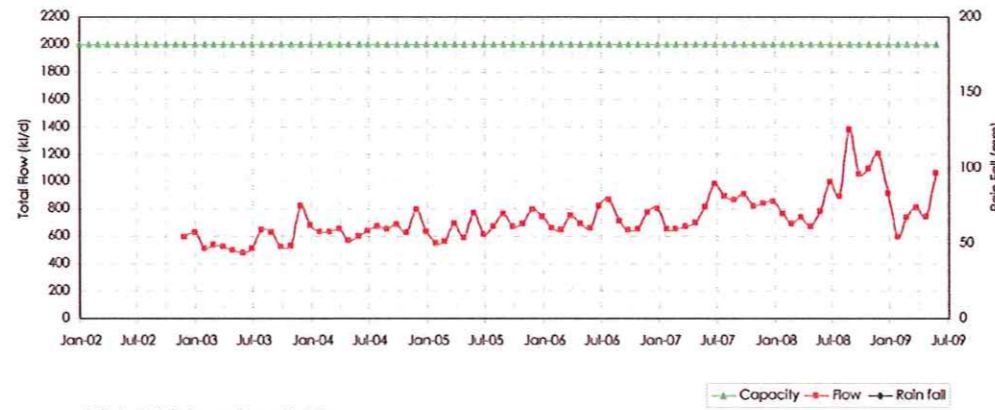


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Kleinmond WTWs (KI/d) - Potable Water Treatment Works

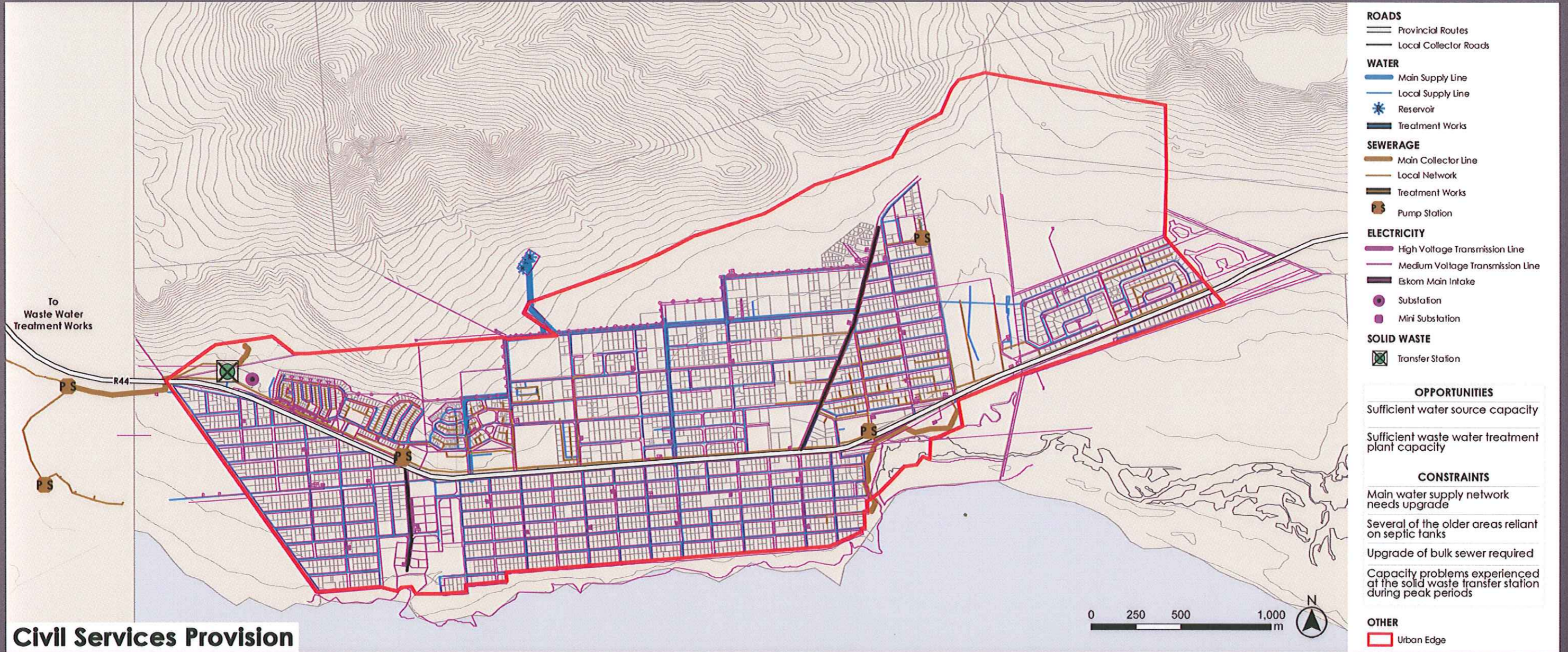
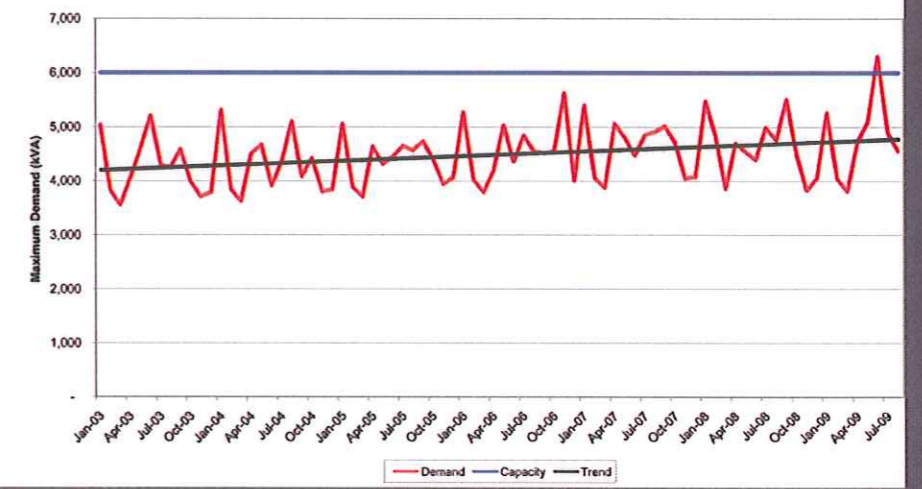


Kleinmond WWTWs - Waste Water Treatment Works (Sewerage)



* Rainfall info. not available

Overstrand Municipality Kleinmond Electricity Demand



Civil Services Provision



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C. SERVICES PROVISION (MAY 2010)



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AREAS 4 & 6

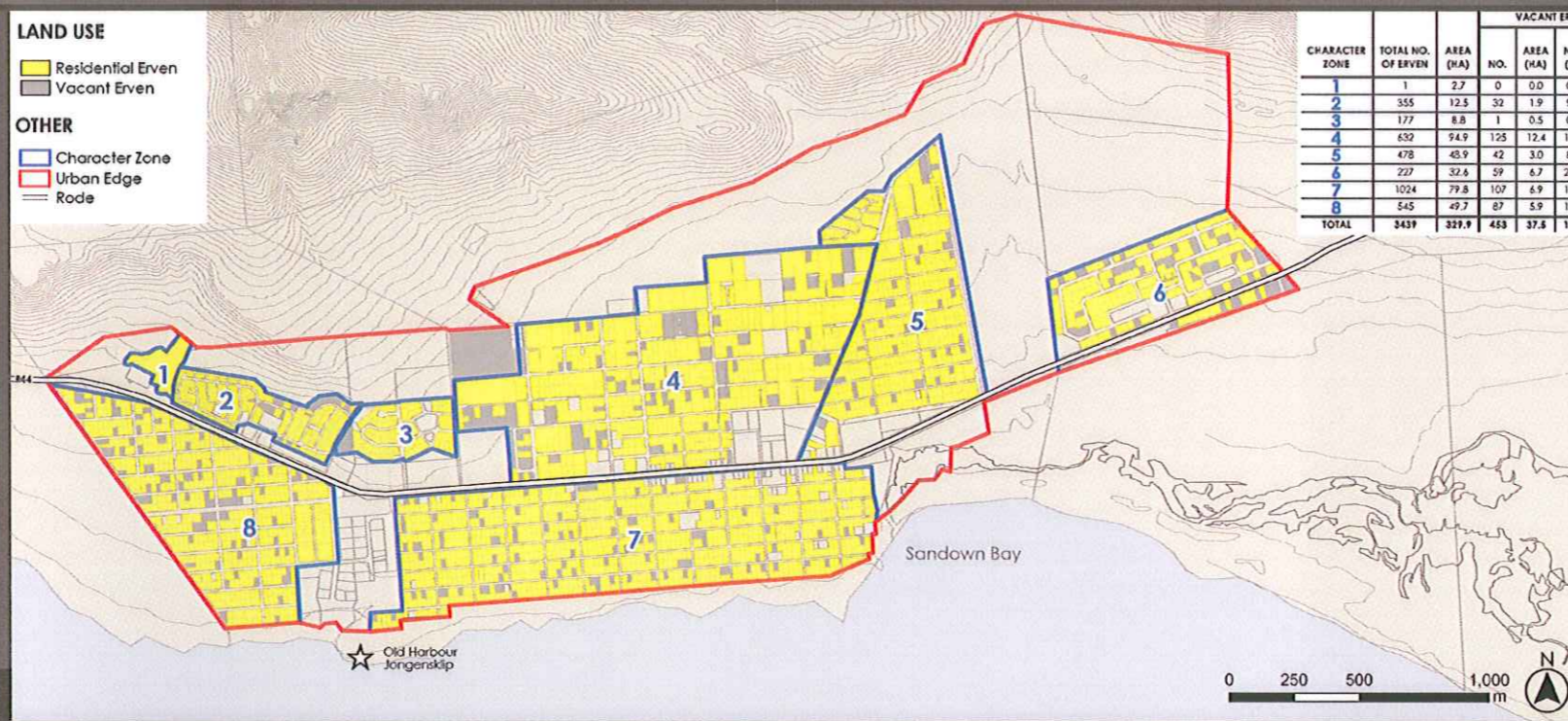
The relatively low density area between the main road and mountainside where plots are larger and coverage relatively low. Gated security villages are beginning to disrupt this pattern. Limited densification could occur in this zone but should respect existing street blocks. The large amount of water evident in the area would necessarily limit densification opportunities.



AREAS 5, 7 & 8

The formal north-south-east-west rectilinear grid with a substantial amount of the building fabric dating from the early decades of the twentieth century. A relative consistency is evident in the building form. Limited densification could be considered in this area but should not disrupt the existing street-block layout.

Density & Area Character



CHARACTER ZONE	TOTAL NO. OF ERVEN	VACANT ERVEN			RESIDENTIAL ERVEN															
		AREA (HA)	NO.	AREA (%)	TOTAL NO.	AREA (HA)	NO.	AREA (%)	DEVELOPED			VACANT			GROSS DENSITY	NET DENSITY	PROPERTY VALUE			
									NO.	AREA (HA)	NO.	AREA (%)	NO.	AREA (HA)	NO.	AREA (%)				
1	1	2.7	0	0.0	0.0	1	2.5	1	300	2.5	100.0	100.0	0	0.0	0.0	0.0	109.9	119.0	Low	
2	355	12.5	32	1.9	9.0	15.1	350	8.7	322	326	7.4	92.0	84.7	28	1.2	8.0	13.3	28.3	40.6	Low
3	177	8.8	1	0.5	0.4	4.1	171	5.5	170	184	4.9	99.4	90.1	1	0.3	0.4	9.9	21.0	33.9	Low
4	452	94.9	125	12.4	19.8	13.1	587	48.1	471	559	57.0	80.2	83.4	11.6	11.7	19.8	16.4	7.1	9.9	Medium
5	478	48.9	42	3.0	8.8	6.2	460	32.7	422	430	30.0	91.7	91.7	38	2.7	8.3	8.3	9.6	14.3	Medium
6	227	32.6	59	6.7	26.0	29.6	220	18.4	165	172	13.5	75.0	73.7	53	4.8	25.0	24.3	7.0	12.4	Medium
7	1024	79.8	107	6.9	10.4	8.7	969	80.7	873	893	64.7	90.1	90.1	94	6.0	9.9	9.9	12.4	16.3	Medium-High
8	545	49.7	87	5.9	16.0	12.0	538	36.9	454	456	21.3	84.8	84.9	82	5.6	15.2	15.1	10.9	14.6	Medium
TOTAL	3439	329.9	463	37.5	13.2	11.4	3394	233.4	2880	3322	201.5	87.4	84.3	416	32.0	12.4	13.7	11.3	14.0	

* Refer to explanatory txt in document

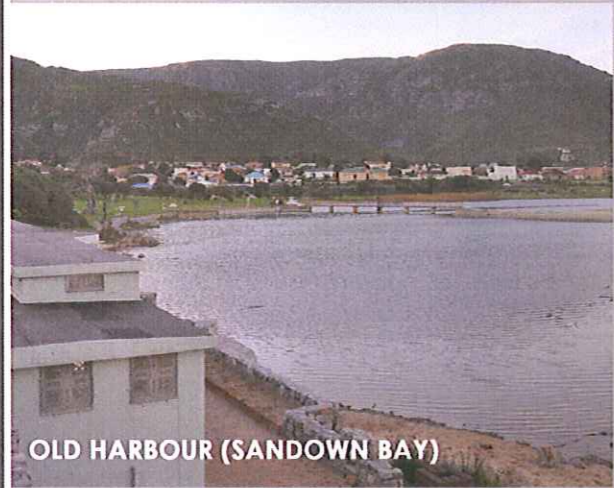


AREAS 2 & 3

The high density settlement associated with the township where a high incidence of overcrowding is evident. Potential areas of expansion need to be identified which integrate this area into the fabric of the village. Densification could thus be considered in a north-south activity spine linking the township to the harbour.



SEA VISTA



OLD HARBOUR (SANDOWN BAY)



MOUNTAIN VISTA

The following place making features can be identified:

- The public recreational node at Sandown Bay at the mouth of the Botrivierlei which has endured from the late nineteenth century.
- The small boat harbour at Jongensklip where the local fishing community lived prior to displacement due to the Group Areas legislation.
- The coastal walkway linking these two public recreational nodes.
- The degree of consistency in building massing and form evident in the early village grid which is relatively fine grain in nature. The grid-iron pattern defines the older part of the town and offers mountain and sea views to the north, south east and west.
- The extent to which the golf course and camp site form a soft and permeable green edge along the northern and eastern edges of the older part of the village reinforce the role of Kleinmond as a settlement with a strong and enduring public recreational focus.
- Key themes which characterise the Overstrand are thus evident in the village landscape; dramatic coastal setting, fynbos mountain setting, public recreational role adjacent to estuary, harbour and settlement on the coastal plain between the mountain and the coastline.



BOAT LAUNCH AREA (JONGENSKLIP)



COASTAL WALK

Place Making Qualities



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D. DENSITY & AREA CHARACTER (MAY 2010)



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KOGELBERG NATURE RESERVE



A1 MOUNTAIN INTERFACE:
 ✓ The Palmietberge form a dominant and defining backdrop to the village.
 ✓ The edges of the village are permeable and accessible.
 ✗ The increasing proliferation of gated retirement villages could threaten this permeability and interconnectivity.

A2 SCENIC DRIVE LINK ROUTE INTERFACE:
 ✗ The approach from the west is being negatively affected by the growing informal settlement which is beginning to creep up the mountainside.
 ✓ The approach from the east provides a positive threshold in terms of views across the estuary to the coastline with the camping area in the foreground. The main elements which define the character of the village are immediately apparent.
 ✗ Ribbon commercial development along the main road is threatening the character of the scenic route which performs a major linking role between two scenic routes of high visual quality to the east and west.

A3 COASTAL INTERFACE:
 ✓ The coastal walk provides a high quality visitor experience linking the estuary mouth to the Jongensklip harbour to the west.
 ✓ The route frames the grid to the south and is highly accessible from all parts of the town.
 ✓ The grid-iron pattern ensures sea views at regular intervals.
 ✓ A number of the original sea-side cottages remain scattered along the sea frontage which contribute to the character and role of the village as a coastal holiday area

B LEGIBILITY & CONNECTIVITY:
 ✓ The formal grid-iron plan layout is a defining structuring feature of Kleinmond. As opposed to the organic curvilinear layout evident in places like Pringle Bay and Betty's Bay, it provides a clear easily understood layout and dramatic mountain and sea views along public routes, thus contributing to a strong sense of place.
 ✗ The township to the north-east of the village lacks integration into the rest of the settlement, perpetuating the spatial dislocation evident in the apartheid era.

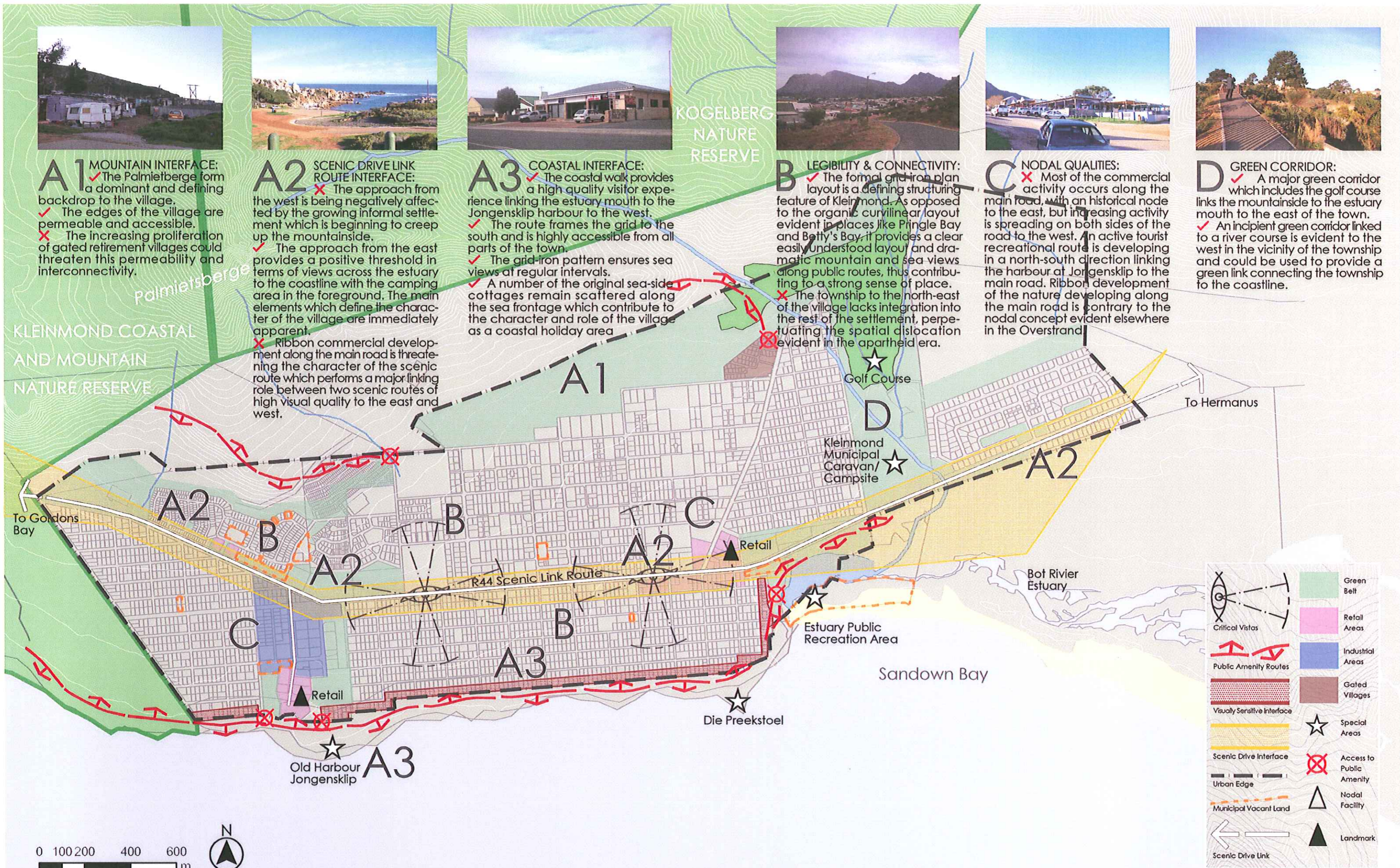
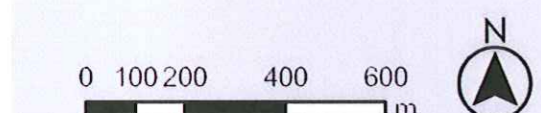
C NODAL QUALITIES:
 ✗ Most of the commercial activity occurs along the main road, with an historical node to the east, but increasing activity is spreading on both sides of the road to the west. An active tourist recreational route is developing in a north-south direction linking the harbour at Jongensklip to the main road. Ribbon development of the nature developing along the main road is contrary to the nodal concept evident elsewhere in the Overstrand

D GREEN CORRIDOR:
 ✓ A major green corridor which includes the golf course links the mountainside to the estuary mouth to the east of the town.
 ✓ An incipient green corridor linked to a river course is evident to the west in the vicinity of the township and could be used to provide a green link connecting the township to the coastline.

KLEINMOND COASTAL AND MOUNTAIN NATURE RESERVE

To Gordons Bay

To Hermanus



GROWTH MANAGEMENT STRATEGY

KLEINMOND

E. CONTEXTUAL OVERVIEW (MAY 2010)



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A1 MOUNTAINSIDE INTERFACE:

- The interface is relatively fine grained. Large plots with limited coverage contribute to a sense of the mountainside merging with the settlement. A high degree of water seepage from the mountain slopes limits densification opportunities in this area. (CONSTRAINT)

A2 SCENIC ROUTE INTERFACE:

- Generous setbacks and landscaping treatment on the northern edge of the main route through the town, particularly to the west and east contribute to a sense of place and need to be reinforced. (OPPORTUNITY)
- The strip development in the middle of the town needs to be curtailed. (CONSTRAINT)
- Particular attention needs to be paid to gateways to the town to the east and west to enhance their dramatic natural environment potential.
- Densification could occur at nodal points associated with major road intersections along the route. (OPPORTUNITY)

A3 COASTAL INTERFACE:

- Controls are required to maintain the existing fine grain nature of development adjacent to the coastal walkway. (CONSTRAINT)
- The coastal walkway linking the Palmiet Reserve, the harbour and the estuary is a resource of high scenic environmental quality and could be further enhanced through appropriate public investment. (OPPORTUNITY)
- Limited intensification should be considered along this sensitive interface. Departures to allow greater height or coverage should not be approved. (CONSTRAINT)

B LEGIBILITY & CONNECTIVITY:

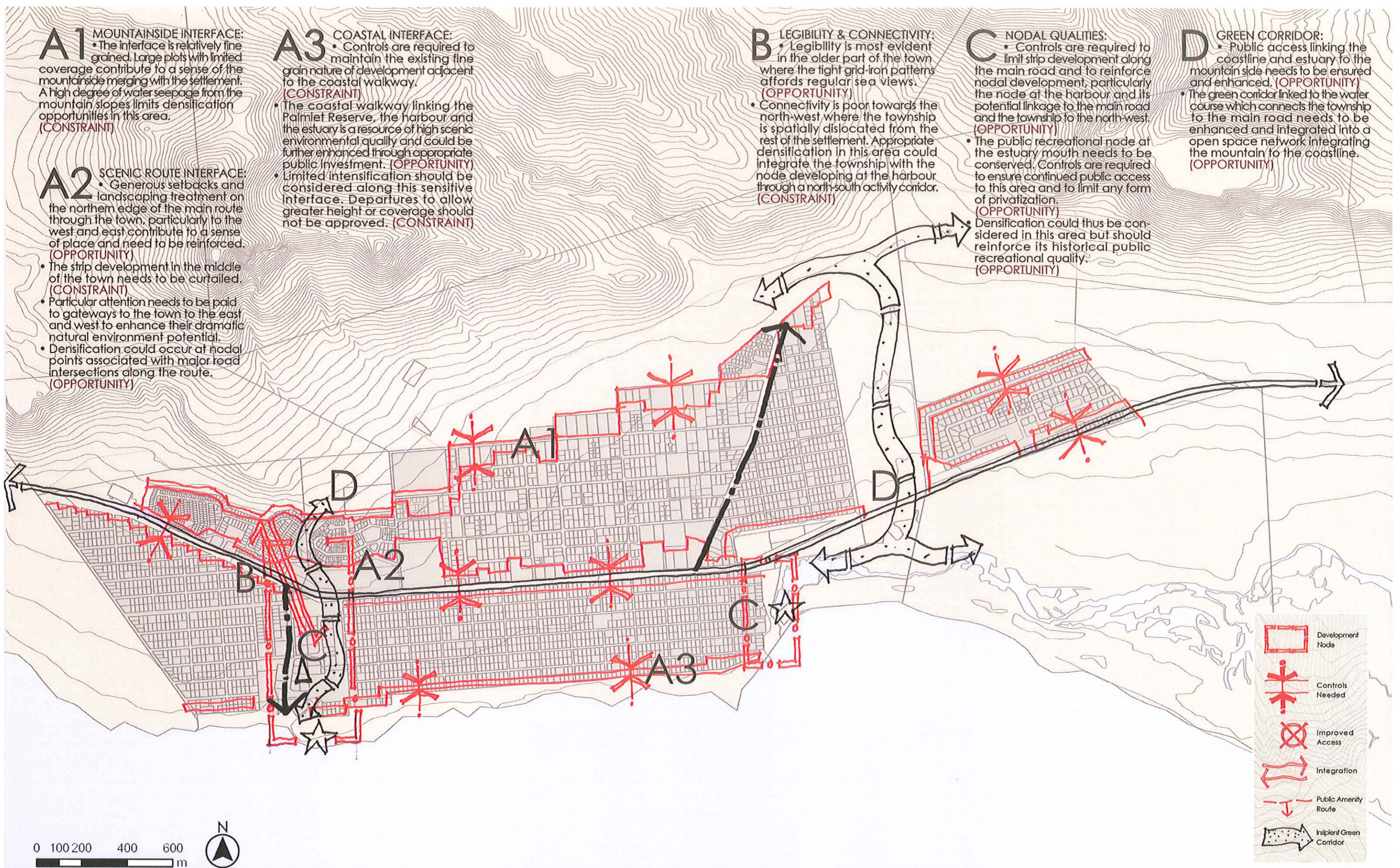
- Legibility is most evident in the older part of the town where the tight grid-iron patterns affords regular sea views. (OPPORTUNITY)
- Connectivity is poor towards the north-west where the township is spatially dislocated from the rest of the settlement. Appropriate densification in this area could integrate the township with the node developing at the harbour through a north-south activity corridor. (CONSTRAINT)

C NODAL QUALITIES:

- Controls are required to limit strip development along the main road and to reinforce nodal development, particularly the node at the harbour and its potential linkage to the main road and the township to the north-west. (OPPORTUNITY)
- The public recreational node at the estuary mouth needs to be conserved. Controls are required to ensure continued public access to this area and to limit any form of privatization. (OPPORTUNITY)
- Densification could thus be considered in this area but should reinforce its historical public recreational quality. (OPPORTUNITY)

D GREEN CORRIDOR:

- Public access linking the coastline and estuary to the mountain side needs to be ensured and enhanced. (OPPORTUNITY)
- The green corridor linked to the water course which connects the township to the main road needs to be enhanced and integrated into a open space network integrating the mountain to the coastline. (OPPORTUNITY)



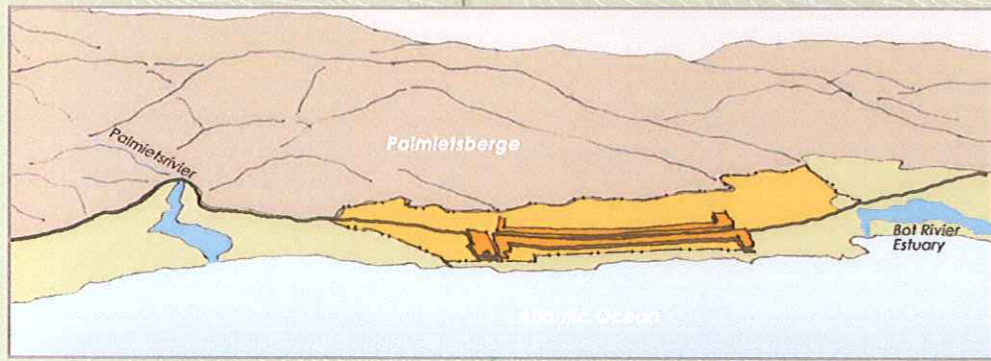
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F. OPPORTUNITIES & CONSTRAINTS (MAY 2010)



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KOGELBERG NATURE RESERVE

1. SENSITIVE AREAS

- Open Spaces
- Statutory Nature Reserve
- Coastal Management Zone
- Mountain Management Zone
- Heritage Overlay Zone (Special Areas)
- Wetlands
- Urban Edge

KLEINMOND COASTAL AND MOUNTAIN NATURE RESERVE

2. DEVELOPMENT CATALYSTS

- Public Amenity
- Special Places
- Economic Opportunity (Local)
- Economic Opportunity (Regional)
- Urban Design Guidelines Needed
- Integration

To Gordons Bay

To Hermanus

Old Harbour Jongensklip

Die Preekstoel

Sandown Bay

4. LAND USE

- Education- Preprimary
- Education- Primary
- Education- Other
- Worship
- Cemetery

3. DENSIFICATION GRADING

- No Densification
- Densification Zone less than 10 DU/H
- Densification Zone 10 - 20 DU/H
- Densification Zone 20 - 30 DU/H

0 100 200 400 600 m



GROWTH MANAGEMENT STRATEGY

KLEINMOND
G. STRATEGIC GROWTH MANAGEMENT INTERVENTIONS (MAY 2010)



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