ANNEXURE A:

GLOSSARY OF TERMS FOR USE WITH THIS DOCUMENT

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TERM	EXPLANATION
Nodal enhancement	Proposals/strategies to improve the quality and/or intensity of the existing higher order functional areas (nodes) which are normally associated with good access and a concentration of activities, services and amenities.
Spatial Integration	A strategy/proposal/process to encourage urban areas to develop towards each other and eventually form one entity. The objective of spatial integration is to maximize convenience, vitality and the efficient use of urban and natural resources.
Activity Spine	This is an area of high activity streets/roads flanked by high density mixed use developments immediately adjacent to the central road (about one block on both sides) and connects one or more business nodes with each other.
Activity Corridor	An area of generally higher intensity urban use or land suitable for intensification, parallel to and both sides of an activity spine and includes any associated higher order transportation routes such as railway lines and through routes.
Building Density	Ratio of total floor area of buildings to the corresponding site.
Development Corridor	Passage/Band of existing or proposed development growth located along specific structuring elements i.e. movement corridor, activity corridor, open space corridor etc.
Densification zone	An area demarcated for a specific density in terms of the number of residential units per hectare.
Dwelling Unit Density	Number of dwelling units per hectare (du/ha)
Gross du/ha	The number of dwelling units per hectare of land calculated in a designated area on the basis of land uses such as industry, commerce, education, transport and parks. Excluded are lands – extensive land uses such as agricultural land and nature areas / reserves / parks.
Nett du/ha	The number of dwellings units per hectare of land calculated on the basis of land used for residential purposes including the garden and off-street, if any.
Gross base density	The average number of dwelling units per hectare across large areas of a town or municipal urban as a whole, excluding land-extensive uses such as agricultural and rural land and land and large nature areas / reserves / parks.
Structured Open Space	Land zoned for Public Open Space in terms of the relevant zoning scheme and not intended to be used for any other use.

TERM	EXPLANATION
Statutory Open Spaces	Open space areas enacted by statute/law/rule.
Natural Open Space	Existing open space land not being proclaimed as a Nature Reserve or a Public Open space.
Mountain Management Zone	Areas along mountain edges where special development conditions apply
Coastal Management Zone	Areas along coastal edges where special development conditions apply.
Heritage Overlay Zone (Heritage Area)	Areas of particular heritage sensitivity or significance and areas where development should be managed and guided to achieve a desired built form or to minimize the environmental impact. Through the establishment of such overlay zone, Council may impose additional development management provisions to control both the type and form of development in the particular area.
Heritage Overlay Zone (Special Area)	Areas of particular value, sensitivity or significance and areas where development should be managed and guided to achieve a desired built form or to minimize the environmental impact. Through the establishment of such overlay zone, Council may impose additional development management provisions to control both the type and form of development in the particular area.
Population Density	Number of people per hectare (usually calculated by multiplying the number of units by an appropriate average household size).
Special Areas	Areas not classified as heritage areas but have particular conservation value and need to be protected accordingly.
Economic Opportunity (Local)	The opportunity to provide service and goods for the local community of the area.
Economic Opportunity (Regional)	The opportunity to provide services and goods for the regional community of the area including tourists.
Densification Grading: Status quo	To retain the existing density for the demarcated area.
Densification Grading: Incremental Growth	Growth permitted in terms of existing rights or an application for rezoning/ consent/departure/ sub-division to allow second dwellings and other forms of acceptable development where no external departures are required and has no negative impact on the character of the area and existing rights.

ANNEXURE B:

PROVINCIAL STANDARDS FOR THE PROVISION OF COMMUNITY FACILITIES

URBAN DYNAMICS WESTERN CAPE INC.
ACG ARCHITECTS AND URBAN DESIGN
NICOLAS BAUMANN URBAN CONSERVATION & PLANNING

Munisipaliteit • U-Masipala • Municipality
OVERSTRAND

MAY 2010

ANNEXURE B: PROVINCIAL STANDARDS FOR THE PROVISION OF COMMUNITY FACILITIES

Churches:	1/300 erven
Creches:	1/600 erven
Primary Schools:	1/1000 residential erven (2ha)
Secondary Schools:	1/2000 residential erven (3ha)
Community centres:	1/5000 erven
Library:	1/10 000 people
Clinic:	1/5000 erven
Business:	1 ha 5000 erven
POS:	1,8ha / 1000 population
Taxi Rank:	1/5000 erven

ANNEXURE C:

HOUSING UNIT TYPOLOGIES AND FORMS OF INTERVENTIONS MATRIX

URBAN DYNAMICS WESTERN CAPE INC.
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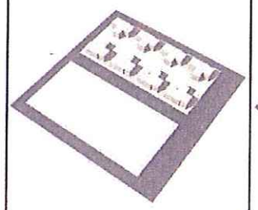
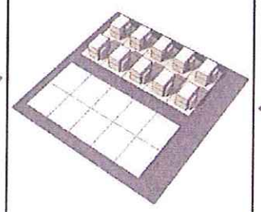
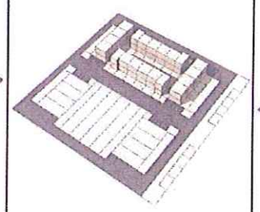
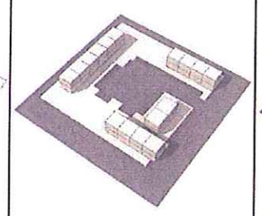
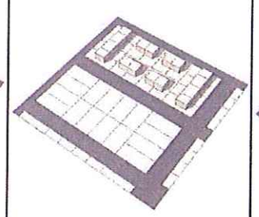
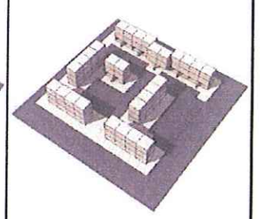
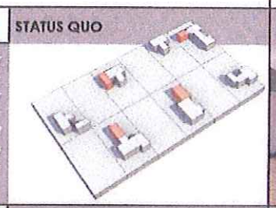
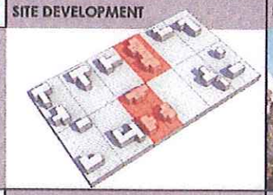
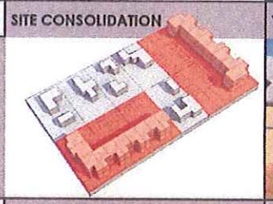
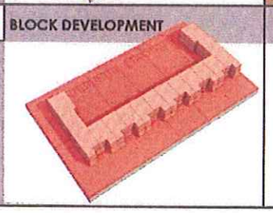
ANNEXURE C: HOUSING UNIT TYPOLOGIES AND FORMS OF INTERVENTIONS MATRIX

HOUSING UNIT TYPOLOGIES

FORMS OF INTERVENTIONS		UNIT TYPE: single storey standing UNIT SIZE: 120m² TYPICAL PLOT SIZE: 450m² DENSITY: 17 du/ha	Density (du/ha) 17	UNIT TYPE: duplex/free standing UNIT SIZE: 120m² TYPICAL PLOT SIZE: 300m² DENSITY: 22 du/ha	Density (du/ha) 22	UNIT TYPE: duplex/row UNIT SIZE: 95m² TYPICAL PLOT SIZE: 125m² DENSITY: 46 du/ha	Density (du/ha) 46	UNIT TYPE: gallery access apartments UNIT SIZE: 65m² TYPICAL PLOT SIZE: N/A DENSITY: 2 storey gallery access = 56 du/ha; 3 storey gallery access = 84 du/ha	Density (du/ha) 56/84	UNIT TYPE: affordable housing: in-situ upgrade/single storey/row UNIT SIZE: 42m² TYPICAL PLOT SIZE: 80m² DENSITY: 60 du/ha	Density (du/ha) 80/60	UNIT TYPE: affordable housing/ walk-up apartments UNIT SIZE: 42m² TYPICAL PLOT SIZE: N/A DENSITY: 2 storey walk-up = 56 du/ha; 3 storey walk-up = 84 du/ha	Density (du/ha) 56/84
													
A	STATUS QUO no further development other than what is permitted by existing rights		Kranszicht ONRUS	20.9		leisure place SANDBAAI	15.7		Brymore grdns HERMANUS	28.6		Bayview HERMANUS	24.4
B	INCREMENTAL sub-division to allow for second dwelling on a plot		Dove Kote HERMANUS	35		Second dwelling KLEINMOND	33.3		Fir Close HERMANUS	13.8		Former Dekelders Hotel	41
C	SITE DEVELOPMENT sub-division to allow for more than 2 dwellings on a plot		Kidbrooke	9.4					Duplexes KLEINMOND			Mitchell St Apartments	72
D	SITE CONSOLIDATION consolidation of 2 or more plots to accomodate development of multiple units		Vermont Housing	20								Belle Court HERMANUS	96.7
E	BLOCK DEVELOPMENT consolidation of whole block to facilitate multiple units/ mixed use											2nd on Main HERMANUS	56

A	STATUS QUO	Kranszicht ONRUS	20.9	leisure place SANDBAAI	15.7	Brymore grdns HERMANUS	28.6	Bayview HERMANUS	24.4	Grabouw housing	60	Brackenfell housing	88
B	INCREMENTAL	Dove Kote HERMANUS	35	Second dwelling KLEINMOND	33.3	Fir Close HERMANUS	13.8	Former Dekelders Hotel	41	Mooiuitsig BETTY'S BAY	20	Spring Field Terrace	68
C	SITE DEVELOPMENT	Kidbrooke	9.4			Duplexes KLEINMOND		Mitchell St Apartments	72	Zwelihle	42	Royal Maitland	90
D	SITE CONSOLIDATION	Vermont Housing	20					Belle Court HERMANUS	96.7	Starter HAWSTON	25		
E	BLOCK DEVELOPMENT							2nd on Main HERMANUS	56				

HOUSING UNIT TYPOLOGIES

FORMS OF INTERVENTIONS

ANNEXURE D:

DENSIFICATION INTERVENTIONS AND GROWTH PRIORITY AREAS FOR THE NEXT 5 YEARS

URBAN DYNAMICS WESTERN CAPE INC.
ACG ARCHITECTS AND URBAN DESIGN
NICOLAS BAUMANN URBAN CONSERVATION & PLANNING

MAY 2010

ANNEXURE D: DENSIFICATION INTERVENTIONS AND GROWTH PRIORITY AREAS FOR THE NEXT 5 YEARS

AREA	PLANNING UNIT	DESCRIPTION
Rooi Els	Commercial Node	The intensification of the existing retail node.
Pringle Bay	3	Site consolidation of the existing vacant / undeveloped erven is proposed to be developed as simplex-row type housing (housing typology D4) over 30% of the area. The potential maximum gross density will thus be 18,4 dwelling units per hectare.
Betty's Bay	2,	The entire area is proposed for block development for simplex-row / semi-detached housing types (housing typology E5).
	4,	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.
	5,	Site development and site consolidation forms of development though 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.
	6	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.
Kleinmond	4	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.
	7	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.
	8	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.
	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 (approximately 300 units are planned).
	14	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.
	17	The proposals for this Planning Unit have been made to enhance and celebrate the 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.
	18	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.
	20	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.

AREA	PLANNING UNIT	DESCRIPTION
Fisherhaven	2	Block development is proposed for typical simplex or semi-detached type dwelling units (housing typology E4) for approximately 50% of this area at a density of 34 dwelling units per hectare. This will allow for a potential 174 additional dwelling units.
	3	This Planning Unit is proposed to be developed as a mixed use zone, but also contributes to integration with Planning Unit 2, which is the main attraction of the town. Subsequently, to realise the above it is proposed to apply site consolidation and site development for typical two storey simplex-row development (housing typologies C4 and D4) for 50% of the area. This can potentially contribute to an additional 241 dwelling units to this Planning Unit increasing the gross density from 1.7 to 29.7 dwelling units per hectare.
Hawston	4	Planning Unit 4 is earmarked for Industrial purposes and subsequently no residential units or community facilities are proposed.
	6	In this Planning Unit, densification through site consolidation is proposed for approximately 50% of the area. The typology housing proposed is 2 storey simplex row housing (housing typology D4). This proposal can potentially result to an increase of more than 300 dwelling units and increasing the density from 5.8 to 33.8 dwelling units per hectare.
	8	The development form proposed for this planning unit is for block development in the form of freestanding simplex and duplex as well as row duplex housing (housing typologies B1, B2 and B3) on approximately 50% of the area. This assumption implies that this site could potentially contribute 1261 additional dwelling units at a gross density of 6.1 dwelling units per hectare.
Hermanus West	6	Development proposed for this Planning Unit consists of site consolidation in two and three storey walk up housing types (housing typology D6). This proposal can potentially contribute to approximately 686 additional dwelling units at a resulting density of more than 35 dwelling units per hectare.
	8	A wide variety of development forms are proposed for this Planning Unit ranging from incremental development, site development and site consolidation (housing typologies B2, B3, C2, C3 and D6) for approximately 60% of the Planning Unit area. This proposal is aligned with the township application submitted for this area.
	11	Densification for this Planning Unit is predominantly proposed by virtue of site development. Free-standing duplex and duplex-row housing (housing typologies C3 and C4) over an area of 40% is proposed for this Planning Unit. Potentially 286 additional dwelling units at a density of 30.3 dwelling units per hectare can materialise from this proposal.

AREA	PLANNING UNIT	DESCRIPTION
Hermanus Central	6	The type of development proposed for this Planning Unit consists of site consolidation in three storey walk up simplex-row type housing (housing typology D6). This will potentially allow for almost 1174 additional dwelling units at a density of more than 50 dwelling units per hectare.
	9	The densification proposal for this area consists of site consolidation in three storey simplex-row housing (housing typology E4) for over 50% of the Planning Unit area and which potentially will accommodate almost 338 additional dwelling units at a density of 26 dwelling units per hectare.
	11	Incremental development through subdivision to allow a second and third dwelling unit respectively (housing typology E4) is proposed for approximately 20% of the area/dwellings in this Planning Unit. This proposal can potentially contribute to 258 additional dwelling units at a density of 31.1 dwelling units per hectare.
	13	Site consolidation development in three storey gallery access simplex-row housing (housing typology D4) for 30% of the area is proposed for this Planning Unit. Given that this area is an economic area it will subsequently form part of mixed use developments being residential developments on top of the business buildings. This proposal can thus potentially contribute to 1242 additional dwelling units at a gross density of 30.5 dwelling units per hectare.
	17	This Planning Unit is proposed for local business area and no residential densification is proposed for this area.
Hermanus East	4	Block development with duplex-row housing (housing typology E4) is proposed for an assumed 75% of this Planning Unit, and based on this assumption, could potentially contribute to 166 additional dwelling units at a density of more than 35 dwelling units per hectare.
	5	A variety of densification interventions (housing typologies B1, B2, B3, C2, C3, D2 and D3) are proposed for this Planning Unit, consisting of incremental densification by subdivision into two or three erven, site development for free-standing duplex housing and duplex-row housing, site consolidation in free-standing duplex housing and duplex-row housing. These proposals are made for an assumed 25% of this Planning Unit area / dwellings. This densification proposal based on the mentioned assumptions can potentially contribute to an additional 75 dwellings.
	7	A variety of densification interventions are proposed for this Planning Unit, consisting of incremental densification by subdivision into two or three erven, site development for free standing duplex housing and duplex row housing and site consolidation for freestanding duplex housing and duplex row housing (housing typologies B1, B2, B3, C2, C3, D2 and D3). These proposals are made for an assumed 25% of this Planning Unit area. Based on this assumption, an additional 412 dwelling units can potentially be provided at a density of 31 dwelling units per hectare.

AREA	PLANNING UNIT	DESCRIPTION
Stanford	7	Site development with two storey gallery access simplex-row housing types is proposed for 25% (housing typology C4) of this Planning Unit. This can potentially provide for an additional 169 dwelling units at an overall gross density of 20,4 dwelling units per hectare.
De Kelders	2	The densification proposal includes incremental densification and site consolidation through free-standing simplex, duplex and duplex-row housing (housing typologies type B1, B2, C2 and C3) for an assumed 30% of the Planning Unit area. Based on this assumption, this proposal can potentially contribute 182 additional dwelling units.
Gansbaai	3	The densification proposal proposed for this Planning Unit consists of Block Development for an assumed 80% of the area. The typical housing proposals would include free-standing simplex and duplex housing as well as simplex-row / semi-detached housing and duplex-row two storey walk up housing (housing typologies E1, E2, E5 and E6). Based on this assumption, this proposal can potentially contribute to almost 1500 additional dwelling units increasing the current gross density from 4.2 to 25.9 dwelling units per hectare.
	6	Block development with duplex-row housing and two storey gallery access simplex-row housing (housing typologies E3 and E4) is proposed for an assumed 20% of this Planning Unit. Based on this assumption, this proposal can potentially contribute to approximately 250 additional dwelling units at a density of approximately 10 dwelling units per hectare.
	7	Development in the form of site consolidation and block development is proposed for this area. The typical housing proposed for this strip of development consists of two and three storey gallery access simplex-row housing (housing typologies D4 and E4) for an assumed 50% of the area. Based on this assumption, this proposal can potentially provide for approximately 900 additional dwelling units at an overall gross density of almost 35.7 dwelling units per hectare.
	11	The densification proposal proposed for this Planning Unit consists of Block Development for an assumed 80% of the area with typical free-standing simplex type housing (housing typology E1). Based on this assumption, this proposal can potentially contribute to 109 additional dwelling units with a gross density of 13.6 dwelling units per hectare.

AREA	PLANNING UNIT	DESCRIPTION
Kleinbaai/Franskraal	Harbour section of PU 5	Incremental development through subdivision to allow a second dwelling unit (housing typology B1) is proposed for an assumed 20% of the area/dwellings in this Planning Unit. Based on this assumption, this proposal can potentially contribute to more than 440 additional dwelling units and increasing the gross density of this Planning Unit from 8.1 to 9.7 dwelling units per hectare.
	4	Block Development for 50% of this Planning Unit is proposed. The typical housing proposals would include free-standing simplex and duplex housing as well as simplex-row/semi-detached housing and duplex-row two storey walk up housing (housing typology E1, E2 E5 and E6). This proposal can potentially contribute more than 322 additional dwelling units and create a gross density of 14.3 dwelling units per hectare.
Pearly Beach	1	Block development for free-standing simplex and duplex housing as well as simplex-row/semi-detached housing and duplex-row two storey walk up housing types (housing typologies E1, E2, E5, and E6) are proposed for an assumed 60% developable area of this Planning Unit. Based on this assumption, this proposal can potentially contribute to approximately 200 additional dwelling units with a gross density of 22,4 dwelling units per hectare.
	4	Site consolidation for an assumed area of 50% through two storey gallery access simplex-row housing (housing typology D4) is proposed for this Planning Unit. Based on the above assumption, this proposal can potentially contribute to more than 221 additional dwelling units at a gross density of 30.7 dwelling units per hectare.
	5	Site consolidation for an assumed developable area of 50% through duplex-row and two storey gallery access simplex-row housing (housing typologies D3 and D4) is proposed for this Planning Unit. This proposal can potentially contribute to approximately 300 additional dwelling units at a gross density of 27,7 dwelling units per hectare.
	6	Although not yet developed, an application for a residential township has been approved for this area consisting of 139 residential erven. Therefore no further densification is proposed for this Planning Unit.