HPOZ –Hangklip Smallholdings – Same text for Pringle Bay and Rooiels smallholdings

– Map is our Map 4 to refer to our section. Map 3 for the others.

ORIGINAL

**HANGKLIP SMALLHOLDING AREA HERITAGE PROTECTION OVERLAY ZONE ("HANGKLIP SMALLHOLDING HPOZ"):**

*CHANGE all the numbers to 11 instead of 12 for the Amended version*

12.1 **Spatial Delineation**: Refer to Plans 3 and 4.

12.2 **Purpose**: To ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:

12.2..1 To protect and enhance the high visual and natural environmental quality of the small holdings area at the strategic interface with the Kogelberg Biosphere Reserve.

12.2..2 To protect and enhance the green linkages between mountain and coastline.

12.2..3 To ensure that the natural green context remains the dominant element and that the built environment remains subsidiary.

12.2..4 To protect the sense of openness and the sense of fit between the built form and environmental context.

12.3 **Control of land uses**:

12.3..1 All land use planning and building applications if applicable, be referred to the Overstrand Heritage and Aesthetics Committee for comment.

12.3..2 Land uses which are not of an agricultural or rural nature (apart from the land uses permitted in terms of the Land Use scheme) will be discouraged in the smallholding area.

12.4 **The location of new development:**

12.4..1 New structures must be sited to avoid visually sensitive, steep slopes (greater than 1:4) or elevated slopes, ridgelines and hill crests.

12.5 **The scale and massing of new development:**

12.5..1 New structures must be integrated into the landscape and must be recessive in form and character.

12.5..2 Building on slopes must be stepped down the slope, and buildings must not be built on stilts higher than 2.4m above the base level. Mitigation measures must be applied to minimize visual impact.

12.5..3 Residential buildings must not exceed 8m above the base level to top of the structure.

12.5..4 12.5..3.1 A wall-dominated recessive architectural treatment must be adopted. Any continuous glazed surface larger than 25% of the facades facing onto the public zone, must be recessed at least 0.5m from the façade of the building.

12.5..7 The use of materials and colours, especially on roofs, must be earth-toned or blend into the landscape rather than contrast with it. 12.6 **Inappropriate boundary treatments:**

12.6..1 Boundary treatments comprising precast concrete, “vibracrete’” walls, unpainted cement block walls, high security fencing (0.5m above the 2.1m wall height) and razor wire treatment are prohibited in the small holding area. Visually impermeable boundary treatments higher than 2.1m will not be permitted.

12.6..2 Appropriate road edge and stormwater channel treatment must be designed to fit in with the rural context.

12.6..3 Gateways and entrances must be recessive in character and limited in scale.

12.6..4 Solid masonry entrance gateways must step back from the boundary line and must not exceed 5m on either side of the gate opening.

12.6..5 Where security fencing is unavoidable such fencing must be visually permeable.

12.7 **The treatment of access ways:**

12.7..1 The alignment and the use of materials for access ways must minimize visual impact particularly from public routes and the beach area.

12.7..2 Where access ways have to cross wetland areas, every attempt must be made to enable access ways to be shared.

12.8 **Signage:**

12.8..1 All signage must comply with the Overstrand Signage By Law.

12.9 **The extent of vegetation clearance:**

12.9..1 The extent of vegetation clearance around residential units must be kept to a minimum and must be determined primarily around fire prevention parameters.

12.9..2 A demarcated area, approximately 10m beyond a building footprint, must be marked off and staked to ensure that the surrounding fynbos remains undisturbed

12.9..3 Storage areas for building materials, rubble and a work platform for ground work must be designated in areas that will remain disturbed after completion, such as future garages and drive ways.

12.10 **The management of development in the small holding area:**

12.10..1 Any new subdivision, permitted in terms of the Land Use scheme, must be subject to a Site Development Plan (SDP) which specifies siting, massing, scale, materials, colours and the treatment of access ways in terms of the regulations stipulated above.