**Rooiels Heritage Protection Overlay Zone 2016**

**(with the Amendments proposed Sept 2019 shown in Track Changes)**

**SEE also the broader background on HPOZ Overlays: Extracted from introduction**

**HPOZ overall purpose:** To provide a mechanism for land use management, additional to existing statutory land use controls, whereby Council may give effect to specific guidelines in a spatial development framework or policy plan or address a specific management issue.

These regulations apply, in addition to any other laws that may apply…………These regulations do not invalidate any land use rights or authorisations that existed when these regulations came into effect but may place additional constraints on existing rights.

***Change ALL 13 to 12***

13 **ROOI ELS HERITAGE PROTECTION OVERLAY ZONE ("ROOI ELS HPOZ"):**

13.1 **Spatial Delineation:** Refer to Plan 4.

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

13.2..1 To protect and enhance the visual spatial threshold at the point of entry to the Overstrand Municipality and adjacent to the Kogelberg Biosphere Reserve.

13.2..2 To protect and enhance local natural landmark features such as the koppies and the green edge facing onto the vlei area and the coastline.

13.2..3 To protect and enhance the green linkages between the mountain and coastline.

13.2..4 To ensure that the natural green context remains the dominant element and that the built environment remains subsidiary to the landscape, rather than dominating it.

13.3 **Land use and building plan applications:**

13.3..1 All land use planning and building applications if applicable be submitted for comment to the Overstrand Heritage and Aesthetics Committee, or a registered conservation body.

13.4 **Grain and texture:**

13.4..1 New building interventions must respect the grain and texture of the existing built form, in terms of relatively low building footprints and buildings which are integrated into the surrounding landscape and which are stepped down slopes rather than being perched on stilts above the slopes.

13.4..2 Buildings must be fragmented and disaggregated and not monolithic in form.

13.4..3 The footprint of residential buildings may not exceed 50% of the site area.

13.5 **Building on stilts:**

13.5..1 Stilts for building platforms must not exceed 2.4m in height above the base level. Mitigation must be applied to limit visual impacts.

13.6 **Height of structures:**

13.6..1 The 8m height restriction, as measured from the base level to top of structure.

13.6..3 The definition of basements as contained in the new integrated town planning scheme must be strictly applied to ensure that no three storey structures present themselves to the scenic drive.

13.7 **Use of materials and colours:**

13.7..1 The use of materials and colours, especially on roofs, must blend into the landscape rather than contrast with it.

13.8 **Boundary treatment:**

13.8..1 No solid, visually impermeable boundary treatments above 2.1m will be permitted.

**ALSO need to see the Coastal Strip HPOZ since parts of Rooiels fall under that.**

**AND am not sure but possibly also the Scenic Corridor HPOZ as that also applies to the houses along the R44** (Of particular interest to us on the corridor HPOZ which may refer also to us –9.2.8.1 Visually intrusive structures, such as billboards are prohibited adjacent to scenic routes and 9.2.8.2 Precast concrete, “vibracrete” walls, unpainted cement block walls and razor wire treatment are prohibited along scenic routes 9.2.8.4 Gateways must be recessive in character and limited in scale.. etc)

Plan 4 – Map of Rooiels HPOZ overlayed over Coastal HPOZ which applies to all the first row of houses along the Coast throughout Overstrand.

