

- H O U T B A Y -

A

DEVELOPMENTAL

STRATEGY

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October 1976.

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To all others who have assisted in the preparation of this Thesis

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"In this spring landscape horses, Aberdeen Angus and Herefords graze in white fenced fields as the meandering 'Disa River' reveals its path from the bordering 'oaks' and willows, upon emerging from the thickly forested 'Orange Kloof'.

This landscape has been farmed and formed by families here for over two centuries and it is in good heart. For long it changed little as 'Cape Town' grew, encompassing much else of the green surround, but with the near completion of a widened 'marine' expressway and 'southern suburbs' freeway, suddenly this bucolic enclave has been brought into the orbit of the city. It was as if a new Homestead Act had been signed into law, as if every developer stood poised, his merchandise loaded on trucks - asphalt and concrete, lumber, bricks, steel and glass, pipes, coiled wire, diners, signs and of course, billboards. There they were, each in wait, loans borrowed, deals made, contracts negotiated, all alert for the pistol shot that would permit inchoate growth to spread its relentless smear in the name of progress and profit, extinguishing the legacy of centuries of husbandry". (1)

(1) Ian L. McHarg : Plan for the Valleys.
(' ') Quote adjusted.



1.0.0

PURPOSE OF THESIS

The Hout Bay Valley, surrounded by mountains and the Atlantic Ocean, is a unique ecological entity operating within the wider Metropolitan context of Cape Town.

Sited as it is on the fringe of the expanding urban periphery of Cape Town, it is a beautiful legacy, a serious responsibility, an area of challenge and opportunity, and an area threatened :-

- by an uncontrolled residential expansion and concomitant sub-division and exploitation of farmlands for ancillary urban-related facilities, which factor is eroding, and threatening to destroy, the rustic environmental qualities of the Valley
- by an industrial expansion in the harbour enclave which could disturb the delicate balance within the Valley.

The purpose of this document is to formulate a Planning Strategy for resolving these conflicts. This will be achieved by :

- (1) analysing at a broad synoptic level the basic operation of the Valley, in order to identify the internal and external forces and pressures that

are precipitating /.....

are precipitating the qualitative change within the area, and

- (2) identifying the actual qualities that are being threatened by these pressures.

Having come to terms with these forces and the qualities they are threatening, a strategy will be formulated to resolve the immediately critical issues, and to set the direction for improved longer term environmental performance.

The method and approach which will be adopted in this document is outlined as follows :-

As a first stage assessment of the situation, it will be established just "what" the area is, where it is and what roles it performs. The efficacy of that role performance will begin to inform where problems are evident.

The natural inventory of the Valley will then be evaluated to establish just what potentials the environment has to offer, and what developmental opportunities and constraints are apparent.

With this background, the performance of the built living environment will then be assessed to establish what use man has made of this potential offered by the natural environment, how well it is operating, and how it could be improved.

Those problems /.....

Those problems suggested by the inadequate role performance and failure of systems identified earlier, will be analysed in detail, as a means of isolating their inherent causes.

Throughout the document a progressively developing picture will be built up of the forces exerting pressures on the qualities and environmental performance of the area. To facilitate identification of the various qualities threatened, the text will where necessary include descriptive elements, to emphasize the rich Valley atmosphere and its inherent importance generated by those qualities.

Having evaluated the overall problems facing the Valley and identified the causal pressures affecting the destruction of the environment, strategic remedial action suggested by the analysis will be prescribed to :

- (i) overcome immediately critical issues, and
- (ii) set a longer term developmental direction, in which options will be left open to developers and future residents to enhance the environmental performance and potential of the Valley, in terms of the qualitative performance criteria progressively established during the course of this investigation.

1.1.0

INTRODUCTION

Hout Bay is a relatively isolated valley located on the west coast of the Cape Peninsula. It is an area richly endowed with magnificent natural environmental qualities - a forested mountain surround, a river meandering through the farmlands of the valley, sweeping beaches, and a coastline of cliffs plunging into the sea, which factors have rendered it highly desirable as an area for living, for active and passive recreation, for the fishermen who located in the village near the beach, and for the farmers in the valley, a unique place in which to work in proximity to their homes. The qualities of the area and man's reaction to the natural physical environment in which he has located have given rise to a form of regionalism amongst the valley populous, not experienced elsewhere in the metropolitan region.

The advent of the motor car has brought the Valley to within easy commuting distance of Cape Town along a magnificent scenic drive, which journey takes twenty minutes to the CBD, a factor presently transforming the area from a quiet rural enclave, into a dormitory residential suburb.

Before analysing the valley operation in detail, the study area referred to as "Hout Bay" will first be spatially delimited. This will be followed by a broad descriptive listing of the various constituent elements of the valley, to lead into the later analytical sections. These will be directed at identifying the qualitative aspects of the valley, and the external and internal forces exerting pressure on these qualities.

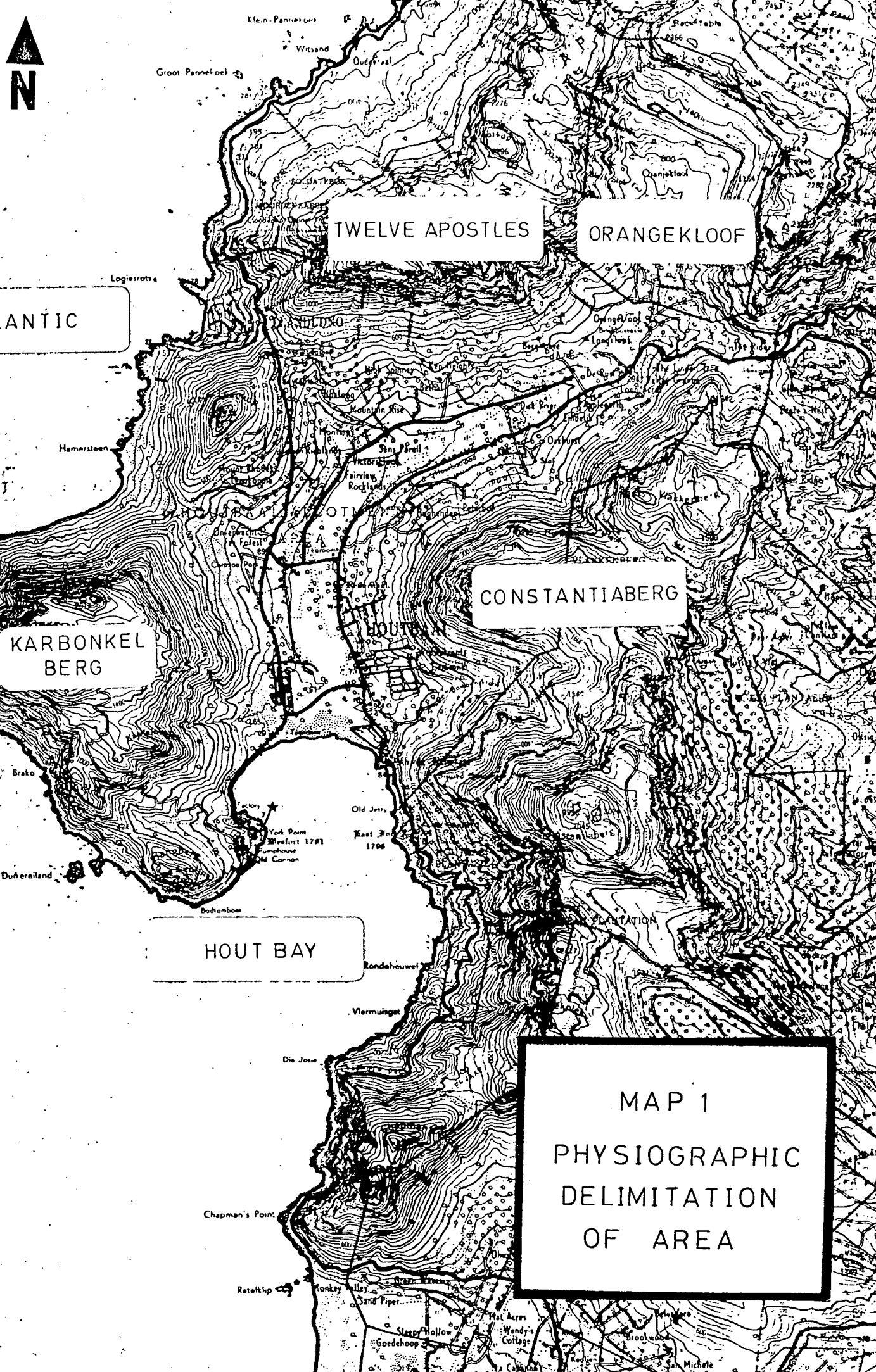
1.1.1 SPATIAL DELIMITATION

The boundaries of the study area of Hout Bay will be defined, taking cognizance however of the wider area and context within which it operates. To consider the locale in isolation would be to deny it its very "placeness" and would relegate it to the level of McHarg's "Faceless suburb, no-place, somewhere, U.S.A."

With due cognizance being taken of this factor but also with regard to the small size of the area under consideration, a formal definition of the boundaries will be annotated, noting however that wherever scale considerations arise, the 'boundaries' will be flexible to include the wider Metropolitan Region and areas further afield, if considered necessary.

The area lies on the western coastline of the Cape Peninsula and is 22 km distant from the Cape Town CBD via Kloof Nek. It is prescribed within natural physiographic boundaries : (Refer Map 1)

- (i) to the north being the backdrop of Table Mountain, the Orange Kloof Forestry Station and the Twelve Apostles,
- (ii) to the east being the Vlakkenberg and Constantiaberg range of mountains, and
- (iii) to the west and south being the coastline of the Atlantic Ocean.



ANTIC

KARBONKEL BERG

HOUT BAY

TWELVE APOSTLES

ORANGEKLOOF

CONSTANTIABERG

MAP 1
PHYSIOGRAPHIC
DELIMITATION
OF AREA

Llandudno has been included within the study area, because of its linkages with Hout Bay and Sandy Bay, the latter linked to the study area by virtue of recently proposed developmental associations.

The three areas described all fall within the jurisdictional context of the 'Hout Bay Local Area' (refer Map 2), a status achieved in the 1930's.

The 'Hout Bay Harbour Local Area', although a separate jurisdictional entity, falls within the ambit of the study context and encompasses an area of just over 1 square kilometer within and immediately adjacent to the harbour, in the south western corner of the Valley, bounded in an arc by the Sentinel, Hangberg and Kapteins Piek of the Karbonkelberg.

The areal extent of the study area is approximately 31 square kilometers, including the mountainous bulk of the Karbonkelberg. The area of the Valley proper below the 152 meter contour line is approximately 1 100 hectares.

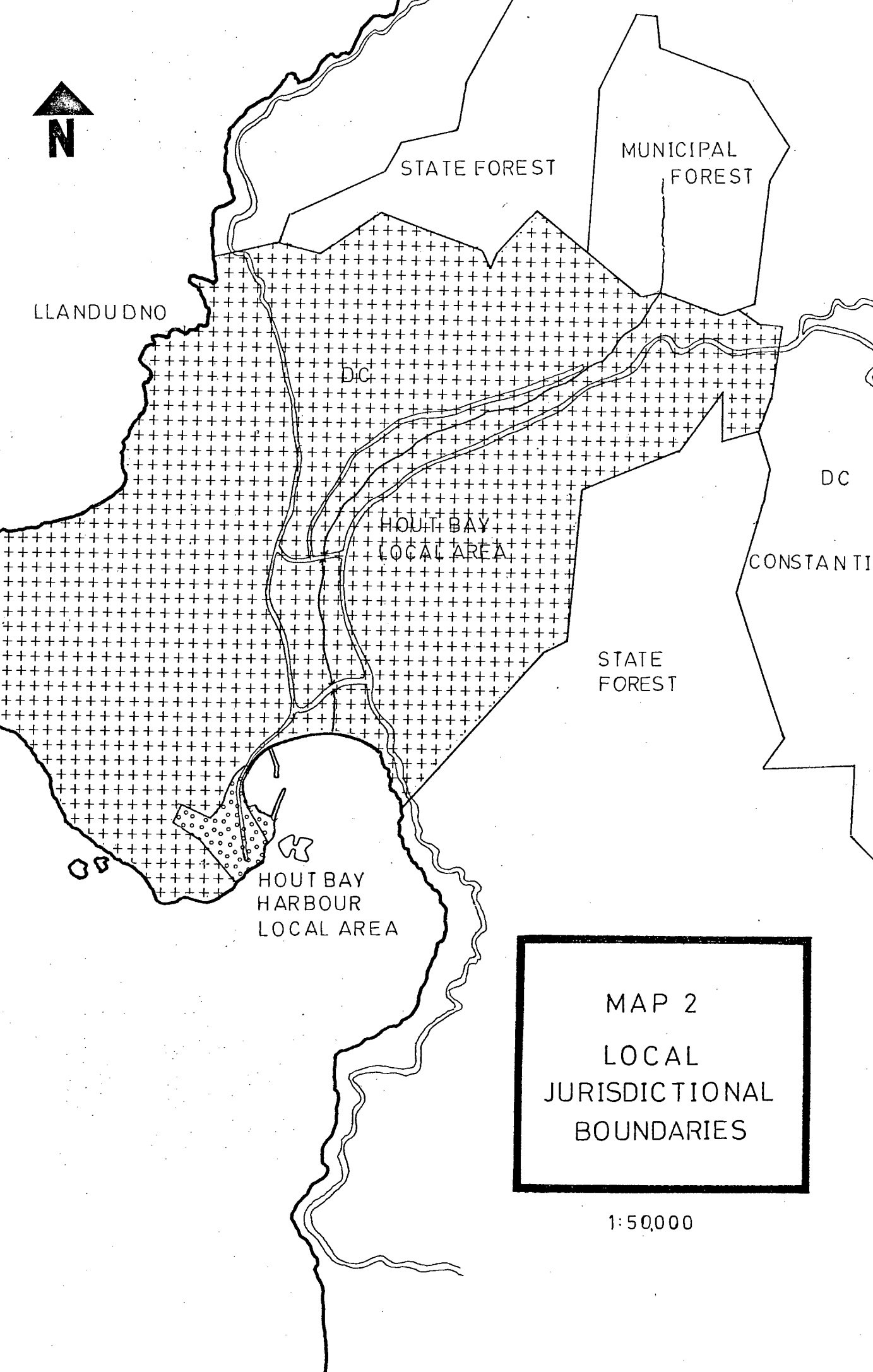
Although Hout Bay is an isolated valley system within the Cape Town Metropolitan periphery, it is also a great deal more. It is an active community with its own particular rural lifestyle, and not a museum, where the curious come to gaze at the remnants of the legacy of past centuries of husbandry.

1.1.2

ATTRIBUTES

It is an area of rich contrasts, of active, economically viable, farming operations, of cultivated vegetables and vineyards which lends a rustic rural quality and charm to the Valley, an area of farms being sold to make way for houses, and an area of estates lying dormant in anticipation of urban encroachment.

It is an /.....



LLANDUDNO

STATE FOREST

MUNICIPAL FOREST

DC

DC

HOUT BAY LOCAL AREA

CONSTANTIA

STATE FOREST

CB

HOUT BAY HARBOUR LOCAL AREA

MAP 2
LOCAL JURISDICTIONAL BOUNDARIES

1:50,000

7.

It is an area of magnificent stately homes, of ordinary suburban houses, of a sub-economic housing estate and of squatters living in squalor in the bushes and sand dunes.

- It is a picturesque fishing village nestling under the shadow of the Sentinel, where people come to watch the fishing boats leave the harbour, to walk along the jetties, to watch fishermen mending their nets, to watch fishermen bringing in their seasonal catch of crayfish and snoek, and later to bargain over the price on the jetty, to go for pleasure trips on a harbour launch into the bay, and to participate in the gaiety of the seasonal Sea Harvest Festival.

- It is a beach where people come to swim, to sunbathe, to walk, to sail yachts or merely to admire the scenery and to watch the sun setting over the Sentinel.

- It is a sadly neglected and run down village of shops struggling to survive with the low consumer threshold afforded by the sparse valley population.

- It is an area to drive through over weekends, to stop at farm stalls along the oaktree-lined winding country roads, and to "stop for tea" at the several restaurants along the route. It is a place with a history.

It is a /.....

- It is a place where people come from the metropolitan region and from further afield, for holidays in bungalows overlooking the bay.

- It is a place where the equestrian minded keep horses stabled, and where the open spaces with few impeding roads provide uninterrupted areas for riding.

- It is the Orange Kloof Forest Reserve of magnificent trees rendering a rich environmental quality to the valley, of the winding Disa River, falling over rapids in the upper reaches, and of rainbow trout, baboons, porcupines, dassies, grysbok, spotted genet cats and guinea fowl.

- It is a river system winding along the valley floor, and a breeding ground for wild birds in the reeded marshlands of the lower reaches.

- It is a wide sweep of stark white sand dunes, part of an active geological cycle of sand being windblown to the splendid isolation of Sandy Bay and being carried via the littoral drift of ocean currents to the beach at Llandudno, which provides a different amenity of different character to that of Hout Bay.

It is an /.....

- It is an area of threatened industrial expansion at the harbour, and of threatened pollution of the beach, sea and air.

- It is an area being actively exploited by Property Developers for short term financial gain, in an unplanned and uncontrolled manner and without regard being taken of the environmental consequences of their actions.

In short, it is an area with many of its vital basic qualities threatened and at stake, by an uncontrolled influx of new residents seeking a "rural atmosphere and way of life", but which very quality is being destroyed by their coming. It is still however an area of tremendous charm, character and opportunity. It is in an endeavour to identify those threatened qualities and the forces affecting them, and having come to terms with them, to propose planning strategies for containing these threats, that this document is directed.

This introduction has identified at a broad descriptive level "what" the area is, its spatial delimitation, its attributes and what the general problems are that appear to be threatening the Valley. These will be further elaborated in detail as the analyses of the Valley's performance proceeds, to build up a planning picture of the forces exerting pressures on the qualities of the area. When these have been understood in their entirety, together with an identification of those threatened qualities, strategic solutions will be proposed.

Having thus /.....

Having thus established "what" Hout Bay is, it now becomes necessary to identify the roles which it plays and the qualities inherent in these roles, in order to identify how the Valley is performing, and thus where problems are occurring.

2.0.0. HOUT BAY'S ROLES

To facilitate an insight into more specific problems in relation to the area's general performance, it is necessary to understand the roles played by the Valley, and the basic qualities fundamental to the successful performance of these roles. These will be treated at this stage at a broad general level, so that an overall assessment of performance can be made. Where problems are identified, these will be analysed in detail at a later stage.

The regionalism, way of life and general lifestyle in the Valley are inseparably tied to the physical make-up of the land, and the juxtaposition of the residential/farming/fishing activities of the valley. People respond to the physical condition generated from the configuration of the landscape, and the degree to which man is enhancing or destroying this environment must be evaluated. The roles of the Valley are largely elicited, and stem from this physical condition of the land, and also from its location in the wider context.

Hout Bay is an entity operating at a local scale, but with a sphere of influence impinging on and concomittantly being influenced by the wider Cape Town metropolitan area within which it is located and is part and parcel of, the South Western Cape Region, and also its setting within the national South African context.

Local Role /.....

2.1.0.

LOCAL ROLE

At the purely local level, Hout Bay is an area with its natural environment affording opportunities for work, general living, and also recreation. The harbour enclave, with its fishing and fish-related industries, and coloured housing scheme of 3 000 people in immediate proximity, affords what in the Western Cape context is an almost unique example of a work/live situation, where the poorer sections of the community are not denuded of their earnings by excessive transportation costs imposed by the long distances needed to travel to and from work.

The revenue generated by the fishing industry makes a significant contribution to the rates income of the Valley, although the harbour is administered as a separate local area, and this is a contributory factor affording rates relief to the residential sector. (This will be further evaluated in a later section). Work opportunities afforded to the White population of 2 700 in the Valley are not significant. There are approximately five economically viable farms, (the remainder lying dormant, or being sub-divided for residential purposes - a factor threatening the rural quality of the Valley), fifteen shops and a handful of small businesses, which together with the fishing industry provide employment for approximately seventy-five people. For the White population, the Valley is thus largely a residential dormitory, with the main work opportunities being afforded in Cape Town.

It is in the /.....

It is in the performance of its residential role that further problems are becoming evident. The widely dispersed and sparse population in the Valley do not afford an adequate threshold necessary for the provision of certain social facilities.

The decentralized, low-key shopping condition in the Valley also mitigates against the establishment of a central focal point, where social contact could be made. The Valley does thus not provide a "total living condition", in that the populous have to resort to utilization of facilities provided in the Metropolitan Area, for fulfilment of many of their needs.

It is also apparent that the natural, rural qualities of the Valley are not incorporated in the layout configuration of most of the residential areas, further detracting from its role performance in this regard.

As part of its local role, the Valley, with its abundant physiographic features, the beaches, mountains, riding stables, hotels, restaurants and various social sporting facilities (of which a lack of some of the latter are becoming evident) provides ample opportunity for recreation. Higher order entertainment facilities such as cinemas, requiring a population threshold higher than that provided by Hout Bay, are not located in the Valley, necessitating a certain amount of travel for those requiring such facilities. This 'isolation' factor has been a stimulus to the development of locally based entertainment - a repertory society - the 'Sentinel Players', being a prime example.

As size is /.....

As size is obviously of great significance, this factor will be further explored when assessing the built environmental performance.

2.2.0. METROPOLITAN ROLE

At the Metropolitan scale, in the 'work' context, Hout Bay has the role of an employment area for a certain number of 'commuting' Coloured trawlermen, from the Cape Flats, and acts as a draw to squatters.

As a supplier of fruit and vegetables, the contribution of Hout Bay is reasonably significant, (seen in the context of the farms agricultural, as opposed to aesthetic and qualitative output). The total contribution of agriculture, forestry and fishing made to the Cape Town Metropolitan Gross Geographic Product is R20 397,00 out of a total of R959 853,00 or 2,1%. (2) Because of the relative insignificance of agriculture and forestry, a large proportion of this total is made up by fishing. Cape Town's figures are included in the totals and Hout Bay's contribution is thus fairly substantial.

In the 'live' context, Hout Bay acts as a residential dormitory suburb for Cape Town. It contains however, only 2 700, or 0,7% of the total White metropolitan population of 377 870 (1970 census), making its role in this regard relatively insignificant.

It is in its /.....

(2) Kilian, W.F. Metropolitan Dialogue. p.32

It is in its recreational role, both active and passive, that Hout Bay at the metropolitan scale is probably most significant. The number of cars 'driving through or to' over weekends and holidays are an indication of the extent and importance of this attribute, where Metropolitan Man escapes to experience the unique natural environmental qualities of the Valley. It is the uniqueness of the area in the metropolitan sphere, which endows the Valley with its special role in this regard. This uniqueness requires further elaboration.

The Metropolitan area is an urban tract of land fairly densely populated overall, with various higher density shopping nodes such as Sea Point, the CBD, Claremont and Bellville. Almost everywhere within the region one is consciously aware of being in the city or its suburbs. Although there are mountain views, one does not really experience the feeling of contact with it - it is just another artefact on the albeit near horizon.

In the city, area is at a premium, and space limited, resulting in the city environs imposing a sense of confinement and oppression, from which the city dweller often seeks relief. Areas and spaces within the city are limited in scale and interconnected by city streets which are a source of fumes, noise, traffic danger and other frictions.

Microclimatically the city is a desert of pavement and masonry, and is often many degrees hotter than

[the surrounding /.....]

the surrounding countryside in summer. Natural features in the cityscape - trees, interesting ground forms, rocks and water courses are scarce and therefore have increased value and meaning. They are however no longer part of the natural scene, but are isolated objects, and are usually treated as such in a stylized way. Carefully manicured parks within the city, whilst serving an important function, often have a museum like quality - an element of artificiality about them.

From the street to the farthest limit of the city lot there is very little room to manoeuvre for making the transition from the compelling and noisy lines of traffic to areas for quiet family living. City properties have about them a fishbowl quality emanating from the proximity of neighbours, which results in an inward orientation of such structures, to private gardens or patios, culminating too perhaps in an inward orientation of the people themselves.

To escape the city confines, metropolitan man has moved out to the suburbs, towards Muizenberg in the south and Bellville in the east, aided and abetted by fast moving freeways. With the type of housing and plot sizes available to him, the small individual owner could not achieve the type of landscape he needed. However much he strove to make his own small plot beautiful, he could not create either the illusion of wild nature or the dignity of broad urban treatment, and each plot has been stamped with the same inescapable die of sameness, creating a suffocating feeling of isolation with none of the community life of a country village or activity and vibrance of an active city centre.

There are /.....

There are exceptions to this intensely urban condition in the Peninsula, such as Constantia, but even this area is becoming largely built up, with vibracrete walls replacing hedgerows, and sub-divisioning assisting in the rapid transition from a rural to an urban situation.

Where then is there an escape from this confining world of urban sameness, where as sadly observed by Thoreau, most men live lives of quiet desperation.

Hout Bay is within the same 20 kilometer circumferential ring as the other urban suburbs mentioned. It may be considered unique because it is here, surrounded by mountains and the sea that release can be found from the ubiquitous presence of artefacts of urban living. It is a veritable oasis in the macadamised desert of masonry of Cape Town. The vast tracts of Cape Flats housing developments are hidden in this valley, where one is immediately conscious of cows chewing their cud in lush fields. One is conscious of being surrounded by mountains and forests, being a part of it, and of a river meandering its natural course down a valley. This is the uniqueness of Hout Bay, magnificent scenery almost unparalleled, a rural way of life, and little fishing boats bustling in and out of a busy fishing harbour, nestling under a mountain peak.

Traversing from Constantia Nek to Flora Bay, one passes through a wide varietal range of environmental experiences and settings, from the rich forests of Orange Kloof, winding through a tunnel of oak trees,

rustic farm /.....

A winding country road tunneling through
an avenue of oak trees



rustic farm stalls, stately homesteads in large grounds, vineyards and vegetable patches, and the omnipresent feeling of being in a valley which could be a hundred kilometers from the nearest town, and not 20 minutes from the Cape Town CBD.

The maintenance to date of this unique rural quality and lack of development within the rapidly expanding periphery of the wider metropolitan area, must be largely attributed to the apparent isolation and remoteness of the valley. However, with the current infilling of the metropolitan peripheral ring, the valley is now likely to be brought within the orbit of this expansion, and the tranquil qualities of the area could well be affected.

The Valley's role in continuing to provide these qualities for Metropolitan Man, is thus of great importance, and its performance in this regard must not be jeopardized by development.

2.3.0. REGIONAL ROLE

At the South Western Cape Regional Scale the role of the fishing industry of Hout Bay may be viewed as being that of a slight magnet to attracting ruralized fishermen from the region, a contributory factor to the squatter situation. The Chairman of the Hout Bay Harbour Civic Association, Mr. H. Jacobs,

who is also /.....

who is also Principal of the Sentinel Secondary School, maintains that the coloured population in the harbour area is growing rapidly by virtue of the influx of fishermen and families from other fishing villages in the Western Cape. 'These people are rural in character and when they come into Hout Bay they face different norms and find difficulty in adapting'. In an article published recently on Saldanha Bay, one of the lagoon fishermen interviewed claimed that 'most of the fishermen had left the area (Langebaan) because there was more money to be had in Cape Town', (3) which tends to verify the assertion that the factories at Hout Bay are a cause of urbanization seen within the context of the South Western Cape Region.

The recreational role of Hout Bay extends also to the regional scale. Observations made by the writer of the diversity of origin of car registrations passing through the Valley over weekends bear testimony to the significance of this role of the Valley.

2.4.0. NATIONAL ROLE

At a national scale, Hout Bay's role is again significant in terms of its scenic and general recreational amenity. The proprietors of the three hotels in the Valley - The Chapman's Peak Hotel, The Hout Bay Hotel and the Flora Bay Bungalows, have indicated that there is a wide diversification of provinces and towns of origin of their clientele during the Holiday Season.

Conclusion /.....

(3) Argus - August 23, 1975. "Lagoon under a Death Sentence".

2.5.0. CONCLUSION

Consequent upon this evaluation of the various roles that the Valley plays comes the observation that the common element permeating from the local through to the national scale, is the 'recreational' factor (refer Summary Table 1). Any strategy derived for the Valley should thus take special cognisance of this element, and accordingly future developments should be evaluated in terms of their impact upon this factor.

The nature and location of the Valley, and the various roles it plays in its unique setting, have thus far been established, and it now becomes necessary, still at a broad analytical level, to start identifying the various basic natural elements of the Valley that make up its special placeness. What is it in Hout Bay, given its natural setting, that contributes to the delicate balance of a largely rural way of life in an urban setting?

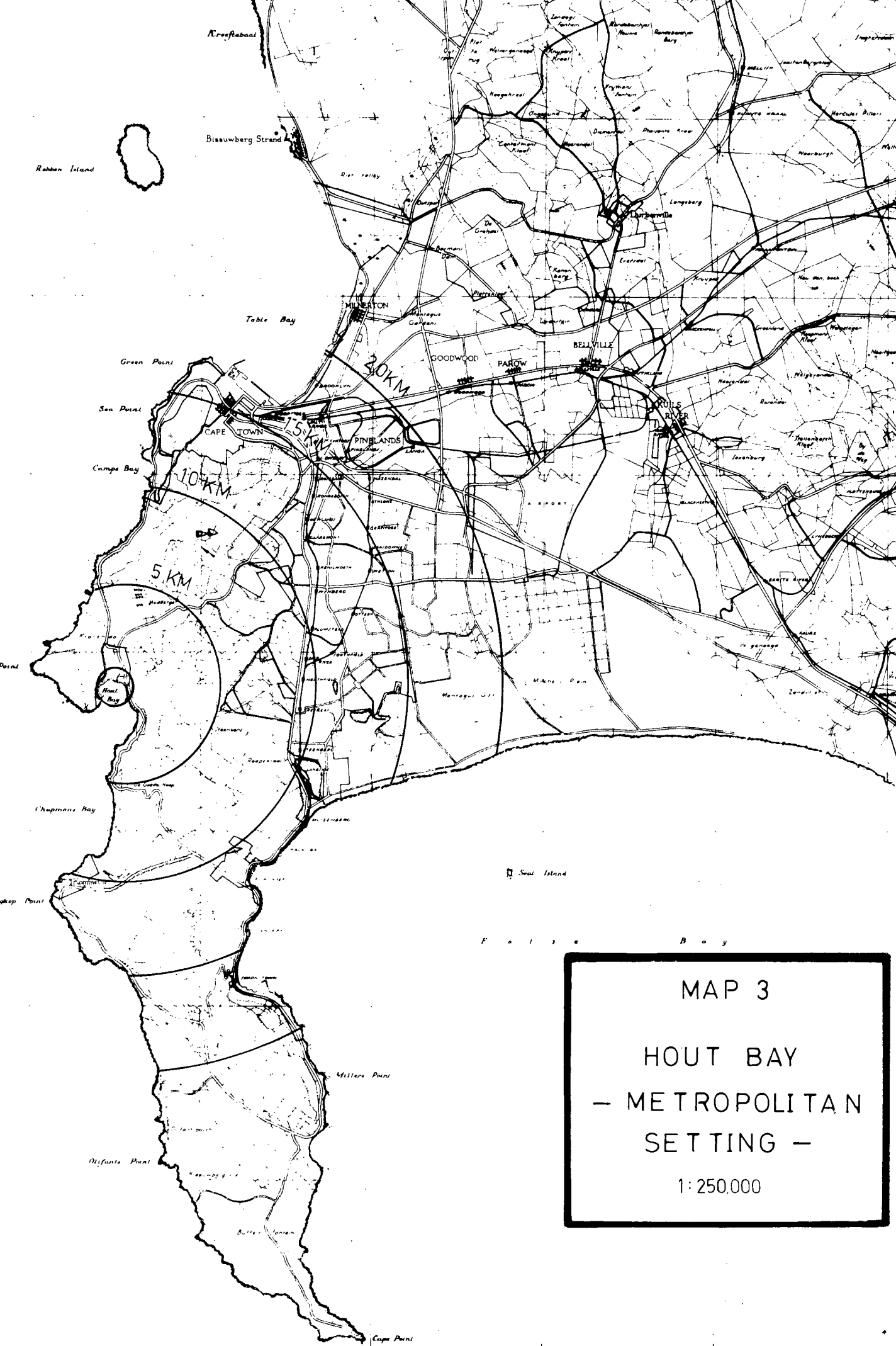
The nature of the Valley, and the various roles it plays in its unique setting have thus far been established, with the lack of performance of certain roles having been identified as problem areas.

Having identified the expanding Metropolitan Region as being one of the major forces exerting pressure on Hout Bay, the isolated Valley's location and linkages within the wider area now require further evaluation, to determine more precisely the effects of the restricted access and the impact of the increasing population, on the Valley.

TABLE 1

THE VALLEY'S ROLESS U M M A R Y

SCALE	ELEMENT	ACTIVITY
<u>Local</u>	Economic	- employment possibilities in fishing, farming, a few shops, and home industries. - generation of income through factories.
	Social	- residential area. For fishermen and farmers a place to live in immediate proximity to work.
	Recreational	- local recreation - beach, mountains, horse-riding, restaurants, rambling.
<u>Metropolitan</u>	Economic	- employment area for trawlermen, factory workers. - generation of income from fish factories. - small scale supplier of vegetables (not very significant).
	Social	- dormitory suburb for commuters.
	Recreational	- active and passive recreation 'driving through', restaurants, horse-riding, beaches, rambling.
<u>Regional</u>	Economic	- harbour precipitates urbanization of fishermen from country areas.
	Social	- nil
	Recreational	- passive recreation, 'driving through', beaches.
<u>National</u>	Economic	- nil
	Social	- nil
	Recreational	- recreational tourist attraction



MAP 3
HOUT BAY
- METROPOLITAN
SETTING -
1:250,000

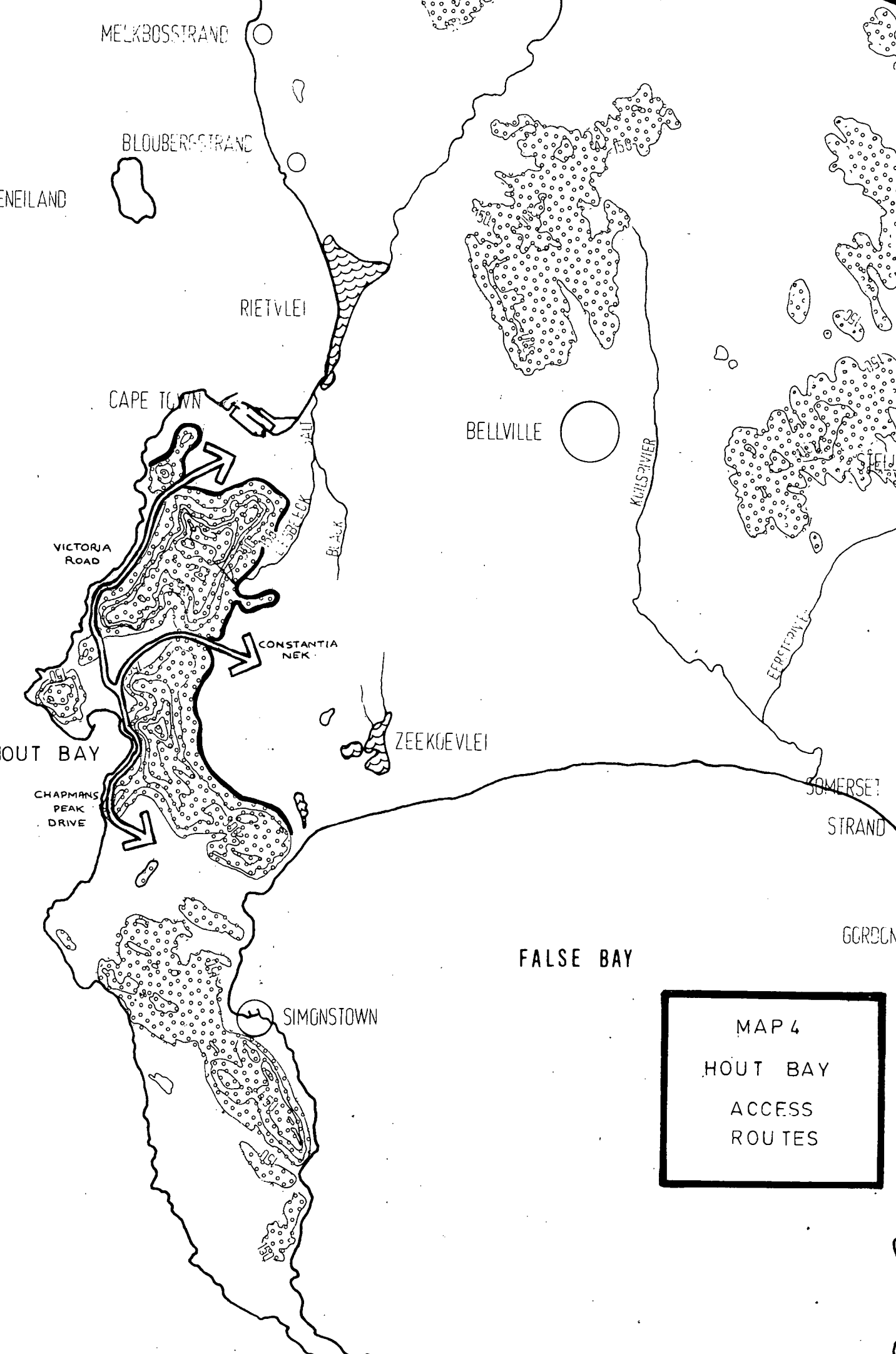
3.0.0. METROPOLITAN SETTING

Hout Bay is located within the confines of the expanding metropolitan region of greater Cape Town, and yet is almost totally physically isolated from it. The role which the valley plays in the metropolitan setting has to date stemmed largely from an admixture of this locational factor of isolation, and from the special environmental qualities with which it is bestowed.

Sited as it is on western peninsula coastline, the valley is within a 20 kilometer radius of the Cape Town CBD (refer Map 3). It is isolated because the range of mountains, running down the north-south spine of the peninsula, forms an effective barrier against general movement from the western coastline to the greater metropolitan area. Hout Bay, located midway down the length of the western coastline is thus effectively an isolated entity cut off from the rest of the peninsula by virtue of the constraints imposed by its sea and mountain ringed location. It is accessed only from the north via the coastal road (Victoria Drive) from Cape Town, from the east via the nek between Table Mountain and Constantiaberg (Constantia Nek), and the coastal road cut out of the cliffs of Chapman's Peak, to the south. (Refer Map 4)

Access to the valley was only attained with great difficulty in its early days of development over Constantia Nek to the Cape Flats, and along the present Victoria Road to Cape Town, the two main present commuter access routes to the city.

The latter /.....



MELKBOSSTRAND

BLOUBERSSTRAND

NEILAND

RIETVLEI

CAPE TOWN

BELLVILLE

VICTORIA ROAD

CONSTANTIA NEK

HOUT BAY

ZEEKOEVLEI

CHAPMANS PEAK DRIVE

SOMERSET STRAND

FALSE BAY

SIMONSTOWN

MAP 4
HOUT BAY
ACCESS ROUTES

The latter route was known to Van Riebeeck, which he referred to as the "route next to the Gewelbergen or Gable Mountains", as the Twelve Apostles were then known.

About 150 years later during the French occupation of the Cape, reference is made to their marines having negotiated the route which was then little more than a cattle track, for strategic reasons. (4)

The construction of the present road was only seriously undertaken towards the end of the last century by Thomas Bain, which he completed in 1887 - the year of Queen Victoria's Golden Jubilee, after whom it is named.

The access afforded by this route is currently being expanded by the widening of the road into a marine freeway, which could have implications on the future growth of the area by virtue of its improved access to Cape Town, which journey at present takes about 20 minutes.

Access to the Cape Flats to the east is afforded by the road over Constantia Nek and was for many years the major route into and out of Hout Bay. The first start to the road was made in 1666 at the insistence of Commissioner Van Goens, for the purpose of hauling wagons loaded with timber from the valley to the Cape Town Settlement. It was later improved in 1693 by Simon van der Stel. The distance from the valley along this route to Wynberg - the nearest major shopping centre - is 15 kilometers.

The third /.....

The third access point to the valley from the southern peninsula is at Flora Bay via the spectacular marine drive forged out of the cliffs around the 592,5 meter-high Chapman's Peak. Chapman's Peak is thought to be the oldest English place name on the South African coast - dating back to 1607 when the British ship "Consent" anchored in the bay and sent the master's mate - John Chapman, ashore to establish whether there was a harbouring facility available. (5) The road, for most of its length has been cut into the junction line of the red, orange and yellow silt of the sedimentary Table Mountain sandstone laid on top of Cape Granite. This scenic drive was initiated by Sir Frederick de Waal, the first Administrator of the Cape Province, after whom De Waal Drive is named, and was built between 1915 and 1922.

The access to the valley provided by this route is significant in terms of the scenic amenity which it affords, and is the generator of considerable tourist traffic, being on the marine drive from Cape Town to Cape Point.

"From this road, with its numerous lookout points and picnic places, there are incomparable views back over the great beach of Chapman's Bay and north across the handsome sweep of Hout Bay to the 331,3 meter-high Sentinel, which looms over the busy little fishing harbour". (6)

To the latter tranquil view which attracts visitors from all over the world is currently being added the smoke of fish meal factories and scarred defacement of the Karbonkelberg mountainside where a township is being established.

This isolated /.....

(5) Muir, John. Know your Cape. p.57

(6) Bulpin, T.V. Discovering South Africa. p.47

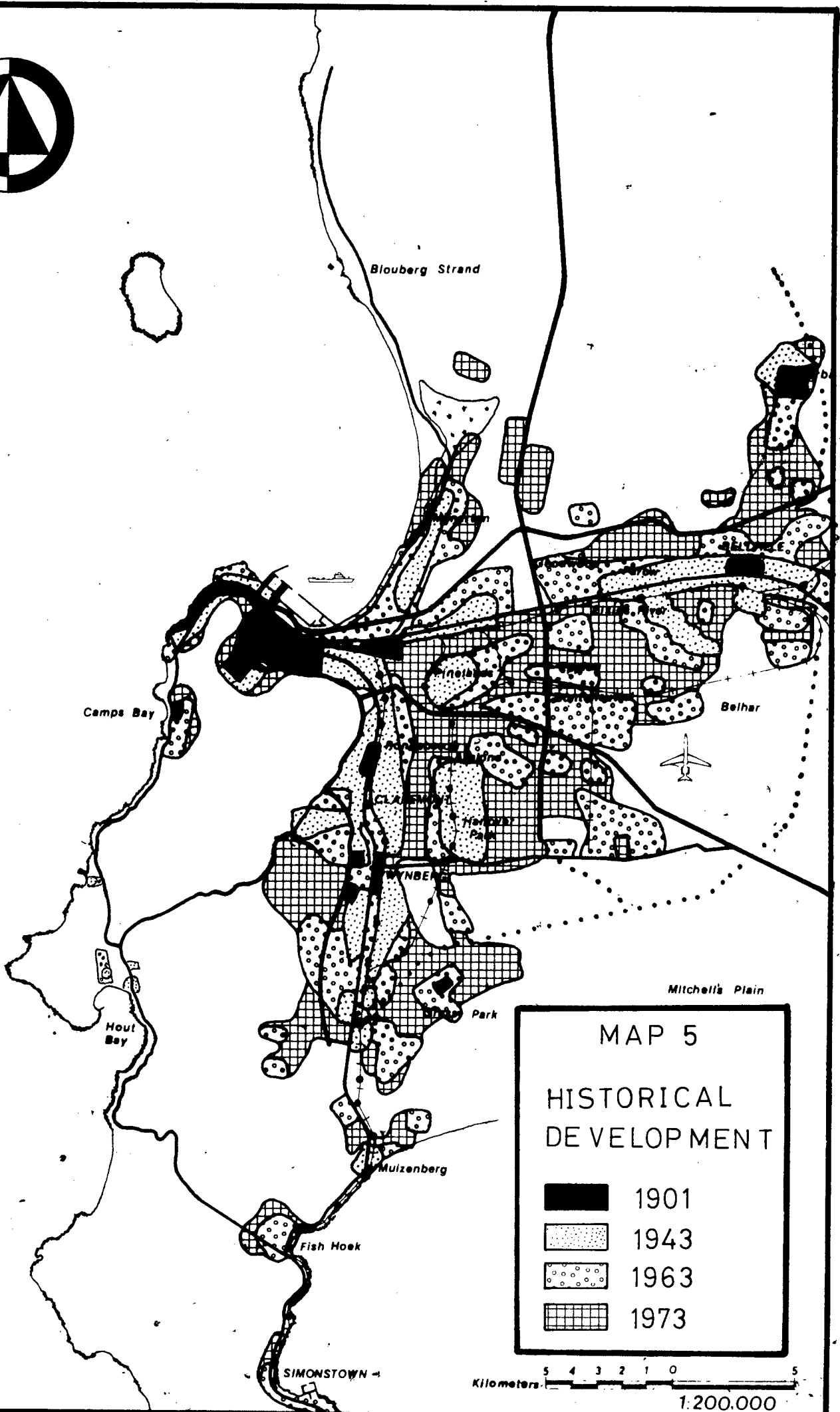
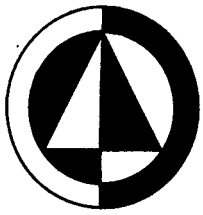
This isolated location of the valley in the metropolitan area of Cape Town is both a reason for the areas slow development to date, and for its potentially rapid development in the future. The hitherto relatively free availability of land for development in the southern and northern suburbs has satisfied the metropolitan housing market up to now leaving the remote Hout Bay almost untouched, but with partial "saturation" levels being reached in some of these areas (refer Map 5), a new outlet could well become necessary. With the improved access afforded by the widening of Victoria Road between Cape Town and Hout Bay, the relatively "isolated" and under-developed Valley has "suddenly" been brought to within the orbit of easy commuting distance of Cape Town. This distance factor, the obvious environmental qualities of the valley, and the relatively inexpensive land are attracting increasing attention from developers, who have realised that this isolation factor is relative, and not absolute. The time taken to commute from the Valley to the CBD in the early morning peak hour, is in fact less than from Claremont to the CBD although it is twice the distance.

The extent to which the expanding Metropolitan Area is a problem in terms of increased population pressures being brought to bear on the Valley requires evaluation. In order to assess this it would be expedient at this stage to briefly indicate the expected growth rate of the wider region.

A population projection by Professor J.L. Sadie (7), reflected in Table 2, serves as a useful indication.

It is the /.....

(7) Sadie, Professor J.L. Metropolitan Dialogue. p.47



MAP 5

HISTORICAL DEVELOPMENT

	1901
	1943
	1963
	1973

Kilometers 5 4 3 2 1 0 5
1:200,000

T A B L E 2

PROJECTED WHITE & COLOURED POPULATION

(REGION 01)

Year	WHITES		COLOURED	
	Numbers	% Increase per annum	Numbers	% Increase per annum
1960	304 000		424 000	
1970	386 000	2,4	621 000	3,9
1975	432 000	2,3	735 000	3,4
1980	479 000	2,1	861 000	3,2
1985	526 000	1,9	1 005 000	3,1

It is the increase in White population which will have a marked developmental effect on the Hout Bay Valley proper, by virtue of the Group Areas proclamation, and the Coloured population of the Hangberg Township.

The 1975 White metropolitan population was thus 432 000 and is expected to rise to 526 000 by 1985, an increase of 94 000 or 2,17% over 10 years. If a similar corresponding pro rata percentage increase is applied to the present White population of Hout Bay, over the same period, then the population will increase from 3 000 (1975) to 3 651 (1985) ceteris paribus. This figure in itself does not give cause for alarm as the increase is not very great, but as was mentioned above, it is the "partial saturation" levels in many areas of the wider region where an average of over 2 000 new plots per annum are being approved (refer Table 3) which will necessitate new expansion outlets becoming necessary, and Hout Bay fits perfectly into this latter category. It is thus contended that the population increase in the Valley, as a result of in-migration, if not controlled will be far in excess of the projected increase of 2,17%. At present in-migration is resulting in new dwellings being built in the Valley at a rate of 31 per annum (refer Table 4).

Thus the remote seaboard location of the Valley in the metropolitan setting is no longer a barrier to development and special controls will be required to ensure that the unique qualities of this bucolic enclave are not forfeited in the forthcoming seemingly inevitable rural/urban transition.

Having thus /.....

T A B L E 3CAPE METROPOLITAN AREA(Magisterial Districts of
Bellville, Cape Town,
Simonstown and Wynberg)APPROVAL OF TOWNSHIPS DURING THE PERIOD
JANUARY 1966 - DECEMBER 1973 (WHITES)

Year	No. of Townships	No. of Single Residential Erven
1966	19	1 027
1967	19	3 518
1968	17	1 545
1969	10	833
1970	18	3 048
1971	17	1 027
1972	27	2 758 *
1973	16	2 633
		16 389

* (incl. HB ext. 17, 39 erven).

(With 16 389 single residential erven having been approved over the last 8 years, the current average of plots approved is thus 2 048 per annum).

T A B L E 4

BUILDINGS COMPLETEDHOUT BAY 1970-1974

TOWNSHIP	YEAR				
	1970	1971	1972	1973	1974
BEACH EST.))	19	9	28
HOUT BAY EXT 1) *) *	-	1	2
HOUT BAY EXT 2))	1	-	1
HOUT BAY EXT 3 (LLANDUDNO)			-	3	4
HOUT BAY EXT 7			-	1	-
HOUT BAY EXT 9			-	4	2
HOUT BAY EXT 11 (HUGHENDEN)			-	-	-
HOUT BAY EXT 12 (SUNSET ROCKS)			2	-	1
PENZANCE EST.		5	4	-	4
HOUT BAY EXT. 17			-	-	-
SCOTT EST		1	-	2	-
SCOTT EXT 1			2	-	1
LLANDUDNO EST.	9	4	1	-	1
MOUNT RHODES	-	-	-	-	-
* AREA NOT SPECIFIED	19	17			
REST OF AREA	-	2	2	1	2
TOTAL	28	29	31	21	46

With 155 buildings completed over the last 5 years, the current average rate of building is thus 31 dwellings per annum.

Source : Divisional Council of the Cape :
Town Planning Data Bank

Having thus established the nature and location of Hout Bay in its wider setting, and the possible impact of the increasing Metropolitan population on the hitherto isolated valley, it is now necessary to start identifying the various basic natural elements of the Valley that make up its special placeness, and that is attracting increasing numbers of residents.

The fundamental artefacts and elements of Hout Bay, that, given its natural setting, contribute to the delicate balance of a largely rural way of life in an urban setting, will now be identified.

4.0.0. VALLEY INVENTORY

What is in Hout Bay, what are the artefacts and attributes that contribute to bestowing the Valley with the rich qualities inherent in the area, and that give it its special placeness? Before these qualities can be specified it is necessary at a broad synoptic level to briefly itemize the natural and man-made physical features of the Valley to provide the basis for later further elaboration.

This identification of the features will take the form of a basic land use interpretation in order to facilitate a certain element of familiarity with the area and its inventory.

4.1.0. THE MOUNTAINS

Hout Bay is a valley condition, being bounded in the west, north and east by mountains. In the west, the Sentinel, Karbonkelberg and Klein Leeukop form the valley wall, separating Sandy Bay and Llandudno on the Atlantic Coast from Hout Bay "proper".

The Twelve Apostles and the backdrop of Table Mountain form the north-western and norther barriers respectively, whilst in the east the Vlakkenberg and Constantiaberg seal the area off from Constantia and the greater metropolitan area.

The bay itself demarcates the southern limit of the area, flanked in the south east by Chapman's Peak.

Thus the /.....

Thus the area, totally encapsulated by the sea and mountains, may be considered as an isolated geographic entity, within the overall Cape Town Metropolitan context. The main physical effects propagated by this mountainous surround, are :

- (i) it ensures the valley's apparent isolation from the wider metropolitan area
- (ii) it endows the area with high scenic potential
- (iii) it is a cause of soil erosion inherent in the slope condition, which factor also results in higher building costs
- (iv) it influences microclimatic variations in the Valley, and in particular the restriction of sunlight hours in certain areas.

4.2.0.

THE RIVER

Running along the valley floor from the Orange Kloof Forest Reserve to the Bay, is the Disa River which is joined at points along its course by various tributaries from the surrounding mountains. The river is significant to the Valley in terms of the ample water supply afforded to the farms located along its banks.

It was /.....

It was the (vain) hope of the Dutch East India Company in the late 17th Century to be able to utilize the river for the transport of timber from the forests of its upper reaches down to the Bay, but the river's size and seasonal flow variations mitigated against this.

The flow of the river down the largely north-south orientation of the Valley tends to divide the area in half and is an inhibiting factor in free valley cross-movement. Two major road bridges span the river in the south, and from the main east-west connecting links.

The river is subject to problems of silting, which factor is exacerbated by the steeply sloping valley walls along its length, from which slopes soil erosion is prevalent. This silting factor has been a cause of flooding in past, causing crop losses to the farmers.

The river banks are the habitat of various forms of natural flora and fauna - animal, fish and bird life. The reeded wetlands adjacent to Beach Estate are the breeding grounds of many species of wild fowl, and Rainbow trout are to be found in the river itself.

The river at present is being subjected to various strains of human settlement - pollution from human habitation, both in terms of rubbish disposal, and the proximity of soakaways, as there is no waterborne sewage in the Valley. The growth of undesirable exotic vegetation along the banks is also detracting from the potential of the river.

4.3.0. THE VALLEY

The Valley extends from the richly forested Orange Kloof - so named because of the groves of wild deciduous orange trees which flourished there in the early days of settlement, and the Constantia Nek Kloof, down to the Bay - a distance of approximately 9 kilometers. The average width (below the 150M contour line) of the Valley, which widens gradually towards the bay, is about 2 kilometers, with the widest point being at the junction of the Victorskloof Valley floor, running down from Llandudno Nek, and the Disa River.

The present basic pattern of land use in the Valley is one of afforestation in the upper reaches, giving way to a patchwork of open fields for grazing, intensive agriculture along the valley floor, pockets of settlement and finally the populated section around the village at the beach, and the fishing community of Hangberg on the slopes of the Sentinel above the harbour.

The farms located along the banks of the river are perhaps the main contributory factor to the generation of the rich rural atmosphere of the Valley. They are obviously greatly assisted in this regard by the overall scenic setting in which they are located - the forested mountain surround, the river, the sea, yet all within 20 kilometers of the CBD of a major city.

The farms /.....

The farms vary in a range of gradations of intensity from open fields for grazing cattle, riding schools and paddocks for the stabling of horses, vineyards, flower nurseries, to intensively cultivated vegetable farms. The Divisional Council Nursery and Forest Station, sited between the Penzance and Hughendon Estates, also contributes to the rural environment.

They are strung out in linear patchwork form from Orange Kloof down to Princess Avenue near the beach, and afford a rich sequence of environmental experiences for the motorist travelling down the Valley from Constantia Nek. Interspersed along this road, which tunnels on occasion through avenues of oak and poplar trees, are little farm stalls - themselves adding to the charm of the locale where the motorist can stop to admire the scenery and buy flowers, fruit and vegetables, in an atmosphere rather far removed from his usual supermarket venue. Having thus traversed this range of rural settings, from forest through to vegetable farms, one emerges in the little village of Hout Bay which unfortunately conveys a rather run-down and neglected appearance.

Various restaurants, catering specifically for the metropolitan market, are located here - notably Kronendal, which was the gabled homestead of the first farm in the Valley, and has now been declared an historical monument.

Beyond the village is the Bay itself, affording yet another range of vistas to the traveller.

The Bay /.....

Kronendal - an historic legacy of centuries
of husbandry.



4.4.0. THE BAY

The Bay, framed by the Sentinel and Chapman's Peak, with the interconnecting white sweep of beach sand, forms the southern limit of the Valley. The fishing harbour under the Sentinel generates a degree of income for the Valley and provides employment for 1 000 Coloured fishermen and factory workers at the processing plants within the harbour complex. The potential expansion of this industry is a cause for concern in the largely rural valley, in terms of the heavy vehicular traffic generated, the noise and noxious side effects of the fish processing operation, and the attraction of squatters to the area.

The tourist attraction of the bustling harbour is considerable, and has been increased by the establishment of launch pleasure trips into the Bay. The rich scenic amenity of Chapman's Peak Drive affording sweeping vistas over the Sentinel, the Bay, and beach is one of the major assets of the area.

The rugged, precipitous coastline extends around the Karbonkelberg to the magnificent isolation of Sandy Bay, which is partially connected to the Valley by means of the stark white sand dunes running from Hout Bay beach to Sandy Bay. Llandudno, 2 kilometers north of Sandy Bay has another popular beach, generating much summer traffic. Although physically separated from Hout Bay by the Klein Leeukop mountain, Llandudno falls within the same administrative Local Area of Hout Bay.

The population /.....

4.5.0. THE POPULATION

The total population living in Hout Bay and Llandudno (which will be considered as an integral part of the area in terms of the increased population threshold which it affords to certain facilities) was at the time of the 1970 census, 4 909 persons. Their physical distribution over the area, by official Enumerated Sub-Districts, is reflected on Map 6.

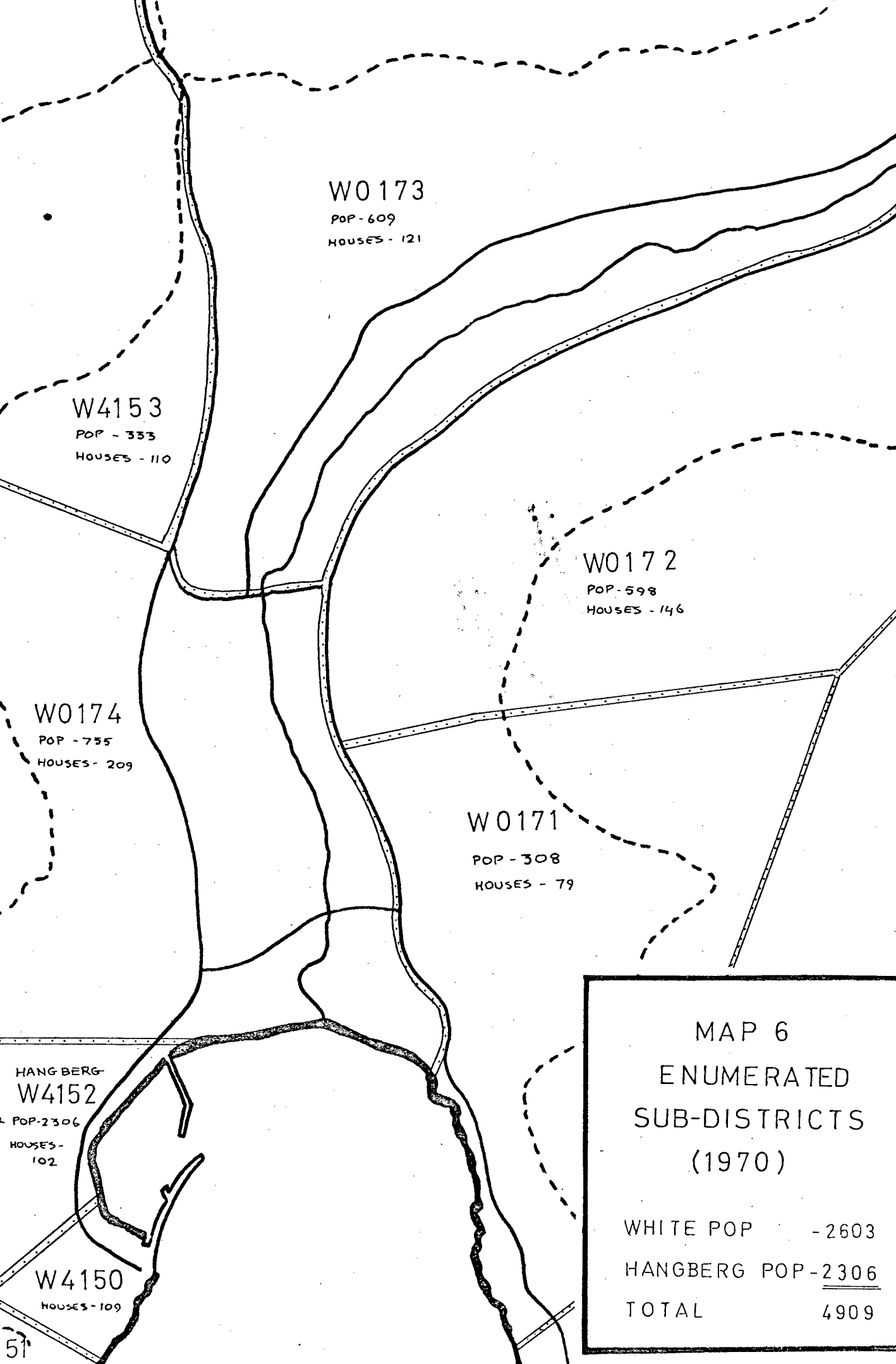
The racial breakdown, according to the census figures is :

Coloureds	2 306	persons
Whites	<u>2 603</u>	"
Total	<u>4 909</u>	"

A squatter community of approximately 200 Bantu and Coloureds, attracted by the fishing industry, are also located in the Valley.

The growth of the residential sector of Hout Bay has been synonymous with the decline of the farming operation. The first farm in the area to be settled, Kronendal, which has a land grant dating back to 1715 at one time encompassed almost the entire spectrum of Hout Bay, from the farm Witteboomen in Constantia right down to the beach, and from the foregoing assertion, it follows naturally that any increase in residential area has been at the expense of the farming components.

A small /.....



W0173

POP - 609
HOUSES - 121

W4153

POP - 333
HOUSES - 110

W0172

POP - 598
HOUSES - 146

W0174

POP - 755
HOUSES - 209

W0171

POP - 308
HOUSES - 79

HANG BERG

W4152

POP - 2306
HOUSES - 102

W4150

HOUSES - 109

MAP 6
ENUMERATED
SUB-DISTRICTS
(1970)


WHITE POP - 2603

HANGBERG POP - 2306

TOTAL 4909

A small village, comprising mainly of Coloured fishermen, grew up in the south east corner of the Valley in proximity to the water supply afforded by a well near the Disa River, the beach and the sea - their means of livelihood. In 1930 the village boasted of a small post office, police station, grocery shop, a church built in 1895, and two hotels.

The area has in the past experienced several minor land "booms", the first in the early years of this century, when a railway connection to Cape Town was envisaged and another a few years later when it was announced that a fast steamer service would operate between Table Bay and Hout Bay, for commuting purposes. It was however the advent of the motor car which "turned Hout Bay into a suburb without destroying the charm of this valley of milk and cream, cabbages and carrots and watermelons." (8). This observation of Lawrence Green, made in 1957, was perhaps valid at the time, but is now the subject of considerable concern, as that charm is being eroded by an exponentially increasing number of motor cars, the vanguard of encroaching urbanization.

Scott Estate and Penzance Estate on the slopes of Constantiaberg were the first purely residential areas per se to be developed, the plots first being marketed in the 1930's. The topography of these sites rendered them unsuitable for farming yet ideal for housing, because of the fine views afforded of the bay, and they were accordingly the first areas of farmland to be disposed of for residential purposes. 

Concomitant with /.....

(8) Green, Lawrence G. Beyond the City Lights. p.160

Concomitant with the opening up of the purely residential segment, a socially conscious higher income "commuter" class moved into the Valley.

They soon noticed the relative squalor in which the villagers lived, and representations were made to the governing authorities for the provision of better housing, a water supply and health facilities, with the result that Hout Bay was proclaimed a Local Area, a level of status necessary in order to qualify for Divisional Council health service funds. The Hout Bay Womens Association formed at the instigation of Mrs. S.H. Skaife, a prominent member of the community, was largely instrumental in the acquiring for the Valley a health service in the form of an ante and post-natal clinic and a creche for white and non-white under-privileged children.

Beach Estate, in proximity to the harbour, was developed initially in the 1930's and by 1960 it had grown slowly to an area with 100 dwelling units constructed, that number doubling in the years after 1960. (Refer Table 5).

Llandudno, which is included in the Hout Bay Local Area jurisdictional boundary, developed equally slowly with an average of one new house being built every second year until 1960, when the tempo increased, the present number of dwelling units being 110. The development of industry at the harbour and the provision of subsidised housing and the implications of the Group Areas Act (the whole Valley, with the exception of the harbour area, is zoned 'White') resulted in the

Coloured fishing /.....

T A B L E 5

RESIDENTIAL DEVELOPMENTAPPROXIMATIONS OF AGE AND NUMBERS OF DWELLINGS

AREA	PERIOD						TOTALS
	Before 1900	1900- 1919	1920- 1939	1940- 1949	1950- 1959	1960 +	
VILLAGE	7	7	12	15	15	23	79
OAKHURST	14	5	23	24	39	41	146
VALLEY ROAD	20	13	15	17	43	13	121
BEACH ESTATE	4	9	25	29	35	107	209
HARBOUR CORNER	-	-	1	20	38	50	109
BADTAMBOER	-	-	-	-	14	167	181
HANGBERG	-	1	8	13	17	63	102
LLANDUDNO	1	3	7	11	15	73	110
TOTAL NO. OF DWELLINGS	46	38	91	129	216	537	1057
CUMULATIVE TOTALS	46	84	175	304	520	1057	
% INCREASE OVER PRECEDING PERIOD		(45,3% (21 yrs	(52,0% (20 yrs	(42,4% (10 yrs	(41,5% (10 yrs	(50,8% (10 yrs.	

Source : Adapted from 1970 Census.



Coloured fishing community moving from the village to the harbour enclave in the 1950's.

This essentially fragmented pattern of residential development in different localities has resulted in communities of basically differing character being formed with the "village" atmosphere having waned as a result :

- (1) The largely Afrikaans farming community with a population of \pm 750 Europeans and 400 Coloured farm workers along the banks of the Disa River.
- (2) The relatively affluent community of commuters with a population of \pm 550 who located on the slopes of Constantiaberg in Scott and Penzance Estates, with a vista of the bay.
- (3) The community with a population of \pm 850, established in Beach Estate, a number of whom initially had linkages with the harbour development.
- (4) An affluent community of commuters, with a population of \pm 350, in Llandudno.
- (5) A poorer section of \pm 2 500 Coloured fishermen in the Hout Bay Harbour Local Area.

(6) A newer /.....

(6) A newer community of approximately 200 Bantu squatters, who have appeared in the Valley, in three principal areas - (Refer Map 7)

(a) "Kadotsloot" above the sand dunes and in proximity to the harbour;

(b) between Princess Street, the Disa River and the beach;

(c) to the south of the farm "Oakhurst."

Their attraction to the Valley has apparently been precipitated by employment offered by the seasonal fishing industry.

It is this slow incremental addition of population to the residential segment with developments occurring in an unplanned and random fashion at different locations in the area, which is gradually eroding the traditional rural atmosphere of the Valley. The matter has recently been thrown into sharper perspective by announcements that developers were proposing to establish townships in Sandy Bay and at Northshore, and various farms in the prime farming areas along Valley Road are being sub-divided. Uncontrolled piecemeal developments of this nature, and without regard to environmental qualities, viewed in isolation and out of context, may perhaps be

justifiable in /.....



2

OAKHURST

KADO'S SLOOP
(TUCKER'S GROUND)

PRINCESS
STREET

1

3

MAP 7
PRINCIPAL
SQUATTER
LOCATIONS

justifiable in themselves in meeting the needs of the expanding housing market, but seen in the overall context of the Valley are posing a threat to the basic rural integrity of the area, with a deterioration in the quality of living space, and highlight the need for an overall Strategy Plan to be prepared, within the parameters of which development could proceed.

There is a real possibility that this potential uncontrolled influx of residents, all seeking the attraction of rural tranquility of the area, could destroy these very unique qualities which they sought after in the first place.

Up to this stage, by way of being an overall first sight assessment of the problems facing the Valley, various factors have been identified which are posing real threats to the continued environmental performance of Hout Bay.

In summary, they have been highlighted as mainly external pressures, brought about because of the Valley's location within an expanding Metropolitan Area. The increasing Metropolitan population, seeking new residential outlets because of the rapid infilling of the conurbational area, are increasingly focussing attention on Hout Bay, because of the unique environmental qualities of the Valley, and its relatively large tracts of undeveloped land. It was also stated that those very qualities which were the original motivation for migration to the area, could be destroyed by an uncontrolled influx of new residents.

Various internal /.....

Various internal problems, created by inadequate role performance in terms of not providing a total living environment for residents, and of wanton piecemeal sub-divisioning of farmlands, affecting the continued farming role of the Valley were also identified.

Because of their fundamental importance, these factors will be analysed in detail, when assessing the built environmental performance of the Valley.

To begin formulating a framework for the later planning strategy, the opportunities and potentials offered by the natural environment will now be assessed. The physiographic inventory will be analysed with the aim of establishing just what the inherent potentials and constraints of the environment are in terms of non-destructive developmental opportunity.

5.0.0. VALLEY PHYSIOGRAPHY

The natural physiographic inventory of the Valley will be assessed, to highlight the developmental opportunities and constraints inherent in the Valley condition. This will be used to inform, at a broad level, those areas that are better suited to development than others.

5.1.0. TOPOGRAPHY

The topographical configuration of the longitudinal valley, bounded as it is by mountains to the west, north and east, and sea to the south, gives rise to a variety of different physical environments and microclimatic variations within the area.

The mountains surrounding the "U" shaped valley have ten peaks of varying height, ranging from the Sentinel (331,3m) to the Constantiaberg (921,7m). Connecting the peaks are various neks located between the Sentinel and Kapteinspiek, between Sutler Peak and Little Lions Head, between Little Lions Head and the Twelve Apostles, and between Constantia Corner and Vlakkenberg, all at altitudes of approximately 150 meters above the valley floor. The impact of these neks serves to provide access to the Valley, to deflect the wind, and to allow increased hours of sunlight to certain areas.

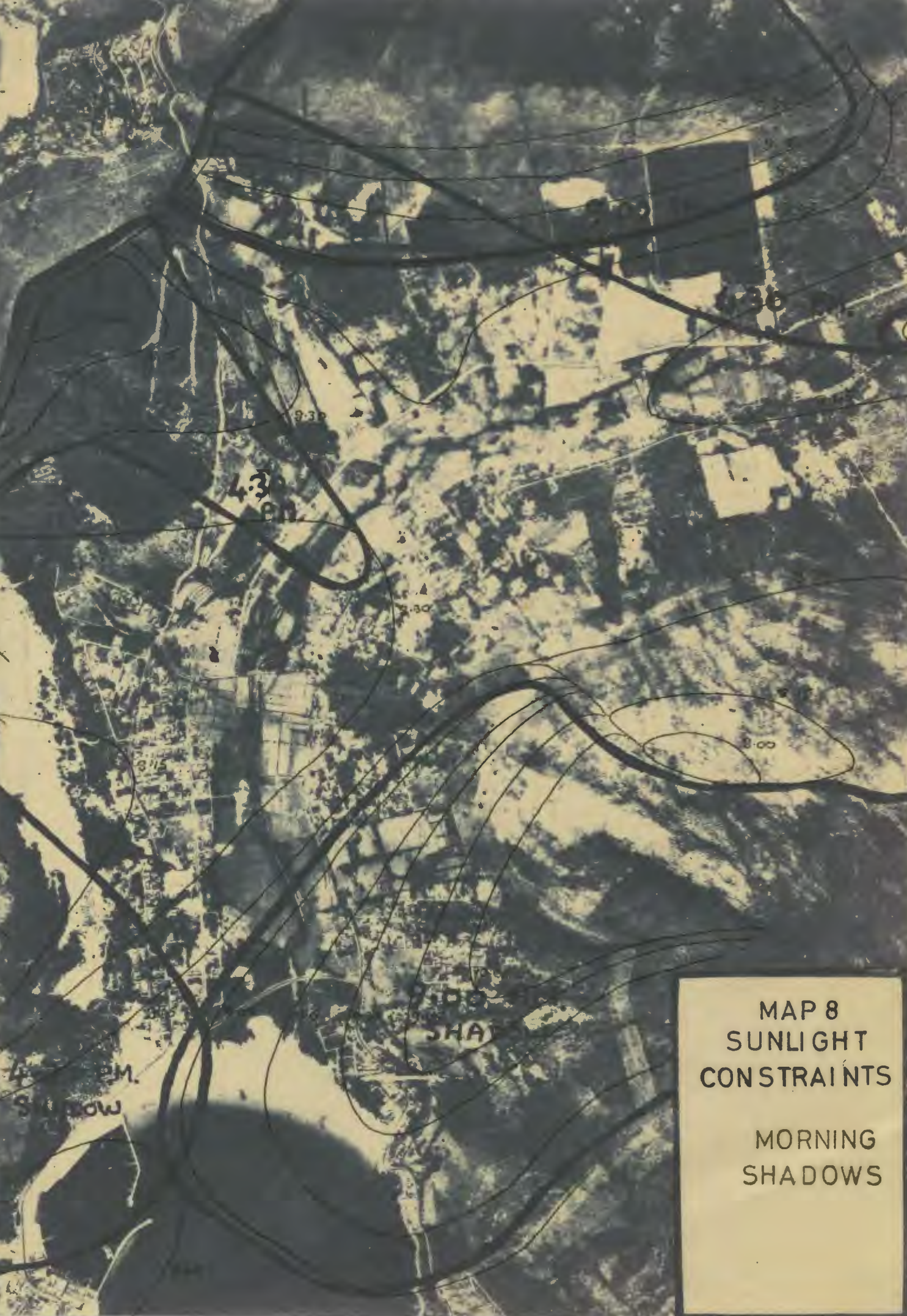
Sunlight /.....

5.1.1. SUNLIGHT

One of the results of this mountainous profile within the limited valley scale is a large variation in the amount of sunlight hours available to different areas. Allied to this factor is the actual orientation of the Valley. The valley runs due north from the Bay itself and then veers east-north-east from a line drawn between Skoorsteenkop and Llandudno Nek, about midway up the length of the Valley. The result of this orientation is to give the slopes of the Vlakkenberg a largely north facing aspect, whilst the slopes of the Twelve Apostles in turn are largely south facing. This factor is of importance when evaluating the microclimatic variations of the different areas within the Valley. The neks between the peaks are of importance in allowing additional sunlight to penetrate the valley, as may be ascertained from reference to Map 8. In mid-summer the sun rises over Constantia Nek, a factor allowing the area considerably more sunlight at that time. The shadows cast by many of the peaks detract from the number of sunlight hours experienced in certain areas.

Early morning and evening shadow fall maps were compiled on July 13, almost the middle of winter when the least hours of sunlight are experienced in the Valley. From these overlays a composite "sunlight hours" map was drawn. This map identifies these areas which experience the most and least hours of sunlight respectively.

When this /.....



MAP 8
SUNLIGHT
CONSTRAINTS

MORNING
SHADOWS

When this factor of sunlight hours is viewed in conjunction with the north/south facing aspect of various slopes, certain areas begin to suggest themselves as being probably warmer, and hence more desirable for some activities than others.

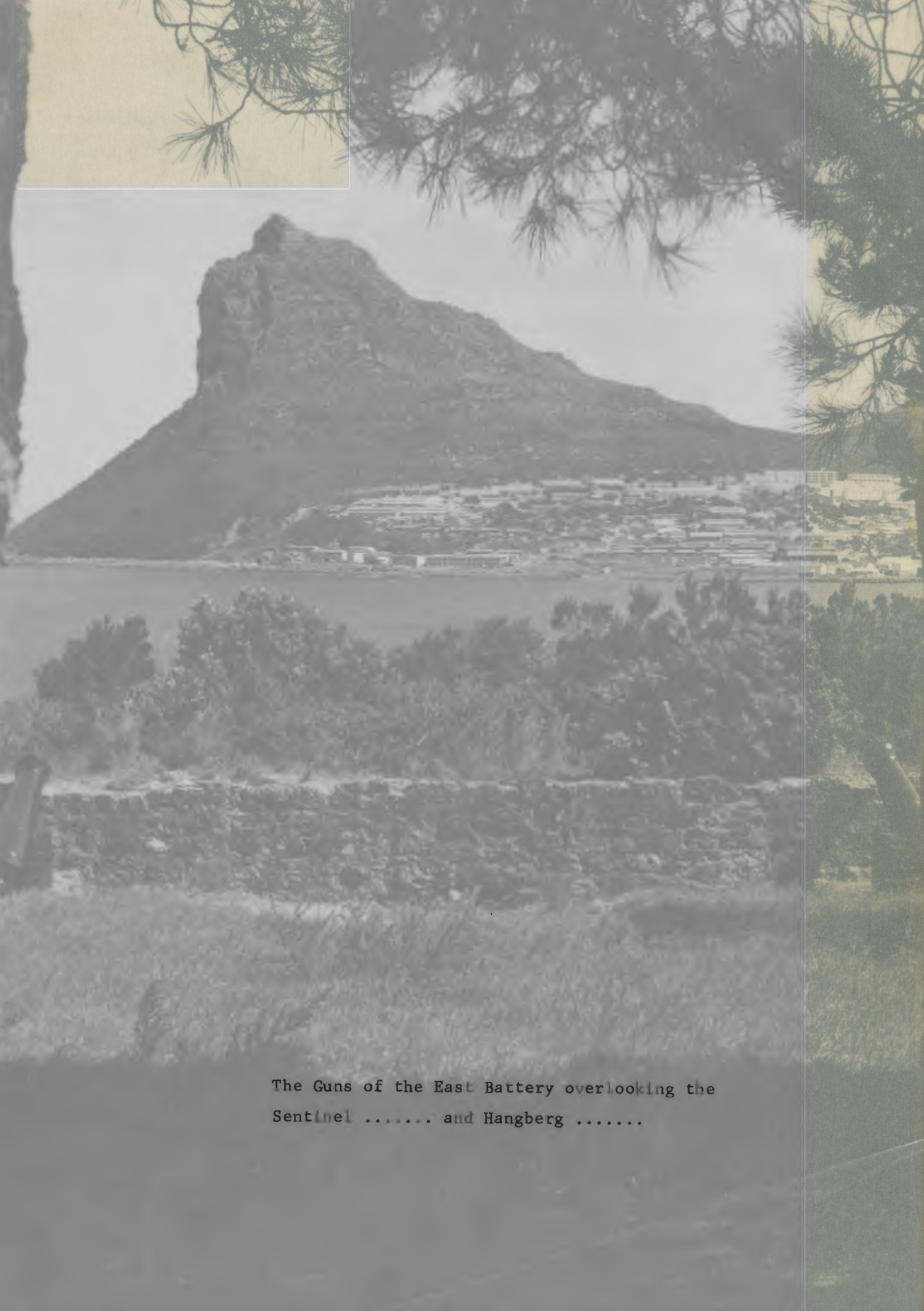
5.1.2. VIEWS

A further factor afforded by the mountain slopes of which cognisance should be taken, is that of views and vistas. As much of the "U" shaped valley is on sloping ground apart from the valley floor which is largely level, views, both from the slopes to the valley floor, and vice versa, become important. This results in most development positioned either on the slopes, or on the valley floor, becoming highly conspicuous, and as the nature of the area is particularly sensitive to development this factor is of considerable importance.

The two main access routes of the area, to the north via Llandudno, and to the east via Constantia Nek both rise to an altitude of 150 meters above the valley floor, from which vantage point the valley becomes visible. These vistas contribute much to the scenic attraction of the area, and must be considered by future developments.

A glaring example of lack of consideration of this factor has been in the building of the Coloured

fishing township /.....



The Guns of the East Battery overlooking the
Sentinel and Hangberg

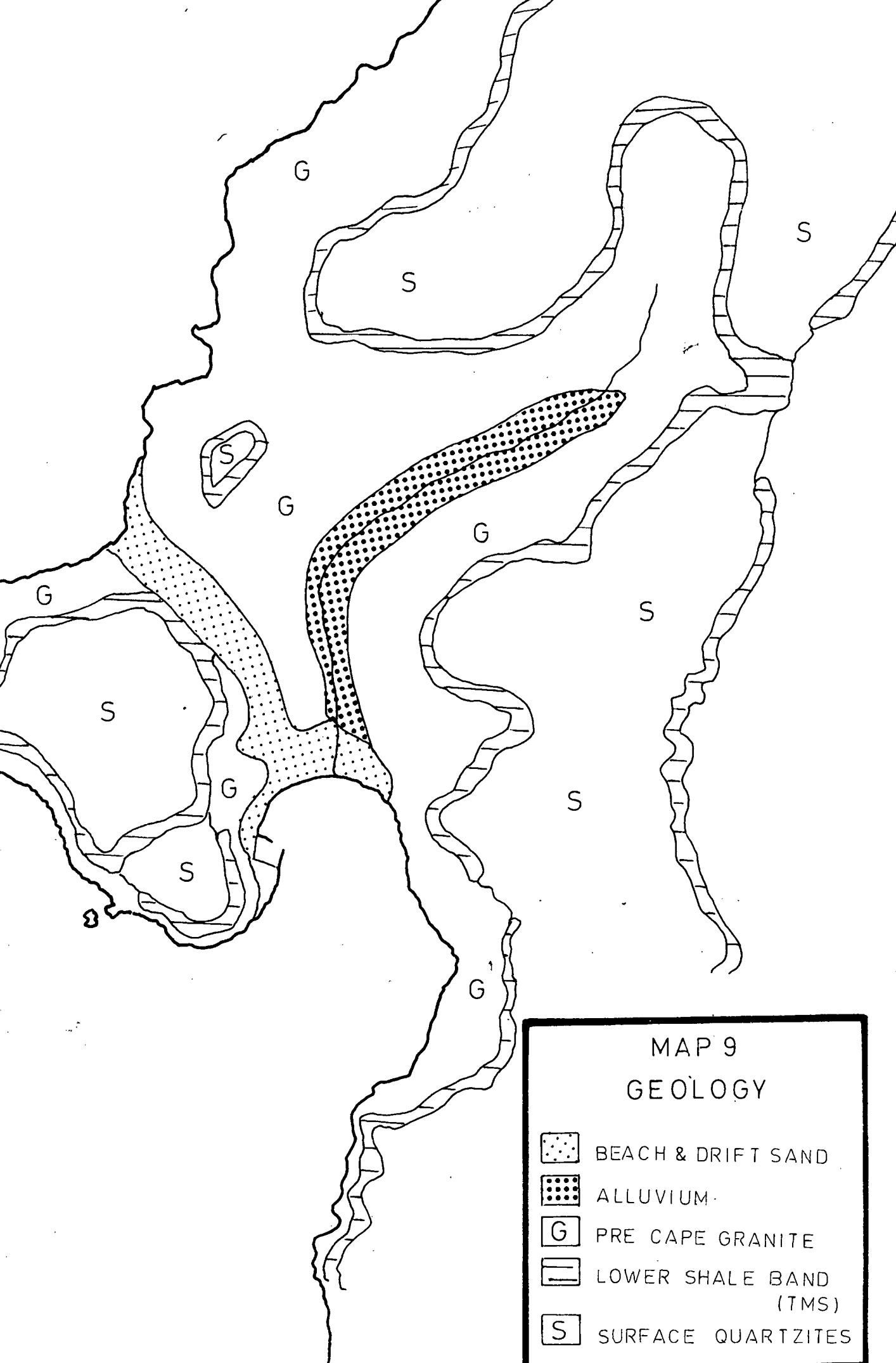
fishing township of Hangberg. Here, in a highly conspicuous and important area under the Sentinel, from a tourists' viewpoint, rectangular concrete maisonettes have been built onto the slopes, with no thought having been given to the visual offence created.

The cut and fill nature of road building operations on slopes make this type of development highly visible, and defacing scarring of the mountainside results. This is particularly evident in the Mount Rhodes development.






Embodied in the slope condition is the factor of erosion. Wind and water erosion is prevalent in the area where tree cover has been removed and the thin layer of topsoil on the slope is being rapidly denuded by run off which exacerbates the silting problem of the Disa River.

A further implication of the topography of the area is the amphitheatre affect created by the mountain surround with regard to noise. The mountain walls, on still days tend to produce an echo effect, transmitting sound and not absorbing it. The lack of vegetation on some of the slopes is an exacerbating feature in this regard, as soft plant or tree cover would tend to muffle and absorb sound more than the hard, unvegetated sloping surfaces. The major "noise producers" in the Valley are motor traffic and the fish processing factories at the harbour.

The valley is of a limited scale, and as much of the area is mountainous, and above the 152 meter contour limit over which a moratorium on development has been declared, a further constraint is imposed by virtue of the topography.



MAP 9
GEOLOGY

-  BEACH & DRIFT SAND
-  ALLUVIUM
-  PRE CAPE GRANITE
-  LOWER SHALE BAND
(TMS)
-  SURFACE QUARTZITES

5.2.0. GEOLOGY

The geological structure of the area, which should be considered together with its related topography, is reflected in broad outline on Map 9.

The most notable element of the Valley's geological make-up is the sweep of beach and drift sand making up the sand dune which connects Sandy Bay and Hout Bay beach. This dune is part of an active geological cycle, whereby it is thought that wind blown sand from Hout Bay beach, carried by the South Easter, replenishes the sand on Sandy Bay beach, from where it is carried via the Littoral drift of the Benguela current to Llandudno beach. (Refer Map 10)

"Waves usually approach the beach from an angle, the water runs over the sand and recedes at right angles to the shore. As a result the sand carried by the receding wave is transported down drift of its origin. This is described as littoral drift and is a major factor in determining beach configuration". (1(a)). Refer Fig. 1.

Interference with this active geological cycle in the form of dune stabilization schemes, which would be an integral part of the proposed Northshore and Sandy Bay Projects, could possibly lead to the denudation of sand of the Sandy Bay and Llandudno beaches. An intensive geological investigation of the implications of these developments should be undertaken, possibly using radioactive tracer studies of the sand cycle to determine the effects of stabilization of the dunes on the beaches.

The main /.....

LITTORAL DRIFT

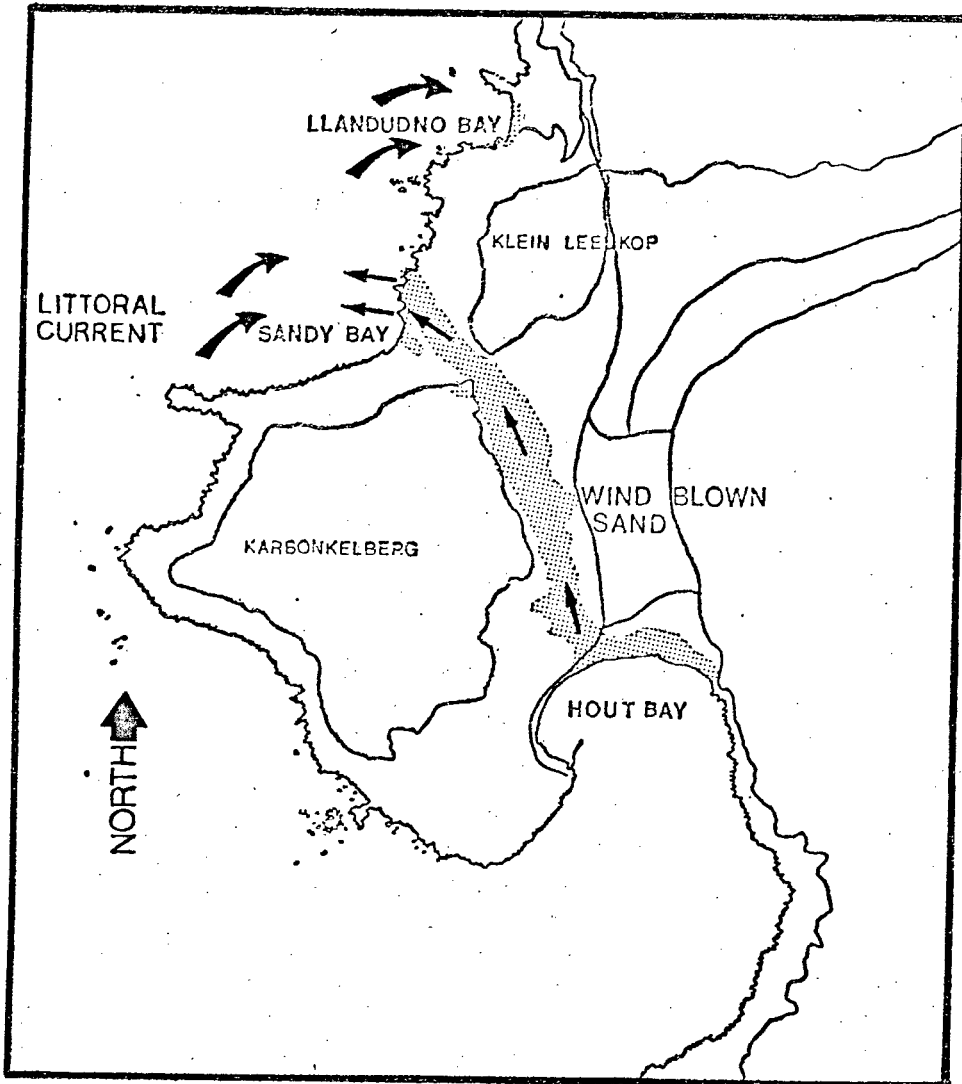


MAP 10
WIND BLOWN
SAND CYCLE

M A P 10A

H O U T B A Y -

GEOLOGICALLY ACTIVE SAND DUNE CYCLE

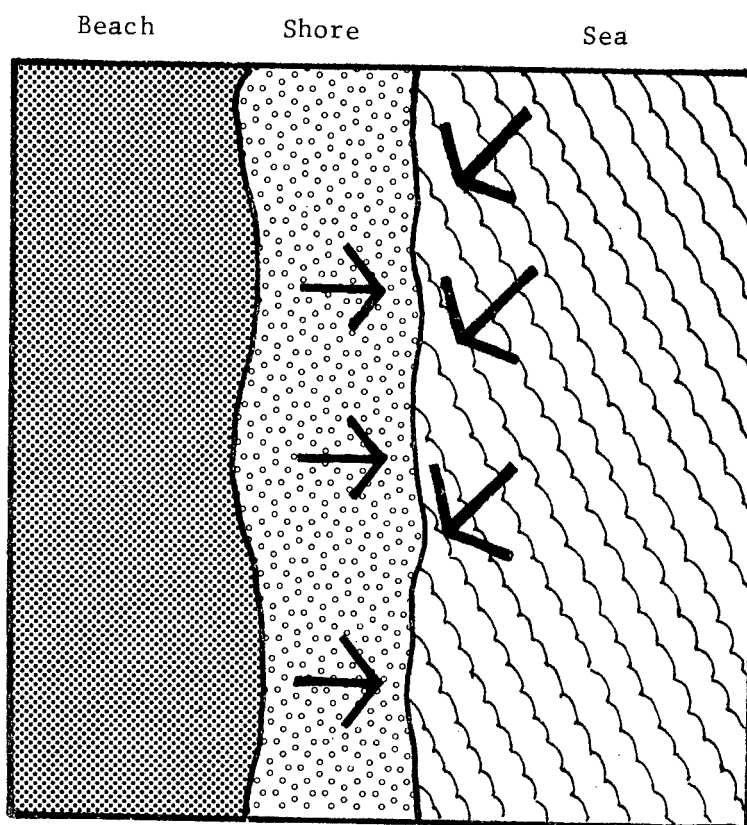


Source : Cape Branch of the South African Institute
of Town and Regional Planners.
(Cape Times - August 28, 1974)

The main valley floor consists of alluvium, with the rich black sandy loam soils having an inherent agricultural suitability.

Pre-Cape Granite extends from the valley floor up to the lower shale band of Table Mountain sandstone, which is exposed at roughly the 150 meter contour line around the valley. Above this band are surface quartzites. An old manganese mine is located in this belt, above the Old Jetty, adjacent to Flora Bay.

Fig. 1. Littoral Drift



5.3.0. CLIMATE

The mediterranean type climate experienced in the region gives rise to a pattern of winter rainfall, with cold and wet conditions experienced in the area in these months. The mean annual precipitation in the valley varies from approximately 750 mm to almost 1 300 mm, with an average of approximately 950 mm.

The Weather Bureau of the Department of Transport states that at the nearest Meteorological Station to the area - the Woodhead Dam (Station 20/719B) the average number of days of rainfall in winter are as follows :

< May	-	14	days
< June	-	13	"
< July	-	18	"
> August	-	17	"

On the assumption that when rain occurs at the Woodhead Dam, which is on the southern limit of the Table Mountain backdrop, the Valley is also under cloud cover, then half of the direct sunlight which is available during the winter months is obscured by low lying cloud.

Cognisance must be taken of this factor, and hence the remaining period of sunlight is especially important in alleviating the cold and damp atmosphere of the area, during the winter months. Cloud coverage

and hence /.....

and hence, although no figures are available, rainfall, tends to increase towards the northern end of the Valley, which has given rise to the luxuriant forest growth of the Orange Kloof region.

The maps depicting hours of sunlight available in the area thus assume increased importance. The indisputable benefits of direct sunlight, on general health and physiological well-being, and on the structural maintenance of buildings, should be capitalized on, in the selection of areas for habitation. Buildings in cold and damp areas require increased heating and maintenance and are often less functional than those associated with drier atmospheric conditions.

Although at this scale of analysis the specific microclimatic variations dictated by topography and relief cannot be detailed, the general conditions prevailing in larger areas can be determined, and it is thus possible to indicate the higher potential for habitation of certain areas over others.

The steep relief of the valley detailed previously, creating a relatively large catchment area, together with the concentration of rainfall in the winter months give rise to wide seasonal fluctuations in the river flow, with winter flooding a potential threat along the valley floor.

Wind /.....

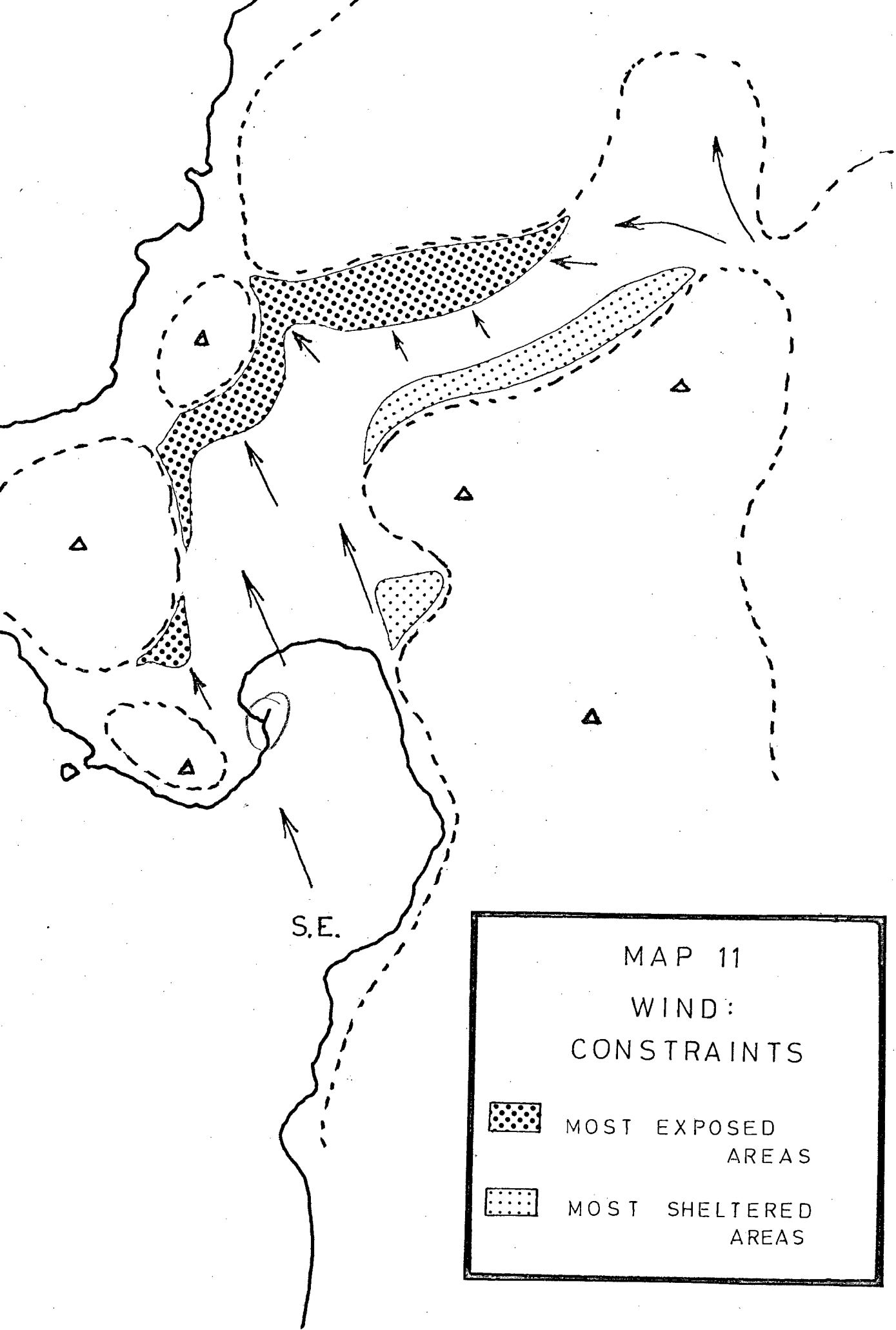
5.3.1. WIND

The prevailing wind direction in the summer months is from the south-east. The Valley alignment and topography do however cause deflection in certain areas, with some parts more exposed to the wind than others.

At the northern end of the area the south-easter tends to blow into the Valley at Constantia Nek and be forced by the bulk of the Twelve Apostles to split into a two-way direction northwards up Orange Kloof, and westwards towards Llandudno Nek. This tends to leave the southern flank of the Twelve Apostles exposed to the wind from both the east and the south. (Refer Map 11)

The strong south-east winds have caused the sand of the Hout Bay beach to be blown over the nek between the Karbonkelberg and Little Lions Head to Sandy Bay, creating a sand dune condition, which is one of the visual features of the area. It has however given rise to an unpleasant condition of loose, wind-blown sand for houses located in proximity to the dunes.

Although the topography does afford a certain degree of shelter from the wind to certain areas, it should be noted that wind deflection by established tree cover also has an important bearing on the relative wind shelter of specific locales.



5.4.0. HYDROLOGY

The water catchment area of Hout Bay, a region of just over 20 square kilometers, is drained by the Disa River. This river runs the length of the Valley, about 9 kilometers, and is joined at various points by a number of tributaries, notably from Myburg's Waterfall, Lang Kloof, Bokkemans Kloof, Baviaans Kloof, and Victorskloof.

One of the effects of the north/south orientation of the main river is that it tends to divide the Valley in half, and generally prevents free cross-movement across the valley. It is forded at two main points, the Victoria Road, and Princess Street Bridges, in the south.

The natural course of the river enhances the scenic potential of the Valley, but this is being somewhat negated by the growth of alien vegetation, and the general inaccessibility of the river.

As has been noted, the mean annual average precipitation in the catchment area is approximately 950 mm. With the Mediterranean type climate of the South Western Cape, having rainfall concentrated in the winter months, there is a considerable variation between peak wet weather, and peak dry weather flows.

The stream bed of the river initially slopes steeply down the backdrop of Table Mountain, where it is joined by various tributaries, and then emerges into the Hout Bay Valley proper, where the grade flattens out considerably.

The main /.....

The main channel of the river varies greatly in sections, but is increased in effectiveness by having a protective levee constructed, in places on each bank. These were built as part of a bank stabilization programme, due to the unstable condition of the river flanks. This generally unstable condition has been exacerbated in the past by an old practice of early farmers having removed flood resisting reeds in some areas, to increase their arable land area.

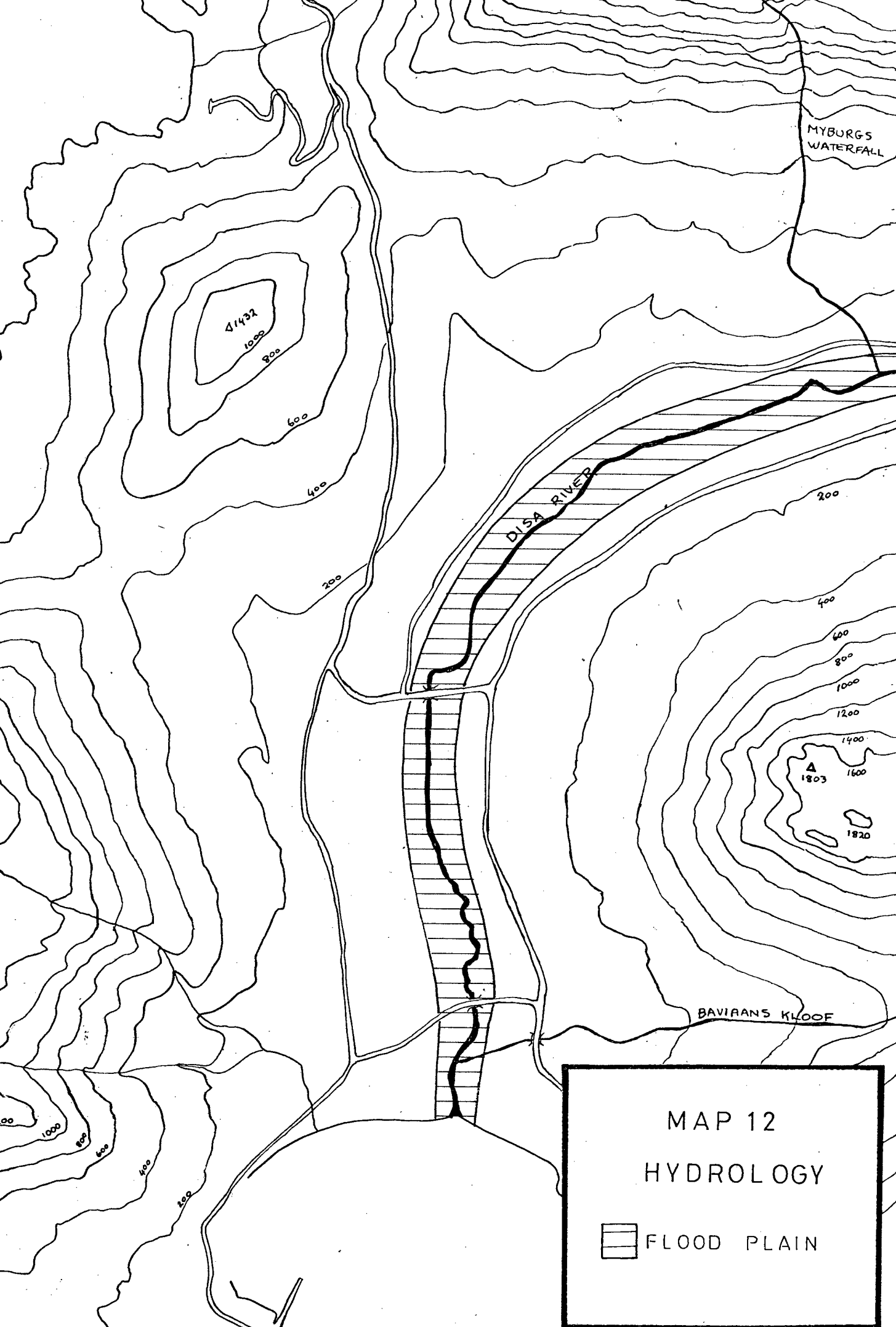
The height of the levees varies according to the height of the bank at any particular point, but is approximately 2 meters high.

The water table of the areas rises in winter with the result that some low-lying areas adjacent to the river become waterlogged. Allied to the flood plain potential of the river banks, this creates an area inherently unsuitable to habitation.

Should the levees be breached during periods of heavy rains, flooding of the bank area occurs. Residents who have lived in the Valley for some time have recalled instances where the Victoria Road bridge, and more recently the Princess Avenue bridge, have been breached by rising flood waters. Depending on the cross-section at any particular point of the river, flooding could occur some distance from the main channel. (Ref. Map 12)

Because of the steep valley sides, erosion is prevalent, particularly where tree and plant cover has been removed.

The subsequent /.....



MYBURG'S
WATERFALL

41432

1000

800

600

400

200

DISA RIVER

200

400

600

800

1000

1200

1400

1803

1600

1820

BAVIRANS KLOOF

MAP 12

HYDROLOGY



FLOOD PLAIN

The subsequent deposition of silt in the main stream of the river has led to a problem of silting, which impedes the natural flow and increases the possibilities of flooding during winter months.

5.5.0. VEGETATION

The area was originally named "t Hout Baeijtjen " by virtue of the extensive indigenous afforestation of the Valley. Abundant forests of yellow wood trees, melkbos, and wild olives abounded, as did groves of deciduous orange trees growing wild in the kloof, after which the Orange Kloof Forestry station was named.

Today much of the original tree cover has receded, having been removed both by man and fire, a hazard in the dry summer months. The most predominant trees are Pines, planted mainly for windbreak and commercial purposes, Bluegums and Poplars. (Refer Map 13). Avenues of Oak trees and Poplar planted at various points provide a rich contrast to the predominant evergreens of the Valley. A grove of Melkhout trees near the village is a visual resource, the potential of which could be exploited.

Fairly large areas are covered with exotic Port Jackson bush (Acacia Cinaphylla), and Hakea Stinkboom and Pinus Pinaster. The lower western slopes of Little Lions Head, were once covered with Silver Trees and Proteas, but fires have taken their toll and little of these indigenous species remain.

The protection /.....



MAP 13

PREDOMINANT
TREE COVER:

- P - PINE
- H - HART-JACKSON
- BC - BLUECUM
- H - HANA

The protection and shelter from wind especially the south-easter, afforded by the established tree vegetation in the Valley is considerable. They are also useful in providing an acoustical screen to absorb noise generated by traffic, which in the "amphitheater" of the Valley is not inconsiderable. They further serve a useful visual function in blending houses into the landscape. In Hughendon Estate, the houses are located within tree cover, and are almost totally indiscernable, yet they still have fine views over the Valley. The whole view is often not the best one - framing by a treescape can add a pleasing third dimension to the vista, a factor used to advantage in the latter estate, and of which cognisance should be taken for future developments.

The planning implications of the above considerations are that :

1. to capitalize on the generally restricted sunlight available in the valley, development should be on predominantly north facing aspects, and located in the broad areas away from shadows cast by mountains
2. to capitalize on views, development should be located on sloping ground, but to avoid "being viewed in return" should be located inconspicuously within natural features, and within tree cover
3. the scarring evident in the Mount Rhodes development and at Hangberg, indicates

that steep /.....

that steep open highly visible slopes should not be developed, unless, and until adequate landscaping and tree cover had been provided

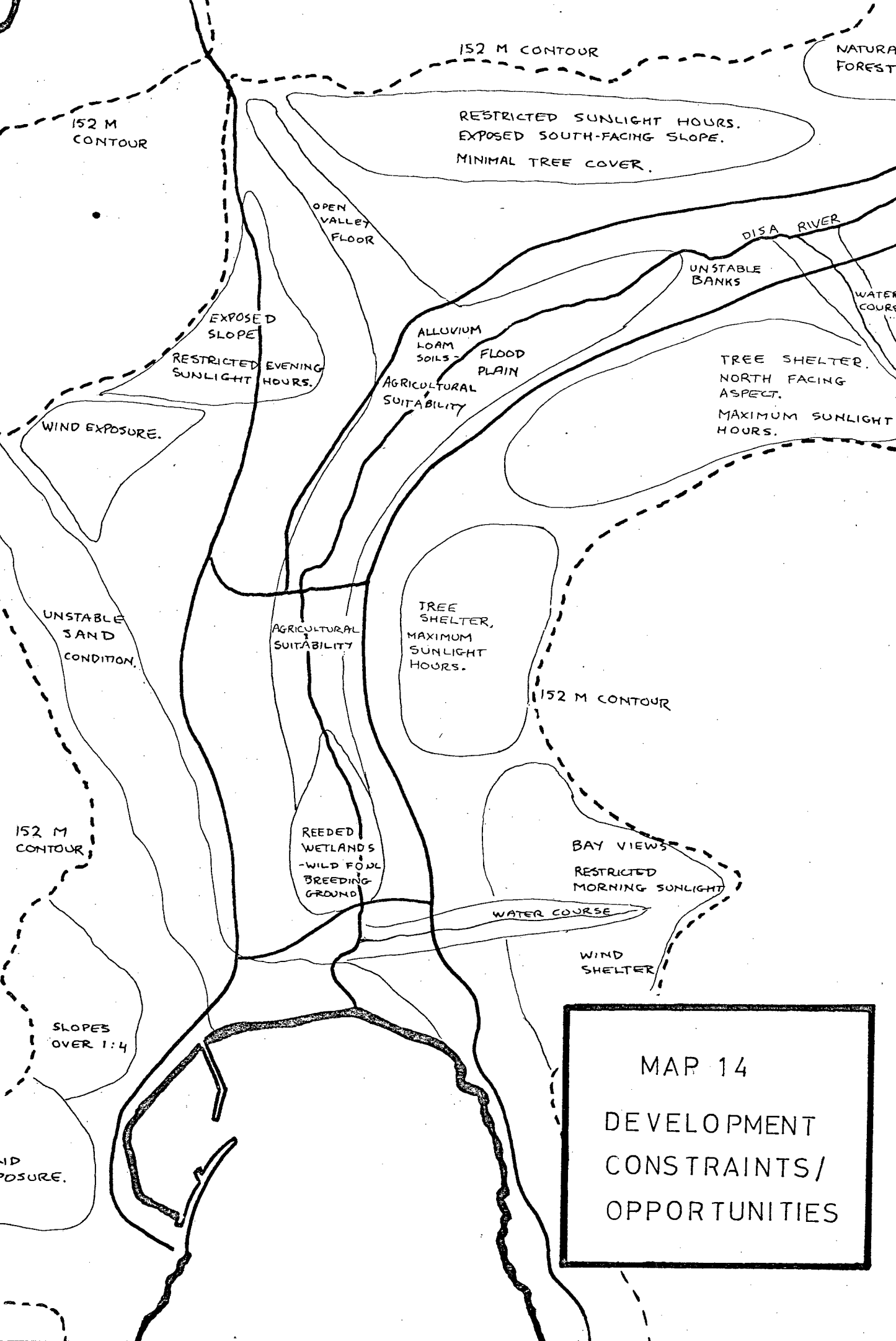
4. to obtain maximum quiet, and freedom from noise, development should be accompanied by, or located in, sound absorbing vegetation and tree cover
5. to prevent the denudation of sand at Llandudno and Sandy Bay, development should be kept off the geologically active sand dunes
6. to obtain and maintain maximum agricultural output development should be kept off the alluvium and rich black loam soils of the valley floor
7. to obtain maximum shelter from wind, development should be located in tree cover, and away from the exposed southern flank of the Twelve Apostles
8. to prevent any losses due to flooding, development should be located away from the flood plain of the Disa River, which is also subject to severe erosion
9. to prevent further erosion, development should be located away from tributary streams, which should be treated with erosion and run-off resistant vegetation.

An overall /.....

An overall summary composite of the developmental constraints and opportunities reflecting the above conditions, is shown on Map 14.

* * *

Having thus established and analysed the potentials offered by the natural environmental inventory and its planning and locational implications, the use which man has made of these potentials offered, will be assessed. It will be assessed in terms of the efficacy of man's built environmental structure in the Valley, and its role performance in affording a total living condition for its residents, and a total "recreational" condition for Metropolitan Man.



MAP 14
DEVELOPMENT
CONSTRAINTS/
OPPORTUNITIES

6.0.0. BUILT ENVIRONMENTAL PERFORMANCE

Given the natural environmental inventory just described, it now becomes necessary to assess the performance of the built environment. The use that man has made of the potentials offered will be analysed, in terms of the performance quality of the built environmental structure and the extent of its satisfactory role enactment for its residents, farmers, fishermen and metropolitan man.

To come to terms with these requirements the environmental performance of the Valley will be assessed, from the viewpoint of the four parties referred to above. The regionalism and general way of life in Hout Bay are so inseparably linked to the physical condition generated from the lands configuration that the environment's performance is of fundamental importance to the satisfactory enactment of the Valley roles. The degree to which man is enhancing or destroying this environment will now be evaluated.

7.0.0. LIVING ENVIRONMENT OF THE FARMING COMMUNITY

The traditional activity of Hout Bay has until fairly recently been farming. Evaluation of the present agrarian pattern and its future potential would be incomplete without recourse to a brief historical assessment of the manner and conditions under which farming pursuits in the Valley flourished, and are presently declining. That decline can only be arrested, if this becomes a long term goal, if all of the current pressures being brought to bear on the land are understood in their historical, and present, metropolitan context.


7.1.0. HISTORICAL PERSPECTIVE AND BACKGROUND

At the time of Van Riebeeck's landing at the Cape, six kraals of 500 Hottentots and their numerous head of Afrikander cattle were reported in ' 't Hout Baeijtjen' by search parties sent out from the fort and recorded in Van Riebeeck's journal in November 1652.

Despite the discovery and knowledge that human settlement was possible in the Valley, Van Riebeeck relinquished plans of a European settlement, in view of the hazardous transportation factor, as is recorded in his journal :

"As we have /.....

"As we have stated last year (1652) Hout Bay is too dangerous to get into or out of in consequence of the calms and whirlwinds under the land, which is very mountainous. We cannot recommend it as a harbour for ships, except in cases of great distress. It would therefore be inexpedient to make a fort here as it would only be useful to protect the bay, and be half an hours walk from the fresh water. A cannon brought overland would easily protect the mouth and prevent persons from reaching the water. It is not necessary to make such a long stretch to find land for cultivation. Should you (the Dutch East India Company) be willing to bear the costs of supporting the immigrants the matter might be managed without going as far as Hout Bay". (4(a))

This relatively isolated location of the valley in relation to the rest of the peninsula, noted in 1652, has been one of the main contributory factors until recent times of its relative lack of development, and has assisted in the maintenance of its rural charm. 

In 1657 Commissioner Van Goens visited the Valley to establish whether wood from the abundant forests of melkbos, wild olives and yellow wood trees could be floated down the Disa River to the sea, and then taken by ship to Cape Town. This proved to be impossible.

Vehicular access /.....

(4(a)). Hout Bay Reflections.

Vehicular access to the bay was extremely difficult, but as an adequate supply of timber was urgently needed, a 'suitable and easy road' was ordered to be constructed over Constantia Nek in 1666.

This facilitated easier access to the Valley for farming operations, and in 1681 land was leased to two farmers - Pieter van der Westhuysen and Willem van Dirden, on the southern side of the Disa River and active cultivation of vegetables, meat and milk commenced. The road to the Orange Kloof Forest, so named because of the groves of deciduous orange trees growing wild in the Kloof (9), was completed in 1693 by Simon van der Stel.

By 1787 the road had been extended as far as the present day Kronendal and from there a path led to the site of the Gilquin Battery, over the Karbonkelberg nek and down to the lookout post of Duiker's Klip, for French defence against the British. (Refer Map 15)

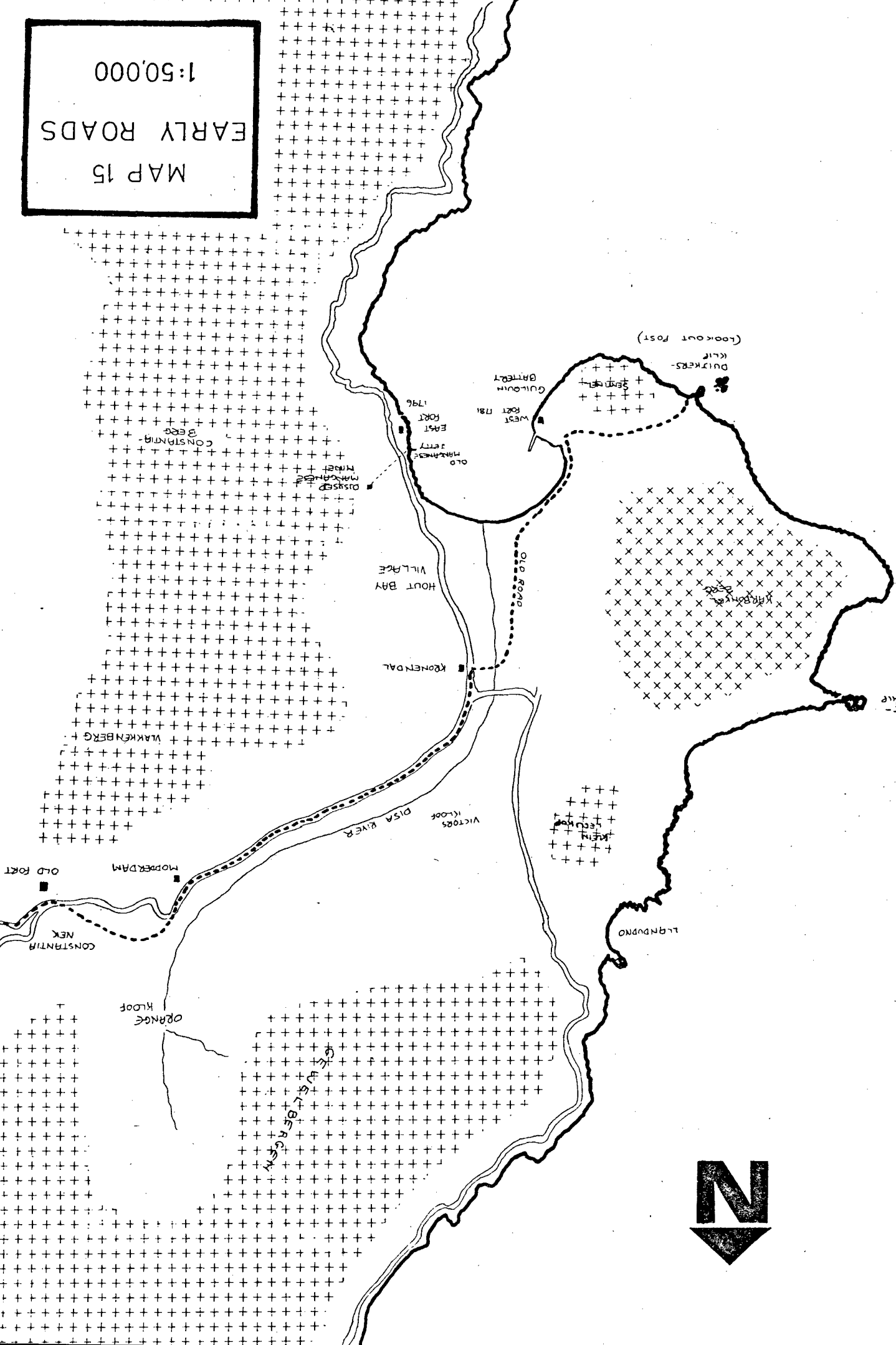
The Dutch East India Company fortifications on the eastern side of the bay were built by the French during 1781 - 1784, and were specially strengthened in 1794. The balance of power then changed, and in 1796, when the British occupied the Cape, Craig added a block house including magazines, barracks and storerooms to the fort.

The farm Kronendal, has a land grant dating back to 1715, (10) and after passing through many hands, was acquired in 1793 by Johannes Guillaume van Helsdingen. As Kronendal then extended across the whole Hout Bay valley, van Helsdingen owned

what was to /.....

(9) Argus Magazine - July 15, 1961. "Forgotten Roads of the Cape".
 (10) Ryan Ray, Vertue Eric. Cape Homesteads.

MAP 15
EARLY ROADS
1:50,000



what was to all practical intents a solid block of land extending from Constantia to the bay itself. The historic gable of Kronendal was built in 1800 by van Helsdingen. This is confirmed in the diary of William Duckitt, an English agricultural expert who toured the Cape giving advice to farmers. He recorded during his Hout Bay visit :

"I saw only one place, which belonged to a Mr. van Helsdingen near the bay. He was building a large house near which he has an overshot watermill for grinding corn. The soil about him is very poor and sandy and his crops were slight, but he had some pretty young stock on his premises of black and white colour". (8(a))

The Kronendal farmlands were originally irrigated from a dam located behind the homestead, and filled via a furrow (traces of which are still discernible) which lead from a tributary of the Disa River. However, as erosion of the river took place, the river bed dropped to below the level required to replenish the furrow which could not be extended upstream as the riparian rights of the river at that point had been sold.

A portion of the Kronendal farm was granted in 1821 to Colonel Christopher Bird, and became known as Moddergat (presently called Valley Grange). The gabled house and wine cellar (now the Longkloof farm stall) were built about twenty years later by the Boonzaiers, who also established many vines.

An old newspaper /.....

(8(a)). Green, Lawrence G. Beyond the City Lights. p.160

An old newspaper article in 1911 reporting and capturing the rural essence of life in Hout Bay noted :

"This is the world of Schwenkes and Trautmans. The wagons of these allied clans go rumbling into the early morning market with seasonable fruits of the land, while their fishing boats reap the harvests of the sea. Recently a Hout Bay farmer came into Cape Town with French gold to spend : A man-'o-war had put into the bay for food and water, and he had sold the Captain some fresh vegetables." (8(b))

Following the original sub-division of Kronendal into two sections (Moddergat and Kronendal), various other farms were parcelled off from these large estates. Thereafter, the farms became progressively smaller as the South African tradition of each farmer providing an inheritance for each of his sons necessitated further sub-divisions.

Hout Bay was traditionally known for its early vegetables - cabbages, beans, squashes and tomatoes. In the 1930's the Valley was in an advantageous locational position, as during the winter months from May to September a scarcity of vegetables existed in Cape Town, and with the early spring ripening in Hout Bay of those vegetables, high prices were fetched at the market, making farming a profitable concern. Various irrigation schemes

then began to /.....

(8(b)). Green, Lawrence G. Beyond the City Lights. p.161

then began to become established in other centres, notably at Kaap Meiden in the Transvaal, and Vredendal in the Cape, producing vegetables all through the year, and Hout Bay thus lost its comparatively advantageous position. (11)

According to some farmers, and reiterated by Duckitts early observation (refer page 64) the soil in the valley in some locations required much fertilization. Farming had to be intensive, and fields were from a perhaps short-sighted farmers' viewpoint not left fallow to regenerate for any length of time, because of the small sizes of some of the farms which necessitated the farmers constantly producing the maximum output from their available land, in order to "make ends meet". Kraal manure and fertilizers were initially provided by the many hawkers in Cape Town, who used the horse and cart as transportation, and were pleased to have the farmers remove their stable manure (with excellent fertilizing properties) at no cost.

As hawkers and the Municipal Cleansing Department began switching from horse-drawn transport to motorized trucks in the 1930's, so that source of free fertilizer began disappearing. Sewage sludge from the Athlone Sewerage Farm became the substitute in the 1940's, although farmers had to start paying a small amount for it. Relatively expensive chemical fertilizers then became available, but increased the cost of production, and with the smaller sized farms, made the operation increasingly difficult for some farmers. The smaller units also did not have a sufficiently large acreage of land to produce adequate roughage for making compost, a significant factor in the sandier soils.

In an endeavour /.....

(11) M.M. van Helsdingen Brink. Personal Communication.

In an endeavour to increase the amount of arable land on some farms the palmiet reed areas adjacent to the Disa River, which served a useful flood control function, were ploughed up and used for planting. As a result of this action, channelization of the river became necessary and levees were built, to prevent flooding in the rainy winter months.

At this critical stage for some farmers in the early 1950's, fish factories began to be established at the harbour, drawing the labour force from the farms. It became increasingly difficult for farmers to compete with the wages which the factories were able to offer. A further factor hindering the availability of labour for the farmers, was a provision of the Group Areas Act which proclaimed the whole Valley, apart from the harbour enclave, to be a White area.

As a result of the summation of these factors, and increasing pressures from property developers, the vanguard of the expanding periphery of metropolitan Cape Town, the alternative urban useage to which the land could be put became increasingly attractive to some of the financially struggling farms, and the slow transition from rural to urban settlement began increasing in pace.

The most recent farm to succumb to residential pressure is 'Nooitgedacht', off Valley Road.

It thus becomes evident that farming per se, as a result of the seemingly irresistible forces of urbanization is gradually being phased out as the major land use in Hout Bay.

Whilst the /.....

Whilst the above historical outline does not have direct spatial planning implications, it serves to draw attention to the role of farming in the make-up of the Valley's special regionalism. The legacy of two centuries of husbandry in the Valley has imbued the area with an unquantifiable rural charm and atmosphere, and it is imperative that this be maintained, as farming is an essential inherent constituent element of Hout Bay.

The present farming operation will now be analysed to establish every means possible, of arresting this decline before the rustic qualities are irretrievably forfeited.

7.2.0. PRESENT FARMING ENVIRONMENT

How many farms at present are actually maintaining their viability in the Valley? When driving through the area one is conscious of an essentially rural, farming condition in the Valley, yet a closer inspection reveals that many of the relatively large fields and tracts of land are not in fact being farmed - they are merely open fields lying dormant. Whilst this open, undeveloped condition contributes much to the natural peaceful atmosphere of the area, it does bring into question their contribution to the economy of the Valley - could they not be put to active farming use, or more pertinently, why are they not being farmed?

Today in the Cape Metropolitan area, there is an increasing degree of urban expansion commensurate with increasing population growth. The spread of the urban region exerts an influence on rural

land far in /.....

land far in advance of the built up areas, a very real factor in the Hout Bay context, as the encroachment of the wider metropolitan area continues.

Urban expansion is governed by many diverse forces, including (obviously), the growth of the city itself, the discrepancy between urban and rural land prices, and the flexibility afforded all land users by modern transportation - predominantly the car.

Urban land today has a higher price than rural land, and as that land use providing the greatest return will displace other land uses, when there is direct competition between urban and rural land uses the consequence is usually an urban gain with farming being displaced. Also, land where urbanization is anticipated is also more valuable than rural land.

The price of such land increases, and is either held by the original owner for speculative purposes, or is bought by developers and speculators. Land which the owner thinks might become urbanized in the future also changes in value. It may not change hands, but the owner carries on with his activities with the feeling that something may happen.

The general outcome of this is that there is an element of expectation associated with rural land in proximity to an expanding urban fringe. The degree or extent of this anticipation will have considerable bearing upon farming practices. The greater the likelihood of the area becoming residential, the less practical

it becomes /.....

it becomes for the farmer to invest heavily in capital goods or labour for his farming operation, and this appears to be the case in Hout Bay.

Robert Sinclair has postulated that the degree of anticipation, ceteris paribus, declines with distance from the encroaching city, and thus distance from the city becomes the determining factor of agricultural land use, and may be expressed in the following simple relationship.

"As the urbanized area is approached from a distance, the degree of anticipation of urbanization increases. As this happens the ratio of urban to rural land values increases. Hence, although the absolute value of the land increases, the relative value for agricultural utilization decreases. Consequently the capital and labour investment in agriculture, i.e. the intensity of agricultural land use, decreases. The result of this process is a basic agricultural land use pattern which is the reverse of that found in Van Thünen's time". (12) (where increasing transport costs with increasing distances from a city meant a decline in value for agriculture).

This type of relationship proposed by Sinclair, between distance and land use may be diagramitized, as in Fig. 2.

Fig. 2 /.....

(12) Sinclair, Robert. Van Thunen and Urban Sprawl
A.A.G. 1967

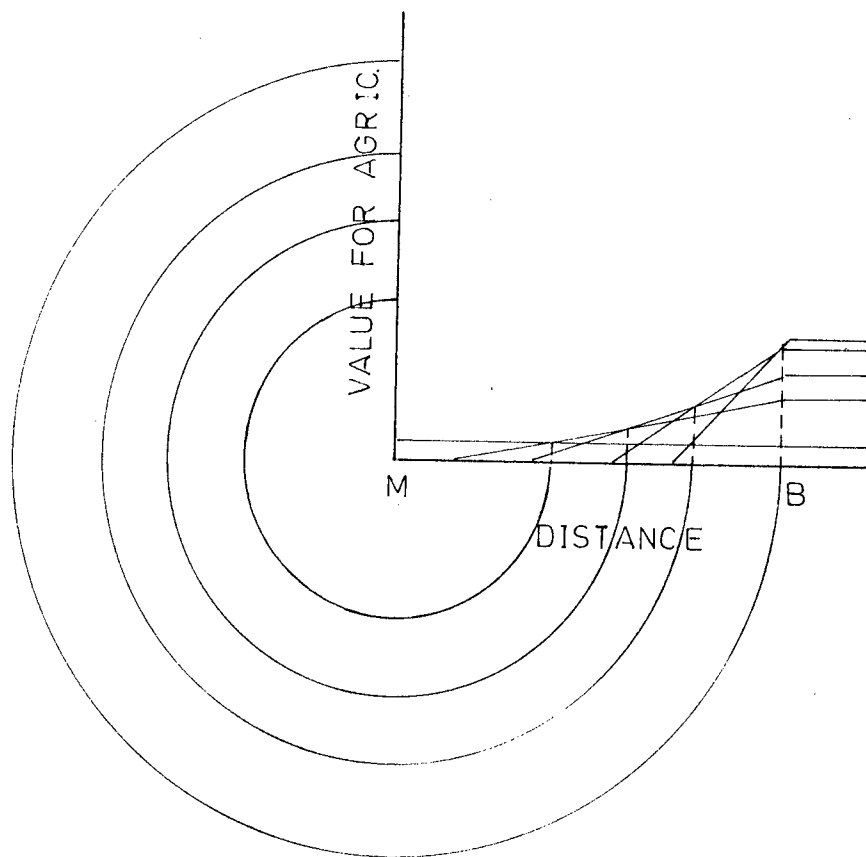


Fig. 2 Relationship of Value for agriculture and distance from urban area for two competing land uses.

As the market M, or city is approached the value for agriculture decreases because the probability of urbanization increases. At point B, no anticipation of urban land prices is felt, and the curve will level off. Rings similar to those first used by Van Thünen, may be constructed.

At the edge of the built up area in the first zone, land is either changing to urban uses, and being sub-divided, or is being held by speculators or

developers for /.....

developers for early development. Some farmers may retain their land notwithstanding the high prices offered. However, with changes in administrative boundaries to encompass the expanding urban periphery, they are generally forced out by higher rates and taxes, zoning, or nuisances caused, which may take many forms. This factor is particularly noticeable in Constantia, in proximity to Hout Bay.

The second zone is characterised by vacant land, where sub-divisions are not yet occurring, but where farming is generally no longer practical. The land is owned by speculators or farmers who intend to sell at a more profitable time. Where farming does occur, it is extensive and generally short-lived and former objectives of maintaining soil fertility are no longer applicable.

The concept behind this theoretical construct has great applicability in the Hout Bay context, where

- (i) the farmers generally do not wish to plough capital into the lands, because of expectation of urbanization
- (ii) labour is comparatively expensive
- (iii) it is more profitable for the farmer's family to work in town rather than on the farm, and
- (iv) with this "part-time" approach, productivity and hence economic viability drops still further.

From these /.....

From these considerations, it emerges that some of the most pertinent factors presently governing the use to which the land on the urban/rural periphery is put - Hout Bay being one such region - may be summarised as follows :-

- (i) expectations of urban encroachment
- (ii) therefore expectation of future profits for selling land, as that for urban useage is more expensive than its rural counterpart
- (iii) increasing rates being levied on farmers as the surrounding land increases in value (an administrative measure which could be changed to benefit the farmers)
- (iv) less incentive to invest agriculturally related capital in the land with subsequent decline in fertility
- (v) increasing cost of labour as higher paying urban users compete for their services (refer to Section on fish factories, page 92)
- (vi) therefore declining farming output and therefore declining profitability and therefore further incentive to sell.

In the specific /.....

In the specific Hout Bay context the absence of an overall plan for the region serves as a reinforcement to the unsettling notion of expectations - a controlling Strategy Plan would possibly have a stabilizing effect on the area and curb disrupting speculation and undesirable piecemeal development.

When considering the economic viability of these farms on the urban periphery their output to date has been evaluated purely in the fixed terms of their quantitative production of income-creating "carrots and cabbages", and no cognisance has been taken of their unquantifiable qualitative output of charm, atmosphere, historic value, rural character, scenic amenity and general enhancement to the quality of life generated by their presence in the area, and the basic rural integrity engendered in the Valley.

These factors must surely have a price too, and to which everyone who experiences them should indirectly contribute, possibly in the form of some rates/tax relief for farming land.

The price differential between urban and rural land useage has been identified as one of the major pressures forcing the farmers to sell their land. This factor now requires further elaboration to establish just how great that pressure is.

With the generally restricted and limited supply of urban land within the Cape Town Metropolitan Area, the expanding population and its increased mobility, the improvement of access into Hout Bay has increased

the area's /.....

the area's popularity considerably and with concomittant attention from developers, land prices within the area have risen accordingly.

In 1930 a morgen (⁺ 1 ha) of land in the Valley could be purchased for £10, (13) which although not indexed against current prices serves as an indicator of earlier values. Prices have escalated steadily since then, and today the value of the average quarter acre plot (1 000 square meters) in the Valley is approximately R11 per square meter, analogous to the ruling prices in the adjacent area of Constantia.

The prices of larger unserviced erven (refer Table 6) range from approximately R9 per square meter downwards, and Hout Bay is one of comparatively few areas in close proximity to Cape Town where fairly substantial plots of one hectare can be purchased for less than R3 per square meter.

There are however, exceptions to these general approximations, as in the case of the Mount Rhodes development, where plots of 2 000 square meters are being sold for R25 000 or R12,50 per square meter. In Llandudno, at Sunset Rocks, the average price of 1 000 square meters erven is approximately R15 000, or R15 per square meter.

To maintain perspective, and for comparative purposes, the prevailing prices of similar sized erven in some

areas of upper /.....

(13) Skaife, S.H. A Naturalist Remembers. p.105

TABLE 6

LAND PRICE ANALYSISACTUAL NUMBER OF SALES⁺

Erf Size by Groups in M ²	1969	1970	1971	1972	1973	1974	Total	% of Total
001- 700	31	No data	29	26	36	36	158	31,3
701-1 200	72		35	31	46	41	225	44,6
1 201-2 000	18		11	5	10	6	50	9,9
2 001-8 000	13		2	4	13	5	37	7,3
8 001-21,3ha	5		1	3	9	9	27	5,3
21,3ha +	6		0	1	0	0	7	1,3
TOTAL	145		78	70	114	97	504	99,7

PRICE OF ERVEN (AVERAGE PRICE PER M²) IN RANDB⁺

Erf Size	1969	1971	1972	1973	1974
001 - 700	6,40	8,70	7,91	8,85	10,85
701 - 1 200	5,00	7,65	8,14	9,03	10,99
1 201 - 2 000	3,56	5,31	6,65	7,25	8,94
2 001 - 8 000	2,03	1,36	3,93	4,73	3,38
8 001 - 21,3ha	-	0,44	0,97	1,80	2,41
21,3ha +	R2513/ha	-	0,07	-	-

CONSUMER PRICE INDEX[~]

(Base Year 1970 - 100)

Year	Average
1970	100,3
1971	106,4
1972	113,3
1973	124,1
1974	137,9

SOURCE + DC
- CMPC

areas of upper Newlands, Claremont and Kenilworth, is upwards of R20 per square meter. (14) A substantial price differential thus exists between the areas, which with the inelastic nature of demand and supply of land, will bring increasing market forces to bear on Hout Bay.

In the recently proclaimed Coloured township of Chapman's Peak View (Extension 15) in the Hout Bay Harbour Local area, plots which vary from 500 to 800 square meters are being marketed for R4 500 to R7 500, or R9 per square meter, with a minimum building restriction on the stands of R12 000. (15) This factor clearly prices the plots out of the market for the present fishermen in the area, and will thus encourage a higher income class into the harbour enclave.

The average price of erven in the 8 000 square meter zoned single residential area along the northern end of Valley Road, where a number of extensions have recently been approved, is about R25 000. With expectations of future further sub-divisions being allowed in this area, a climate for land speculation is being created.

With the current drive for a "home of one's own" and the South African tradition dictating the necessity of having a "stake in the land" increasing pressures will be brought to bear on Hout Bay, particularly with the relatively inexpensive large size plots offering the prospective home owner a very real proposition, with the added amenity of the present

rural atmosphere /.....

-
- (14) Property Argus - May 18, 1974. "Big Prestige Demand in Southern Suburbs".
 (15) Property Argus - June 21, 1975. "Elite Coloured Suburb"

rural atmosphere, in picturesque surroundings. The large tracts of undeveloped land in the Valley thus offer considerable potential of financial gain for the property owners. The differential between the R3 per square meter for farm land, and the current price of R11 per square meter for the average 1 000 square meter plot, even making allowance for the installation of services, clearly has the potential of being a profitable venture. Anticipation of this factor has led to the cessation of many farming operations in the Valley, in the expectation of these higher financial rewards, than would be forthcoming from continued farming operations.

Any viable strategy for the Valley would have to be cognizant of both the internal pressures for development, brought about by the need to meet the ever increasing costs of maintaining the properties, including the rapidly rising rates, and also the external pressures of the expanding urban population eager to acquire land in the Valley.

The reasons behind the apparent lack of activity on some farms, and why they are lying dormant, have thus been established, viz. the disincentives to continue farming in anticipation of the profits to be made from sale of the land for ultimate urban useage.

However, in direct contrast to this trend there are some farms which continue to thrive, apparently profitably. As there is such a marked differential between these seemingly viable farms, and the others being sold, an analysis of the actual detailed reasons for the discrepancy is required, as this may well provide an answer for the solution.

One of the most profitable farms in the Valley is that of Lyndhurst, extending south from Victoria Road, along the Disa River, between Hout Bay Road and Empire Road, with an area of approximately 50 acres under intensive cultivation. (16)

Crops are produced all year round with the major products being tomatoes and cauliflower harvested from December to February, and green beans, from December to March. In the winter months, April through to August, carrots and lettuce are produced, with baby marrows being planted in September, along with squashes, another main crop, and cucumbers.

The original tract of farm land of 5 morgen was acquired by the present owner in 1941, and he has subsequently built up his farm holding to the present size, in excess of 50 acres.

Ample irrigation is afforded by the Disa River, which runs through the property. The farmer has stated that about fifteen years ago, when a number of farms were being actively cultivated in Hout Bay, the farmers in the upper reaches of the Valley tended to pump out a major portion of the river flow in summer, leaving very little for the farmers downstream. This together with the silting problem of the river, induced the owner of Lyndhurst Farm to construct seepage dams along the river banks. He has found subsequently that now, even when there is no, or very little flow in summer, the seepage dams remain full.

There is an abundance of underground water on the farm, added to by the spring flowing from the "Poplar grove", to the north-west of the farm.

The seepage dams /.....

(16) Van Oudtshoorn, W. du P. van Rheede. Personal Communication.

The seepage dams serve a dual purpose, in that in summer they provide storage water when there is no flow in the river, and in winter, when the water table rises and floods the land (a frequent occurrence) they serve as drainage points, being 3,5 meters deeper than the river bed.

The seemingly paradoxical problem of farm labour, mentioned by several farmers who were questioned, has been overcome on Lyndhurst Farm, and the requisite number of about 40 labourers, live on the premises. The labour question is paradoxical in that whilst some farmers maintain that there is a labour problem or lack of availability of labourers, there is an over-abundant supply of labour in the Hangberg Township, above the harbour, many of whom are unemployed during the "off" fishing season. It is maintained by some that as soon as the crayfish season opens, or the snoek start running, the call of the sea takes precedence over farming pursuits. The labour problem, aggravated as it is by the provisions of the Group Areas Act, is also one of relative scarcity of labour, as the wages paid by farmers do not as a rule compete with those paid by the more "urban" activities.

There is also an apparent "nuisance" factor associated with the presence of farm labourers in some areas. Their land-based weekly toil often culminates in "rowdy" parties over weekends, leading to disputes with adjacent urban land owners.

It is however, /.....

It is however, the sheer hard work associated with the nature of the farming operation that detracts from its appeal to many labourers, compared to the ease of the many urban employment options. On the Lyndhurst farm, most of the labourers have worked for the farmer for many years, and know no other way of life than farming. This factor has led to the present stable work force on the farm, but the long term situation is likely to pose problems, once the labourers' children are educated and perceive the attractions of urban existence. This is essentially a microcosm of the larger problem of urbanization in the Western Cape in general, which is leading to a depopulation of the rural hinterland.

This lifestyle of hard physical labour is as applicable to most of the farm owners as it is to the labourers. The pattern of year round vegetable crop production mentioned earlier, necessitates the farmer's constant, day by day attention. It is different to most farming operations with annual crops, where once seeds have been planted, the farmer can "sit back" until harvest time. In the Hout Bay context this day to day operation means that the farmer, unless he has reliable supervisors, (which increases his costs), can seldom afford the time even to take an annual holiday.

This factor, which together with the family profile of the farmers in the Valley, which will now be mentioned, begins to place the farming operation in a new perspective.

Most of the /.....

Most of the major farms in the Valley have been in the hands of the same families for some time, and in terms of the old South African tradition of the farmer providing an inheritance to each of his sons, the farms have been sub-divided to give the various inheritors an equal share, with the result that the farms have become smaller, requiring even more intensive cultivation to make them pay.

At this point in time, most of the farms are in the hands of the "older generation", whose sons, instead of continuing the farming tradition have become educated, gone to universities and generally indicated ambitions not connected with their fathers toiling of the land.

Farms in this general category are "Fairview", "Nooitgedacht", "Bethal Farm" and "Bloemerf". The farm "Oakhurst" is farmed by a tenant, who rents the land from an owner who has interests more connected with the fishing industry.

It thus becomes apparent that the factor of "interest in farming" is a contributory feature to the current decline in rural pursuits in the Valley.

If the farms were sold, with the intention of the buyer being to actively farm the land, then no problem would exist. The almost invariable pattern is however, that because of the desirable living environment and lifestyle of the Valley, and the fact that the farms have been in the hands of the same families for generations, the owners do not sell the whole farm

outright to /.....

outright to another farmer - which would mean they would have to move to a new location, from a house they have lived in all their lives - but instead they sell a portion of the land entailing sub-division, because the farms "have become too much to handle". This is particularly evident in the recent sub-divisioning of the farm "Nooitgedacht" in Valley Road. A portion has been sold and sub-divided for housing, but the remaining portion which the owner intends living on is now too small for a viable farming operation.

Thus it is not so much the factor of the farms "not being profitable" that is causing the sale of farmlands, and general lack of farming activity, but rather one of lack of interest in farming on the part of the present owners, and because of the hard work and constant attention involved.

Meeting bond repayments and general financing of the farms do not appear to be the dominant cause which could perhaps have been expected, as most of the farms were inheritances, passed down from father to son.

A fairly recent trend in the farming pattern has been the introduction of riding schools and paddocks for the stabling of horses. The Valley, located in proximity to the expanding urban region of Cape Town, lends itself well to this activity. Catering for the expanding urban market, this equestrian sport has made the farm "Glen Ellen" a profitable venture. As a fringe benefit to the other farms in the area, the manure produced by the horses reduces reliance on synthetic fertilizers, and is available at half the cost.



Riding paddocks - blending in and harmonizing
with the rural atmosphere of the Valley

There are thus clear indications that where the natural inherent potentials offered by the environment are used and the farmlands are in fact, actively farmed, adequate profits are able to be made by the farmers. Where farmlands are lying dormant, it is not so much because it is not profitable to farm them, but because of lack of interest and reluctance to invest in agricultural capital goods, because of the anticipation of future profits being made on the sale of the land for sub-division purposes, precipitated by the encroaching metropolitan periphery.

In a planning context, the inferences of the above observations of the farming situation in the Valley are clear. Farming has been shown to be relatively viable, when determined efforts are made by the farmers. Accordingly, when formulating a planning strategy for the valley, cognizance must be taken of the special role played by farming in the area, in maintaining its rustic appeal, and hence measures should be adopted to

- 1) remove the air of expectation that the farms can be sold for urban useage
- 2) maintain the farm size
- 3) ensure long term security of tenure.

* * *

As there is interaction between each of the components of the Valley, creating the very pleasant overall environmental lifestyle, so no element should be isolated, and conclusion drawn independantly of the others. Accordingly, only when the total environmental performance of the Valley has been assessed from the viewpoint of the other interested parties, will a strategy be developed. The next stage in this development is the assessment of the living environment of the fishing community.

8.0.0. LIVING ENVIRONMENT OF THE FISHING COMMUNITY

The juxtaposition of the fishing activity together with that of farming, contribute much to the special appeal and character of the Valley. These ancient, timeless occupations, both natural responses and reactions to the potential offered by the natural physical environment, are seemingly far removed from the trials, tribulations and frantic activity of urban life. This is perhaps a reason why they are so important to the maintenance of rural charm and tranquility in the Valley. The therapeutic effect of a rustic landscape, and of fishing boats putting to sea adds an unquantifiable value to the Valley's inventory - a factor not often found in such close proximity to a vibrant city.

The fishing activity thus is an asset, both in terms of this scenic appeal, and also from the purely economic point of view. The nature of this industry is a present cause for concern, together with the lifestyle of the fishing community dependant on it. Various objections have been raised in the past about the continued expansion of the noxious fish processing plants at the harbour, which detract from that facility's scenic appeal, and which has also precipitated an increased population density in the little fishing village of Hangberg, which is unable to expand arealy because of the physiographic constraints of its hill-side location. Parameters beyond which no further expansion should be allowed are clearly required. An understanding of the modus operandi of the complex is necessary, in order that expansion limits may be set. This will be considered in two sections; the industry itself, and the concomitant lifestyle of those dependant on it for their livelihood.

8.1.0. BACKGROUND

The early farmers who settled in the Valley engaged in a limited form of subsistence fishing for their own consumption. A small village settlement then grew up with a nucleus of coloured fishermen, who operated on a small scale in the area. This pattern continued from the time of the first settlement until about 1867, when Jacob Trautman, an immigrant from Wurtenburg, Germany, moved into the valley and a slow pattern of commercialization of fishing followed. He started a farming and fishing operation and apart from catering for the local market, a practise followed by others at the time, he found a market for exporting dried snoek to Mauritius. Two other German immigrants, Schwencke and Arnold, were also early pioneers of the Hout Bay fisheries, providing the necessary impetus to elevate the subsistence fishing operation to one of economic significance.

Actual "industrialization" per se commenced in 1903 when a rock lobster canning factory was established aboard a disabled sailing vessel - the 1 156 ton British Barque R. Morrow, built in Maitland, Nova Scotia, in 1884. (17) On her way to the West Indies she ran aground at Mouille Point, Table Bay, and after being pulled off the reef by harbour tugs, it was found that her keel was badly torn and she was condemned and sold by Public Auction for a nominal amount. The boat was taken to Hout Bay and beached by Lucein Plessis, a Frenchman. She was converted into a factory and used for storage, can making and canning. As the bay teemed with rock lobster,

fishermen did /.....

(17) Cape Argus - July 8, 1963. "Fishing Villages of the Cape".

fishermen did not have to venture far to keep the factory fully supplied, and a lucrative export market for the product was found in France.

The enterprise continued until 1914, when gas which had leaked into a cold-storage room overnight was accidentally ignited by a labourer carrying a candle. The vessel exploded, with tragic results and the remaining skeleton of the hulk stood out as a stark landmark for tourists on the western shore of the bay until finally being buried by the harbour land reclamation project of 1952.

In 1936 a breakwater was built at the harbour, which until that time had been progressing very slowly. The marine resources of Hout Bay had hardly been tapped during three centuries of European Settlement and with no real landing facilities for fishing boats, the breakwater met a great need.

The smoking of snoek - one of the earliest forms of fish processing known to man - was practised at the Cape for many years but was revolutionized at Hout Bay by a German named Mickleit, who when World War II ended, was given the job of skipper on a factory-owned rock lobster boat.

A derelict bus was advertised for sale and bought by Mickleit for use as a cafe at the harbour. He began smoking fish at home in his spare time, and selling it over the bus counter. The fame of 'Snoekies', as it was called, spread, creating a weekend tourist attraction, and adding a great deal of character and

charm to the /.....

charm to the fishing operation, which prevailed for many years. The bus has since been replaced with a brick building. A factory was then built to meet the rising demand, and with other installations subsequently established, now supply the local and also export markets.

After the war, great rivalry and competition between the five companies operating in Hout Bay at the time made the business barely payable, with the result that a merger took place to create a reasonably viable industry.

The government sponsored Fisheries Development Corporation was then formed to rationalize the then fragmented South African fishing industry, with four basic objectives : (18)

- (i) the promotion of the catching and sale of fish;
- (ii) to help to provide services such as housing schemes and medical benefits for fishing communities;
- (iii) to participate in the buying and selling of fish;
- (iv) to obtain shares in any company concerned with the industry.

They were also empowered to erect and control fishing jetties, cold storage facilities and warehouses.

With the /.....

(18) Argus Industrial Review - May 30, 1975.

"Four Organizations Vital to Fishing Industry".

With the backing of the Fisheries Development Corporation, the industry at Hout Bay reached the take-off point. A R30 000 factory for the extraction of shark liver oil was completed in 1947, followed by the erection of a R120 000 fish factory a few months later.

This marked the beginning of change of the era of Hout Bay as a pretty and charming but economically unimportant fishing village to one of increasing importance in the South African fishing industry. Fishing fleets were enlarged and concomitantly an expansion programme of the harbour facilities was embarked upon - the breakwater was extended by 76,2 m, the wharf lengthened by 121,9 m and 1,01 ha of land reclaimed from the sea, (burying the R. Morrow).

The first of the companies to be granted a licence in Hout Bay to establish a fish-meal processing factory was Mid Western Fish Products in 1958, which was to be built on land reclaimed by the Railways and Harbours Administration. This followed the official Divisional Council advertisement stating that application had been received for permission "to conduct the offensive trade or business of fish curing, drying and smoking" (19) at premises to be erected at the harbour.

It is this industrial momentum and concomittant expansion, the construction of subsequent fishmeal plants and the provision of industrial land and oil storage facilities for further growth, which has posed a real threat to the rural nature and operation of the Valley, in the form of air, sea and beach pollution, lack of facilities and living quarters for factory workers, an influx of Bantu from country areas and increased heavy vehicular traffic generation, which is straining existing facilities.

The nature /.....

(19) Cape Times - August 12, 1959. "Hout Bay Residents Furious at Smokery

8.2.0. THE NATURE OF THE INDUSTRY

The fishing industry of Hout Bay has developed into two sections:

- 1) the inshore line fish (snoek) and rock lobster industry, which is a traditional activity of the Valley. The snoek season is usually very short, from about April to July, when the shoals come inshore, and it is at this time when a perceptible increase in the squatter population of Hout Bay is noticed. With the increase of squatters at this time, and the availability of "snoek money", the incidence of crime and violence in the Valley increases in accord, as liquor becomes easily available.

The crayfish (rock lobster) industry, has a strictly controlled catching season, from 1st November to 30th June. This factor has ramifications on the seasonal employment pattern of fishermen in Hout Bay, and also precipitates an influx of migrants, who are attracted by the widespread, but misconceived belief that fishermen earn high sums.

The processing of snoek and crayfish tails were the first industrial undertakings in the Valley. Because snoek

and crayfish /.....

and crayfish, once caught require immediate access to a local harbour, their continued utilization of the Hout Bay Harbour should be assured.

It is however, the second section of the industry, viz.

- 2) the deepsea trawling industry for pelagic shoal fish, which constitutes a real problem for the Valley.

It is a problem in terms of its continued expansion in the restricted confines of the harbour enclave, which is also a spur to increased migration from the lagging rural areas of the wider region to the increasingly polarized Cape Town area, because of the perceived employment opportunities available.

8.3.0. CRITICAL ISSUES - INDUSTRY

It is contended that the potential industrial expansion at the harbour, and its ramifications, may be considered to be of a critical nature, in terms of the following issues :

- (1) the possibility of increased air pollution and odours from additional fish processing plants

(2) the possibilities /.....

- (2) the possibilities of further sea and beach pollution from increased numbers of fishing boats
- (3) increase in industrial noise alien to a rural/residential environment
- (4) increase in heavy-traffic generation, which would be routed through an existing residential area
- (5) the attraction of an increased number of squatters to the area, and concomittantly related problems by virtue of the seasonal nature of employment offered
- (6) an increased population density in the Coloured township, where facilities are presently strained.

The current total area of industrial land available in the Hout Bay Harbour Local Area is 7,97 ha, in terms of the current zoning plan. The total area of developed industrial land in the harbour enclave is 5,31 ha (as at September 1973 - refer Table 7) which leaves an undeveloped, and potentially developable area of 2,66 ha, or a possible increase of 33,4% on the current operation.

In addition to /.....

T A B L E 7

INDUSTRIAL LANDHOUT BAY HARBOUR LOCAL AREAAS AT SEPTEMBER 1973

AREA IN HECTARES	ERF NO.	OWNER	RATEABLE VALUE	
			SITE (R)	TOTAL (R)
0,1636	Rem. 1182	H. Dorman	1600	1600
0,4129	1195	S.A. Sea Products	2150	48 250
0,7801	2619	C.D.C.	-	-
0,42753	2504	Da Gama Visbedryf (E) Bpk	69 280	117 720
0,06968	2602	State - Consolidated Fish Distributors	11 250	36 270
0,13183	2603	State	21 280	21 280
0,36529	2506)	Hout Bay Canning Co.	85 970	262 990
0,21804	1513)			
0,03252	1515	State	5 360	5 360
1,33715	1185)	S.A. Seafood Products	131 490	238 700
0,13926	1187)	"		
0,20615	1188	"	22 190	34 390
0,1260	1183	"	900	900
0,11888	2618	Slangkop Properties	12 880	12 880
0,12412	2617	Chapman's Peak Investments	13 360	37 860
0,36566	2229	State - leased to:	33 850	54 420
0,0496		Amalgamated Fisheries	7 500	35 180
0,0267		Constantia Fisheries (Pty) Ltd.	4 040	11 050
0,0030		Mobil S.A. (Pty) Ltd.	500	500
0,0549		S.A. Marine Foods (Pty) Ltd.	8 300	43 540
0,0015		Shell S.A. (Pty) Ltd.,	250	250
0,0237		Snoekies Smokeries	2 990	52 760
0,0456		W. Strybicki	5 750	5 750
0,0015		B.P. (S.A.) (Pty) Ltd.	250	250
0,0015		Caltex (Africa) Ltd.	250	250
0,0245		Hout Bay Canning Co. Ltd.		
0,12468	2616	Sentinel Properties (Pty) Ltd.	13 240	22 310
0,3723	1200-1204	S.A. Sea Products	1 960	41 140
0,1690	1198 + 1199	" "	1 030	10 000
1,2094	1180 + 2390	" "	27 000	114 390
0,4997	1524 & 1525	" "	1 400	26 990
	+ Ptn 1508			
0,0766	2501 Ptn of	" "	320	3 990
	1860			
0,0744	2602	Consolidated Fish Distributors	11 250	36 270
0,2141	1189 Ptn	Amalgamated Fisheries	21 600	131 960
	1194			
0,2141	1190 Ptn	Amalgamated Fisheries	21 600	37 280
	1194			
8,20509 ha				

Source : Divisional Council of the Cape : Town Planning Data Bank.

In addition to the possible increase in factories at the harbour, is the possible increase in numbers of fishing boats. At present 57 vessels (with a length O.A. greater than 15m) have moorings in the harbour, with a waiting list of 34 boats. (20) In the light of this situation Fiscor has stated that it will soon be no longer possible to accommodate pleasure craft within the confines of the harbour, and the Government has also indicated that it does not want pleasure craft to be moored in a commercial fishing area. Two problems thus arise with this developing situation :

1. (a) The potential pollution problem which could be created by additional fishing boats being located in the harbour - in the past fishermen have lived on the boats because of lack of accommodation at Hangberg - and unless the dumping of effluents is strictly controlled, sea and beach bacteriological pollution, as in the past, could occur, with a concomitant health hazard and deliterious environmental effect.
- (b) Sea pollution has also been caused in the past by discharge into sea through the harbour drain of sea water used in the pumping of oil-rich pilchards from the trawlers into the fishmeal factories.

On occasions /.....

(20) Eglin, Colin. Speech made at Hout Bay Ratepayers A.G.M. - August 20, 1975.

On occasions the bathing area and beach on the side of the bay opposite the harbour has become polluted by this means.

2. The problem of accommodating the displaced pleasure craft and the potential loss of a valuable tourist amenity should the harbour become closed to visitors. (20(a)). The harbour is so much a part of the genius of Hout Bay, that for industry, in spite of its economic benefits, to displace tourism, is just not acceptable. The economic value of tourism for the Western Cape in general has already been shown.

This description has shown that there are two distinct aspects of the industry at Hout Bay - the inshore, and the offshore operations.

The traditional inshore snoek and crayfishing activities of the harbour presents no major problem, but it is the deep-sea trawling operation for pelagic shoal fish, and the related processing activities which requires re-evaluation. The physiographic constraints of the Valley, in terms of its inability to disperse noxious odours from the factories which become trapped in the confines of the mountain surround, the barriers to expansion of the Hangberg township, and the overall detrimental effects on the rural valley indicate that if deep-sea trawling is to remain a growth industry in the Cape, another location is required. The scope of

this document /.....

(20(a)). Eglin, Colin. Speech made at Hout Bay Ratepayers A.G.M. - August 20, 1975.

of this document precludes further detailed investigation of where that location should be, but serves as a clear indication that it is a problem of regional concern, and should be treated at that level.

8.4.0. THE HARBOUR COMMUNITY

8.4.1. HOUSING

The Hout Bay Harbour Local area, which in 1974 officially housed 2 492 Coloured persons and 400 Bantu in the Hangberg Township (according to Divisional Council Medical Officer of Health estimates) in actuality supports a far greater population, as many of the housing units are occupied by a number of families.

The existing population density within the area is 51 - 90 persons per hectare with a planned population capacity of 4 200, or 91 - 130 persons per hectare.

Housing is provided by the Divisional Council in the form of economic and sub-economic flats and fishermen's cottages (refer Table 8). In 1974, 375 units were occupied, and by December, 1975, a further 12 blocks providing housing for an additional 160 families were completed.

Housing is also /.....

T A B L E 8

H A N G B E R G C O L O U R E D T O W N S H I P

TOTAL HOUSING UNITS COMPLETED & OCCUPIED DEC. 1974

HOUT BAY HARBOUR LOCAL AREA

LETTING SCHEMES

COLOURED HOUSING SCHEME	2-Roomed		3-Roomed		4-Roomed		Total		Total per Scheme
	Sub- Econ.	Econ.	Sub- Econ.	Econ.	Sub- Econ.	Econ.	Sub- Econ.	Econ.	
a) Fishermens' Cottages	-	-	-	-	-	44	-	44	
b) Flats	88	24	48	20	116	35	252	79	375

Source : Divisional Council of the Cape

Housing is also provided by S.A. Sea Products, a fishing concern, and is on lease to some of their employees. The Company additionally owns the Bantu Compound facility, which affords housing for about 700 Africans.

The Divisional Council do not provide housing for Bantu, as the area is zoned as a Coloured and Asiatic Group Area (Refer Map 16) and only those Bantu who are on contract from Homeland areas, are permitted to stay in the compound. Some of the fishing boats operating from the harbour only employ Bantu labour. Only "bona fide" employers who have their premises licenced are permitted to house Bantu employees. The workers compound has been extended, and employees in the fishing industry are authorised to be housed only in licenced premises over which the Divisional Council has full control, in an endeavour to prevent an influx of Africans to the area. (21) Recreational facilities for Bantu, who are not permitted to have their families resident with them in the compound, are inadequate.

8.4.2. SQUATTERS

The squatter population, comprised largely of Africans, who are attracted by the employment afforded by the fishing industry, will be considered as being an integral part of the harbour community.

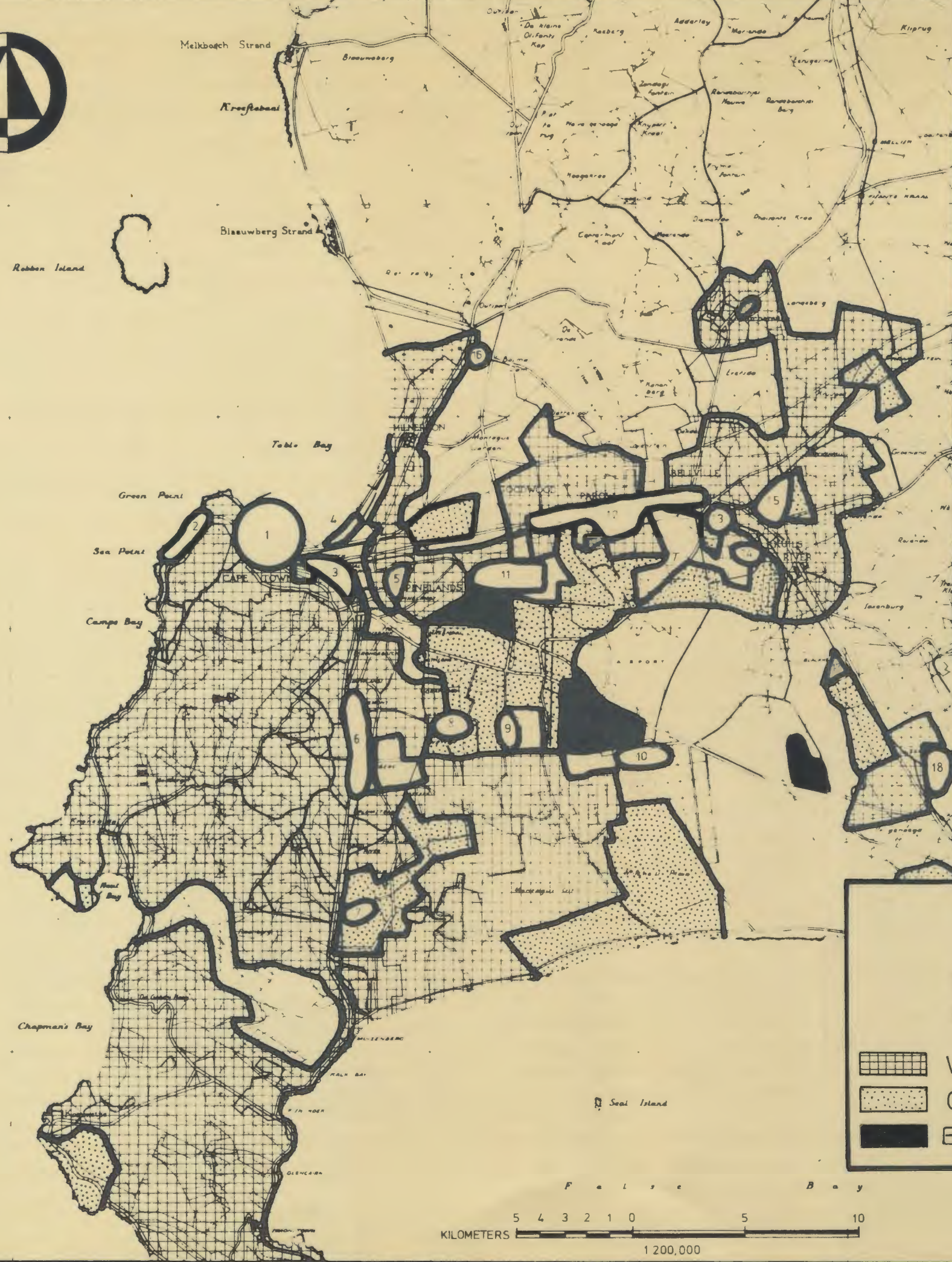
The principal /.....

(21) Cape Times - July 26, 1960. "Africans in Hout Bay Area under Control".




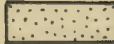

MAJOR WORK AREAS

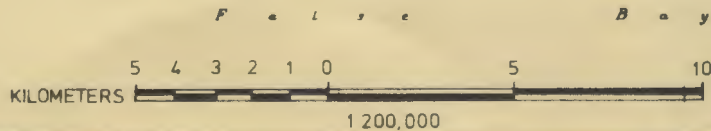
- 1 CBD
- 2 SEA POINT
- 3 WOODSTOCK-SALT RIVER
- 4 PAARDEN EILAND
- 5 MAITLAND-N'DABENI
- 6 CLAREMONT-WYNBERG
- 7 RETREAT
- 8 NERISSA
- 9 HEIN ROAD
- 10 PHILIPPI
- 11 EPPING
- 12 GOODWOOD-PAROW - BELLVILLE
- 13 BELLVILLE SOUTH
- 14 KUILS RIVER
- 15 STICKLAND
- 16 MILNERTON
- 17 BLACKHEATH
- 18 EERSTERVIER



MAP 16

GENERALISED GROUP AREAS

-  WHITES
-  COLOURED & ASIANS
-  BANTU



The principal locations of squatter settlements
(refer Map 7) are at -

- (1) Kadotsloot (or "Tuckers Ground"),
above the sand dunes and in close
proximity to the harbour, which
location could be threatened by
the proximity of the proposed
Northshore Township
- (2) between Princess Avenue, the Disa
River and the beach
- (3) to the south of the farm Oakhurst
along the Hout Bay Road
- (4) various farms in the area.

Estimates have put the number of squatter dwelling units at approximately 80 shacks which with an average occupancy of 5 persons per unit, results in a squatter population of about 400 persons. During the fishing season, the number increases dramatically. The nature and type of the dwelling units vary from fairly substantial tin shacks to blankets and plastic sacks draped over bushes, all with no sanitation or water provided.

The Bantu are encouraged by the Bantu Administration Board to locate on the Cape Flats, but the transportation/cost factor mitigates against this and they inevitably return to Hout Bay.

A further factor /.....

A further factor precipitating squatting in the area is the general lack of development, and hence the availability of inconspicuous undeveloped land and bush for setting up a temporary home. The land in the upper reaches of the Valley which is not being farmed, and is merely lying idle in anticipation of development, is a prime site for squatting. Some of the owners of the properties concerned seldom visit the specific areas and hence large numbers of squatters go undetected.

Whilst the general problem of squatting is Metropolitan, if not Regional in terms of scale, it is at the local level where the actual specific problems become manifest.

Residents on isolated farms in the upper reaches of the Valley have voiced a degree of unease at having squatter communities in close proximity to their homes, both from a physical safety point of view and also from the security of property aspect. Numerous reports of petty thieving are received by the police in the area, particularly during the "off" fishing season, when their means of livelihood is suspended, and they have to resort to crime as one of their only viable alternative means of making a living.

Whilst it is extremely difficult to prescribe planning solutions to the problem at this scale, it should be noted that exacerbating conditions precipitating the attraction of squatters to the area are the perceived opportunities of employment offered by the continually expanding fishing industry and the availability of unoccupied bush and forrested areas on farms, which are lying dormant in anticipation of ultimate transfer to urban useage.

Now that the /.....

Now that the squatters are actually living in the area, and because there is "nowhere else for them to go", there is almost an obligation on the part of the Valley to afford them adequate accommodation. They should thus be allowed to stay if they could be given permanent employment and thus make a meaningful contribution to the Valley, in the form of farming, or open space maintenance. If however they were not prepared to work in recognized pursuits in the Valley, they would result in a downgrading of the area, and because of the Valley's metropolitan recreational significance, the benefits derived by the few squatters would be outweighed by the disadvantages caused to the many who appreciate the qualities of the area, and accordingly, they should not be permitted to stay.

8.4.3. COMMUNITY FACILITIES

Two schools are available to the Coloured community in Hout Bay - the Sentinel Secondary School in Hangberg township, with approximately 850 pupils, and the Moravian Mission School - located near the cemetery on Hout Bay Road, with 86 pupils. The Principal of the latter school has expressed concern that the facility may in time have to close down, as the number of pupils attending has been steadily declining (as Coloured workers leave the farms, which are being sold).

A nursery school - cum - creche established in Hangberg is run jointly by the Child Life Society and the Hout Bay Womens' Association, and is attended by 60 children with a full time nursery school teacher. The Divisional Council operates a library which is located in the building housing the lounge/bar, supermarket and butchery facility. A health clinic/day hospital is also operated by the Divisional Council, and various Social Work organisations run an old age club and various youth groups.

A church hall has recently been completed in the township as a venue for, inter alia, social gatherings. There is still a need, however, for a "non-denominational" community centre which is not "labelled". There is a reluctance on the part of many residents to use a church hall, which is not of their denomination even for non-church activities.

A community /.....

A community centre and sports field which will cater for the 5 000 Coloured people in and around Hout Bay has been actively campaigned for by the communities leaders, who began an exercise of "self help" by launching a fund-raising drive through the Hout Bay Harbour Civic Association and supported by the Round Table in that area, and funds from the seasonal "Sea Harvest Festival". The project has now been under-written by the Divisional Council. As 3 000 (22) of the community are under the age of 18, the absence of playing fields and a community centre has precipitated frustration and lead to anti social behaviour. At the time of writing, a start had been made to the construction of the sports field. With so many of the population under the age of 18, there are indications of serious employment problems in the future, when they enter the job market. (Refer Table 9).

With the possibility of further expansion of the fishing industry and the concomittant increase in population, the problem will be exacerbated by the influx of fishermen and their families, some of whom will be from other fishing villages in the Western Cape. They are rural in character and have difficulty in adapting to the norms and values of the urbanised population.

The qualitative element about the migratory labour pattern is also a cause for regional concern, as the primacy of Cape Town dictates a vicious circle of growth leading to further growth, which further depletes the hinterland of the younger, more vigorous and often more intelligent people who were sustaining it, and setting in motion a self-perpetuating cycle of impoverishment in rural areas.

Most of the /.....

(22) Argus Editorial - December 18, 1974. (a) "Self Help" and (b) "Authorities to aid Hout Bay Project".

T A B L E 9

HANGBERG TOWNSHIPFamily Structures
(Coloureds)

Total Number
Families 547

Family Size	Persons per Family
2	72
3	83
4	68
5	64
6	69
7	62
8	44
9	32
10	53
Total Number Family Persons 3 051	

AVERAGE NUMBER OF PERSONS PER FAMILY						
Head		Children Under 10		Children Over 10		Total
M.	F.	M.	F.	M.	F.	
0,9	1,0	1,0	1,0	0,9	0,9	5,6

There is thus a predominance of children under the age of 10 - a factor necessitating the provision of community facilities.

Source : Population Census. Report O20301. Department of Statistics.

Most of the fathers who are fishermen are away at sea for extended periods, which places the onus on the mother to look after the children. Almost invariably the mothers work in the factories or as domestic servants in Hout Bay, and are therefore away from home for most of the day. (23) The children accordingly, because of the lack of recreational facilities, find it difficult to occupy themselves and this factor has led to a sharp rise in juvenile delinquency which factor reiterates the urgent need for provision of community facilities.

8.4.4.

CRITICAL ISSUES - HANGBERG

Overcrowding, drink and shebeening are problems rife in the township. A bar-lounge, the "Casa del Mar" was established as a recreational facility by the Coloured Development Corporation, intended to discourage the frequenting of shebeens, but the problem persists. This is a contributory factor to the crimes of violence which during the fishing season are fairly commonplace, as "snoek money" is then freely available for the purchase of liquor. An average of 10 cases of rape are reported each year in the township, (24) and an average of two murders are committed annually, which in so small a community is a very high figure.

The fishing season lasts for six months, leaving a further six months of inactivity.

Snoek Season /.....

- (23) Levetan, Miss A. Social Worker - Personal Communication.
 (24) Weekend Argus - April 26, 1975. "Rope : Mr. J.T. Kruger, Reply to Question in Parliament.



SNOEK SEASON

Opens	1st December
Closes	31st July

CRAYFISH SEASON

Opens	1st November
Closes	30th June

When during the "off" season, or when the crayfish quota has been met, and the factories close down and accordingly no employment is available, the pattern of crime changes and minor robberies of food and clothing become more prevalent in the Valley, ostensibly in an endeavour by the offenders to merely exist.

This seasonal nature of employment has further problematical implications. When the fish are running, incomes are comparatively fairly high and, accordingly, many households indulge in hire-purchase transactions, with little or no thought or provision made for the future, when during the "off" season their income abruptly ceases, which factor creates unprecedented financial problems, subsequent repossessions and bitterness. A planning solution in this regard would be essentially one of education, as to the uninitiated, the pitfalls and problems of hire-purchase arrangements are manifold. Although this is a problem of metropolitan magnitude, and which should also be solved at the metropolitan

level, it is /.....

level, it is so manifest at this local level that local educative measures are also required. This should be possible because of the "captive market" and feeling of community prevailing.

In purely economic terms, this seasonal pattern of employment for only six or seven months of the year is clearly a blatantly wasteful and highly inefficient utilization of manpower resources.

They are essentially a simple community living a day to day existence. They live for the day when the catching is on, and merely adapt philosophically to what happens afterwards, when they tighten their belts during the "off" season. Hout Bay is their world - they do not go out to look for work and apparently have no higher aspirations, than just to live at Hangberg. (23) This is a manifestation of the regionalism of Hout Bay.

In addition to the educative consideration a further solution should be an attempt at the stabilisation of incomes either by the short term expedient of firms withholding portion of wages for distribution throughout the year or by providing alternative employment during the "off" season. The type and nature of employment would be critical, however, as "employers such as building contractors won't take them because they have learned from experience that as soon as the kreef season opens or the snoek are running, the men are off to the boats". (25) Further education would be required to motivate and inculcate a drive to seek employment, for self betterment, and general social uplift within the community.

The new "prestige" /.....

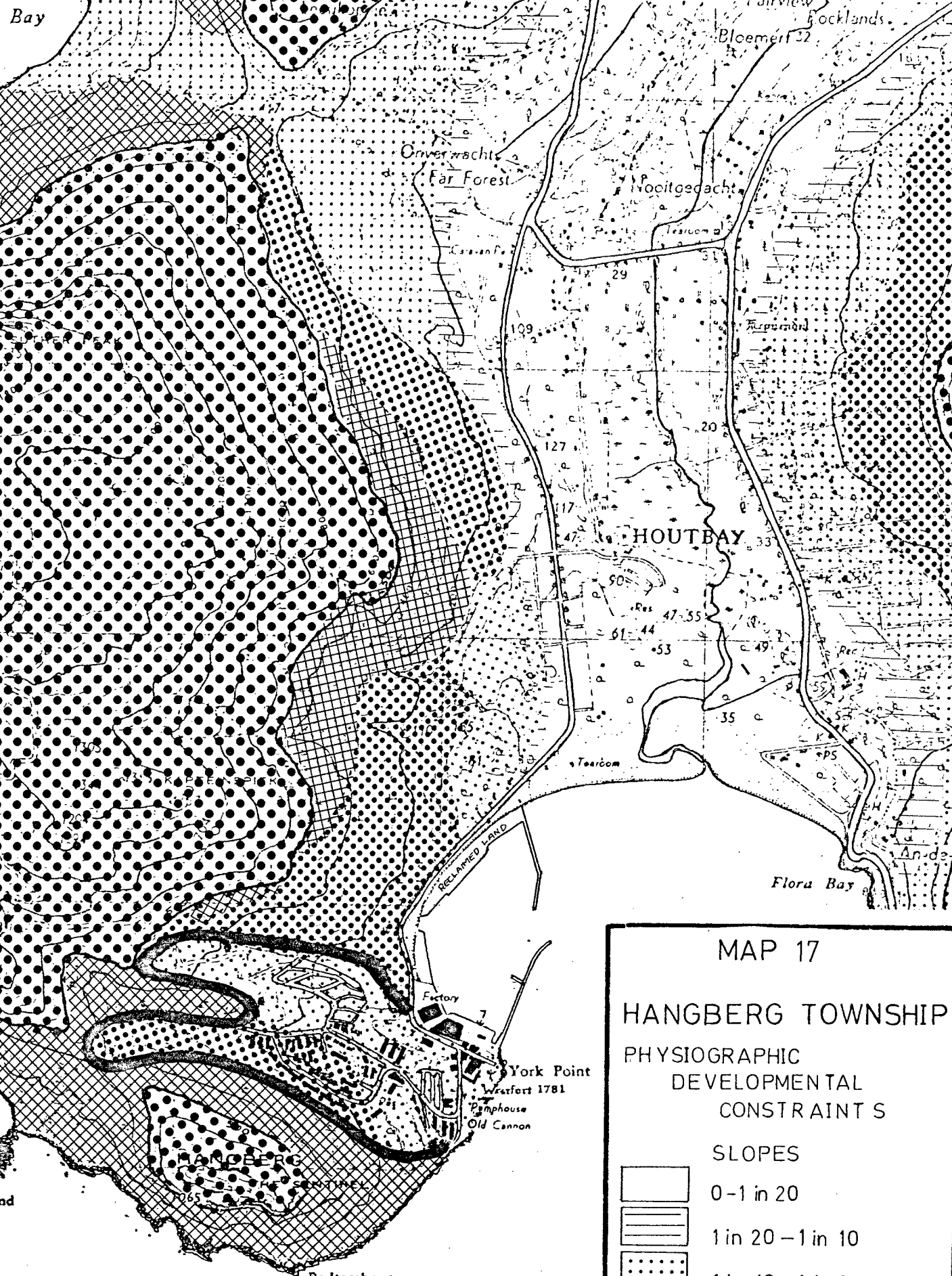
(25) Sunday Tribune - May 18, 1975. "Plight of Hout Bay Kreef Catchers".

(23) Levetan, Miss A. Social Worker. Personal Communication.

The new "prestige" township in the harbour enclave - Extension 15, which is currently having infrastructural roads and services installed, has the potential for giving rise for concern in the future. The prices of the 90 plots being offered on the market currently range from R4 500 to R7 000. With a minimum building restriction on the stands, which vary in size from 500 - 800 square meters of R12 000, this effectively puts them out of the price range of the workers who would be employed on the boats and in the fish factories. Residents would therefore be essentially a commuter class, who would have to travel to Cape Town or the southern suburbs for employment. With the physiographic restrictions imposed on future expansion by virtue of the topography of Hangberg Township, comprising of low-cost sub- and economic housing units, the new extension is a further restrictive factor to expansion areas for the low cost homes, which require ideally building slopes of less than 1:20 to make construction economically viable (Refer Map 17). One positive aspect of this development, however, is the potential social uplift to the Community, which a higher income earning class could generate.

Taken to its extreme, the situation could conceivably arise where, because of topographic considerations, no further sub-economic housing units could be viably constructed, forcing prospective residents to the Cape Flats. They would thus have to commute to Hout Bay, whilst Extension 15 residents commuted in a counter direction. A planning strategy to resolve this situation could be that before a new factory is constructed, or a new boat is moored in the harbour,

the owners would /.....


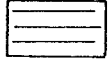
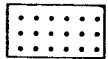





MAP 17

HANGBERG TOWNSHIP

PHYSIOGRAPHIC
DEVELOPMENTAL
CONSTRAINTS

SLOPES

	0-1 in 20
	1 in 20 - 1 in 10
	1 in 10 - 1 in 6
	1 in 6 - 1 in 3
	1 in 3 +
	OVER 152 M

the owners would be required to certify that housing for their prospective employees was available, which could entail a financial contribution towards its construction.

This would overcome the situation encountered at present where many crew members of the fishing boats have to live on their vessels or to resort to squatting, as no other accommodation is available in the township. This is inter alia a contributory cause to sea pollution by human wastes. Strong effective control by the authorities would be essential to effectuate this denial of industrial expansion until provision for housing had been made, but the result would be highly advantageous for the Valley.

It would additionally provide a disincentive to prospective squatters to locate in the Valley. If it became generally known that a situation of full employment existed, with all employees afforded housing in the township, and that no further factories or boats would be permitted unless housing was made available, the speculative element of potential squatters hoping to find employment would considerably reduce.

The vast shortage of Coloured housing in the Western Cape presents an acute problem both for the metropolitan community and for the industry. The principles involved in such imaginative schemes as that planned at Belhar in the Cape (26) where employers, local authorities, the Cape Town Chamber of Commerce, and U.C.T., collaborated to provide low cost but high quality home ownership for Coloured employees, could, it is contended, be applied with considerable effect in this context.

A further /.....

(26) Putterill, Dr. M. U.C.T., G.S.B. Journal, 1974.

9.0.0. LIVING ENVIRONMENT OF THE RESIDENTS

The natural environment of Hout Bay will now be assessed on its performance in providing a living condition for man. The extent to which man has, capitalized on the unique natural assets of the area, to provide a living environment for himself will be evaluated, and those areas not performing as they should, and which could be improved upon, will be identified.

The commuters of the Valley - or those persons not engaged in farm, or fish related activities, at present constitute a community of approximately 2 700 Whites - half the population of the Valley.

Hout Bay to them performs the role of an essentially dormitory residential suburb - most of their places of work are to be found outside the area - mainly in the Cape Town CBD or Southern Suburbs, which factor necessitates an element of commuting.

The presently settled residential areas of Hout Bay are sited mainly at the southern end of the Valley. The original village was located near the beach, at the foot of the Constantiaberg, and in proximity to the perennial Baviaanskloof stream. The fishermen found the site ideal, being close to the beach - their means of livelihood, and the water supply afforded by the stream.

In the 1930's, the first residential plots per se to be sold were those of Scotts and Penzance Estates,

on the slopes /.....

on the slopes of the mountain above the village. The ground was unsuitable for farming, and with the fine vistas of the Bay from the slopes, it attracted a relatively affluent market. This introduction of a higher income group to the Valley reinforced the position of the village, and a "village atmosphere" developed. The socially conscious commuters who had moved into the Valley noted the squalor, and poverty and lack of facilities endured by the Coloured fishing and farming community, and efforts were made to obtain Divisional Council funds for alleviating this condition. This community consciousness, a factor perhaps generated by the "Gemeinschaft" village condition, and atmosphere, which promoted a community identity, finally resulted in the area achieving Local Area status - a level necessary to qualify for various local governmental funds.

Further farms were sold and Beach Estate became a second focus of residential activity, with a definite linkage to the development work at that time being undertaken at the harbour. At the present time, over 200 houses have been built in this area.

The development of the more affluent Llandudno proceeded slowly, with the current number of constructed units being 110.

Hughendon Estate on the slopes of the Skoorsteenkop has been a recent smaller housing development, together with a number of homes having been built on land adjacent to the farm "High Spinney".

The most recent /.....

The most recent development has been the exploitation of farmlands along the southern end of Valley Road, which is in essence an extension of the adjoining conventionally sub-divided Beach Estate.

This is one of the more alarming aspects of development in Hout Bay, in that a threatened pattern of 1 000 m² plots will, like a creeping cancer slowly work its way up the valley floor - destroying that very pleasing visual aspect of the Valley, and reduce the quality of the surroundings to that of just another standard suburb.

Given this pattern of settlement, its performance will now be assessed in terms of its meeting the highest potentials offered by the natural environment. The potential of the lands position and condition offer the opportunity :

- 1) to live in a rural place, with its associated way of life,
- 2) to be able to appreciate the attractions of wild nature from one's house, without having to travel a distance to find it
- 3) to live in proximity to open fields, where horses could be seen trotting past, and to be able to experience the feeling of being part of that natural condition
- 4) to have a /.....

- 4) to have a close knit community spirit reflecting the regionalism of the area
- 5) to have a warm vibrant village atmosphere in the central place, where locals could gather and where the convivial activity would create an attraction and incentive to "go shopping" on Saturday mornings.

These are the inherent potentials offered by the natural environment, but when assessing the performance of mans built environmental structure towards meeting these potentials, the impression of that rural village condition is unfortunately absent in most areas.

With the sub-divisioning of farms in different parts of the Valley at different times, and the removal of the Coloured fishing population to the harbour as a result of the implications of the Group Areas Act, a distribution of population has resulted, and the "villagy" condition and atmosphere of the original village has waned accordingly.

In Beach Estate one is not conscious of a desire "to be at one with nature" as reflected in terms of present layout. One is instead conscious of a typically suburban condition of small rectangular plots and inward orientated houses, sheltering behind vibracrete walls in apparent support of the assumption that "good fences make good neighbours"! The orientation of the houses is perhaps understandable in terms of the small plot sizes, but one must question whether this is the best type of layout for this area.

The relatively /.....

The relatively unstable soil condition and potential vistas are further factors not considered in the layout, and no evidence of open space, apart from that generated by the presence of the mountain behind the estate, is apparent.

Although most of the Beach Estate erven have now been built on and thus "fixed", there is a fairly large tract of land on the east facing flank of the Estate, which has been conventionally sub-divided, but because of the slope and soil condition, no construction has taken place. This area has the potential, if all the plots and roads were consolidated, to be transformed into a development which could utilize the potential of the site to the full, in terms of affording open space, views and a community atmosphere.

The hillside location of Scotts and Penzance Estates, on the south-eastern slopes of the Valley, afford those residents fine vistas of the Bay, one of the main features of this locale.

Hughendon Estate, sited midway up the Valley, on the slopes of Skoorsteenkop, goes further towards capturing the essence of Hout Bay, in terms of layout. Its situation within an existing well-wooded area, does not detract at all from the appearance of the hillside, and, the trees, apart from maintaining the forested aspect of the slopes, serve a useful function in providing an acoustical traffic sound absorption screen, wind shelter, and tend to "frame" views of the Valley from the houses. The whole view is often not the best view, in that vegetation, or landscape features can

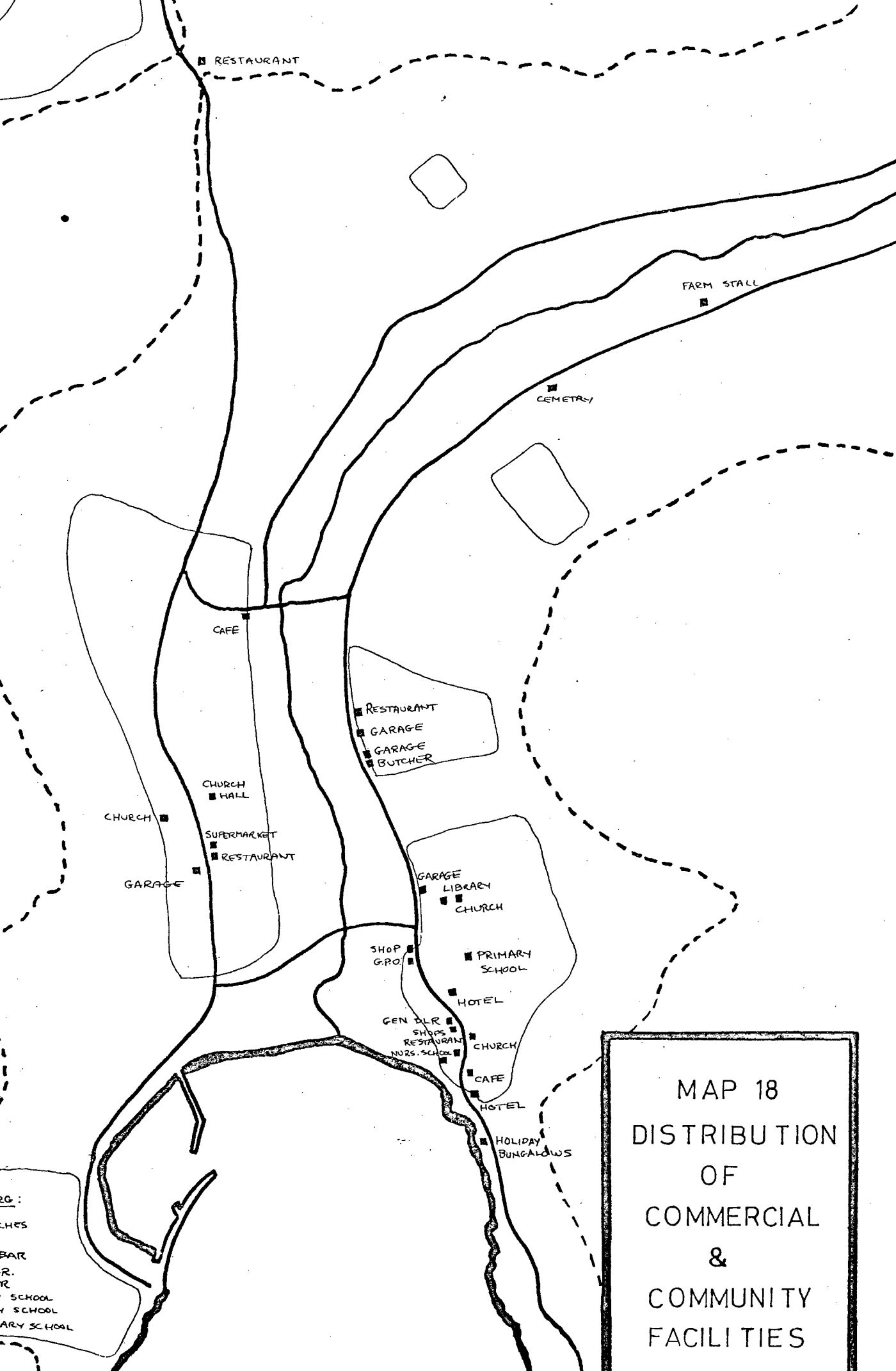
add interest /.....

add interest and a three dimensional aspect to the vista, by framing a scene, and inviting the viewer to look further. The proximity of open fields on one side of this estate, and the Divisional Council Nurseries and Forest Station on the other, contribute to the creation of a real feeling of being out in the country. The principals of certain aspects of this development could well be meaningfully applied in future developments, should these be considered warranted. (The desirability, or otherwise, of further development in the Valley will be evaluated in a later section).

This distribution of population and residential locational layouts requires evaluation as to whether it is making its fullest possible contribution to being able to work, live and recreate in the most beneficial manner in the Valley setting. It has been stated beforehand that a large proportion of the Valley populous work outside of the area. This factor links the area very significantly with its wider metropolitan setting, in that the larger area can be relied on for the provision of certain things. Whether the Valley could or should provide more of these elements, to make a more complete living environment, will now be assessed.

What is it providing at present? Reference to Map 18 indicates the provision and distribution of community and commercial facilities.

Commercial Facilities /.....



MAP 18
 DISTRIBUTION
 OF
 COMMERCIAL
 &
 COMMUNITY
 FACILITIES

LEG:
 LINES
 BAR
 R.
 R.
 SCHOOL
 Y SCHOOL
 ARY SCHOOL

9.1.0. COMMERCIAL FACILITIES

The following is a listing of the various commercial facilities available to residents in the Valley :-

1. VILLAGE PROPER :
 - Hardware shop
 - Second Hand/Antique shop
 - Hair Stylist ("Miladys")
 - Bookshop & Stationery - ("Sallys Ally")
 - Hout Bay Pharmacy
 - Hout Bay Supermarket/Cafe
 - Butcher, Fish shop
 - Nanucci/Empire Steam Laundry/Oaksole Shoe
Repairs
 - United Building Society
 - Natal Building Society
 - Barclays National Bank

2. VICTORIA AVENUE :
 - Victoria Grocers

3. BEACH ESTATE :
 - Valley Self Service
 - Cafe (Vacant)
 - Langouste Restaurant (Breakfast, Teas & Dinners)

The "Blue Sky Cafe /.....

The "Blue Sky Cafe and Restaurant, and Red Sails Restaurant in the Village proper cater largely for the Valley population, whilst Kronendal Restaurant and the Suikerbossie Restaurant have a basically metropolitan clientele.

Two doctors, a dentist and a veterinary surgeon have consulting rooms in the Valley.

Four garages are located in the area, two of them (100 meters apart), belonging to the same company. The desirability of the location of the garage in Penzance Estate is questionable, as its site is of a limited scale and consequently broken-down cars and trucks are invariably parked and left in the driveway, visible to all passing down Hout Bay Road, and creating a visual offence in the rural surround.

These commercial facilities hardly provide an incentive to the Valley shopper to patronise them, and their present disjointed and "strung out" locations do not form a cohesive whole or present an image appealing to the attraction of potential customers.

In the village itself, the necessary degree of intensity of activity is lacking. This factor, which together with the low threshold afforded by the Valley population is currently not conducive to the establishment of further shops, or the better provisioning of the existing facilities. As a result of this very low key shopping condition it has become the modus operandi of the Valley populous to shop outside the area, because of the bigger selection and lower prices obtainable in the bigger shopping complexes of metropolitan Cape Town. These shopping trips are usually tied to the daily commuter trips to and from the city.

This lack of provision of shopping, and its availability elsewhere, is both a cause and effect of the run down, neglected nature of the village centre in the Valley. Its atmosphere and facilities are not conducive enough to attract its potential customers from the Valley, who are "forced" to shop outside the area.

What is required is an increase in commercial intensity, better shopping facilities and a vibrant village atmosphere conducive enough to lure the Valley population into the village. If the attraction of the village was strong enough, it would draw a proportion of the valley shoppers, who currently prefer the 20 kilometer trip to the Metropolitan centres, to the village, and this increase in threshold would create a spiral effect of a bigger choice of goods in the village which would in turn attract more shoppers, and generate that degree of activity and purpose necessary for village life.

There is thus no focus of activity in the Valley at present. An increase in the intensity of interaction in the Village would improve the overall quality of the Valley environment, in that the sequence of experiences from the forested headlands of the Valley, through the gradual transition of farmlands and homesteads to a vibrant village condition, would present a complete picture, immeasurably improving the Valley quality.

An assessment of whether the present plan for the Valley is going to achieve this, is now required. A recent development which has just received Divisional Council approval is that of a residential development known as Northshore, situated to the west of Beach Estate, and largely on the unstable sand dune belt. This development, to comprise of 192 residential plots (essentially the same as those of Beach Estate, previously discussed), three group housing sites and a commercial site (27) will do little to further the quality of the Valley environment. The location on the sand dune is questionable in terms of its effect on the Sandy Bay and Llandudno beaches, and the provision of further decentralized shopping will detract again from any attempt to stimulate the village shopping centre.

This development /.....

This development is additional to the 645 existing vacant and as yet undeveloped residential erven (refer Table 9) in the Valley, which if all built upon, would effectively double the number of houses in the Valley, and perpetuate the low density sprawl condition developing in Valley Road, which is slowly engulfing the farmlands, (as permitted in terms of the currently applicable Generalized Zoning Plan (refer Map 19).

An alternative to this sprawling, cancerous growth must clearly be found.

9.1.1. HOUSING SPRAWL

One of the reasons for the increasing transfer of land from agricultural to urban useage, is the higher price fetched on the urban, as opposed to rural market.

This factor is particularly applicable in the Valley Road area. Valley Road, which has been fully widened, is the principal distributor road in the valley between the Disa River and Victoria Road to the west. The construction of the road itself has perhaps been a precipitating factor in the sub-division of plots, which has started at the southern end. The road has bisected a number of farms, creating sections which are apparently too small to make farming economically viable.

The establishment /.....

T A B L E 10

DEVELOPED AND VACANT ERVEN 1972 - 1974

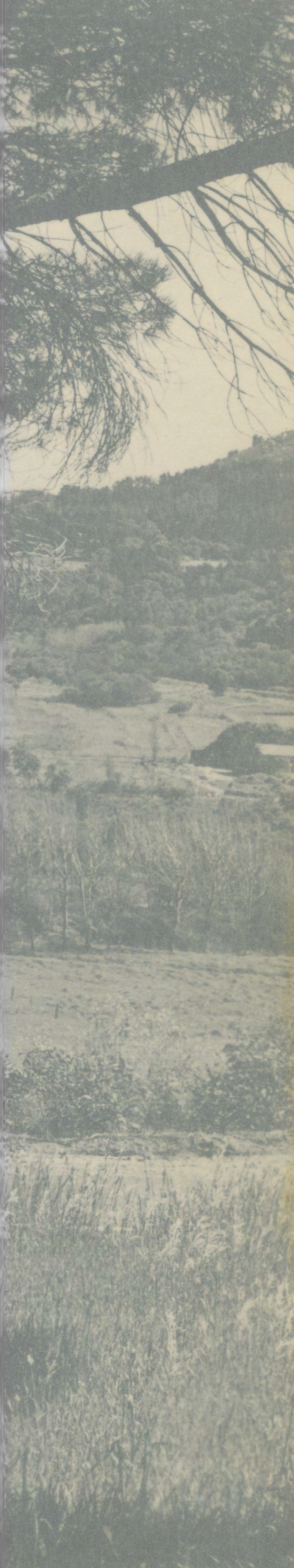
TOWNSHIP	DECEMBER, 1972				DECEMBER, 1973				DECEMBER, 1974			
	Total No. Houses	Single	Res.	Erven.	Total No. Houses	Single Residential Evn			Total No. Houses	Single Resid. Erven		
		Total No	Devel-oped			Vacant	Total No.	Devel-oped		Vacant	Total No.	Devel-oped
Beach Est	172	284	157	127	181	284	164	120	209	284	180	104
Hout Bay Ext 1.	11	50	14	36	13	50	16	34	15	50	18	32
Hout Bay Ext 2.	7	23	7	16	7	23	7	16	8	23	8	15
Hout Bay Ext.3. (Llandudno)	80	152	81	71	82	152	83	69	86	152	87	65
Hout Bay Ext 7.	14	14	3	11	14	14	3	11	14	14	3	11
Hout Bay Ext 9.	3	44	3	41	7	44	7	37	9	44	9	35
Hout Bay Ext. 11 (Hughenden)	6	21	9	12	6	21	9	12	6	21	9	12
Hout Bay Ext 12 (Sunset Rocks)	2	66	2	64	2	66	2	64	3	66	3	63
Penzance Est.	55	174	62	112	55	174	62	112	59	174	66	108
Hout Bay Ext 17.	0	39	0	39	0	39	0	39	0	39	0	39
Scott Est.	44	89	58	31	45	89	59	30	45	89	59	30
Scott.Ext 1	39	76	58	18	40	76	59	17	41	76	60	16
Llandudno Est	52	87	69	18	52	87	69	18	54	87	70	17
Mount Rhodes	-	-	-	-	2	82	2	80	2	82	2	80
Rest of Area	182	56	36	20	183	56	36	20	185	56	38	18
TOTAL	667	1 175	559	616	689	1 257	579	678	735	1 257	612	645

Source : Divisional Council of the Cape : Town Planning Data Bank

The establishment of Township Extensions 9, at the junction of Valley Road and Victoria Road and 19, on the farm Nooitgedacht and more recently Extension 25, (refer Map 20), has set a precedent of typical urban sprawl conditions, with small sized plots, rectangular layouts and conventional suburban "vibracreted compartments" which will erode the pleasant "valley bottom" aspect. The soils of the area consist mainly of porous black sandy loam soils, sloping to the east and south, with panoramic views and aspect. This valley floor configuration extends from Orange Kloof down the Disa River, and is met by the valley system running down Victorskloof from the Llandudno saddle, and thence down the valley to the sea.

The open valley-bottom is an integral part of the visual attraction and picturesqueness of Hout Bay, but the current method of sub-dividing the plots is threatening to denigrate it to the realm of "just another faceless suburb", devoid of character. It is in this area that efforts have recently been made by a number of residents with vested financial interests to obtain a relaxation of the minimum standard of 8 000 square meters sub-divisions, which is the zoning of the land immediately to the north of Extension 25. The motivation for this was the internal pressure created by maintaining the unproductive large plots, which clearly are serving little purpose either in terms of halting sprawl conditions or preserving farmlands. Ad hoc decisions regarding revised densities of this nature

for expedient /.....



The open valley floor



MAP 20
DESIGNATED
TOWNSHIPS &
EXTENSIONS

for expedient parochial reasons and treated in isolation from the overall context of the Valley are indicative of the piecemeal approach which has characterised development of the Valley to date.

A further development which could have far reaching environmental implications is the present parcelling off of portions of the Bloch Estate and Longkloof Farm (refer Map 21) on the basis of an old sub-divisioning plan dating back to 1894. The rich environmental qualities of this steeply sloping forested terrain at the head of the Valley, adjacent to the Orange Kloof Forest Reserve are such that unless a sensitive and ecologically motivated synoptic plan is formulated, lasting damage in the form of scarring of the mountainside, desecration of indigenous vegetation and indiscriminate positioning of buildings will detract from the natural beauty of this woodland.

This gradual fragmented pattern of sub-divisioning, which in its early stages maintains a semi-rural atmosphere in the area because of the large numbers of undeveloped erven, in the longer term will eventually result in a low density conventional suburb, devoid of variety or contrast, as the subsequent infilling of plots takes place. This would be exacerbated once further sub-divisioning of existing erven took place, which factor is now becoming evident in the adjacent area of Constantia. A critical issue is how to circumvent this homogenization of the countryside. The landscape is varied,

and different /.....



SCENIC D

VALLEY ROAD SUBDIVISIONING

RIVER EROSION & FLOODPLAIN

SANDY BAY

NORTH SHORE

MAINTAINING FARMING VIABILITY

BEACH ESTATE

SQUATTERS

VILLAGE CENTRE

BEACH

HANGBERG TOWNSHIP

HARBOUR EXPANSION

and different areas can tolerate different uses accordingly to their natural capacities, configurations and relationships to the whole.

A strategy is thus required which will avoid this wasteful and inefficient allocation of land. The current methods in operation for controlling development are the Zoning and Sub-division Regulations prescribed for the area.

The currently applicable conventional zoning practices in operation are not conducive to achieving large-scale development which would help to overcome the problem of piecemeal sub-divisioning of the area and do not set upper or lower density limits.

The applicable sub-division regulations in force in the Valley also discourage holistic development and result in the typical rectangular South African township layouts, currently being imposed on the area, which are inefficient and devoid of any pretensions at maintaining environmental qualities, or creating a total living condition.

They are however, finding an ever increasing market as the buying public, who currently are not offered any other alternatives to this type of layout, have no option but to perpetuate the system. It would thus appear from the foregoing assessment that the present plan for the Valley is going to perpetuate the overall low density sprawl condition, which is presently eroding the farmland landscape and retarding environmental performance. It will also not achieve the necessary precondition for the creation of a viable village centre, to improve the overall quality of the Valley.

Changes to /.....

Changes to the present ineffectual zoning policies are therefore clearly required. Properly planned development has been shown to be at least as profitable as laissez faire ad hoc exploitation. (1 (b))

As the area is only 15% developed, (in terms of current zoning parameters) there is thus considerable potential for either unplanned despoilation, or planned enhancement. Within the ambit of the latter choice, there would be ample opportunities for normal profits to be made by developers, but within the framework of an environmentally sensitive developmental Strategy Plan which formulated timeously would benefit the developer, the residents, and the area generally. If development continues unchecked, despoilation of the environment, with its subsequent negative effects on property values, would result.

Thus from the above evaluation it has been established that measures are required to :

- 1) prevent the perpetuation of the sprawl condition, which has been shown to have a negative effect on the Valley's living environment
- 2) to improve certain tracts of already established residential areas, which would improve their performance in promoting community consciousness and contact with the rural landscape, and
- 3) generate an active Village Centre which would improve the overall quality of the Valley environment

Community Facilities /.....

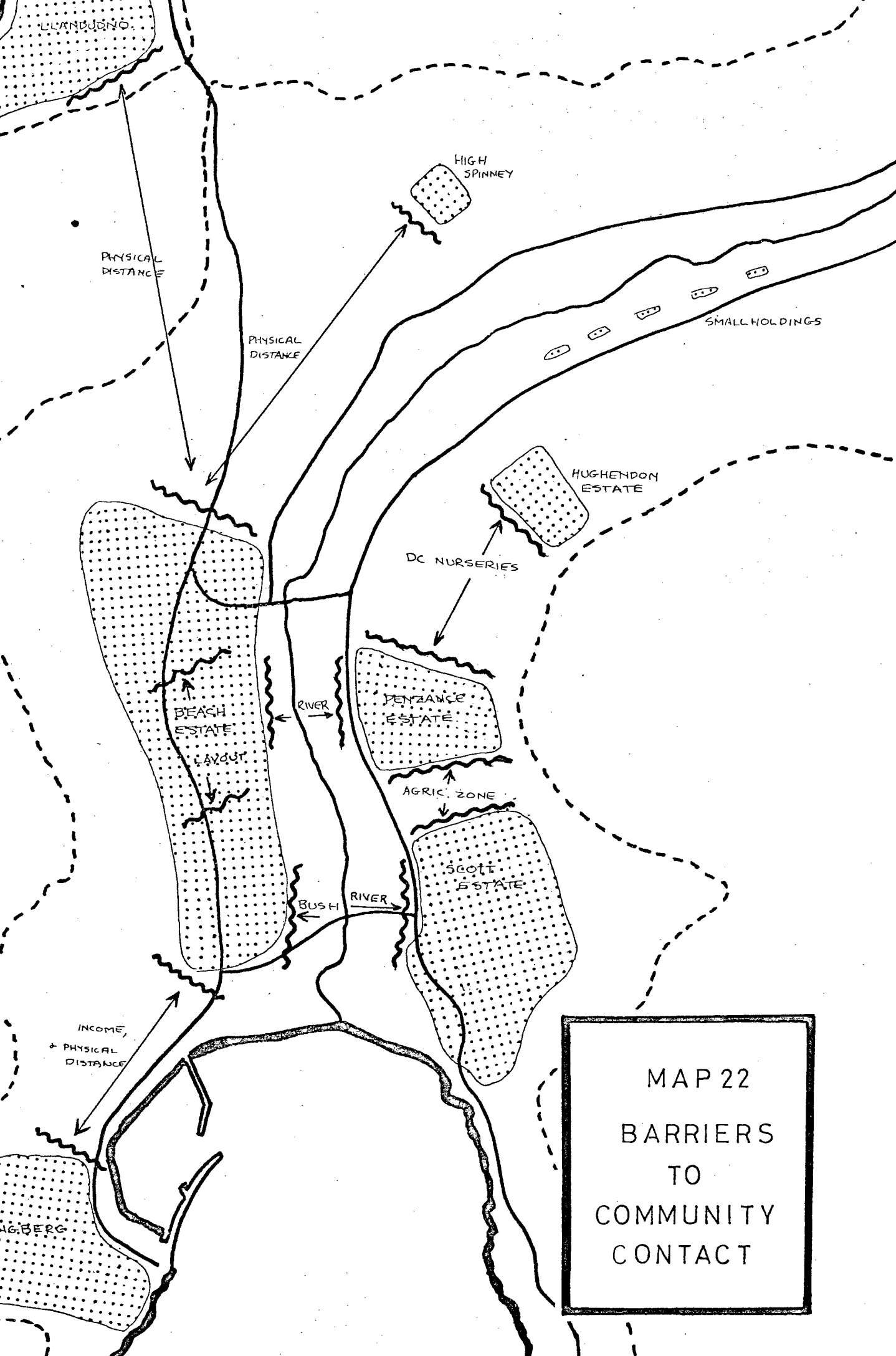
9.1.2. COMMUNITY FACILITIES

Dutch Reformed, Roman Catholic, Anglican and Protestant Churches are located in the Valley, and schooling facilities are provided for both nursery and primary level education. The present valley population threshold does not warrant the institution of a high school, although land has been purchased for this purpose by the Provincial Education Authorities, on prime farmland astride the Disa River on the southern side of Victoria Avenue. This site is highly questionable in terms of its implications on continued farming pursuits of the Valley, as discussed earlier.

A bowling green near the village centre and library is one of the only conventional urban sporting facilities established in the Valley. Its clubhouse at present serves a dual function in that it is also the unofficial "town hall". This is not really suitable both in terms of its size, and also, as with the church halls in the Hangberg Township which are denominationally "labelled" (page 103) so too is the bowling club associated with a certain group of people, and there is thus no natural common central meeting, or gathering place for the valley populous.

Reference to Map 22 indicates the segmentation of the different residential groups in the Valley, with their various barriers to social contact, either in terms of distance or separation by natural features. Even the delimitation of the area into wards for the election of ratepayer representatives further

divides the /.....



MAP 22
BARRIERS
TO
COMMUNITY
CONTACT

divides the valley (although there are obvious and unquestionable benefits in each area being represented).

These segmented compartments, whilst probably performing a function in allowing a distribution of population over the whole valley which facilitates their increased contact with the natural environment, increasing the population threshold for some facilities whilst not (to date) blatantly creating a concentrated conventional suburb does bring into focus the question posed earlier - "does the area provide a complete living environment?". It would appear that the valley does not adequately provide for the community "Gemeinschaft" type of lifestyle which could perhaps be expected in an isolated rural valley. Notwithstanding this, it does however on occasions unite to stage, for example, the annual "Sea Harvest Festival".

The factor which is perhaps 'missing' to encourage the creation of community life, is lack of a common venue. There is no real village centre, or town hall, which could be the focal point of activities, and the lack of commercial vibrance is a contributory factor in that it does not offer encouragement.

This apparent lack of community life which is not helped by the low-key shopping condition, points to a real need for the introduction of a meaningful planning input into this particular area, to overcome the situation.

If a vibrant condition could be created in the village, where things could begin to happen, encouraging

residents to /.....

residents to frequent the area, and to stroll around and shop, the activity would precipitate more meaningful community life, and would add materially to the economic well-being of the village, and the Valley. It would also present a more complete range and sequence of experiences when driving through the area, starting with the luxuriant growth of the forests in the valley's upper reaches giving way to farmlands, and eventually building up to a bustling village condition.

At present, however, because of the absence of these attributes, use is made of the facilities provided by the wider Metropolitan Area, both for work, and for shopping. This creates a daily pattern of movement which adds to the traffic noise factor of the Valley, and with the constantly increasing population, is giving rise to calls by some residents for wider roads. Because of Hout Bay's relatively isolated position, the residents are heavily reliant on personal motor transport. The distances between the various residential areas, and the village centre, thus is not a major problem, as invariably each family has a car - an essential prerequisite to living in the Valley.

A bus service does however operate from Wynberg Station to Hout Bay Beach, and to Hout Bay Harbour, at approximately half hourly intervals.

The Hout Bay Beach service runs from Wynberg Station via Maynard Road, Main Road, Constantia Road, Constantia Nek and Hout Bay Road, to the terminus at the beach.

Certain of /.....

Certain of these journeys are diverted to Southern Cross Drive in Constantia. A further service operates between the beach and the harbour.

The Atlantic Trawling Company hire Tramways buses for the benefit of their employees. This service leaves Wynberg Station at 6.30 a.m. and proceeds to the harbour, and a return service is provided at 6.30 p.m. This "Fisheries" bus is however only operated when required.

A further service operates between Adderley Street and the terminus at Hout Bay Beach, being routed via Llandudno. This service, which only operates on week days, makes a mere seven trips per day, because of the very low population threshold. It is perhaps surprising that the first bus to leave Hout Bay for the city on week day mornings leaves only at 10.15 a.m. (City Tramways Limited Timetable, issue 52/5 19.5.75), although a bus does leave Llandudno for the city at 7.05 a.m. This factor does not appear to be conducive to encouraging commuters from Hout Bay to utilise the bus service. On average 236 cars leave Hout Bay for the city on week day mornings from 7.00 a.m. to 8.00 a.m., the peak hour. (Refer page 135) To persuade those commuters to use public transport, the service would have to be extended to leave Hout Bay at about 7.00 a.m. as the general concensus among commuters appears to be that if they have to drive their cars to Llandudno from Hout Bay to catch the bus to town in the morning, they might just as well drive all the way themselves.

This analysis /.....

This analysis clearly demonstrates that public transport in the Valley is at present inefficient.

A necessary precondition to improve its performance, if this is considered desirable, would be to create a higher population threshold. The merits of this will be evaluated later when formulating the strategy for the Valley.

Added to this daily commuter movement, is the considerable weekend tourist traffic - when Metropolitan Man drives into and through the area as part of his pattern of weekend recreational activity, to escape the confines of his urban surrounds, and experience the natural rural attractions of the area. The importance of the Valley to the Metropolitan Area will now be assessed, to establish whether it is making the contribution it should to Metropolitan Man.

Valley Environment /.....

10.0.0. VALLEY ENVIRONMENT AND METROPOLITAN MAN

The isolated location of the Valley, together with its unique qualities has a special significance to the residents of the greater Cape Town Metropolitan Area. An evaluation to establish just what these qualities are that have appeal to Metropolitan Man, and hence which should not be allowed to be destroyed in any way by development, is therefore required.

It has been established that the Valley's major role at the Metropolitan level, is one of recreation (refer page 20) where the residents of Cape Town escape from the confines and ubiquitous presence of urban artefacts into a natural rural setting unique in the metropolitan setting.

In the urban metropolitan areas, nature (where it is in evidence) is an intruder into mans built environment, whilst in the Valley, man is the intruder into nature's rural environment. It is basically this factor which allows Metropolitan Man temporary release from his urban condition, whilst experiencing the various moods of the rustic country side, and watching the fishing boats putting to sea in their age old manner.

To facilitate an enumeration of the qualities inherent in the rural landscape, each of the various artefacts constituent in the Valley make-up will be described, as each of those elements contributes to the overall environment, and hence loss or destruction of one, constitutes an erosion of the whole.

The scenic /.....

The scenic attraction and unique beauty of the valley, with its winding roads tunnelling through avenues of oak and poplar trees, magnificent forests, lush farmland grazing pastures and vineyards, the dramatic sweep of sand dunes extending from Hout Bay beach to Sandy Bay, mountainous profile, sandy beaches and rugged coastline are recognised by residents of the Valley, the metropolitan population and visitors from areas further afield, and this contributes significantly to the R40m (28) annual income for Cape Town generated by tourism, a figure not equalled by any other industry in the Metropolitan Region.

Tourism is ranked sixth in the list of industries generating foreign exchange for South Africa. A survey of tourist attitudes in visits to South Africa has revealed the following preferences * (28)

Natural Landscapes	79%
Wildlife	67%
Natural Vegetation	55%
Towns and Cities	47%
Coasts and Beaches	42%

The appeal of Natural Landscapes, a feature of Hout Bay, is thus evident.

Quantification of the numbers of persons from the Cape Town Metropolitan Area who visit the area, would facilitate the establishment of a

strategy for /.....

(28). Fuggle, Prof. R.F. Metropolitan Dialogue. p.111
 *(28). Survey conducted by Dr. F. Ferraris of Geography Department, U.C.T.

strategy for the Valley, in indicating the area's value in attracting tourists, its recreational importance to metropolitan man, and hence the vital importance of retaining intact the many qualities of the Valley which are being threatened by the expanding urban periphery.

With Constantia Nek, Llandudno Nek and Flora Bay being the only access/egress points to Hout Bay it has been possible to assess the volume and direction of all vehicular traffic passing through the Valley. To substantiate the hypothesis that weekend "tourist" traffic, indicating the recreational potential and importance of the Valley, would be considerable, the figures have been categorised and broken down into normal week day commuting and weekend useage.

Analysis of the following tables, showing average daily traffic movements from 7 a.m. to 7 p.m. serves as confirmation of the notion that weekend useage would be high, it is in fact even higher than the corresponding week day commuting movement pattern, the linkage between the Valley and the residents places of employment in the Metropolitan Area. The number of cars passing at peak commuting hours on week days was lower than the corresponding weekend figure, and the average number of cars per hour during off peak periods was also lower on week days, than weekends. The highest flows were recorded on Sunday afternoons.

The Sunday total of cars entering Hout Bay via the Constantia Nek route was 2 250. If the average

occupancy of the /.....

T A B L E 11B

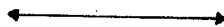
VEHICLE MOVEMENT AT FLORA BAYDURING THE TIME PERIOD FROM 7 A.M. TO 7 P.M.

CAPE TOWN (A) ←————→ CHAPMANS PEAK (B)

WEEKDAY

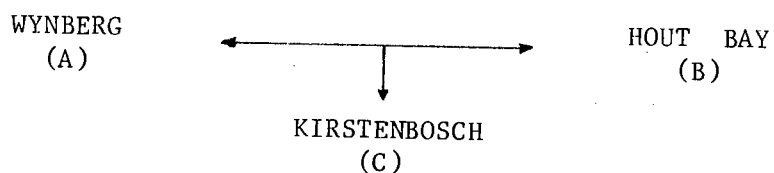
Direction	No. of cars passing during peak hour	Average No. cars per hour during off peak periods	Total No. cars per day
A - B	65 (5-6 p.m.)	28	370
B - A	70 (7-8 a.m.)	25	341

T A B L E 11C

VEHICLE MOVEMENT AT FLORA BAYDURING THE TIME PERIOD FROM 7 A.M. TO 7 P.M.CAPE TOWN
(A)CHAPMANS PEAK
(B)SATURDAY

Direction	No. of cars passing during peak hours	Ave. No. cars per hour during off peak period	Morning/Afternoon Split	Total No. cars per day
A - B	92 (2-3 p.m.)	54	44 (7 a.m./1 p.m.) 74 (1 p.m./7 p.m.)	682
B - A	84 (5-6 p.m.)	41	29 (7 a.m./1 p.m.) 60 (1 p.m./7 p.m.)	532

T A B L E 11F

VEHICLE MOVEMENT AT CONSTANTIA NEK ON AVERAGE SUNDAYDURING THE TIME PERIOD FROM 7 A.M. TO 7 P.M.

Direction	No. of cars passing during peak hours	Ave. No. cars per hour during off peak period	Morning/Afternoon Split	Total No. cars per day
A - B	189 (3-4 p.m.)	94	464 (7 a.m./1 p.m.) 751 (1 p.m./7 p.m.)	1 215
A - C	36 (4-5 p.m.)	17	72 (7 a.m./1 p.m.) 143 (1 p.m./7 p.m.)	215
B - A	262 (5-6 p.m.)	82	263 (7 a.m./1 p.m.) 898 (1 p.m./7 p.m.)	1 161
B - C	301 (5-6 p.m.)	84	239 (7 a.m./1 p.m.) 982 (1 p.m./7 p.m.)	1 221
C - A	39 (4-5 p.m.)	15	51 (7 a.m./1 p.m.) 147 (1 p.m./7 p.m.)	198
C - B	195 (3-4 p.m.)	77	341 (7 a.m./1 p.m.) 695 (1 p.m./7 p.m.)	1 036

occupancy of the cars was 4, which is probable for weekend family outings, then 10 000 people made use of the amenities provided by Hout Bay on one day. This figure indicates only those cars entering the Valley via Constantia Nek and serves to confirm the considerable appeal of the area, and its importance to Metropolitan Man.

The figures are also useful in placing the subject of road widening programmes in perspective.

The figures clearly indicate the predominance of weekend sightseeing traffic over week day commuting. The straightening and widening of the "country roads" should be seen in this light, as the winding of roads around headlands and turning into quaint little bays along the coastal road from Llandudno, and winding country lanes tunneling through avenues of oaks are surely some of the delights of the area that people come to experience - a factor adding to the quality of life.

Speed of traffic is not important when on "sightseeing" trips over weekends, and hence widened roads should be of secondary concern. The present "narrow" roads even perform a function in deterring too many cars from entering the area. For week day commuting purposes the existing roads are adequate, in that even during the peak periods no congestion is evident.

What is it then that Metropolitan Man finds so appealing in the Valley, and are all of its natural environmental amenities making the contribution they should, to the wider area?

The active /.....

The active and passive recreational opportunities afforded by the natural facilities and location of the valley may be summarized in terms of the amenities offered by the different natural physical systems.

10.1.0 NATURAL SYSTEMS - MOUNTAINS

Rambling as an activity is becoming increasingly popular as people "take from the roads to the hills" in an endeavour to regenerate that spirit lost in urban confines.

There are some fine walks around Hout Bay. From the harbour area it is interesting to walk over the saddle of land connecting the Sentinel to the Mainland. Duyker Island with its resident population of seals may be viewed from this walk. From the harbour a disused road climbs steeply to the old radio station built during the Second World War on top of the 653,5 meter-high Karbonkelberg. The views are stunning. For the really hardy there is a rough and surprisingly long walk around the coast to Llandudno, with its crevices and hard going, it is a day long excursion". (6(a)).

The inferences of this quotation need no further elaboration, other than to reiterate the assertion that in terms

of recreational /.....

of recreational potential, the mountain system offers considerable appeal both in terms of physical exercise, and scenic amenity.

10.2.0 BEACHES

The three beaches in the area - Hout Bay beach, Sandy Bay beach and Llandudno beach, are each different in character, and offer considerable recreational diversification.

(i) Hout Bay Beach

Whilst affording the obvious attractions of swimming, sunbathing and walking has by virtue of its road access become a popular venue for yachting, boating and skiing enthusiasts - a facility denied to Sandy Bay and Llandudno because of their isolation. This road access does however create a conflict of interest between the privacy of beach users, and the motorists who, by driving right up to the beach to take advantage of the view, nullify that privacy.

The proximity of the harbour and its related industry has created problems of beach and sea pollution, which from time to time and depending on the

time of year /.....

time of year, tidal and sea current movements and the weather conditions, detract considerably from the amenity of this facility. Should any possible future expansion of the harbour complex be contemplated (refer page 92) due cognisance will have to be taken of the implications of this pollution factor.

With the beach facing as it does in a southerly direction, the South East wind periodically makes conditions unpleasant for sunbathers, which problem could possibly to a large extent be overcome by an effective programme of dune plant covering and tree planting. The large expanse of former sand dune - now a hard gravel covered car park, to the west of the Disa River Mouth, also has considerable potential for being transformed into a worthwhile amenity, which in its present state however, serves little purpose other than to consolidate and stabilize the sand. The extensive removal of beach sand from this area to supply road construction programmes elsewhere in the peninsula, is threatening the slow growing dune vegetation, and denuding the beach of sand. Tidal deposits of gravel from this hardened area on occasions spoil large areas of the beach, which is also reduced to a narrow strip along the waters edge at the retaining wall.

The main side /.....

The main side effects of this attempt at sand consolidation has been to create a visually unsympathetic and shadeless area, as the character of the bay to a large extent is dependant on the feature of a sweep of white sands extending from the leopard rock (sculptured by I. Mitford Barberton of Hout Bay in 1963) to the harbour wall.

The re-creation of a soft, plant and tree covered dune facility, warrants further investigation and special study.

The beach area to the west of the Disa River and extending as far as the harbour wall has been designated a Coloured amenity, in terms of the Group Areas Act.

(ii) Llandudno Beach

Llandudno facing due west and affording an entirely different vista, with its backdrop of Little Lions Head and the Twelve Apostles, has more hours of unimpeded direct sunlight than Hout Bay.

The amenity afforded by this beach, with giant granite boulders providing shelter for bathers from the wind and sun and an element of privacy, is considerable, making the facility

extremely popular /.....

extremely popular. The sometimes rough surf and currents do on occasion make bathing dangerous, which factor has given rise to the formation of a Life-Saving Club in the area. The incoming Atlantic swell, being turned at the northern extremity of the bay by a rocky headland promontary, precipitates the formation of a good surfing wave in the right wind conditions which is capitalized on by adherents to that sport.

(iii) Sandy Bay Beach

Sandy Bay, lying at the foot of Suther Peak and Little Lions Head, is a beach magnificent in its desolation. Access at present is afforded only by a reasonable long foot path leading from Sunset Rocks in Llandudno, and this factor has kept the area relatively free of beach crowding, because of the determined effort required to gain access. It is one of the few as yet undeveloped beach areas in the Cape Peninsula, but approval has recently been given to the residential development of the locale.

The sweep of sand dunes extending over the neck from Hout Bay add to the picturesqueness and impression of almost total

remoteness /.....

remoteness experienced in the area - an attribute with which very few areas within the Metropolitan context of Cape Town are endowed, and which if preserved will become even more evident as expansion of Cape Town continues.

10.3.0 THE HARBOUR

The "Tourist" attraction of the fishing harbour per se has quite considerable amenity value as this operation has an almost timeless quality about it. The sight of a fisherman sitting on a bollard on the jetty mending his nets, with seagulls wheeling overhead and with the towering presence of the Sentinel, has immense charm and appeal and is an aspect that will continue to draw people to the area. The stirring sight of fishing boats and trawlers leaving the harbour entrance and heaving to the oncoming swell of the Atlantic, and their homecoming with the Coloured fishermen bargaining over snoek prices on the jetty are such an inherent part of the Cape tradition that it has prompted the proposition that "the snoek and fish horn too, perhaps deserve a place on Cape Town's Coat of Arms". (29)

The tourist facility of launch trips out into the bay, under Chapmans Peak and across to Duykers Klip and Seal Island at the foot of the Karbonkelberg is presently lending further appeal to the recreational attributes of the area.

The small boy /.....

The small boy sitting on the edge of the jetty with a fishing rod and can of worms, under the watchful eye of his father, hopeful too of feeling a tug on his line, is also an inherent constituent of the harbour make-up, but possibly one which could be diminished with an increase in industrialization. Taken singly and viewed in isolation, these little "human" aspects may appear small, unimportant and possibly irrelevant to the planning situation but seen synoptically in an overall perspective, are among the essential elements which contribute to creating the special placeness, charm, appeal and character of an area, which make it a place worth going to, and enriches basic human experience and quality of life. Industrialization of this particular harbour would detract considerably from the area's recreational appeal.

10.4.0 THE VALLEY

Much of the picturesqueness of Hout Bay is generated by the vistas afforded by the sweep of the valley floor emanating from Orange Kloof, being met by the valley extending down Victors-kloof from the saddle of Llandudno Nek, and continuing via the Disa Rivers' gentle meandering through the reeded marshlands below Victoria Road to the sea. They contribute much towards creating and capturing the very essence of

Hout Bay /.....

Hout Bay and this great passive recreational attraction, when "driving through" the area should not be allowed to be gradually eroded by the ever-spreading blot of low quality urban layouts emanating from the south of the Valley.

A tourist brochure records that,

"Immediately out of Hout Bay village the marine drive reaches a junction with the road which comes down from Constantia Nek. The main road veers left, bridges the course of the Disa River, makes its way through an avenue of plane trees, and then reaches a junction where a short road branches off left and leads to the fishing harbour. The main road veers sharp right and climbs the slopes of the 436,5 meter-high mountain known from pronounced similarities in shape as Little Lions Head. To the right there are fine views of the valley of the Disa River while silver trees and many indigenous flowering shrubs ornament the estates on either side of the road". (6(b)).

The indigenous flora referred to above, is currently being threatened by urban developments in the Valley, and its preservation and accommodation in future development is an aspect requiring special attention.

An active /.....

An active recreational amenity is afforded in the Valley in the form of equestrian riding stables and paddocks - lending a desirable rustic quality to the Valley.

To further capitalize on the scenic attractions of the Valley for Metropolitan Man, the authorities have proposed the construction of a "Scenic Drive" from the Llandudno saddle, adjacent to the Suikerbossie Restaurant, to link up with Constantia Nek. This Drive will have an interchange with an extension of Valley Road within the Orange Kloof Forestry Reserve and will traverse the exposed southern flank of the Twelve Apostles at approximately the 150 meter contour level. (Refer Map 23)

To maintain the present rural valley atmosphere, it is firmly contended that road construction programmes should be confined to those projects considered absolutely essential for the gaining of access and egress to specific areas, within the framework of a Strategy Plan. This proposed scenic drive does not in any sense fall within these parameters.

The earlier identification of vehicular movement (refer pages 135 to 140) has clearly indicated that in terms of the origin and destination of vehicles on weekdays, the road would not meet any real need, as the major morning peak hour flows are either movements from the Valley itself via Llandudno to Cape Town, or from the Valley via Constantia Nek to the Southern Suburbs. A movement in a counter direction prevails in the evening. The flows from the Camps Bay direction and Llandudno,

towards Hout Bay /.....



towards Hout Bay, which may be assumed in the absence of a detailed Origin Destination Study to be destined for routing via Constantia Nek, and would hence utilize the scenic drive are very small (\pm 50 cars per hour), as are the flows in the counter direction from the Southern Suburbs to Llandudno. Accordingly, it would appear that no justification for the construction of the road to assist commuter traffic, is evident.

The weekend traffic which passes through the Valley may be assumed to be a predominantly "afternoon driving" type and hence does not warrant the construction of a freeway for fast traffic. People going for an "afternoon drive" are basically desirous of "exploring winding country roads" admiring the scenery and passing the time.

The movement of this traffic should thus not be speeded up by constructing new freeways, and which would contribute to the desecration of the scenery that was initially sought after. The cut and fill operations that would be necessitated by the construction of this road on the exposed steeply sloping flank of the mountainside would not contribute to the scenic attraction of the area, as is evidenced by the scarring created by Mount Rhodes Drive on the adjacent slope and the present widening of Queen Victoria Road past Llandudno. It would also precipitate erosion, destroy natural indigenous flora, and impede the movement of natural fauna within the enclave of the Orange Kloof Reserve. It would further create a ribbon barrier, within which development in the Valley would have to be contained.

It is thus /.....

It is thus firmly contended that the construction of the road, which would involve considerable capital expenditure, is in conflict with the valley environment, and should accordingly be abandoned. There was no doubt opposition at the time of construction of such roads as Chapmans Peak Drive and Rhodes Drive, which are today worthy and invaluable assets, which have opened up new vistas to countless thousands, and contributed an incalculable scenic attraction and amenity to the Peninsula, but the time must come when the advantages derived by such projects are outweighed by their disadvantages - more roads encourage use by more cars which need more roads

10.5.0. THE RIVER

The actual course of the Disa River, which emerges from the woodland catchment area of the Orange Kloof Forest Reserve, and then winds slowly down the valley, past farmlands, and through reeded marshlands, which are the breeding grounds of wild birds, is an under-utilized natural resource. The potential of this environmental asset for the creation of an open space system, linking the backdrop of Table Mountain with the sea, is tremendous. There is an absolute minimum of public open space in the area, apart from that afforded by the proximity of the beaches and mountains. Most of the land flanking the river banks is currently in private ownership, which effectively denies the public access to this resource, a strategy to maximise the potential of this asset should thus be aimed at.

An excellent opportunity for the realization of this objective has been afforded by the recent freezing of all building and sub-divisioning of land by the Divisional Council in the area between Valley Road and Hout Bay Road north of Victoria Road, and between Milner Avenue and Hout Bay Road south of Victoria Road, (refer Map 24), pending a comprehensive floodline survey of the Valley. This has been motivated by a Clause in the Water Amendment Act of 1975 which states inter alia, that no township shall be established or extended unless the area has been surveyed to establish the maximum level to which flood waters are likely to rise over a 50 year period. (30) The measure was introduced to obviate flood losses such as those that

have occurred /.....

(30). Argus - August 30, 1975. "Hout Bay Building Freeze".



MAP 24
FLOODPLAIN

SUBDIVISION
FREEZE



AREA AFFECTED.

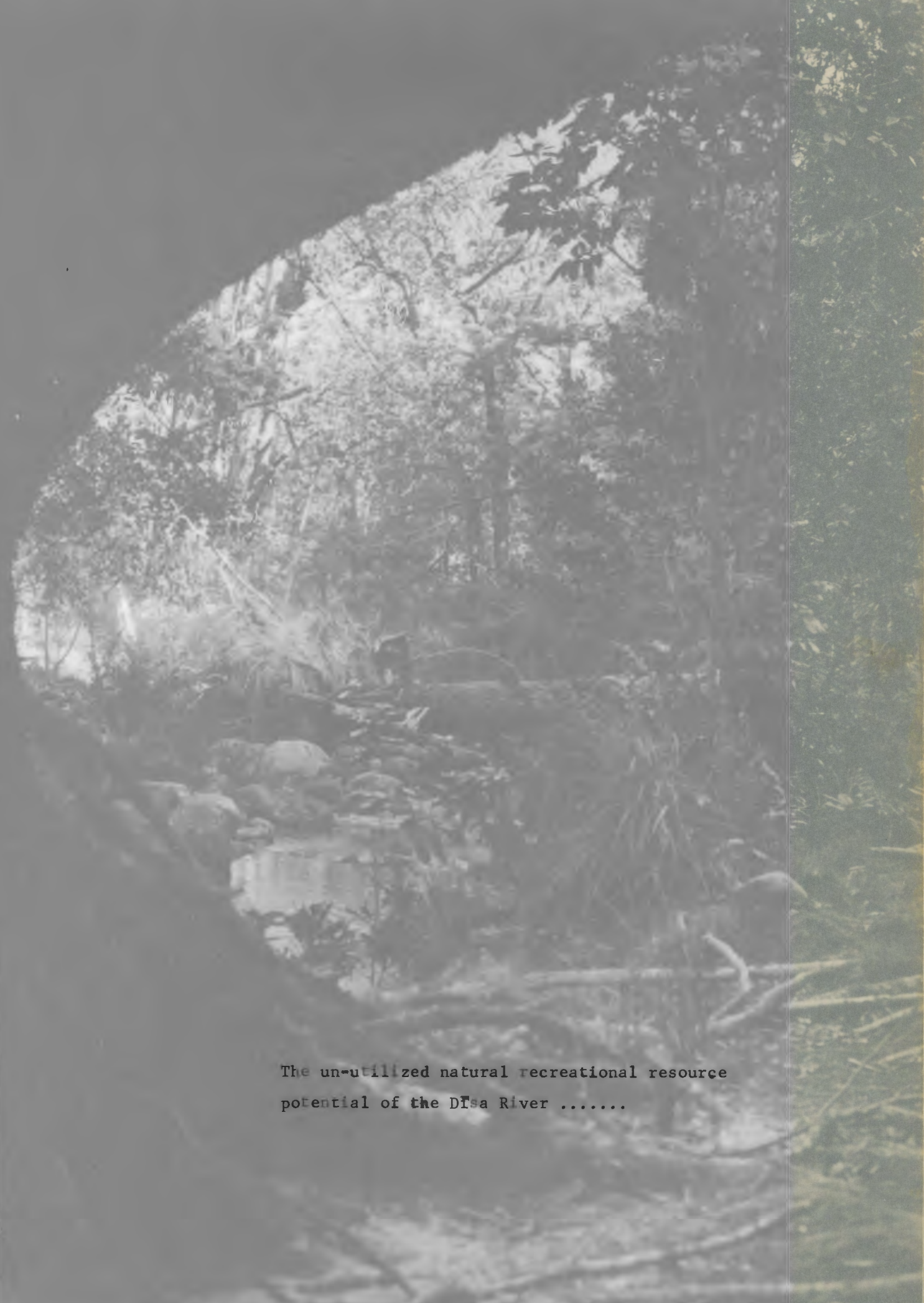
have occurred in the Transvaal and parts of the Cape Province in recent years.

The course of the river, at present under-utilized, and with its potential for recreation not yet exploited and thus not making the contribution it should to the wider Metropolitan area, could be developed into a natural open space walkway system along the river banks, linking the Table Mountain backdrop to the sea, and providing an ideal area for rambling within the Valley.

There is much land which is not being actively farmed, but is lying idle in anticipation of future urban developments. These fields, although not contributing any really productive output of carrots and cabbages to the Valley economy, serve a useful function in adding to the open, natural rural nature of the environs, and distinguish the valley from other metropolitan suburbs.

It is the range and natural sequence of environmental experiences offered to the motorist as he traverses down from the luxuriant forests of the Orange Kloof, past farmlands, and farmstalls, having the occasional glimpse of a cow in a field or seeing a horse trotting down to the river, that contributes to the creation of the atmosphere and essential genius of the area. Tree groupings, hedgerows and wooden pole fences separate the different fields and meadows, and at the same time join them together in a natural manner. Vineyards growing right up to the very road verge bring the legacy of centuries of husbandry to the reach of metropolitan man, and he can view fields being cultivated in a

completely natural /.....



The un-utilized natural recreational resource
potential of the Dīsa River

completely natural, and not a museum-like setting, as it is an area which works.

When however, he reaches the junction of Victoria and Valley Roads the rural image is shaken, as hedgerows dividing fields become replaced by vibracrete walls separating back yards, and he is immediately conscious of his own urban world again. This contrast serves to accentuate perhaps those attributes that afford Hout Bay its special placeness and attraction to Metropolitan Man, and that consequently should be retained and those urban artefacts which are in the process of whittling away the valley's rural charm.

A pleasant and desirable culmination of the sequence of experiences enjoyed when travelling down the Hout Bay Road, having passed from the wooded forests through to cultivated vegetable farmlands, would be to finally emerge into a bustling village centre, with its implied convivial activity. Instead however, one is confronted with a few isolated buildings which tend to convey a sense of disappointment, and lack of fulfilment, to the visitor. This is an element of which cognisance should be taken in formulating a strategy for the area as this "dejection" and lack of activity presents the Valley in an incomplete light to the visitor, and concomittantly mitigates against affording a complete living environment for the residents, as discussed earlier.

11.0.0. REVIEW

The process of change which is currently transforming Hout Bay from a relatively isolated farming community in a picturesque little valley on the outskirts of Cape Town into a residential dormitory suburb, integrated within the wider metropolitan context of the city, is a phenomena common to many rural areas on the periphery of expanding urban conurbations.

Because the ruralized way of life in its urban setting in Hout Bay is so demonstrably different to that of the rest of the City, and because the environmental qualities of the surroundings have so much to offer, this process of change must not be allowed to downgrade those qualities of the area, but rather improve upon them.

As Gutkind has observed, "our environment is at any moment of human history the product of a perennial revolution, of a continuous process of change. Man's adjustments to his environment are not a series of unrelated stages of development, each more or less accomplished and self-contained entities, but an organic and integrated chain of events. Thus permanency exists only in the uninterrupted continuity of change and in the dynamic relations among all aspects of human activities. Permanency without synthesis is therefore a delusion. To these two criteria a third has been added: the growing scale of transformations, expanding from small and individual to large and collective operations. This

trinity-permanency /.....

trinity-permanency of change, synthesis of relations and the increase of scale forms the yardstick by which the interaction of man and his environment should be judged". (31)

That change is inevitable in the Valley, must be conceded. The developmental pressures that have been shown to exist, which are currently eroding the rich qualitative elements of the environment in Hout Bay, must therefore be channelled and guided, as development need not of necessity be destructive.

11.1.0. HOUSING

Urban sprawl, the spectre threatening Hout Bay, may if taken out of context be seen as a normal pattern of growth which provides for flexibility in urban useage, and diverse and alternative forms of housing opportunity. This notion is based on the impartial observation that scatteration (or sprawl) should not be categorically rejected nor compactness of development be accepted as a planning ideal. This implies that people should not be denied the opportunity of personal improvement by moving out to the "country". However, unless this is seen in perspective and controlled and planned, their movement in to Hout Bay will destroy those very sort after qualities for which they moved in the first place.

The alternative notion of sprawl which is the aspect most prevalent and real in the

Hout Bay context /.....

(31). Guttkind, E.A. Our World from the Air : Conflict and Adaptation.

Hout Bay context, is that of the proliferation of typical "South African" townships. These almost invariably result in homogenization of the landscape, are usually unattractive and lacking in aesthetic quality, wasteful of land, and conducive to speculation, which is both unproductive, capital absorbing, and thus inflationary. The developments traditionally are usually not associated with commensurate public gain, and result in considerable loss of environmental quality, a flaunting of the basic integrity of the area, and destruction of the rural attributes of the farmlands which engender so much character, charm and appeal to the Valley.

"The urban expansion that menaces the (Hout Bay Valley) today is typical of a national problem. The normal expectation for this and other areas is that growth will be uncontrolled, sporadic representing short term values, with little taste or skill. Slowly nature will recede to be replaced by growing islands of development. These will in time coalesce into a mass of low grade urban tissue, having eliminated all natural beauty, diminished rare excellences, both historic and modern. The opportunity for realizing the (South African) dream will recede again to a more distant area and future generation. For this is the characteristic pattern by which those who escape to the country are encased within a faceless suburb, no-place, somewhere (South Africa)" (1 (c)).

Earlier evaluation /.....

Earlier evaluation of the living environment of the Valley revealed that the present sprawl condition was not operating optimally for the residents.

11.2.0. FARMING

Alternatives to this cancerous encroachment must be found. An environment must be created from the beautiful natural landscape in which man can live, but with the natural beauty of the area retained. Cognisance must however be taken of the considerable financial implications of maintaining farming or rural-related activities, when urban developmental pressure is applied. As has been stated beforehand, the farmer is placed in an invidious position when offered the "alternatives" of continuing his farming operation of producing carrots and cabbages in the face of ever-rising rates, taxes and labour costs, or being offered a considerable sum for the developmental rights of the land, and retiring comfortably.

Any developmental strategy for the Valley must recognize this factor, and should accordingly incorporate an awareness, if preservation of farmlands is an objective, that the farms produce more than just agricultural products for sale, they also produce qualities of charm and historic rural character, add richness to the environment and contribute to the observers basic enjoyment of life, for which aspects the

farmer is not /.....

farmer is not paid, they could however possibly justify special dispensations such as rates relief, or preferential assessments in order to maintain the farm's relative viability, if it could be shown that insurmountable financial difficulties were being experienced. A factor which has emerged however in this regard is not one of lack of profitability, but rather lack of interest of the present owners. A different strategy is thus required.

This decrease in land devoted to productive farming uses is not particularly significant in terms of national output, except that it begins to happen on the fringes of all expanding centres, but becomes reasonably critical in terms of a decline in specialized agricultural pursuits and the competitive supply of vegetables for the Cape Town market, and is serious in terms of the need for unbuilt-on natural open areas and spaces in relation to the Cape Town Metropolitan Region, and in terms of inefficient utilization of land.

Why should there be this concern for preserving natural farmlands and landscapes?

"Clearly the problem of man and nature is not one of providing a decorative background for the human play, or even ameliorating the grim city: it is the necessity of sustaining nature as source

of life, /.....

of life, milieu, teacher, sanctum, challenge and, most of all, of re-discovering nature's collary of the unknown in the self, the source of meaning". (1 (d)).

This will surely become more evident in the future when as yet undreamed of generations, encapsulated in the confines of the urban region of Cape Town will be consciously or subconsciously grateful for the facility of being able to experience "nature" in a little bay with waves breaking onto a white beach, with no visible evidence of urban artefacts in sight, and to walk through rich farmlands producing the fruit and vegetables normally only seen on supermarket shelves, yet all within a few miles of Cape Town.

11.3.0. FISHING

The problem of the threatened factory expansion at the harbour and desecration of the hillside of the Sentinel should also be seen in the light of a facility affording employment to a settled population of fishermen and their families, who, unlike the majority of Coloured people in Metropolitan Cape Town, live in picturesque surroundings; yet within walking distance from their jobs. The contrast between this situation and projects planned for the Cape Flats in pursuit of a political ideology, where transport costs drain residents of their

earnings before /.....

earnings before they even return home from work, is striking. This variance is possibly a further reason for the presence of squatters in the Valley. Cognizance too, should be taken of the significant generation of rates and taxes by the industry which tend to afford a measure of relief for the private rate payers in the Valley. Reference to Table 10 illustrates the large differential in rates payable between the Hout Bay Harbour Local Area, and the Hout Bay Local Area. The rates levied in the Harbour enclave are the highest in the Cape Town Metropolitan Region.

Notwithstanding these factors however, expansion of the factory area will bring with it an increase in possible pollution; both in terms of noise and beach bespoilation, if not controlled. Expansion will also bring with it a concomittant increase in the squatter population, and a further impetus to the rural/urban migration from country coastal areas and villages.

This at a time when "growth points" are being established in lagging regions such as Saldanha Bay, in an endeavour to stem this tide. Careful evaluation of this factor will be required, and with the closest co-ordination of the many authorities which exert control over aspects of developments in this nature.

12.0.0. SYNTHESIS

In synthesizing the foregoing chapters, where the built environment has been evaluated in terms of its performance in utilizing the inherent potentials offered by the natural environmental features of the Valley for providing a total living condition for man in a natural setting, it emerges that certain elements are performing well, whilst others are being subjected to forces which are both threatening to change, and in some instances radically altering the delicate balance of the valley environment.

The performance of the valley - the lifestyle it engenders to both Local Hout Bay Man, and also Metropolitan Man, is inextricably linked to the maintenance of the special environmental qualities with which the valley has been bestowed by nature. It has been shown that various forces both internal and external have been exerting pressures on the valley precipitating a metamorphosis which could cause irreparable harm to the locale.

Having identified at a broad level the various major forces at work and the qualities of the Valley which they are threatening, it now becomes possible to devise a developmental strategy aimed at coming to terms with these forces.

There are clearly things happening in the Valley which require immediate action to be taken, both

to prevent /.....

to prevent despoilation, and to make the area more viable. There are also things which require action, in the medium term, and for setting the future direction of development, a long term strategy.

The fundamental question of prime importance, is whether further development in the Valley is necessary or desirable. If it is considered desirable, the extent of that development, or perhaps more pertinently in the Valley context, the minimum amount of development that should be encouraged, requires evaluation. The minimum threshold level at which the area could begin to operate most efficiently, offering the best internal living environment for residents, and the best output to the Metropolitan Area, must clearly be established. It must first however, be ascertained whether the area is operating efficiently at present.

It has been shown that various internal pressures within the Valley itself are precipitating calls for more development. One of these is the escalating cost of maintaining land in the Valley, and of maintaining the area in general. A useful indicator of the financial viability of the area is that of its income/expenditure position.

Being a "Local Area", Hout Bay falls within the jurisdiction of the Divisional Council, which body levies three different forms of rates on the area -

- (a) General Rates
- (b) Health Rates
- (c) Special Rates

The amounts /.....

The amounts received from the Special Rates are intended to meet the running costs of maintaining any specific local area. General Rates are levied on all Local Areas, which pay the same amounts, and are intended to meet any shortfalls which may be experienced in the receipt of Special Rates, in any area. Should there be a shortfall, the Special Rates would be increased in the following year to meet that deficit.

Hout Bay has two Local Areas within its boundaries - the Valley Proper, including Llandudno, and the Harbour (refer Map 2) which is rated differently to the Valley, in that the Special Rates payable there are very much higher.

In order to facilitate comparison between Hout Bay and other, independant municipalities, nett general assessment rates have been extrapolated from the Statements of Accounts of those various Municipalities for 1974, which serve as a useful comparative indication of incomes required to finance these municipalities. The figures are reflected in Table 12.

The financial position of Hout Bay during 1975 is reflected in Table 13. The figures are approximations, established from interviews with Provincial Treasury Staff.

T A B L E 12MUNICIPAL RATES INCOME - 1974

MUNICIPALITY		NETT GENERAL ASSESSMENT RATES
		R
1	Bellville	3 215 551
2	Milnerton	1 682 325
3	Parow	1 437 963
4	Goodwood	1 029 435
5	Kraaifontein	716 124
6	Durbanville	415 306
7	Fish Hoek	357 274
8	Simonstown	335 959
9	Plettenberg Bay	193 152
cf	Hout Bay	125 000

T A B L E 13

A. 1975 RATES INCOME (SPECIAL RATES)

Hout Bay Local Area	- 1,35 cents/rand	R187 000
Hout Bay Harbour Local Area	- 4,07 cents/rand	63 000
		R250 000
		R250 000

B. 1975 EXPENDITURE (FROM SPECIAL RATES)

Hout Bay Local Area		R232 000
Hout Bay Harbour Local Area		68 000
		R300 000
		R300 000

C. 1975 GROSS DEFICIT

Hout Bay Local Area		R45 000
Hout Bay Harbour Local Area		6 000
		R 51 000
		R 51 000

D. 1975 VALUATIONS

Hout Bay Local Area		R13 913 000
Hout Bay Harbour Local Area		1 547 000
		R15 460 000
		R15 460 000

The Hout Bay /.....

The Hout Bay Local Area thus had a deficit in 1975 of just over R45 000. In terms of accounting, however, this presents a picture probably far worse than is actually the case. A deficit of only R20 896 was carried forward to 1976, as the balance was met from the General Rates. A deficit of R17 600 was brought forward from 1974, showing that the area tends to constantly "run at a loss".

In order to meet the expected deficit for 1976, the Special Rate has been increased from 1,35 cents per Rand to 1,60 cents per Rand reflecting an increase of over 15%, which is a substantial amount.

Whilst Local Areas (by their very definition) are not expected to be totally self-supporting, they should largely carry themselves. It is for this reason that the rates are constantly adjusted upwards to cover increased costs.

The only way in which the area can increase its revenue is to either increase the rates payable (or revalue the properties) or increase the population which would provide a wider income base. Measures aimed at increasing the rates payable would tend to place further internal pressures on the area precipitating further sub-divisioning, because of residents inability to maintain large erven.

On the other hand, to merely increase the number of people in the area to "balance the deficit" is also not an entire solution, unless the breakdown of the

expenditure pattern /.....

expenditure pattern is known. It could be that the continual increase in expenditure of the area is merely a product of inflation or of bad management in which case increasing the population would probably boost expenditure still further, in that additional infrastructural provisions would possibly have to be provided.

What then were the elements of the expenditure pattern in the Valley during 1975?

The following are approximations of the expenditure incurred, during 1975 :

Refuse Removals	R43 000
General Works Maintenance	R76 000
Library Services	R 5 000
Loan Charges	R90 000
1974 Deficit brought forward	R18 000
	<u>R232 000</u>

The loan charges of R90 000 reflect the Interest and Redemption on Capital Expenditure incurred in the Valley. This is made up of acquisition of land for various service functions, and the construction of a Sewage Scheme at Llandudno, but the bulk of expenditure was spent on stormwater drainage, streets and pavements.

Thus over half of the expenditure during 1975 was on the provision of infrastructural facilities, in excess of that required by the present population.

From this /.....

From this it may safely be assumed that if the numbers of ratepayers were to be increased, the burden of rates would be more evenly distributed, without excessive additional expenditure resulting, as the basic infrastructure has already been provided.

How many additional ratepayers would be needed to bring income and expenditure to an equilibrium position, thereby reducing internal pressures on the area?

The effective deficit in the Hout Bay Local Area in 1975 was R45 000. At current day prices, and assuming that the inflow of extra ratepayers would not add significantly to the general maintenance costs of the area (as the infrastructural services have already been laid) an additional valuation of property sufficient to meet that deficit at the prevailing Special Rate of 1,35 cents per Rand, would be necessary to reach that equilibrium position. Thereafter, increases in rates would merely be the product of inflation, or the need to provide a specific facility.

$$\begin{array}{rcl}
 \text{Thus } AV \times 1,35 \text{ cents} & = & \text{R45 000} \\
 & & \\
 & \dots & AV & = & \frac{45\,000}{,0135} \\
 & & & = & 3\,333\,333
 \end{array}$$

The additional valuation required is thus R3 333 333. Assuming an individual average property value of R30 000, this would mean that the immediate input of an additional

111 ratepayers /.....

111 ratepayers, at current day prices, would, ceteris paribus be able to eliminate the present deficit, ensuring a stable equilibrium income/ expenditure pattern.

This hypothetical example has obviously been oversimplified to the extreme, but it does serve to indicate that there could be definite financial advantages to the Valley if a certain amount of additional development were encouraged. It also highlights the inherent dangers of a similar argument being used to justify an increase in population to cover the mistakes of mismanagement.

It has recently been proposed by the Divisional Council that a water-borne sewage scheme for the Valley should be provided. The cost of this scheme would, it has been estimated, amount to over R3m. The interest and redemption on this figure would amount to a substantial total, which clearly, the present ratepayers of the valley could not afford. Whilst the present system of sewage disposal by means of septic tanks and soakaways is adequate for the existing population, if a substantial amount of further development took place, increasing the population, then a more advanced system would be necessary. The current system is presently showing signs of overload in the Harbour Area, where the increased densities in Hangberg Township are resulting in the existing facilities being strained.

Thus if the scheme was implemented, it would be both an encouragement to development, in that this necessary

infrastructural /.....

infrastructural facility would be available, but it would also be an element forcing further development, in order to provide an increased ratepaying basis to finance it.

Whilst financial considerations are therefore extremely important, it is the quality of the environment which becomes the overriding factor when advocating any form of development. If increased development provided a solution to the economic problems of the Valley but detracted from the quality of living space, and eroded the areas special appeal, then development should be curtailed. It must thus be clearly demonstrated that an input of development would, aside from its financial contribution, enhance the living environment of the Valley, for it to be considered justifiable in any way.

From the foregoing analyses of the Valley's living condition, it was established that the environmental performance was low in certain areas, mainly because of poor layouts and location of development, but also because of low population thresholds.

The quality of the living space could therefore be improved by an injection of activity into the Village Centre, which would raise the threshold of the shops, creating a more viable centre, and provide a total valley picture - of an environmental sequence from the forested headlands of the Valley through the gradations of farmlands to a vibrant village.

More development /.....

More development would raise the threshold necessary for amenities such as sports clubs, schools, a better library, street lighting, town hall, community facilities, and a more efficient and frequent public transport service.

More development would allow for the institution of a waterborne sewage system, which in turn would facilitate higher density clusters, and with subsequent compact development, greater use could be made of open space.

More development in the right place could improve presently malfunctioning areas, such as the Hakea and Port Jackson covered lands adjacent to Oakhurst Farm, and the eastern slope of Beach Estate.

There are thus clearly definite benefits which would improve the overall valley quality and performance, by strategic inputs of a controlled amount of development. The nature, type, amount, location and phasing of that development, is of critical importance, in the extremely sensitive Valley environment, and this now requires full elaboration.

13.0.0. STRATEGY FORMULATION

Any strategy conceived for the Valley must of necessity fall within the continuum of a time scale, as there are things happening at present requiring immediate action but also factors which have a longer term significance.

Whilst it is essential to respond to short term problems, almost in the vein of fire fighting, it is the longer term strategy which is probably of more fundamental significance, in that if not given proper direction now, a perpetual pattern of responses and reactions to symptoms will continue as until the underlying causes of the problems and factors threatening the Valley are understood and a basic attitude adopted towards the area, crisis planning will hold sway.

The special way of life of Hout Bay is tied to the physical make-up of the land, the farming, fishing and residential activity in juxtaposition, and its location within the encroaching periphery of a large conurbation. The response of the people to the natural condition which has been generated from the land and its physical configuration, have given rise to a unique pattern of existence which must not be allowed to be destroyed, but must be enhanced. The great input given to the Metropolitan Area by the Valley's environmental qualities have been shown, and these qualities must not be forfeited to mindless expansionism. The very delicate balance of the rural way of life in an urban place - the Metropolitan Area, must be maintained.

To meet the goals set, the strategies that will be adopted, arising from the foregoing analyses, will now be presented.

14.0.0. SHORT TERM STRATEGY

In the short term, immediate responses are required in certain areas to prevent undesirable development occurring which could result in ultimate despoilation, with a lasting detrimental effect of the Valley. Responses are also required to accommodate the problem of lack of certain development in some areas.

From the preceding analyses of the ways in which the built environment has been performing for the Farmers, Fishermen, Residents and also Metropolitan Man, there have emerged certain elements which could be labelled as being of an immediately critical nature, in their effect on the environmental performance. Now that the whole area has been surveyed synoptically and the inter-relationships between the various components seen in their wider perspective, it is possible to state which those factors are that are not contributing to the enhancement of the environments performance.

When viewed in isolation and without reference to the wider context in which they operate, certain elements may not appear to be of a particular critical nature, but when the totality is analysed, each factor, however small, adds up to create a problem of magnitude enough to begin eroding these special attributes which make the Valley environment unique.

There are thus envisaged projects to which a halt must be called. There are other areas in which development should be encouraged, and yet others where action is required to maintain the present status quo. They are summarized in the following sequence :-

14.1.0. HARBOUR DEVELOPMENT

Continued expansion of industry at the harbour (a possible increase of 30% in terms of current zoning), is an element giving cause for concern because of the diversified nature of its ramifications not only on Hout Bay, but on the wider region. It has been shown that the industry tends to act as precipitating factor in the depopulation of the hinterland of the Western Cape.

It is also the catalyst in the ever-increasing densities of population in the Hangberg Township, and one of the reasons for the presence of squatters in the area.

Whilst it is held in some quarters that, apart from an occasional seasonal boom, the fishing industry has already reached its peak, there is likely to be, in addition to the fish meal already processed, an increased sophistication of products, which will become possible with improved technology. This would probably result in additional factories being built in the harbour enclave, which would place a severe strain on the existing infrastructure, and cause the problems which have been mentioned earlier, viz.

- (i) an increase in heavy vehicular traffic generation, which would be routed through an existing residential area,

(ii) concomitant /.....

- (ii) concomitant with the increase in traffic, would come calls for wider roads to overcome the congestion which would result from use by heavy slow moving trucks
- (iii) an increase in industrial noise alien to a rural/residential environment
- (iv) pollution of the air, beach, sea and harbour, and this in an area noted for its tourist attracting potential.

Weighted against these problems are the indisputable benefits of the harbour

- (i) a provider of employment for the one thousand fishing industry employers of Hangberg, who are able to live in close proximity to their places of work - a unique work/live situation not found elsewhere in the peninsula, and
- (ii) the economic benefits of the harbour, in terms of affording rates relief to the rest of the Valley. Although in terms of areal extent, the Harbour Local Area is only 5% that of the Valley Local Area, it contributes to 25% of the rates income of the combined areas.

The harbour must thus continue to support those fishermen presently dependant upon its existance. This does not give it licence however, to support those who are not presently reliant on it, viz. who are currently living in the rural hinterland, and who are attracted by the higher wages of the urban areas, which apart from adding to the already crowded conditions in Hangberg, depletes the population of the interior and further polarizes Cape Town's position in the region.

It has been shown that there are two elements of the fishing industry at the harbour - the inshore and the offshore. Whilst fresh snoek and crayfish (the inshore component) caught from small boats require immediate access to the harbours and the market, shoal fish (the offshore element) can be kept refrigerated in ships' holds for a far greater length of time and thus the immediate proximity of a harbour is not a prerequisite. This factor suggests that in the long term new shoal fish processing plants could be located in the areas of need of industrial inputs, such as the "growth point" of Saldanha Bay, where infrastructural facilities have been provided, where noxious olfactory side effects as processing would not be as noticeable as in Hout Bay, and where there is ample areal space for ultimate expansion and diversification to new and more sophisticated by-products.

From Hout Bay's point of view, the industrial strategy must thus be one which will allow continued employment for its dependant population, but not one of continued

expansion /.....

expansion, which would attract more residents and squatters. Thus in the short term a firm stand should be taken against the further establishment of new shoal fish processing plants which should be directed to other locations, and making stringent stipulations to those inshore industries for which immediate access to a local harbour is essential.

Those concerns with linkages to the inshore industry, when making application for location in the Hout Bay area, should provide cogent and irrefutable reasons why it was not possible to locate at a designated growth point site. They should give clear evidence of being able to meet pollution control conditions. They should additionally be required to ensure (financially) that housing was available to their prospective employees, and to contribute to the landscaping of the Hangberg Township, which is detracting considerably from the tourist appeal of the Sentinel. They should also, if the industry is of a seasonal nature, be required to adhere to a policy of withholding a portion of the employees earnings for even year-round distribution to overcome the problem of seasonal fluctuations in income, which give rise to various social pathologies in the township.

Thus if a firm was in a position to be able to afford the disincentives to location in Hout Bay, it would make a real contribution to the area, in terms of providing continued employment, in terms of upgrading the physical appearance and social quality of Hangberg and of supporting the area economically.

14.2.0. THE VILLAGE CENTRE

From the analysis of the Valley's built environmental performance in providing a total living condition for the residents of the area, it emerged that it was not meeting the necessary criteria in terms of affording the necessary social amenities. It was shown that the different groupings of residential areas, separated by various barriers (refer Map 22) did not have a sufficiently effective connecting link or common denominator to promote a feeling of community. The built environment thus provided a place to live, but an insufficient outlet for man's more gregarious nature.

The shopping condition, a potential catalyst in bringing the Valley populous together to perform this basic function, could with the resultant effects of propinquity, promote a feeling of valley community consciousness. The present modus operandi of the valley shoppers is however, to travel to the Metropolitan shopping centres, in preference to the village, because of a wider selection of goods and often lower prices.

This factor, together with the low valley population threshold, has resulted in the village centre "running down".

Analysis of the Valley's contribution to Metropolitan Man has also shown that the village centre, a

potential drawcard /.....

potential drawcard to visitors, is not performing to its fullest capability, and leaves the visitor with an unfortunate impression of neglect.

What is required is an infusion of activity into the village centre, to create an atmosphere of vibrance, where things could begin to happen. This would serve as an effective culmination of the road experience, when driving through the area.

It would serve too in creating an incentive for the Valley shoppers to make use of the facilities offered by the Village. If more people made use of the shops, more goods could be offered for sale, and at possibly lower prices because of the higher turnover. This would create a snowball effect of attracting even more shoppers to the centre, which would also contribute greatly to the recreation of the Valley community consciousness.

If a wider selection of goods became available, and the prices could be brought down, by dint of higher turnover, the village would also make a contribution to the living costs of Hangberg Township, whose residents presently have to travel to Wynberg for most of their shopping needs. If that journey could be eliminated, many benefits would be derived.

A way in which to precipitate development of the Village centre, would be to promote a higher density

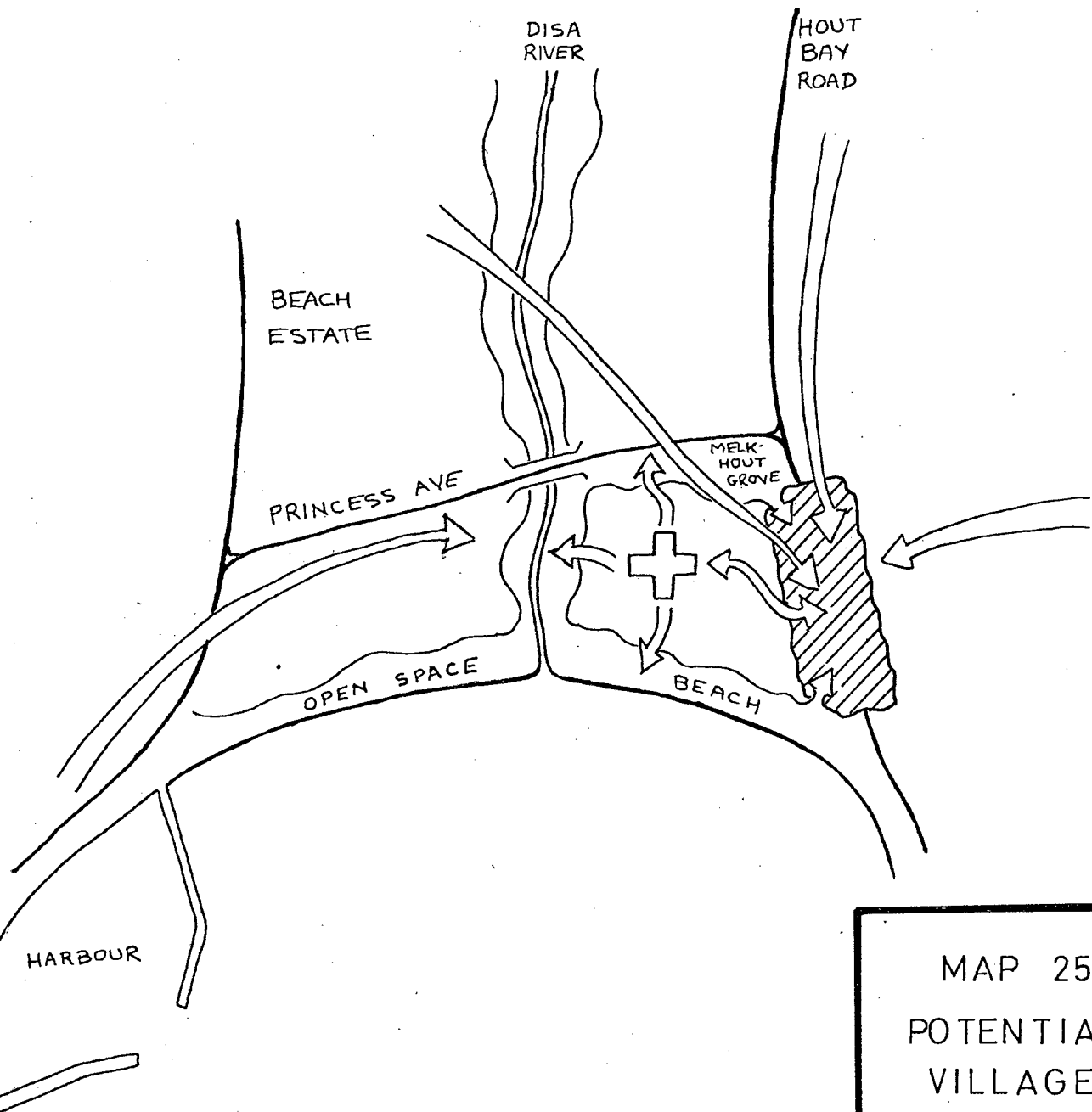
living condition /.....

living condition adjacent to the centre. An input of new residents in the right place and with the right type of project should provide the necessary stimulus and a higher threshold to trigger off development of the Village.

The area of detracting Port Jackson bush next to the Village affords an ideal area for this type of development, which could be linked and tied in with the beach, the river, the road and the Village; to create an activity centre, which would serve as an attraction for the rest of the Valley. (Refer Map 25)

The type of development required is one which would make the most effective use of the area available, and with open space walkways linking the development to the shopping centre, and also the beach and the river. The low density "Beach Estate type subdivisions" has been shown to be ineffective in promoting social contacts. A clustering of houses, creating meaningful open areas, which would maintain the open Valley tradition, would be of far greater efficacy in this context.

It has already been demonstrated that a controlled increase of ratepayers could do much to eliminate the internal financial pressures building up in the Valley. The village centre project would thus meet a wide variety of needs for Hout Bay.



MAP 25
POTENTIAL
VILLAGE
CENTRE
(SCHEMATIC)

14.3.0. NORTHSHORE

The proposed development of the "Northshore" township (refer Map 21) may be considered to be of a critical nature for the reasons revealed in the earlier analysis, viz. :

- (i) it constitutes a threat to the continued operation of the wind blown sand cycle, replenishing Sandy Bay and Llandudno beaches, because of its location on the unstable sand dunes
- (ii) its development at this point in time would hinder the creation of a viable village centre which has been set as a priority issue
- (iii) the provision for shopping sites in the development is a further factor precipitating decentralization of shopping, which mitigates against the viability of a re-created village centre
- (iv) the type of development proposed is of the wrong type (192 conventional plots) which will tend to perpetuate the lower density sprawl situation so evident in the adjacent areas of Beach Estate
- (v) the high /.....

- (v) the high visibility of the development on the exposed slopes of the Karbonkelberg, when viewed from all of the main roads in the Valley, will detract visually from the appearance of the area.

These factors clearly indicate that this is the wrong type of development in the wrong place, and at the wrong time in terms of the objective of revitalizing the shopping area, to benefit the whole area. The foregoing analysis has revealed that with the current number of undeveloped plots in the area (645) and the present rate of building of 31 houses per annum, this would indicate that the current market demand would be met for a further 20 years, assuming linear growth, which although unlikely, serves as a useful index. This would tend to demonstrate that it would not be feasible in terms of anticipated market demand to develop both "Northshore" and the Village Centre simultaneously.

The early success of the Village Centre project would depend to a large degree on the rapid full occupation of the homes in the development. In terms of phasing, other major developments should therefore be delayed until the required level of occupancy has been attained.

These factors indicate that the "Northshore" development should be reconsidered.

14.4.0. MAINTAINING FARMLAND TRADITION

In the wake of declining productivity, some farmers are submitting to the pressures to sell-off portions of their land, which factor is adding to the "creeping cancer" of conventional suburbia appearing, particularly along Valley Road. As these pockets of land are sold off in random fashion and minor townships declared upon them, a precedent is set for future infill of sub-divisions between the already proclaimed areas. The farms thus become ever smaller, jeopardizing their continued existence.

The value of rural farmlands to the Valley and to the Metropolitan Area have been shown. Every effort must therefore be made to ensure their continued relative viability, and hence their existence.

A factor which has emerged from the interviews held with farmers was that one of the major problems facing the continued farming operation in the Valley, was, perhaps surprizingly, a lack of interest in farming shown by the present owners. The close proximity of urban facilities and relatively highly paid jobs in the Metropolitan Area, and the hard physical work entailed in farming, detracted from the incentive to continue that operation. This factor, together with the high prices which would be fetched in selling the land, is taking its gradual toll of the centuries of husbandry.

It was also established that where a farmer was determined to make a living out of his farm, adequate

profits were /.....

profits were able to be made. This suggests that it is perhaps not the viability of the farms which is in question, but the farmers themselves. Because farming has been shown to thrive where determined efforts were made, and because the farms contribute so much aesthetic value, rural atmosphere, the feeling that one might be "right out in the country", and historic rustic character to the Valley, every effort and endeavour should be made to assist in their continued existence, particularly along the highly conspicuous valley floor area.

The strategy which should be adopted, is one which would keep the farms intact, and in the hands of those who wish to farm them. The present pattern which is occurring is of farmers deciding that it was becoming too much effort to continue tilling the land, when by selling off a portion, an equivalent, or better, sum could be raised. The owner would continue to live on the retained section, but this would now be too small for a viable operation, precipitating further sales.

The policy which is advocated is that, if an owner decided that his farm was becoming too much of a burden (because he was no longer farming efficiently) he would not be permitted to sell any portion of that farm, only the whole area in its entirety. This would ensure that merely because an owner had lost interest, farming per se would not suffer, because the entire tract of land would change into the hands of a farmer who was desirous of making it pay.

The long term /.....

The long term effect of this would be that the land would only be bought by someone who intended farming, as the speculative and anticipatory element of future development, would have been removed. Thus the pseudo would be replaced by genuine farmers, who would be given the opportunity of continuing the farming tradition, of benefit to themselves, and the wider Metropolitan Area.

The increased population threshold allowed for in the village centre project, would have an additional benefit in affording a higher local market for the farm product and would reduce the farmers transport costs to the Epping Market, making the operation more profitable.

Once the element of anticipation, doubt and expectancy of urban development was removed, and long term security of tenure assured for the farms, there would be more incentive to invest in agricultural capital items, and maintain soil fertility, thereby improving profitability. If more farms could thus be brought back into production, the potential labour supply of the squatters, at present resident in the Valley, could be utilized. Thus on a small scale, this policy would contribute to the finding of transitional employment for the squatting community.

The major contribution however, would be the assured longevity of the rural tradition, which would afford continued pleasure to by-passers, and maintain the rural atmosphere on which Hout Bay's special genius largely depends.

What has just /.....



A place to stop

What has just been proposed, has been the immediate response to those elements highlighted in the earlier assessments of the living environments performance, as being immediately critical action areas. Whilst being cognizant of the underlying causes behind these elements, the reactions have been essentially responses to symptoms, which if not immediately treated, could precipitate further erosion and despoilation.

Although many problems were identified in the earlier evaluations, such as the lack of provision of community facilities at Hangberg, they were not all considered as constituting immediate threats to the environment, and whilst they obviously require rectification, they have not been included in the Short Term Strategy formulation.

The motivation of this first section has thus been essentially to curtail undesirable development and to encourage the introduction of urgently needed development in certain strategic places.

Whilst these measures are aimed at containing problems considered critical in the short term, further strategies are required to ensure the continued maintenance and improvement of the Valley environmental performance in the future.

15.0.0. MEDIUM TERM STRATEGY

As a medium term strategy, having contained the immediately apparent problems of the area, what action is required to allow the area to begin to operate more effectively, and to perpetuate the present environmental qualities.

The first stage in this regard should be, whilst not totally denying development, to identify particularly sensitive areas, which in the absence of any long term strategy should be preserved in their present state and thus where no development should be permitted.

Concomitantly, whilst not advocating free licence to develop the remaining sites, certain areas which appear to be suitable to development, should be suggested as being probably better suited than other locations, in terms of their inherent potential, and the possible contribution they could make to the Valley.

It is thus necessary to identify at a broad level, the sensitivity of the various areas of the Valley to development.

The essential character of Hout Bay is gained from the contrast between the very intensely urban condition of Metropolitan Cape Town, and the peaceful rural atmosphere of the Valley, surrounded by mountains and the sea. Within the valley itself, the scenic attraction

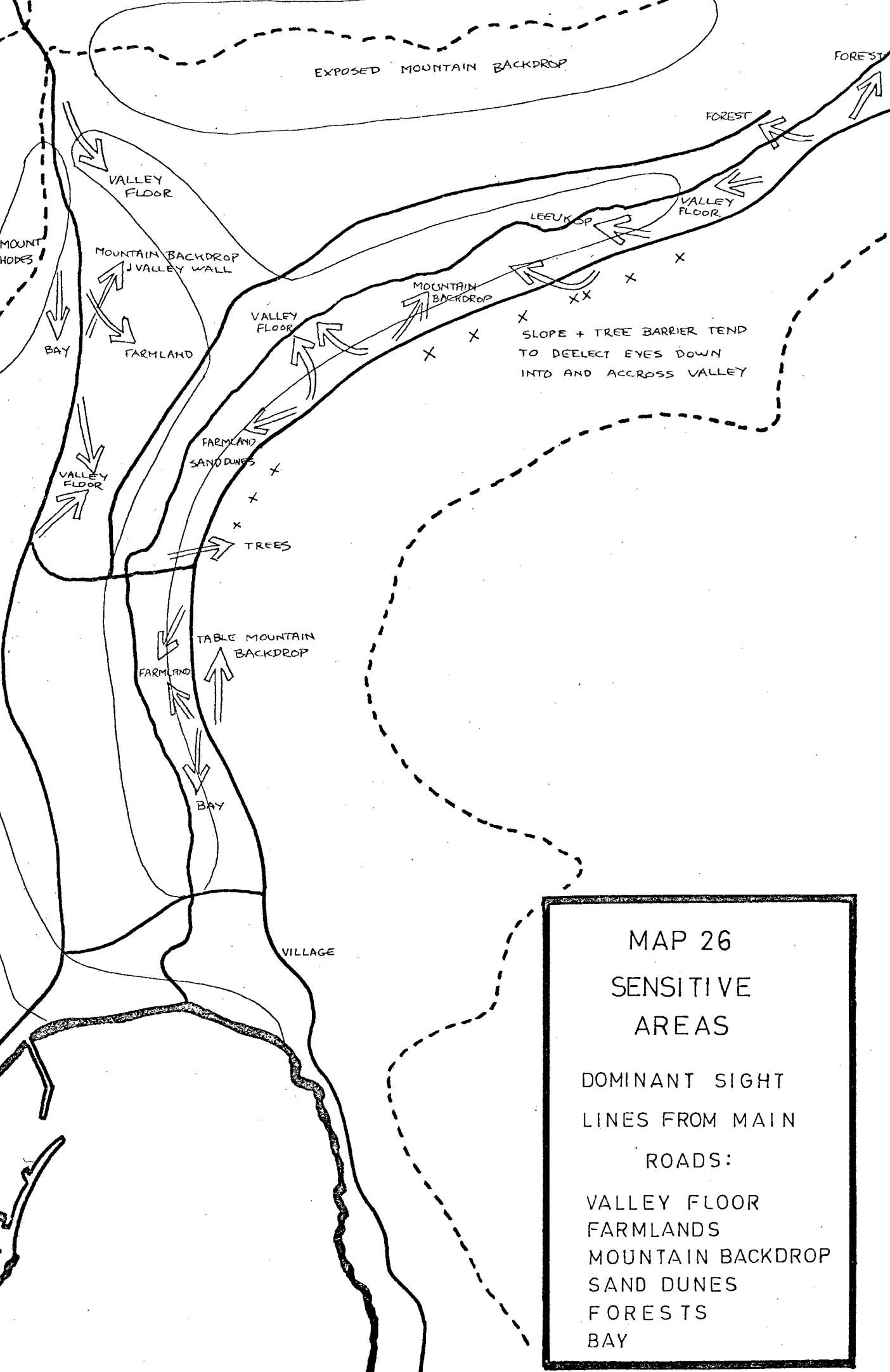
is made up /.....

is made up of the range of transitional experiences from the richly wooded Orange Kloof, through farmlands, homesteads, the open valley floor, copses of trees, the sweep of sand dunes, the village, and the view of the Bay itself. This range of pleasant transitions should be maintained. Having accepted that a certain amount of development is desirable and could be to the good of the Valley, it is essential that the development be located in the most suitable areas.

The method used to establish in general terms the sensitivity of the various areas to development was to identify the most conspicuous "eye catches", when traversing through the Valley along the main roads and those areas which were least conspicuous.

The most visible areas were on exposed convex slopes, such as the Mount Rhodes development, inclines without tree and vegetation cover, and the valley floors, which tended to be dominant, because of the tendency to "look down" from the roads which are mainly on the slopes themselves (refer Map 26). On the mountain side of the roads, tree barriers also tended to deflect ones eyes away, and led them down to the valley floor, with its lush pastures and meadows attracting the eye. From this it follows that in general, the slopes above the road behind tree cover, were inconspicuous. In some areas, where contours dipped away on the lower side of the road, before flattening out into the valley floor proper, a certain amount of "dead ground" not visible from the road, became apparent, creating areas where certain restricted development should not be obtrusive.

Thus because of /.....



MAP 26
 SENSITIVE
 AREAS
 DOMINANT SIGHT
 LINES FROM MAIN
 ROADS:
 VALLEY FLOOR
 FARMLANDS
 MOUNTAIN BACKDROP
 SAND DUNES
 FORESTS
 BAY

Thus because of the visual impact which the valley floor has on observers and its contribution to the Valley's general character, this area should largely be denied development rights. An additional factor of which cognisance should be taken is the valley floors flood plain potential, and its largely unstable banks, which further detract from the desirability of its development. Because of silting and erosion problems, development should also be prohibited in proximity to the tributary streams of the Disa River. The whole river system provides an ideal open space walkway area, and thus should not be built on. The natural river course is too valuable an asset to be nullified by development.

The open "meadowlike" valley floor running up Victorskloof, towards the Llandudno Nek, is a further area which should be left in its natural state, to link in with the main open Disa River valley floor system.

The exposed, south facing rear flank of the Twelve Apostles, was considered to be highly conspicuous, from both Hout Bay Road, and Victoria Road. As this slope represents the "bringing of the mountain right down into the valley", it is important that its natural, mountainous character be retained. Being south facing, and exposed to the wind, unless a substantial amount of landscaping tree cover be provided as shelter from the elements and from view, this site should be permitted only very restricted development.

An area standing out as being inconspicuous, and probably suited to development, was on the lower slopes

of Skoorsteenskop, to the north of the farm Oakhurst. This area is largely covered in undesirable Port Jackson and hakea, which apart from being unsightly constitutes a fire hazard, and is used by squatters.

A development on the farm Appelgarth has revealed that, if the bush is initially cleared and cows or other farm animals procured to graze there, a self-perpetuating meadow can be created, which is visually pleasing, adding life to the rural surround, is economically viable in terms of milk and butter production, and the grazing pattern keeps the fire hazard and visually obtrusive hakea and Port Jackson at bay.

Similar developments could be instituted to create possible employment opportunities for the squatters in open space maintenance or crop production, from presently dormant unproductive land.

Earlier analysis has revealed this area to be eminently suited to human habitation because of its relative shelter from the wind, and its north facing aspect.

In general, the view from a slope is probably better than from flatter ground. The best view is not always, or often, the full view. Vistas can sometimes be improved if framed, or viewed through an appropriate screen. Using this principle, the view of the Valley from possible houses on this slope could be enhanced if seen through a filtering screen of trees, and conversely, the view from the valley and main road

up into the /.....

up into the trees would remain virtually unaltered or even improved - it could encourage one to explore it visually, to reveal its houses.

A further area which could possibly be enhanced by development was identified on the east facing slope of Beach Estate - an area of largely unstable sand, which has already been conventionally sub-divided. (Refer Map 21). The slope and sand condition however mitigates against economical construction of individual units, which have been shown to be inefficient in terms of their built environmental performance in the remainder of the Beach Estate area. Should the presently planned roads and unbuilt-on erven be consolidated and the entire slope treated wholistically and landscaped on a scale only possible with a relatively large project, the presently unuseable site could be transformed into a visually pleasing, cluster-type development which could become a focal point of Beach Estate, creating a more total living condition in that area.

The tracts then where development should not be permitted, are the valley floor areas, and the river and tributary courses. Open, exposed slopes should not be permitted development rights unless, and until adequate landscaping had been put in hand to blend that development into the Valley environment.

The unstable sand dune system, because of its linkage with Sandy Bay and Llandudno Beaches, should further be excluded from development, because of its possible

effects on the /.....

effects on the two beaches - both completely unquantifiable assets.

Areas where limited development can occur, have been assessed as the largely north facing well-wooded, inconspicuous lower slopes of Skoorsteenkop, the village centre near the beach, and the unstable sandy east facing slope of Beach Estate.

Because of the areas tremendous appeal and attraction, both to residents and those from further afield, if the marginal benefits to the owners of any project were outweighed by the detraction to the area caused by that project, for the many thousands of Metropolitan users, then that development should not be permitted. The means for evaluating that desirability will be presented, as an inherent constituent of the long term strategy for the Valley.

16.0.0. LONG TERM STRATEGY

As a short term expedient, certain critical action areas were highlighted, as being developments considered to be destroying or eroding elements of the Valley quality in terms of the immediate future. The short term strategy was thus to identify and prescribe immediate action to be taken to circumvent possible lasting damage by these contingencies to the environment. Areas for immediate development were also identified, as being inputs which would improve the present efficacy of the built environment for providing a more complete living condition.

In the medium term, whilst not prohibiting or rejecting development outright, certain areas considered to be highly sensitive were identified, and denied development rights. At the same time, areas which were presently not performing well, in terms of the earlier assessment, were identified, and developmental action prescribed to improve their contribution to the Valley performance.

In the long term it is necessary, having identified the underlying forces and pressures threatening the Valley, and the qualities that are being threatened, and having come to terms with them, to prescribe planning solutions. What is aimed at is not a detailed blueprint plan for the Valley, but rather a set of qualitative criteria which prospective developments should meet, in order to be considered for

implementation. /.....

implementation. There can be no final or ultimate plan, as the Valley environment is an on-going phenomenon, which must respond to the differing demands of the future. If, however, the present qualities and attractions of the Valley are specified as being sacrosanct and inviolate and which potential developments should only be allowed to enhance, and not destroy, then a meaningful on-going documentary contribution will have been made to future planning for the Valley.

In summary, the forces exerting pressure on the Valley were identified as :

- I. increasing population pressures from the expanding Metropolitan area, requiring a new outlet
- II. increasing internal financial pressures building up in the Valley, in terms of the rising costs of maintaining large properties
- III. increasing rates being levied to finance the provision of infra-structural facilities, aimed at eventually accommodating more people
- IV. the fact that the owners of property simply want development, often for very good reasons
- V. the disinterest /.....

- V. the disinterest shown in farming, on the part of some of the present older farming families, precipitating sub-divisioning

- VI. the burden on the presently low population in the Valley, who are required to "carry" the area, which does not have the threshold needed for the provision of certain services. The endeavour to raise that threshold is a force affecting development..

These forces and pressures are very real, and cannot be merely wished away. They are creating changes in the Valley which could have a long term detrimental effect on the quality of the living environment. They are causing an uncontrolled influx of new residents, all pursuing the "rural way of life", but which quality is being destroyed by their very coming.

The qualities of the area which are being threatened have been identified in the foregoing assessment, and may be briefly summarized (although it should be noted that it is not possible to capture the rich atmosphere and essential genius of the area in single sentences) as :

- I. the peaceful rural lifestyle within the close confines of the intensely urban place in which the Valley is located.

II. the uncluttered /.....

- II. the uncluttered feeling of openness,
and contact with nature experienced
in the area
- III. the close proximity of forested
mountain surround, creating the
illusion of being far removed from
any city or town
- IV. the timeless quality of the river
meandering its natural course through
the farmlands
- V. the country atmosphere engendered by
the winding roads tunneling through
leafy avenues of oaks and plane-trees,
with subtleties of foliage shadings,
sky tints and cloud shadows
- VI. the well fed cows chewing contentedly
at their cuds, knee deep in green
meadows bordering the river, imparting
a sense of well-being
- VII. the natural and unrefined farm stalls
along the road, selling produce in a
setting far removed from the frenetic
activity of supermarkets
- VIII. the horses trotting unimpeded through
open fields lending an almost country-
holiday atmosphere to the surroundings
- IX. the rich /.....

- IX. the rich sequence of experiences when moving from the luxuriant forest growth of Orangekloof through the ever-changing pattern of Valley farmlands to the fishing village
- X. the atmosphere of the fishing harbour, with its colorful clutter of nets being mended, boats putting to sea, and fishermen bargaining over snoek prices on the jetty.

In short, it is the tremendous contrast between the intensely urban condition of the encircling surround of the expanding Metropolitan conurbation, and the lush rural tranquility of the Valley, which contributes to the quality and desirability of the area. It is the gradual whittling away and erosion of these qualities by the physical manifestations of the pressures and forces outlined above which constitutes the long term threat to the Valley.

Overt expression of this subtle process may be evidenced in :

- I. the gradual replacement of farmlands with monotonous gridiron township layouts, particularly evident at the southern end of Valley Road, and the infilling of erven in existing townships creating conventional "suburbs" devoid of any pretence at maintaining the rustic environmental integrity of the area, and resulting in a land consuming sprawl situation

II. the widening /.....

- II. the widening of main access roads in the area, out of touch with the limited valley scale, thereby encouraging their greater use by motorists, to the detriment of the Valley, in terms of noise generation and a dispellation of the peaceful rural backwater image by increased traffic flows
- III. the scarring of the natural slopes of the mountains, as evidenced in the destruction caused by the development of Mount Rhodes on Little Lions Head, causing erosion and a visual blot by the cut and fill operations on the highly conspicuous incline
- IV. the threats to the natural flora and fauna of the area, by sub-divisions supplanting existing wild life habitats, and new roads intruding on their domain
- V. the threats to the river in the form of pollution caused by the proximity of soakaways from existing and possible future human habitations along the unstable banks.
- VI. the growth of virulent undesirable exotic vegetation such as Hakea and Port Jackson bush, at the expense of indigenous plants, which additionally constitutes a fire hazard in the dry months.
- VII. the threats /.....

- VII. the threats to the beach by pollution from the harbour, by attempts at sand consolidation, and its removal for road construction programmes, which also constitutes a threat to dune vegetation, leaving a hard, visually unsympathetic and shadeless area on the beach, dependant for its aesthetic character on the wide uninterrupted sweep of sand from the village to the harbour
- VIII. the overall threat to the Valley caused by the uncontrolled movement of new residents into the area, who by their very arrival are destroying these attributes and qualities they sought after in the first place.

Notwithstanding these observations, a certain amount of development is needed, to improve the performance of the Valley

- More people are needed to raise the threshold of the shops in the Village. Once they are improved they would encourage more residents to use them, rather than going to the Metropolitan Area, which in turn would make the Village more viable
- More people would raise the threshold for a more frequent public transport service

- More people /.....

- More people would spread the rate paying load more evenly, releasing certain internal financial pressures
- More people would make the institution of a water borne sewage system viable, which in turn would allow for higher density clusters in some areas allowing for greater open spaces. The present plan will perpetuate the low density sprawl situation
- More people would improve the local market for the farm produce, reducing farmers transport costs and increasing profitability
- More people would raise the threshold for amenities such as sports clubs, schools, better library, street lighting where required, a town hall and community facilities
- Development would improve some areas, such as the Port Jackson covered area adjacent to Oakhurst Farm, and the eastern slope of Beach Estate
- Development would make the problem of squatters, who are attracted to unoccupied bush areas, less prevalent, in that if the bush could be cleared and viably developed as open spaces or farms, they could find employment in the maintenance of these properties.

Weighted against /.....

Weighted against these benefits, are the cost factors of increased numbers of people who

- could necessitate the widening of the present winding country roads to major access routes, thereby improving accessibility and creating a vicious circle of attracting still more people
- could destroy the rural atmosphere they went there for in the first place
- would increase noise levels in the Valley amphitheatre
- would harm wild flora and fauna habitats
- could in short, turn the area into just another dreary conventional suburb, with the subsequent loss of the tremendous asset which the unique environmental qualities of the Valley bestow to the residents, and the wider metropolitan population who presently go there to appreciate it

Without prescribing a strict zoning policy - which has been shown to be ineffective in guiding or containing development in the Valley, what strategy should thus be adopted to prevent this despoilation and lasting damage to the area. Existing density standards and specifications also have had little effect in maintaining the essential qualities of the Valley.

A fundamentally new approach is therefore required to

set the /.....

set the direction for the future. In the past — developers have left a blazoned trail of environmental degradation in their pursuit of short term profit maximization. However, "the state of planning in this country is such that the real innovators - such innovations as there may be - are the developers and their teams fighting outmoded planning concepts embedded in the controls administered by the authorities" (32)

What is therefore proposed is that, being cognizant of the fact that the environment is not uniform, and that different micro areas are more susceptible to development than others, the developer should be presented with a set of qualitative performance standards and criteria which would have to be met by any proposed development. In this way the maximum potential could be gained from a site, unhindered by outmoded zoning restrictions. This would facilitate each project being evaluated entirely on its merits in meeting required standards, for possible implementation.

These criteria should be cognizant of the needs of the people who will live there, and work there and the needs of metropolitan man who visits the area. What is the Valley presently giving them, what should it give them, and what should they give it. Having established why they come to the Valley these attributes should not be allowed to be harmed in the development. The environment should be allowed to be disturbed only to improve its performance.

Residents Requirements /.....

16.1.0. RESIDENTS REQUIREMENTS

A statement of those qualities offered by the environment, and required by residents in their homes, and which should thus be incorporated in any proposed development in the Valley, will now be given.

One of the major qualities of the Hout Bay Valley, and a primary cause of the area's attraction to residents is the experience of the rural surroundings of the area. Access to "nature" is therefore important. Access in terms of experiencing it from within their homes, in the form of views of the fields, the woods and the Valley, and access to it physically, in the form of frontage onto meadows or an open space system. As freedom is the essential landscape quality, the plan should be outward orientated to include the sites best features. Further qualities and performance attributes required are :

- privacy, indicating location away from direct sight lines of main roads, and other houses
- minimum noise levels and disturbance, indicating location away from the traffic induced noise of main roads, and location in existing sound absorbing tree cover, or necessitating a programme of tree planting for every development

maximum hours /.....

- maximum hours of direct sunlight because of its restriction in the Valley, imposed by the mountainous surround, indicating the importance of optimum orientation
- security, indicating clustering near other houses, which would also meet the need for achieving a feeling of community
- minimum maintenance costs, indicating sharing of common ground, providing economies of scale
- maximum sized open spaces around the houses indicating interlinkage and pooling of common ground, to create large, possibly shared areas
- shelter from the wind, indicating optimum location in relation to physical features and tree cover
- a complete living environment, indicating the need for adequate social facilities in the village, both schooling and community services
- access to shopping, indicating the importance of regenerating the Village Centre. Although the village is beyond walking distance of many areas, most families, apart from Hangberg residents, have personal transport

occasional access /.....

- occasional access to public transport, indicating the need for a higher population threshold in the Valley to raise the frequency of the bus service
- a viable social climate which would lead to the development of healthy settlements.

When Hout Bay Man leaves the confines of his home to move about in the Valley, a further set of requirements from the environment become necessary. Essentially, he would like :

- to be able to walk in a linked open space system from one side of the Valley to the other, and from Orange Kloof to the Bay
- to be able to wander up the banks of the river, from the beach to the mountain
- to be able to ride on a horse through the area, without having to cross roads
- to walk along footpaths winding through the trees and not suburban pavements next to tarred roads - wide pavement reserves should thus be incorporated.

In short, he would like to "set his own pace and pause where his interest lies - perhaps to listen to the murmur of a clear mountain stream or the

thoary roar of /.....



The rich environmental qualities of the
Longkloof

thoary roar of a waterfall. He has many glimpses of rural farming scenes mixed in with splashes of autumn colour or spring bloom. He can stroll along a trail and if the spirit moves him climb to a rugged outpost of the mountain chain. In quieter mood he may gaze over a Persian carpet to far away places or marvel at the endless patterns of leaves against the sky". (33)

16.2.0. METROPOLITAN REQUIREMENTS

There are certain qualitative elements that Metropolitan Man, when driving through the area, requires from the environment and which should thus not be destroyed by development, and other artefacts which detract from his enjoyment of the area, and which should therefore be eliminated.

Those qualities and potentials offered by the environment which he requires are :

- the range of rural experiences when moving from the forested head of the Valley, through the farmlands, to the village and the Bay. The pleasant landscape is one of pleasant transitions.
- the rich variety of open meadows, vineyards, planted fields and their farm houses hidden in the trees, adding an element of mystery, and surprise, encouraging him to look, and not look away.
- the avenues of oak trees, with their lush canopy of foliage providing a gracious entrance to the Valley.
- the farmstalls where he can stop, buy fresh farm produce, or merely admire the view.

the vistas /.....

- the vistas of the green, open, longitudinal valley floor, with its meandering river, so totally different from his own urban setting.
- the sight of cows and horses grazing in fields, adding to the rustic picturesqueness of the scene. The animals, in addition to their visual input produce income for the farms and assist in keeping the detracting and spreading Hakea, at bay.
- the special environmental attributes, such as the "Melkhout Grove", and the reeded marshlands in the lower river reaches where wild fowl breed, to be retained.
- the wide variety of conditions inherent in the farming/fishing/village make-up.
- he wants thus to be able to regenerate that spirit lost in his close urban confines, when experiencing nature in its natural setting, with the unobtrusive legacy of centuries of husbandry still able to remind him of the possibilities of the happy co-existence of man and nature.

Those elements and artefacts that detract from his enjoyment of the area, and which therefore should be avoided are :

regimented /.....

- regimented gridirons of conventional urban township layouts, with their concrete fences displacing rural hedgerows

"Large numbers of separate houses, close enough to be seen together but unrelated by mass, variation or form, can never create fine landscape, and their offence is doubled when they sprawl over and destroy larger areas of open space and agricultural land than would be required by compact design". (34)

- the urban syndrome of houses fronting onto the main roads, in the upper reaches of the Valley, which dispels the rural image. He in fact wants to see as few houses as possible, and those he does observe, should be built "of the land, and not on the land".
- straight tarred roads with suburban pavements, which are foreign to this environment. Roads should blend into the contours, and natural land forms. He does not want to see the wide access road leading to the property "Kenheights" which is totally out of keeping with the Valley scale, and which should be avoided in future developments.

This then is a listing of the qualitative elements of the Valley, intended to capture and portray the special character and essential genius of the area.

The requirements /.....

The requirements necessary to residents and Metropolitan Man to maintain the environmental integrity of the Valley should be met by any anticipated developments, with the spirit of the area reflected and amplified in the proposals.

With these qualitative guidelines, the onus would be on the developer to motivate his presentation fully, so that the benefits to the Valley of his proposed development could be clearly demonstrated. This strategy, in contrast to static zoning and density plans, would allow the authorities to evaluate the merits of each case in the widest perspective of the unfolding picture, and the role each development would play in blending into that overall context.

* * *

The strategy thus formulated, incorporating short term decisions for resolving immediately critical issues, whilst leaving long term developmental options open, guided by a set of qualitative performance criteria, provides a framework whereby the present living environmental performance may be enhanced, with subsequent future development maintaining and where possible improving, the incalculable asset of the Valley's rural character and quality

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