

Chapter 22: Coastal Conservancies

1. Introduction

The City's coastline is a highly varied and diverse space within which distinct localised unique characteristics occur. These unique localised coastal characteristics include coastal habitat and ecosystems, coastal dynamics, landscapes and vistas, social heritage, and historical and archaeological sites. These important coastal spaces may vary from large areas to distinct small sites along the City's coastline. Urban development over the last ten decades has altered and transformed a large proportion of the City's coastline placing an increased relevance and importance on the remaining unique coastal spaces.

Broad conservation planning in the City to determine and define habitat and spaces requiring formal protection as nature reserves or protected areas used a methodology primarily focussed on species targets. Although highly relevant as a methodology for the diverse and unique Cape Floristic Kingdom, this methodology did and does not identify coastal habitat that is unique and of importance for a host of reasons unrelated to botanical species richness.

The unique coastal spaces as described in this chapter conform less to the ideals of nature reserves and more to the ideals of spaces that function well within the urban environment as multi-use spaces, accessible to a wide range of people and activities, minimal regulation but which need an added layer of landuse protection and recognition to ensure that they remain unchanged in the long term as assets to the broad public and reflective of the City's unique and diverse coastline.

To achieve this, the City has identified and defined a number of coastal spaces as Coastal Conservancies. Coastal Conservancy will be a formal and recognised category of coastal land protected by regulations in the Coastal Overlay Zone as part of the City's Zoning Scheme. Chapter 6 of this CMP details the Overlay Zone as well as the future development of specific and detailed overlay categories.

This Chapter defines the principles of Coastal Conservancies, identifies coastal land parcels that will be determined and allocated as formal Coastal Conservancies and provides a broad overview for each on the specific guiding principles in terms of management.

2. Coastal Conservancy: Definition and Principles

The City of Cape Town defines Coastal Conservancy as:

"A coastal space, under the administration of the City, that is characteristically unique, representative of the diversity of the City's coastline, represents unique coastal habitat, dynamics and processes, and or heritage and social value that is irreplaceable and of long term value to society as a whole and for future generations"

The following principles are applicable to all areas defined as Coastal Conservancy:

- Retained as natural coastal space while accommodating a wide range of appropriate activities and amenities to ensure public access and use
- Unfenced and unrestricted public access unless formal Coastal Resorts form part of the Coastal Conservancy
- Minimal natural system management intervention other than prescribed maintenance to ensure natural processes are minimally affected
- Archaeological and heritage sites to be mapped, protected and managed
- Social heritage to be documented and reflected within the conservancy

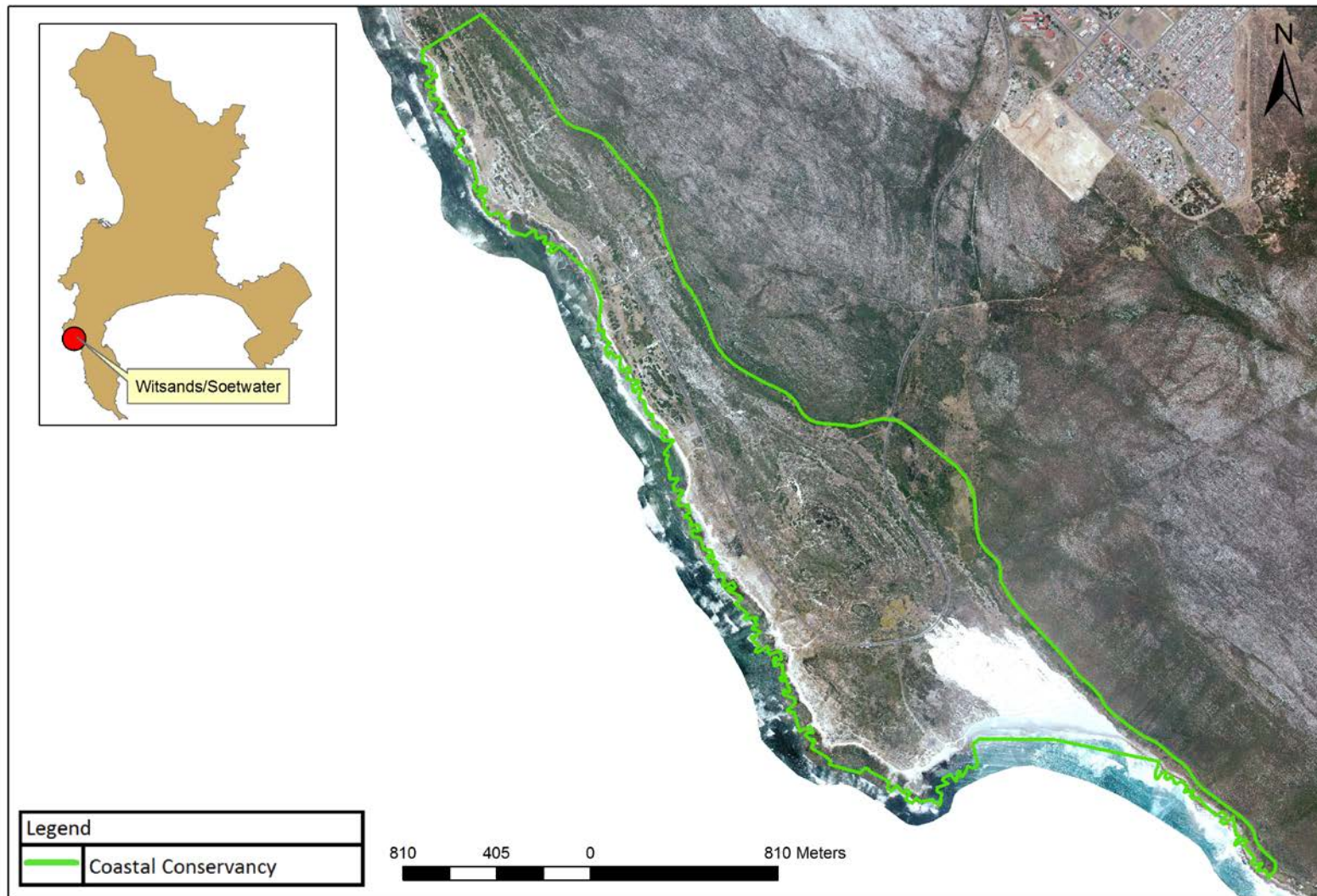
- Landscapes and vistas to be protected as core asset of the conservancy
- Amenity and resort development footprints to be planned and conceived within a broader context of natural coastline and limited to already altered and transformed spaces within the conservancy
- Appropriate infrastructure to be developed to support core activities relevant to each Coastal Conservancy
- Appropriate infrastructure to be developed to facilitate optimum public access

3. Coastal Conservancies

3.1. Witsands-Soetwater Coastal Conservancy

a) Boundary demarcation

WITSANDS-SOETWATER COASTAL CONSERVANCY



b) Justification

The Witsands-Soetwater area has been determined as a Coastal Conservancy for the following reasons:

- Last remaining substantial “coastal shelf” that has been minimally altered by development
- Represents a highly seasonal broad coastal wetland and drainage area
- High levels of indigenous coastal fauna and flora
- Significant habitat for African red Billed Oyster Catcher
- Heritage history of vacation camping from previously disadvantaged communities under Apartheid legislation
- Archaeologically sensitive due to a number of coastal archaeological sites
- Unique back of beach seasonal ponding on Witsands Beach
- High value scenic drive vista's and landscapes
- Long history of a centre for over-night environmental education targeting disadvantaged learners
- Historic beach landfill site requiring ongoing specific management and vulnerable to disturbance
- Highly mobile wind driven dune systems on Witsands beach
- Coastal Resort and overnight facilities available to the full spectrum of income groups
- Marine access point, particularly important to subsistence fishers
- Natural corridor between TMNP and marine environment as well as the TMNP MPA

c) Permitted Activities and Uses

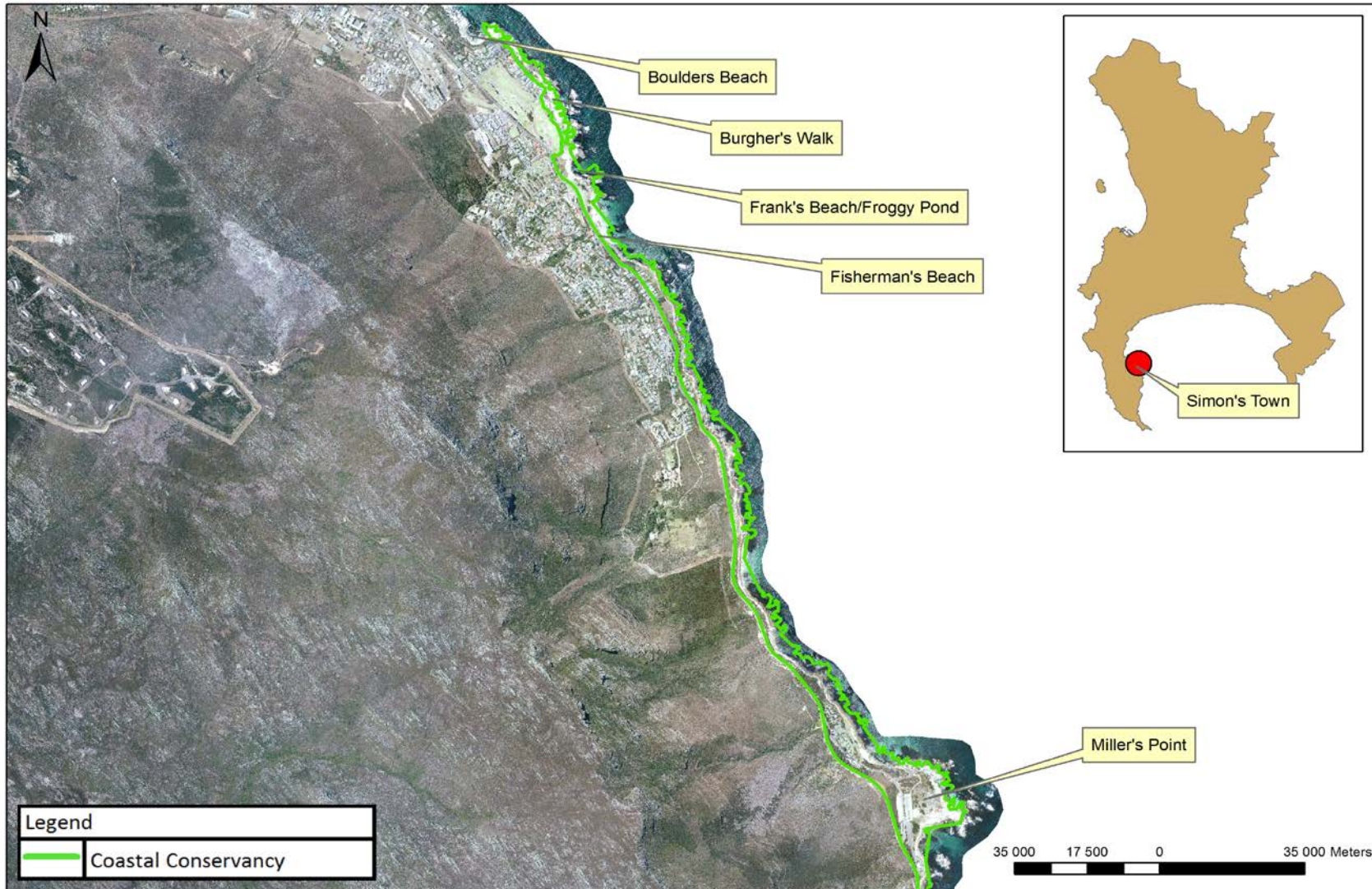
The Witsands-Soetwater Coastal Conservancy supports the following uses and activities:

- General Coastal Resort Activities including:
 - Day visitors and associated activities
 - Overnight visitors
 - Peak season holiday accommodation and camping
 - Conference facilities
- Environmental Education Centre – day and overnight
- Regulated and permitted kelp harvesting
- All general non-motorised coastal recreation activities
- Boat launching at designated launch site
- Coastal walking trail

3.2. Simon's Town: Burghers Walk to Millers Point Coastal Conservancy

a) Boundary Demarcation

BURGHES WALK-MILLER'S POINT COASTAL CONSERVANCY



b) Justification

Burgers Walk to Millers Point has been determined as a Coastal Conservancy for the following reasons:

- High importance as habitat for the threatened African Penguin
- High value coastal walking trail
- Unique granite coastline
- High levels of indigenous coastal fauna and flora
- High value scenic drive vista's and landscapes
- Coastal Resort and overnight facilities available to the full spectrum of income groups at Millers Point
- Marine access point, particularly important to subsistence fishers
- Archaeologically sensitive due to a number of coastal archaeological sites

c) Permitted Activities and Uses

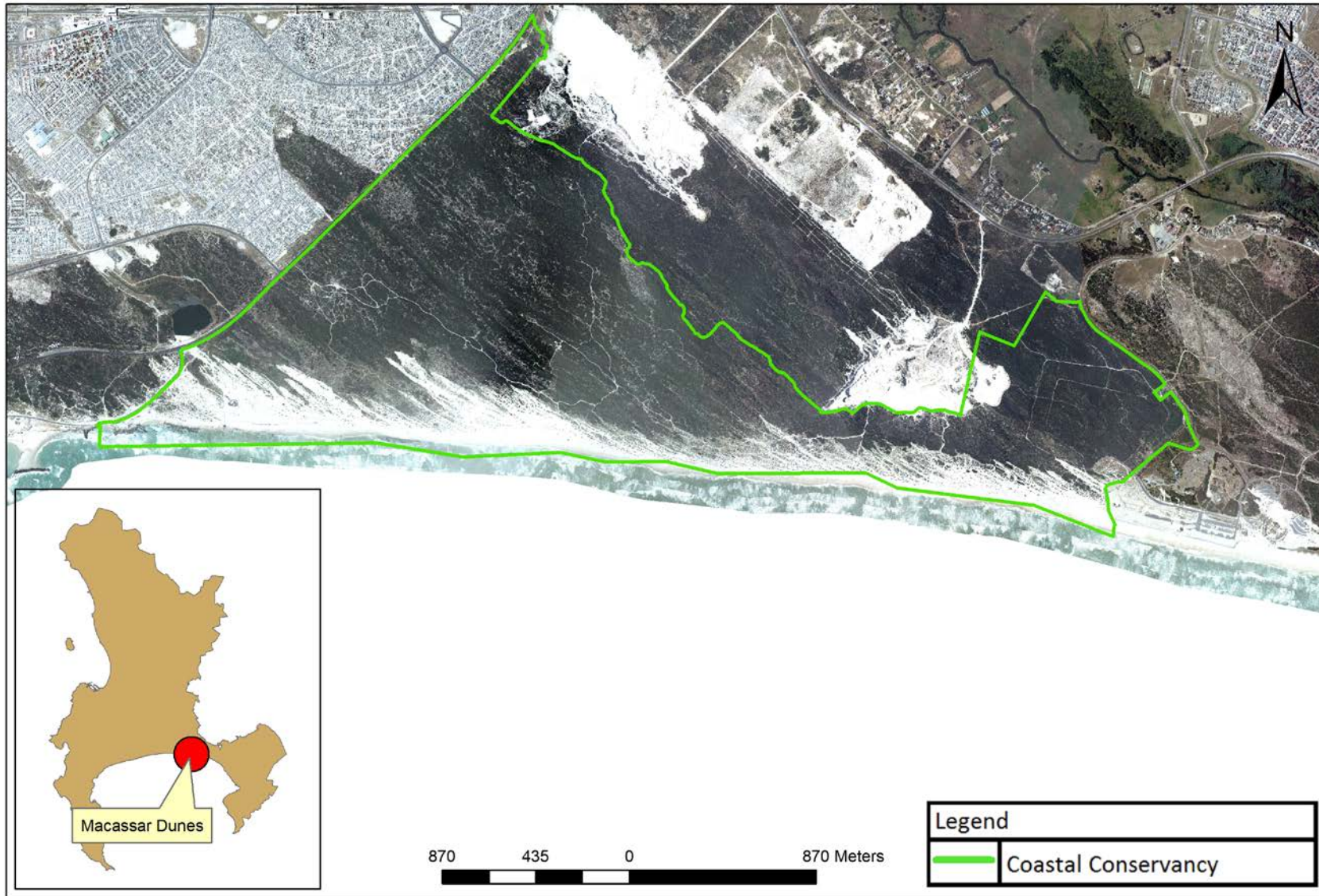
The Millers Point Coastal Conservancy supports the following uses and activities:

- All general non-motorised coastal recreation activities
- Controlled dog walking as sign posted
- General Coastal Resort Activities including:
 - Day visitors and associated activities
 - Overnight visitors
 - Peak season holiday accommodation and camping
 - Conference facilities
- Boat launching at designated launch site

3.3 Macassar Dunes

a) Boundary Demarcation

MACASSAR DUNES COASTAL CONSERVANCY



b) Justification

The Macassar Dunes have been determined as a Coastal Conservancy for the following reasons:

- High levels of indigenous coastal fauna and flora
- Highly mobile wind-blown sand dune systems
- One of the few remaining “sand sinks” in Cape Town
- Highly sensitive coastal dynamics prone to destabilisation by any form of development
- Has a moderate palaeontological sensitivity

c) Permitted Activities and Uses

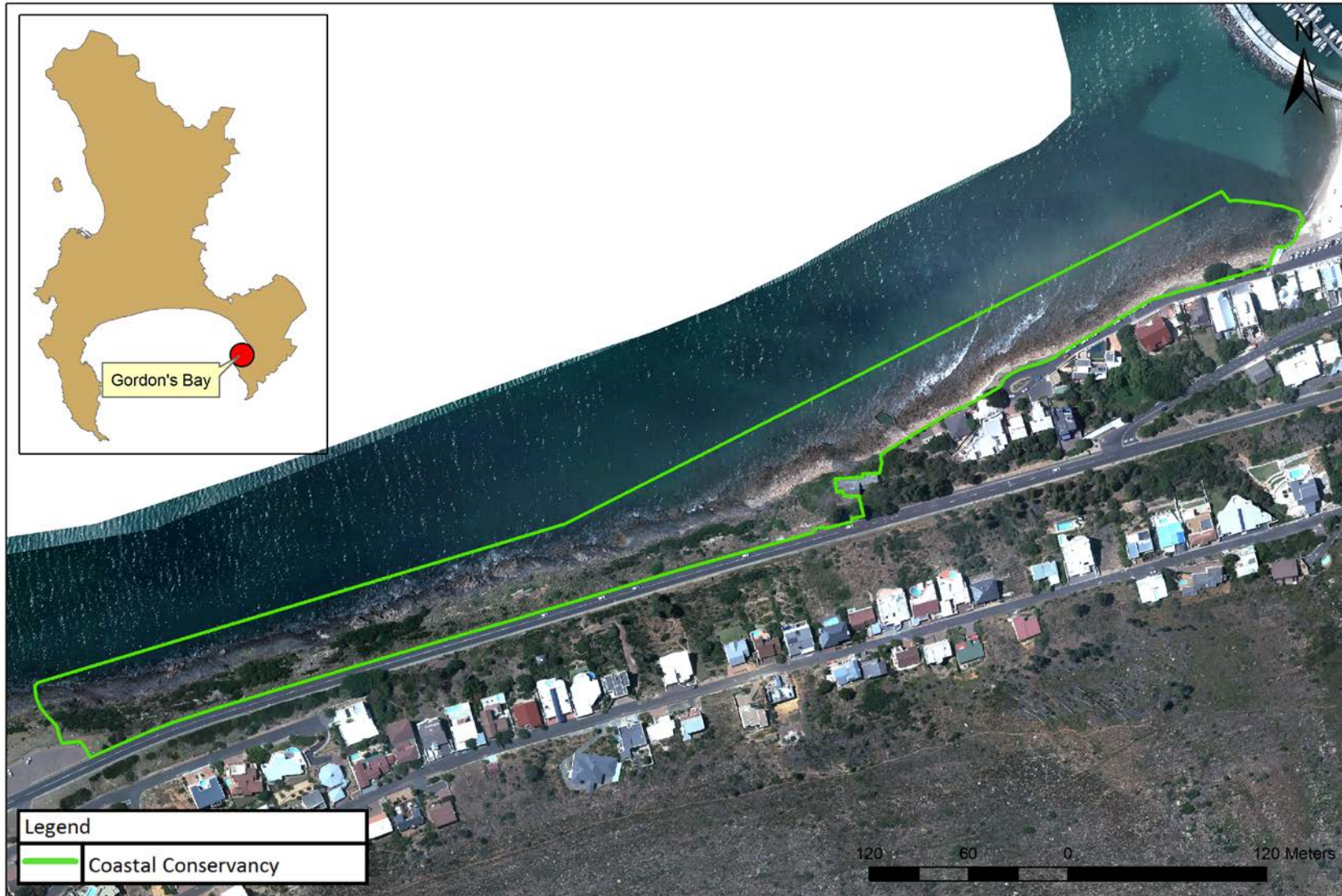
The Macassar Dunes Coastal Conservancy supports the following uses and activities:

- All general non-motorised coastal recreation activities

3.4 Gordons Bay Milkwood Forest Walk

a) Boundary Demarcation

GORDON'S BAY COASTAL CONSERVANCY



b) Justification

Gordons Bay Milkwood Forest Walk has been determined as a Coastal Conservancy for the following reasons:

- Unique coastal walkway through coastal milkwood forest
- High scenic value
- Long term heritage value
- Last remaining remnant of coastal dune as well as significant coastal archaeological site

c) Permitted Activities and Uses

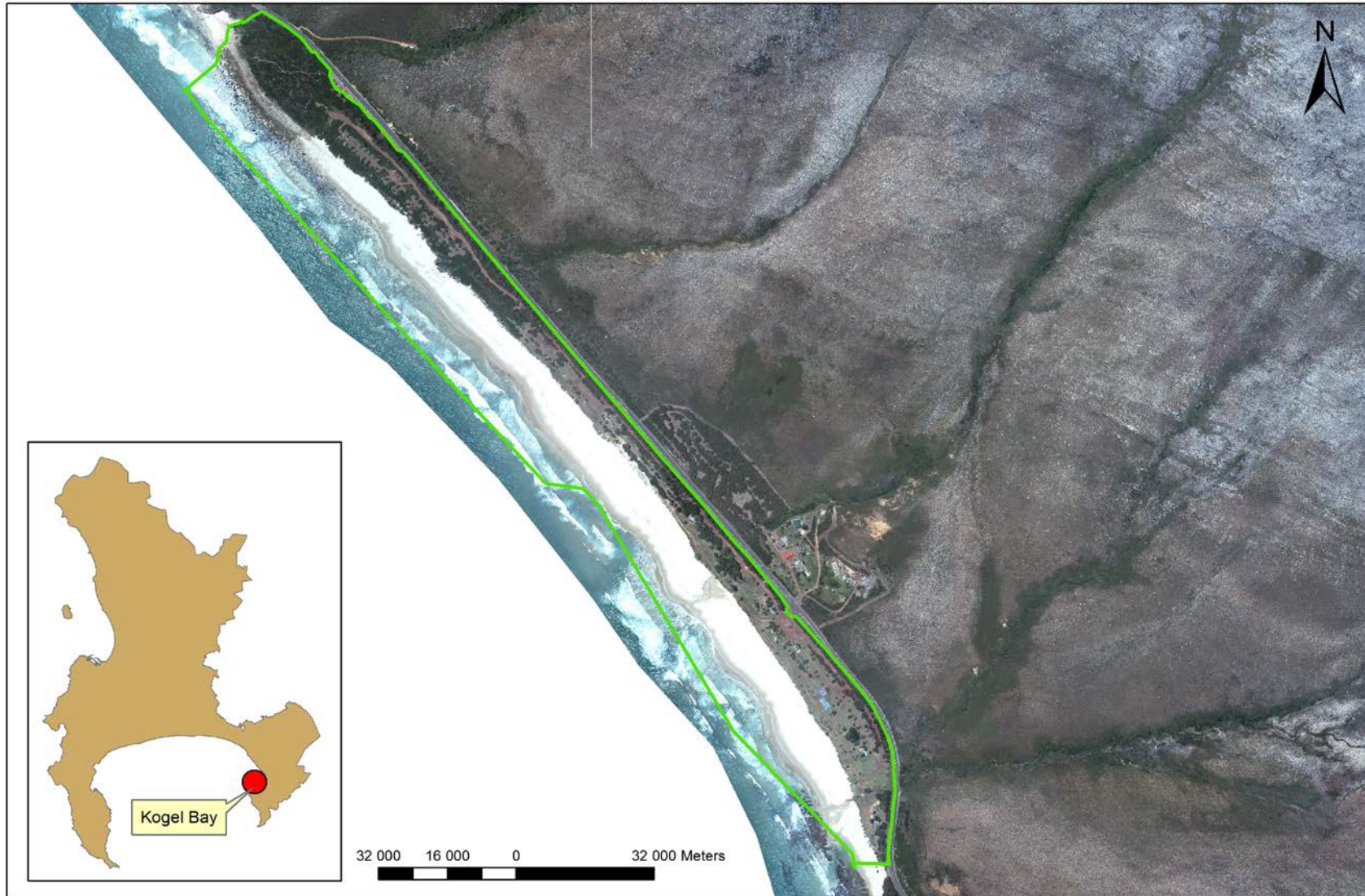
The Gordons Bay Milkwood Forest Walk Coastal Conservancy supports the following uses and activities:

- All general non-motorised coastal recreation activities

3.5 Kogel Bay Coastal Conservancy

a) Boundary Demarcation

KOGEL BAY COASTAL CONSERVANCY



b) Justification

Kogel Bay has been determined as a Coastal Conservancy for the following reasons:

- High levels of indigenous coastal fauna and flora
- Coastal link in the Kogelberg Biosphere Reserve
- High value scenic drive vista's and landscapes
- Coastal Resort and overnight facilities available to the full spectrum of income groups

c) Permitted Activities and Uses

The Kogel Bay Coastal Conservancy supports the following uses and activities:

- General Coastal Resort Activities including:
 - Day visitors and associated activities
 - Overnight visitors
 - Peak season holiday accommodation and camping
 - Conference facilities
- All general non-motorised coastal recreation activities