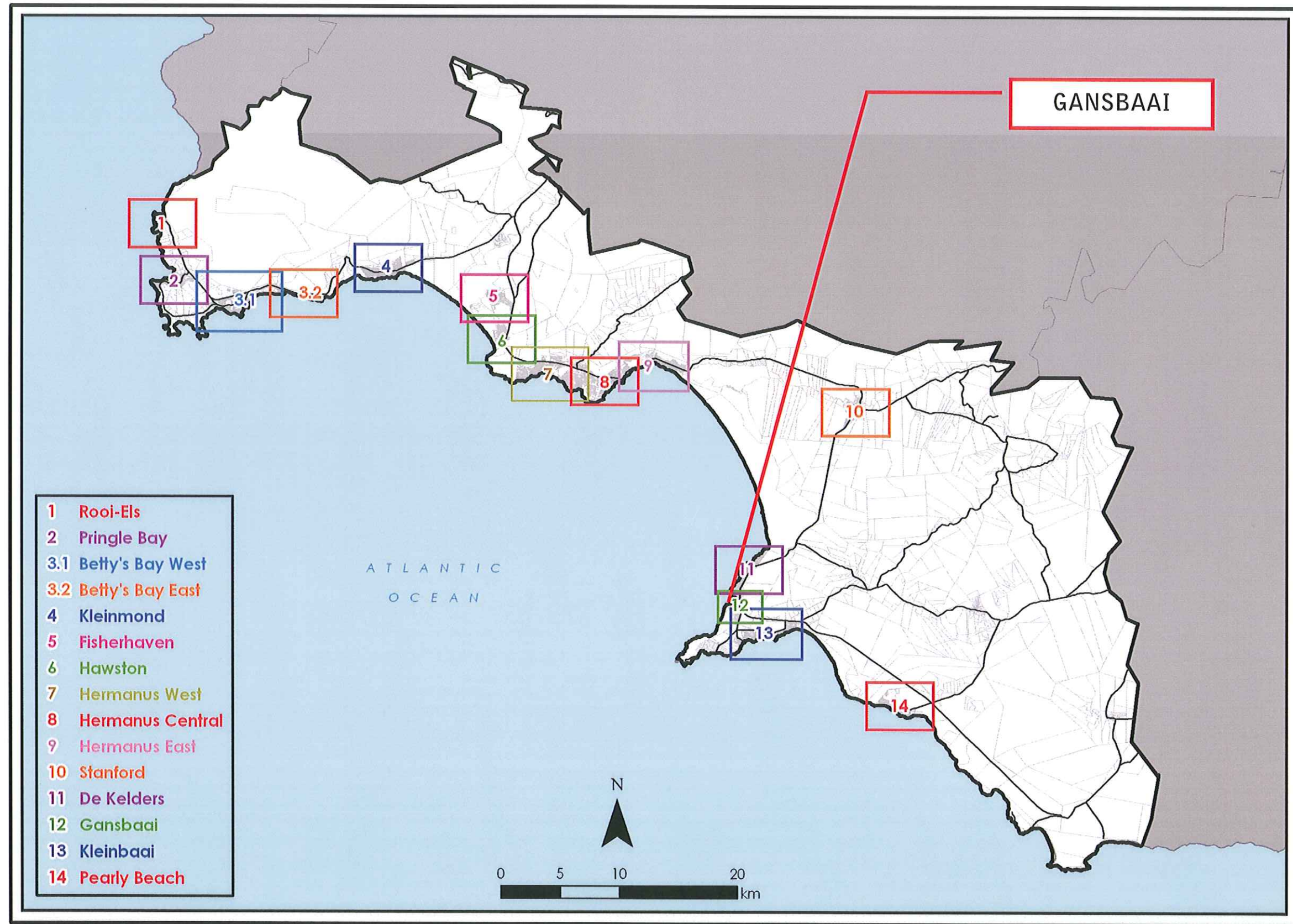


# GANSBAAI





## 7.4.12 GANSBAAI

## A: Contextual Overview



Figure 72: Locality

## (i) Location and function (refer to Locality Plan: Sheet A)

Gansbaai is located 21km east of Stanford and 18km west of Pearly Beach.

Gansbaai functions as a fishing village as well as a popular residential, holiday and retirement town.

## (ii) Current Urban Structure and Form (refer to Urban Structure and Form Plan: Sheet A)

The current form giving and structuring features of Gansbaai are the Atlantic Ocean on the western side and the R43 Provincial Road running through the town, and the old and new harbour. The Gansbaai suburbs in general have grid patterns with a clear hierarchy of streets. Development along the main street of the CBD has developed in a well structured manner over time with clear defined off street parking. The new development of the business area on the eastern side of the CBD fulfils an integration role between the spatially segregated traditional Gansbaai, Masikane and Blompark. The lack of a well defined link/access between the CBD and the harbour hinders the development potential of the harbour.

(iii) Population Composition: Age Distribution  
(Source: Statistics South Africa, 2001)

The following graph illustrates the age distribution of Gansbaai's population according to the 2001 census figures. Salient varying age distribution trends are visible between the Gansbaai, Masikane and Blompark suburbs.

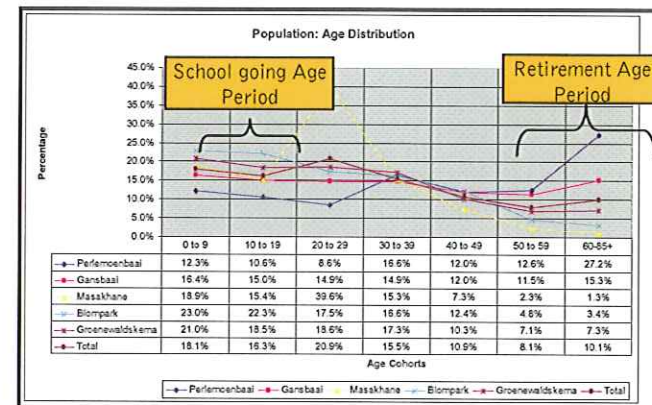


Figure 73: Age Analysis for Gansbaai population

## (iv) Historical Growth Pattern (refer to Historical Township Establishment Pattern Plan: Sheet A)

Gansbaai originally developed slowly with 222 erven (13% of the town's erven) established during the 1900 to 1939 period, followed by an additional 194 erven (12% of the town's erven) during the 1940 to 1969 time period. Between 1970 and 1999, rapid development took place when approximately 47% (765 erven) of the town's erven were established, with a further increase of 28% (469 erven) post 1999.

## (v) Landscape Setting

The settlement is located on the coastal plateau between the Franskraal Mountains to the east and the rocky coastline to the west.

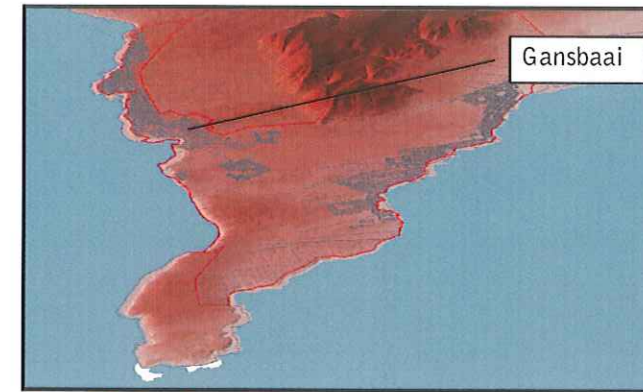


Figure 74: Landscape setting

The natural elements which contain the village and which contribute to its form and structure include the following:

- The mountain backdrop formed by the Franskraal Mountains.
- The rocky coastline with a number of inlets, most notably the Gansbaai harbour which forms the historical and functional focus of the town.
- The Duiwelsgat trail linking Gansbaai to De Kelders.
- The existing greenfield area to the north.

## (vi) Vacant Land Ownership (refer to Land Ownership Pattern Plan: Sheet A)

Contrary to most other towns within the Overstrand Municipal area, the majority of vacant and underutilized land within the urban edge of Gansbaai is in municipal ownership, whilst the majority of built-up land is in private ownership. Land with densification and intensification potential in government ownership in the Gansbaai Planning area includes the old and new harbour areas of Gansbaai.

## B: Local Area Character and Density Analysis

## (i) Land use pattern (refer to Locality Plan: Sheet B)

Gansbaai's land use pattern is characterised by business uses, predominantly established along the R43 Provincial Road running through the centre of town, with the old and new harbour located on the western side and community facilities spread positively throughout the town. The residential suburbs are clearly divided in three main groups being the traditional old Gansbaai residential town, the traditional black township Masikane, and the traditional Coloured residential area Blompark. The business growth area which includes the industrial and civic facilities is located centrally between these three predominant residential areas.

Approximately 15% of the residential erven throughout Gansbaai are vacant.

## (ii) Zoning (refer to Zoning Plan: Sheet B)

The zoning of Gansbaai is in general consistent with the land use of Gansbaai.

## (iii) Community Facilities (refer to Community Facilities Plan: Sheet B)

In terms of the standards for the provision of community facilities as set out in *Annexure B*, Gansbaai presently is well provided with community facilities which also cater for the outlying dormitory settlements.

## (iv) Civil Services Capacity (refer to Civil Services Plan: Sheet C)

The local as well as the collector road network of Gansbaai operates at an acceptable level of service.

Gansbaai has sufficient water source capacity and the potable water treatment works also has sufficient capacity. A new bulk water reservoir is however required. The existing water network is also sufficient.



Although the waste water treatment works were recently upgraded and has ample capacity to accommodate further development within the Gansbaai area, the older areas of Gansbaai is still reliant on septic tank systems and need to be connected to the waste water treatment works with a sewerage network system.

Presently the electricity supply is sufficient, however a sharp increase in the demand is evident. The existing electricity network system makes no provision for additional development and network upgrades are required before any development can take place. The Eskom intake point offers sufficient capacity to the town

The solid waste drop off system in Gansbaai provides sufficient capacity for the solid waste generation in the town.

**C: Synthesis: Status Quo Density and Character Assessment (refer to Density and Character Plan: Sheet D, Contextual Overview Plan: Sheet E, and the Opportunities and Constraints Plan: Sheet F)**

Densification opportunities occur in greenfield sites to the east of the village and the areas around the existing Masikane and Blompark residential areas.

The historic town has a distinctive character with in general positive house-street relationships.

The working harbour with its historical and functional focus offers an urban quality which could be enhanced. Complementing the harbour area is the central grid of the old town between the R43 Provincial Road and the coastline, which not only enhances the high degree of street legibility but simultaneously affords views of the sea and the mountains. The poor connectivity between the main road and harbour is however a constraint that needs to be overcome.

The Blompark and Masikane townships where high levels of overcrowding are evident, are spatially segregated from the original town and requires integration.

The green corridors linking the natural areas on the northern side of the old town need to be conserved.

Ample opportunity for residential integration is evident, given the large portions of municipal owned land located in between the pockets of developed residential areas.

The need for more housing options is also evident in Gansbaai in all sectors of the society.

Bulk civil services are presently relatively sufficient to accommodate some new development. Upgrade and connection of the civil services networks in especially the older areas of Gansbaai need to take place.

#### **D: Proposed Densification Interventions**

##### **(i) Densification Strategy**

The following general densification strategy principles are proposed for Gansbaai:

- To promote spatial integration between the two township areas, Blompark and Masikane, according to PSDF principles of spatial integration.
- To provide a legible structural framework to channel development to areas which can accommodate future growth and to capitalise on natural and built form elements, more specifically the integration of the harbour area and the main road, and to protect natural features such as the coastline and mountainside.
- To provide a greater range and choice of residential accommodation.
- To provide increased thresholds for a greater range of land uses and urban opportunities, particularly adjacent to previously disadvantaged areas.

##### **(ii) Proposed Interventions (refer to Strategic Growth Management Interventions Plan: Sheet G)**

The following interventions are proposed for the Gansbaai area:

- The provision of a new activity spine between the harbour and Van Dyk Street immediately to the west and integrated into the civic and retail node to the south of the village.

- Densification including site development, site consolidation and block development in the greenfield sites to the south-west of the village.
- The promotion of a recreation/tourism node at the interface between the main road and the harbour and the formulation of an urban design framework to ensure the retention of conservation worthy fabric and the promotion of contextually appropriate development.
- Incremental densification within the existing residential fabric.

##### **(iii) Urban Design Guidelines**

Some of these intervention areas require specific Urban Design Guidelines. These include the old Gansbaai harbour area as well as the extension of the existing residential area towards the east which are illustrated by the urban design impressions (refer to Figures 75 and 76).

This proposal will substantially contribute to integrate the three disjointed residential areas with each other as reflected in the sketch.

##### **(iv) Densification proposals per identified Planning Unit (refer to Proposals Plan: Sheet H)**

For the Gansbaai area twelve Planning Units have been identified. The proposals made for Gansbaai can potentially contribute to an increase of approximately 4000 additional dwelling units, increasing the current gross density for the area from 6.3 to 17.3 dwelling units per hectare.

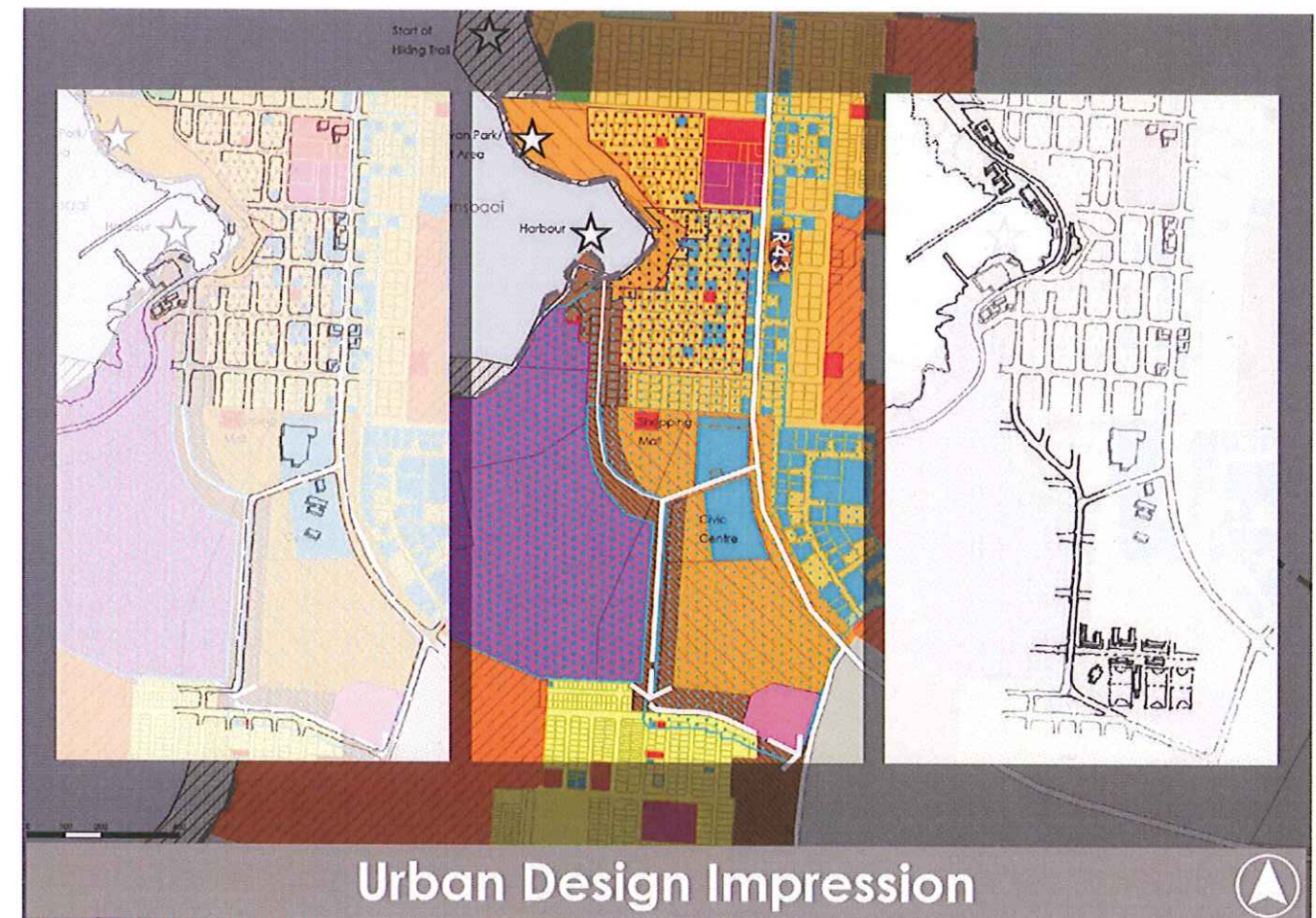


Figure 75: Old Gansbaai harbour area



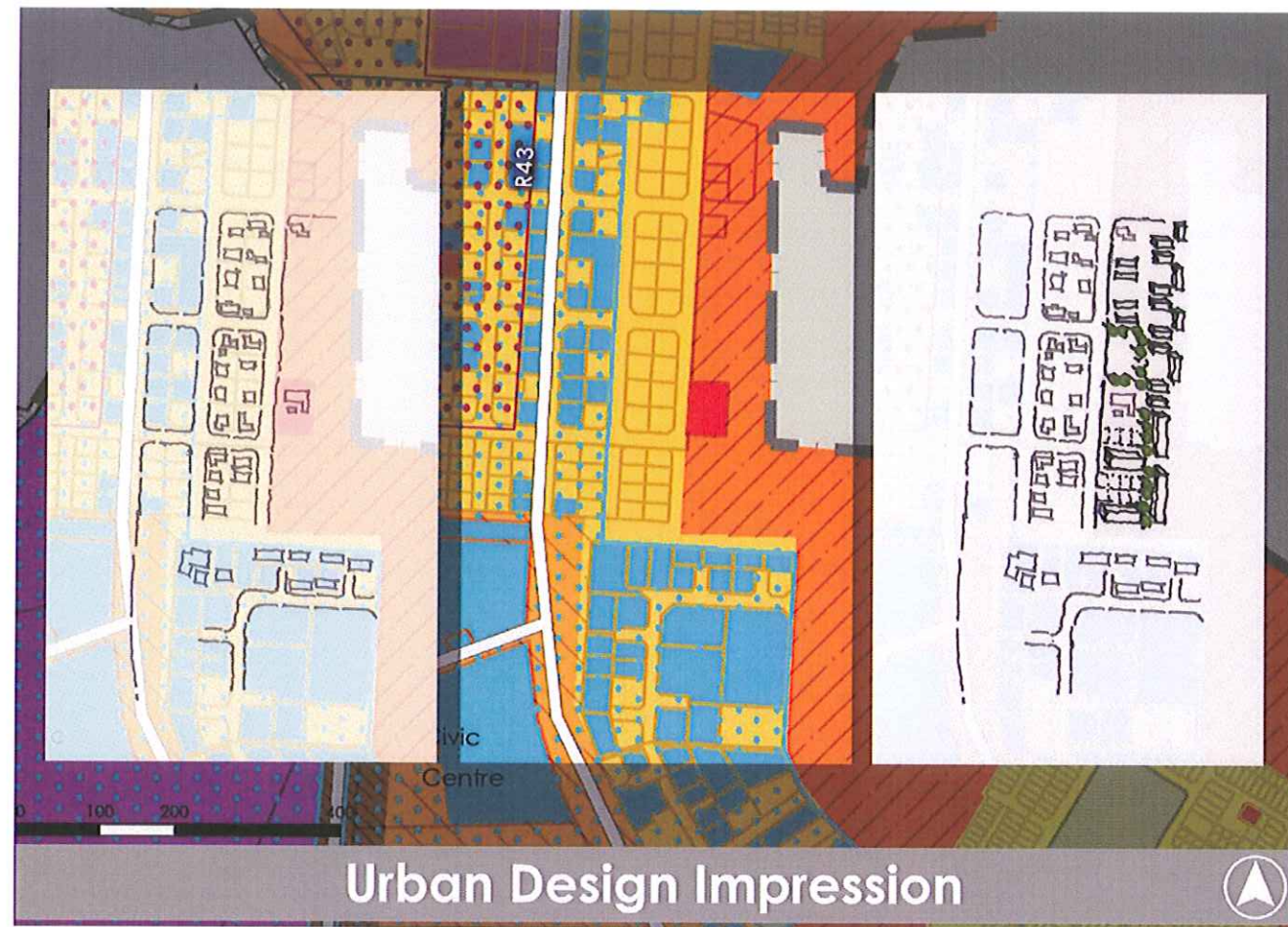


Figure 76: Eastward development of Gansbaai

The following proposals are relevant for this area:

#### • Planning Unit 1

Planning Unit 1 consists of the north eastern section of the Gansbaai Planning Area.

##### ■ Residential Density

A variety of densification interventions are proposed for this Planning Unit, consisting of incremental densification by subdivision into two or three erven, site consolidation for free standing duplex housing and duplex row housing (housing typologies B1, B2, C2 and C3). These proposals are made for an assumed 30% of this Planning Unit area. Based on this assumption, an additional 39 dwelling units can potentially be provided.

##### ■ Community Facilities

No community facilities are proposed for this Planning Unit.

##### ■ Civil Services

In order to facilitate any densification in this Planning Unit, the following civil services provision and/or upgrade will be required:

- An investigation to determine if the existing potable water network system can accommodate the increased densities,
- The provision and linkage of a sewerage network system,
- A local investigation to determine if the existing bulk supply and local electrical network can be extended to this Planning Unit to accommodate the proposed additional dwelling units.

#### • Planning Unit 2

Planning Unit 2 consists predominantly of the Perlemoenbaai area.

##### ■ Residential Density

Incremental densification is proposed for this area. Densification is proposed by subdividing erven into two or three portions (housing typologies B1 and B2) for an assumed 20% of the Planning Unit. This proposal can potentially contribute to approximately 250 additional dwelling units increasing the current gross density from 7.5 to 9.8 dwelling units per hectare.

##### ■ Community Facilities

Given the character of the area, the provision of only the following community facilities is proposed for this Planning Unit:

- 1 Pre-Primary School,
- 3 Worship facilities, and
- 15.9ha of Public / Private Open Space.

##### ■ Civil Services

As per Planning Unit 1.

#### • Planning Unit 3

Planning Unit 3 consists of the vacant land to the east of Gansbaai and including the area surrounding the Masikane township which is currently partly used for informal housing purposes.

##### ■ Residential Density

The densification proposal proposed for this Planning Unit consists of Block Development for an assumed 80% of the area. The typical housing proposals would include free-standing simplex and duplex housing as well as simplex-row / semi-detached housing and duplex-row two storey walk up housing (housing typologies E1, E2, E5 and E6). Based on this assumption, this proposal can potentially contribute to approximately 1500 additional dwelling units increasing the current gross density from 4.2 to 25.9 dwelling units per hectare.

##### ■ Community Facilities

Given the greenfields opportunities and the extent of the area, the following community facilities are proposed for this Planning Unit:

- 2 Pre-Primary Schools,
- 2 Primary Schools,
- 1 Secondary School,
- 5 Worship facilities, and
- 9.4ha Private/Public Open Space.

##### ■ Civil Services

In order to facilitate any densification in this Planning Unit, the following civil services provision and/or upgrades will be required:

- An investigation to determine if the existing potable water network system can accommodate the increased densities,
- The provision and linkage of a sewerage network system,
- A local investigation to determine if the existing bulk supply and local electrical network can be extended to this Planning Unit to accommodate the proposed additional dwelling units.
- An investigation to determine if the collector road needs to be upgraded as a result of this proposal and the provision of a local road network.

#### • Planning Unit 4

This Planning Unit consists of the current industrial area on the south-eastern side of Gansbaai. An opportunity for mixed use development exists within this area.

##### ■ Residential Density

Densification in terms of site consolidation in the format of two storey gallery access simplex-row housing (housing typology D4) is proposed for an assumed area of 10% of this Planning Unit which can potentially contribute to approximately 80 additional dwelling units at a density of 5.7 dwelling units per hectare.



#### Community Facilities

No additional community facility sites are proposed for this Planning Unit.

#### Civil Services

As per Planning Unit 1.

#### Planning Unit 5

Planning Unit 5 consists of the current formal Masikane township area.

#### Residential Density

No densification proposals are made for this Planning Unit.

#### Community Facilities

No additional community facilities are proposed for this Planning Unit.

#### Civil Services

As per Planning Unit 1.

#### Planning Unit 6

This Planning Unit forms part of the new business area which includes the Gansbaai Civic Centre, the Spar Shopping Mall and newly built sport fields.

#### Residential Density

Block development with duplex-row housing and two storey gallery access simplex-row housing (housing typologies E3 and E4) is proposed for an assumed 20% of this Planning Unit. Based on this assumption, this proposal can potentially contribute to approximately 250 additional dwelling units at a density of approximately 10 dwelling units per hectare.

#### Community Facilities

Given the nature and accessibility of this site as well as the integration opportunities, the following additional community facilities are proposed for this Planning Unit:

- 1 Clinic,
- 1 Primary School, and
- 1.4ha Public / Private Open Space.

#### Civil Services

As per Planning Unit 3.

#### Planning Unit 7

Planning Unit 7 consists of the proposed strip development, linking the old harbour area with Van Dyk Street.

#### Residential Density

Development in the form of site consolidation and block development is proposed for this area.

The typical housing proposed for this strip of development consists of two and three storey gallery access simplex-row housing (housing typologies D4 and E4) for an assumed 50% of the area.

Based on this assumption, this proposal can potentially provide for approximately 900 additional dwelling units at an overall gross density of approximately 35.7 dwelling units per hectare.

#### Community Facilities

Given the accessibility and availability of land the following additional community facilities are proposed for this Planning Unit:

- 1 Pre-Primary School,
- 2 Worship facilities,
- 3.3ha Private/Public Open Space.

#### Civil Services

As per Planning Unit 3.

#### Planning Unit 8

Planning Unit 8 includes the current Blompark residential suburb.

#### Residential Density

No densification proposals are made for this area.

#### Community Facilities

Although no densification is proposed for this Planning Unit, it is however proposed that the following additional community facilities be provided for this Planning Unit:

- 1 Pre-Primary School.

#### Civil Services

As per Planning Unit 1.

#### Planning Unit 9

Planning Unit 9 is the largest of all the Gansbaai Planning Units and consists of municipal vacant land on the south-western side of Gansbaai Planning Unit.

#### Residential Density

The development proposed for this Planning Unit consists of Block Development for an assumed 80% of the area. The typical housing form proposals include free-standing simplex, duplex and simplex-row/semi-detached housing as well as duplex-row two storey walk up housing (housing typologies E1, E2, E5 and E6). This proposal can potentially contribute to approximately 1000 additional dwelling units with a potential gross density of 21.7 dwelling units per hectare.

#### Community Facilities

Given the greenfields planning area opportunities and the extent of the area, the following community facilities are proposed for this Planning Unit:

- 2 Pre-Primary Schools,
- 1 Primary School,
- 1 Secondary School,
- 3 Worship facilities, and

- 5.3ha Private / Public Open Space.

#### Civil Services

As per Planning Unit 3.

#### Planning Unit 10

Planning Unit 10 consists of the recently laid out Kolgansbaai residential development.

#### Residential Density

No densification proposals are made for this area.

#### Community Facilities

No provision of additional community facility sites are proposed for this Planning Unit.

#### Civil Services

As per Planning Unit 1.

#### Planning Unit 11

Planning Unit 11 consists of the prominent old Gansbaai harbour area.

#### Residential Density

The densification proposal proposed for this Planning Unit consists of Block Development for an assumed 80% of the area with typical free-standing simplex type housing (housing typology E1). Based on this assumption, this proposal can potentially contribute to 109 additional dwelling units with a gross density of 13.6 dwelling units per hectare.

#### Community Facilities

Apart from 0.6ha Public/Private Open Space, no other community facilities are proposed for this area.

#### Civil Services

As per Planning Unit 1.



- Planning Unit 12

Planning Unit 12 consists of the heritage sensitive historic Gansbaai area, as well as the existing Gansbaai CBD area.

- Residential Densification

No densification proposals are made for this area.

- Community Facilities

No provision of additional community facility sites are proposed for this Planning Unit:

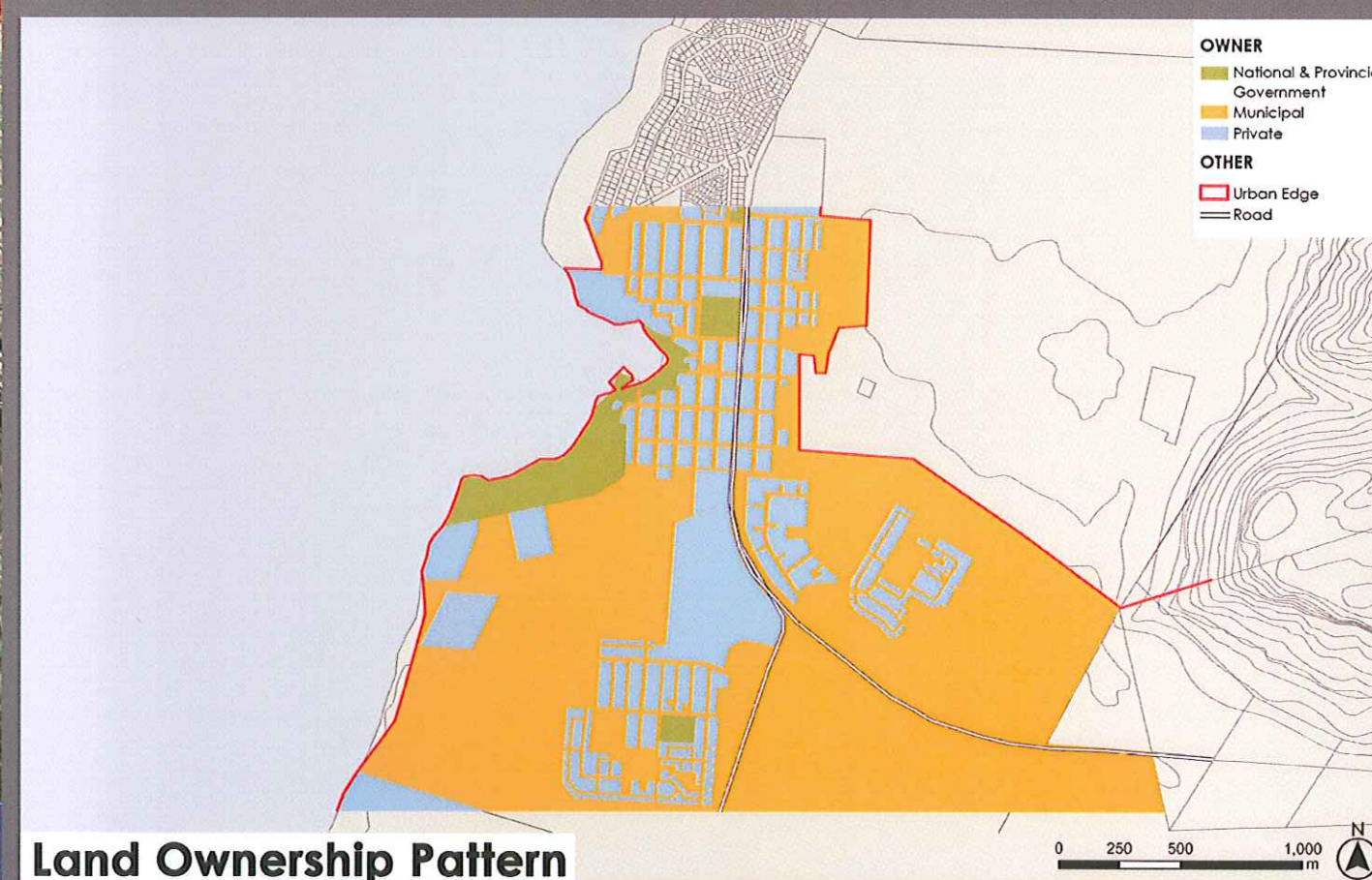
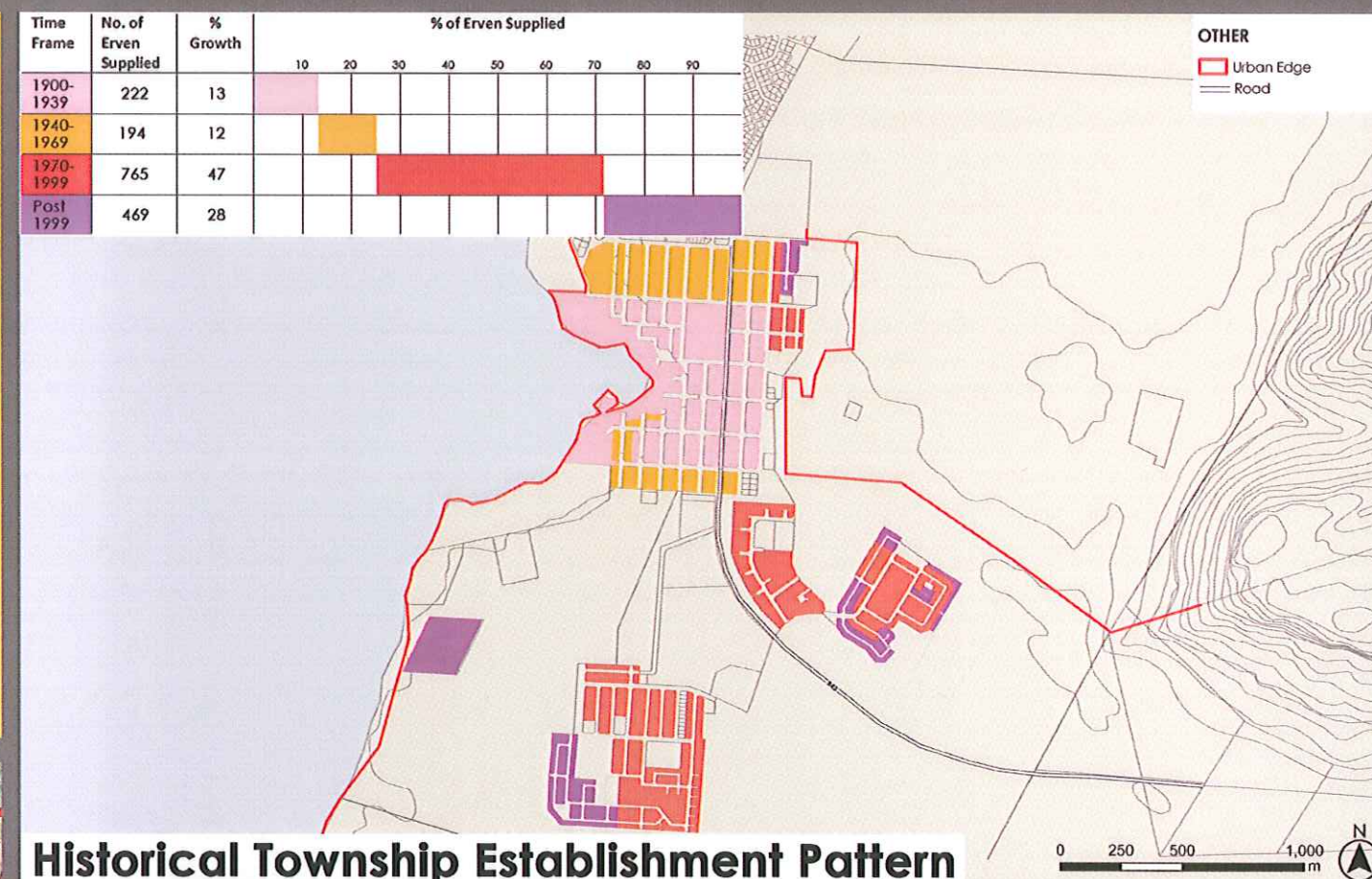
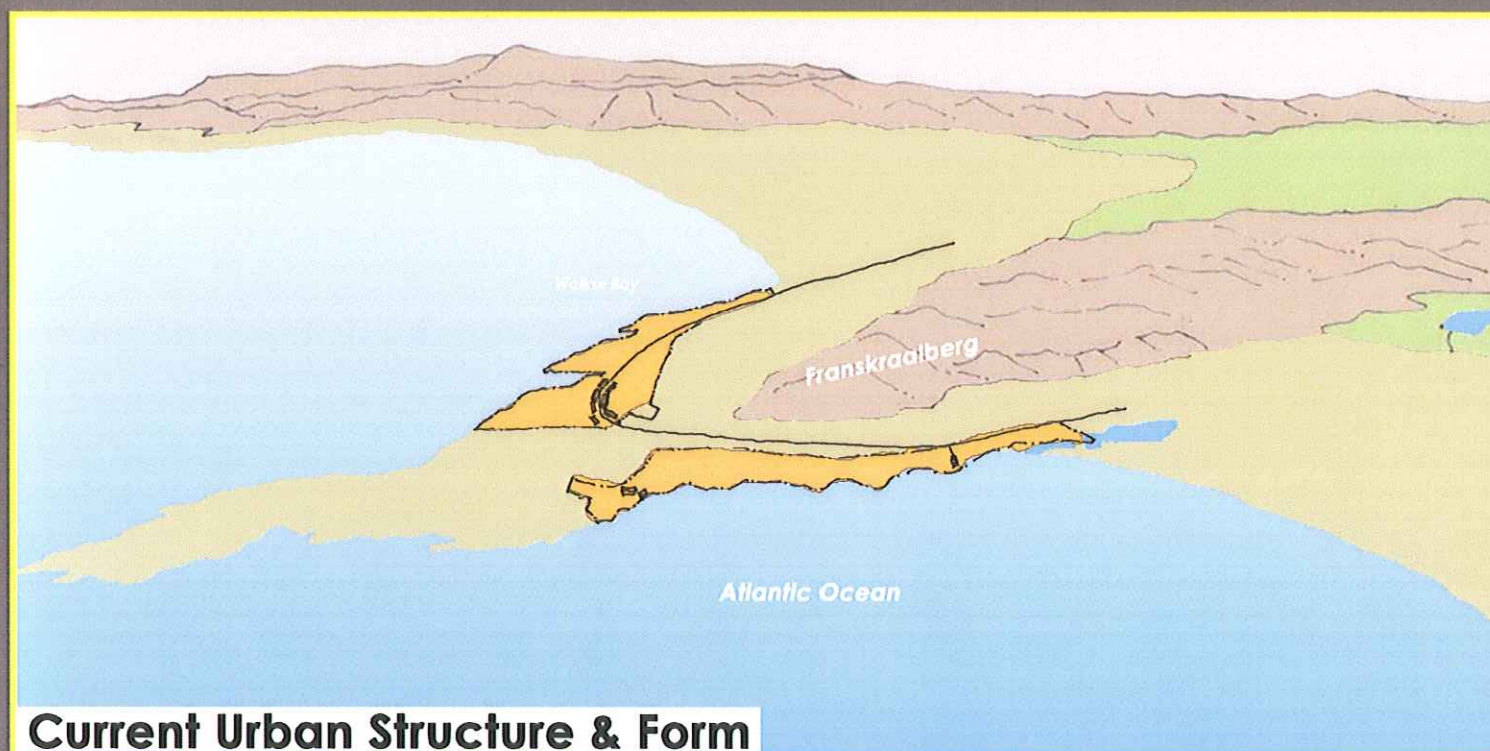
- Civil Services

As per Planning Unit 11.

- Conclusion

The vast areas of vacant developable land and the already informal development that has taken place in Gansbaai will require cautious and responsible well disciplined land use planning to conserve the unique precious fishing village character together with its function as a residential, holiday and retirement town. The old Gansbaai harbour and its environs has enormous potential given the features of the area. In order to exploit this opportunity it is proposed that the Council leaders emphasise the importance of this asset and ensure that it be developed with the necessary responsibility and creativity to augment the value of the heritage and character of the area. Such an approach will contribute substantially to a sustainable future of this settlement.





GROWTH  
MANAGEMENT  
STRATEGY

# GANSBAAI **A. GROWTH & OWNERSHIP PATTERNS** (MAY 2010)



NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING





GROWTH  
MANAGEMENT  
STRATEGY

# GANSBAAI

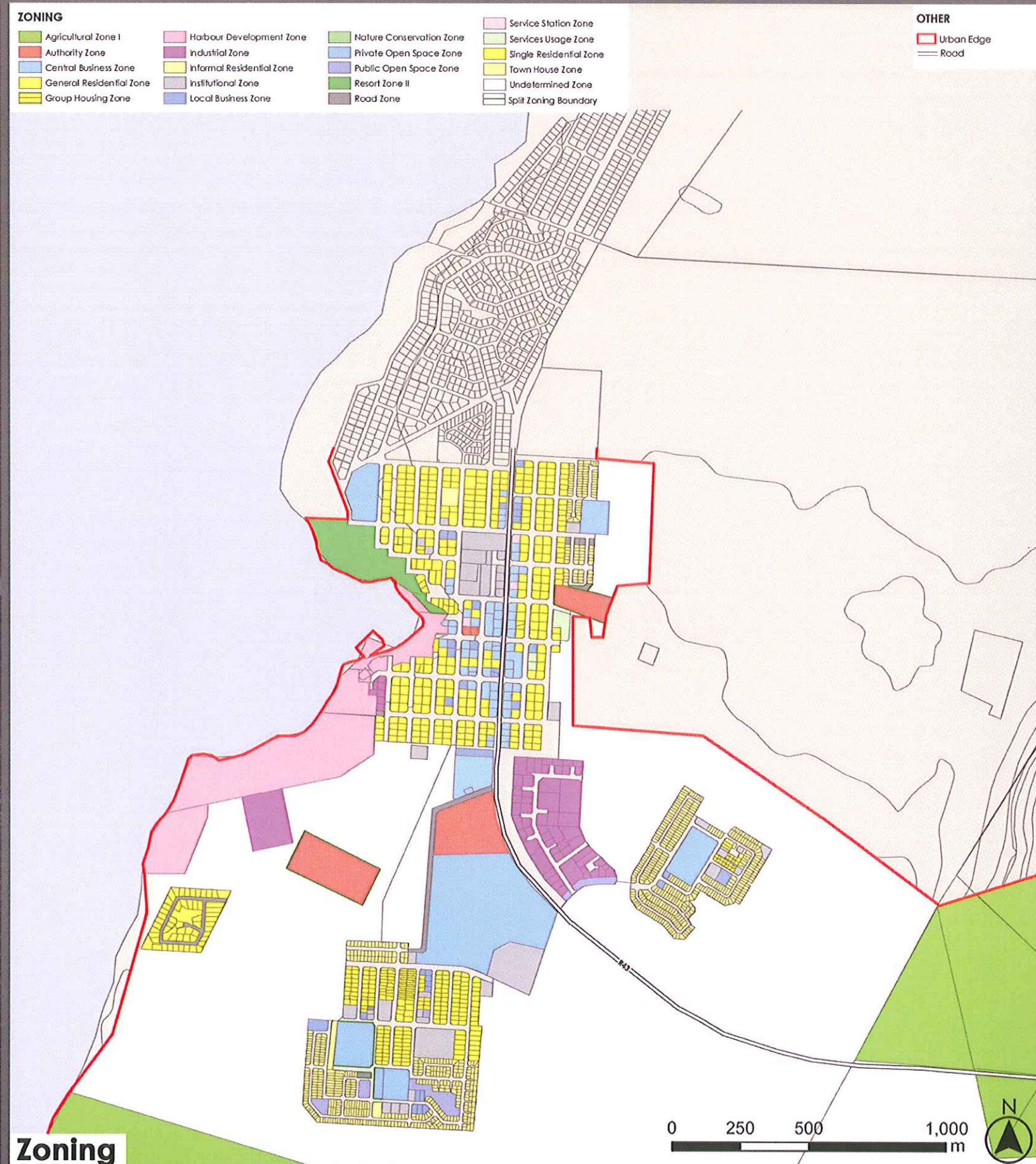
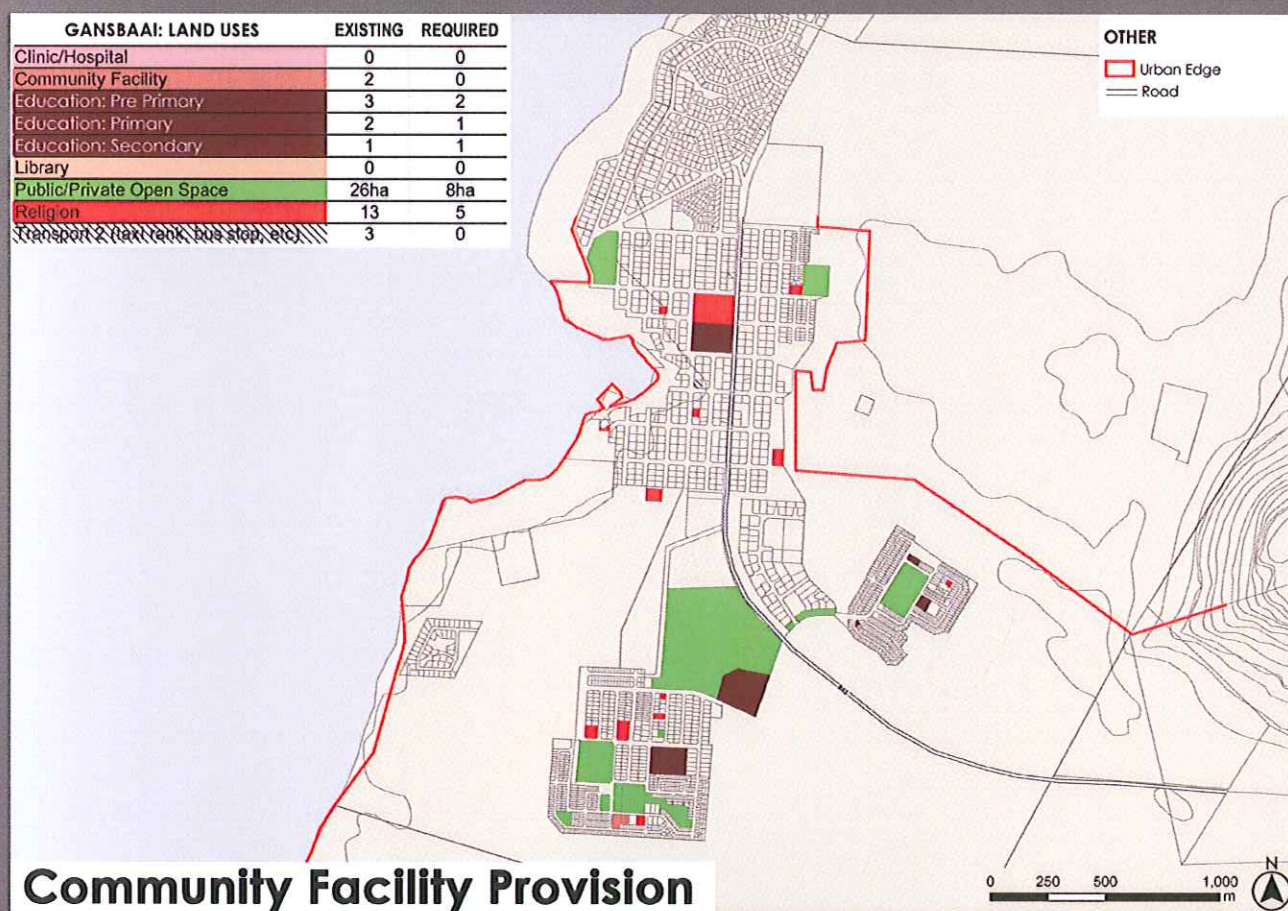
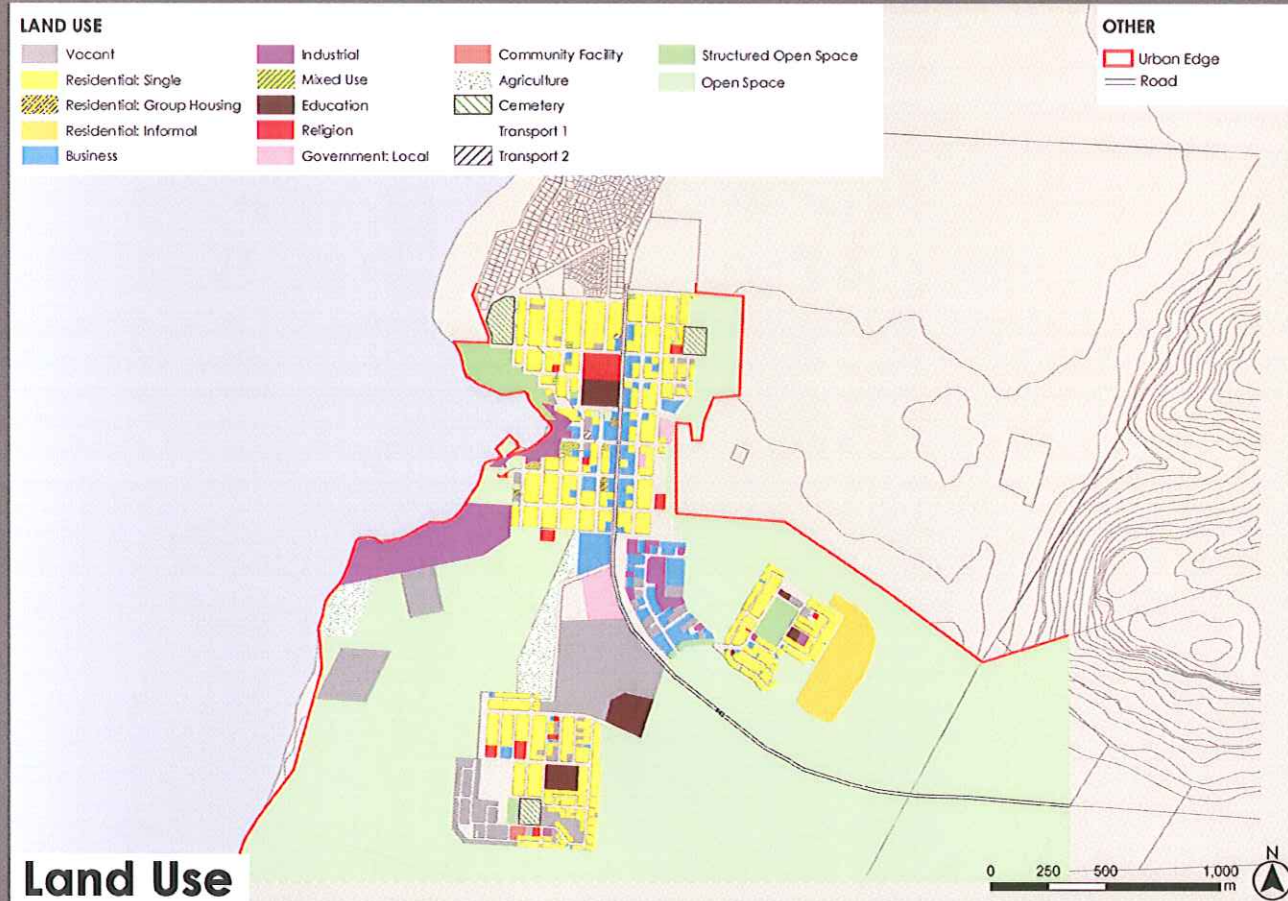
## AI. AERIAL VIEW OF PLANNING AREA

(MAY 2010)



NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING





GROWTH  
MANAGEMENT  
STRATEGY

GANSBAAI

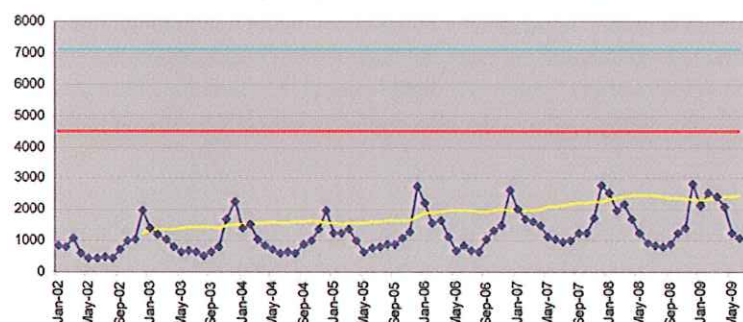
## B. CURRENT LAND USE, ZONING & COMMUNITY FACILITIES (MAY 2010)



NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING

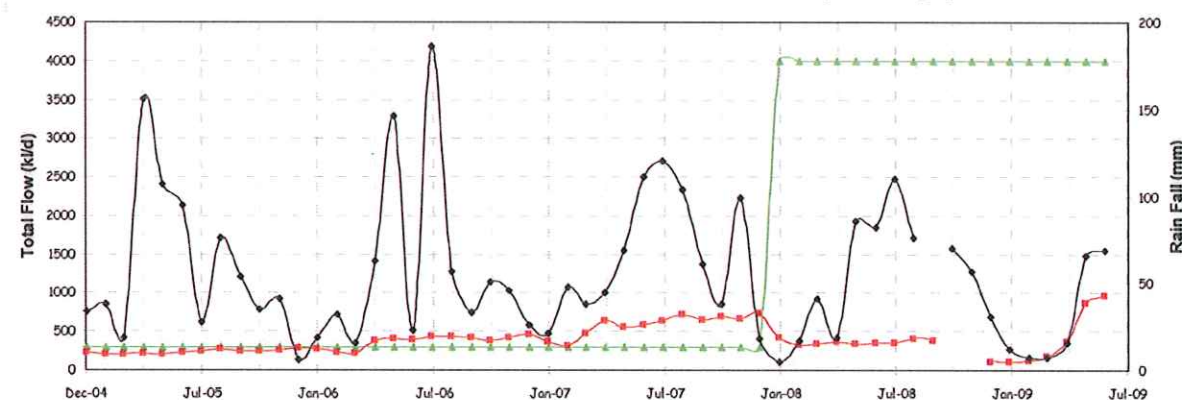


Franskraal WTWs (kl/d) - Potable Water Treatment Works



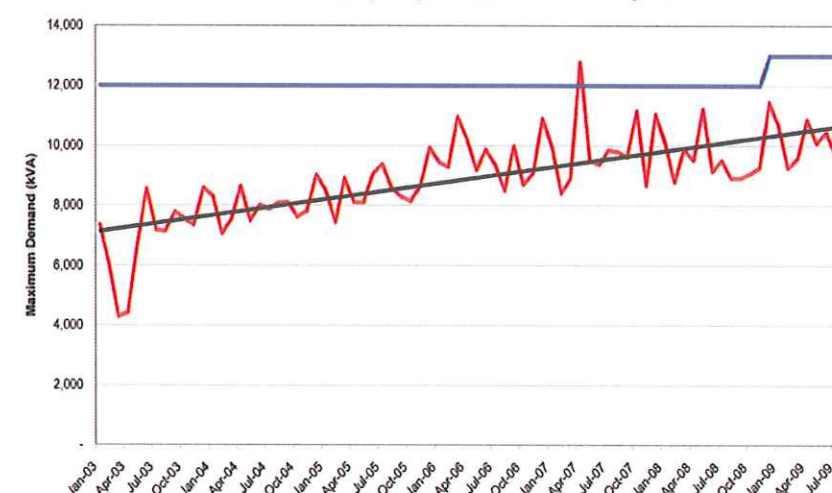
— Inflow to WTWs — Existing Treatment Capacity — Required Treatment Capacity — Yield of Source

Gansbaai WWTWs - Waste Water Treatment Works (Sewerage)

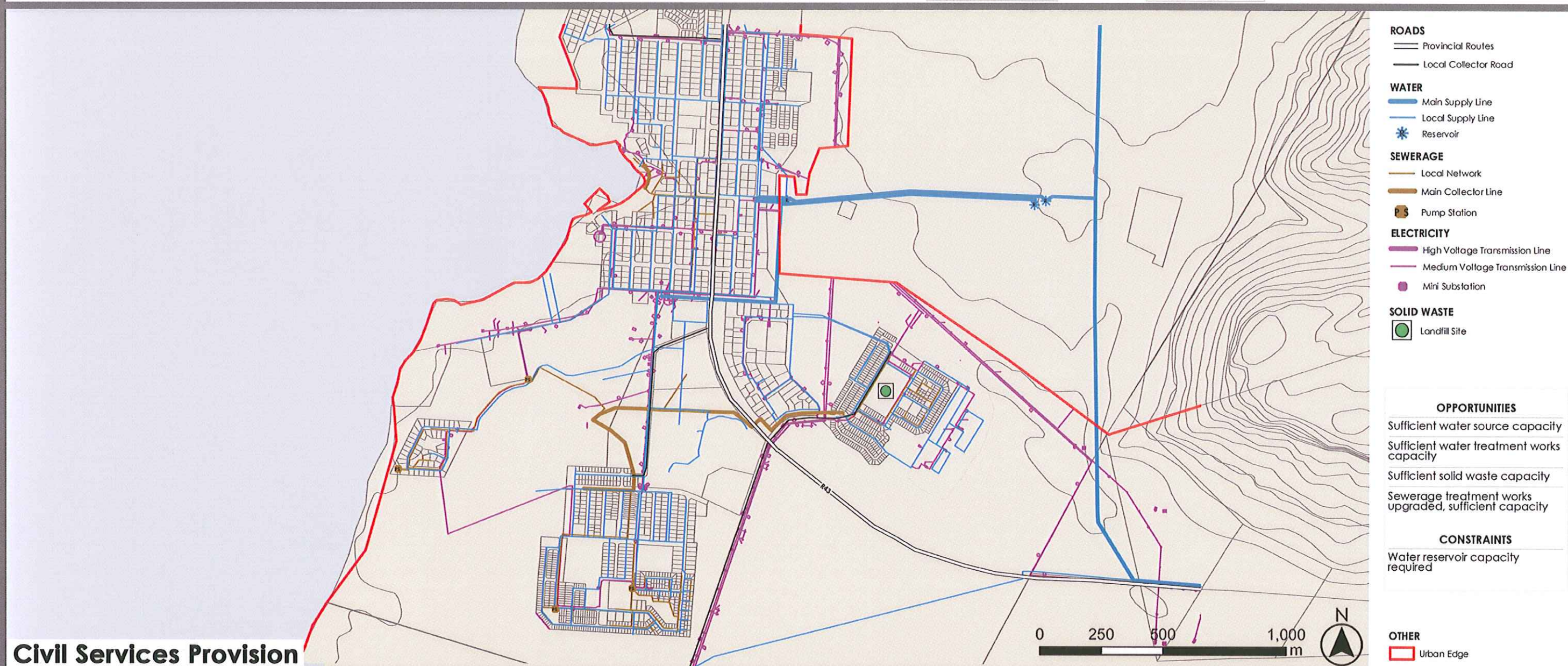


— Capacity — Flow — Rain fall

Overstrand Municipality Gansbaai Electricity Demand



— Demand — Capacity — Trend



#### ROADS

- Provincial Routes
- Local Collector Road

#### WATER

- Main Supply Line
- Local Supply Line
- Reservoir

#### SEWERAGE

- Local Network
- Main Collector Line
- Pump Station

#### ELECTRICITY

- High Voltage Transmission Line
- Medium Voltage Transmission Line
- Mini Substation

#### SOLID WASTE

- Landfill Site

#### OPPORTUNITIES

- Sufficient water source capacity
- Sufficient water treatment works capacity
- Sufficient solid waste capacity
- Sewerage treatment works upgraded, sufficient capacity

#### CONSTRAINTS

- Water reservoir capacity required

#### OTHER

- Urban Edge

Civil Services Provision



GROWTH  
MANAGEMENT  
STRATEGY

GANSBAAI

C. SERVICES PROVISION (MAY 2010)



NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING





**AREA 1**

The historic town grid is distinctive in character, comprising relatively wide streets and small street blocks, with positive house-street relationships. The intrusion of multi-storey developments and large gated villages are inappropriate in this relatively fine-grained historic precinct. Densification measures with appropriate scale and massing could, however, contribute to urban quality and vitality in the area.

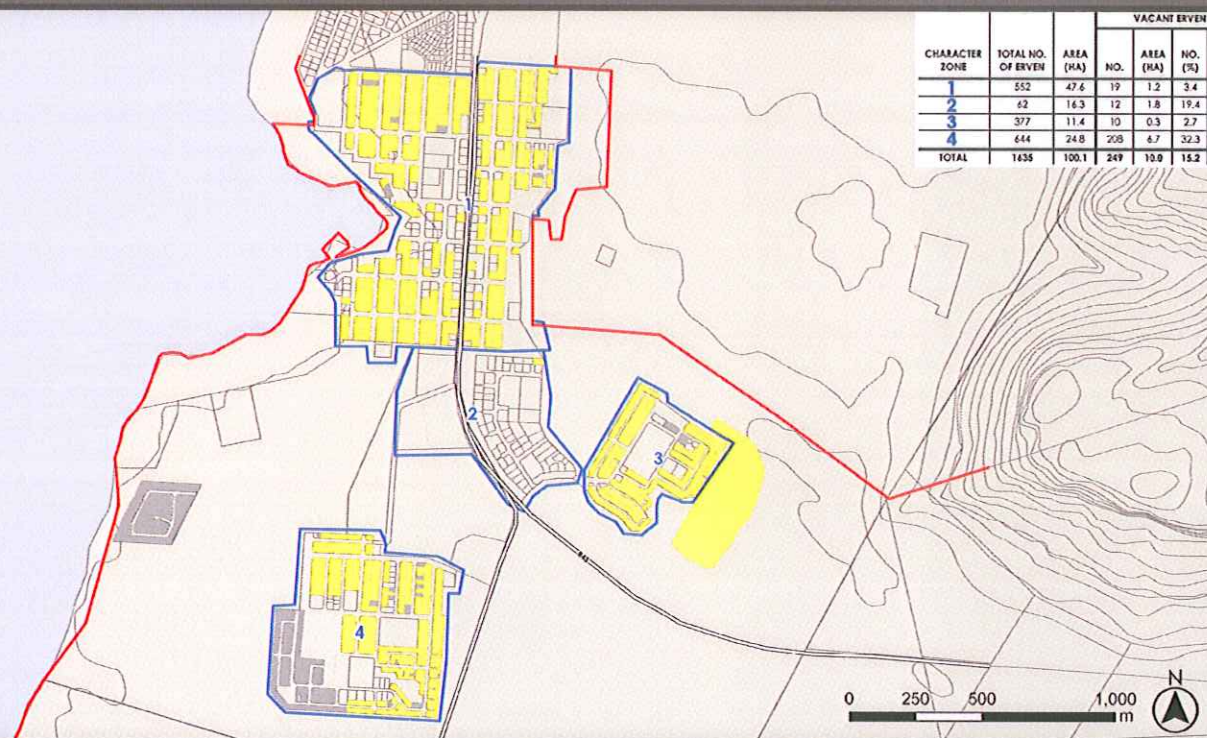
## Density & Area Character

**LAND USE**

Residential Erven  
Vacant Erven

**OTHER**

Character Zone  
Urban Edge  
Rode



CHARACTER ZONE	TOTAL NO. OF ERVEN	AREA (HA)	VACANT ERVEN										RESIDENTIAL ERVEN										GROSS DENSITY	NET DENSITY	PROPERTY VALUE
			TOTAL					DEVELOPED					VACANT					TOTAL							
			NO.	AREA (HA)	NO. (%)	AREA (%)	NO.	AREA (HA)	NO. (%)	AREA (%)	NO.	RES UNITS	AREA (HA)	NO. (%)	AREA (%)	NO.	AREA (HA)	NO. (%)	AREA (%)						
1	552	47.6	19	1.2	3.4	2.5	444	30.5	435	510	30.0	98.4	9	0.5	2.0	1.4	103	17.0	Medium						
2	42	16.3	12	1.8	19.4	11.0	1	0.1	1	0.1	100.0	100.0	0	0.0	0.0	0.0	0.1	10.0	Not Applicable						
3	377	11.4	10	0.3	2.7	2.4	364	8.4	355	356	8.1	97.5	96.4	9	0.3	2.5	3.4	32.0	43.5	Low					
4	644	24.8	208	4.7	32.3	27.0	416	18.0	420	420	13.1	0.0	0.0	194	4.9	0.0	0.0	24.8	0.0	Low					
TOTAL	1435	100.1	249	10.0	15.2	10.0	1435	87.9	1211	1287	51.3	85.0	90.0	214	8.7	15.0	10.0	15.9	24.3						



**AREAS 3 & 4**

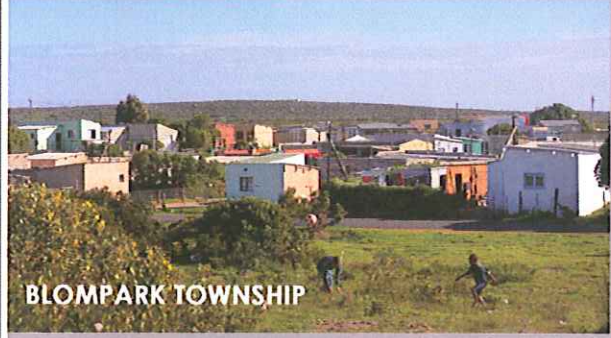
Blompark and Masikane are similar in terms of layout and density and both exhibit high degrees of overcrowding. Densification measures should be geared towards the integration of these areas into the spatial structure of the town.



GANSBAAI HARBOUR



HISTORIC GANSBAAI



BLOMPARK TOWNSHIP

## Place Making Qualities

**GANSBAAI HARBOUR**  
The harbour is the historical and functional focus of the town. It accommodates a range of industrial, residential and recreational activities and has an urban quality which could be enhanced.

**HISTORIC GANSBAAI**  
The historical core of the town is centred around the street grid located between the main road and the harbour. Wide streets afford generous views of the Franskraal mountains to the east and the sea to the west. There are a number of structures which are regarded as having heritage significance within this grid.

**BLOMPARK AND MASIKANE TOWNSHIPS**  
The townships are located to the south of Gansbaai and although in relatively close proximity are spatially segregated from the town. High levels of overcrowding are evident.

**RETAIL AND CIVIC NODE**  
A large retail and civic node is located at the southern end of the town and serves a regional population.

**GANSBAAI HIKING TRAIL**  
A hiking trail commencing at the harbour provides a coastal walk linking Gansbaai to Stanford Cove and De Kelders to the north. It has considerable environmental and heritage significance.

**MAIN SHOPPING MALL**

**OVERSTRAND**

**GANSBAAI**  
DUIWELSGAT VOETSLAANROETE  
HIKINGTRAIL • UMZILA WOKUHAMBA

Die kusgebied tussen Gansbaai en Klipgat is een van die belangrikste kulturele en natuurlike bates van die Wes-Kaap.

The coastal area between Gansbaai and Klipgat Cave is one of the most important cultural and natural assets of the Western Cape.

Unxweme lwase Gansbaai nase Klipgat Cave yenye yendawo ezibaluleki leyo kakhulu kwincubeko kwanendawo yindalo eNtshona Koloni.

KLIPGAT  
DUIWELSGAT  
DIE STAL  
DE KELDERS  
STANFORD'S COVE  
GETYPOEL  
TIDAL POOL / ICHIBI  
YOU ARE HERE  
U IS HIER / ULAPHA  
GANSBAAI  
HARBOUR  
HAWE / IZIBUKO

**GANSBAAI HIKING TRAIL**



GROWTH  
MANAGEMENT  
STRATEGY

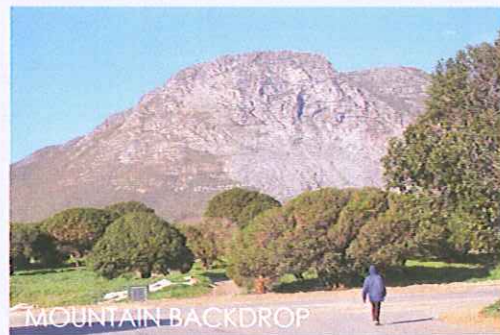
# GANSBAAI (CENTRAL)

## D. DENSITY & AREA CHARACTER (MAY 2010)



NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING





**A1 URBAN EDGE; MOUNTAIN SIDE:**  
 ✓ The mountainside, the headland formed by the Franskraalberge, is set back to the east of the village but forms a prominent visual backdrop to the settlement.

**A2 SCENIC LINK ROUTE INTERFACE:**  
 ✓ The scenic route passes through the centre of the village as a link road. A distinctive urban design intervention is the L shaped configuration of retail outlets around parking forecourts, contributing to some extent to an active interface and avoiding the route passing through a mass of parking.

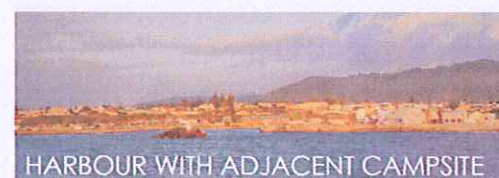


✓ The civic node to the south provides a distinct threshold between the settlement and the natural environment to the east.



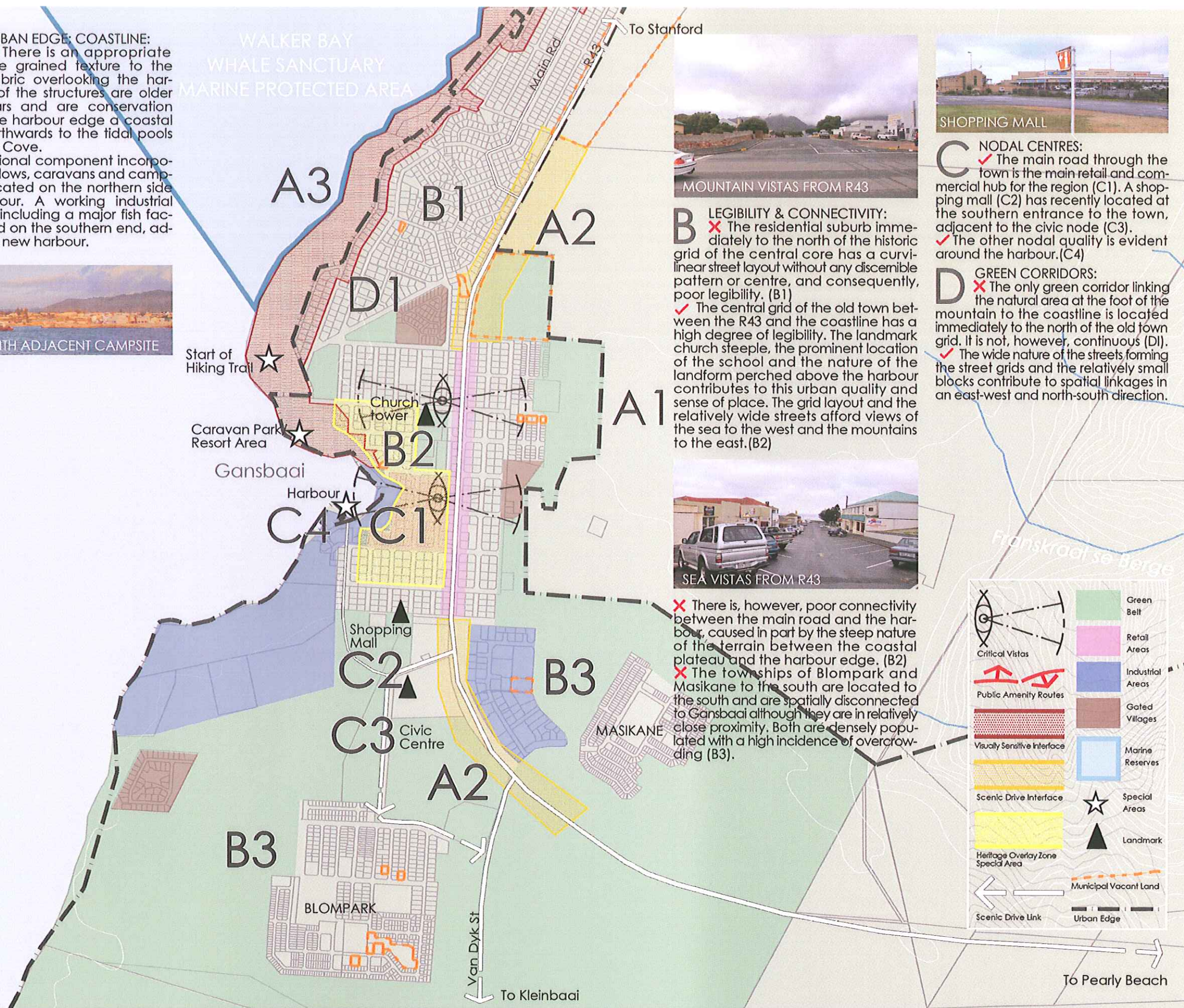
✗ There are few visual linkages between the scenic route and the historical core of the town around the harbour.

**A3 URBAN EDGE; COASTLINE:**  
 ✓ There is an appropriate fine grained texture to the residential fabric overlooking the harbour. Many of the structures are older than 60 years and are conservation worthy. At the harbour edge a coastal walk links northwards to the tidal pools and Stanford Cove.  
 ✓ A recreational component incorporating bungalows, caravans and camping sites is located on the northern side of the harbour. A working industrial component, including a major fish factory is located on the southern end, adjacent to the new harbour.



HARBOUR WITH ADJACENT CAMPSITE

WALKER BAY  
 WHALE SANCTUARY  
 MARINE PROTECTED AREA



MOUNTAIN VISTAS FROM R43

**B LEGIBILITY & CONNECTIVITY:**  
 ✗ The residential suburb immediately to the north of the historic grid of the central core has a curvilinear street layout without any discernible pattern or centre, and consequently, poor legibility. (B1)  
 ✓ The central grid of the old town between the R43 and the coastline has a high degree of legibility. The landmark church steeple, the prominent location of the school and the nature of the landform perched above the harbour contributes to this urban quality and sense of place. The grid layout and the relatively wide streets afford views of the sea to the west and the mountains to the east. (B2)



SEA VISTAS FROM R43

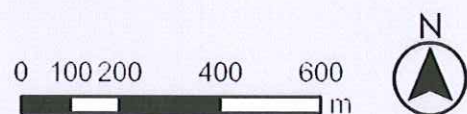
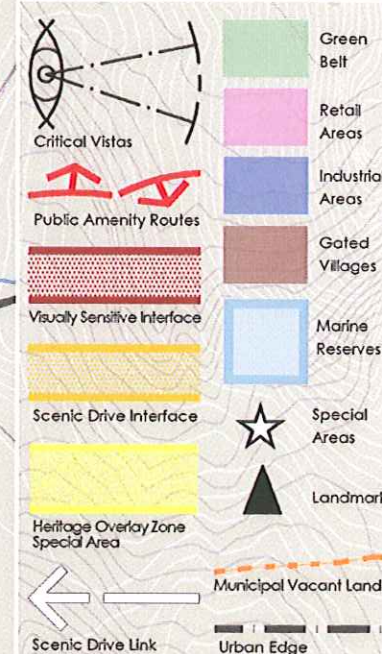
✗ There is, however, poor connectivity between the main road and the harbour, caused in part by the steep nature of the terrain between the coastal plateau and the harbour edge. (B2)  
 ✗ The townships of Blompark and Masikane to the south are located to the south and are spatially disconnected to Gansbaai although they are in relatively close proximity. Both are densely populated with a high incidence of overcrowding (B3).



SHOPPING MALL

**C NODAL CENTRES:**  
 ✓ The main road through the town is the main retail and commercial hub for the region (C1). A shopping mall (C2) has recently located at the southern entrance to the town, adjacent to the civic node (C3).  
 ✓ The other nodal quality is evident around the harbour. (C4)

**D GREEN CORRIDORS:**  
 ✗ The only green corridor linking the natural area at the foot of the mountain to the coastline is located immediately to the north of the old town grid. It is not, however, continuous (D1).  
 ✓ The wide nature of the streets forming the street grids and the relatively small blocks contribute to spatial linkages in an east-west and north-south direction.



GROWTH  
 MANAGEMENT  
 STRATEGY

GANSBAAI (CENTRAL)

E. CONTEXTUAL OVERVIEW (MAY 2010)



NICOLAS  
 BAUMANN  
 URBAN  
 CONSERVATION  
 & PLANNING



**A1** URBAN EDGE; MOUNTAINSIDE  
The green permeable and accessible nature of this interface should be retained. Limited densification opportunities are evident in this area. (CONSTRAINT)

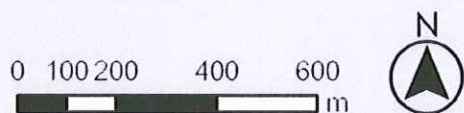
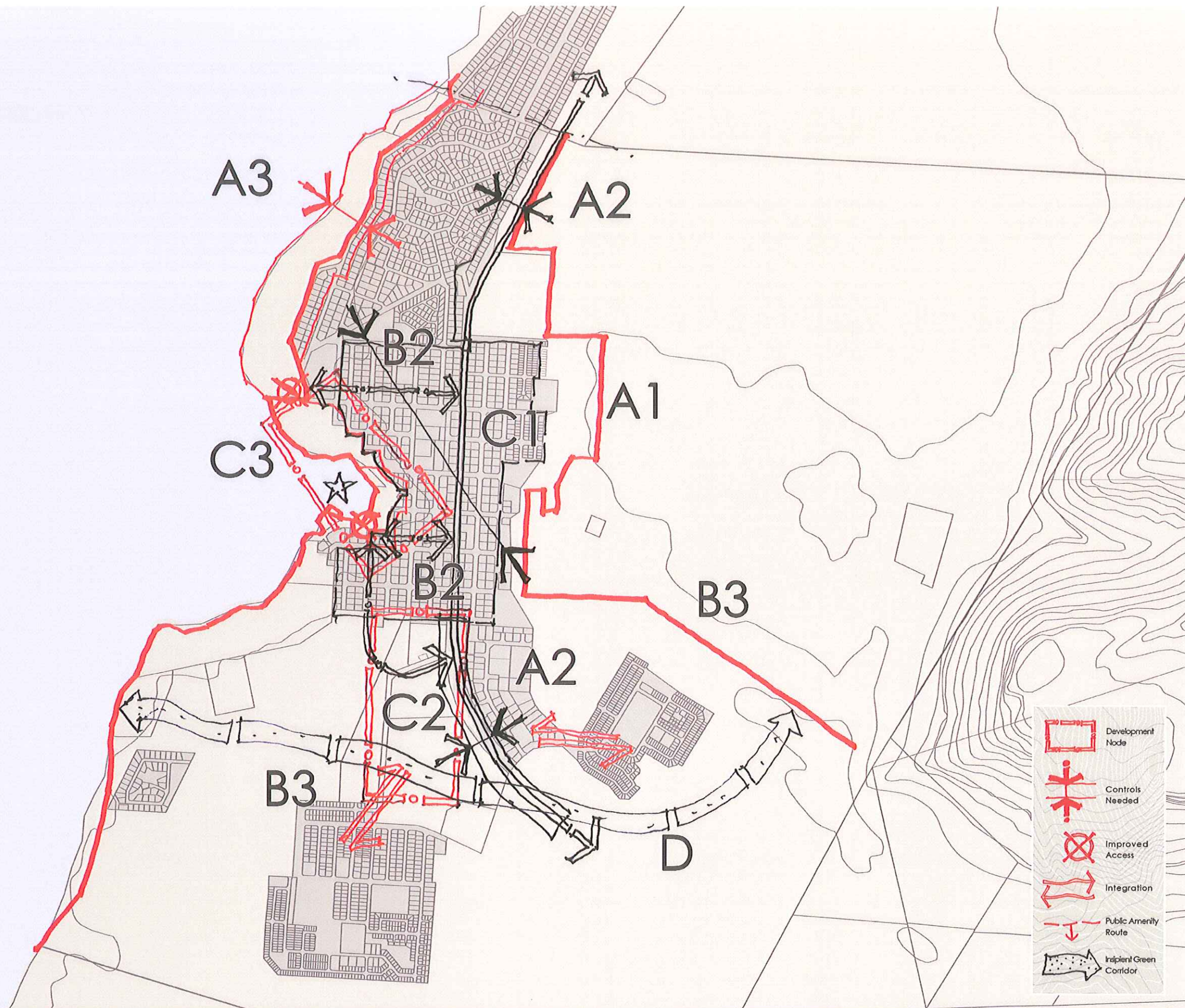
**A2** SCENIC LINK ROUTE INTERFACE:  
Opportunities for physical and visual linkages to the harbour area should be explored. (OPPORTUNITY)

**A3** URBAN EDGE; COASTLINE  
The fine grained character of this precinct, which has been provisionally been identified as a special area in terms of the heritage survey, should be retained. (CONSTRAINT)  
Linkages between the harbour and the coastal walkway should be enhanced. (OPPORTUNITY)  
Appropriate densification measures which respond positively to existing urban and heritage qualities should be considered. (OPPORTUNITY)

**B** LEGIBILITY & CONNECTIVITY  
The harbour area has positive development opportunities which should include linkages between the main road and the water's edge (B2). Densification measures which could contribute to this should thus be considered. (OPPORTUNITY)  
The spatial distortions evident at Blompark and Masikane need to be addressed by integrating these two townships into the structure of the town. (B3) (OPPORTUNITY)

**C** NODAL DEVELOPMENT  
The existing strip retail development along the Main Road should be retained and enhanced. (C1) (CONSTRAINT)  
Future extensions could be considered to the south to contribute to the integration of Blompark and Masikane into the civic and retail core of the town. (C2) (OPPORTUNITY)  
Connectivity between this node and the proposed harbour node could contribute to the overall integration and permeability of the town. Densification measures to achieve these ends should be considered. (C3) (OPPORTUNITY)

**D** GREEN CORRIDOR DEVELOPMENT  
The opportunity of a green corridor adjacent to Blompark and Masikane, linking the mountainside to the coastline should be explored. (OPPORTUNITY)



GROWTH  
MANAGEMENT  
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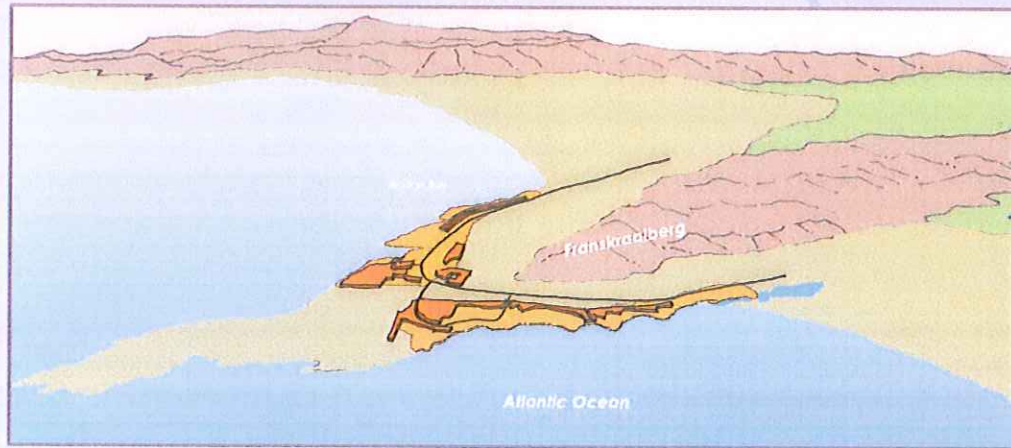
GANSBAAI (CENTRAL)

F. OPPORTUNITIES & CONSTRAINTS (MAY 2010)

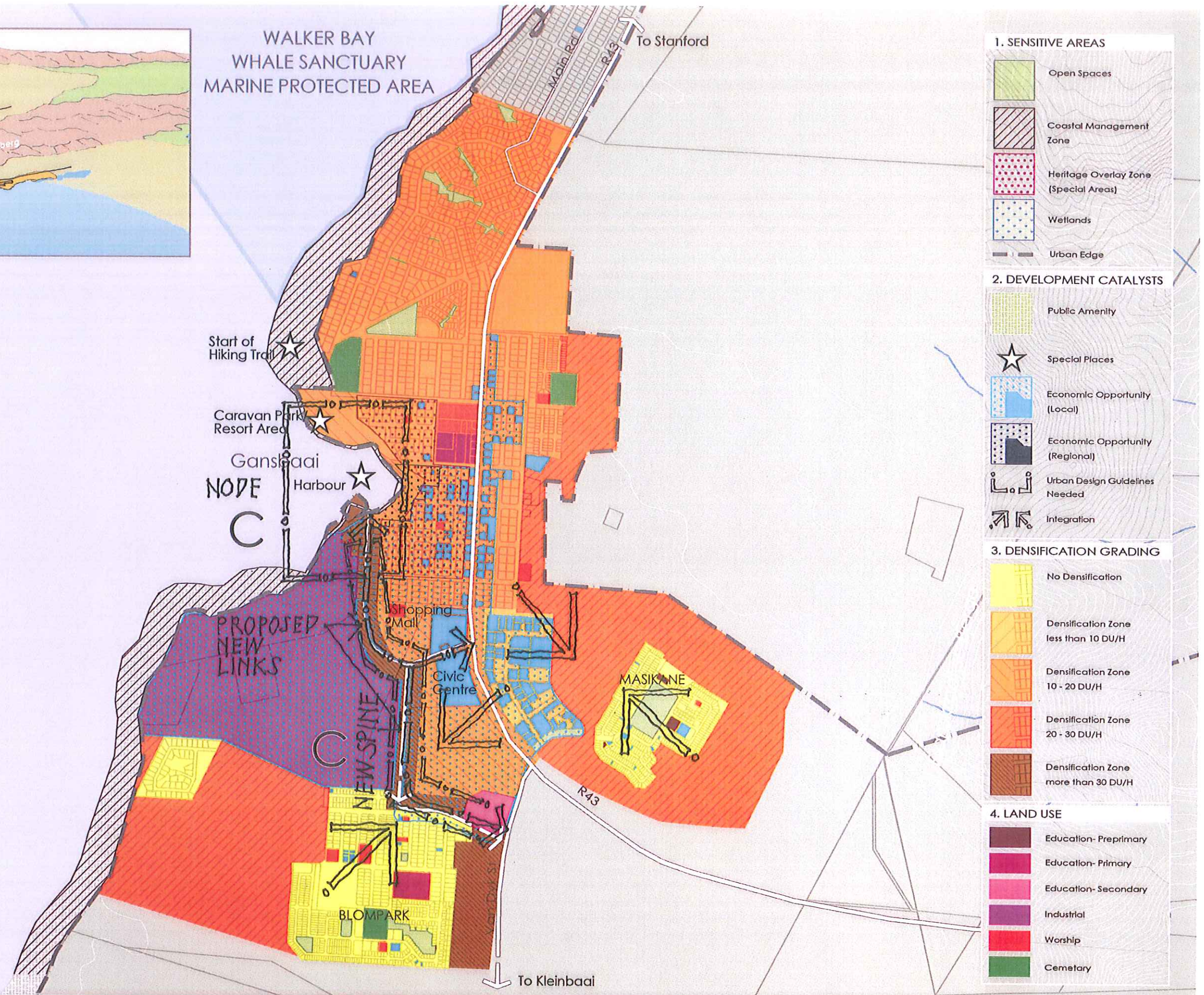


NICOLAS  
BAUMANN  
URBAN  
CONSERVATION  
& PLANNING





# WALKER BAY WHALE SANCTUARY MARINE PROTECTED AREA



0 100 200 400 600 m



GROWTH  
MANAGEMENT  
STRATEGY

## GANSBAAI (CENTRAL) G. STRATEGIC GROWTH MANAGEMENT INTERVENTIONS (MAY 2010)



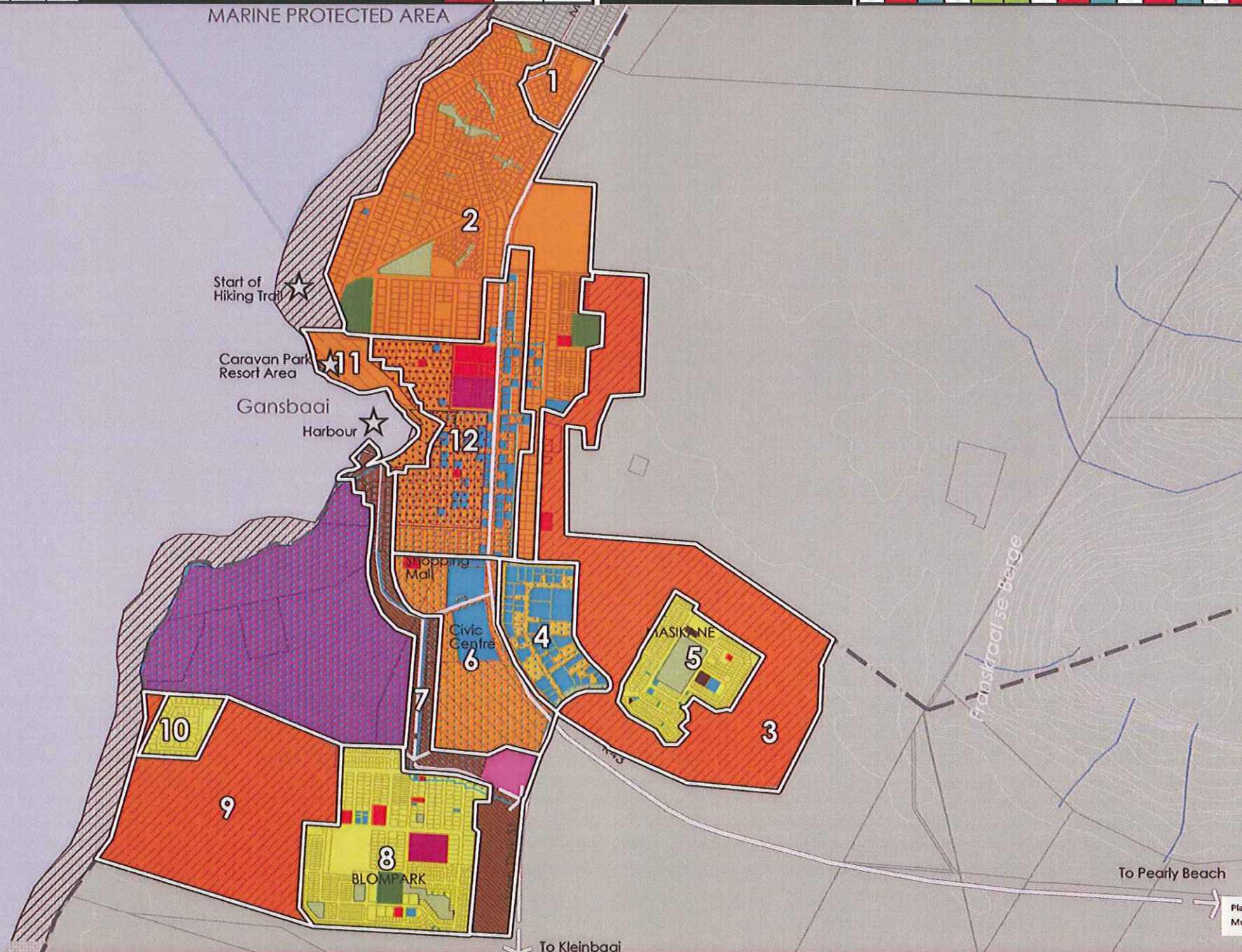
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URBAN  
CONSERVATION  
& PLANNING



*	Sufficient spare capacity
?	Further investigations required
X	No Spare Capacity Available
S	Water Source
N	Network
TW	Treatment Works
EI	Eskom Input
C	Collector Roads
L	Local Roads
E	Existing
R	Required
P	Proposed

[illegible]

上



- ### 1. SENSITIVE AREAS

  - Open Spaces
  - Coastal Management Zone
  - Heritage Overlay Zone (Special Areas)
  - Wetlands
  - Urban Edge

### 2. DEVELOPMENT CATALYSTS

  - Public Amenity
  - Special Places
  - Economic Opportunity (Local)
  - Economic Opportunity (Regional)
  - Urban Design Guidelines Needed
  - Integration

### 3. DENSIFICATION GRADING

  - No Densification
  - Densification Zone less than 10 DU/H
  - Densification Zone 10 - 20 DU/H
  - Densification Zone 20 - 30 DU/H
  - Densification Zone more than 30 DU/H

### 4. LAND USE

  - Education- Preprimary
  - Education- Primary
  - Education- Secondary
  - Industrial
  - Worship
  - Cemetery

Plan to be read in conjunction with the Overstrand  
Municipal Wide Spatial Development Framework