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OVERSTRAND



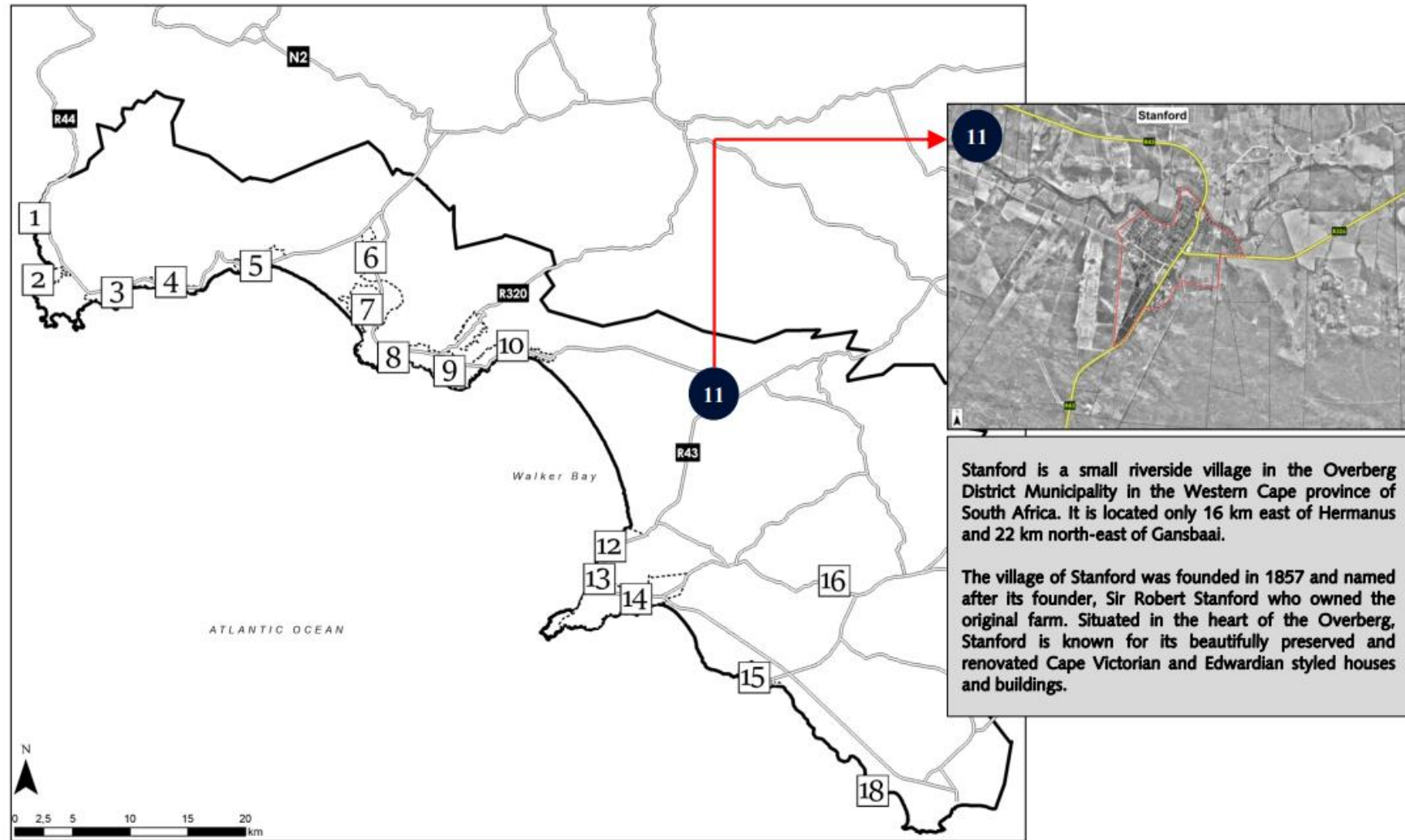
OVERSTRAND MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

May 2020



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5.9 STANFORD



5.9.1 2050 Vision

Key policies directing future management and development (refer Plan 61)

LO 1 (ii) Protect and manage natural sources of potable water to ensure water supply and quality.

LO 3 (iii) All housing developments should be planned within the context of creating sustainable human settlements where housing areas are integrated with social and economic facilities.

LO 4 (iv) Ensure that mixed-use densification of land uses is achieved when managing urban growth.

LO 7 (ii) Encourage the development of natural open space systems within urban and rural settlements.

LO 8 (ii), MO 3 (ii) & ECO 1 (i) Ensure that environmentally sensitive areas, significant cultural landscapes and heritage sites are protected and enhanced.

EO 1 (i) Ensure the protection of prominent indigenous vegetation and the habitats of indigenous fauna.

EO 2 (ii) Ensure that development is confined within urban edges and growth is managed based on sustainable densification principles.

EO 3 (i) & MO 2 (ii) Encourage and support the development of networks of open space that sustain and enhance eco-system functioning, connect fragments of vegetation, protect waterways and regenerate the natural environment.

EO 5 (i) Encourage the design and construction of new developments and retrofitting of existing buildings based on low environmental impact design principles, the utilisation of energy efficient sources and locally sourced materials.

MO 1 (v) Roads traversing the outstanding scenery of the Overstrand Municipality should be designated as scenic routes, and views and vistas from these routes should be protected from insensitive development.

MO 3 (i) Ensure that new development reflects and enhances the distinct built and natural environmental and heritage context in which it is located.

MO 4 (ii) Ensure that facilities/amenities cater for the need of all of the Overstrand's inhabitants including those reliant on public transport, the elderly and physically impaired.

VO 1 (ii) Promote urban, suburban and rural centres as the primary commercial areas within settlements and suppress and limit commercial development outside of these centres.


VO 2 (iii) Create a network of well-designed public spaces that support participation in social, recreational and cultural events.

AO 5 (i) Maintain or improve the comfort and safety of pedestrians and cyclists on main pedestrian and cycling routes, routes connecting schools and centres, by means of adequate road space allocation, the management of traffic speeds and volumes.



ECO 1 (ii) Ensure that tourism destinations are accessible, safe and attractive by means of maintaining and developing new facilities.

Management Approach


Commercial / Community Nodes

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|  | Central Business District | Business uses, commercial, retail and offices should be concentrated within the defined central business district. Decentralisation of commercial uses should not be permitted. |
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Special Places

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|  | Town Square | Preserve as a place of high heritage value of provincial significance. |
|  | Klein Rivier | The functioning of the Klein Rivier and its tributary as ecological corridors and linear open space areas should be protected and managed with conservation objectives in mind. |


Industrial

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|  | Industrial Development | Additional industrial erven over and above the existing approved properties should not be permitted. The existing area zoned for industrial activities should be restricted to low intensity services and clean light industries. |
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Heritage

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|  | Heritage Areas / Overlay Zones | Compile a Heritage Management Plan for the demarcated precincts with heritage guidelines to ensure appropriate development in this area. |
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Open Space / Linkages

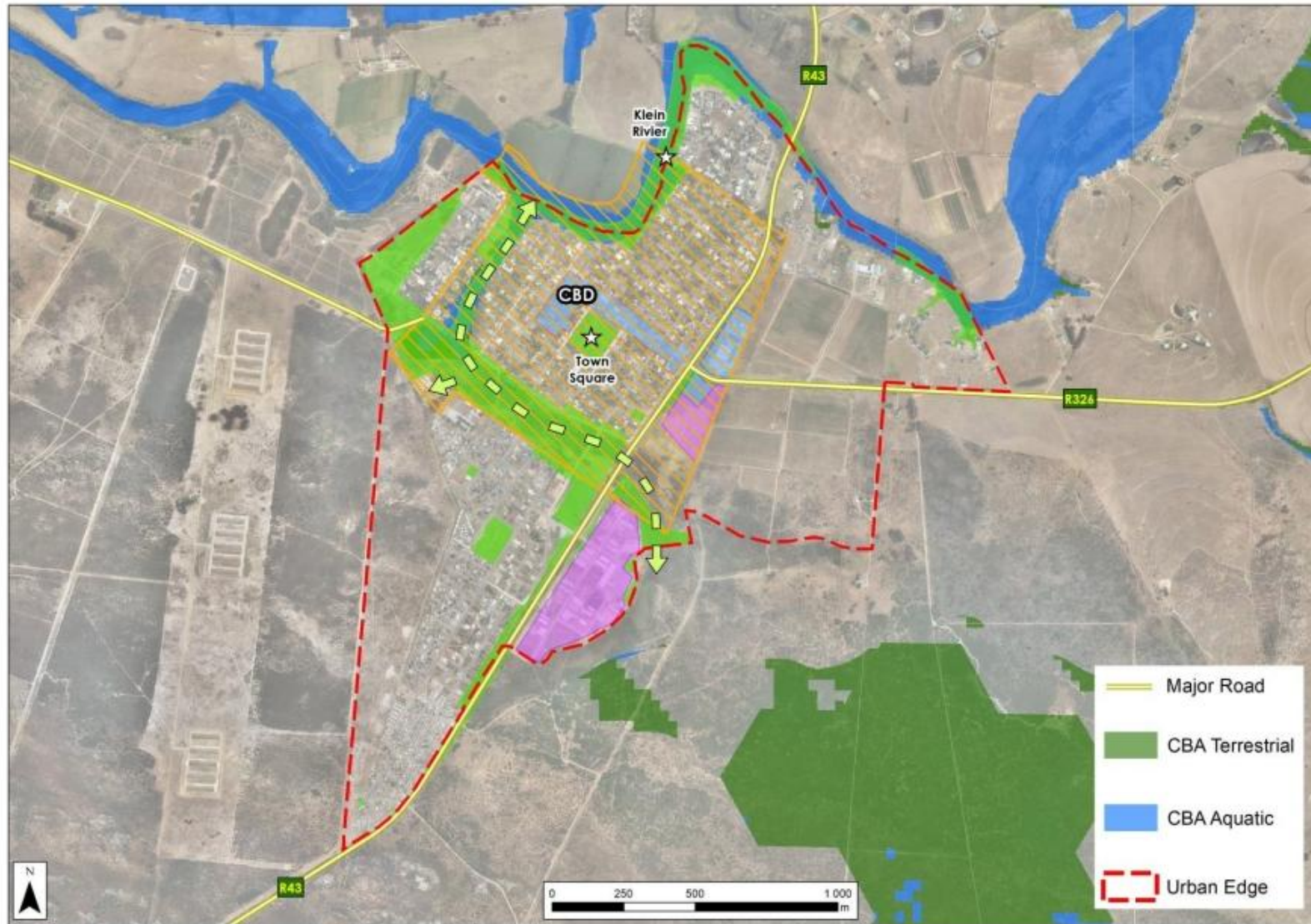
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|  | Open Space Linkages | Protect and enhance open space corridors and linkages as sensitive biophysical environments with high public amenity values. |
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Waterbodies

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|  | Rivers / Wetlands | The sensitive areas of the biophysical environment (Klein Rivier, its tributary, wetland and vle systems should be managed with conservation objectives in mind, and should be protected from further urban development. Protect the natural spring "Die Oog" which contributed to the growth and development of the town and feeds into the "leiwater" system. The stream fed by the spring feeds into the Klein Rivier forming a riverine horseshoe containing the village. |
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Key Improvements

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| R43 Scenic Drive | Views along the R43 scenic route should be preserved. |
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Plan 61: 2050 Spatial Proposal Stanford

5.9.2 Stanford 2020-2030 MSDF Spatial Proposal

As outlined in detail in Section 2.7.5. Stanford is a rural settlement located 22km east of Hermanus, with a unique rural character dated from the mid-nineteenth century. Key to the future of Stanford is retaining and enhancing its heritage character and resources. The MSDF proposal for this settlement is underpinned by this objective (refer **Plan 62**).

5.9.2.1 Local Spatial Development and Growth Management Principles

I Promote:

- conservation of the historical townscape and heritage resources (Refer draft Stanford HPOZ);
- rural tourism development based on the ecological and heritage value of the region;
- urban expansion in less sensitive areas;
- a balanced mix of residential development;
- Stanford as a retirement and tourism village.

II Restrict:

- Industrial development to within existing limits as far as possible – permit only service and clean light industrial activities;
- non-agricultural development along the Klein River;
- land uses / development as per the provisions of the Draft Stanford HPOZ regulations.

III Maintain:

- the unique village rural character of Stanford by, amongst other; adhering to the Draft HPOZ and EMOZ regulations;
- the open space corridors created by the Klein River and the other natural drainage systems (Refer Draft EMOZ regulations);
- the dominance of the natural and agricultural environment as the visual setting for the village (Refer Draft EMOZ regulations).

iv Contain

- the urban footprint of Stanford as far as possible within a clearly defined urban edge.

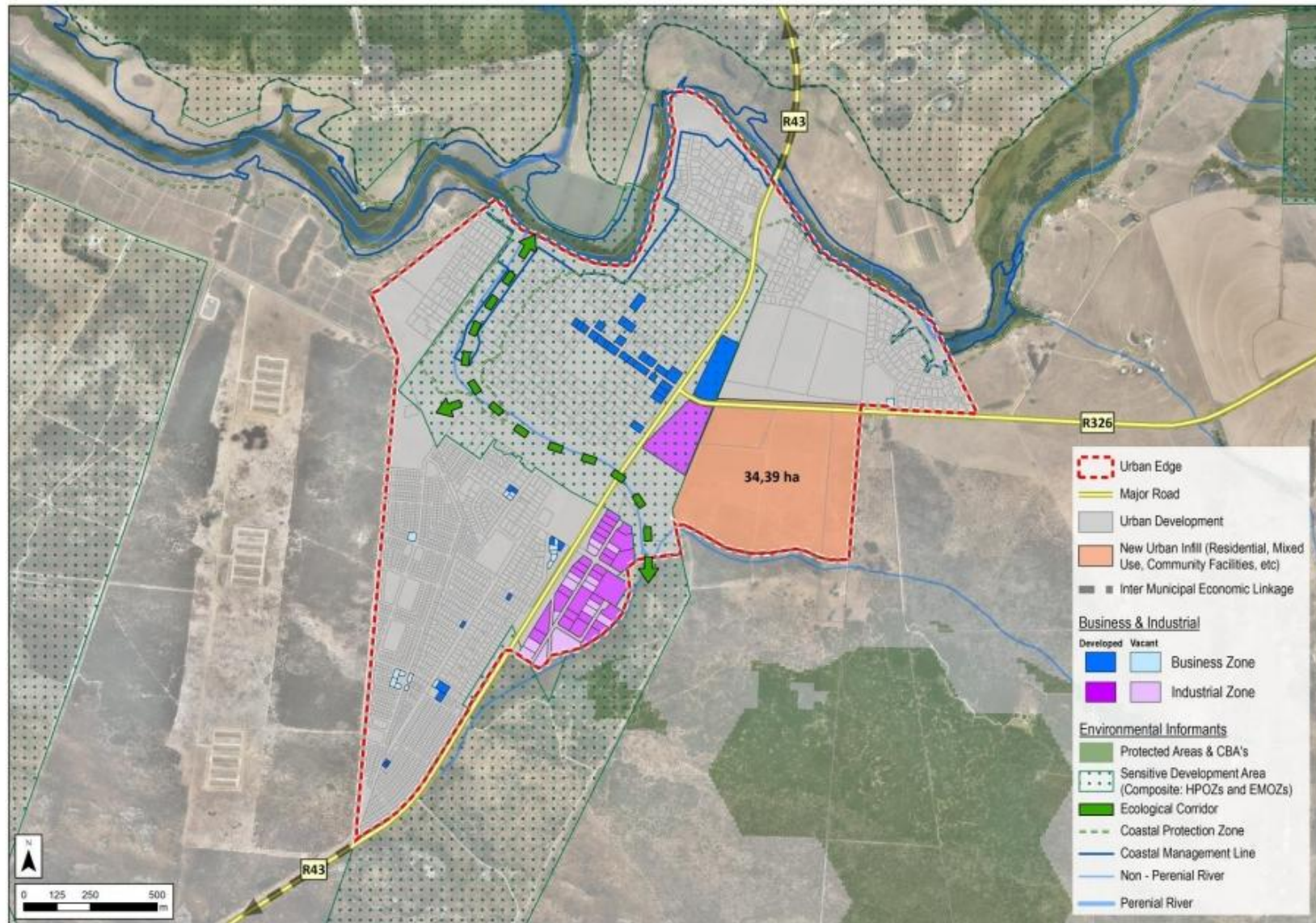
5.9.2.2 Growth Management Strategy

The densification proposals made for Stanford by the OGMS, are made taking into consideration the complex character of the village which contours several national historic assets, as well as a growing subsidised low cost housing area where limited employment opportunities presently exist. Public investment, in a manner which will create an enabling structure for an efficient and equitable urban form, is therefore the highest priority in this village.

The extensive detail pertaining to the growth management proposals for Stanford, as for all settlements, is presented in the OGMS. This document is the dedicated spatial growth management tool of the Overstrand Municipality. As previously stated, this MSDF is the overarching spatial planning policy and is informed by various Council Policy Documents. It is reiterated that for enabling flexibility and the strategic function of this MSDF, the provisions of the GMS, is not duplicated in this MSDF report, but provides strategic detail related to the spatial proposals related to this MSDF. Please note that the OGMS is in the process of being updated.

STANFORD

The following section outlines the spatial proposal for Stanford, which is predominantly focused on sensitive development related to unique biodiversity and heritage areas.



5.9.2.3 Key Strategic Land Use Proposals

I Industrial

Permit industrial development only on existing industrial zoned even within the existing industrial areas.

II Commercial

Business uses, commercial, retail and offices should be concentrated within the Central Business District and decentralisation of commercial development should not be permitted (i.e. new urban development area).

Small individual localized business enterprises predominantly within high density residential areas could be considered on a limited scale on public transport route intersections and where services infrastructure is available. This should only take place in accordance with statutory land use requirements.

III New Urban Development

A New Urban Development area is proposed on the eastern periphery of the settlement, directly abutting the R326 to the north and the existing industrial area to the west. The land area is ± 34.39 ha in extent and is intended for higher density human settlement development, based on the housing need for Stanford identified in the situational analysis phase of this project (Refer Section 2.7.5. of this report).

The said 2031 projected housing need for Stanford amounts to 953d.u. which, based on a density of 20du/ha results in a land area requirement of ± 48 ha.

This is obviously in excess of what is required to accommodate the housing need and associated land uses and therefore densification will be required. Primary land uses envisioned will include residential development with required community facilities as informed by the said situational analysis, and mixed use development.

IV Sensitive Development Areas

An extensive area abutting Stanford and internal to the settlement has been earmarked as sensitive development areas. These areas are based on environmental and heritage sensitive resources and should be protected as far as possible in its natural state. Limited development could be considered based on the draft HPOZ and EMOZ regulations being promulgated.

In summation the rural development of Stanford should be protected in terms of its heritage and environmental resources. Only restricted and carefully considered development should be