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OVERSTRAND



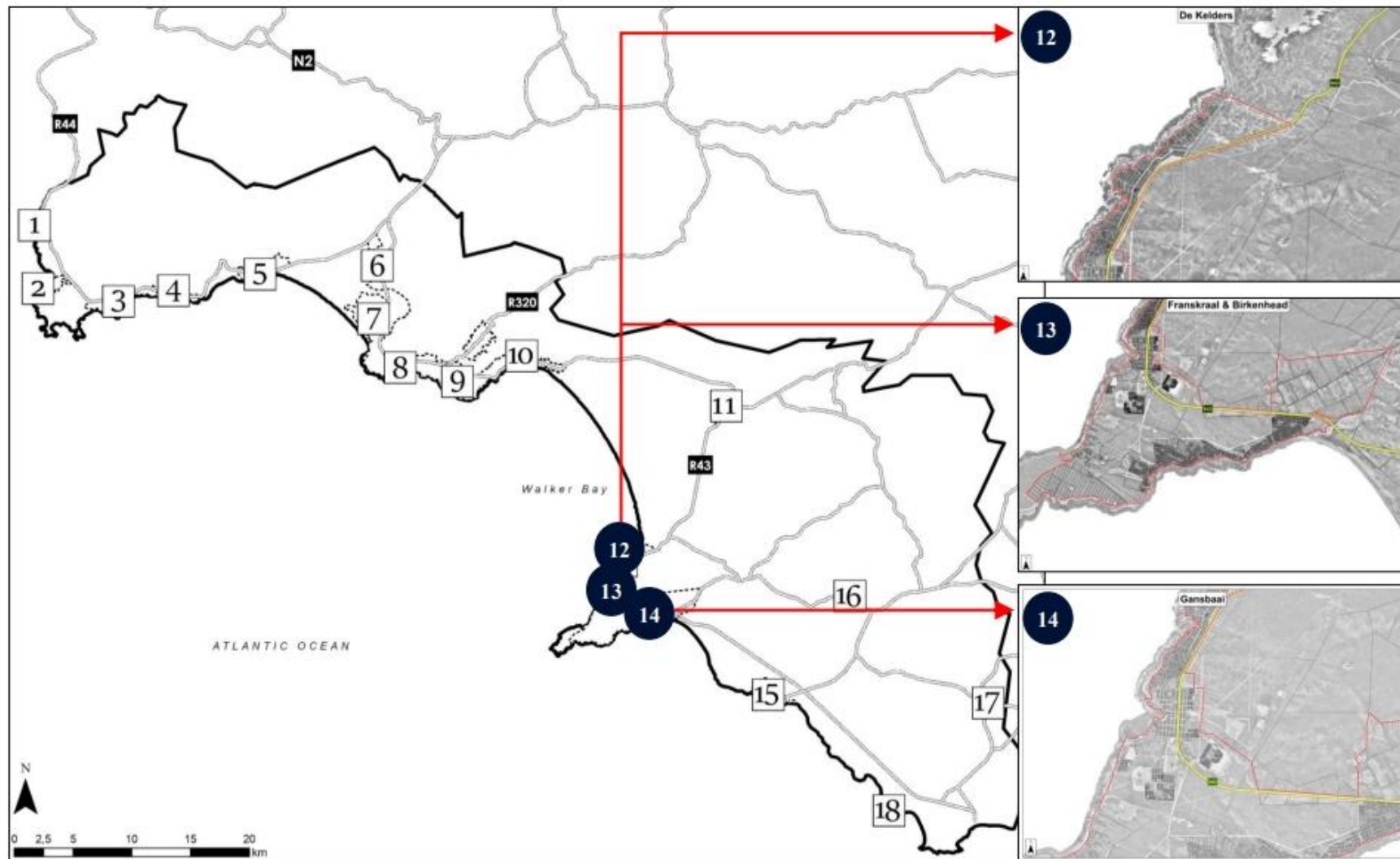
OVERSTRAND MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

May 2020



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5.10 GREATER GANSBAAI



5.10.1 2050 Vision

Key policies directing future management and development (refer Plan 63)

LO 3 (i) Progressively ensure housing provision for different lifestyle choices, income groups, life stages, household sizes, including adequate provision of affordable housing options and opportunities for the aging.

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 (ii) Buildings that accommodate community activities, as well as education, health and entrepreneurial development and business and skills training, should be located at points of highest access in urban settlements.

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 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 4 (ii) Encourage natural dune processes to occur where appropriate and pro-actively work towards reducing coastal erosion.

VO 1 (i) Encourage mixed use and high density residential development within and adjacent to urban, suburban and rural centres.

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 1 (ix) & AO 4 (v) Neighbourhood nodes and the CBD should become the nucleus of business/commercial and other public infrastructure/services, ultimately becoming focused clusters of facilities and services/multi-purpose centres.

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


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

	Local Business Node	Business uses, commercial, retail and offices should be concentrated within demarcated business areas as far as possible.
	Central Business District	Investigate the option of improving linkages and growing the CBD towards the harbour area.


Special Places

	De Kelders Caves	Ensure an appropriate interface between the coast line, caves and urban development.
	Klipgat Caves	
	Walker Bay Nature Reserve	Manage the interface between urban development and the nature reserve.
	Stanford's Cove	Ensure an appropriate interface between the coast line and urban development
	Hiking Trail	Public amenities / facilities should be managed on a sustainable basis.
	Caravan Park / Resorts	
	Harbour	
	Golf Course	
	Shark Viewing / Boat Launch	
	Museum	
	Seal Island	The functioning of the estuary as ecological corridor and linear open space area should be protected and managed.
	Lagoon Estuary	


Industrial

	Industrial Development	Industrial activities within the Gansbaai area should be restricted to service and clean light industry and activities should be compatible and sensitive to the environment.
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Heritage

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

	Open Space Linkages	Protect and enhance open space corridors and linkages.
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Key Improvements

R43 Scenic Drive	Views along the R43 scenic route should be preserved.
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Plan 63: 2050 Spatial Proposal Greater Gansbaai

5.10.2 Greater Gansbaai 2020-2030 MSDF Spatial Proposal

As outlined in detail in the status quo analysis section pertaining to the town of Greater Gansbaai, it is an extensive linear developed settlement, divided for the purpose of this MSDF into three areas (i.e. De Kelders, Gansbaai Proper and Franskraal). Its primary functions are that of a fishing centre, residential, retirement and holiday town (refer **Plan 64-66**).

5.10.2.1 Local Spatial Development and Growth Management Principles

- i. Promote:**
 - a balanced land use mix, making adequate provision for commercial as well as service industrial growth related to fishing and mari-culture;
 - tourism development based on the ecological and heritage value of the region;
 - the fishing industry and marine-culture;
 - the role of the coastal villages as holiday resorts, retirement villages; and
 - the provision of a balanced mix of residential housing stock to address the full range of socio-economic groupings from subsidized housing to housing options for the middle and upper income groups.
- ii. Restrict:**
 - urban development to within the demarcated urban edge.
- iii. Maintain:**
 - the unique character of the villages as formed by the provisions of the Draft HPOZs and EMOZs;
 - the dominance of the natural environment and viewsheds as the visual backdrop to the villages informed by specifically Heritage Landscapes of Significance HPOZ as well as Draft EMOZs;
 - the biodiversity open space corridors based on implementation of the Draft Urban Conservation EMOZs;
 - the heritage aspects of the "Old Harbour", in particular the slipway, as well as the sites of the old fishermen's cottages (Refer HPOZs).

5.10.2.2 Growth Management Strategy

DE KELDERS/GANSBAAI/FRANSKRAAL & BIRKENHEAD

The OMGS concludes that the future planning of De Kelders will contribute substantially to an increase in the density of the area. Therefore it is vitally important that the necessary measures be put in place to ensure the conservation of the

precious natural features and the character of the area. In addition to this, corrective planning is required to restrict any further urban sprawl. It is also important to note that provision of the civil services need to be upgraded. This will contribute to a more compact, denser, efficient and environmentally sustainable urban form, which will contribute positively to the economic efficiency, human wellbeing and environmental integrity of De Kelders.

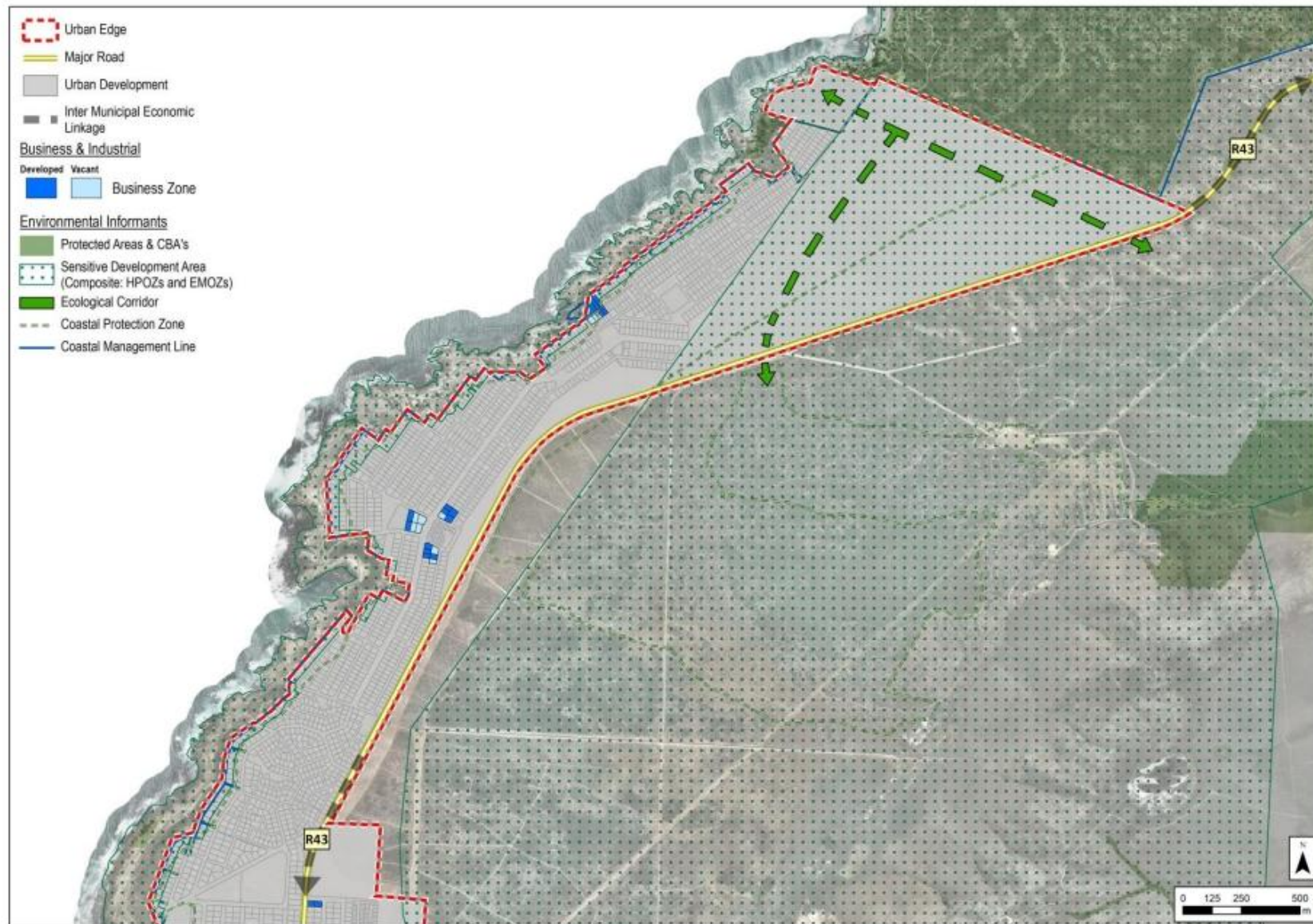
The future planning of Gansbaai will require cautious and well-disciplined land use planning to serve the unique precious fishing village character together with its function as residential, holiday and retirement town. The old Gansbaai harbour and its environs have enormous development potential given the feature of this area. In order to exploit this opportunity it is proposed that the councillors emphasise the importance of this assets and secure that it be developed with the necessary responsibility and reactivity to augment the value of the heritage and character of the areas. Such an approach will contribute substantially to a sustainable future of this settlement. The aforementioned can only practically be achieved if the provisions of the Overstrand Overlay Zone regulations are adhered to.

The implementation of the above proposal will ensure that the sensitive areas surrounding the built-up Kleinbaai/Franskraal area are developed in a careful sensitive manner but also make provision to respect and protect the Danger Point Conservancy Area. The predominant areas of densification as well as the proposals for the nodal intensification will contribute to a more compact, denser and efficient sustainable urban form. The civil infrastructure will simultaneously have to be upgraded to accommodate the existing as well as the proposed developments in a safe sustainable manner. Such investment will create an enabling structure for an efficient and equitable urban system and positive living environment.

The extensive detail pertaining to the growth management proposals for Greater Gansbaai, 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 proposals to the spatial proposals related to this MSDF. Please note that the OGMS is in the process of being updated.

DE KELDERS

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



5.10.2.3 Key Strategic Land Use Proposals De Kelders

i Industrial

There is no industrial development foreseen for this settlement, as this town is predominantly a retirement/holiday village.

ii Commercial

Business uses, commercial, retail and offices should be concentrated around the existing business areas in order to prevent further decentralisation of commercial development.

iii New Urban Development

No new development is proposed for De Kelders, it is however recommended that the town be densified in accordance with the OGMS, along with the simultaneous upgrading of the civil services provision.

iv Sensitive Development Areas

The unique sense of place should be maintained by implementing of the draft EMOZ and HPOZ regulations.

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 proposed HPOZ and EMOZ regulations being promulgated.

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

v. CBA's and Protected Areas

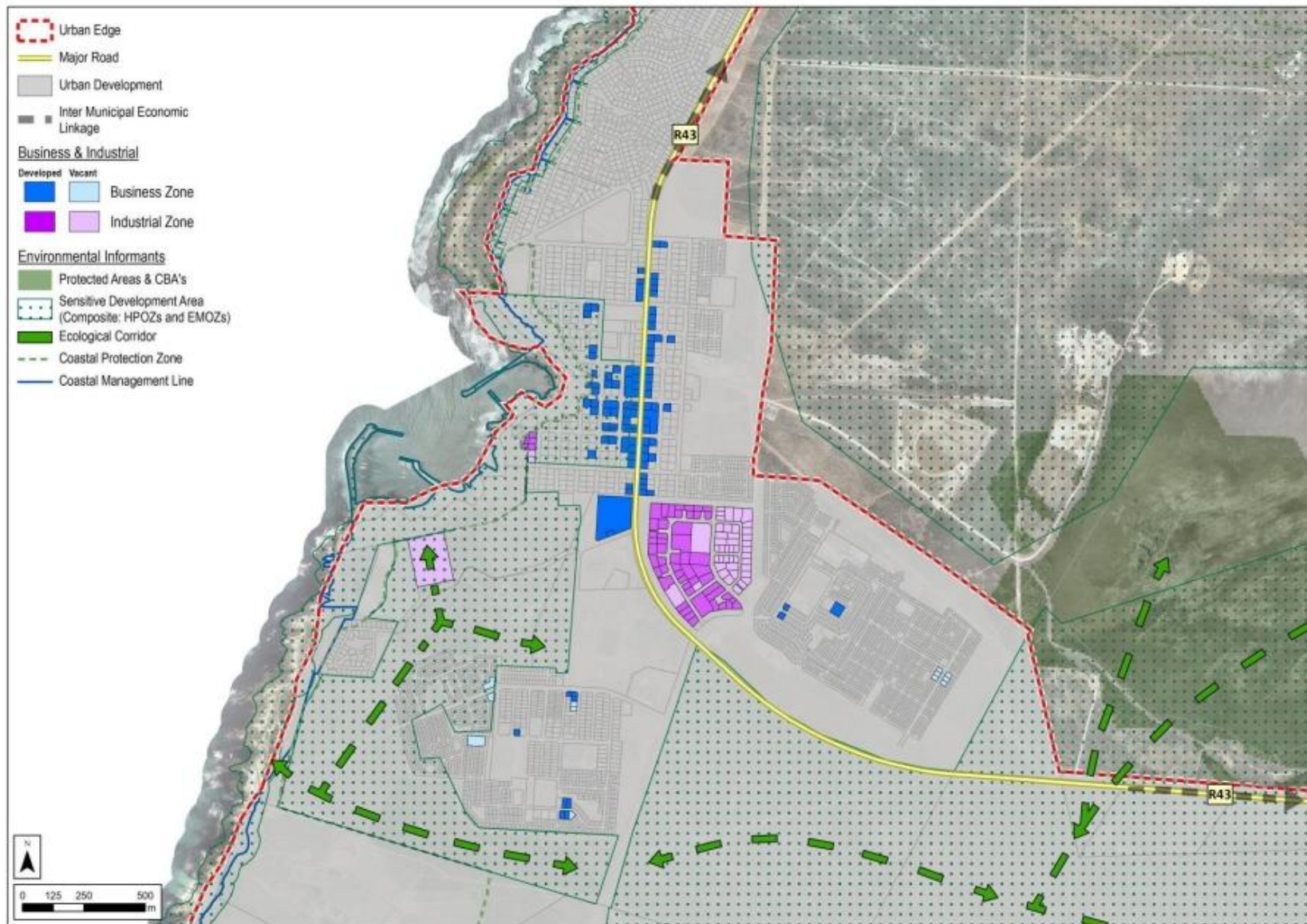
De Kelders is surrounded by protected and CBA's. These areas should be preserved and maintained. This is structurally formalised in the proposed EMOZ regulations.



De Kelders (or Die Kelders; Afrikaans: "the caves") is a coastal village in the Overberg District Municipality, Western Cape, South Africa. The name is derived from caves in sandstone cliffs there. De Kelders is also an excellent whale watching location.

GANSBAAI

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



Plan 65: 2020 MSDF Spatial Proposal Gansbaai

5.4.2.2 Key Strategic Land Use Proposals

i Industrial

Industrial development should be concentrated within the existing industrial area situated within close proximity to the R43 on the south-eastern edge of the CBD. Provision for smaller scale industrial development has been provided for along the western edge of this settlement, and future development should be confined to these designated areas.

ii Commercial

The Gansbaai CBD functions as a central node for De Kelder, Franskraal and Birkenhead. Development along the R43 corridor should be encouraged and contained along this axis, and confined to the central portion of Gansbaai.

iii New Urban Development

No new development areas are proposed for Gansbaai. In order to accommodate the housing need for Gansbaai, densification should be encouraged in accordance with the OGMS.

iv Sensitive Development Areas

The unique sense of place should be maintained by implementation of the draft EMOZ and HPOZ regulations.

These areas are delineated 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 proposed HPOZ and EMOZ regulations being promulgated.

In summation Gansbaai should be protected in terms of its heritage and environmental resources. Only restricted and carefully considered development should be permitted as per the spatial proposals.

v. CBA's and Protected Areas

Gansbaai is surrounded by protected and CBA areas. These areas should be preserved and maintained. This is structurally formalised in the proposed EMOZ regulations.



Gansbaai is a fishing town and popular tourist destination in the Overberg District Municipality, Western Cape, South Africa. It is known for its dense population of great white sharks and as a whale-watching location.

The main tourist attraction in Gansbaai since approximately 1995 has been cage diving with great white sharks. It is said that after Kruger National Park, the great white sharks attract some of the highest numbers of tourists to South Africa for any single activity.