

Munisipaliteit • U-Masipala • Municipality

OVERSTRAND



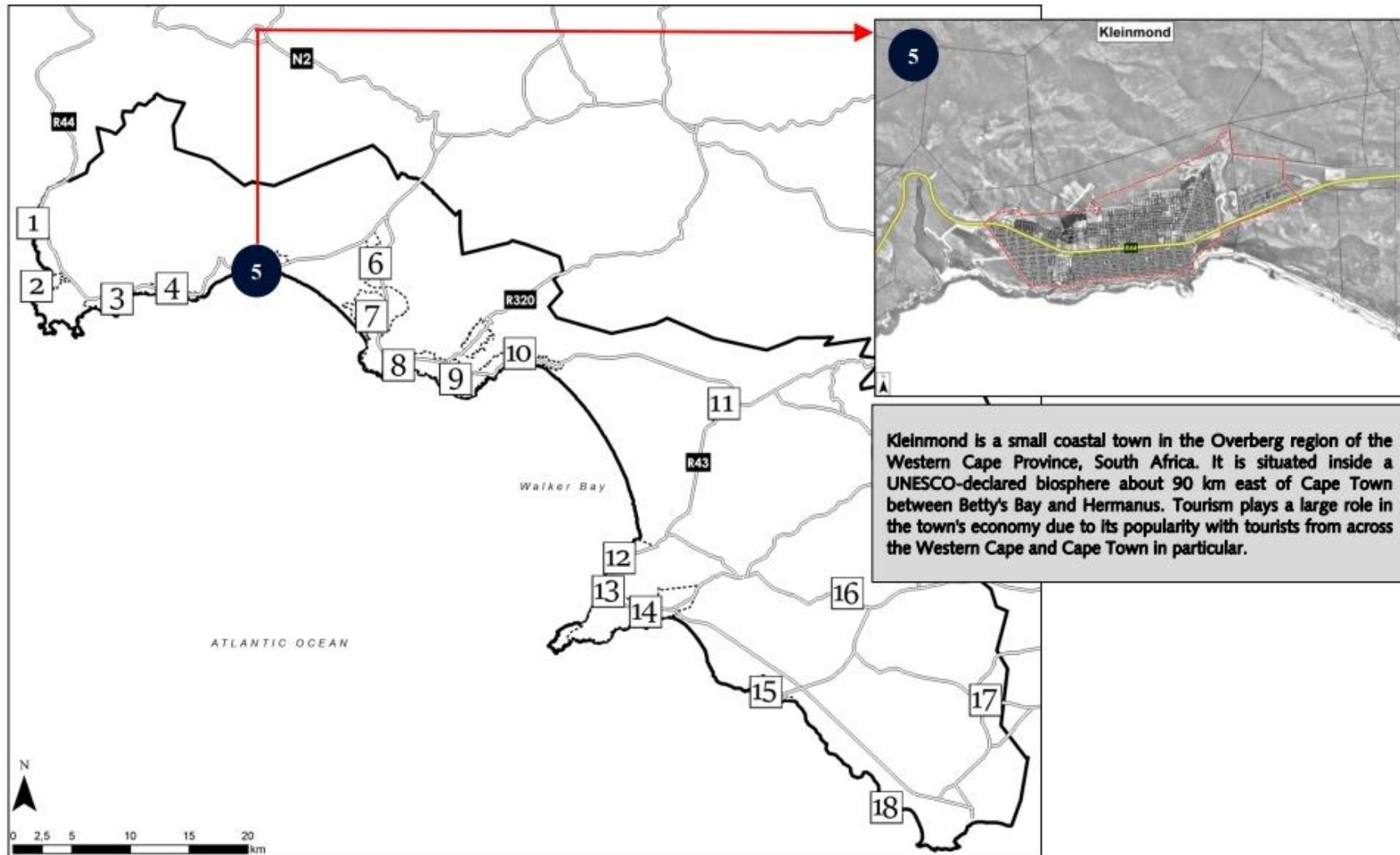
OVERSTRAND MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

May 2020



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5.5 KLEINMOND



5.5.1 2050 Vision

Key policies directing future management and development (refer Plan 50)

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) 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 (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) 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

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 / Industrial/ Community Nodes		
	Western Node / Jongsiklip Activity Corridor	Encourage development and redevelopment to maximise public amenity of this area with its high natural, scenic and historical significance. Manage development through a precinct development framework plan with specific design guides relating to industrial and commercial land uses.
	Eastern Node	Spatial extent of the CBD must be clearly defined. Provide clear development parameters in terms of the built form, aesthetics, parking requirements and traffic and pedestrian flow.
Industrial		
	Industrial Development	Industrial development should be contained within the existing industrial area and consideration should be as to limited expansion thereof abutting the area directly north of the R44
Special Places		
	Palmiet Caravan Park / Estuary	The functioning of the river and its estuary as an ecological corridor and linear open space area should be protected and managed.
	Jongsiklip Harbour	Densification can be considered, but should reinforce the historical public recreational quality.
	Die Preekstoel	Ensure an appropriate interface between the coast line and urban development
	Kleinmond Estuary Public Recreation Area	The functioning of the river and its estuary as an ecological corridor and linear open space area should be protected and managed.
	Kleinmond Caravan Park	Protect and enhance open space corridor and linkages.
Historic Precinct		
	Jongsiklip Harbour Precinct	Compile a Heritage Management Plan for the Harbour Precinct with a series of heritage guidelines to ensure appropriate development in this area.
Open Space / Linkages		
	Open Space Linkages	Enhance public access linkages between the coastline, estuary and the mountain.
	Open Space Corridor / Amenities	Protect and enhance open space corridor and linkages between estuary and associated amenities, via the golf course to the mountain.
Key Improvements		
R44 Scenic Link Route		Strip development along the R44 scenic link route should be curtailed to clearly defined nodes or development zones.



Plan 50: 2050 Kleinmond Spatial Proposal

5.5.2 Kleinmond 2020-2030 MSDF Spatial Proposal

As outlined in detail in Section 2.7.5. Kleinmond predominantly functions as a retirement, residential and holiday destination. Kleinmond also functions as the higher order service centre to the settlements of Rooi Els, Pringle Bay and Betty's Bay. In this regard, it is important that adequate provision be made for the expansion of the commercial and service industrial components of Kleinmond. The MSDF proposal for these settlement is underpinned by this objectives (refer **Plan 51**).

5.5.2.1 Local Spatial Development and Growth Management Principles

i Encourage:

- Conservation of the natural environment, particularly its combination of riverine estuarine conditions and sandy beaches, consistent with the Draft Urban Conservation EMOZ compiled for this settlement;
- The spatial integration and accessibility of the different land use components through pedestrian linkages and other appropriate measures.

ii Promote:

- Kleinmond as a retirement and tourism town;
- The establishment of a light service industrial area to service the greater Kleinmond area (land area to be continued).

iii Restrict:

- Industrial development to an area reserved specifically for this purpose and the potential aforementioned area to the north thereof;
- the expansion of the existing informal settlement in the west.

iv Maintain:

- The unique character of Kleinmond by implementing the Draft Overlay Zones in the process of being promulgated for the area;
- The open space corridors created by the Palmiet lagoon and other aquatic systems and strengthen the management thereof by application of the relevant Draft EMOZ regulations.
- Bot-Kleinmond Lagoon Estuary

5.5.2.2 Growth Management Strategy

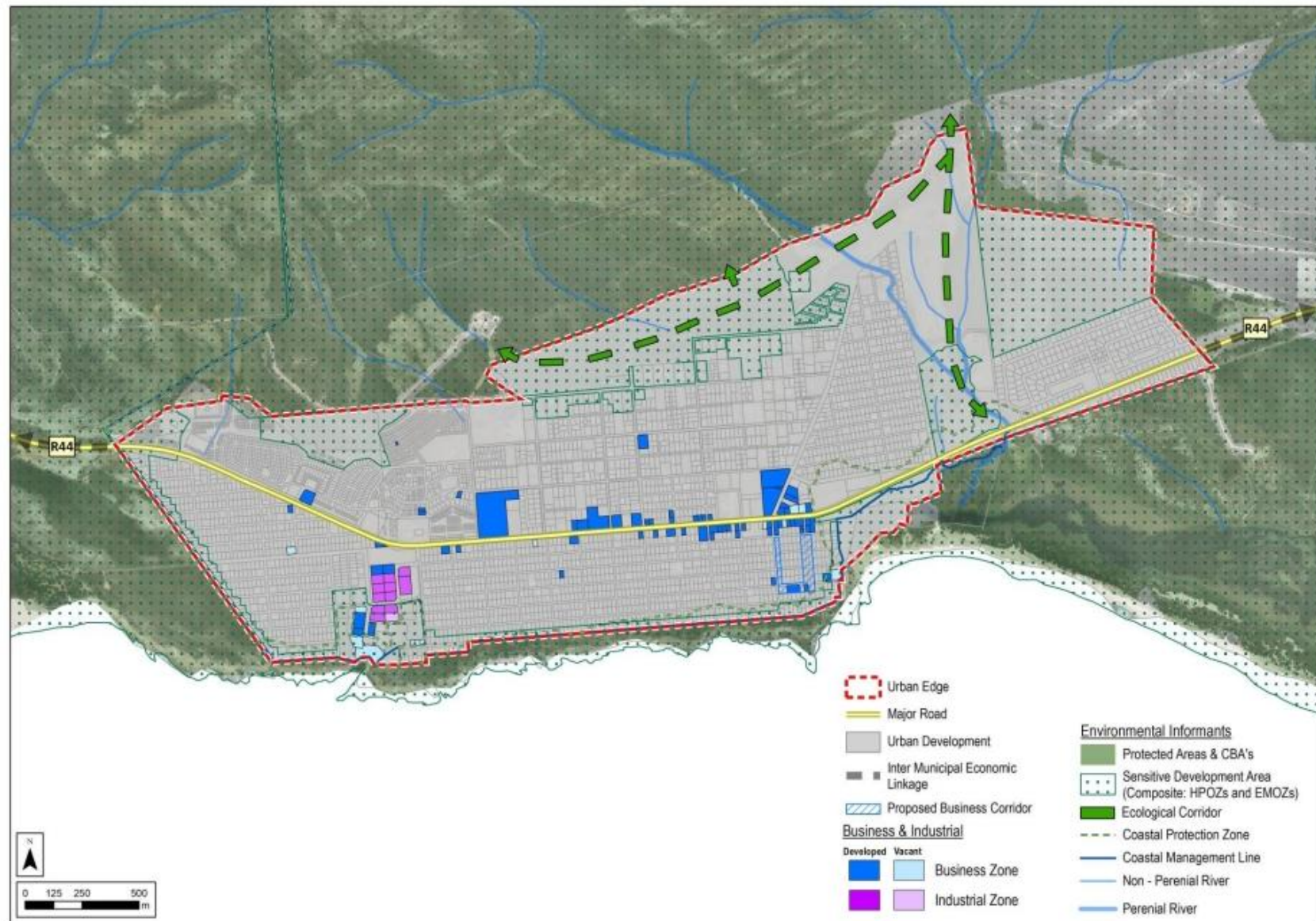
A number of densification opportunities in Kleinmond have been identified, taking the existing nature, heritage and environment into consideration. These opportunities are subject to the upgrade of the civil services to an acceptable level, as well as additional provision of community facilities, as outlined in the OGMS.

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

5.5.2.3 Key Strategic Land Use Proposals

KLEINMOND

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



Plan 51: Kleinmond Spatial Proposal 2020

i Industrial

Permit further industrial development / redevelopment only on existing industrial zoned even within and abutting the existing industrial area to the north.

ii Commercial

The need to judiciously expand the CBD of Kleinmond within clear spatial and development parameters, is recognised. The OGMS proposal for linking harbour road with the R44 as an activity link must be retained. In this regard, it is recommended that the OGMS be revised in order to provide the required level of detail and information.

iii New Urban Development

No new urban development areas are proposed for Kleinmond and the urban edges of the settlement are retained. This is mainly due to the extensive amount of vacant land within the settlement as well as the sensitive biodiversity areas surrounding the town. A new housing project is, however, in the process of being established to address the housing need of Kleinmond.

iv Sensitive Development Areas

Kleinmond is entirely surrounded by sensitive development areas predominantly due to its settling between mountain and coastline. Predominant sensitive areas are also located within the settlement, mainly along the inside and abutting the outside of the urban edge. As stated previously, this land use category is a combination of environmental and heritage Overlay Zone data layers. This is underpinned by a plethora of information which can be accessed via visiting the Overlay Zone Regulations and Municipal GIS data base (Refer Municipal Website for regulations and informants).

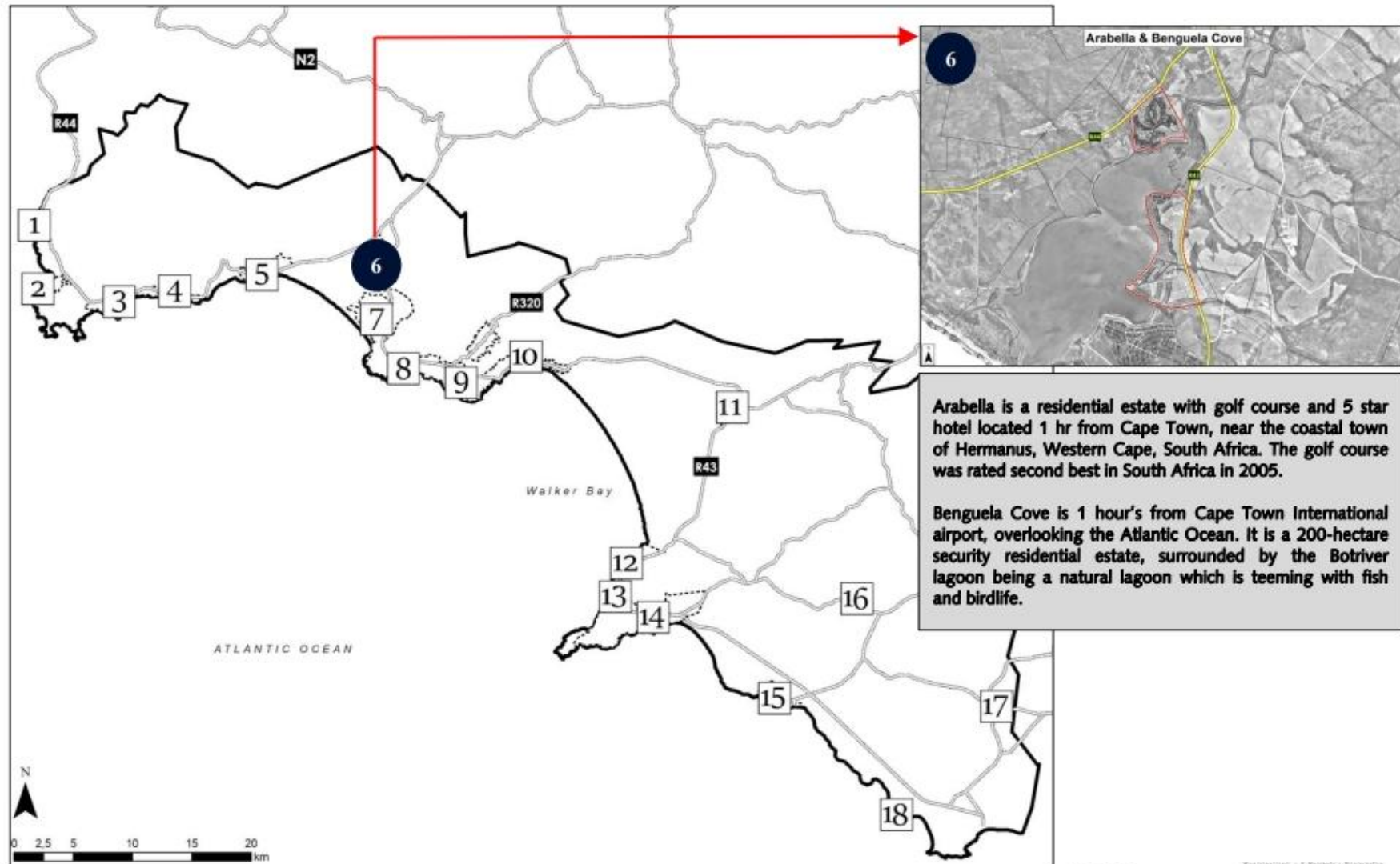
v. CBA's and Protected Areas

The entire area surrounding Kleinmond consists of CBAs and protected areas with the world renowned Kogelberg Biosphere reserve and Ramsar wetland at the mountainous backdrop of the town. It is of utmost importance that in addition to the relevant national legislation, that the Draft EMOZ and HPOZ regulations compiled for the Overstrand be enforced in this context. CBA's/protected areas.

The Bot/Kleinmond estuarine system and associated wetlands form a unique, biologically diverse and productive ecosystem. It is one of South Africa's most important nursery areas for the marine fish that sustain our fisheries. The tranquil quality of this natural environment makes it a popular recreation place for local families, fishers and nature-lovers and a sought-after destination for eco-tourists. Management of the estuaries takes place in partnership with the local community and all spheres of government".



5.6. ARABELLA & BENGUELA COVE



5.6.1 2050 Vision

Key policies directing future management and development (refer Plan 52)

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

LO 8 (iii) Foreign or unsympathetic styles of site layout and buildings should be discouraged in urban settlements and rural areas as to strengthen the local sense of place and minimise visual impact.

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 (i) Encourage the development of strategically located facilities that provide access to distinctive natural areas and present opportunities for recreation activities.

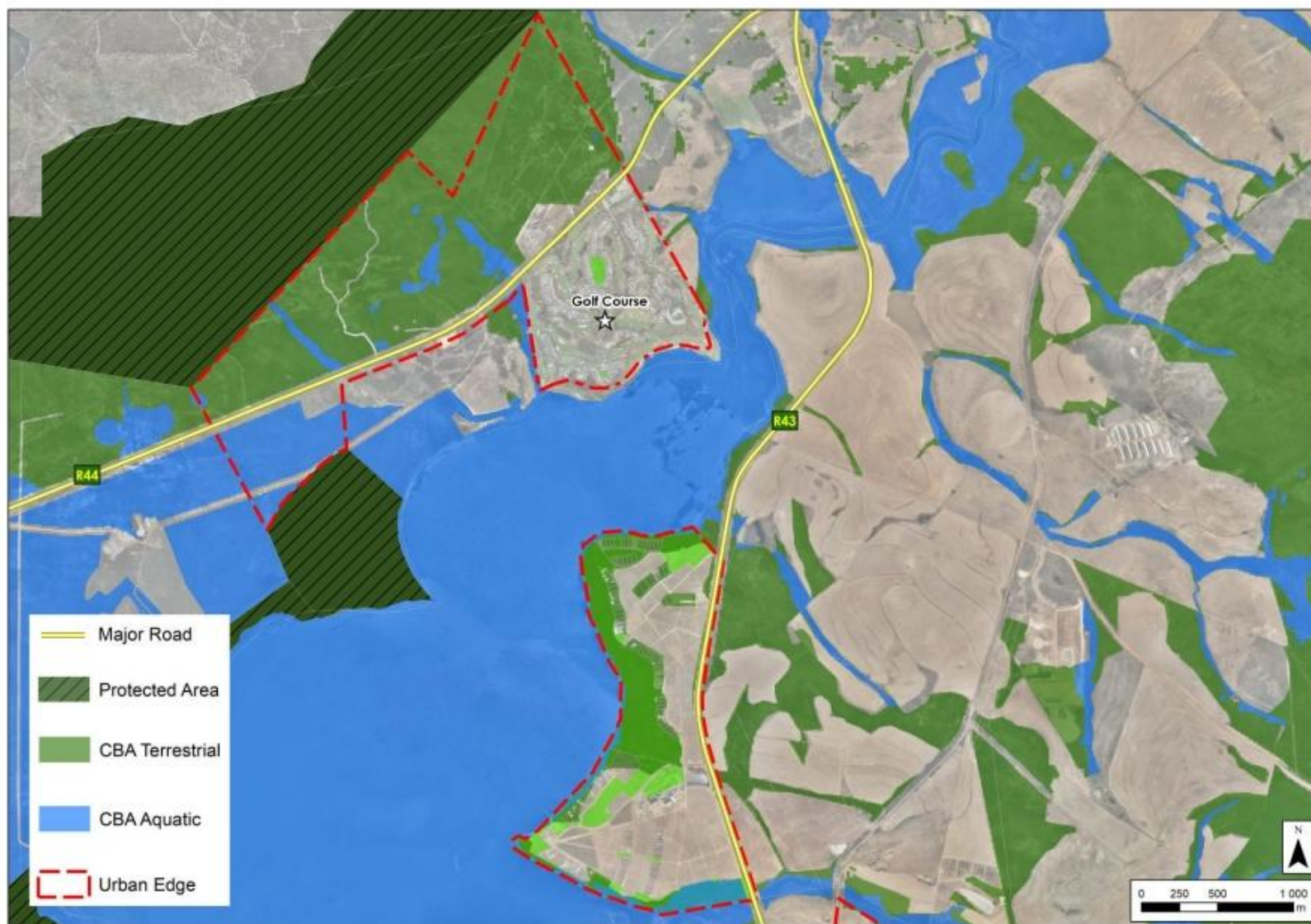
EO 1 (iii) Ensure that the natural environment is protected and restored and its natural productive capacity is preserved by means of sound land use management.

EO 3 (i) 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.

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

Management Approach

Waterbodies		
	Estuary / Wetlands	Sensitive areas of the biophysical environment should be managed with conservation objectives in mind, and should be protected from further urban development.
Special Places		
	Arabella Golf Course	The functioning of the river and its estuary as an ecological corridor and linear open space area should be protected and managed.
Key Improvements		
	R43 Scenic Drive	Views along the R43 scenic route should be preserved and the development interface with this route should be carefully managed.



Plan 52: 2050 Spatial Proposal Arabella & Benguela Cove

5.6.2 Arabella and Benguela Cove 2020-2030 MSDF Spatial Proposal

As outlined in detail in Section 2.7.5. The two settlements of Arabella and Benguela Cove are both urban developments-rural development areas (in the form of rural residential estates) where residential opportunities are provided with high quality amenities within pristine natural settings. Arabella is well known for its golfing facilities and pristine natural setting, whilst the Benguela Cove development concept integrates residential opportunities with planted vineyards and its natural estuarine landscapes (refer **Plan 53**).

5.6.2.1 Local Spatial Development and Growth Management Principles

- i Promote:**
 - the role of the area (Benguela Cove) as an agricultural zone of special significance;
 - appropriately scaled tourism development based on the agricultural and heritage value of the region;
 - the special character of the area and quality tourist experience.
- ii Restrict:**
 - further expansion beyond the existing defined urban edge;
- iii Maintain:**
 - the unique village / rural character of the area;
 - the preservation of the natural environment.
- iv Contain**
 - the urban footprint of both settlements within the existing urban edge.

5.6.2.2. Growth Management Strategy

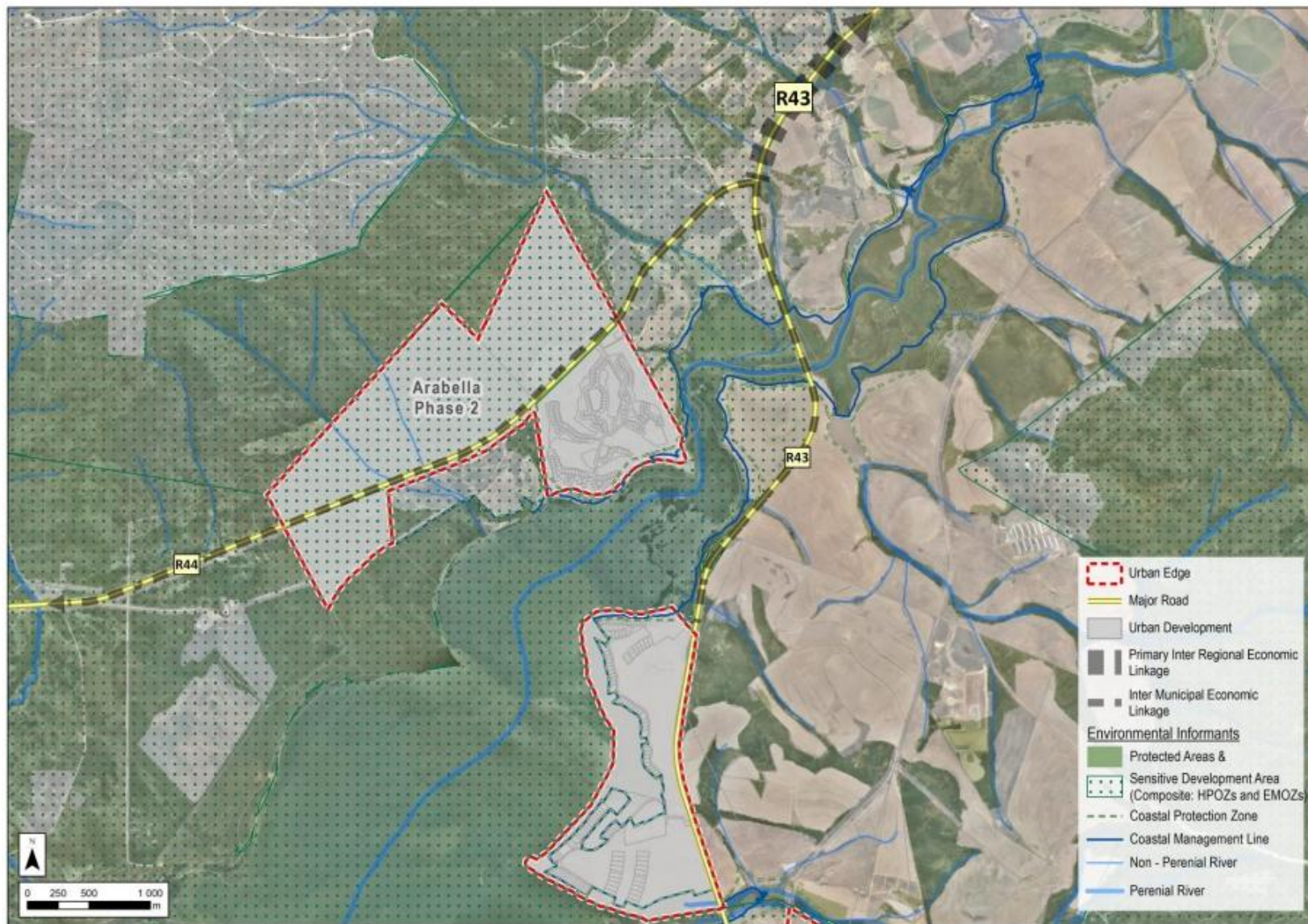
No additional densification is proposed for either of the settlements.

5.6.2.3 Key Strategic Land Use Proposals

ARABELLA & BENGUELA COVE

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

Key to the development concept of these two urban development/rural development areas is that both are secure and enclosed environments. Other than adhering to the aforementioned spatial development principles, no additional spatial proposals are presented by this MSDF as the status quo is to be retained for these two rural settlements.



Plan 53: Arabella & Benguela Cove Spatial Proposal 2020



Benguela Cove



Benguela Cove



Benguela Cove



Arabella



Arabella



Arabella