

Munisipaliteit • U-Masipala • Municipality

OVERSTRAND



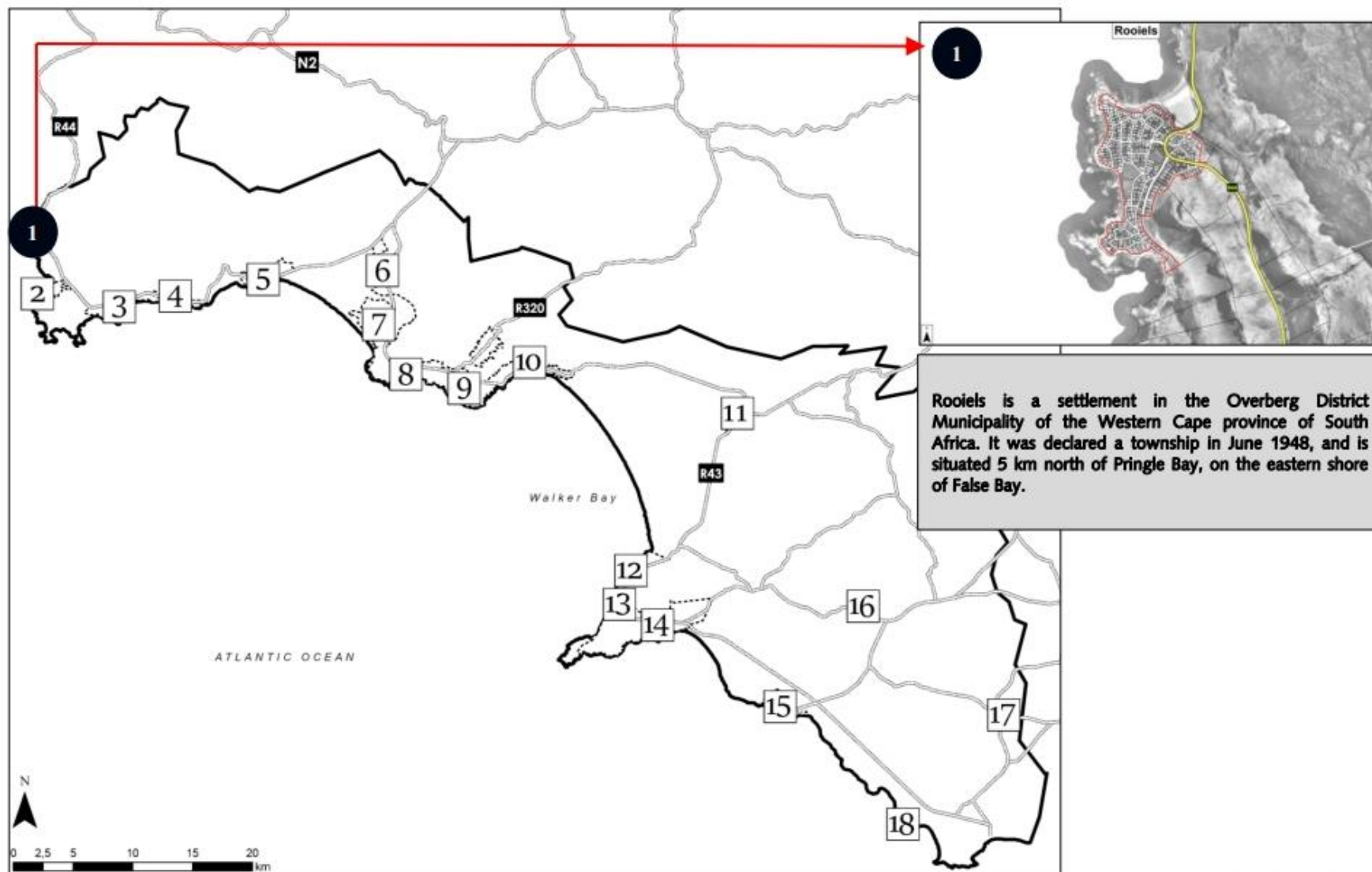
OVERSTRAND MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

May 2020



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5.2 ROOIELS



5.2.1 2050 Vision

Key policies directing future management and development (refer Plan 42)

LO 8 (ii) 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) 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.

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.

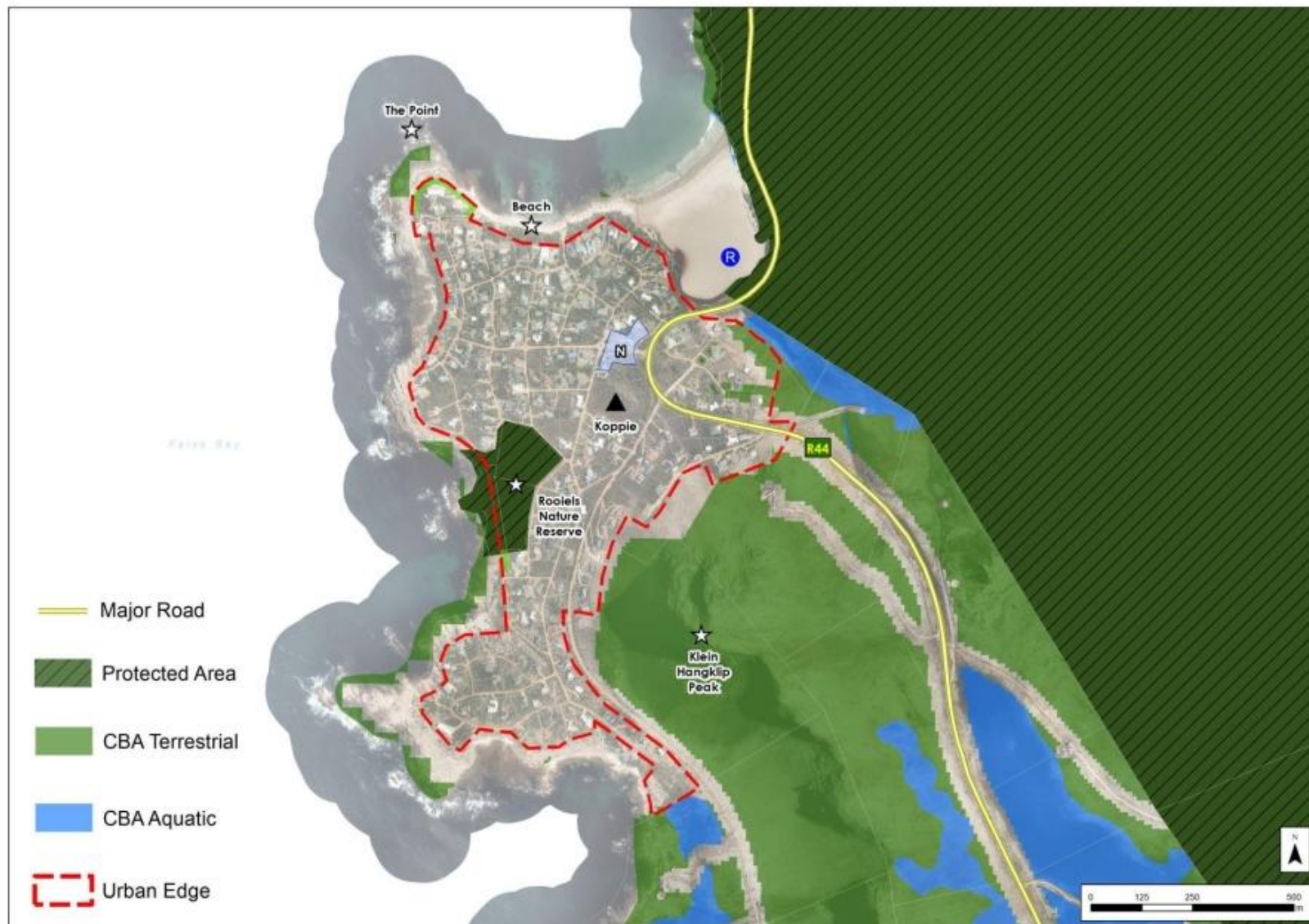
MO 4 (ii) Ensure that facilities/amenities cater for the need of all of the Overstrand's inhabitants including those reliant on public transport, the elderly and physically impaired.

VO 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		
	Rooiels Business/Retail Node	Promote the intensification of the existing business node based on specific local urban design guidelines. Business uses should only be permitted in the existing nodal area.
Special Places		
	The Point Beach	Ensure an appropriate interface between the coast line and urban development.
	Rooiels Nature Reserve & Klein Hangklip Peak	Ensure protection of the dynamic coastal dune system.
		Manage these biophysical environments with conservation objectives in mind. Protect the reserve from urban development.
Open Spaces/Linkages		
	Open Space Corridor / Amenities	The functioning of the Rooiels River and its estuary environment as an ecological corridor and linear open space area should be protected and managed with conservation objectives in mind.
	Open Space	Prioritise the preservation of open spaces.
Key Improvements		
	Spatial Integration	The spatial integration of the residential areas, business area, coastline and nature areas should be promoted through the establishment of a formalised network of footpaths that link these areas.
	R44 Scenic Link Route	The R44 should be designated as a scenic route



Plan 42: 2050 Spatial Proposal Rooiels

5.2.2 Rooiels 2020-2030 MSDF Spatial Proposal

As outlined in detail in Section 2.7.5. Rooiels is a rural settlement located 26km west of Kleimond. Key to the future of Rooiels is to protect the vast environmental resources within and surrounding the settlement. The unique characteristics of Rooiels include its location along the coastline within a pristine natural setting. The MSDF proposal for this settlement is underpinned by these functions (refer **Plan 43**).

5.2.2.1 Local Spatial Development and Growth Management Principles

i Promote:

- conservation of the natural environment within which Rooiels is located (Refer Draft EMOZ);
- the role of the area is to serve as a transitional zone between the Kogelberg Nature Reserve and the coastline;
- infill development within existing boundaries through the development of vacant properties demarcated for urban development. Care should be taken to retain and enhance the existing open space systems which are integral to the character of the settlement and its integration into the natural environment;
- the role of Rooiels as a retirement and holiday village.
- tourism based development that is focussed on the ecological and heritage value of the region (urban and rural);

ii Restrict:

- further expansion beyond the existing urban edge;
- inappropriate housing forms and architectural treatment particularly on steep slopes and highly visible locations adjacent to the scenic route.
- land uses / development as per the provisions of the Draft HPOZ regulations.

iii Maintain:

- the unique village rural character of Rooiels by, amongst other, adhering to the Draft HPOZ and EMOZ regulations.
- the dominance of the surrounding natural environment as the visual setting for the village (Refer Draft EMOZ regulations).

iv Contain

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

5.2.2.2. Growth Management Strategy

The densification proposals made for Rooiels by the OGMS, are made taking into consideration the landscape setting, existing nature, heritage and environment, increasing the density of Rooiels is not currently proposed. However, future densification may be possible, subject to the upgrade of the civil services to an acceptable level, as well as additional provision of community facilities.

The extensive detail pertaining to the growth management proposals for Rooiels, 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.

5.2.2.3 Key Strategic Land Use Proposals

ROOIELS

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



Plan 43: Rooiels Spatial Proposal 2020

i Industrial

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

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.

iii New Urban Development

A New Urban Development area is proposed on the southern periphery of the settlement. The land area is $\pm 1.12\text{ha}$ in extent and was included by re-alignment of the urban edge with the coastal management line. No new residential developments are foreseen for Rooiels (Refer Section 2.7.5. of this report).

iv Sensitive Development Areas

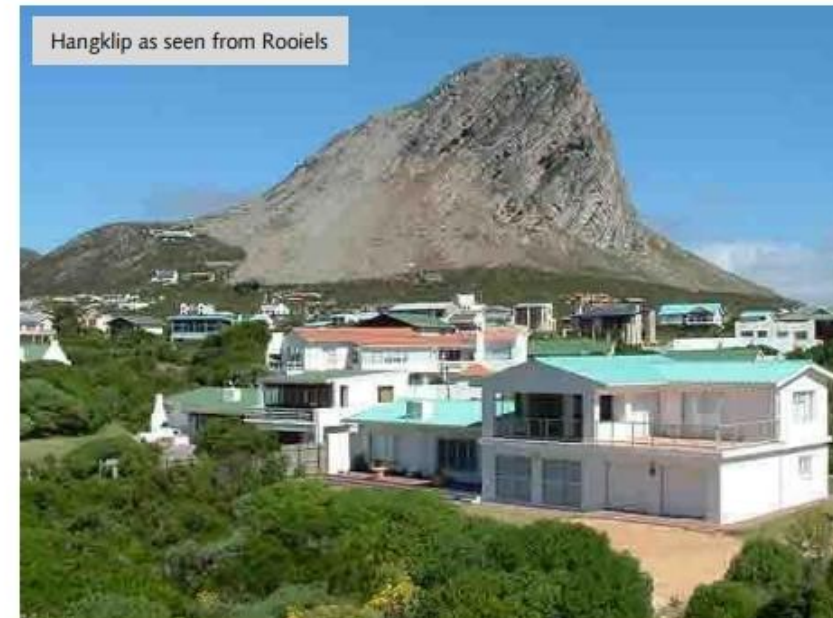
As previously stated this settlement is located within close proximity to the Kogelberg Nature Reserve, and therefore it is prudent that the Draft EMOZ regulations be taken into consideration when addressing any land use within this area.

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 in accordance within the provisions of the HPOZ and EMOZ regulations.

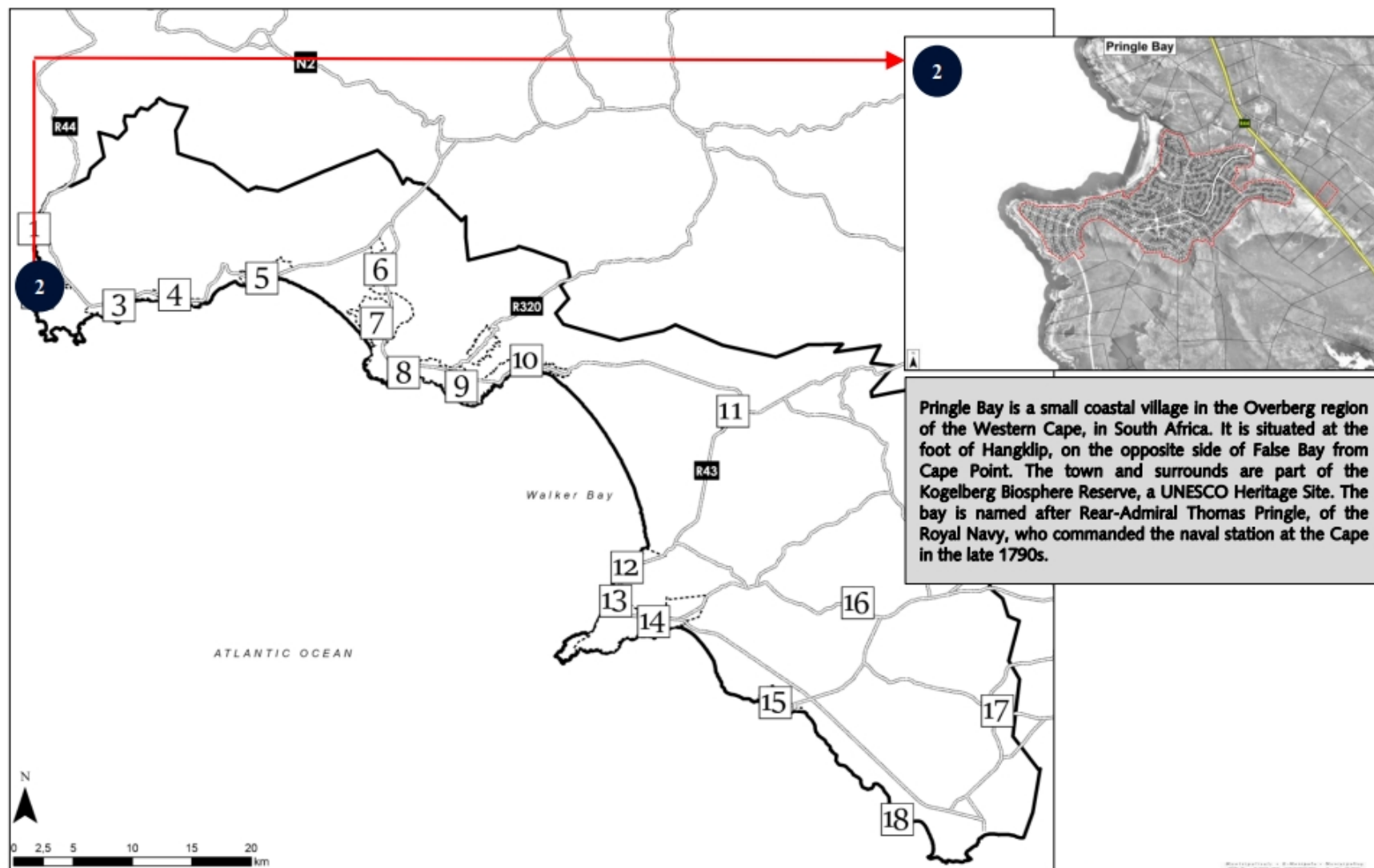
In summation the rural development of Rooiels should be protected in terms of its heritage and environmental resources. Only restricted and carefully considered development should be permitted.

v. CBA's and Protected Areas

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



5.3. PRINGLE BAY



5.3.1 2050 Vision

Key policies directing future management and development (refer Plan 44)

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 / Community Nodes		
	Commercial Node / Community Facilities	Business uses should be concentrated at one central location, to take advantage of the economic synergies created and to offer a sense of identity. The ideal location for business uses is at the existing commercial node off Hangklip Road.
Special Places		
	Beach	Ensure protection of the dynamic coastal dune system.
	Die Punt	Ensure an appropriate interface between the coast line and urban development.
Open Space / Linkages		
	Open Space Linkages	Integrate existing open space into an overall public space network.
	Open Space Corridor / Amenities	The functioning of the Buffels River and its estuary as an ecological corridor and linear open space area should be protected and managed with conservation objectives in mind.
Key Improvements		
	Integration	To improve integration, it is proposed that a network of pedestrian routes and paths are established which link the primary land use components, improving accessibility and integration.



Plan 44: 2050 Spatial Proposal Pringle Bay

5.3.2 Pringle Bay 2020-2030 MSDF Spatial Proposal

As outlined in detail in Section 2.7.5. Pringle Bay is a rural settlement located 22km west of Kleimond. Key to the future of Pringle Bay is to protect the vast environmental resources within and surrounding the settlement. Pringle Bay functions as a popular holiday destination and retirement destination. Both Pringle Bay and Rooiels also functions as dormitory towns to the town of Kleinmond. The MSDF proposal for this settlement is underpinned by these functions (refer **Plan 45**).

5.3.2.1 Local Spatial Development and Growth Management Principles

i Promote:

- conservation of the existing coastal village character of Pringle Bay (refer Draft HPOZ);
- conservation of the natural environment within which Pringle Bay is located (Refer Draft EMOZ);
- the role of the area is to serve as a transitional zone between the Kogelberg Nature Reserve and the coastline;
- the role of Pringle Bay as a retirement and holiday village.
- tourism based development that is focussed on the ecological and heritage value of the region;

ii Restrict:

- industrial and service trade uses;
- further expansion beyond the existing urban edge;
- Inappropriate housing forms and architectural treatment, particularly on steep slopes and highly visible locations adjacent to the scenic route.
- land uses / development as per the provisions of the Draft HPOZ regulations.

iii Maintain:

- the unique village/rural character of Pringle Bay by, amongst other, adhering to the Draft HPOZ and EMOZ regulations.
- the open space corridors created by the Buffels River and other drainage canals;
- the passive recreational role of Pringle Bay.

iv Contain

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

5.3.2.2. Growth Management Strategy

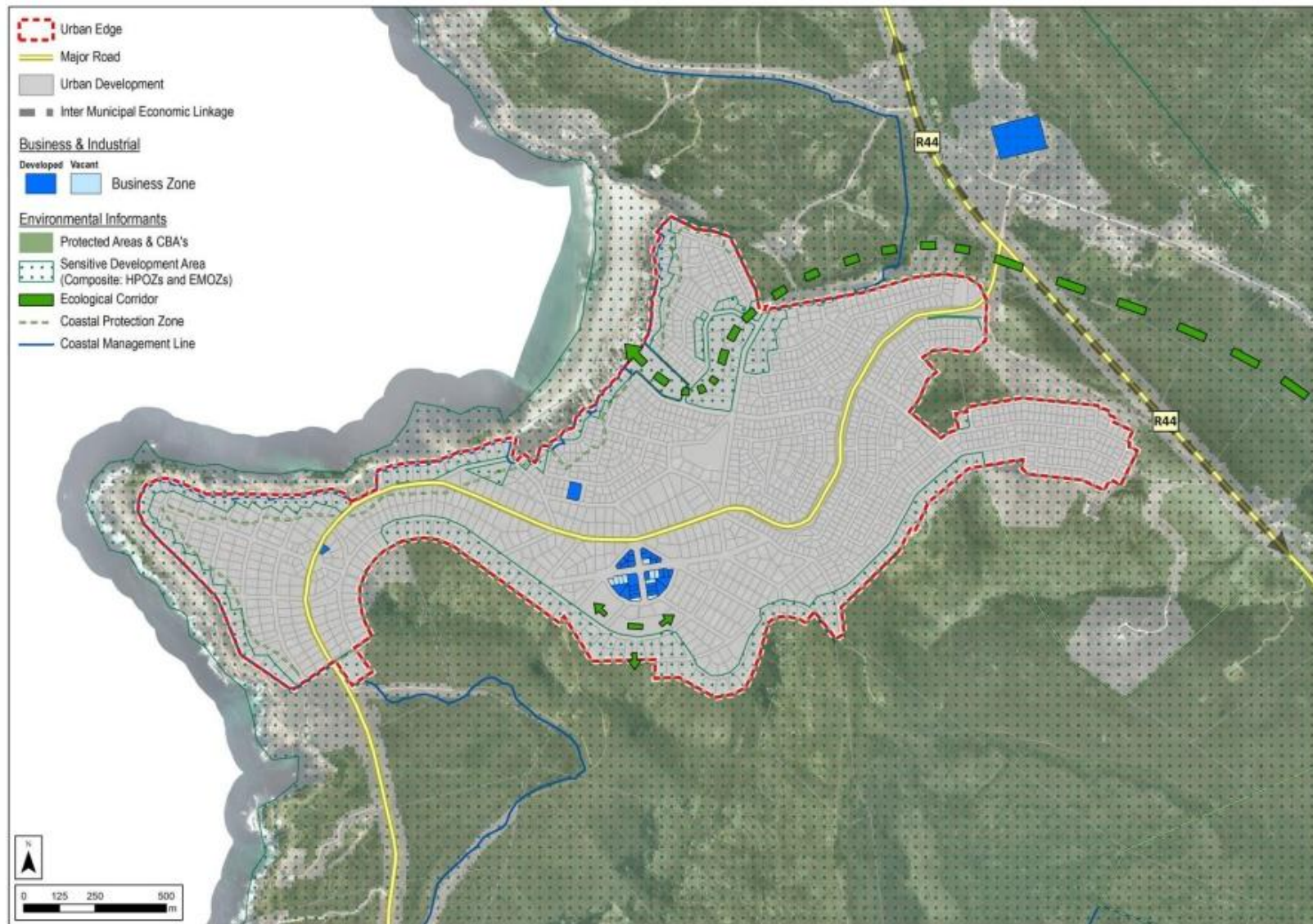
The densification proposals made for Pringle Bay by the OGMS, are made taking into consideration the landscape setting, existing nature, heritage and environment, the potential to increase the density of Pringle Bay is very limited. However, future densification may be possible, subject to the upgrade of the civil services to an acceptable level, as well as additional provision of community facilities.

The extensive detail pertaining to the growth management proposals for Pringle Bay, 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.

5.3.2.3 Key Strategic Land Use Proposals

PRINGLE BAY

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



Plan 45: Pringle Bay Spatial Proposal 2020

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 within the Central Business District and decentralisation of commercial development should not be permitted.

iii New Urban Development

No new urban development is proposed for Pringle Bay.

iv Sensitive Development Areas

The unique sense of place should be maintained by implementation of the Draft EMOZ and the 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 in accordance within the provisions of the HPOZ and EMOZ regulations.

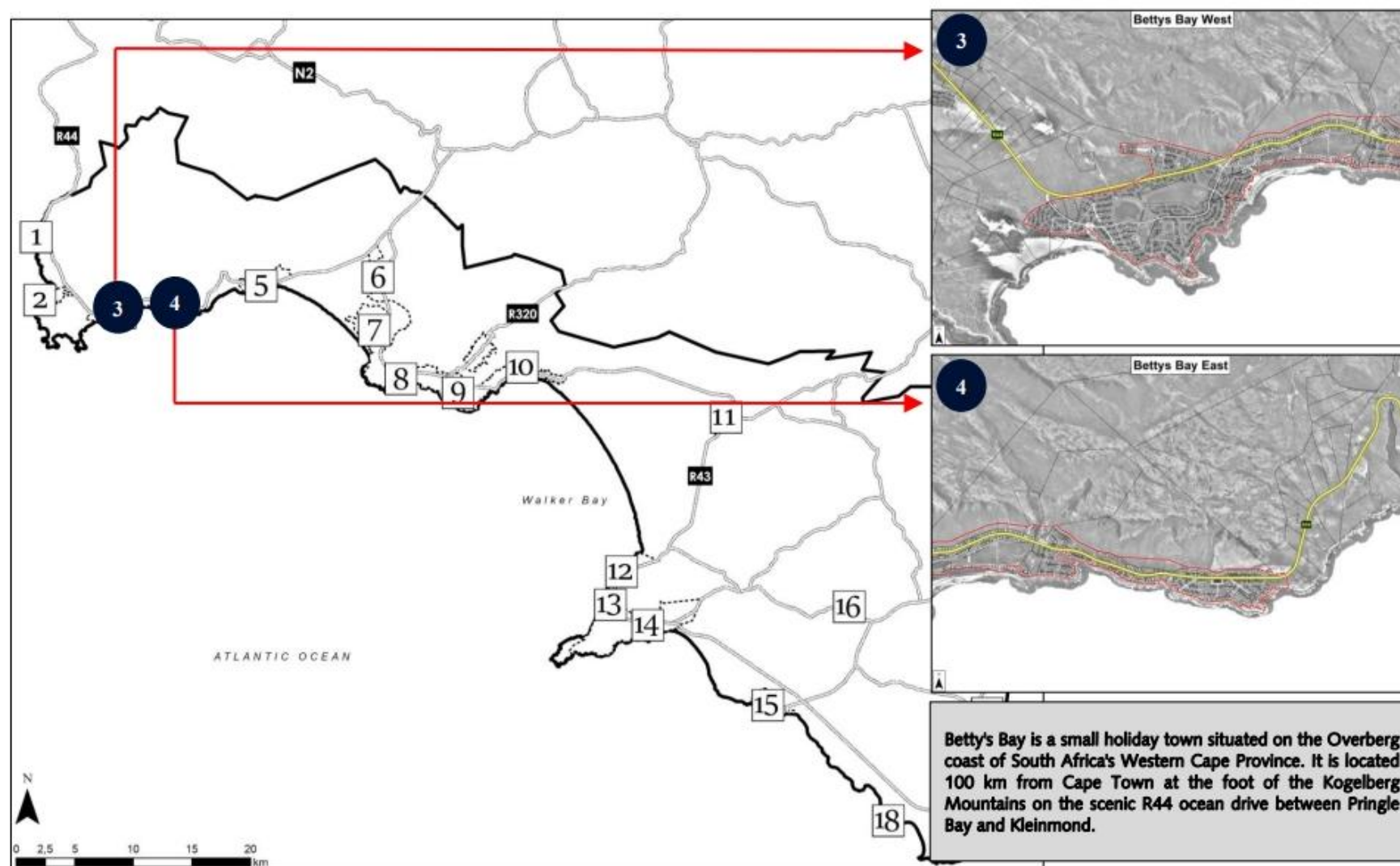
In summation the rural development of Pringle Bay should be protected in terms of its heritage and environmental resources. Only restricted and carefully considered development should be permitted.

v. CBA's and Protected Areas

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



5.4 BETTY'S BAY (West & East)



5.4.1 2050 Vision

Key policies directing future management and development (refer Plan 46)

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

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.

EO 7 (IV) Enforce clear policies for connections and extensions to water and waste infrastructure.

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.

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

N1	Southern Retail Node	Promote the establishment of a mixed-use medium density retail centre forming the primary node of Betty's Bay, based on strict development and design parameters to preserve views from the scenic drive. This node is the preferred option for densification.
N2	Jock's Bay Retail Centre	Local economic opportunity area
N3	Eastern Retail Node	Further expansion of this node should not be encouraged.

Special Places/Areas

	East Beach	Ensure protection of the dynamic coastal dune system.
	Moolhavens Camp	
	Stony Point Penguin Colony	Judiciously protect the natural habitat of the penguin colony.
	West Beach	Setbacks should be strictly controlled in the sensitive coastal zone interface and green vegetation should predominate. Ensure protection of the dynamic coastal dune system.
★	Malkopsvlei	Protect the archaeological, scientific, botanical, visual and recreational significance of Malkopsvlei.
	Dawidskraal	Protect the historical heritage value of Dawidskraal, the botanical significance due to the high concentration of milkwoods in the area and its social significance because of its continued role as a place of public recreation.
	Open Space Link with Harold Porter National Botanical Garden	

Open Spaces/Linkages

	Open Space Corridor / Linkages	Investigate the viability of integrating a public open space system with the east-west vlei system and north-south wetland system that links the Harold Porter National Botanical Garden with the coast line.
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Key Improvements

	Spatial Integration	Appropriate pedestrian linkages and cycle tracks should be formalised to integrate the different parts of the town.
	R44 Scenic Link Route	The R44 should be designated as a scenic route



Plan 46: 2050 Spatial Proposal Betty's Bay

5.4.2 Betty's Bay 2020-2030 MSDF Spatial Proposal

As outlined in detail in Section 2.7.5. Betty's Bay is a rural settlement located 19km west of Kleinmond. The settlement functions as a popular holiday and retirement destination, and increasingly serves as a dormitory suburb to Kleinmond. The MSDF proposal for this settlement is underpinned by these functions (refer **Plan 47 & 48**).

5.4.2.1 Local Spatial Development and Growth Management Principles

I Promote:

- Conservation of the sensitive natural resources, including the inland lake wetland system, state and private nature reserves and the interface between the mountain backdrop and urban settlement (Refer draft EMOZ);
- the role of the area is to serve as a transitional zone between the Kogelberg Nature Reserve and the coastline;
- conservation of cultural heritage resources including the historical whaling station and associated Penguin colony and World War 2 barracks (refer Draft HPOZ);
- infill development as prescribed in the OGMS;
- tourism based development that is focussed on the ecological and heritage value of the region;
- the role of Betty's Bay as a retirement and holiday town.

II Restrict:

- industrial development;
- extensive expansion beyond the urban edge;
- land uses / development as per the provisions of the draft HPOZ and EMOZ regulations.

III Maintain:

- the unique town/rural character of Betty's Bay by, amongst other, adhering to the Draft HPOZ and EMOZ regulations.
- the open space corridors created by the inland lake system and other natural drainage systems;
- the dominance of the natural environment as the natural setting for the town;
- the interface of the mountain backdrop and urban settlement.

iv Contain

- the urban footprint of Betty's Bay as far as possible within a clearly defined urban edge.

5.4.2.2 Growth Management Strategy

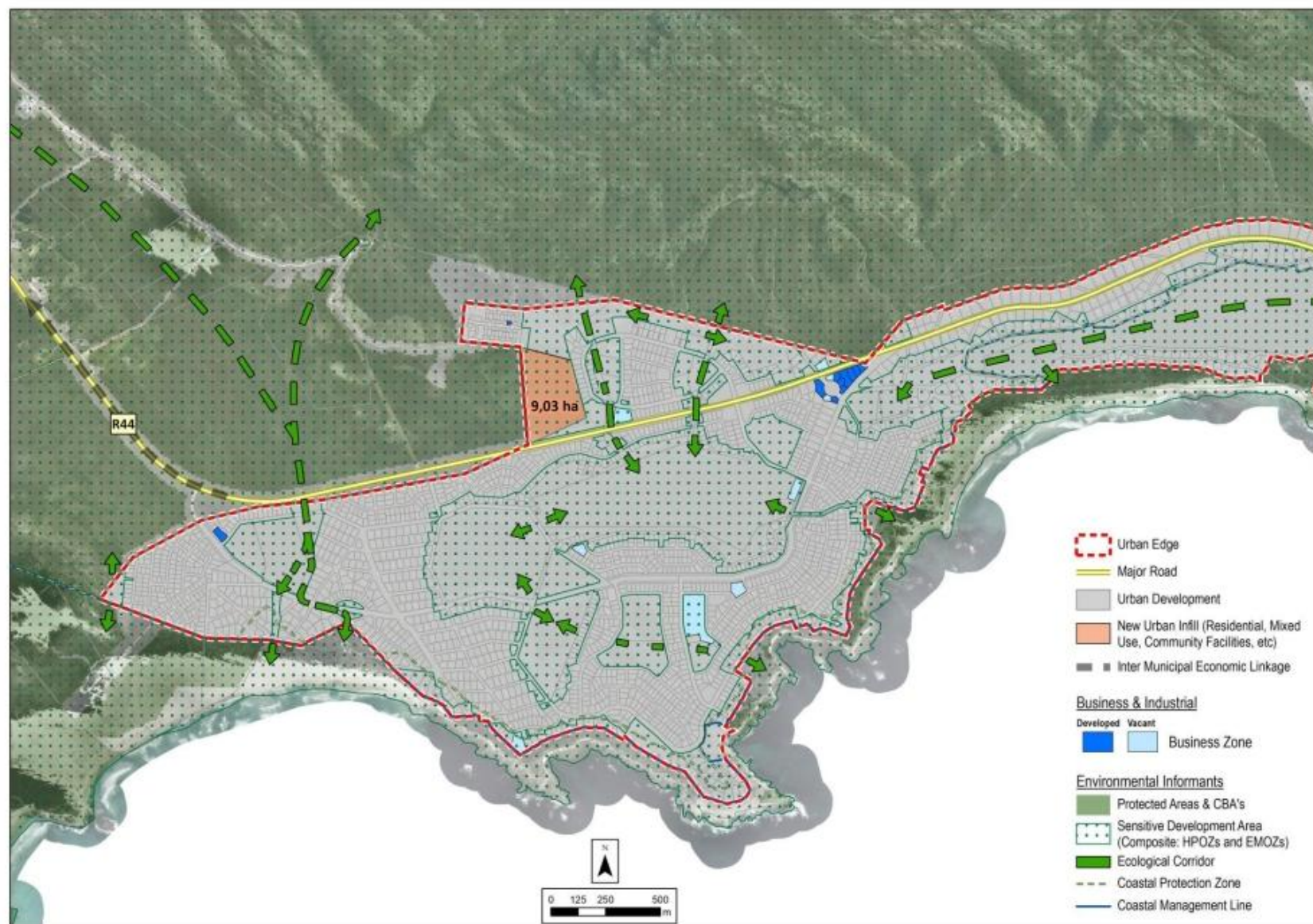
The densification proposals made for Betty's Bay by the OGMS, are made taking into consideration the existing nature, heritage and environment. Densification is envisaged, provided that the required civil services and community facilities are upgraded to an acceptable level.

The extensive detail pertaining to the growth management proposals for Betty's Bay, 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.

5.4.2.3 Key Strategic Land Use Proposals

BETTY'S BAY WEST

The following section outlines the spatial proposal for Betty's Bay west, which is predominantly focused on sensitive development related to unique biodiversity areas with a significant inner urban wetland system.



Plan 47: Betty's Bay West Spatial Proposal 2020

I Industrial

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

II Commercial

Business uses, commercial, retail and offices should be concentrated within the Central Business District as far as possible and prevent further large scale decentralisation of commercial development should not be permitted.

III New Urban Development

A New Urban Development area is proposed on the northern periphery of the settlement, directly abutting the R44 to the south. The land area is $\pm 9.03\text{ha}$ in extent and is intended for higher density human settlement development.

The proposed new urban development area will provide housing opportunities and associated land uses in the Overstrand, to accommodate human settlement and alleviate pressures in areas where expansion is not possible. In addition to the aforementioned, densification will be required in order to accommodate the future potential human settlement development, more specifically the extension of Mooiuitsig. Primary land uses envisioned will include residential development with required community facilities as informed by situational analysis, as well as potentially mixed use development.

IV Sensitive Development Areas

The unique sense of place should be maintained by implementation of the Draft HPOZ and EMOZ 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 in accordance within the provisions of the HPOZ and EMOZ regulations.

In summation the rural development of Betty's Bay should be protected in terms of its heritage and environmental resources. Only restricted and carefully considered development should be permitted.

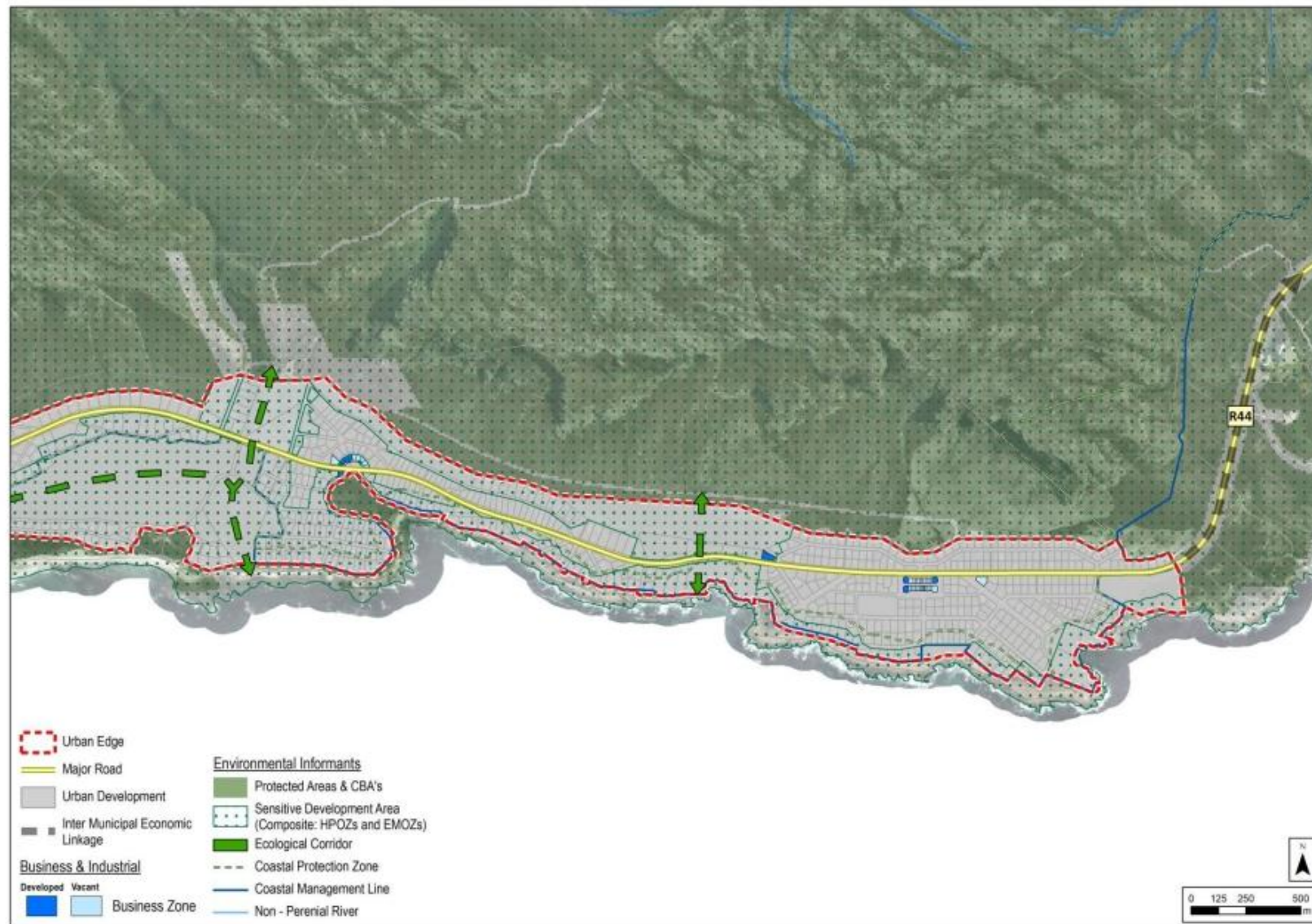
v. CBA's and Protected Areas

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



BETTY'S BAY EAST

The following section outlines the spatial proposal for Betty's Bay east, which is predominantly focused on sensitive development related to unique biodiversity areas.



5.4.2.2 Key Strategic Land Use Proposals

I Industrial

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

II Commercial

Business uses, commercial, retail and offices should be concentrated within the existing commercial nodes. Further decentralisation of commercial development should not be permitted.

III New Urban Development

No additional urban development is foreseen for Betty's Bay East as the town abuts extensive Critical Biodiversity and protected areas.

IV Sensitive Development Areas

The unique sense of place should be maintained by implementation 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 in accordance within the provisions of the HPOZ and EMOZ regulations.

In summation the rural development of Betty's Bay 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

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



5.4.2.3. Rural Small-holdings (Hangklip and surrounds)

Situated outside of Rooiels, Pringle Bay, Betty's Bay and Kleinmond the Rural Small-holdings collectively has a relatively small population and functions rural residential areas with tourism accommodation and related uses (refer **Plan 49**).

i. Promote:

- Conservation of the sensitive natural resources, including the inland lake wetland system, state and private nature reserves and the interface between the mountain backdrop and urban settlement (Refer draft EMOZ);
- the role of the area is to serve as a transitional zone between the Kogelberg Nature Reserve and the coastline;
- conservation of cultural heritage resources (refer Draft HPOZ);
- tourism based development that is focussed on the ecological and heritage value of the region;

ii Restrict:

- Restrict and contain development outside the urban edges of Rooiels, Pringle Bay, Betty's Bay and Kleinmond to rural residential and tourism related development of appropriate context and scale;
- land uses / development as per the provisions of the draft HPOZ and EMOZ regulations.

iii Maintain:

- the open space corridors created by the inland lake system and other natural drainage systems;
- the dominance of the natural environment as the natural setting for the area;

5.4.2.3. Rural Small-holdings: Key Land use proposals

i Industrial

No industrial development foreseen.

ii Commercial

No commercial development foreseen.

iii New Urban Development

No additional urban development is foreseen.

iv Sensitive Development Areas

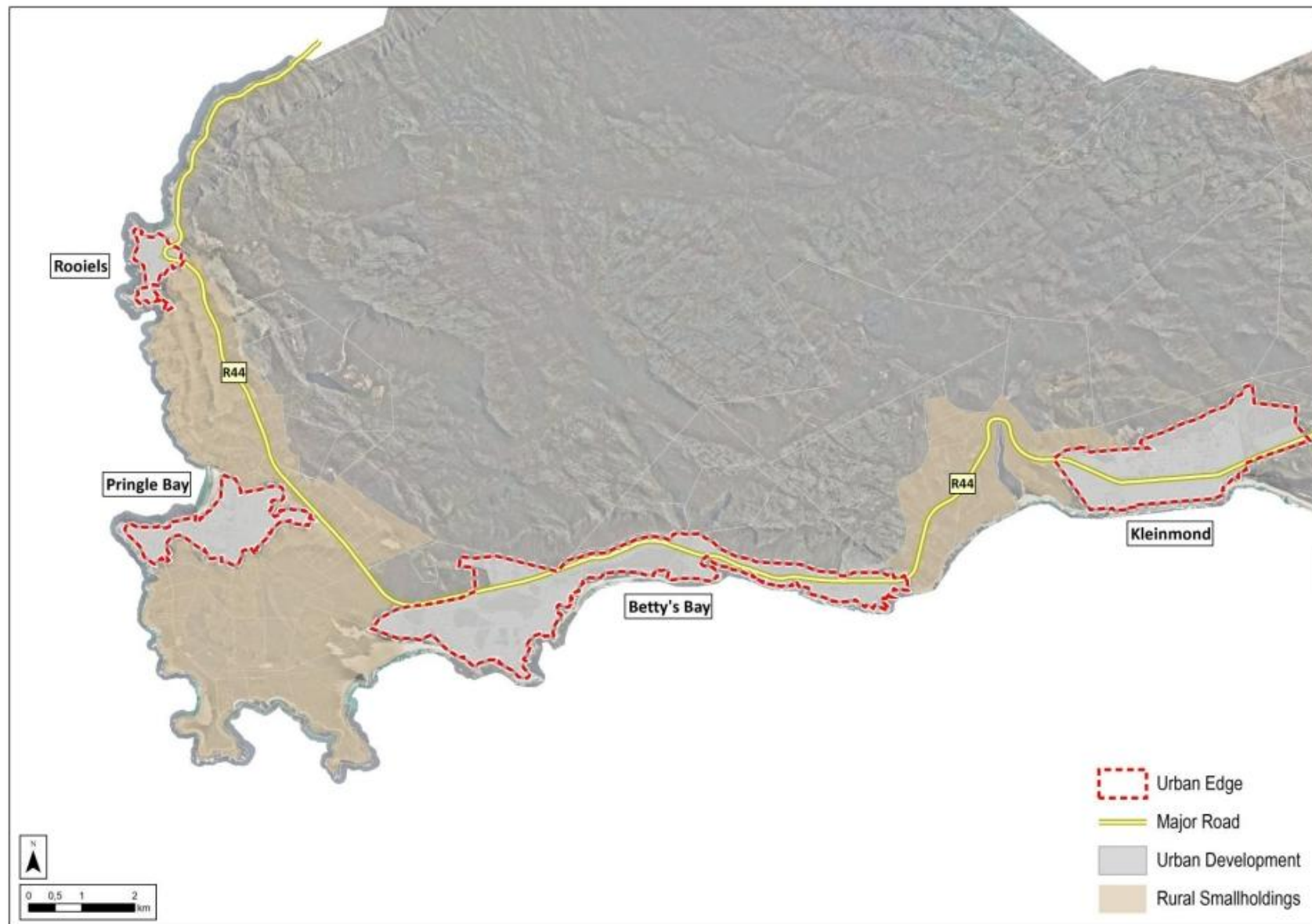
The unique sense of place should be maintained by implementation of the draft EMOZ and HPOZ regulations.

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 in accordance within the provisions of the HPOZ and EMOZ regulations.

In summation the rural development of the Rural Small-holdings 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

The Rural Small-holdings are surrounded and within protected and CBA areas. These areas should be preserved and maintained. This is structurally formalised in the proposed EMOZ regulations.



Plan 49: Hangklip Small-holdings Spatial Proposal 2020