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OVERSTRAND



OVERSTRAND MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

May 2020



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FRANSKRAAL & BIRKENHEAD

The following section outlines the spatial proposals for Franskraal and Birkenhead. The focus is predominantly on affected sensitive development in terms of municipal impact on biodiversity areas.



Plan 66: 2020 MSDF Spatial Proposal Franskraal Birkenhead

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 village.

ii Commercial

Franskraal and Birkenhead have small commercial nodes, any additional commercial uses should be localized to the existing zoned erven, to serve the immediate community.

iii New Urban Development

No new development areas are proposed. In order to accommodate the housing need for Franskraal & Birkenhead, densification should take place in accordance with the OGMS.

iv Sensitive Development Areas

The unique sense of place should be maintained by implementation of 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 the heritage and environmental resources of the settlement should be protected with only carefully considered densification development being supported.

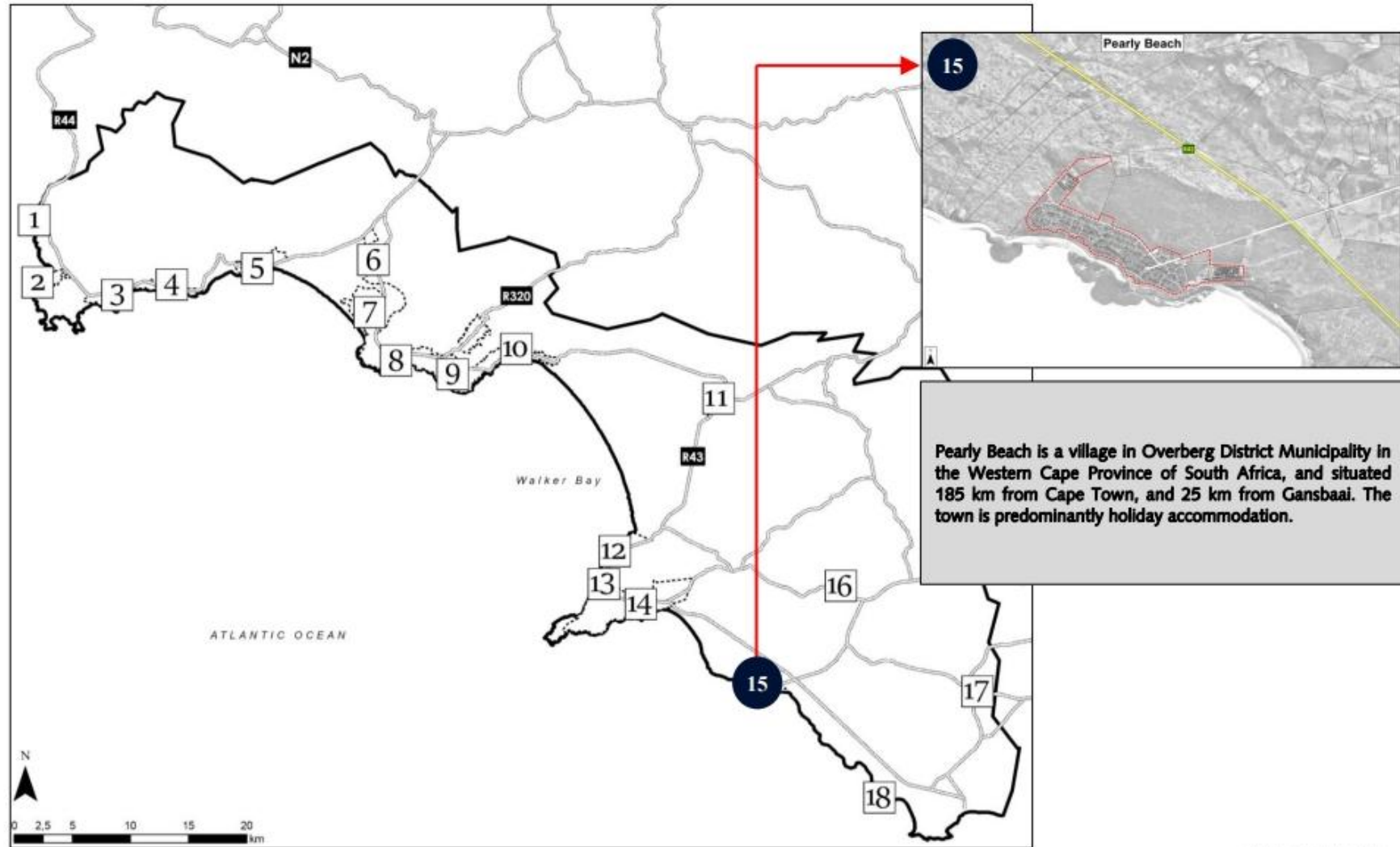
v. CBA's and Protected Areas

Franskraal and Birkenhead are surrounded by CBA and protected areas. These areas should be preserved and maintained as per the relevant statutory requirements (incl. the draft HPOZ and EMOZ regulations).



Franskraalstrand, also known as Franskraal, is a coastal village near to Gansbaai in the Western Cape province of South Africa. Franskraalstrand is situated on the southern coast of the Danger Point peninsula, about 5 kilometres to the southeast of Gansbaai. It lies between the neighbouring village of Van Dyksbaai to the west and the mouth of the Uilkraal River to the east. The R43 highway passes along the northern edge of the village.

5.11. PEARLY BEACH



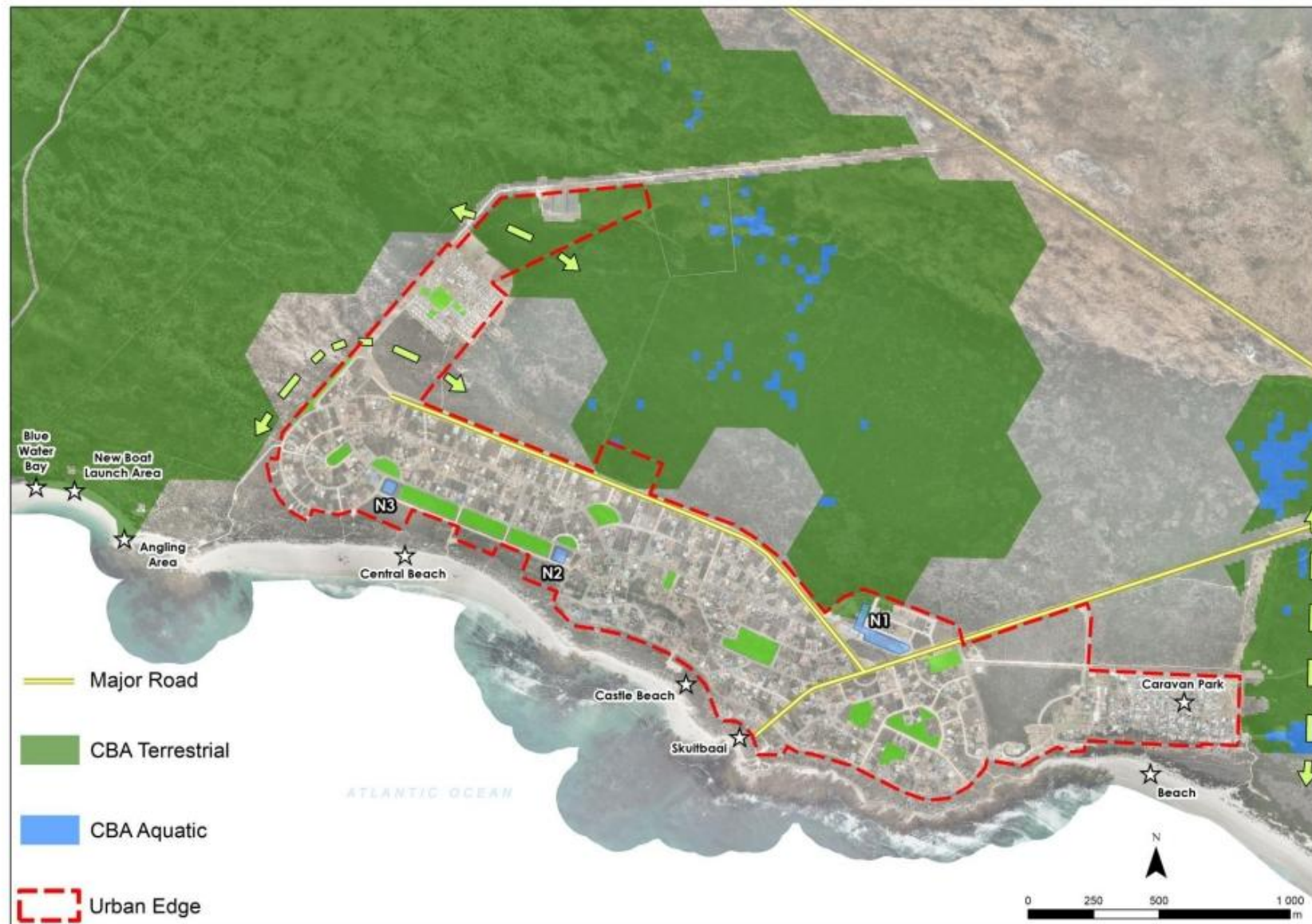
5.11.1 2050 Vision

Key policies directing future management and development (refer Plan 67)

- 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 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	
<div>N 1</div> Retail Node	Promote the establishment of a mixed-use medium density node at the existing small retail node at the entrance to Pearly beach. An urban design framework should be formulated for limited densification. Investigate the establishment of mixed-use nodes at other potentially suitable locations.
<div>N 2 N 3</div> Local Retail Node	
Special Places	
<div>★</div> Blue Water Bay New Boat launch Area Angling Area Central Beach Castle Beach Skuitbaal Beach Caravan Park	<p>The coastal environment should be managed with conservation objectives in mind, and should be protected from urban development with emphasis on the coastline, abutting areas and specifically the dune systems. The functioning of the coastal strip as a continuous natural corridor should be retained. The existing fine-grained character of the coastal edge should further be retained and densification should be resisted along the strip.</p> <p>Protect and enhance existing public tourism facilities and amenities</p>
Key Improvements	
Integration	Facilitate spatial integration of the Eluxolweni settlement with the spatial structure of the town by encouraging expansion and appropriate intensification to the south of the settlement.



Plan 67: 2050 Spatial Proposal Pearly Beach

5.11.2 Pearly Beach 2020-2030 MSDF Spatial Proposal

As outlined in detail in Section 2.7.5. Pearly Beach is a retirement and holiday town 18km east of Gansbaai. The settlement is principally formed by its extensive, sandy beach, the Haelskraal River Estuary and the Pearly Beach Reserve, while a central green ridge that runs through the town also provides some natural landmark quality (refer **Plan 68**).

5.12.2.1 Local Spatial Development and Growth Management Principles

- i Promote:**
 - appropriate infill development (scale and form) within existing boundaries through the development of vacant portions of land already demarcated for urban development;
 - tourism development based on the ecological and heritage value of the region;
 - Pearly Beach as a retirement and tourism village.
- ii Restrict:**
 - further expansion beyond the now extended defined urban edge;
 - commercial use to within clearly demarcated areas.
- iii Maintain:**
 - the unique village / rural character of Pearly Beach;
 - the preservation of the natural environment and the towns setting.
- iv Contain**
 - the urban footprint of Pearly Beach within the existing urban edge.

5.12.2.2. Growth Management Strategy

The densification proposals made for Pearly Beach by the OGMS, will contribute to the enhancement of nodal points within the settlement and also encourage the integration of Eluxolweni with Pearly Beach as advocated by SPLUMA.

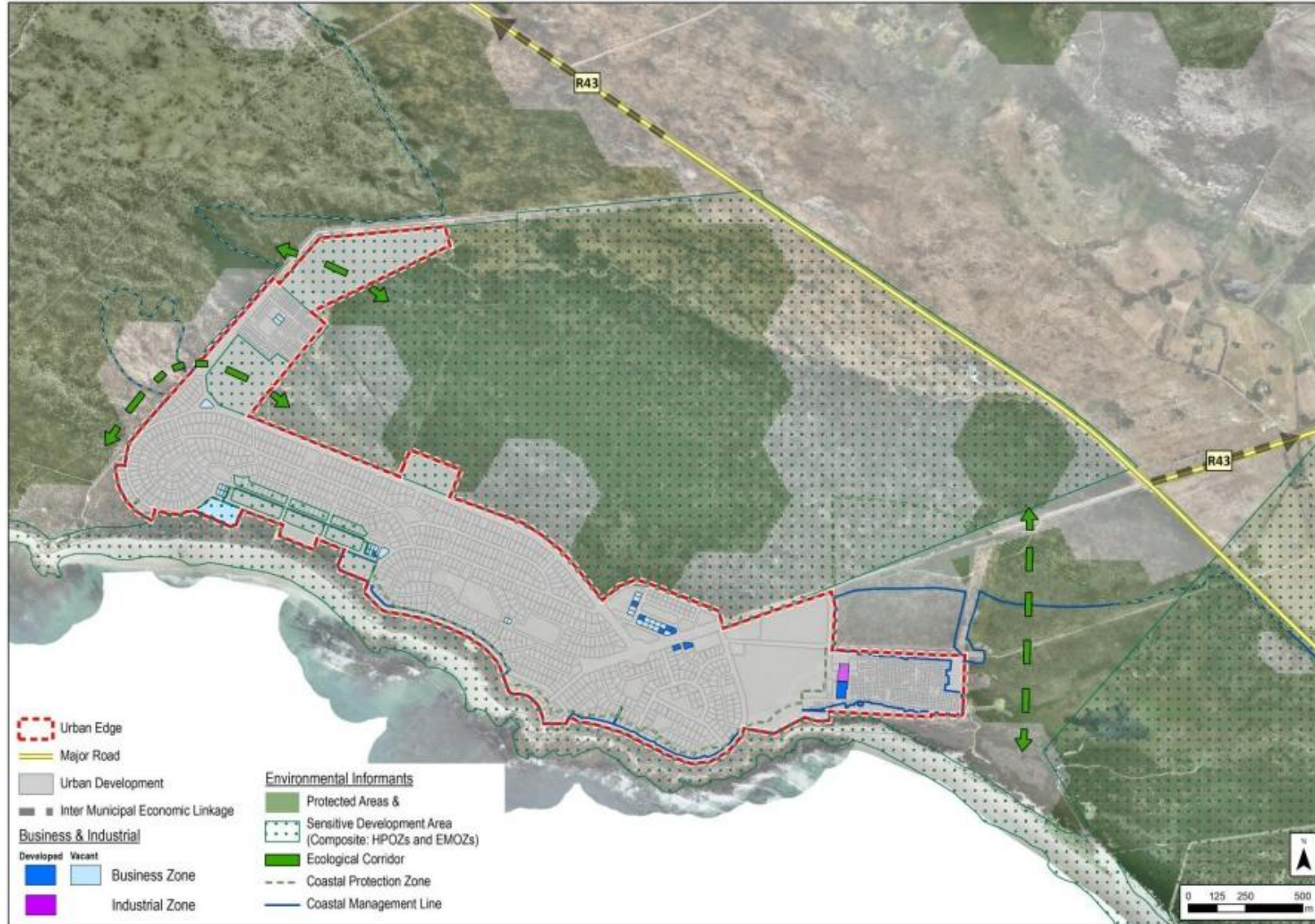
The civil infrastructure will simultaneously have to be upgraded to accommodate the existing as well as the proposed developments a sustainable manner. Such investment will facilitate affecting an efficient and equitable urban system and positive living environment.

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

5.12.2.3 Key Strategic Land Use Proposals

PEARLY BEACH

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



Plan 68: Pearly Beach Spatial Proposal 2020

i Industrial

There is a small industrial node located to the east of Pearly Beach. It is recommended that any additional industrial development considered, be concentrated abutting the existing industrial uses. If industrial expansion is required, this should be in the form of light/services industries.

ii Commercial

Business uses, commercial, retail and offices should be concentrated along the R43, along the coast, and main access routes. Densification surrounding the existing commercial land should be encouraged and decentralisation of commercial development should not be permitted.

iii New Urban Development

No new urban development is proposed for Pearly Beach. Densification will be required in order to accommodate the Overstrand/Greater Gansbaai housing need as well as associated land uses. Primary land uses envisioned for new urban development areas will include residential development with required community facilities as well as potential mixed use development.

iv Sensitive Development Areas

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

These Overlay Zones were compiled based on environmental and heritage sensitive resources which should be protected as far as possible in its natural state. Limited development could be considered consistent with the provisions of the proposed HPOZ and EMOZ regulations.

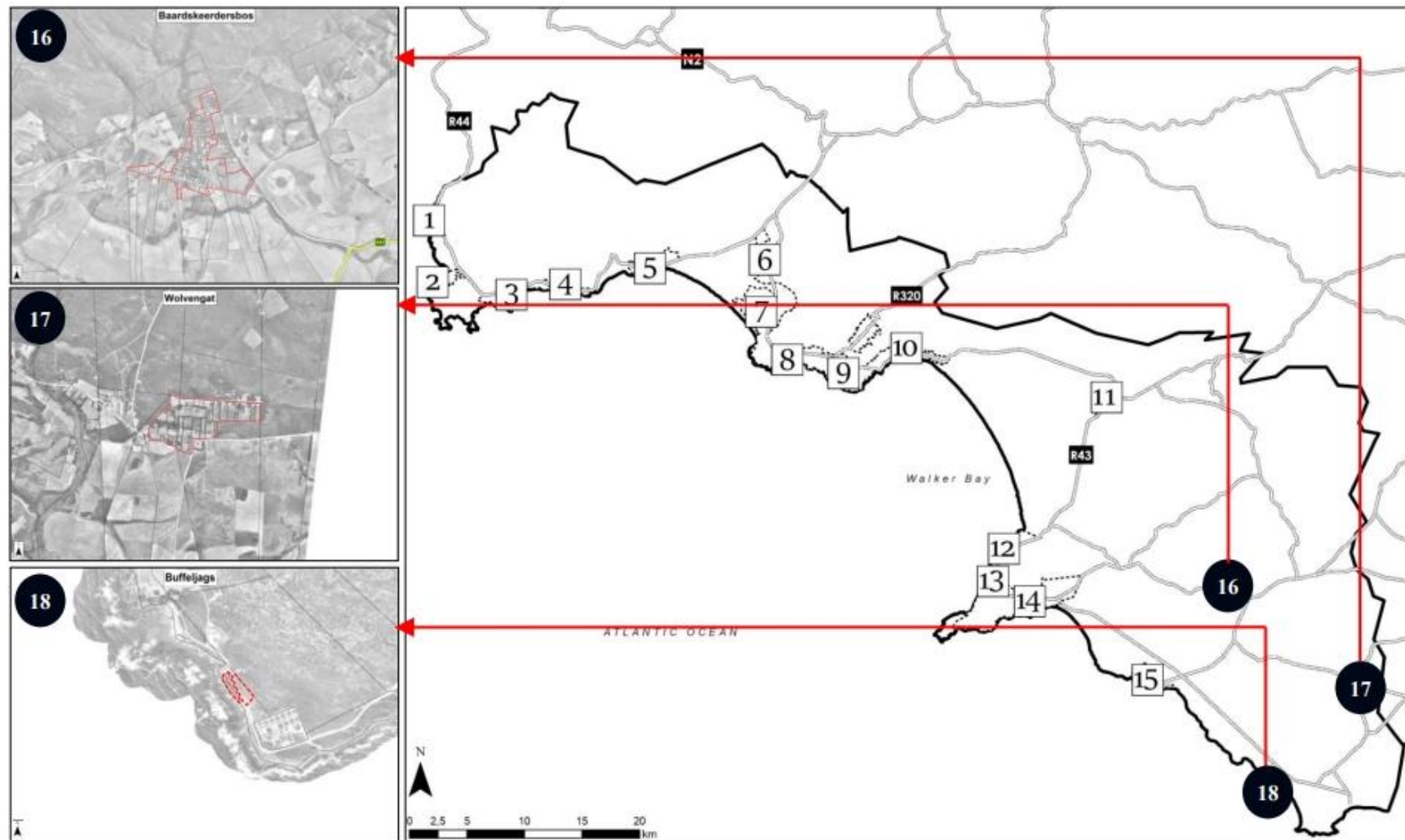
In summation the rural development of Pearly Beach should be protected in terms of its heritage and environmental resources. Only restricted and carefully considered development should be permitted.

v. CBA's and Protected Areas

Pearly Beach is surrounded by CBA and protected areas. These areas should be preserved and maintained as per the relevant legislation and application of the relevant draft Overlay Zones.



5.12 BUFFELJAGS / WOLVENGAT / BAARDSKEEDERSBOS



5.12.1 2050 Vision

Key policies directing future management and development (refer Plan 68-70)

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 2 (iv) Ensure that existing agricultural activity and soils with high production potential is retained.


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 8 (i) Plan for and encourage the development of community facilities and basic services for each of the Overstrand's rural settlements, minimising dependence on higher order settlements.

MO 1 (iii) Carefully assess the location and visual impact of non-agricultural related land uses in agricultural and rural areas, to ensure that the sense of place considerations of the development contribute towards / enhance the character of the rural environment.

Management Approach

Waterbodies

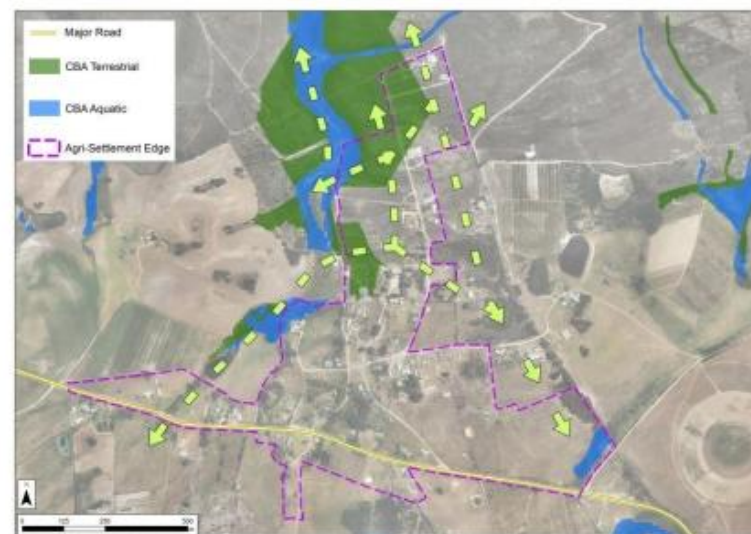
	River courses / Wetlands	Sensitive areas of the biophysical environment should be managed with conservation objectives in mind, and should be protected from urban development.
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Key Improvements

Rural quality	Assess the location and visual impact of non-agricultural related land uses in rural areas, to ensure that the sense of place is protected and enhanced.
R 317	The R317 should be designated as a Scenic Drive (Baardskeerdersbos).



Plan 68: 2050 Spatial Proposal Buffeljags



Plan 69: 2050 Spatial Proposal Baardskeedersbos



Plan 70: 2050 Spatial Proposal Wolvengat

5.12.2 Baardskeedersbos 2020-2030 MSDF Spatial Proposal

As outlined in detail in Section 2.7.5, the attributes of Baardskeedersbos and its environs, warranted the entire inclusion thereof in a local area HPOZ. The majority of the privately owned land in the northern part of the settlement consist of biodiversity corridors and was also therefore included in an urban conservation EMOZ (refer **Plan 71**).

5.12.2.1 Local Spatial Development and Growth Management Principles

Baardskeedersbos

I Promote:

- the role of the area as an agricultural zone of special significance;
- appropriately scaled tourism development based on the agricultural and heritage value of the region;
- rural cottage industries;
- appropriate residential development on a scale and in a form that retains the village character of Baardskeedersbos;
- the role of the area as an agricultural zone of special significance;
- appropriately scaled tourism development based on the agricultural and heritage value of the region.

II Restrict:

- subdivisions and development that changes the rural character of the village.

III Maintain:

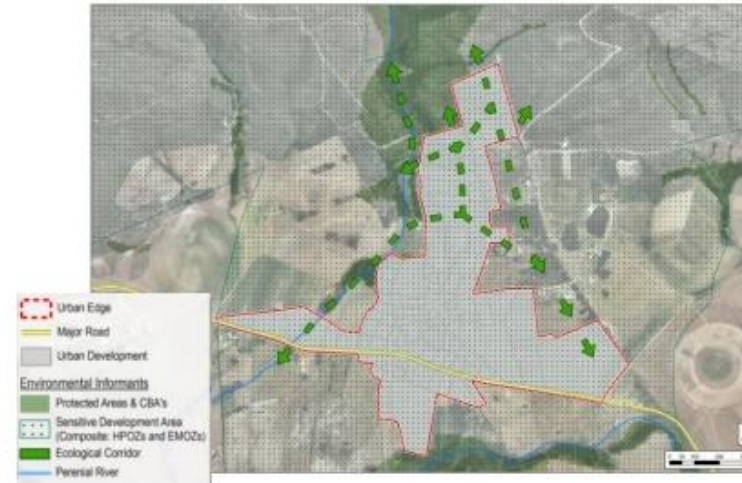
- the unique village / rural character of Baardskeedersbos;
- the special character of the area and quality tourist experience.

IV Contain:

- the development footprint to within the defined rural edge of the town.

5.12.2.2. Growth Management Strategy

There is no densification proposed for rural development areas.



Plan 71: Baardskeedersbos Spatial Proposal 2020

5.12.2.3 Key Strategic Land Use Proposals

I Industrial

There is no industrial development planned for this settlement, as this town is predominantly earmarked for rural development purposes.

II Commercial

No business nodes are proposed for this area.

iii New Urban Development

No new development is proposed for Baarskeerdersbos.

iv Sensitive Development Areas

The Draft EMOZ regulations should be taken into consideration when regarding any new development located within these overlay 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 consistent with the draft HPOZ and EMOZ regulations.

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

v. CBA's and Protected Areas

Buffeljags is surrounded by CBA and protected areas. These areas should be preserved and maintained. This is re-iterated in the proposed EMOZ regulations.

5.12.3 Wolvengat 2020-2030 MSDF Spatial Proposal

As outlined in detail in Section 2.7.5. Wolvengat is a rural settlement similar in nature to Baardskeerdersbos, and also consists of a prominent biodiversity corridor system. Most of the settlement is therefore included in an urban conservation EMOZ. Wolvengat does not consist of any internal services infrastructure (refer **Plan 72**).

5.12.3.1 Local Spatial Development and Growth Management Principles

Wolvengat

i Promote:

- the role of the area as an agricultural zone of special significance;
- appropriately scaled tourism development based on the agricultural and heritage value of the region;
- rural cottage and agro-processing industries;
- the special character of the area and quality tourist experience.

ii Restrict:

- further residential development must be restricted until a local development framework has been compiled for the area.

5.12.3.2. Growth Management Strategy

There is no densification proposed for this rural development areas.



Plan 72: Wolvengat Spatial Proposal 2020

5.12.3.3 Key Strategic Land Use Proposals

i Industrial

There is no industrial development foreseen for this settlement, as this town is predominantly earmarked for rural development purposes.

ii Commercial

No business nodes are proposed for this area.

iii New Urban Development

There is no new development proposed for Wolvengat.

iv Sensitive Development Areas

The Draft EMOZ regulations should be taken into consideration when regarding any new development situated within the areas located within its boundaries.

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 Wolvengat should be protected in terms of its heritage and environmental resources. Only restricted and carefully considered development may be permitted.

v. CBA's and Protected Areas

Buffeljags is surrounded by CBA and protected areas. These areas should be preserved and maintained. This is re-iterated in the proposed draft EMOZ regulations.

5.12.4 Buffeljags 2020-2030 MSDF Spatial Proposal

As outlined in detail in Section 2.7.5. Buffeljags is a small residential community associated with abalone farming along the easternmost coastal border of the Overstrand. The settlement is not serviced by any services infrastructure (refer **Plan 73**).

5.12.4.1 Local Spatial Development and Growth Management Principles

BUFFELJAGS

i Promote:

- Buffeljags as a fishing settlement and investigate its potential for the area's further development as a specialist mari-culture area.

ii Restrict:

- further residential development must be restricted until a local development framework has been compiled for the area.

5.12.4.2. Growth Management Strategy

There is no densification proposed for this rural development area.



Plan 73: Buffeljags Spatial Proposal 2020

5.12.4.3 Key Strategic Land Use Proposals

/ Industrial

There is no industrial development foreseen for this settlement, as this town is predominantly earmarked for rural development purposes.

// Commercial

No business nodes are proposed for this area.

/// New Urban Development

The urban edges were amended to accommodate future growth (subject to funding approval). The boundaries of the previously bisected urban edges was combined to create a singular rural settlement defined by a single urban boundary.

iv Sensitive Development Areas

The Draft EMOZ regulations should be taken into consideration when regarding any new development situated within these overlay 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 proposed HPOZ and EMOZ regulations.

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

v. CBA's and Protected Areas

Buffeljags is surrounded by CBA and protected areas. These areas should be preserved and maintained. This is re-iterated in the proposed EMOZ regulations.