

Part 4: Integrated Spatial Development and Environmental Framework



4.1 INTRODUCTION

This section presents the Integrated Spatial Development and Environmental Framework as the spatial representation of the IDF vision and strategic objectives. The key spatial development principles that will inform future development within the Overstrand Municipal Area in the next 30-40 years are outlined, based on the IDF strategic policy framework provided in Part 3.

Then the highlights of key actions that will be used to implement the IDF are provided, grouped under the prominent land use types.

Finally the 2050 strategic spatial development plans are presented for each of the Overstrand's settlements, coupled with the key policies that they are founded upon and which will inform the implementation of the plans within the context of achieving the Overstrand's long term vision.

Part 5 contains the IDF Action Plan, which provides a range of mechanisms and detailed actions for the implementation of the IDF.

4.2 HOW WILL THE INTEGRATED SPATIAL DEVELOPMENT AND ENVIRONMENTAL FRAMEWORK BE USED?

The IDF and its spatial proposals will guide us toward implementing our goal of achieving the sort of environment we want to live in, in 30-40 years' time.

It provides a platform for strategy integration as it is informed by existing and new policies, planning initiatives and action plans that collectively outline the direction of future (2050) spatial development.

The IDF is a high level strategic framework. The individual policies and actions of the IDF will need to be implemented, at a more detailed level, through the municipality's existing and future strategies and local/sector plans.

Prior to adoption of a next generation Integrated Development Plan (IDP) or Spatial Development Framework (SDF), investors, property developers, industrialists, tourism developers etc. may seek to establish activities that may not be supported by the provisions of the current plan or framework. In these situations, the municipality can refer to the IDF and specifically its spatial component as a resource/guide to determine whether such proposals are aligned with the strategic thinking for the Overstrand in the future.

Through its role as a service provider, the municipality will thus consult the IDF when developing or evaluating new policies or projects for inclusion in the IDP and other plans or initiatives.

The IDF will be used as a monitoring tool to check that plans are aligned with the relevant objectives and strategies, the strategic directives, the spatial component and hence, the 2050 vision, prior to being included in the IDP.

The IDF will be used to provide direction to other authorities, private developers, other infrastructure providers and the public sector. It will provide a clear framework and level playing field with regard to development in the Overstrand.

The IDF will also provide guidance to the private and public sectors on the agreed long term strategic development direction for the Overstrand. It is expected that once adopted, all significant development proposals will be assessed against the Integrated Development Framework and its spatial proposals.

4.3 KEY SPATIAL PLANNING PRINCIPLES

Planning principles provide the point of departure for translating a developmental vision into practice. They are the fundamental basis for reasoning and action. The proposed principles must be considered as a whole. The full meaning of each principle can be realised only in relation to the other principles. The adherence to these broad principles will ensure that the environmental quality, social and economic performance of Overstrand is improved (SDF, 2006).

The process of realising the Overstrand's towards 2050 spatial development vision is informed by the following key planning principles and outlined below.

4.3.1 General Principles

G1 Ecological Integrity

The diversity, health and productivity of eco-systems should be maintained and environmental and sustainable land use practices promoted.

G2 Risk Aversion and Precaution

Land use management efforts and the assessment of development applications should adopt a risk-averse and precautionary approach under conditions of uncertainty.

G3 Duty of Care

All people and organisations should act with duty of care to conserve and avoid negative impacts on the natural environment, biodiversity and use natural biological resources in a sustainable manner, equitably and efficiently.

4.3.2 Development Principles

D1 Land Use Integration

Promote the integration of the built and non-built environment, its uses and activities to maximise convenience, vitality and the efficient use of urban and natural resources.

D2 Efficient and integrated planning

Promote efficient and integrated planning and development through:

- Integrated development and planning in rural and urban areas with a view to mutual support;
- Optimal utilisation of existing developed resources including bulk infrastructure;
- Promotion of compaction and densification as opposed to low-density sprawl;
- Protection of the agricultural resource base;
- Spatially coordinating sectoral activities; and
- Addressing historically distorted spatial patterns.

4.3.3 Environmental Protection Principles

E1 Ecological Characteristics

Facilitate development (nature and scale) consistent with the bioregional and ecological characteristics of that environment. Protect and consolidate remaining natural habitat of high conservation importance to facilitate development in less sensitive areas.

E2 Carrying Capacities

Restrict development within the carrying capacity limitations of the natural resources (i.e. water, grazing, etc.).

E3 Natural Processes

Restrict development impacting on those natural processes on which biodiversity, and the provision of essential ecological goods and services (e.g. water production, soil conservation, etc.) depend.

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Restrict development impacting on those natural processes on which biodiversity and the provision of essential ecological goods and services (e.g. water production, soil conservation, etc.) depend.

E 5 Aesthetic Properties

Development should accommodate the aesthetic and respect the heritage properties of the Overstrand landscape and environment.

(SDF, 2006: 13-15)

The collective and integrative application of these key principles will ensure that current and future planning is properly aligned towards realising the Overstrand's 2050 vision.

4.4 HIGHLIGHTS OF KEY ACTIONS

The highlights of the key actions that will be required to achieve the strategic directions of the IDF and ultimately the Overstrand 2050 vision are summarised below and illustrated on *Plans 14-27*.

4.4.1 Rural Environment – The Highlights

- Recognise and preserve the unique character the Overstrand's rural environment by identifying the social, cultural, economic and environmental values when planning for development/conservation. Manage development, particularly the level, design and location of residential development, to protect these values and to achieve the broader strategic directions of the IDF.
- Protect high potential/value agricultural land from residential and rural-residential development.
- Enforce controls on the design and siting of large houses in rural-residential areas to manage visual and environmental impacts.
- Encourage the protection and enhancement of biodiversity and the establishment development of blue and green corridors.
- Identify significant landscape features and ridgelines and control development in these areas to manage visual impacts.
- Recognise the changing demands for water in the rural environment including the need to retain waterways for rural productive use, a potentially greater need for water storage and the protection of ground water sources.

4.4.1 Climate Change – The Highlights

- Ensure adequate spatial provision for ecological processes to help local biodiversity adapt to the advent of future climate change.
- Climate change will affect rainfall patterns, river run-off, estuarine functioning, sea surface temperature, mean sea level and fish stocks, as well as the frequency of storm events.
- Plan for an increase in extreme weather and storms (resulting in more flooding and stormwater management problems) and possible increases in sea level, impacting on coastal development.
- Promote the development of efficient, compact urban areas, thereby limiting travelling distances created as result of low density urban sprawl, traffic congestion, increases in CO₂ emissions, and increases in infrastructure development and maintenance costs.

- Protect areas important for climate change resilience that may also provide more specific, immediate benefits that assist directly with human adaptation to the impacts of climate change, known as ecosystem-based adaptation. For example, buffers of natural vegetation along river corridors and around wetlands mitigate floods, reduce erosion and improve water quality. Intact coastal ecosystems such as dunes, kelp beds and saltwater marshes help to protect human settlements and infrastructure against sea storms.

4.4.2 Residential Environment – The Highlights

- Enforce the urban edges as urban-rural boundaries of all of the Overstrand settlements. Any future extensions to an urban edge must be in accordance with the Provincial Urban Edge Guidelines.
- Provide for a wider range of housing choices inclusive of specialised housing typologies for the aging, based on densification principles and strategies (Refer Overstrand Growth Management Strategy, 2010). This should be achieved by providing for well-designed residential densification, including infill development in areas with high levels of access to socio-economic facilities.
- Protect residential areas that have a highly valued heritage character and use land use and design control measures to encourage development that retains these special characteristics.
- Avoid new and intensified residential development in low-lying areas that are subject to increased flooding in future.
- Limit future greenfield development until the current capacity and the additional capacity created by the densification of existing urban environments are inadequate.
- Identify areas where future greenfield development should take place once the aforementioned current and additional urban capacities are reached. Protect these areas from subdivision or development concepts that may reduce their potential for meeting future growth needs.

4.4.3 Commercial Centres and Activities – The Highlights

- The overall quality of life in every community depends on the health and productivity of its workers and local businesses. Plans for local economic

development should therefore seek to find ways to maintain and improve the performance of the local economy.

- Accurate and timely information about the local economy is an essential element of a local plan for economic development. Making plans to improve the conditions of the local economy requires a broad understanding of relevant current conditions and trends. Any local economic plan must therefore as its basis collate and analyse –
 - Economic trends and conditions;
 - Structure of the local economy;
 - Population characteristics; and
 - Geographical characteristics.
- Economic development should be structured within the context of the broader regional and sub-regional spatial context, considering firstly the functional hierarchy and role that a particular urban node fulfills and secondly considering the comparative advantage of that specific urban node.
- Business / commercial related land uses should be confined to the core urban areas (central business district) and secondary / lower order nodes. The infiltration of business / commercial uses into residential areas or the periphery of the CBD, should be avoided, unless beneficial to local residents.
- To address the spatial imbalances and inequality of access to opportunities for previously disadvantaged communities, neighbourhood nodes should be identified at locations near movement routes linked to the CBD via activity streets.
- 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.
- To attract new investment, local planning initiatives should focus on strategies (where applicable) for the development of activity streets, strategies for historic conservation districts and strategies for urban renewal/improvement districts specifically in previously disadvantaged areas.
- Create mixed-use environments with vibrant and attractive places to visit, live and work in with public open spaces. The mix of land uses/activities could include restaurants, residential, visitor accommodation, tourist and entertainment activities. Control the design of development based on good urban design principles.

- The provision of adequate land, space and supporting services for local business can only be achieved by co-ordinating empirically informed local economic development efforts with land use planning.

(SDF, 2006: 78)

4.4.4 Industrial Development – The Highlights

- With regard to the promotion of larger scale industrial development, the Overstrand municipality should together with its neighbouring municipalities consider an intra-regional planning response. That is to begin to work in a co-ordinated manner at regional level to achieve a sustainable and satisfactory relationship between people, jobs and the environment within the overall Overberg region. More specifically, intra-regional measures should be identified to stimulate industrial development in the regional locations with the empirically highest economic growth potential.
- The use of an intra-regional economic growth approach for the Overberg region may very well provide an opportunity to redress the real economic, social and environmental threats facing the area, more effectively.
- Large scale industrial development should be managed within the context of the broader regional spatial context, considering the functional hierarchy and role that particular urban nodes fulfill. Development of potential future industrial nodes, such as Botrivier for example, should be carefully investigated, promoted and economic linkages to these nodes should be supported (Refer *Figure 4.1*).
- The establishment of local industries should also be encouraged in specific identified urban areas within established industrial precincts.
- The provision of bulk infrastructure and services to industrial growth areas must be given the highest priority.
- Existing un-serviced zoned industrial land should be developed before new portions of industrial land are rezoned.
- The development of light industrial/business hives which accommodate a large number of small manufacturers should be encouraged.



Figure 4.1: Economic Linkages

- Economic development strategies that focus on building up specific target industries must be investigated.
- In order to maximise the comparative economic advantages and to create forward and backward economic linkages, industries should be clustered together in well located, accessible existing industrial nodes.
- Business friendly locations close to services, highway access and rail connections must receive regional priority.
- Locations of industrial parks should be financially supported by provincial, regional and local economic development programmes in order to provide move-in ready locations for new businesses.
- Water requirements and industrial waste water disposal should be approved by DWAF in consultation with local authority in terms of WSA/NWA.

4.4.5 Heritage Preservation – The Highlights

- The substantial natural, scenic and cultural value of the cultural landscapes within Overstrand as a whole must be conserved. The juxtaposition of ragged sandstone mountain ranges with rocky and sandy coastlines and river estuaries, most of which are in a pristine state, constitute a natural and cultural resource with significant tourism and economic value for the region.

- Ensure the protection of heritage-worthy precincts within urban areas with the implementation of sound heritage and urban design principles relating to the creation of positive public living environments.
- The protection of green corridors predominantly associated with riverine conditions, linking the mountainside to the coastline. It is these two natural systems which provide the dominant structuring element to the Overstrand, and their linkage in the form of green, predominantly east-west aligned corridors will contribute to a distinctive urban structure and form to the area.
- Formulate and apply clear development guidelines for the range of scenic routes and corridors which run as a thread through the study area and which have particular significance where they interface with areas of high scenic value.
- The identification of threshold conditions at the points of entry into towns and villages to mark the transition between urban and rural and to reinforce the sense of local distinctiveness, through, inter alia, landscaping interventions utilising place specific plant types, materials, etc.
- Higher density development areas should not negatively impact on the landscape and scenic aspects of the surrounding natural environment, or on the operation of natural systems.

4.5 PLANS

Where appropriate, the strategic key actions are visually illustrated on *Plans 14-27*. These include changes to the management approach or where values are to be maintained and enhanced to achieve the strategic directives and the spatial objectives of the IDF.

In some cases, the maps only illustrate the need to better recognise the existing pattern of development, rather than potential future change to the pattern of development. All proposed changes are subject to the 2013 Overstrand SDF review process.

Due to the extensive nature of the Overstrand Municipal area, the plans/maps individually reflect the main Overstrand settlements, with the rural settlements collectively illustrated on a single plan/map.

Rooiels – Key Actions (Plan 14)

Key policies directing future management and development

- 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 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.
- 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 node.

Special Places



The Point

Ensure an appropriate interface between the coast line and urban development.

Beach

Ensure protection of the dynamic coastal dune system.

Rooiels Nature Reserve & Klein Hangklip Peak

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.

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 14: Rooiels



Pringle Bay – Key Actions (Plan 15)

Key policies directing future management and development

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.

Industrial



Industrial Development

Industrial activities within the area earmarked for this purpose to the east of Pringle Bay and the R 43 should be restricted to service and clean light industry.

Special Places



Beach Die Punt

Ensure protection of the dynamic coastal dune system

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.



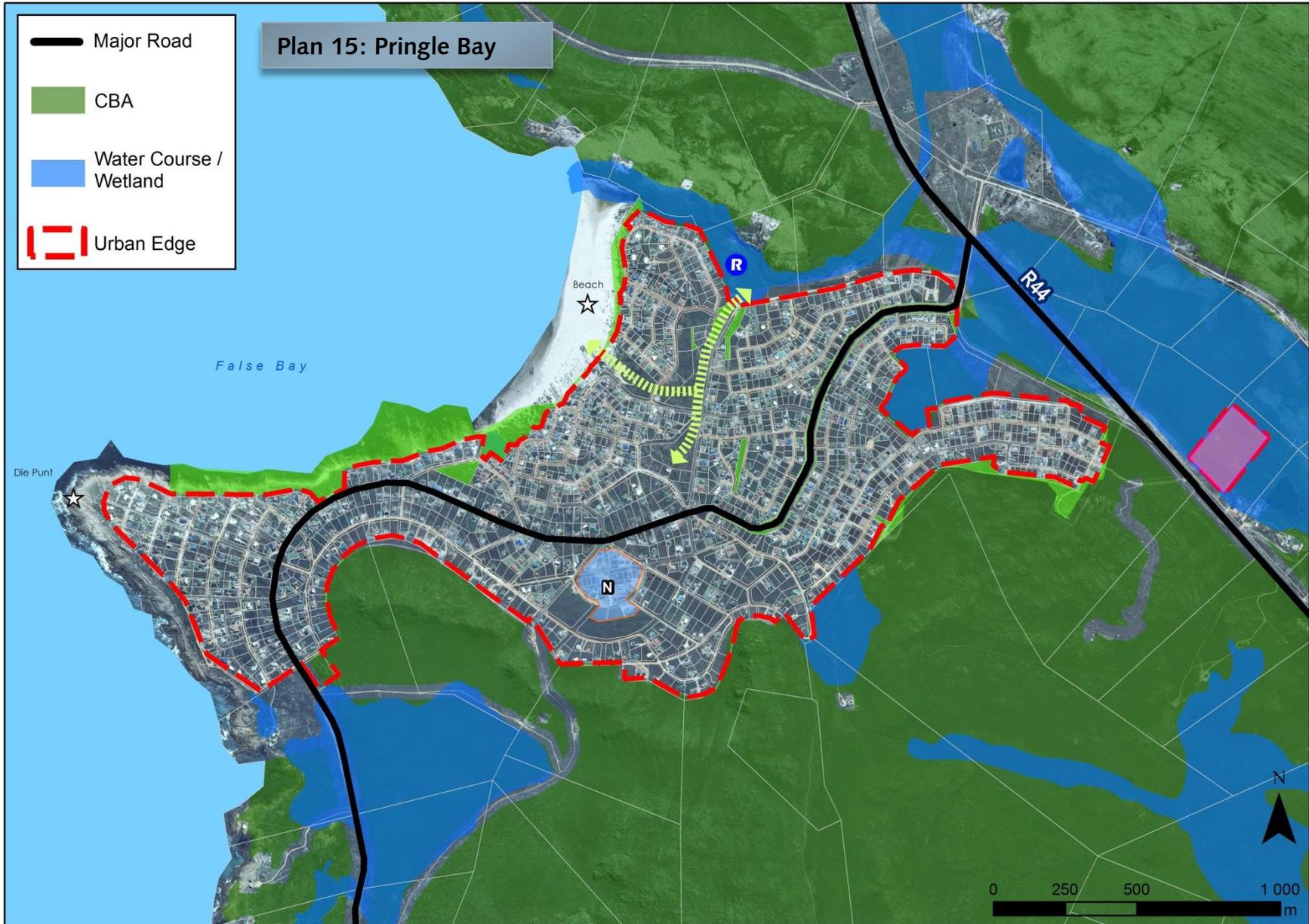
Open Space Corridor / Amenities

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.



Betty's Bay – Key Actions (Plan 16)

Key policies directing future management and development

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

	Southern Retail Node	Local economic opportunity area
	Jock's Bay Retail Centre	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.
	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.
	Mooihavens 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	

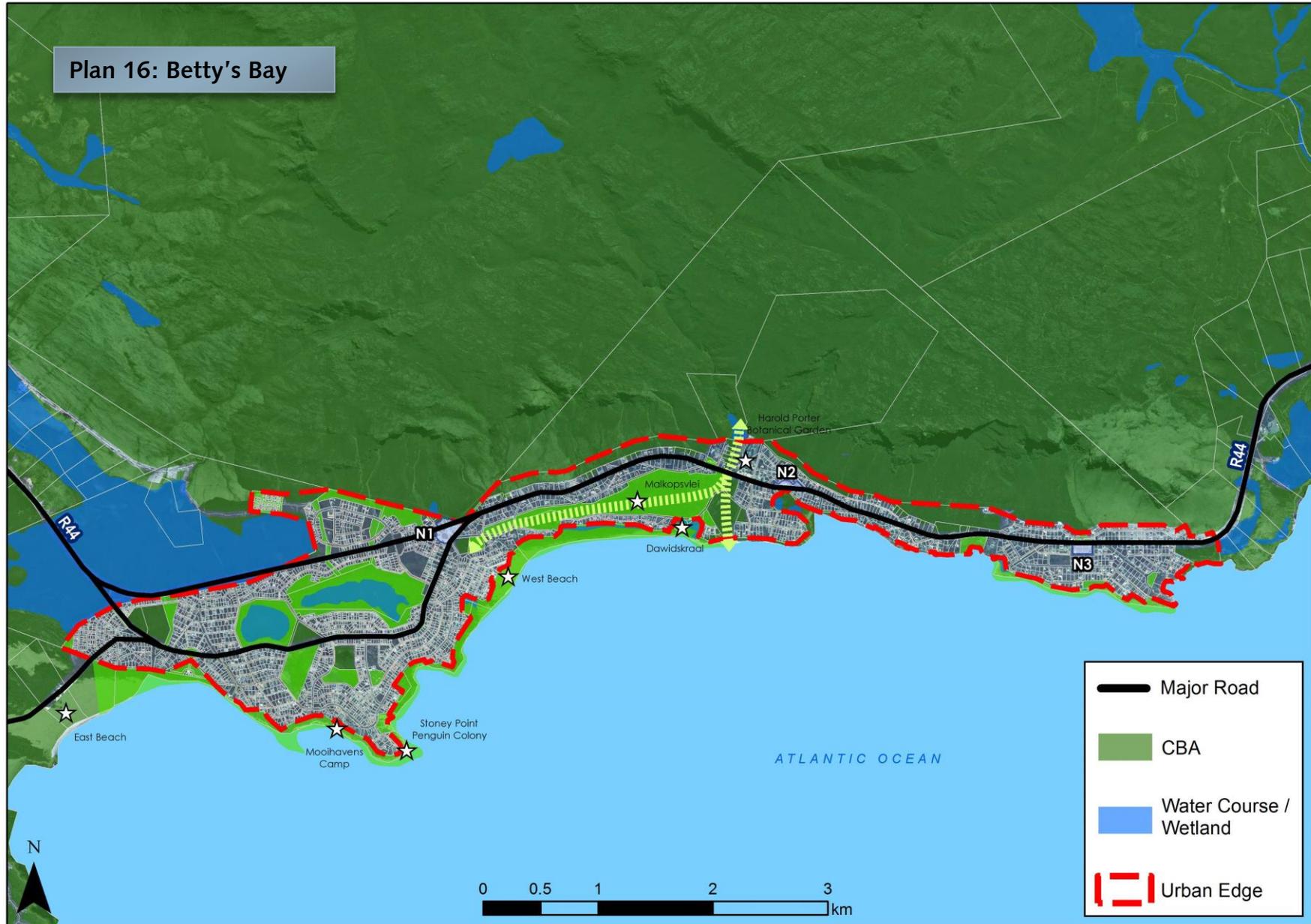
Open Spaces/Linkages

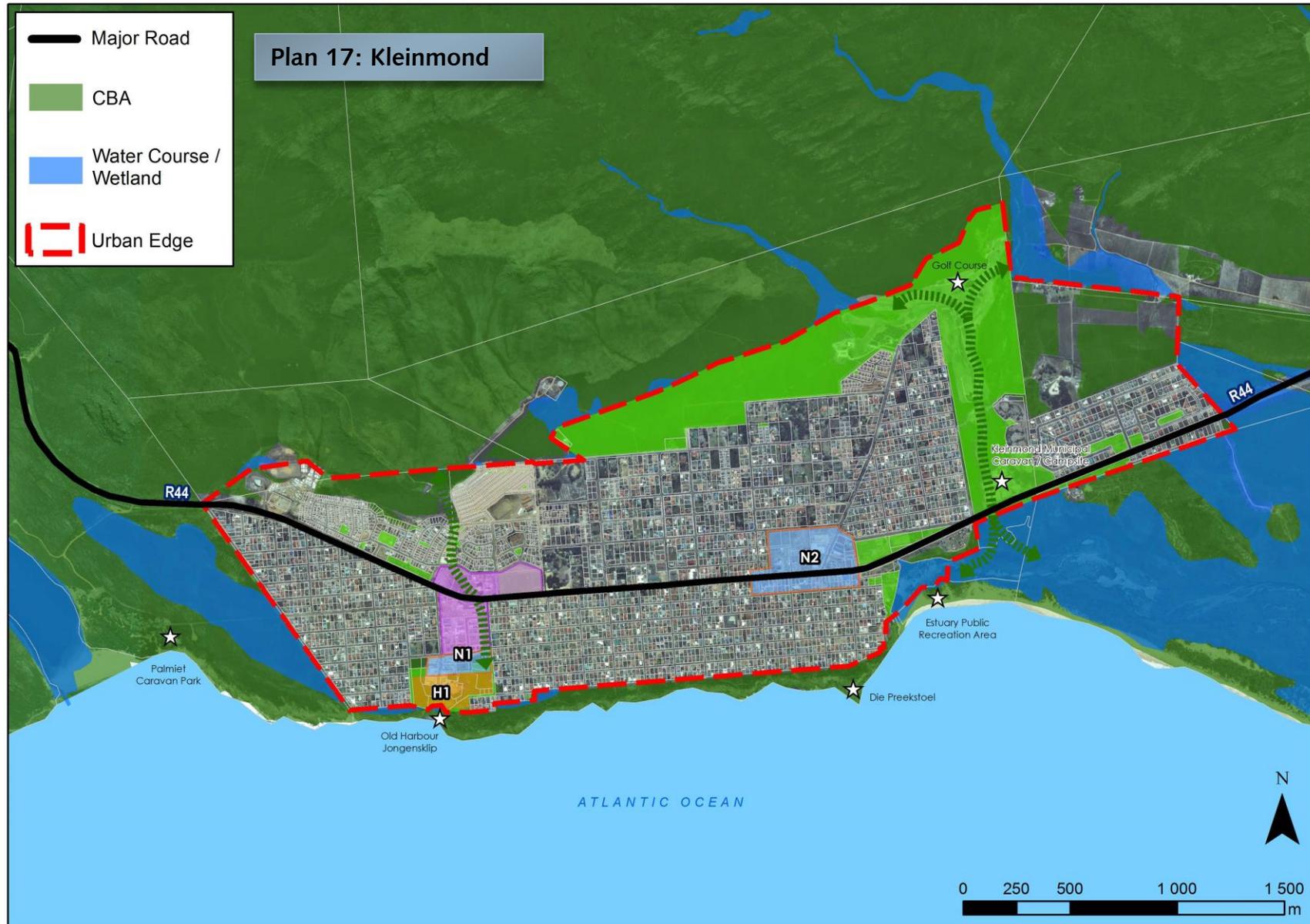
	Open Space Corridor / Linkages	Investigate the viability of integrating a public open space system with the east-west vlei system and north-south wetland system that links the Harold Porter National Botanical Garden with the coast line.
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Key Improvements

	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 16: Betty's Bay





Arabella / Benguela Cove – Key Actions (Plan 18)

Key policies directing future management and development

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

<i>Waterbodies</i>	
	Estuary / Wetlands Sensitive areas of the biophysical environment should be managed with conservation objectives in mind, and should be protected from further urban development.
<i>Special Places</i>	
	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.
<i>Key Improvements</i>	
R43 Scenic Drive	Views along the R43 scenic route should be preserved and the development interface with this route should be carefully managed.

Plan 18: Arabella / Benguela Cove



Hawston / Fisherhaven – Key Actions (Plan 19)

Key policies directing future management and development

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.

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

	Retail Node	Manage development through a precinct development framework plan with specific design guides relating to industrial and commercial land uses.
	Retail Node	
	Business / Community Node	
	Retail Node	

Special Places

	Lagoon Promenade	Ensure an appropriate interface between the estuary and urban development
	Beach	
	Pavilion & Beach	
	Meerensee Resort Boat Launch Jetty	

Industrial

	Industrial Development	Compile
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Open Space / Linkages

	Open Space Linkages	Protect and enhance open space corridor and linkages between the coast and the mountain.
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Key Improvements

R43 Scenic Drive	Views along the R43 scenic route should be preserved.
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Plan 19: Hawston / Fisherhaven



Greater Hermanus (West) – Key Actions (Plan 20)

Key policies directing future management and development

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

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

	Shopping Centre	Business uses, commercial, retail and offices should be concentrated within demarcated business areas as far as possible.
	Onrus Business Area	Compile urban design guidelines for development in this node.
	Business / Industrial Node	Retail & industrial area. Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry.
	Business / Community Node	Business uses, commercial, retail and offices should be concentrated within demarcated business areas as far as possible.

Special Places

	Vermont Salt Pan	Sensitive vlei areas vlei areas within the urban edge should be managed with conservation objectives in mind, and should be protected from urban development.
	Slipways	Protect and enhance open space corridor along the coast.
	Campsite	The public green open space associated with the Onrust campsite and its relationship to the sea should be protected and enhanced.
	Onrus Lagoon / Beach	The functioning of the Onrus River and estuary as ecological corridor and linear open space area should be protected and managed.
	Onrus WWF Reserve	The functioning of the Onrus River and estuary as ecological corridor and linear open space area should be protected and managed.
	Schulphoek	Ensure an appropriate interface between the coast line and urban development

Industrial

	Industrial Development	Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry.
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Heritage

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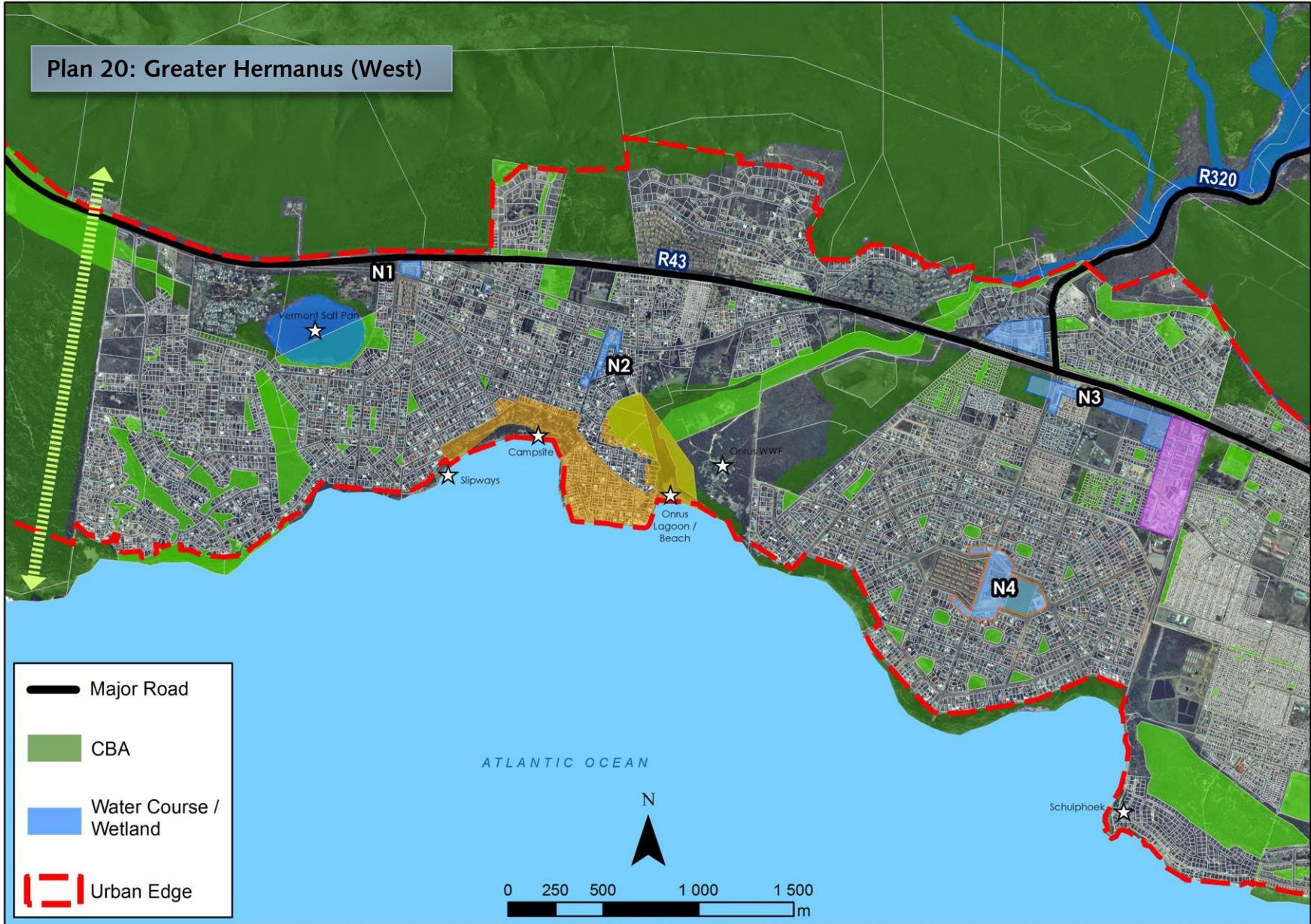
Open Space / Linkages

	Open Space Linkages	Protect and enhance open space corridor and linkages between the coast and the mountain.
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Key Improvements

R43 Scenic Drive	Views along the R43 scenic route should be preserved. Make provision for a set of guidelines and procedures to ensure appropriate new development within the scenic corridor.
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Plan 20: Greater Hermanus (West)



Greater Hermanus (East) – Key Actions (Plan 21)

Key policies directing future management and development

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.

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

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

	Central Business District	Business uses, commercial, retail and offices should be concentrated within the central business district and within the existing areas. High density residential uses should be promoted within the CBD area.
 	Business / Industrial Node	Commercial & industrial area. Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry.

Special Places

	New Hermanus Harbour	Preserve coastal walkway to Old Hermanus Harbour
	Magnetic Observatory	Public facility with regional significance
	Fick's Pool	Preserve and enhance public amenities.
	Spring & War Memorial	
	Old Hermanus Harbour	Preserve as part of the urban conservation and tourism area.
	Hoy's Koppie	Conserve and enhance the existing open space system.
	Golf Course	Specific control measures are required for the mountain interface zones.
	Fernkloof Nature Reserve	The functioning of the Fernkloof Nature Reserve as a prominent ecological conservation area should be preserved and the mountain interfaces protected.
	Boiling Point, Voëlklip Beach, Grotto Beach & Piet se Bos	Ensure an appropriate interface between the coast line and urban development.
	Die Mond se Kop	
	Caravan Park	Promote a mixed density housing node adjacent to the caravan park.

Industrial

	Industrial Development	Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry.
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Heritage

	Heritage Areas / Overlay Zones	Compile a Heritage Management Plan for the demarcated precincts with heritage informed development guidelines.
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Open Space / Linkages

	Open Space Linkages	Protect and enhance open space corridors and linkages between the mountain and urban environments.
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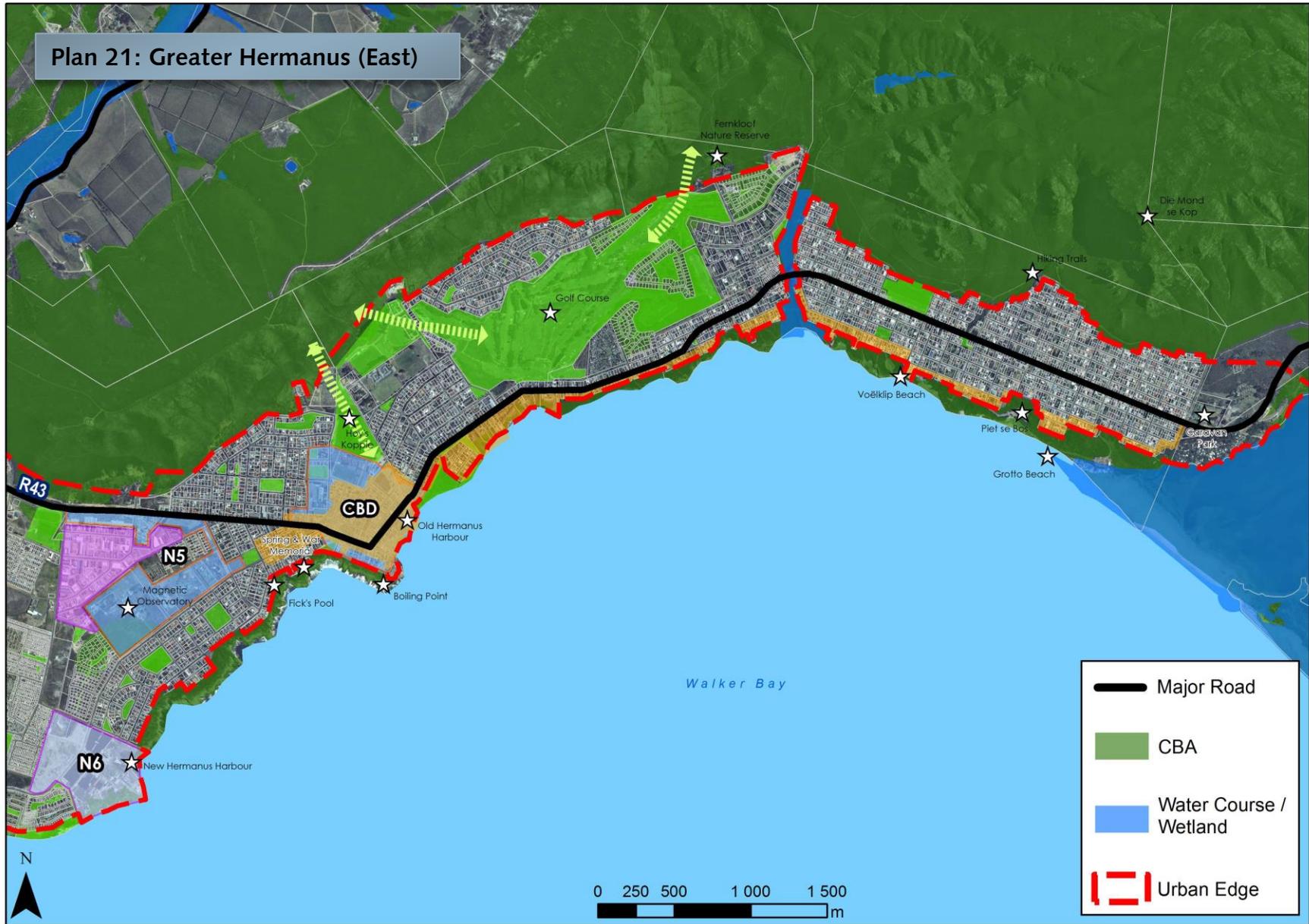
Waterbodies

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

R43 Scenic Drive	Views along the R43 scenic route should be preserved.
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Plan 21: Greater Hermanus (East)



Stanford – Key Actions (Plan 22)

Key policies directing future management and development

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

	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

	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

	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 service industries.
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Heritage

	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

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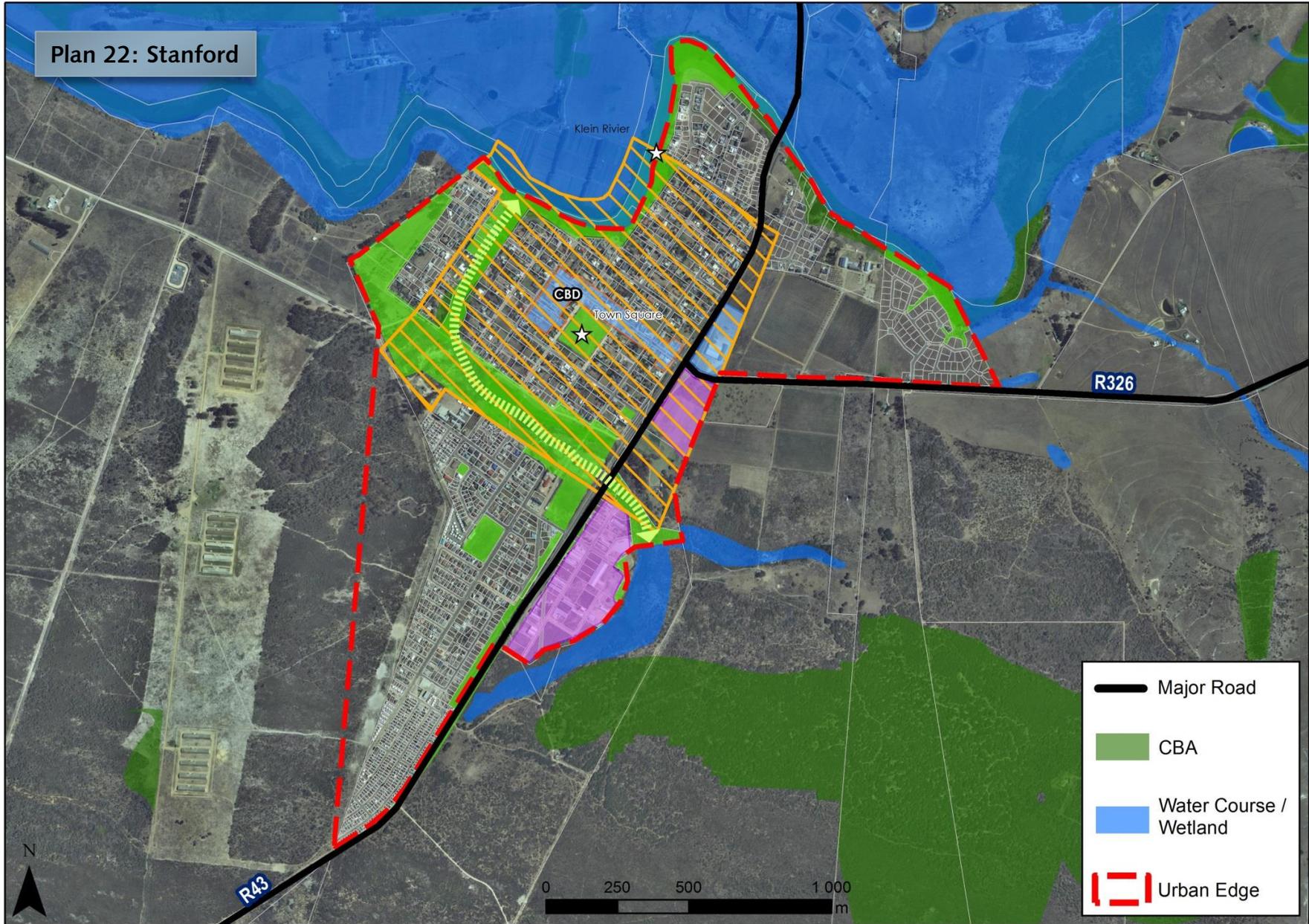
Waterbodies

	Rivers / Wetlands	The sensitive areas of the biophysical environment (Klein Rivier, its tributary, wetland and vlei 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 "leiwat" 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

	R43 Scenic Drive	Views along the R43 scenic route should be preserved..
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Plan 22: Stanford



Gansbaai – Key Actions (Plan 23)

Key policies directing future management and development

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 Klipgat Caves	Ensure an appropriate interface between the coast line, caves and urban development.
	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 Caravan Park / Resorts Harbour Golf Course Shark Viewing / Boat Launch Museum	Public amenities / facilities should be managed on a sustainable basis.
	Seal Island	
	Lagoon Estuary	The functioning of the estuary as ecological corridor and linear open space area should be protected and managed.

Industrial

	Industrial Development	Industrial activities within the Gansbaai area should be restricted to service and clean light industry.
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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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Pearly Beach – Key Actions (Plan 24)

Key policies directing future management and development

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

	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.
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Special Places

	Blue Water Bay	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.
	New Boat launch Area	
	Angling Area	
	Central Beach	
	Castle Beach	
	Skuitbaai	
	Beach	Protect and enhance existing public tourism facilities and amenities
	Caravan Park	

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.
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Plan 23: Pearly Beach



Rural Settlements – Key Actions (Plans 25-27)

Key policies directing future management and development

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).

