

SECTION D SPATIAL DEVELOPMENT STRATEGY

6. INTRODUCTION

The spatial development strategy is a plan of action for the implementation of the overall **spatial planning concept** and **development principles** for the Overstrand Municipal area as a whole. **This spatial concept and its development principles must ultimately provide the overall spatial structure and broad principles that will be used to guide growth, development and land use management in the Overstrand Municipal Area.**

The objectives of this spatial planning concept and development principles are the following:

- To provide **spatial definition** to the vision and strategic priorities of the municipality.
- To identify **strategic priority** areas for public / private sector investments.
- To establish a **spatial framework** to assist decision makers in addressing development initiatives, concerns, problems and opportunities based on sound planning principles (and not opinion).
- To provide **strong direction** to private sector initiatives.
- To ensure that the municipality's **service infrastructure, investment, strategy** responds to the development and basic needs of the greater community.
- To provide clear strategic policy direction and prioritisation to **local level** priority planning areas.
- To create a clear framework to direct ongoing data collection, analysis and planning so that over time, the municipal planning framework **becomes an increasingly refined**, more detailed management tool.
- To make recommendations which will ensure **that certain critical, higher priority areas / aspects** are subjected to further more detailed planning.

6.1 THE OVERARCHING SPATIAL PLANNING CONCEPT

The spatial development concept for the municipal area together with its development policies and land use proposals provides the broad municipal wide basis for spatial planning for the Overstrand Municipal area for the next 5 to 10 years. The primary function of this municipal wide perspective will be to define the spatial form, extent and nature of development at a broad spatial level and thus provide an overall growth management framework.

The compilation of the overall spatial planning concept for the Overstrand Municipal area has been informed by:

- a set of **overarching spatial planning principles**; and
- an **analysis and assessment** of the **bio-physical elements, ecological processes and natural landscape features** of the study areas as well as the **urban morphology and related systems**.

6.1.1 Overarching spatial planning principles

The methodology used in the compilation of the **spatial planning concept** has also been informed by the application of a number of spatial planning principles which must on an ongoing basis further underpin the municipality's approach to the integrated spatial management of land use and economic development within its jurisdictional area. These principles are:

- ***Identifying an overarching spatial development pattern within a clear hierarchy of nodes and settlements:***

Development should be guided by an overarching hierarchical spatial development pattern of nodes and settlements. The hierarchy of the development patterns being clearly defined based on empirically determined growth potentials, the principles of comparative advantage and the prerequisite of sustainable development.

- ***Containment:***

The growth of urban nodes and rural / agricultural settlements should be strictly contained within well-defined boundaries.

- ***Compaction and densification:***

Growth should be managed so as to ensure that development pressures are, wherever possible, directed and absorbed within the defined urban areas. Appropriate densification specific to each urban area must be encouraged to limit unwanted sprawl into the rural hinterland.

- ***Ecological integrity:***

The diversity, health and productivity of natural eco-systems, throughout the rural, urban and agricultural areas should be maintained through an interlinked web of natural spaces and the protection of important and sensitive habitats.

- ***Agricultural enhancement:***

Protect prime and unique agricultural areas from non-soil based land use activities.

- ***Land use diversification***

The diversification of rural and industrial based development opportunities, based on locational and comparative resource advantages must be promoted in selected areas to stimulate economic growth and employment of the rural population.

6.1.2 Analysis and Assessment

Area wide mapping and analysis of the biophysical features and ecological processes, natural land form, farming districts, roads and urban nodes and settlements provides the spatial basis, of the analysis. This analysis together with the provincial, regional and sub-regional policy context, and economic growth potentials have together informed the formulation of the overarching **spatial planning concept** for the Overstrand Municipal area.

The primary spatial informants, in summary being:

- *Biophysical features, process and corridors features*

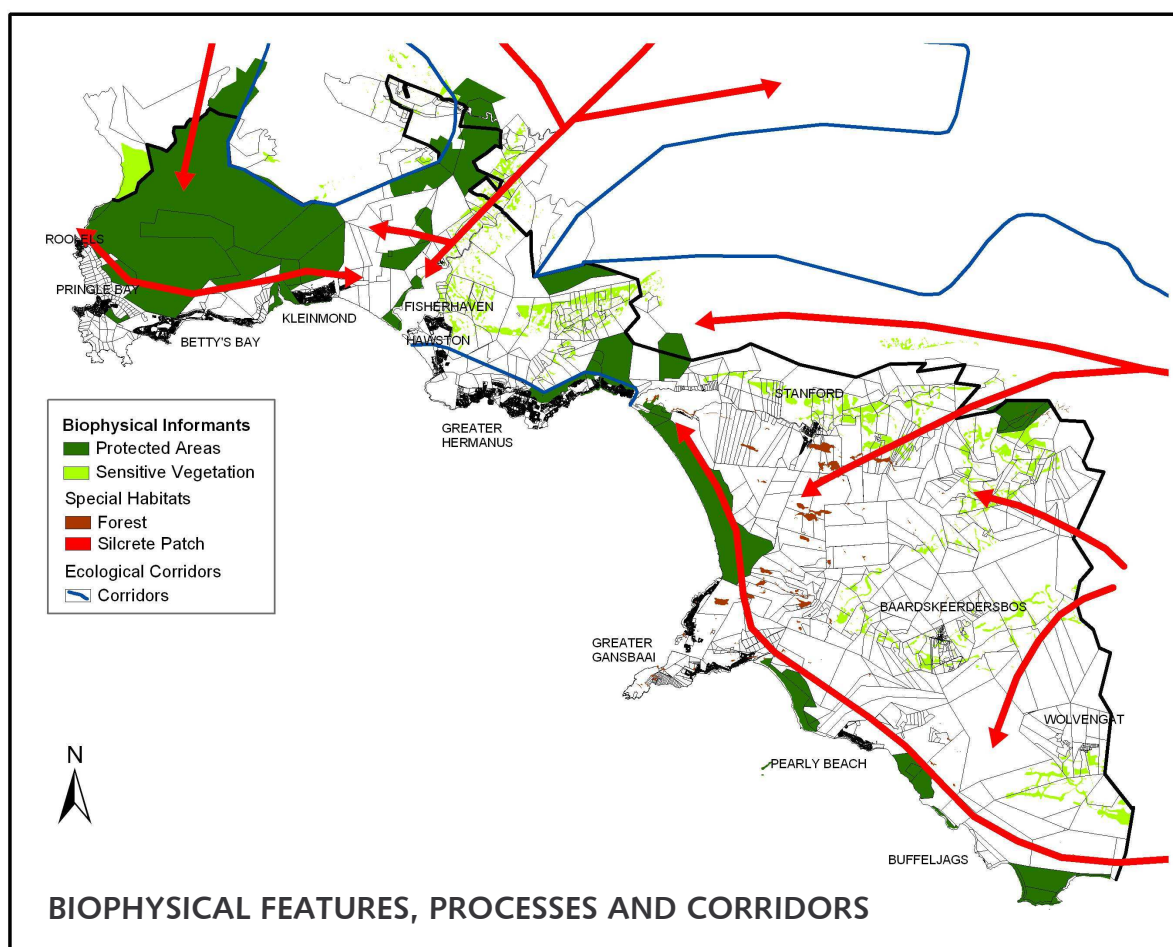


FIGURE 14: BIOPHYSICAL FEATURES, PROCESSES AND CORRIDORS

Areas regarded as being critical for biodiversity conservation and maintenance of ecological services (e.g. water production) consisting of:

- protected areas
- vegetation and habitat with high irreplaceability value, of local and global value
- rivers and wetlands
- areas important for maintaining ecological and evolutionary processes
- special habitats

- *Physical morphology and landscape features*

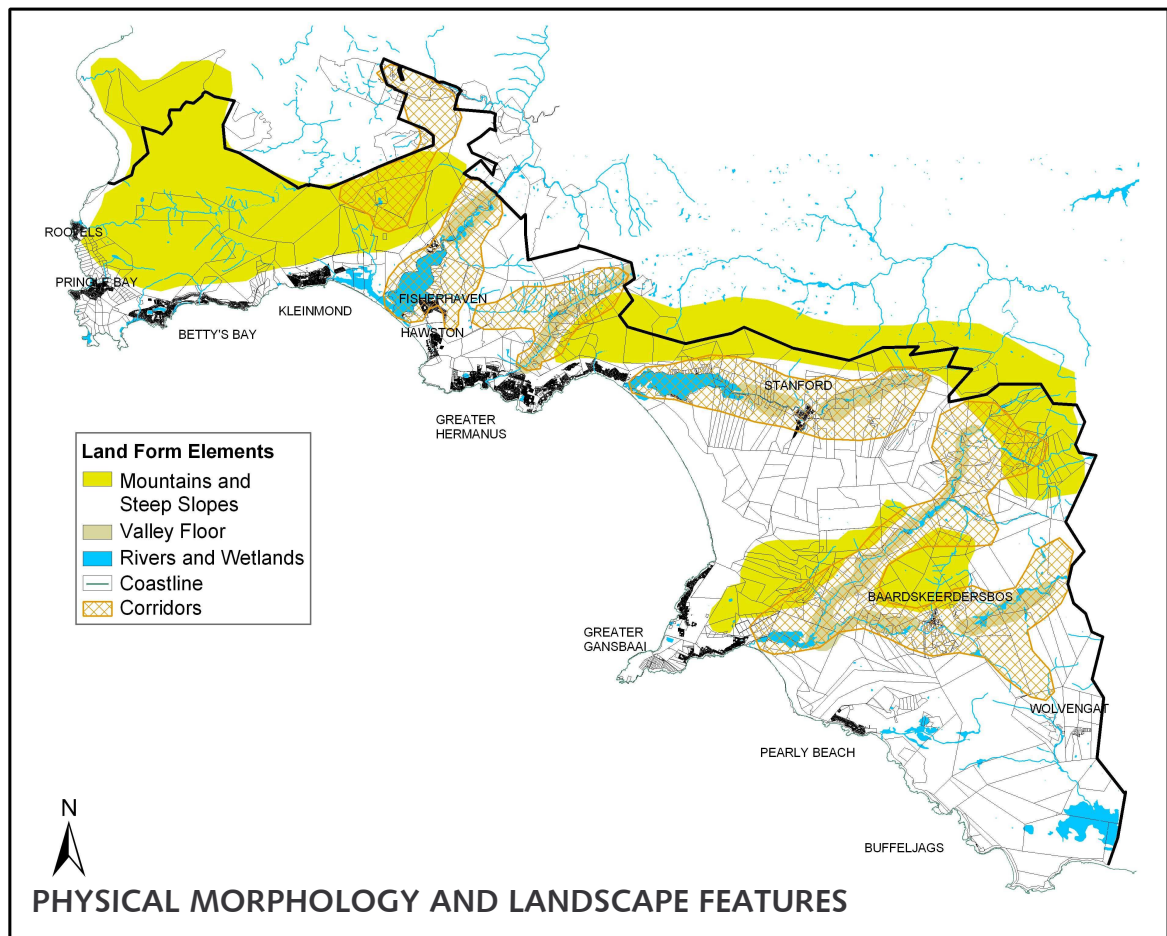


FIGURE 15: PHYSICAL MORPHOLOGY AND LANDSCAPE FEATURES

The main land form elements which contribute towards defining the landscape, namely:

- mountains and steep slopes
- valley floors
- the coastline
- natural corridors and waterways

- *Urban and rural settlement pattern, form, hierarchy and linkages*

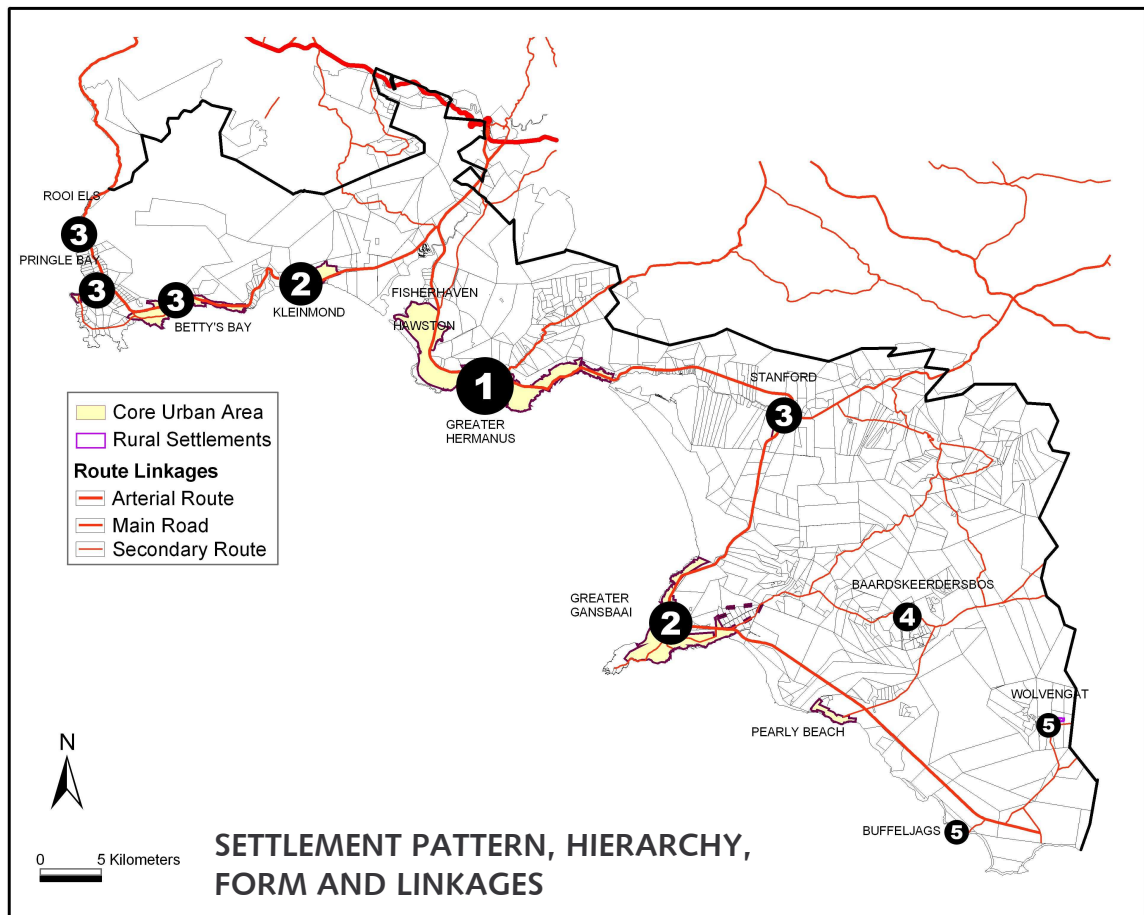


FIGURE 16: SETTLEMENT PATTERN, HIERARCHY, FORM AND LINKAGES

- *Intensive agricultural resource areas*

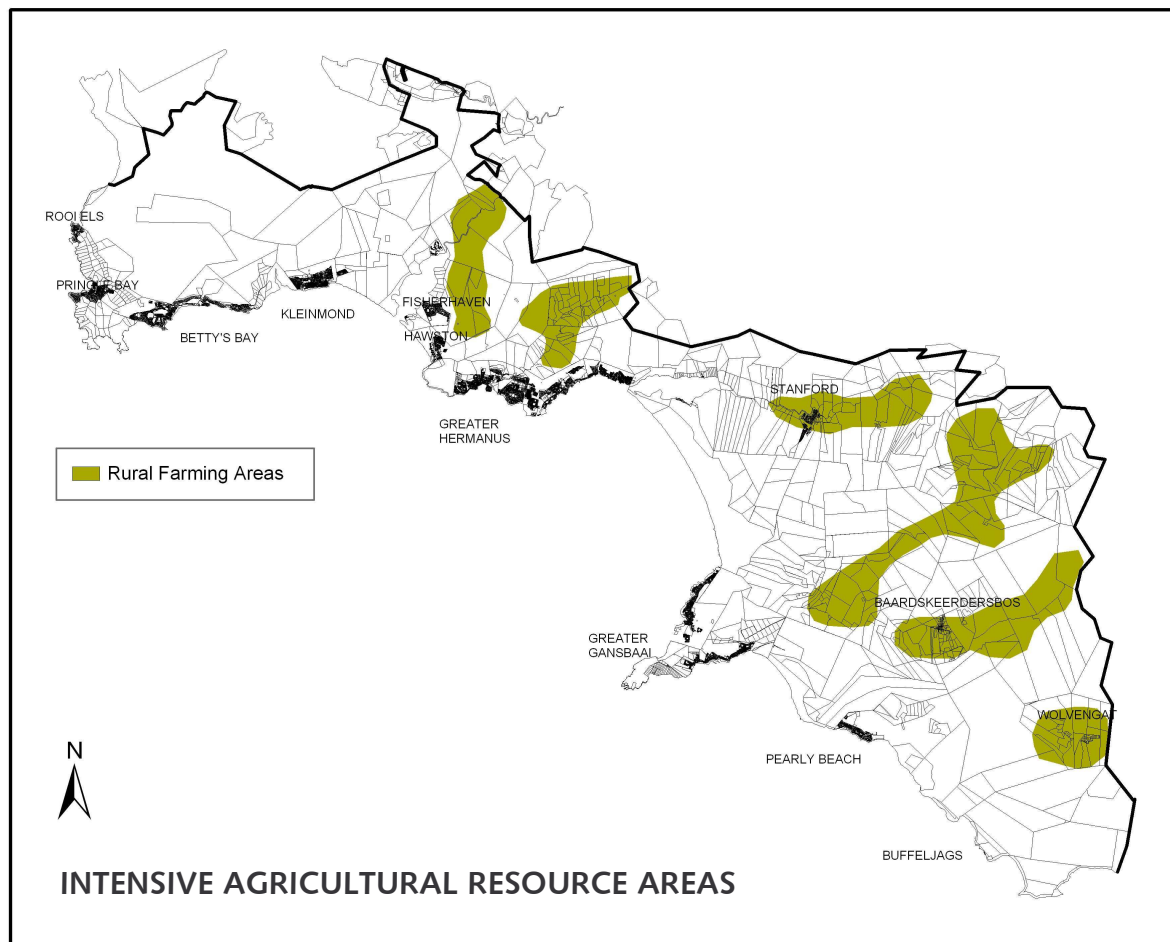


FIGURE 17: INTENSIVE AGRICULTURAL RESOURCE AREAS

- Klein River Valley (Stanford)
- Boesmansrivier (Baardkeerdersbos)
- Uilkraalsrivier (Baardkeerdersbos)
- Wolvengat
- Onrusrivier Valley (Hemel-en-Aarde)

The foregoing synthesis of natural and man-made elements collectively contribute, together with the spatial planning principles (refer section 6.1.1), towards informing the overarching compilation of a **Spatial Management Concept** for the Overstrand municipal area.

6.1.3 Spatial management concept (refer *Plan 4*)

Plan 4 illustrates the resultant spatial management concept as a guide to the management of land use and development within the municipality. **This concept together with the spatial plan must be viewed as an informed response to understanding the spatial dynamics of the relationship between growth potential, anthropogenic impacts, socio-economic factors, natural features and processes.**

The objective of the spatial management concept is to, within a well-defined land use management framework, direct growth and development to areas with the highest potential and physical capacity to accommodate long term sustainable growth. In this regard, adequate greenfield urban extension areas have been identified in the Greater Hermanus area specifically the Fisherhaven / Hawston area and the Greater Gansbaai area.

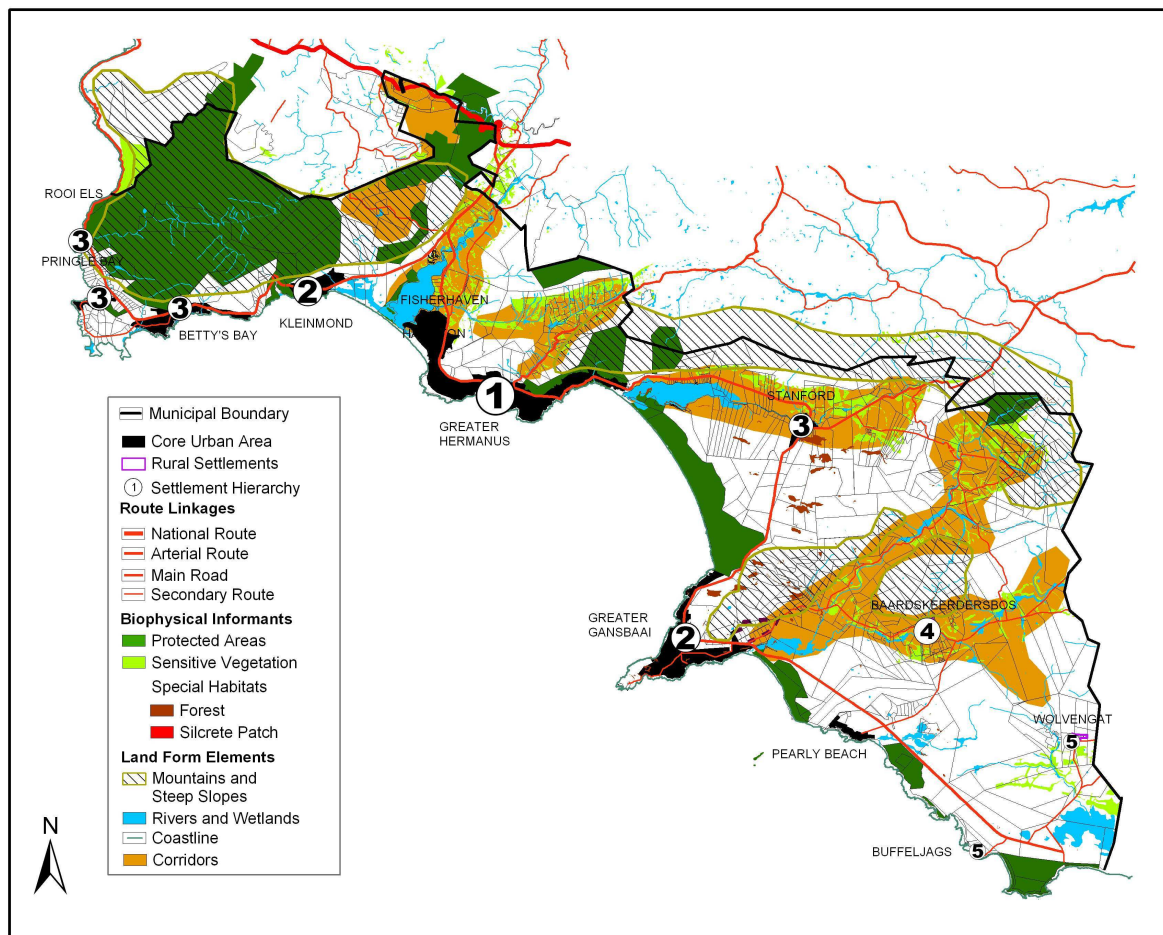


FIGURE 18: SPATIAL MANAGEMENT CONCEPT

Conversely, urban extension areas have been limited in areas where, in-ordinate growth, for varying reasons, would be counter productive to achieving sustainable development objectives. Areas where urban extension areas have been limited are Rooi-Els, Pringle Bay, Betty's Bay, Kleinmond and Pearly Beach. Limited growth has been provided for in Stanford.

The primary elements which informed the proposed spatial management planning concept are:

- protection of areas of high irreplaceability in terms of meeting targets for biodiversity conservation, areas important for the maintenance of ecological and evolutionary processes, areas critical to the provision of ecological services, and special habitats;
- integration of the river systems and coastal line as ecological corridors into the regional open space system;

- integration of the mountain ranges into the regional open space system;
- incorporating protected natural areas and areas under conservation management into the regional open space system;
- protecting high soil-based agricultural production potential areas;
- promoting urban development and growth within an established growth potential hierarchy and with due regard to the main functions, growth potentials, comparative economic advantages and spatial capacity of the various urban areas;
- retaining rural settlements and their surrounding areas as focus areas for rural development initiatives based on their unique comparative advantages; and
- protecting scenic routes from undesirable land use and development to retain the natural and cultural landscapes that are of considerable significance.

6.2 MUNICIPAL SPATIAL DEVELOPMENT STRATEGY

For the purposes of this report, strategy is understood as the key strategic interventions required to successfully implement the **Spatial Development concept – growth management strategy** for the Overstrand Municipal area. In this regard, it is recommended that **6 key strategies** should underpin all spatially related decision making in the Overstrand Municipal area. The 6 key strategies being:

6.2.1 Managing Population Growth and in-migration

Strategy:

Adopt a selective “supply driven” approach by only providing for housing growth and related community facilities in the urban areas where the highest potential for sustained economic growth exists.

This strategy being operationalised by making “supply side” provision for growth in terms of land, bulk services, community facilities etc. strictly in accordance with the growth potential hierarchy of the growth management plan.

6.2.2 Housing Strategy

Strategy:

Eliminate the current subsidised housing backlog through the implementation of a co-ordinated housing supply plan. Ensure that the overall provision of land for housing makes provision for a balanced mix and range of housing types for all income groups.

The strategy implies:

- addressing the existing subsidized housing backlog by 2012;
- ensuring the pro-active identification of suitable land for housing in areas with the highest growth potential as per the growth management framework;
- ensuring bulk services development and provision is co-ordinated with the housing supply plan.

6.2.3 Bulk Service Infrastructure Provision

Strategy:

Compile a co-ordinated bulk infrastructure supply provision policy which prioritises the implementation of bulk infrastructure based on the municipality spatial development concept – Growth Management Framework.

This implies that the provision of bulk infrastructure roads and services must be strategically prioritised to ensure that a “supply side” approach is followed. That is to provide and upgrade the capacities of bulk infrastructure services in the towns and areas, as per the growth management plan. This will ensure that growth and development is strategically facilitated in the areas with the highest potential to sustain economic growth and provide employment exists.

6.2.4 Initiate - place specific key economic development projects / drivers

Strategy:

Stimulate economic growth and development linked to the comparative locational advantage (refer Section 5.4.4). Municipality must identify and actively facilitate key catalyst projects in conjunction with strategic partnerships with business / investors.

It is critical that these key economic development projects must be located in the areas with the highest growth potential to sustain economic growth and provide employment.

6.2.5 Priority areas for biodiversity conservation (also refer to paragraph 6.8)

Strategy:

All public owned land (including State property, Municipal and Provincial property, and Outspans) that is of high conservation importance is to be included in a formal municipal reserve network. The mechanism being to establishing contract nature reserves negotiated in conjunction with the WCNCB conservation stewardship programme, providing legally binding guidelines for land-use.

The objective of this strategy is to ensure that a broader formal conservation strategy is implemented for all public owned land within the Overstrand Municipal area. Private land owners should also be encouraged to join the WCNCB's conservation stewardship programme, in order to conserve land identified as being critical for biodiversity conservation in perpetuity.

6.2.6 Rural Development Strategy

Strategy:

Demarcate Rural Development Areas (RDA's) to ensure that non-agricultural development outside urban areas is managed and promoted in a sustainable manner.

It should be noted that the use of RDAs is particularly important within the context of the Overstrand Municipal area, where appropriate rural development is critical to the local and sub-regional economy. Within the context of the Overstrand Municipal area, a number of rural development areas have been identified for further investigation.