

SECTION A BACKGROUND

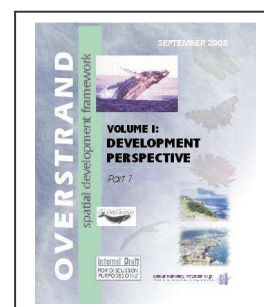
The Overstrand Spatial Development Framework (SDF) planning process was initiated by the Overstrand Municipality as a result of statutory requirements and the need for an overall strategic plan to manage growth and conservation issues within the Overstrand Municipal area.

The objective of the Overstrand Spatial Development Framework (SDF) is to formulate strategic spatially based policy guidelines and proposals whereby changes, needs and growth in the area can be managed to the benefit of the environment and its inhabitants. The SDF process is guided by a realistic set of local goals and objectives which are contextualised within the overall vision for the municipality (this study area) as well as within the broader context of the larger region (the Overberg District Municipality) and the Western Cape Province.

This document forms the second part (Volume II) of the study, namely the “Development Strategy” (Volume II). The phased process relating to the compilation of the SDF is clearly explained and documented in Volume I. The two components of the SDF being:

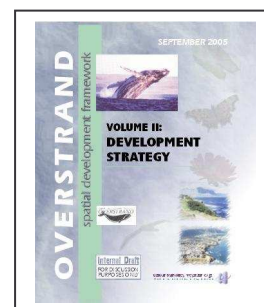
- **Volume I: Development Perspective**

The **Development Perspective** document provides the basis in the form of an analysis of facts and figures of the existing status quo of the municipal area. Systematic data collection and analysis are the foundation of a sound planning programme. Alternatives cannot be developed or considered without the facts and therefore the planning process must have a credible data base from which to provide a context for resolving issues.



- **Volume II: Development Strategy**

The **Development Strategy** identifies the goals and objectives for the SDF and translates them into spatially based policies, strategies and proposals at both the broader municipal wide level and the local level.



It is important to note that the Overstrand Spatial Development Framework (SDF) will not infringe upon any existing rights. Further to this, no guideline contained in this Plan, or any proposals regarding land uses which may arise from it, creates any rights or exempts anybody from his obligation under any law.

1. STATUTORY CONTEXT

1.1 THE SPATIAL DEVELOPMENT FRAMEWORK (SDF) AS A CORE COMPONENT OF AN IDP

A Spatial Development Framework (SDF) is one of the Sectoral components of an Integrated Development Plan (IDP). In terms of the Municipal Systems Act 2000 (Act 32 of 2000), the purpose of an SDF is to provide general direction and to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas. Included in a SDF are:

- A spatial analysis of the broader Municipal area (trends and issues);
- Localised spatial development principles; and
- Maps that indicate the spatial objectives, strategies and proposals which are sufficiently specific to broadly inform land use management and investment decisions.

The compilation of a Spatial Development Framework (SDF) has the following direct advantages for the Overstrand Municipal area:

- It will ensure the identification of a **common spatial vision** and a **set of objectives** focussed on a desired **orderly spatial development pattern for the area**;
- It will inform a **broad land use management policy**, which can be referred to and used to objectively assess the desirability of all future development applications;
- It will **exist to identify and prioritise capital and management projects** that will be used by the local authority to inform the annual budgetary allocations in terms of the Integrated Development Plan (IDP).

The process followed in preparing this SDF is comparable to that of an implicit, as opposed to an explicit, or separate, strategic environmental assessment or SEA.

1.2 GENERAL REQUIREMENTS FOR A SDF

A SDF should include, address and give effect to:

- the principles contained in Chapter 1 of the Development Facilitation Act (Act no. 67 of 1995);
- the principles contained in Chapter 1 of the National Environmental Management Act (Act 107 of 1998);
- the process as prescribed in the Municipal Systems Act 2000 (No 32 of 2000);
- assessment of priority areas for biodiversity conservation, and/or threatened ecosystems, informed by systematic biodiversity planning outputs [inter alia CAPE, STEP, SKEP, the Cape Lowlands (Renosterveld) Project, as well as other fine-scale systematic conservation plans]; and
- Bio-physical sensitivity analysis / assessment of the area in question.

A SDF should include and reflect the:

- assessment of priority areas for biodiversity conservation, and / or threatened ecosystems, informed by systematic biodiversity planning outputs [inter alia CAPE, STEP, SKEP and the Cape Lowlands (Renosterveld) Project];

- bio-physical sensitivity analysis / assessment of the area in question;
- objectives that reflect the desired spatial form of the area;
- desired patterns of land use within the municipality;
- localised spatial development principles including specific strategic guidelines for spatial restructuring, spatial integration, land uses to be encouraged and land uses to be limited;
- special development areas for targeted management to redress past imbalances and restore equitable access to resources;
- directions of growth;
- major movement routes;
- the urban edge;
- basic guidelines for a land use management system;
- priorities in terms of public sector development and investment; and
- areas where strategic intervention is required.

1.3 THE STUDY AREA (REFER *PLAN 1 AND PLAN 2*)

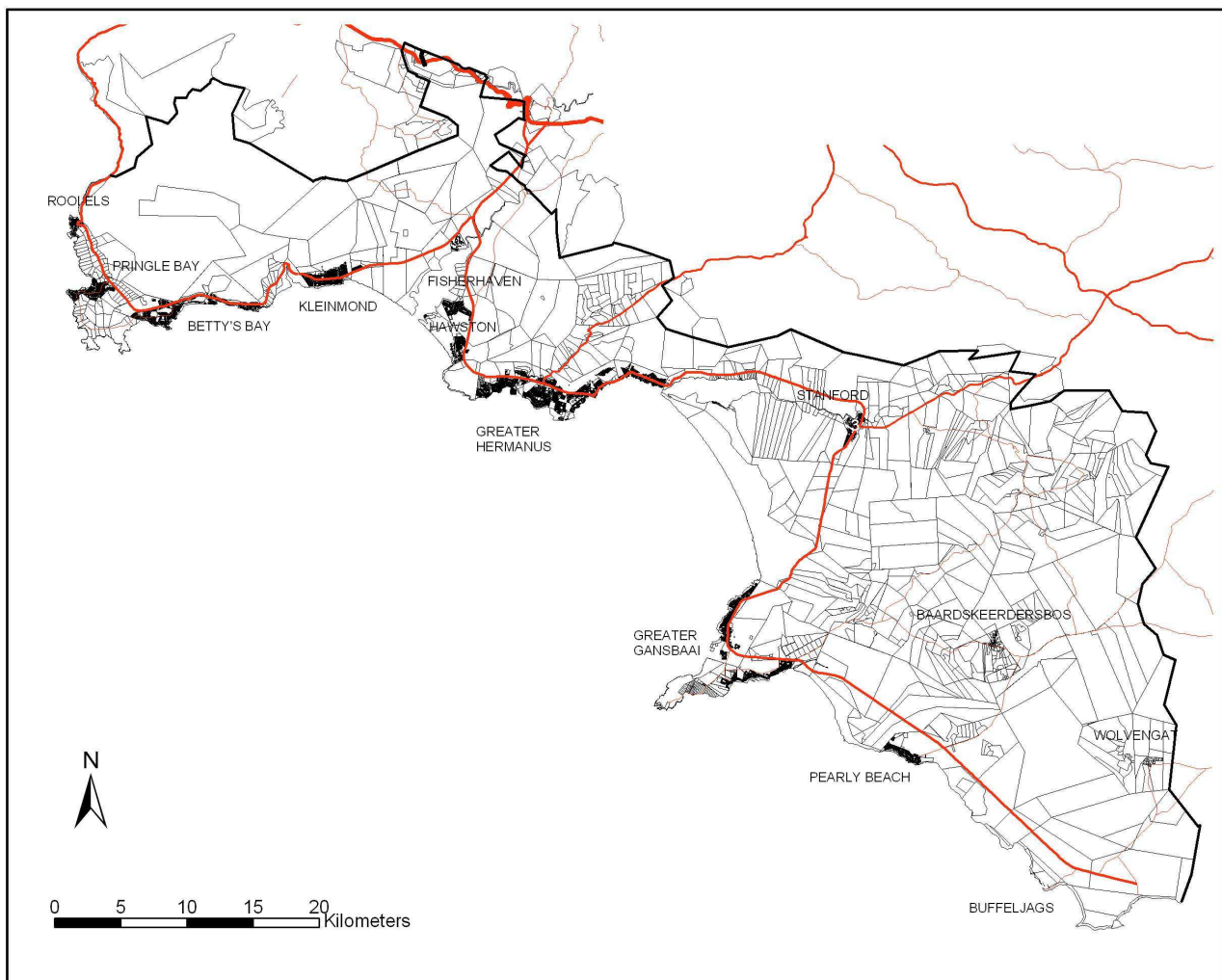


FIGURE 1: THE STUDY AREA

Overstrand Municipality (hereafter referred to as "the study area") was constituted after the December 2000 Local Government Elections. The study area covers approximately 3000 km² and has a population of approximately 66 500 according to the 2001 census. Overstrand consists of the following local settlements:

- Rooi Els;
- Pringle Bay;
- Betty's Bay;
- Kleinmond;
- Fisherhaven / Hawston;
- Greater Hermanus (incl. Onrusrivier / Vermont / Sandbaai / Zwelihle / Hermanus);
- Stanford;
- De Kelders / Gansbaai;
- Birkenhead;
- Van Dyksbaai / Franskraalstrand;
- Pearly Beach;
- Buffeljags;
- Viljoenshof / Wolvengat; and
- Baardskeerdersbos.

The distance between Rooi Els in the west and Buffeljags in the east is approximately 150km. The Koeël-, Buffelstal-, Palmiet- and Kleinriver Mountains form the northern boundary of the study area, whilst the Atlantic Ocean forms the southern boundary. The major rivers in the area are the Palmiet-, Bot-, Klein-, and Uilskraal Rivers. The R44 and R43 link the eastern and western parts of the Municipality and form the primary transport route through the area.