

**PTN 2 OF THE FARM  
STRANDFONTEIN  
NO. 712**

# Motivation report

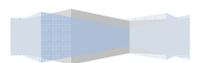
**PLAN ACTIVE TOWN  
& REGIONAL PLANNERS  
SEPTEMBER 2011  
UPDATED MAY 2012**

## **1. BACKGROUND**

W.J. Swart, on behalf of Oosterwijk Strandfonteyn CC, the owners of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, and G.V. Smit, on behalf of Khoisan Bay Estates (Pty) Ltd, the developers of a portion of Portion 2 of the farm Strandfontein No. 712, have instructed the companies Plan Active and Spronk & Associates Inc. to submit applications for the subdivision, rezoning, amendment of the structure plans and the establishment of home owners' associations on Portion 2 (Lang Bosch) of the farm Strandfontein No. 712.

Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is 630,4076ha in extent and is held by title deed number T18024/1971.

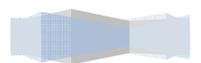
It is the intention of the owners and developers of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 to develop a portion of the subject property for residential purposes, taking into consideration the existing planning policies, the natural environment, the character of the area as well as the importance of environmental conservation. It is therefore proposed to subdivide and rezone Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 to create a high quality residential extension of the existing De Kelders area, providing housing options for the various income levels in the Greater Gansbaai area.



## **2. APPLICATION DETAILS**

Application is made in terms of:

- Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the subdivision of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into two portions (Portion A and Remainder);
- Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the subdivision of Portion A, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, into three portions (Portions 1, 2 and 3);
- Section 17 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the rezoning of Portions 2 & 3, portions of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Private Open Space and Public Open Space respectively;
- Section 22(1)(a) of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the rezoning of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Subdivisional Area;
- Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the subdivision of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712;
- Section 4 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the amendment of the Greater Gansbaai Spatial Development Framework.
- Section 29 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the establishment of Home Owners' Associations.



### **3. NEED & DESIRABILITY**

The Department of Environmental Affairs and Development Planning's Guidelines on Need and Desirability (October 2011) stipulates what is needed and desired for a specific area must be strategically and democratically determined. The need and desirability of development must therefore be measured against the contents of the credible Integrated Development Plan (IDP), Spatial Development Framework (SDF) and Environmental Management Framework for the area, and the sustainable development vision, goals, objectives, strategies and policies formulated in, and the desired spatial form and pattern of land use reflected in the area's credible IDP and SDF.

The abovementioned guidelines further clarify that the concept of need and desirability can be explained in terms of the general meaning of its two components in which *need* refers to *time* and *desirability* to *place*. Need and desirability can be equated to *wise use of land* – i.e. the question of what is the most sustainable use of land. This in turn implies that any proposed development must be socially, environmentally and economically sustainable and that decisions must take into account the interests, needs and values of all the relevant stakeholders involved in the project.

The following criteria are used to motivate the need and desirability for the proposed development on Portion 2 (Lang Bosch) of the farm Strandfontein No. 712:

#### **3.1 PROPERTY DESCRIPTION**

The town of De Kelders is situated north of Gansbaai, on the shores of Walker Bay, in the Overberg district.

De Kelders, known as one of the best places in the world for land-based whale watching, is situated along the seafront with protected fynbos surroundings allowing an uninterrupted view of Walkerbay.

The subject property abuts onto the northern boundary of the existing De Kelders residential area and is thus situated north-east of De Kelders. Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 abuts the Walker Bay Nature Reserve to the north, the existing De Kelders residential area to the west and farms on the eastern and southern sides of the subject property. The R43 travelling to Gansbaai in a southern direction and to Hermanus in a northern direction runs through the subject property. Please refer to the locality plan and aerial photograph attached.

Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is 630,4076ha in extent and it is situated in a residential, tourism, agricultural and conservation environment.

### **3.2 PHYSICAL CHARACTERISTICS OF THE PROPERTY**

The **topography (slope)** of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 can be described as a moderate slope towards the De Kelders coastline (in a westerly direction).

Limestone, calcareous sandstone and grey sands describe the type of **geology and soil** of the subject property. As described in the Engineering Services Report prepared by ICE Engineers (see attached) the site is underlain by quartzite sandstone of the Peninsula Formation of the Table Mountain Group. A variable of wind-blown sand and residual soil consisting of quartz sand overlies the solid rock.

According to the Ecological Research Report prepared by Dr. C. Boucher (2009, but revised in 2012, see attached) the **vegetation** on Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is primarily Overberg Dune Strandveld and transitional vegetation developing towards Agulhas Sand Fynbos and Agulhas Limestone Fynbos. The 83 plant species reported for the subject property is low for the diverse area it is situated in. The fynbos species that occur on the subject property is also heavily infested with alien vegetation. The botanist also found 6 red data species on the subject property.

The environmental concerns associated with the subject property will be fully addressed in the environmental impact assessment undertaken for the proposed development. The proposed development takes into consideration the conservation-worthy areas on the subject property.

In the light of the above mentioned it is evident that the subject property's soil formation and type of vegetation indicates a low carrying capacity for any agricultural activities on the subject property. Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is therefore seen as a non-viable and non-economical agriculture unit.

The following **servitudes** are registered against the subject property:

- 10m water and access servitude;
- 5m pipeline and access servitude;
- 3m power line servitudes;
- 13m electricity, water and access servitude.

### 3.3 **ZONING**

Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is zoned Agriculture Zone I.

Surrounding properties are zoned for Single Residential Zone, Authority Zone, Undetermined Zone and Agricultural Zone I. Please refer to the zoning plan.



### **3.4 LAND USE**

Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is currently vacant. The subject property is mainly covered by natural vegetation and there are no agricultural activities on the property.

Land uses that surround Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 are the existing De Kelders Township, which mostly comprises of single residential dwellings, the Walker Bay Nature Reserve and farms. Please refer to the land use plan.

### **3.5 PROPOSAL**

- The subdivision of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into two portions in terms of Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985 (Portion A and Remainder);
- The subdivision of Portion A, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, into three portions in terms of Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985 (Portions 1, 2 and 3);
- The rezoning of Portion 3 (dune area), a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Public Open Space Zone in terms of Section 17 of the Ordinance on Land Use Planning, Ordinance 15 of 1985;
- The rezoning of Portion 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Private Open Space Zone in terms of Section 17 of the Ordinance on Land Use Planning, Ordinance 15 of 1985;
- The rezoning of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, in terms of Sections 22(1)(a) of the Ordinance on Land Use Planning, Ordinance 15 of 1985, from Agriculture Zone I to Subdivisional Area for public road, single residential, public open space, institutional and commercial purposes and to create four group / town house cluster

developments;

- The subdivision of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 in terms of Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985;
- The amendment of the Greater Gansbaai Spatial Development Framework in terms of Section 4 of the Ordinance on Land Use Planning, Ordinance 15 of 1985;
- The establishment of four Home Owners' Associations (a Home Owners' Association for group / town housing development clusters A, B, C & D) in terms of Section 29 of the Ordinance on Land Use Planning, Ordinance 15 of 1985.

It is the intention of the owners and developers of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 to develop the subject property in a sustainable, aesthetical manner to contribute to and compliment the urban fabric of the existing De Kelders and greater Gansbaai area. The growing Overberg region, the extension of the De Kelders township (in line with the future planning policies of the region) as well as the proposed nuclear power station proposed for Bantamsklip contribute to the need for the extension of De Kelders and in turn the greater Gansbaai area. Our clients also recognise the need for an inclusionary development that provides for residential units that meets the need of various income levels in the greater Gansbaai area.

In 2005 an application was submitted for the subdivision and rezoning of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 to develop  $\pm 110,23$ ha of the subject property. Approximately 1500 to 1850 units with associated infrastructure such as roads and services were proposed. The development was to serve as an extension of the existing De Kelders area, therefore the land uses proposed was mainly residential, but commercial, institutional and open space components was also provided for in the application. It was decided to amend the proposed development application for Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 after discussions with the Overstrand Municipality and the Department of Environmental Affairs & Development Planning. The outcome of the meetings and correspondence led to the downscaling of the developable area (from 110,23ha to  $\pm 36,6105$ ha) as well as the amount of the proposed residential units (from 1850 units to 472 units). As a result an amended application is now submitted for the proposed Khoisan Bay development.

**3.5.1 Proposed subdivision of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into TWO PORTIONS**

It is proposed to subdivide Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into two portions as indicated in **Table 1** below.

**Table 1: Subdivision of Portion 2 of the farm Strandfontein No. 712 into two portions**

<b>TOTAL AREA:</b>	630,4076ha
<b>AREAS FOR SUBDIVISION:</b>	PORTION A: ±110,4573ha REMAINDER: ±519,9503ha
<b>OWNER:</b>	OOSTERWIJK STRANDFONTEYN CC
<b>TITLE DEED:</b>	T18024/1971

Please refer to the proposed Subdivision Plan, **Plan no. 1**, attached. The proposed subdivision line follows the road (R43) that runs through the subject property and was also determined in accordance with the future planning stipulated in the Structure Plan for the Greater Gansbaai area.



**3.5.2 Proposed subdivision of PORTION A, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into THREE PORTIONS**

It is proposed to subdivide Portion A, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into three portions as shown in **Table 2** below:

**Table 2: Subdivision of Portion A, a portion of Portion 2 of the farm Strandfontein No. 712**

<b>TOTAL AREA:</b>	±110,4573ha
<b>AREAS FOR SUBDIVISION:</b>	PORTION 1: ±37,8951ha PORTION 2: ±18,2336ha PORTION 3: ±54,3286ha
<b>OWNER:</b>	OOSTERWIJK STRANDFONTEYN CC
<b>TITLE DEED:</b>	T18024/1971

Please refer to the proposed Rezoning and Subdivision plan, **Plan no. 2**, attached. The subdivision lines are based on the interim and long term urban edges as stipulated in the Greater Gansbaai Spatial Development Framework (2000) and the Overstrand Municipal Wide Spatial Development Framework (2006), as well as the input obtained from the Department of Environmental Affairs & Development Planning.



**3.5.3 Proposed REZONING of PORTION 3, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712**

It is proposed to rezone Portion 3, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Public Open Space Zone. It was decided, in accordance with the Department of Environmental Affairs & Development Planning, that the Public Open Space zoning for Portion 3, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, will be most fitting zoning for the subject portion because:

- a) The subject portion is not developable with reference to the physical characteristics of the area as well as the spatial proposals indicated in the Greater Gansbaai Structure Plan;
- b) The subject portion of ±54,3286ha public open space purposes to ensure that the ecological corridor between the nature reserve, the R43 and the proposed development to the west is maintained. This portion of land is also situated directly adjacent to the Walker Bay Nature Reserve.



**3.5.4 Proposed REZONING of PORTION 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712**

It is proposed to rezone Portion 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Private Open Space Zone for private open space purposes. In the long term this portion will be rezoned and developed for the future extension of the residential area of De Kelders. For future planning purposes Portion 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, is however rezoned to Private Open Space Zone:

- a) to replace the current zoning of agriculture as the subject portion will not be a economically viable agriculture unit;
- b) to allow a more straightforward transition from private open space purposes to development rights for future development purposes. For the purposes of this application the subject portion will not be rezoned for development at this stage as per the Department of Environmental Affairs & Development Planning's input. The development of Portion 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, will be a separate application should the developers decide to develop this area at a later stage.



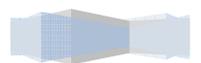
### **3.5.5 KHOISAN BAY DEVELOPMENT**

#### **3.5.5.1 Proposed REZONING of PORTION 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712**

It is proposed to rezone Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Subdivisional Area to create the following:

- 118 Single Residential Zone erven;
- 1 Road Zone erf;
- 6 Public Open Space Zone erven;
- 1 Institutional Zone erf;
- 1 Local Business Zone erf;
- 4 Group / Town Housing clusters (detail description of each cluster below).

Please refer to the proposed Rezoning and Subdivision **Plans no's. 2 and 3**, attached that also indicates the proposed zonings for Portions 1, 2 and 3 described above.



**3.5.5.2 Proposed SUBDIVISION of PORTION 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712**

It is proposed to subdivide Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 as follows:

**A. Type of development with development specifications (excluding the four group / town house clusters)**

**Table 3: Proposed subdivision of Portion 1 (excluding group / town house clusters)**

<b>Erven</b>	<b>Number</b>	<b>Zoning</b>	<b>Land Use</b>	<b>Average Erf Size</b>	<b>Area (m<sup>2</sup>)</b>	<b>%</b>
1 to 118	118	Single Residential Zone	Single Residential	623	73461	43.26%
119	1	Road Zone	Public Road		28152	16.58%
120 to 125	6	Public Open Space Zone	Public Open Space		60003	35.33%
126	1	Institutional Zone	Institutional		2417	1.42%
127	1	Local Business Zone	Shop		5783	3.41%
	<b>127</b>				<b>169816</b>	<b>100.00%</b>



**B. Proposed zonings and subdivision of the four group / town house clusters**

Group / town house Development Cluster A

This cluster is the largest portion for group / town housing development. It is proposed to create the following portions and zonings:

- 79 Group House Zone erven;
- 34 Town House Zone erven;
- 10 Private Open Space Zone erven;
- 1 Road Zone portion (private road).

**Table 4: Town & Group House Cluster A: Development specifications**

Erven	Number	Zoning	Land Use	Average Erf Size	Area (m <sup>2</sup> )	%
A1 to A79	79	Group House Zone	Group Housing	410	32373	44.6%
A80 to A113	34	Town House Zone	Town Housing	314	10679	14.7%
A114 to A123	10	Private Open Space Zone	Private Open Space		12825	17.7%
A124	1	Road Zone	Private Road		16654	23.0%
	<b>124</b>				<b>72531</b>	<b>100.0%</b>

Group / town house Development Cluster B

It is proposed to create the following portions and zonings:

- 64 Group House Zone erven;
- 20 Town House Zone erven;
- 10 Private Open Space Zone erven;
- 1 Road Zone portion (private road).

**Table 5: Town & Group House Cluster B: Development specifications**

Erven	Number	Zoning	Land Use	Average Erf Size	Area (m <sup>2</sup> )	%
B1 to B64	64	Group House Zone	Group Housing	397	25381	48%
B65 to B84	20	Town House Zone	Town Housing	310	6203	11%
B85 to B94	10	Private Open Space Zone	Private Open Space		8469	15%
B95	1	Private Open Space Zone	Club House / Recreational		4562	8%
B96	1	Road Zone	Private Road		11097	20%
	<b>96</b>				<b>55713</b>	<b>100%</b>

Group / town house Development Cluster C

It is proposed to create the following portions and zonings:

- 93 Town House Zone erven;
- 32 Group House Zone erven;
- 14 Private Open Space Zone erven;
- 2 Road Zone portions (private road).

**Table 6: Town & Group House Cluster C: Development specifications**

<b>Erven</b>	<b>Number</b>	<b>Zoning</b>	<b>Land Use</b>	<b>Average Erf Size</b>	<b>Area (m<sup>2</sup>)</b>	<b>%</b>
C1toC89, C122toC125	93	Town House Zone	Group Housing	296	27547	42.2%
C90 to C121	32	Group House Zone	Town Housing	401	12829	19.7%
C126 to C139	14	Private Open Space Zone	Private Open Space		10042	15.4%
C140 to C141	2	Road Zone	Private Road		14845	22.7%
	<b>141</b>				<b>65262</b>	<b>100.0%</b>

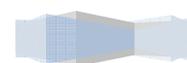
Group / town house Development Cluster D

This cluster is the smallest portion for group / town housing development. It is proposed to create the following portions and zonings:

- 32 Town House Zone erven;
- 4 Private Open Space Zone erven;
- 1 Road Zone portion (private road).

**Table 7: Town & Group House Cluster D: Development specifications**

<b>Erven</b>	<b>Number</b>	<b>Zoning</b>	<b>Land Use</b>	<b>Average Erf Size</b>	<b>Area (m<sup>2</sup>)</b>	<b>%</b>
D1 to D32	32	Town House Zone	Group Housing	289	9255	59.2%
D33 to D36	4	Private Open Space Zone	Private Open Space		2579	16.5%
D37	1	Road Zone	Private Road		3795	24.3%
	<b>37</b>				<b>15628</b>	<b>100.0%</b>



### **3.5.5.3 DETAILED DESCRIPTION of the proposed KHOISAN BAY DEVELOPMENT**

The proposed design took into consideration the existing character, urban fabric, environmental significance, the flow of traffic to and from the proposed extension, the target market for the proposed development as well as the social impact the proposed extension will have on the greater Gansbaai area.

The proposal consists of a total of 472 residential opportunities that varies from group housing erven to single residential erven. Details of the residential opportunities are clearly indicated in the tables below and on the proposed rezoning and subdivision plan (Plan 4).

The design of the **public roads** makes provision for only one access from the R43. Three of the proposed public roads (local distributors) connect to streets of the existing De Kelders town. The widths of the local distributors are 18m and 12m respectively, except where the existing De Kelders Main Road connects to the proposed development via the public road that is 28m wide. The layout was determined and planned to ensure that speeding and intrusion by extraneous vehicles are discouraged.

The proposed layout of Portion 3, a portion of Portion 2 of the farm Strandfontein No. 712, took into consideration the existing open space corridor situated between the R43 and De Kelders. A similar **public open space corridor** is created between the proposed town extension and the R43. The proposed green buffer corridor will add to the scenic and aesthetic quality along the R43 and ensure the views and sightlines towards the ocean. Other public open space areas were provided throughout the whole layout, mostly adjacent to the single residential properties. Provision was also made for a public open space between the proposed commercial site and the existing De Kelders Township to serve as buffer between the residential and business components and serve as a storm water corridor.

The Overstrand Municipality also indicated that provision had to be made for a **community facility** in the proposed layout. The community facility site was subsequently positioned opposite the commercial site at the entrance of the existing residential area of De Kelders (where the existing De Kelders residential area meets the proposed extension). The proposed community facility will be  $\pm 2417\text{m}^2$  in extent.

The use of the proposed community facility will be determined by the market and a site development plan will be submitted prior to the development of the community facility.

The proposed **commercial site** was placed at the entrance of the existing residential area of De Kelders (where the existing De Kelders residential area meets the proposed extension). This way the proposed commercial site (shop) can serve both the existing residential area and the proposed residential extension of De Kelders. The proposed commercial site will therefore have a local function. The commercial site is ±5783m<sup>2</sup> in extent and it is situated within the area earmarked in the Greater Gansbaai Structure Plan for commercial purposes. The location of the commercial site farthest from the R43 will ensure no unnecessary drive through of cars travelling on the R43 to Gansbaai. A site development plan will be submitted prior to the development of the commercial site (shop) for approval by the Overstrand Municipality.

Please refer to the **Table 8** below indicating the portion sizes of the proposed public road, public open spaces, the community facility and commercial site.

**Table 8: Extent of public open space, public road, community facility & commercial site**

<b>Road Zone</b>	
Erf Nr	±Size (m <sup>2</sup> )
119	28152
<b>Public Open Space Zone</b>	
Erf Nr	±Size (m <sup>2</sup> )
120	767
121	302
122	407
123	51889
124	6557
125	81
<b>Institutional Zone</b>	
Erf Nr	±Size (m <sup>2</sup> )
126	2417
<b>Local Business Zone</b>	
Erf Nr	±Size (m <sup>2</sup> )
127	5783



The **residential erven** (single residential as well as group / town housing) was designed and positioned to allow optimal sun light to (north and west facing erven) and optimal views from the proposed erven.

The proposed **single residential erven** are located next to the proposed public roads (local distributors). It was decided to outline most of the local distributors (public roads) with single residential erven that abuts the group housing clusters. This creates the illusion of the development being single residential viewed from the public roads and ensures that the proposed extension fits in with the character and visual catchment of De Kelders. This way the developer ensures that the proposed new entrance and the main roads linking to the existing residential area of De Kelders does not welcome the residents or visitors to De Kelders with solid, high security walls that are associated with group / town housing clusters. The single residential erven were also strategically placed in the development to make optimal use of the views of the area. The single residential erven will be developed in accordance with the land use parameters set out in the Gansbaai Scheme Regulations. The proposed average erf size of  $\pm 623\text{m}^2$  for the proposed single residential erven is within the average erf size of  $\pm 595\text{m}^2$  for the De Kelders residential area.

Please refer to the **Table 9** below indicating the portion sizes of the proposed single residential erven.



**Table 9: Extent of single residential erven**

Single Residential Zone Erven							
Erf Nr	±Size (m <sup>2</sup> )		Erf Nr	±Size (m <sup>2</sup> )		Erf Nr	±Size (m <sup>2</sup> )
1	650		31	649		61	599
2	608		32	649		62	599
3	608		33	649		63	599
4	608		34	649		64	599
5	608		35	649		65	668
6	608		36	649		66	589
7	608		37	620		67	600
8	608		38	620		68	600
9	608		39	639		69	600
10	608		40	629		70	546
11	608		41	629		71	535
12	611		42	629		72	524
13	610		43	629		73	513
14	612		44	661		74	568
15	591		45	644		75	617
16	902		46	660		76	719
17	904		47	660		77	820
18	664		48	660		78	620
19	616		49	692		79	600
20	616		50	590		80	600
21	616		51	590		81	655
22	616		52	590		82	600
23	616		53	590		83	600
24	603		54	608		84	600
25	619		55	608		85	627
26	619		56	608		86	627
27	619		57	610		87	627
28	619		58	600		88	627
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						114	649
						115	649
						116	649
						117	649
						118	585

The **group / town house clusters** were included in the proposed development to contribute to the creation of a variety of residential opportunities in the urban structure for the Greater Gansbaai area. The group / town house component for the proposed development also allows for a higher Net and Gross Density for the proposed development which brings the proposed development in line with the provincial spatial planning guidelines. Each group / town house cluster gains access from the proposed local distributors (public roads) for the development and no direct access from the R43 for any group / town house development is proposed. The design of the internal private roads was done to ensure that speeding is discouraged

and maximum free draining towards the roads is obtained. Each group / town house cluster gains access from a 15m wide access road that connects to 13m, 11m, 10m and 8m internal private roads. The width of the proposed private roads was determined by the amount of erven that each private road would serve – more detailed provided in Section 3.8 of this report. The widths of the private roads are also in accordance with the land use parameters of the Gansbaai Scheme Regulations.

The proposed group / town house clusters create erven with average erf sizes ranging from ±289m<sup>2</sup> to ±410m<sup>2</sup> in extent. For the detailed proposed erf sizes of each group and town house erf, please refer to **Table 10**, attached as an *Annexure* to the application.

Provision is made for adequate **private open spaces** throughout the proposed group / town housing clusters. The private open spaces for each group / town house cluster were provided at 80m<sup>2</sup> private open space per group / town house erf. **Table 11** below shows that the private open spaces adhere to the land use parameters of the Gansbaai Scheme Regulations:

**Table 11: Extent of the proposed private open spaces**

<b>Group / Town house cluster</b>	<b>Required private open space (m<sup>2</sup>)</b>	<b>Provided private open space (m<sup>2</sup>)</b>
Cluster A: (113 erven x 80m <sup>2</sup> )	9040	12825
Cluster B: (84 erven x 80m <sup>2</sup> )	6720	8469 + 4652 (recreational / club house)
Cluster C: (125 erven x 80m <sup>2</sup> )	10000	10042
Cluster D: (32 erven x 80m <sup>2</sup> )	2560	2579

The proposed private open spaces were designed to allow for ample thorough fares within each group / town housing cluster as well as throughout the proposed development as a whole. In certain instances the private open spaces serve as buffer between the existing residential area of De Kelders (single residential erven) and the proposed group / town housing developments. The proposed layout consequently made provision for functional private and public open spaces.

We were informed by the Overstrand Municipality of a proposed nano filtration plant adjacent (south-west) to the proposed development. Consequently provision had to

be made in the layout for the positioning of the proposed nano filtration plant adjacent to the development (more specifically Development Cluster B). The placement of residential erven and open spaces were changed to compensate for the possible noise impact that the filtration plant could have (although the building will be sound proof). The private open space (portion B95) was subsequently positioned next to the nano filtration plant to keep noise levels from the plan impacting on the residential component of the development. It is proposed to use the last mentioned private open space for recreational / club house purposes. Besides for the last mentioned open space for recreational / club house purposes, another ten portions for private open space purposes are provided for in Development Cluster B.

This application has the purpose of only creating the erven for the proposed group / town housing developments and therefore no detail site planning for each cluster is proposed. This allows future developers the opportunity to compile and submit detailed site development plans according to their (and the market's) specific needs at the time. The group / town housing clusters will however be developed in accordance with the land use parameters set out in the Gansbaai Scheme Regulations. Site development plans will be submitted prior to the development of each group / town housing cluster for approval by the Overstrand Municipality. We suggest that a public participation process follows the site development plan submissions for the group / town house developments to ensure transparent processes and developments.

The proposed development will amount to 472 residential erven, 45 public and private open space erven, 6 public and private roads erven, 1 commercial erf and 1 community facilities erf. Please refer to Table 12 below for a summary of the proposed development.



**Table 12: Summary of the proposed land uses for Portion 1 (also refer to Plan 4)**

Type of Development	Erven	Number	Zoning	Land Use	Average Erf Size	Area (m <sup>2</sup> )	%
<b>Single Residential, Group Housing &amp; Town Housing Opportunities</b>	1 to 118, A1 to A113, B1 to B84, C1 to C125 & D1 to D32	472	Single Residential Zone, Group House Zone, Town House Zone	Single Residential, Group Housing & Town Housing Units	419	197728	52.2%
<b>Public &amp; Private Open Space</b>	120 to 125, A114 to A123, B82 to B95, C126 to C139 & D33 to D36	45	Public Open Space Zone & Private Open Space Zone	Public & Private Open Space		98480	26.0%
<b>Public Roads</b>	119, A124, B96, C140, C141 & D37	6	Road Zone	Public & Private Roads		74542	19.7%
<b>Institutional</b>	126	1	Institutional Zone	Institutional		2417	0.6%
<b>Business</b>	127	1	Local Business Zone	Shop		5783	1.5%
<b>TOTAL</b>		<b>524</b>				<b>378951</b>	<b>100.0 %</b>

From the above the densities for the proposed development of Portion 1 are as follows:

**Net density** (density of the individual land uses):

Residential density (single residential, group & town housing): ±24 units / ha

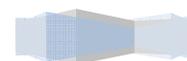
Open space density (public & private): ±5 units / ha

Roads (public & private): ±1 unit / ha

Community facility: ±4 units / ha

Commercial premises: ±2 units / ha

**Gross density** (total density of the whole development): ±14 units / ha



The proposed residential density of  $\pm 24$  units per hectare adheres to the maximum densities specified in the Gansbaai Scheme Regulations. The Gansbaai Scheme Regulations allows for a maximum density of 30 units / hectare for group house erven and 50 units per hectare for town house erven. Furthermore the proposed residential density of  $\pm 24$  units per hectare falls within the 25 density units per hectare promoted and implemented by the Department of Environmental Affairs & Development Planning.

Please refer to **Plan no. 4** for the detail layout plan of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712.

The biggest constraint of the subject property is the number of servitudes that cross the site. These servitudes are all related to bulk services and cannot be relocated easily. The proposed layout of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, took into consideration the position of the various servitudes on the subject property; consequently the layout was designed around the existing servitudes on site. All the existing servitudes are accommodated within the proposed public roads, private roads, private open spaces and public open spaces as shown on the proposed Rezoning and Subdivision Plan, **Plan no. 4**.



### **3.5.6 Proposed amendment of the Greater Gansbaai Structure Plan**

It is proposed to amend the Greater Gansbaai Structure Plan as follows:

- The proposed Institutional Zone erf, portion 128 on **Plan no. 4**, as well as proposed Single Residential Zone portion 15, falls within an area earmarked for Business purposes. It is therefore proposed to amend the structure plan to accommodate the aforementioned institutional and single residential portions on Portion 1;
- The Greater Gansbaai Structure Plan earmarks the portion (Portions 1, 2 and 3) of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 north of the R43 (adjacent to De Kelders) for residential purposes. It is not proposed to develop the whole area earmarked for residential extension, but only the area indicated as Portion 1 on **Plans no. 2 and 4**. It is proposed to substitute an area earmarked for residential development, but not included in the proposed layout, with an area closer to the R43, indicated as Cluster Development D on Plan no. 4. The area where Cluster Development D is situated is however earmarked as ecological corridor / conservation network. The botanical study does however not indicate significant conservation worthy vegetation on this portion of the subject property (to be confirmed by the environmental impact assessment). It is consequently proposed to amend the Greater Gansbaai Structure Plan to establish a town house development ( $\pm 15\,628\text{m}^2$  in extent) on Portion 1.
- Portions 16-23 and 38-43 (proposed single residential zone erven) indicated on **Plan no. 4** falls within an area earmarked for medium to high density residential development. Provision is made for ample medium to high density residential development throughout the whole development of Portion 1. The single residential zone erven outline most of the internal collector roads to create the illusion of the development being single residential viewed from the public roads. To ensure that the last mentioned can be obtained along most of the public roads in the development, it is proposed to amend the Greater Gansbaai Structure Plan to accommodate the proposal.



### **3.5.7 Establishment of Home Owners' Associations**

Finally, application is made for the establishment of four Home Owners' Associations in terms of Section 29 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for each of the individual four Group and Town Housing Clusters.



### **3.6. ARCHITECTURAL GUIDELINES**

No architectural guidelines for the proposed development of Portion 1, a portion of Portion 2 of the farm Strandfontein No. 712, exist. Detailed planning for each cluster will be addressed with the submission of site development plans for each separate cluster development. The single residential erven as well as the group / town housing clusters will be developed in accordance with the land use parameters set out in the Gansbaai Scheme Regulations. We suggest that a public participation process follow the site development plan submissions for the group / town house developments to ensure transparent processes and developments.



### **3.7. ACCESS & TRAFFIC IMPACT**

Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 currently has a single access (gravel road) from the R43 to the portion north of the R43. This access will be closed to make way for a new access point from the R43 (trunk road 28/2) for Portion 1, a portion of Portion 2 of the farm Strandfontein No. 712, i.e. the Khoisan Bay development. The proposed access point is at the exact same location of the proposed access point for the previous application for the Khoisan Bay Development. This access point was also previously approved by the Department of Transport and Public Works – please refer to their letter dated 15 December 2006. Local distributors will link to the existing De Kelders road network.

The width of the local distributors (public roads) is 18m and 12m respectively, except where the existing De Kelders Main Road connects to the proposed development where the public road is 28m wide. Each group / town house cluster takes access from a 15m wide access road that connects to 13m, 11m, 10m and 8m internal private roads. More than one access lane to the group / town house clusters can be provided to reduce stacking distances at the entrance gates. The width of the proposed private roads was determined by the amount of erven that each private road would serve – more detailed provided in Section 3.8 of this report. The widths of the private roads are also in accordance with the land use parameters of the Gansbaai Scheme Regulations.

The single residential erven and the commercial site will gain access directly from the internal collector roads. The proposed community facility will gain access from a private road that forms part of cluster B's internal road design. Each group / town house cluster's private road will link to the internal collector roads (public roads) and no direct access from the R43 for any group / town house development is proposed.

The design of the roads was done to ensure that speeding is discouraged and unrestricted storm water draining towards the roads can be obtained.



ICE Engineers were appointed to undertake a Traffic Impact Assessment for the proposed development. The following conclusions and recommendations were made:

Conclusions:

- The development will be known as Khoisan Bay;
- The full development is expected to be completed by 2018;
- The Khoisan Bay Development will entail the provision of 472 residential units, a church and 2 024m<sup>2</sup> lettable retail space;
- The development will join up with the existing De Kelders road network at three points and access to and from the R43 will be obtained through one of these as well as a proposed access to the eastern side of the development.
- The R43 / Proposed Access intersection will be stop controlled.
- The full development will generate 624 trips (172 in, 452 out) during the AM peak hour and 908 trips (596 in, 313 out) during the PM peak hour.
- These trips were distributed to the three access points to the north of the development. The majority of trips were however distributed to the accesses which link the development to the R43.
- The commercial component's trips were distributed between the Khoisan Bay's residential component and the existing residential component of De Kelders. The commercial component has a local function and does not generate many by-pass trips.
- All movements on the R43 / Cove Street intersection will operate at a level of service C or better for both the AM and PM peak hours.
- All movements on the R43 / Cove Street intersection will operate at a level of service C or better for both the AM and PM peak hours.
- The R43 between Cove Street and Guthrie Street will operate at a level of service C during both the AM and PM peak hours.
- All movements on the R43 / Guthrie Street intersection will operate at a level of service B or better during both the AM and PM peak hours.
- The R43 between Guthrie Street and the Proposed Khoisan Bay Development Access will operate at a level of service C or better during both the AM and PM peak hours.
- All movements on the R43 / Proposed Khoisan Bay Development Access will operate at a level of service B or better during both the AM and PM peak hours.

- For safety reasons, the Provincial Road Access Guidelines indicate that right and left turning lanes should be added to the R43 at the R43 / Cove Street, R43 / Guthrie Street and R43 / Proposed Access intersections.

Recommendations:

- A public transport embayment should be investigated near the commercial node of the Khoisan Bay Development.
- Adequate sidewalks must be provided for pedestrians and cyclists on the eastern internal access road of the Khoisan Bay Development.
- Right and left turning lanes should be provided on the R43 at the R43 / Cove Street, R43 / Guthrie Street and R43 / Proposed Access intersections.
- A sidewalk should be provided on at least one side of the eastern internal access road, which links the new commercial development to the R43.

For more information pertaining to the roads and accesses please refer to the Engineering Service Report (August 2011) and Traffic Impact Assessment (May 2012) compiled by ICE Engineers attached.

### **3.8. SERVICES**

An Engineering Services Report was compiled for the amended application by ICE Engineers in August 2011.

As stated in the Engineering Service Report attached the contour plan indicate that a large number of individual dunes exist on the existing surface of the site. These dunes cause various depressed low areas which will in turn provide a large number of depressed low points in the vertical alignment of roads, should the existing surface be followed. It is therefore proposed that these dunes be levelled by means of a cut-to-fill operation, over the proposed site for development, in order to create a general gradient according to the existing boundaries of the site. This will result in a general gradient into a north-westerly direction. Note that a number of additional localized earthwork operations will be required on the proposed surface to ensure optimum storm water drainage.

Below is a summary of the required provision of services for the proposed development as determined by ICE Engineers:

- **Sewerage:**

The existing De Kelders area is not serviced with a sewerage reticulation system. Sewage is transported to the treatment works from conservancy tanks with trucks.

The site will be graded in order to ensure that the internal sewerage reticulation system can be collected at two positions within the proposed development. The sewage from the proposed development will be transported to the existing sewage treatment plant via an underground piped system. The proposed external sewage pipe system will be designed to ensure that the existing De Kelders area can be connected to the proposed system.

- **Water**

The following bulk water reticulation items are required to proceed with the development of the site and to improve residual pressures in areas where problems are currently experienced during peak demand conditions:

- 2.2MI reservoir;
- 300mm diameter parallel pipe reinforcement (560m) – from the proposed reservoir to the branch of the existing De Kelders development and the proposed site;
- 300mm diameter future main (300m) – from the branch mentioned above and the proposed ring-main for the site;
- 200mm diameter future main pipe (4 465m) – proposed ring-main for the site along the boundaries of the site and in the proposed roads (Road 2, R43).

It is also proposed that a variable speed booster pump be provided directly on the reticulation system as part of the bulk supply to ensure that the required residual pressure is maintained.



The internal network will be designed on a ring-main principle and will connect to the proposed bulk reticulation ring-main system at various positions around the boundaries of the site to complete the internal ring-mains.

The impact of the proposed development on the existing water reticulation system, including the reservoir capacity, will be determined by the Local Authority's consulting engineers, if required.

- **Storm water**

Due to the topography of the site the subject property is divided into three main drainage areas. These drainage areas will therefore be the basis on which the drainage patterns will be determined.

The minor storm water system will consist of catch pits and underground concrete spigot and socket pipes, which will discharge as described above. The minimum pipe size will be 375mm diameter and a self cleaning velocity during 75% of the 1:2 year recurrence interval storm event of 0.9m/s will be maintained. The maximum distance between manholes and catch pits will be 90m.

The major storm water system will be conveyed via the roads. Due to the proposed earthworks all erven will discharge onto roads and all roads will be graded without low points. Overland escape routes for the major storm event will be provided where required.

- **Roads**

The proposed development will gain access from the R43, where additional lanes will be provided and from Main Road in the existing De Kelders development.

All internal roads will be provided with an asphalt surface, mountable kerbs on both sides (CK5 and MK10), at a minimum cross fall of 2.0% and sufficient substructure, according to the TRH4.



The proposed roads in the development were classified as follows:

<b>Class</b>	<b>Function</b>	<b>Dwellings units served</b>	<b>Road width</b>
4	Local distributor	400 to 1500	7.4m
4	Local distributor	400 to 1500	7.4m
5a	Residential access collector	Up to 200	5.5m
5b	Residential access loop	Up to 120	5.0m
5b	Residential access collector	Up to 120	5.0m

It is proposed that traffic circles be provided at intersections with major roads for traffic flow and traffic calming measures.

- **Telkom**

Telkom PVC service ducts will be installed with regular inspection chamber / draw boxes, according to the required specifications and connected to the existing network.

- **Electricity**

Worley Parsons Engineers (previously known as Kwezi V3 Engineers) confirmed the following regarding the availability and capacity of electricity for the proposed development:

- **Bulk Electricity Supply**

The inclusion of this development area into the Overstrand Municipal area of supply was approved by the National Energy Regulator of South Africa (NERSA) and the supply authority therefore will be Overstrand Municipality.

The maximum electricity demand for the planned 472 residential units is estimated at 2 000 kVA, with the average demand 1 200 kVA.



The electrical networks in the De Kelders area currently does not have adequate capacity for this additional load and a new bulk supply will therefore have to be installed.

The proposed bulk supply will consist of a new medium voltage cable from the Gansbaai Main switching station some 4,6km away, via this development, linking up the Klipgat supply point and ending in De Kelders where it will be incorporated into the existing networks in Vyfer Street. The connection to De Kelders will ensure a secondary supply should the new primary cable fail.

In addition to the installation of this new bulk supply, an application will also be lodged with Eskom for an increase of 2 000 kVA in the Municipal supply point. This aspect will be done in liaison with the electricity department of Overstrand Municipality.

- Internal Electricity Services

The internal services will consist of medium and low voltage underground cables, miniature substations, consumer distribution kiosks and single phase erf connections.

Design of all new infrastructure will be done as per NRS 034 Specification and the latest design guidelines of the Overstrand Municipality.

Street lighting will be installed as per the architectural guidelines of the development and the design guidelines of the Overstrand Municipality.

All services will be handed over to the Overstrand Municipality after completion and commissioning.

Please refer to the detailed description of the above mentioned services for the proposed development in the Engineering Services Report attached.



### **3.9. TITLE DEED**

The title deed T18024/1971 has no restrictive conditions that need to be removed in order for this application to be approved.

There is no bond registered against the subject property.

### **3.10. ENVIRONMENTAL IMPACT ASSESSMENT**

The vegetation and environmental concerns associated with the subject property was fully addressed in the amended environmental impact assessment undertaken by Johan Neethling Environmental Services for the proposed development.

Section 4.4 (Impact Assessment Evaluation) of the revised ecological report compiled by Dr. Charlie Boucher (3 May 2012) indicates the proposed down-scaled development as described in this application, as the preferred development alternative. Please refer to pages 30-32 of the report. The report confirms that about 50% of the property will be left as Public Open Space and needs to be managed for the conservation of its flora and vegetation. (A formal management plan needs to be developed in conjunction with Cape Nature, the adjacent property managers). The Private Open Space area, including the buffer along the R43 road, is, for the present, to be managed to support natural vegetation. Alternative 3 offers a substantial buffer to the adjacent Walker Bay Nature Reserve and includes a wide Corridor linking inland and coastal areas. Alternative 3 would incorporate examples of all the vegetation types present on the property in a consolidated area. Most of the *Agathosma geniculata* – *Helichrysum retortum* Agulhas Limestone Fynbos community (Community 2) and all of the *Erica plukenetii* var. *plukenetii* – *Olea exasperata* Overberg Dune Strandveld sub-community (Community 1.4) will be left intact. For the botanical impact assessment of the proposed development (Alternative 3 in the report) please refer to Table 12 on page 35 of the report. The

aforementioned table also describes the potential mitigation measures that should be considered to keep the impact on the environment to a minimum.

The status quo of the Environmental Impact Assessment (EIA) is that the final Environmental Impact Report (EIR) was accepted by the Department of Environmental Affairs and Development Planning on 7 May 2012. Please refer to the letter from DEA&DP dated 7 May 2012 attached. The aforementioned department's decision regarding the application is expected in due course.

### **3.11. HERITAGE VALUE**

The Overstrand Heritage Survey Draft Report (2009) describes the heritage significance of De Kelders through its location on the limestone cliffs that has visual-spatial significance in terms of providing an outstanding view platform across Walker Bay. Furthermore the De Kelders cave received high archaeological and scientific value.

The extent of the proposed development makes the subject property eligible for an archaeological impact assessment in terms of Section 38 of the South African Heritage Resource Act (25 of 1999). For the previous application for the development of the whole portion north of the R43 an archaeological study was compiled by Jonathan Kaplan from the Agency for Cultural Resource Management in March 2006. Please refer to the report attached. The following recommendations were made:

- Shovel testing of archaeological heritage remains are required in order to determine the significance of below ground deposits. If some of the surface scatters are found to have depth and undisturbed deposits, they will have to be sampled by way of controlled archaeological excavation.
- Vegetation clearing operations in the eastern sector of the site must be monitored by a professional archaeologist. Subject to training, these activities could also be undertaken by an Environmental Control Officer. Should any

archaeological remains be uncovered during these operations, shovel testing (and possibly) systematic archaeological sampling may be required.

- Bulk earthworks and excavations must also be monitored by a professional archaeologist. Subject to training, these activities could also be undertaken by an Environmental Control Officer. Should any archaeological remains be uncovered during these operations, shovel testing (and possibly) systematic archaeological sampling may be required.
- Should any human remains be disturbed, exposed or uncovered during excavations and earthworks for the proposed project, these should immediately be reported to the South African Heritage Resource Agency. Burial remains should not be disturbed or removed until inspected by the archaeologist.
- The above recommendations must be included in the Construction Environment Management Plan for the proposed project, to be developed by Johan Neethling Environmental Services.

The amended application proposes the development of a portion one third of the size of the development area proposed for the previous application (from 110,23ha to ±37,8951ha) and creates far less residential opportunities than the previous application (downscaled from 1850 residential units to 472 units).

Although Heritage Western Cape issued two Record of Decisions for the previous, larger scale application (please refer to the Record of Decision from BELCOM dated 19 June 2006 and the Record of Decision from the APM Committee dated 5 May 2006 attached), the amended application was also circulated to Heritage Western Cape for their comments on the amended application. Heritage Western Cape requested that a Notice of Intent to Develop (NID) to be submitted to allow them to comment on the application. Consequently The Agency for Cultural Resource Management was appointed to deal with the heritage application. Please refer to Heritage Western Cape's comments on the NID dated 25 April 2012 attached. A Heritage Impact Assessment (inclusive of a visual impact assessment) has been commissioned.

### **3.12. FORWARD PLANNING**

To determine whether there is a need for this type of development the guidelines ask the following question: Is the land use (associated with the activity being applied for) considered within the timeframe intended by the existing approved Spatial Development Framework (SDF) agreed to by the relevant environmental authority? The strategic planning for a town or municipal area is crucial and the need and desirability for a development can only really be justified if the overall spatial planning policies make provision for the type of development being proposed. The proposed development was evaluated according to the various credible spatial planning policies as follows:

#### ***3.12.1. Western Cape Provincial Spatial Development Framework***

Two of the Western Cape Provincial Spatial Development Framework strategies are relevant for the purposes of the application:

- Protect biodiversity and support agriculture on the Agulhas Plain.
- Manage pressure on coastal resources on the Overberg coast by intensifying existing urban settlements and strictly controlling development outside of the urban edge.

Portion 3, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 will be rezoned to Open Space Zone to ensure that the ecological corridor between the nature reserve, the R43 and the proposed development to the west is maintained. The planning approach followed was to create a development that will add to and advance the natural assets of the area; consequently the open space corridor north of the R43 was incorporated in the layout as well as ample private and public open spaces.

The proposed development therefore acknowledges and contributes towards the protection and conservation of the biodiversity of the area. The proposed down-scaled development is the most preferred alternative (as stipulated in the revised ecological report) and causes the least damage to the environment as a whole, in the long term as well as in the short term.



Portion 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 falls within the approved urban edge for the Greater Gansbaai area (refer to Section 3.12.3. of this report) as well as the proposed long term urban edge for the Greater Gansbaai area (refer to Section 3.12.2. of this report).

The proposed development also provides for a variety in housing options to address the needs of the different income groups in the Greater Gansbaai area. The proposed Nett Density of  $\pm 24$ du / hectare and Gross Density of  $\pm 14$ du / hectare adhere to the gross density of 25du / hectare being implemented on provincial level to intensify existing urban settlements.

In the light of the above it is clear that the proposed development adheres to the spatial planning strategies and proposed densities stipulated in the provincial spatial planning policy.

### ***3.12.2. The draft Overstrand Municipal Wide Spatial Development Framework (2006)***

The Overstrand Municipal Wide Spatial Development Framework (2006) recognises the Greater Gansbaai area as an area with high growth potential. The area's growing importance as a tourist destination and its recognised economic potential in terms of mari-culture and the fishing industry makes it imperative that adequate provision is made in the spatial planning of the area to adequately accommodate its future in an orderly and sustainable manner.

The spatial extension of Gansbaai town must be undertaken in a sustainable manner that promotes a compact urban form, efficient land use, economies of scale and environmental integrity. In the light of the aforementioned the subject policy suggests the northern extension of infill residential development on currently undeveloped areas towards the R43.

The Overstrand Municipal Wide Spatial Development Framework (2006) also describes the provision of a balanced mix of residential housing supply to address the full range of socio-economic groupings from subsidised social housing to housing options for the middle and upper income groups as one of the Local Spatial

Development Principles. The policy furthermore restricts urban development outside the demarcated urban edge. Development in the Greater Gansbaai area must also maintain:

- The unique character of the villages;
- The dominance of the natural environment and view sheds as the visual backdrop to the villages;
- The open space corridors;
- The heritage aspects of the “Old Harbour”, in particular the slipway, as well as the sites of the old fisherman’s cottages.

The draft Overstrand Municipal Wide Spatial Development Framework (2006) earmarks the portion (Portions 1, 2 and 3) of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 north of the R43 (adjacent to De Kelders) for Urban Extension purposes. The remainder portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 south of the R43 is earmarked as Conservation-Agriculture Buffer. The portion north of the R43 falls within the proposed urban edge for the Greater Gansbaai area.

In the light of the above mentioned it is evident that the proposed development was guided by this policy. The proposed development promotes a compact urban form, provides for a balanced mix of residential housing, does not propose any development outside the interim urban edge, is in line with the unique character of the area and makes provision for ample open space corridors throughout the development. Consequently it is clear that the proposed development falls within the existing planning for the Greater Gansbaai area. Please refer to the Spatial Proposals: Greater Gansbaai Area plan attached.

### **3.12.3. Greater Gansbaai Structure Plan (2000)**

This policy indicates that the area north-east of the existing De Kelders residential area is earmarked for a new single residential development. Furthermore the subject

policy states that the R43 serves as buffer between the existing township north of the R43 and the agricultural land east of the R43. The R43 is therefore seen as a restricting factor for the optimal functioning of the residential area of De Kelders. It is consequently proposed to restrict development to the west only, i.e. north of the R43. The area north of the R43 is  $\pm 44,89$ ha in extent and can provide for  $\pm 449$  single residential erven.

A linear area north of the R43 is earmarked for public open space / buffer area purposes. The proposed layout of Portion 1, a portion of Portion 2 of the farm Strandfontein No. 712, took into consideration the existing open space corridor situated between the R43 and De Kelders. A similar public open space corridor is created between the proposed town extension (Khoisan Bay development) and the R43.

Furthermore the proposed commercial site of  $\pm 5783$ m<sup>2</sup> in extent is situated within the area earmarked in the Greater Gansbaai Structure Plan for commercial purposes.

The proposed Institutional Zone erf, portion 128 on Plan no. 4, as well as proposed Single Residential Zone portion 15, falls within an area earmarked for Business purposes. It is therefore proposed to amend the structure plan to accommodate the aforementioned institutional and single residential portions on Portion 1.

The Greater Gansbaai Structure Plan earmarks a larger area of Portion 1, a portion of Portion 2 (Lang Bosch) for residential purposes. It is not proposed to develop the whole area earmarked for residential extension, but only the area indicated as Portion 1 on Plans no. 2 and 4. It is proposed to substitute an area earmarked for residential development, but not included in the proposed layout, with an area closer to the R43, indicated as Cluster Development D on Plan no. 4. The area where Cluster Development D is situated is however earmarked as ecological corridor / conservation network. The botanical study does however not indicate significant conservation worthy vegetation on this portion of the subject property (to be confirmed by the environmental impact assessment). It is consequently proposed to amend the Greater Gansbaai Structure Plan to establish a town house development ( $\pm 15\,628$ m<sup>2</sup> in extent) on Portion 1.

Portions 16-23 and 38-43 (proposed single residential zone erven) indicated on Plan no. 4 falls within an area earmarked for medium to high density residential development. Provision is made for ample medium to high density residential development throughout the whole development of Portion 1. The single residential zone erven outline most of the internal collector roads to create the illusion of the development being single residential viewed from the public roads. To ensure that the last mentioned can be obtained along most of the public roads in the development, it is proposed to amend the Greater Gansbaai Structure Plan to accommodate the proposal.

From the above mentioned it is evident that the portion north of the R43 is earmarked for residential, public open space / buffer area and business purposes. The proposed development took into consideration the approved planning policy and therefore it is not proposed to develop the whole portion north of the R43, but only Portion 1 of ±37,8951ha in extent, situated within the approved (interim) urban edge for the Greater Gansbaai area. The proposed structure plan amendments are only proposing minor alterations to the Greater Gansbaai Structure Plan to achieve the most desired layout for the proposed development of Portion 1. Please refer to the Greater Gansbaai Structure Plan attached.

#### **3.12.4. Overstrand Municipal Spatial Growth Management Strategy (2010)**

A portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 forms part of Planning Unit 3 as identified by the OMSGMS (2010). Please refer to Figure 1 below indicating the De Kelders planning units.

**Figure 1: De Kelders planning units**



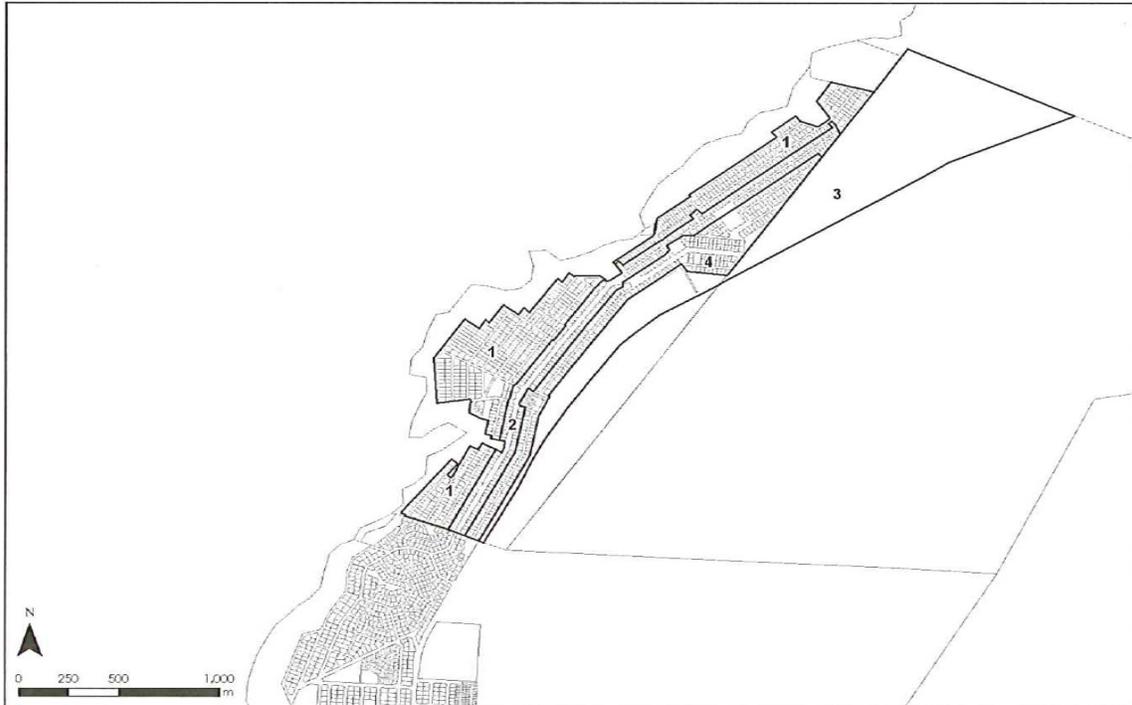


Figure 71: De Kelders Planning Units

(Source: OMSGMS, 2010)

Development in terms of Block Development in the format of free-standing simplex, duplex as well as two storey walk-up simplex row housing is proposed for an assumed 50% of this Planning Unit area. Based on this assumption this proposal can potentially contribute to approximately 1100 additional dwelling units at a density of 12,9 dwelling units per hectare. Furthermore the OMSGMS earmarks the subject property for densification of up to 10-20 density units per hectare and also stipulates that developments in Planning Unit 3 must make provision for community facilities such as primary schools, pre-primary schools, a community hall, worship facilities and public / private open spaces.

In terms of the OMSGMS (2010) the portion north of the R43 is earmarked for densification of up to 10-20 density units per hectare.

The application proposes a Net Density of  $\pm 24$ du / hectare (residential component only) and a gross density of  $\pm 14$ du / hectare for the whole development. The

proposal is therefore compatible with the OMSGMS (2010). Please refer to the OMSGMS's (2010) proposal plan for De Kelders attached.

**To conclude**, it is evident that the proposed subdivision and rezoning of a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 adheres to the planning policies for the Greater Gansbaai and specifically the De Kelders residential area and therefore falls within the existing planning for the Greater Gansbaai and De Kelders area. It is also evident that the credible spatial planning policies determine that the proposed development can occur at this point in time. The proposed development also recognises the need for an inclusionary development that provides for residential units that meets the need of various income levels in the greater Gansbaai area.



#### 4. **RECOMMENDATION**

When this application is evaluated it is important to take note of the following:

- The proposed development is in line with the existing spatial and detailed planning policies for the De Kelders residential area;
- The proposal is compatible with the existing built character of the area;
- The proposed development will contribute and advance the natural assets of the area;
- The proposed development will contribute to the creation of a variety of residential / housing opportunities in the urban structure to provide for the various income levels in the Greater Gansbaai area;
- The ecological corridor between the nature reserve, the R43 and the proposed development to the west is maintained;
- The proposed development adheres to the development parameters of the Gansbaai Scheme Regulations w.r.t. densities, the provision of public and private open space and minimum erf sizes;
- Only one access point from the R43 to the Khoisan Bay development (Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712), is proposed;
- The proposed development is in line with the existing spatial and detailed planning policies for the De Kelders residential area;
- The proposed development is practical and cost effective from a civil engineering point of view;
- Services with adequate capacity is available;
- The impact on the traffic of the Gansbaai / De Kelders area will be kept to a minimum;
- The proposed down-scaled development is the most preferred alternative and causes the least damage to the environment as a whole in the long term as well as in the short term.

With regards to the above mentioned it would be appreciated if Council would recommend the application for the subdivision, rezoning, amendment of the structure plan and establishment of Home Owners' Associations of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 for approval.

