

SECTION C DEVELOPMENT STRATEGY

3. BACKGROUND

This section proposes a **Vision** for the Overstrand Municipal Area and a set of Principles, Goals and Objectives as the basis of the land use and spatial growth management of the area.

3.1 THE CONCEPTUAL FRAMEWORK (REFER *Figure 7*)

The key challenge facing the communities of Overstrand is to achieve a collective vision for the area that results in a set of co-ordinated strategic interventions to meet the challenges and opportunities of the area.

Planning should always be a creative discipline that has an obligation to future generations to ensure that their future needs are not compromised. Planning cannot therefore simply be concerned with extending existing trends, in terms of one generation's desire for gratification.

It should be noted that, in order to effectively address the realities of the situation, it is necessary to continually evaluate priorities and the changing needs of the community. This is most successfully done by monitoring the effectiveness of policies, and encouraging the formal involvement of interest groups on a regular basis. In recognition of this, the point of departure of the spatial policy formulation process, has been to review inputs received from Interested and Affected parties through both the IDP and the specific consultation process followed as part of this SDF initiative.



FIGURE 7: THE PROCESS FOR THE FORMULATION OF A DEVELOPMENT STRATEGY

Through an appraisal of the identified issues and opportunities, a **vision statement** has been articulated which will underpin the formulation of **goals, objectives** and **policy**. This policy will ultimately inform the spatial management of the municipality.

The establishment of a **Vision, Goals** and **Objectives** is imperative to providing direction to the planning effort. It is therefore critical to identify what needs to be achieved, to order these objectives in terms of their importance and to consider how far they are reconcilable with each other. The principles, goals and objectives are central to realising the vision and addressing the issues of concern. In essence, they provide the foundation to attain the Vision for Overstrand and for guiding all spatial planning initiatives for the municipality.

The terminology is defined as follows:

Vision:	"Statement of intent" of how the region could and should function optimally;
Principles:	"Universal truths" that underpin all actions;
Goals:	"Statements of ambition" - they are essentially general and highly abstract;
Objectives:	"Statements of ambition" - related directly to the goals, providing more detailed information of what is to be achieved;
Policies:	Public policy indicates a framework for moving from a point of departure (issues identified) towards a common destination (i.e. a shared vision);
Strategies:	These are sets of actions or tasks to be undertaken in order to achieve the implementation of the policy directives.

3.1.1 Vision

The establishment of a vision is imperative to providing direction to the planning process.

A VISION:

- provides a point of departure for a desired future;
- reflects the aims of the study together with the concerns and opportunities identified in the analysis of the study area;
- provides the basis on which principles, goals, objectives and strategies are formulated;
- is informed by principles, goals and spatial guidelines.

The vision for the Overstrand municipality is underpinned by the core values that underpin the vision for the Overberg, SDF, namely (Moss, 2001:125):


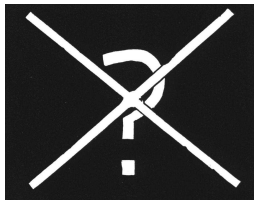
- establishing a safe, secure and clean environment;
- protecting the natural beauty and habitat diversity;
- harnessing the unique cultural diversity of the people together with the healthy natural and social climate.

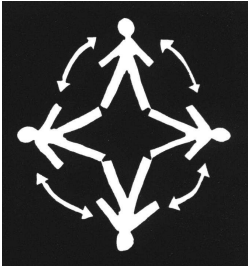
The vision for Overstrand SDF is based on the vision of the Overstrand IDP and is as follows:

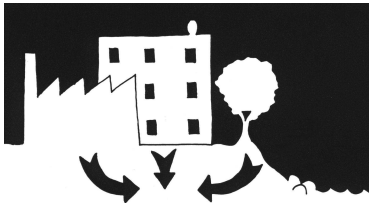
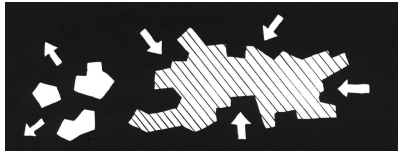



3.1.2 Planning Principles

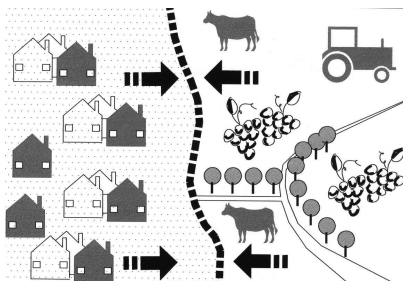
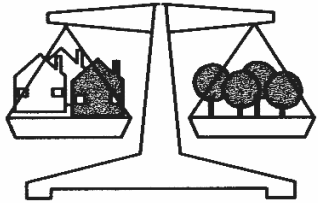

Planning Principles provide the point of departure for translating the vision into practice. They are the fundamental basis for reasoning and action. These principles are seen to be “universal truths.” The proposed principles must be considered as a whole. The full meaning of each principle can be realised 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.**

PLANNING PRINCIPLES		
<i>General Principles</i>		
Ecological integrity	The diversity, health and productivity of eco-systems should be maintained and environmental and sustainable land use practices promoted.	
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.	

Duty of care	<p>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.</p>	
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<i>Development Principles</i>		
Land use integration	<p>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.</p>	
Efficient and integrated planning	<p>Promote efficient and integrated planning and development through:</p> <ul style="list-style-type: none"> ▪ 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 co-ordinating sectoral activities; and ▪ Addressing historically distorted spatial patterns. 	

<i>Environmental Protection Principles</i>		
Ecological characteristics	<p>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.</p>	

Carrying capacities	<p>Restrict development within the carrying capacity limitations of the natural resources (i.e. water, grazing, etc.).</p>	
Natural processes	<p>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.</p>	
Aesthetic properties	<p>Development to accommodate the aesthetic and respect the Overstrand heritage properties of the landscape and environment.</p>	

3.1.3 Goals and Objectives

This section sets out the spatial **Goals** and **Objectives** based upon the **Vision** and **Principles** outlined in this chapter. These goals and objectives provide more detailed direction to achieving the vision as set out in the foregoing Chapter 3.1.1 of this report.

In order to strategically address the spatially related aspects of the challenges facing the Overstrand Municipal area, the following goals and specific objectives for this spatial planning initiative have been identified:

GOAL:

To implement an effective management system for the protection of biological diversity and ecosystems through the co-operation of all concerned.

Objectives:

- Irreplaceable, threatened, highly dynamic and sensitive elements of the environment shall be protected.
- Adequate and effective measures shall be implemented to ensure co-ordination of environmental responsibilities by key role players and monitoring of usage in sensitive areas.

**GOAL:**

To develop and maintain a strong local economic base in rural areas, through the promotion of non-consumptive tourism and the role of agriculture in the municipal economy

Objectives:

- To develop a clear and appropriate **tourism management / capture strategy** based on the natural and heritage resources of the rural areas;
- To develop and **stimulate economic activity** in a responsible and appropriate manner;
- To **market** the area more effectively;
- To **promote tourism** as a community based and community driven industry with substantial potential for providing direct and indirect economic benefits to the community;
- To investigate opportunities and requirements for **incorporating agricultural activities** into the tourism strategy for the area.

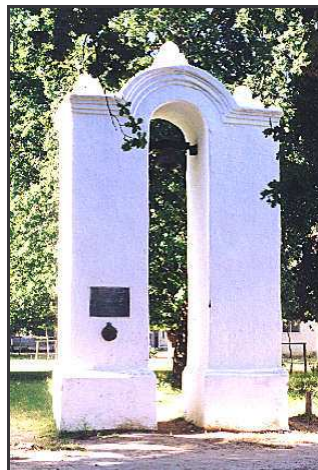


GOAL:

To protect and conserve the heritage resources of the area

Objectives:

- To promote the conservation and inclusion of **important heritage resources** into a sub-regional tourism strategy;
- To improve and develop **tourism related facilities**.

**GOAL:**

To provide an environmentally and economically sustainable bulk service infrastructure and road transport network

Objectives:

- To ascertain the overall carrying **capacity** of existing bulk services related to existing and future growth, and where appropriate, determine flood lines;
- To identify **critical problem areas** relating to bulk water supply, groundwater abstraction and quality;
- To improve and maintain the standard of bulk services with particular reference to bulk **water supply, sewerage and solid waste and sewage management**;
- To create an efficient, well defined **hierarchy of roads**.



GOAL:

To address the social needs and expectations of all sections of the community

Objectives:

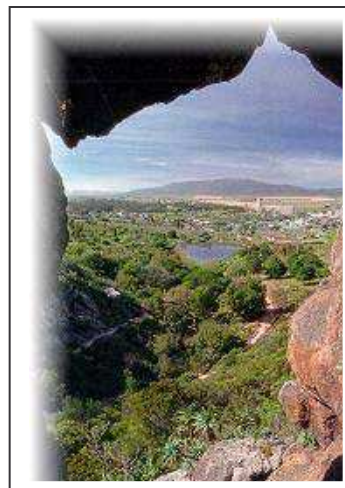
- To provide **access to a full spectrum** of social services and facilities;
- To ensure the provision of **basic housing and services**;
- To encourage **public participation** in all issues of public concern;
- To co-ordinate the **joint management** of certain functions on a sub-regional level, eg. sporting facilities, educational and health facilities.

**GOAL:**

To promote the conservation and sustainable use of the natural resources in the Overstrand municipal area

Objectives:

- To **protect, conserve, and restore where appropriate**, all areas deemed to be conservation worthy;
- To ensure that the **impact** of existing and proposed development is **adequately evaluated** from an holistic environmental perspective, taking current and future generations into account;
- To promote the **sound management** of natural areas to ensure their sustainability;
- Rehabilitate and/or restore degraded and disturbed environments where necessary to meet conservation or environmental management objectives;
- To **limit and control** development and activities within environmentally sensitive and / or conservation worthy areas so as to ensure their sustainability taking into account affects on biodiversity.



- To promote efficient use of **water** and **energy resources**.
- To implement water conservation and demand management objectives within municipal areas in order to promote savings and decrease the demand for costly bulk water supply systems.

GOAL:

To ensure that ongoing development pressure and its spatial implications are managed in a sustainable manner that protects the unique character of the existing cultural landscape and the place-specific character and form of the existing settlement pattern

Objectives:

- To promote a spatial development pattern that **contains urban sprawl** / urban development and promotes **compact well-defined settlements**;
- To retain and strengthen the **unique identity** of the municipal areas and its districts;
- To determine clear limits to urban development and **define the urban edge** / limits of existing settlements;
- To conserve and improve **the visual quality of the landscape** and the **scenic route experience of the primary movement corridors**;
- To improve the aesthetic quality of the built environment.



3.2 SPATIAL PLANNING: CONCEPTS AND TERMINOLOGY

Standardisation and clarification of terminology and concepts is important to ensure a co-ordinated approach towards land use planning for the municipality. For the purpose of the SDF a broad land use model is therefore proposed, as illustrated in *Figure 8*.

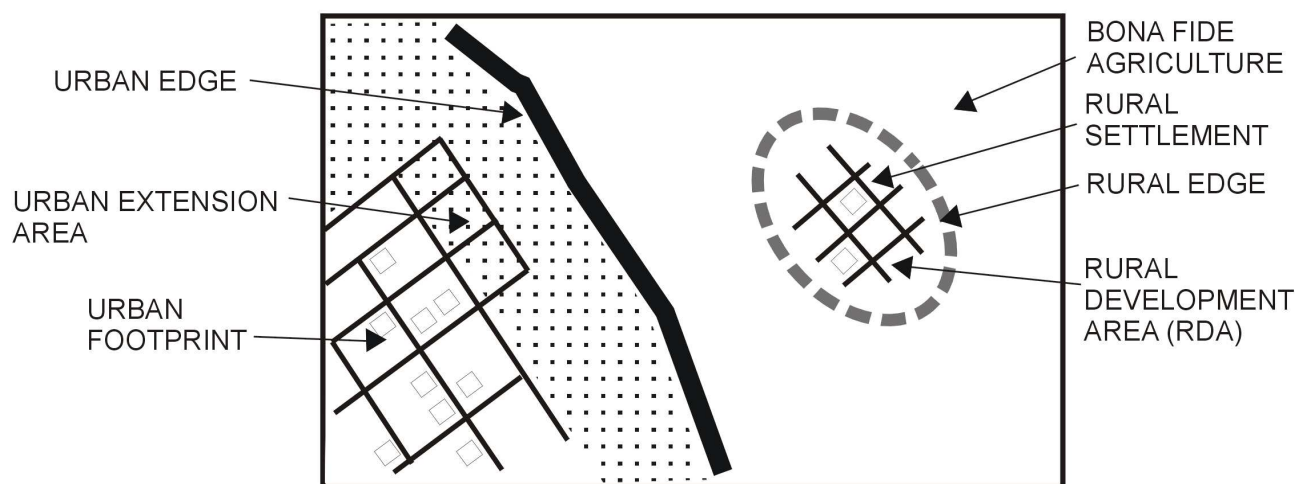


FIGURE 8: URBAN NODE AND RURAL ENVIRONS LAND USE MODEL

▪ Terminology and explanation

• Urban development “footprint”

Refers to the existing built-up area of a town consisting of residential, business, community, services industria, open space uses, etc. which is regarded as urban development.

• Rural development area (RDA)

The area where the character of land use development is indicative of a trend toward non-agricultural use and smaller sub-divisions. A rural development area may also include a settlement. Uses within an RDA could include:

- rural holdings / residential estates
- extensive residential properties
- bulk service infrastructure
- resorts and tourism development
- mining
- refuse dumps
- utility infrastructure / facilities i.e. cemetery, sports field, air field
- agri-industries
- school

• Urban / rural management zone

The area designated for future development inside and outside the urban edge. This area consists of a mixture of urban, rural and agricultural uses and is often referred to as the rural-urban fringe.

- Urban edge

Refers to a demarcated line and interrelated policy which serves to manage, direct and control the outer limits of urban expansion of a node or settlement.

- Rural edge

Refers to a demarcated line and interrelated policy which serves to manage, direct and control the outer limits of a rural development area (RDA).