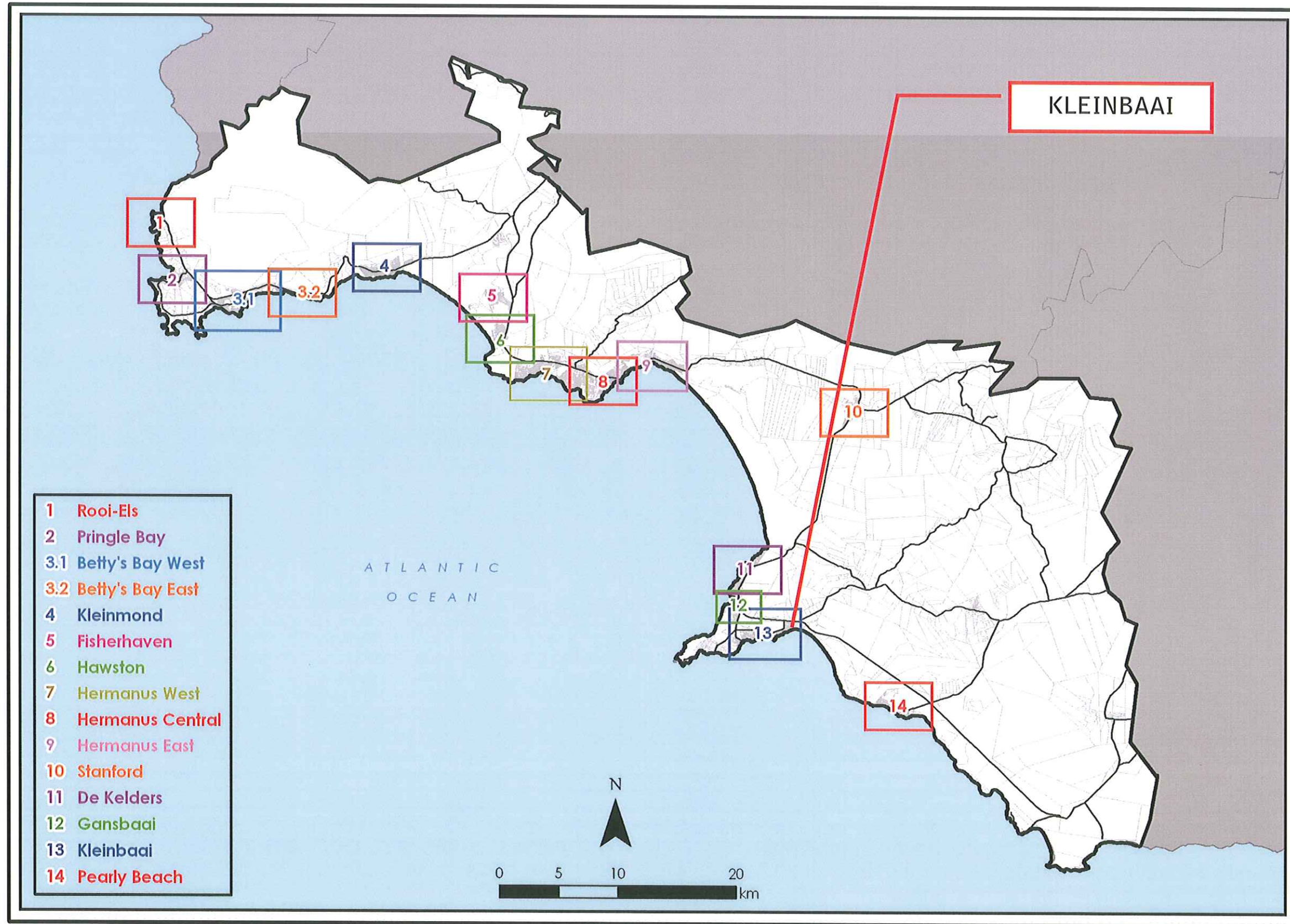


KLEINBAAI / FRANSKRAAL



7.4.13 KLEINBAAI / FRANSKRAAL

A: Contextual Overview



Figure 77: Locality

(i) Location and function (refer to Locality Plan: Sheet A)

Kleinbaai / Franskraal is a suburb of Gansbaai and is located on its eastern side. Included into the Kleinbaai / Franskraal area is the Van Dyksbaai, Birkenhead, Kleinbaai, Klipfontein and Franskraal suburbs.

The Kleinbaai / Franskraal Planning Area as part of the Greater Gansbaai also functions as a popular residential, holiday and retirement settlement and an increasingly popular tourist destination as a result of the active shark diving industry in the area.

(ii) Current Urban Structure and Form (refer to Urban Structure and Form Plan: Sheet A)

Kleinbaai / Franskraal comprises of a long linear settlement framed by Birkenhead holdings and the golf course on its western side and the Uilkraals River estuary in the east. The settlement has a predominantly low density suburban character and in general the dwellings have a positive house to street relationship. The gated Klipfontein security village with its curvilinear type road layout on the western side of the Kleinbaai / Franskraal area separates itself from the more rectilinear road pattern on the eastern side of the settlement. Varying degrees of legibility and connectivity to the coastal edge is evident in the Kleinbaai / Franskraal Planning Area.

The only material nodal point is located at the small boat harbour as well as a small business node at the intersection of Rosseau and Schneider Streets.

(iii) Population Composition: Age Distribution (Source: Statistics South Africa, 2001)

The following graph gives an age distribution overview of Kleinbaai / Franskraal's population according to the 2001 census figures. The graph clearly reflects a predominant retirement and holiday area character.

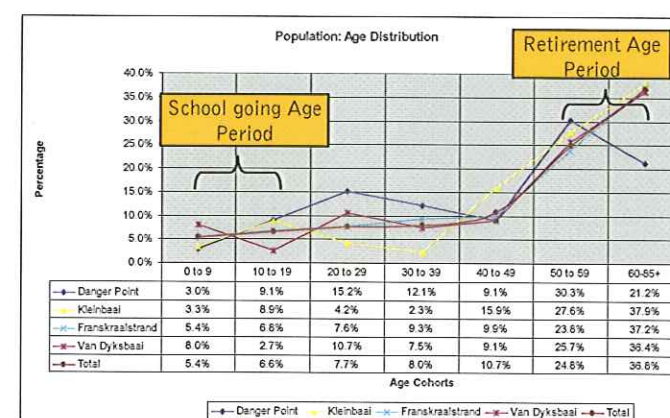


Figure 78: Age Analysis for the Kleinbaai / Franskraal population

(iv) Historical Growth Pattern (refer to Historical Township Establishment Pattern Plan: Sheet A)

The settlement originated during the 1900 to 1939 time period within the Van Dyksbaai area with 123 erven representing approximately 5% of the current town's footprint. Rapid growth took place during the 1940 to 1969 time period when 1020 erven were established (46% of the Kleinbaai / Franskraal settlement's erven). This followed by an additional 929 erven (41% of the settlement's erven) during the 1970 to 1999 time period. Post 1999, a further 172 erven were established consisting mainly of the areas north of Van Dyksbaai.

(v) Landscape Setting

The settlement is located on the coastal plain between the Franskraal Mountains and the predominantly rocky coastline.

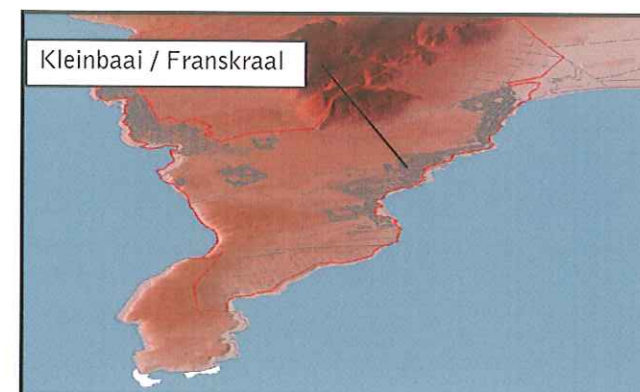


Figure 79: Landscape setting

The natural elements which contain the village and which contribute to its form and structure include the following:

- The Danger Point Conservancy to the west.
- The Uilkraalsmond Reserve to the east.
- The mountain backdrop formed by the Uilkraals Mountains.
- The rocky coastline and Kleinbaai harbour with its concentration of shark cage diving facilities.

(vi) Vacant Land Ownership (refer to Land Ownership Pattern Plan: Sheet A)

The majority of the erven within and surrounding the Kleinbaai / Franskraal area is in private ownership. Large portions of vacant municipal owned land is located north of the existing developed area.

B: Local Area Character and Density Analysis:

(i) Land use pattern (refer to Locality Plan: Sheet B)

The single residential land use pattern dominates the Kleinbaai / Franskraal area, augmented by a structured open space system inside the built-up area. Linear shaped business land use has realised along the access route to the small craft harbour, mostly consisting of shark diving related businesses.

Another feature of this area is the number of relatively large vacant stands spread throughout the settlement.

Approximately 30% of the residential erven within the Planning Area is vacant and approximately 50% of the dwellings in the settlement are permanently occupied.

(ii) Zoning (refer to Zoning Plan: Sheet B)

The zoning of Kleinbaai / Franskraal is in general consistent with the land use of the Kleinbaai / Franskraal Planning Area.

(iii) Community Facilities (refer to Community Facilities Plan: Sheet B)

In terms of the standards for the provision of community facilities set out in Annexure B, Kleinbaai / Franskraal is poorly provided for.

(iv) Civil Services Capacity (refer to Civil Services Plan: Sheet C)

The local as well as the collector road network of Kleinbaai / Franskraal operates at acceptable levels of service.

Kleinbaai / Franskraal has sufficient water source and potable water treatment works capacity.

The majority of the area is reliant on septic tank systems and needs to be converted to a sewerage network system connected to the waste water treatment work.

Sufficient electricity supply capacity exists, however a sharp increase in the demand is evident. The existing electricity network makes no provision for additional development and network upgrades are required before any development can take place. The Eskom intake point offers sufficient capacity for the town.

The solid waste drop off system provides sufficient capacity for the solid waste generation in the town.

C: Synthesis: Status Quo Density and Character Assessment (refer to Density and Character Plan: Sheet D, Contextual Overview Plan: Sheet E, and the Opportunities and Constraints Plan: Sheet F)

Densification opportunities are limited by the need to retain the nature of the interface with the R43, which traverses a predominantly green landscape and a sensitive coastal interface. Opportunities occur in greenfield sites adjacent to the northern link road which runs parallel to the R43 to the south.

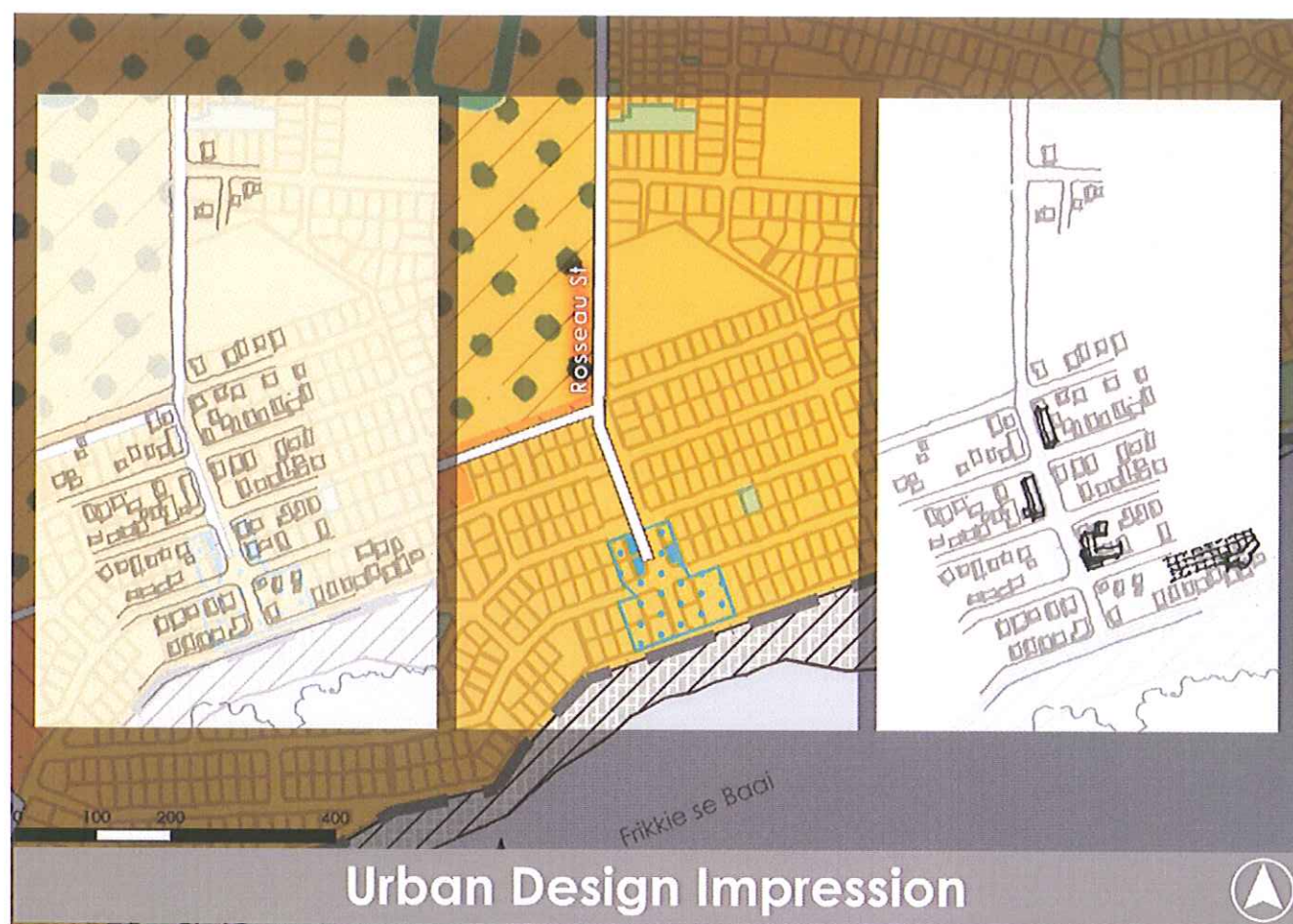


Figure 80: Frikkie se Baai

Similarly, densification opportunities occur at nodal points which connect this link road to the coastline.

The predominant retirement / holiday settlement has a distinctive character with positive house-street relationships.

The harbour of Kleinbaai has a nodal quality that needs to be enhanced within strict urban design parameters.

A portion of developable land is restricted to the area north of the current built-up area and the east-west link route and west of the Kleinbaai / Franskraal built-up area.

Urban nodes could be developed at the points of intersection with the access routes to Kleinbaai and Franskraal.

Development at points of access from scenic routes could contribute to a more legible public structure and ease of access to the coastline.

The rural natural character of the scenic drive should be conserved. Careful consideration should be given to the conservation of the milkwood thickets which provides natural features of distinction in an otherwise suburban landscape.

Green corridors linking the natural interior to the coastline need to be enhanced at the golf course area to the west and at Uilkraalsmond to the east. Bulk civil services are presently relatively sufficient to accommodate some new development. Upgrade and connection of the civil services networks need to take place.

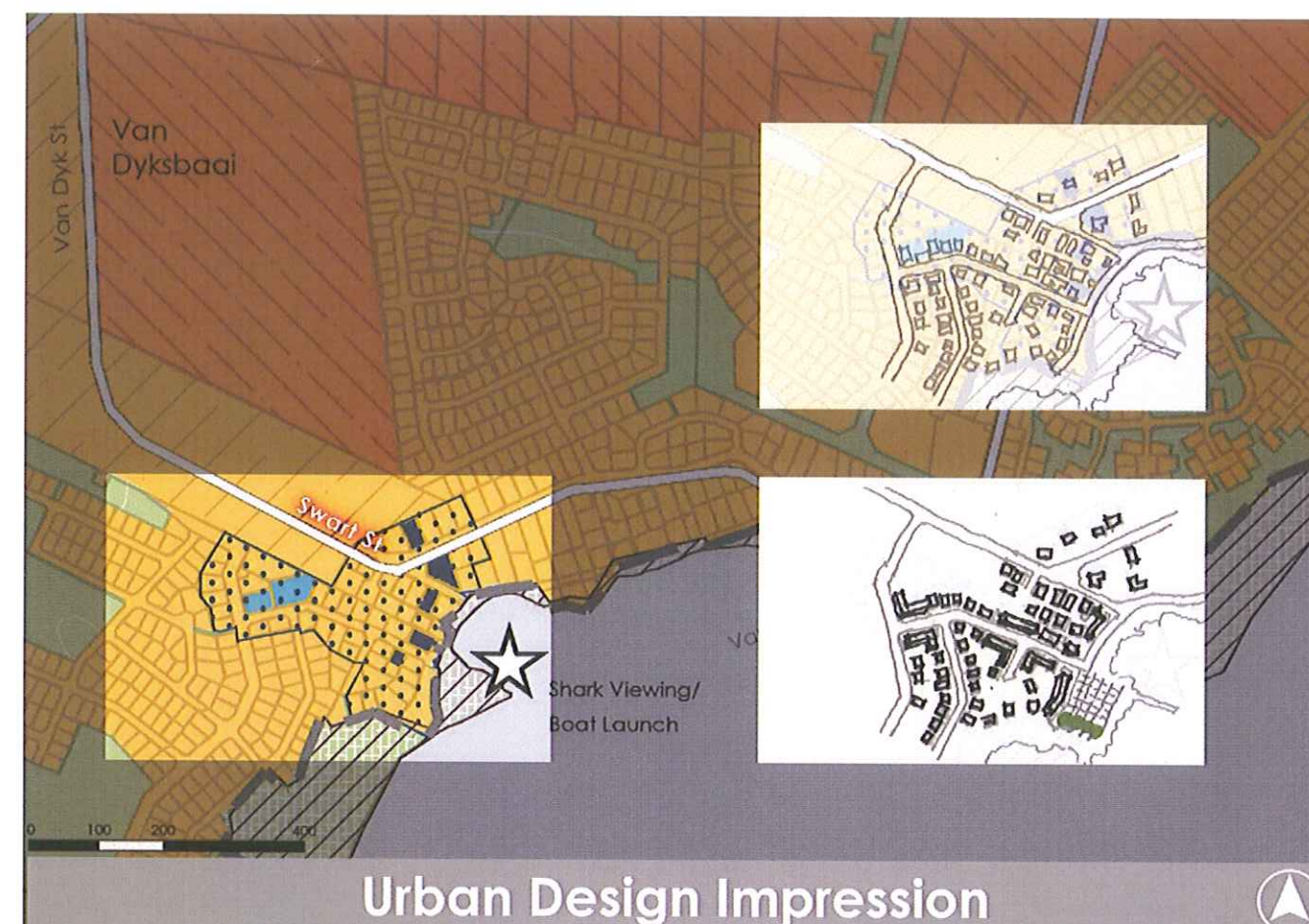


Figure 81: Kleinbaai small vessel harbour

D: Proposed Densification Interventions

(i) Densification Strategy

The following general densification strategy principles are proposed for the Kleinbaai / Franskraal area:

- To provide a legible structural framework to channel development to areas which can accommodate future growth and which can sufficiently contribute to legibility in an area characterised by suburban development, and to protect natural features such as the coastline.
- To provide a greater range and choice of residential accommodation, including inclusionary housing.
- To provide increased thresholds for a greater range of land uses and urban opportunities, particularly in and adjacent to areas of natural opportunity such as the harbour.

(ii) Proposed Interventions (refer to Strategic Growth Management Interventions Plan: Sheet G)

The following interventions are proposed for the Kleinbaai / Franskraal Planning Area (refer to the Contextual Overview Plan):

- Densification in the greenfield sites to the south of the link road and conservancy area parallel to the R43.
- A medium density mixed use activity node at Kleinbaai harbour.
- Two medium density nodes at the two main points of intersection between the link road and the coastline at Franskraal and Frikkie-se-baai.
- Incremental densification within the existing residential fabric.

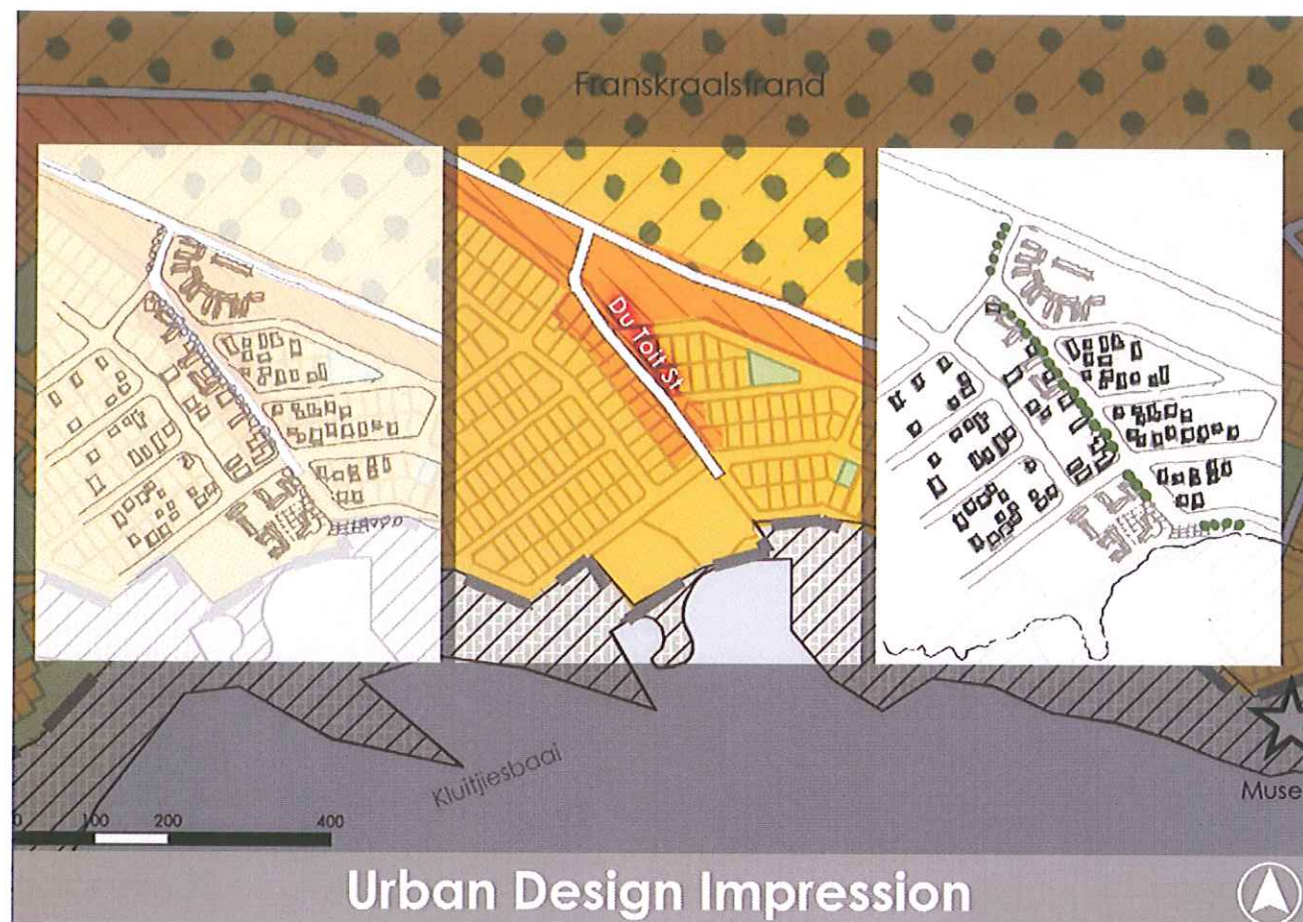


Figure 82: Retail node at Franskraal strand

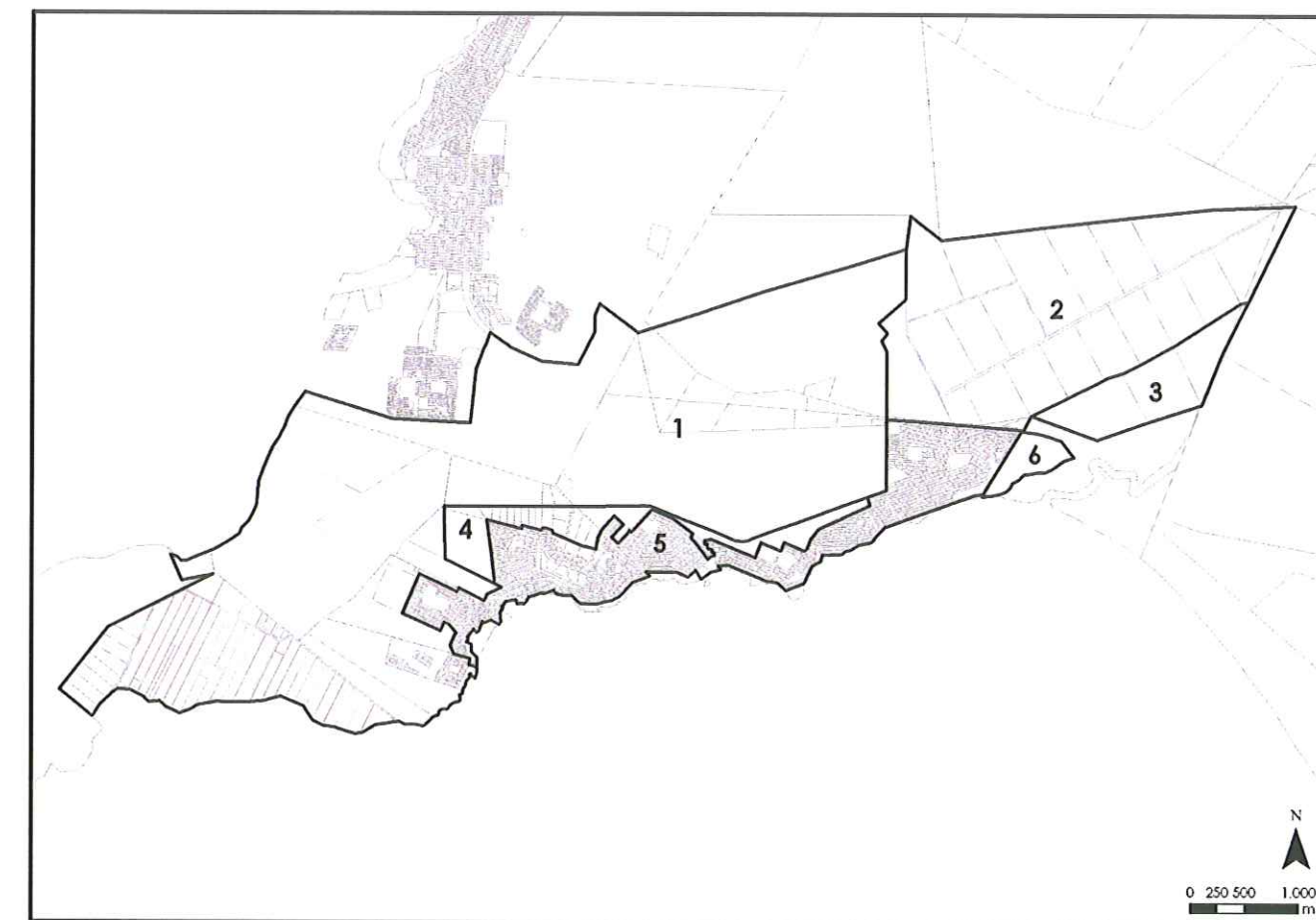


Figure 83: Kleinbaai / Franskraal Planning Units

(iii) Urban Design Guidelines

Three areas have been identified within the Kleinbaai / Franskraal Planning area where specific Urban Design Guidelines are required in order to control the development of these areas. Urban design impressions of these areas are illustrated in *Figures 80 and 83*:

- Frikkie-se-baai retail node
- The proposed Kleinbaai small vessel harbour,
- A new node at Franskraal strand.

(iv) Densification proposals per identified Planning Unit (refer to Proposals Plan: Sheet H)

For the Kleinbaai / Franskraal area, six Planning Units have been identified. The proposals made for the Kleinbaai / Franskraal area can potentially contribute to an increase of approximately 12300 additional dwelling units over the medium to long term, increasing the current gross density of the area from 1.2 to 6.5 dwelling units per hectare.

The following proposals are relevant for this area:

• Planning Unit 1

Planning Unit 1 consists of the area surrounding the current built-up Kleinbaai / Franskraal area which inter alia includes the Birkenhead area.

▪ Residential Densification

Given the large areas identified as part of the Danger Bay Conservancy Area, only 20% of the area has been assumed suitable for densification purposes. Block development for free-standing duplex type housing (housing typology E1) is proposed for this area. This proposal can potentially contribute to approximately 4700 additional dwelling units increasing the current gross density from 0.3 to 3.7 dwelling units per hectare.

▪ Community Facilities

The following community facilities are proposed for this Planning Unit:

- 1 Clinic,
- 1 Community Hall,
- 8 Pre-Primary Schools,
- 5 Primary Schools,
- 2 Secondary Schools,
- 1 Library,
- 17 Worship facilities,
- 1 Taxi Rank / bus stop, and
- 27ha Public/Private Open Space.

▪ Civil Services

In order to facilitate any densification in this Planning Unit, the following civil services provision and/or upgrades will be required:

- The provision of a water network system,

- The provision of a new reservoir,
- The provision and linkage of a waste water treatment works and sewerage network system,
- A local investigation to determine if the existing bulk supply and local electrical network can be extended to this Planning Unit to accommodate the proposed additional dwelling units,
- The construction of a collector road system,
- The provision of a local road network.

• Planning Unit 2

Planning Unit 2 consists of a portion of land on the north eastern side of Kleinbaai / Franskraal.

Residential Densification

The densification proposal for this Planning Unit consists of block development for an assumed 50% of the area. The typical housing proposals would include free-standing simplex and duplex housing as well as simplex-row/semi-detached housing and duplex-row two storey walk up housing (housing typology E1, E2, E5 and E6). This proposal can potentially contribute to approximately 7000 additional dwelling units and create a gross density of 13.7 dwelling units per hectare.

Community Facilities

Given the location and opportunities this portion of land offers, the following community facilities are proposed for this Planning Unit:

- 1 Clinic,
- 1 Community Hall,
- 11 Pre-Primary Schools,
- 6 Primary Schools,
- 3 Secondary Schools,
- 2 Libraries,
- 23 Worship facilities,
- 1 Taxi Rank / Bus Stop, and
- 37ha Private/Public Open Space.

Civil Services

As per Planning Unit 1.

Planning Unit 3

Planning Unit 7 consists of the area north east of the existing Uilenskraalmond Resort site.

Residential Densification

No densification is proposed for this Planning Unit.

Community Facilities

No additional community facilities are proposed for this Planning Unit.

Civil Services

As per Planning Unit 1.

Planning Unit 4

Planning Unit 4 consists of the vacant land located between the current built-up area and the east-west connector road on the northern side of the Kleinbaai / Franskraal Planning area.

Residential Densification

Block Development for 50% of this Planning Unit is proposed. The typical housing proposals would include free-standing simplex and duplex housing as well as simplex-row/semi-detached housing and duplex-row two storey walk up housing (housing typology E1, E2 E5 and E6). This proposal can potentially contribute more than 322 additional dwelling units and create a gross density of 14.3 dwelling units per hectare.

Community Facilities

Given the location and opportunities this vacant land offers, the following community facility sites are proposed for this Planning Unit:

- 1 Pre-Primary School,
- 2 Primary Schools,
- 1 Secondary School,
- 1 Worship facility, and
- 5.5ha Private / Public Open Space.

Civil Services

In order to facilitate any densification in this Planning Unit, the following civil services provision and / or upgrades will be required:

- The provision of a water network system,
- The provision of a new reservoir,
- The provision and linkage of a waste water treatment works and sewerage network system,
- An investigation to determine if the storm water runoff can satisfactorily be dealt with following the proposed densification,

- A local investigation to determine if the existing bulk supply and local electrical network can be extended to this Planning Unit to accommodate the proposed additional dwelling units,
- The provision of a local road network.

Planning Unit 5

This Planning Unit predominantly consists of the current built-up area of Kleinbaai / Franskraal.

Residential Densification

Incremental development through subdivision to allow a second dwelling unit (housing typology B1) is proposed for an assumed 20% of the area/dwellings in this Planning Unit. Based on this assumption, this proposal can potentially contribute to more than 440 additional dwelling units and increasing the gross density of this Planning Unit from 8.1 to 9.7 dwelling units per hectare.

Community Facilities

Given the existing development that has taken place over the years, the following community facilities are proposed for this Planning Unit:

- 1 Clinic site,
- 1 Community Hall,
- 4 Pre-Primary Schools,
- 8 Worship facilities, and
- 23ha Private / Public Open Space

Civil Services

As per Planning Unit 1.

Planning Unit 6

Planning Unit 6 consists of the existing Uilenskraalmond Resort site on the eastern side of the Pearly Beach Settlement.

Residential Densification

No densification is proposed for this Planning Unit.

Community Facilities

No additional community facilities are proposed for this Planning Unit.

Civil Services

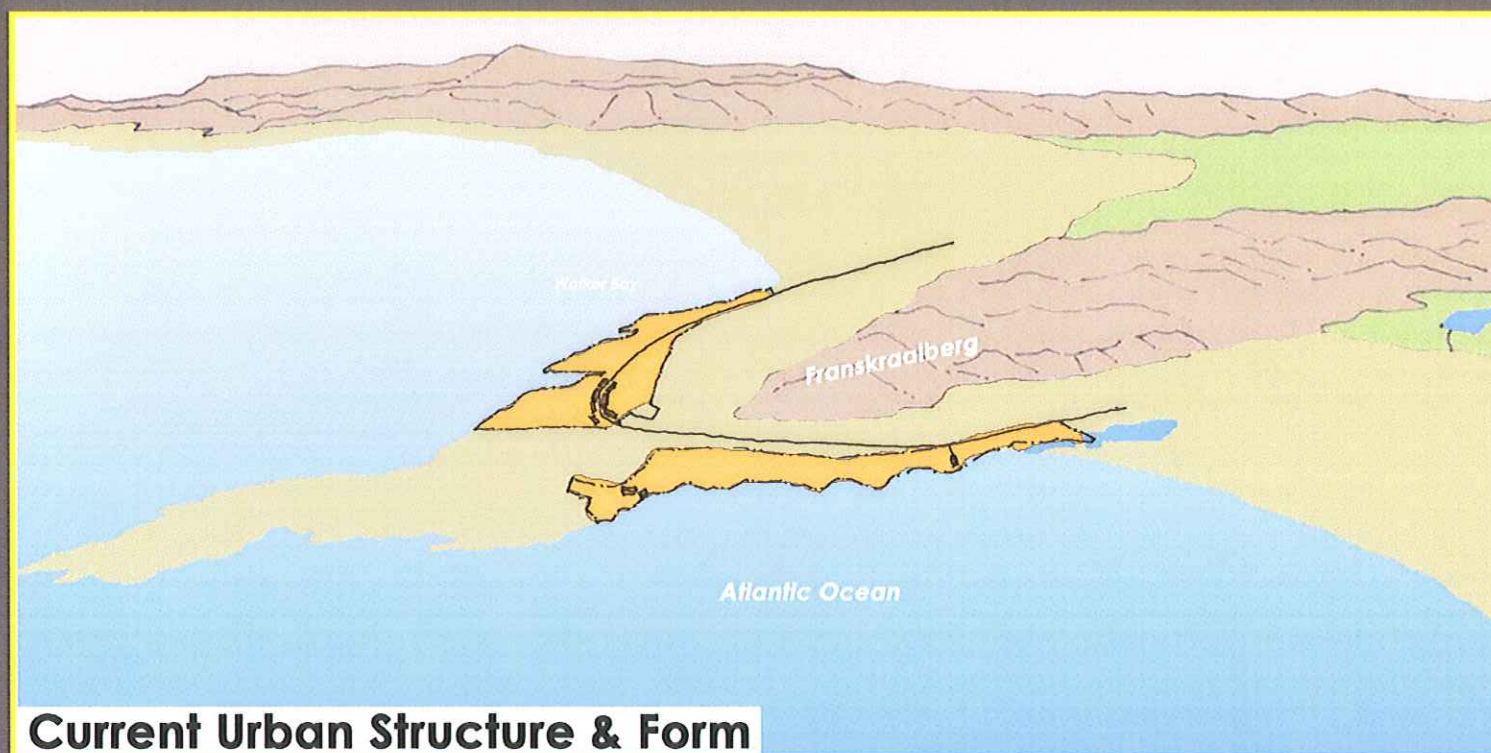
As per Planning Unit 1.

Conclusion

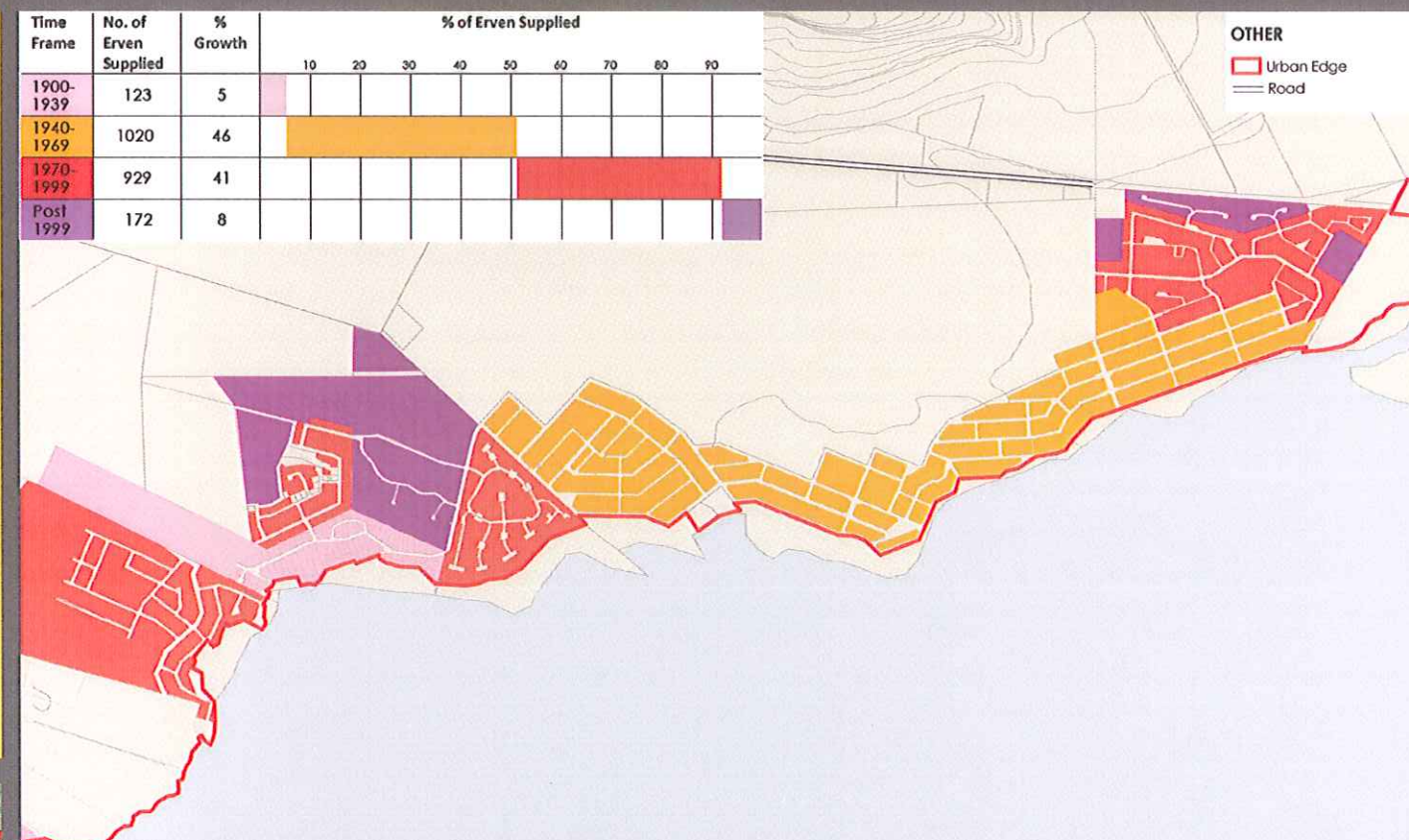
The implementation of the above densification proposal will ensure that the sensitive areas surrounding the built-up Kleinbaai / Franskraal area are developed in a careful sensitive manner but also make provision to respect and protect the Danger Point Conservancy Area. The predominant areas of densification as well as the proposals for the nodal intensification will contribute to a more compact, denser and efficient sustainable urban form.

The civil infrastructure will simultaneously have to be upgraded to accommodate the existing as well as the proposed developments in a safe sustainable manner.

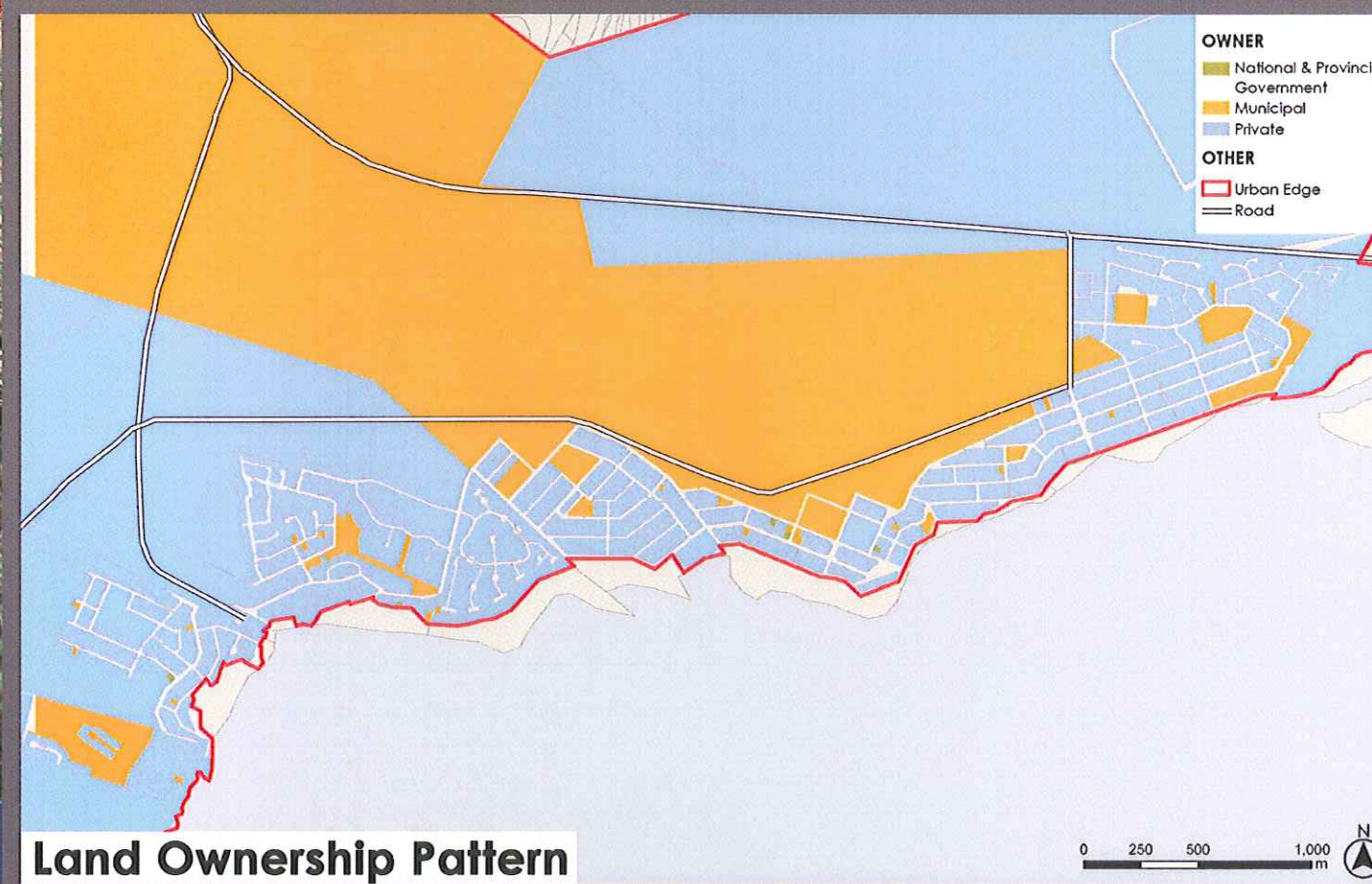
Such investment will create an enabling structure for an efficient and equitable urban system and positive living environment.



Time Frame	No. of Erven Supplied	% Growth	% of Erven Supplied									
1900-1939	123	5										
1940-1969	1020	46										
1970-1999	929	41										
Post 1999	172	8										



Historical Township Establishment Pattern



**GROWTH
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KLEINBAAI **A. GROWTH & OWNERSHIP PATTERNS** (MAY 2010)



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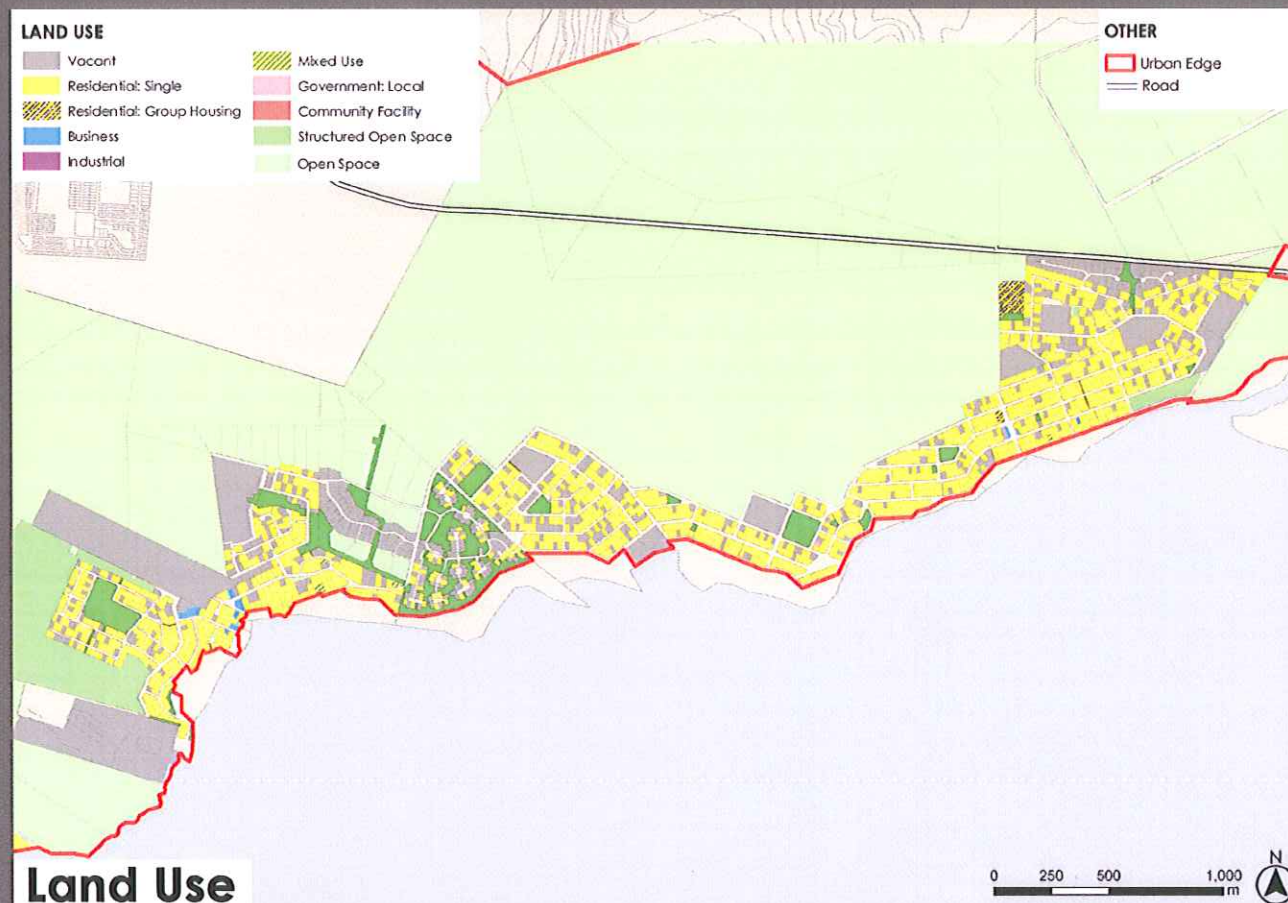
KLEINBAAI

AI. AERIAL VIEW OF PLANNING AREA

(MAY 2010)



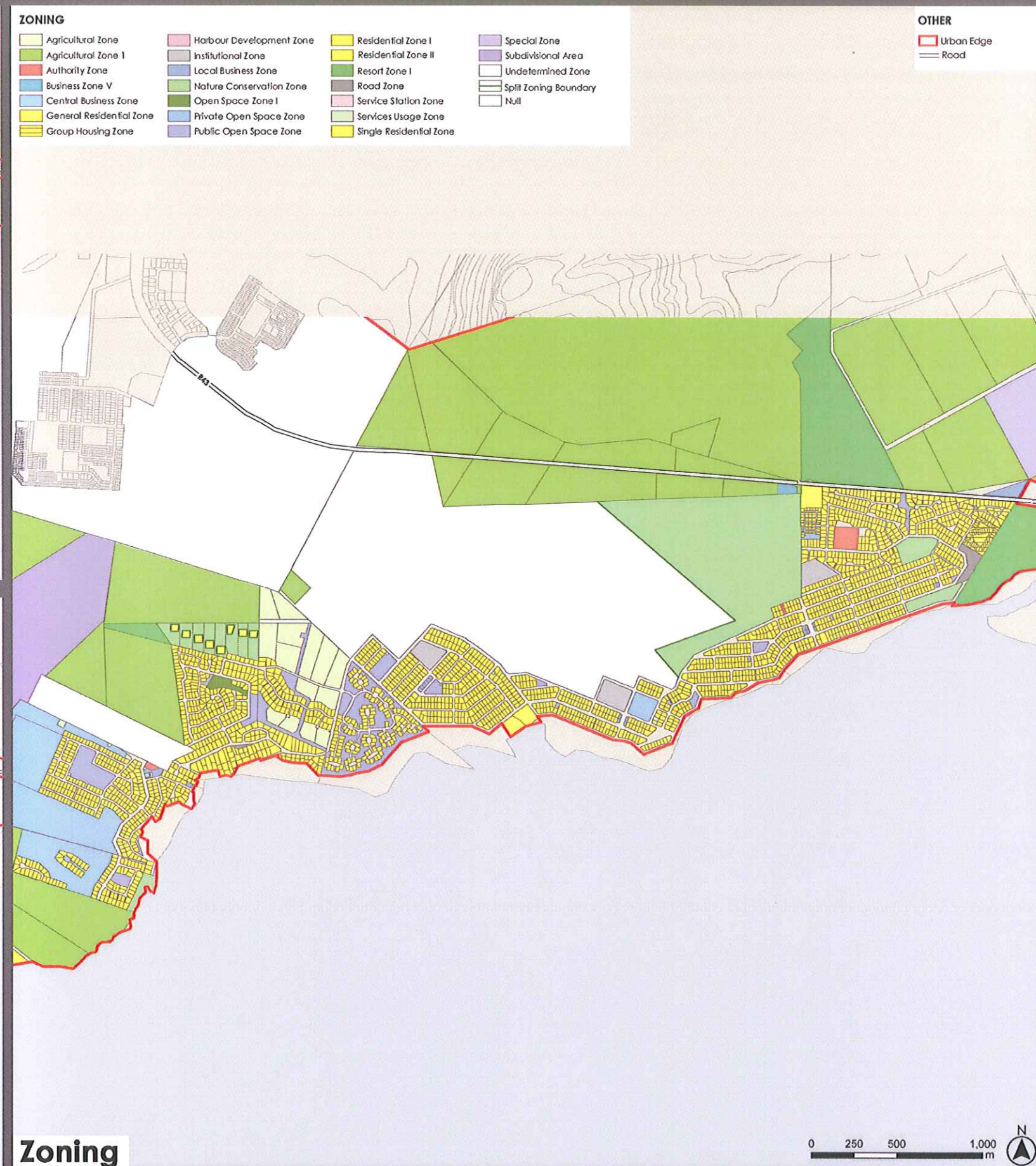
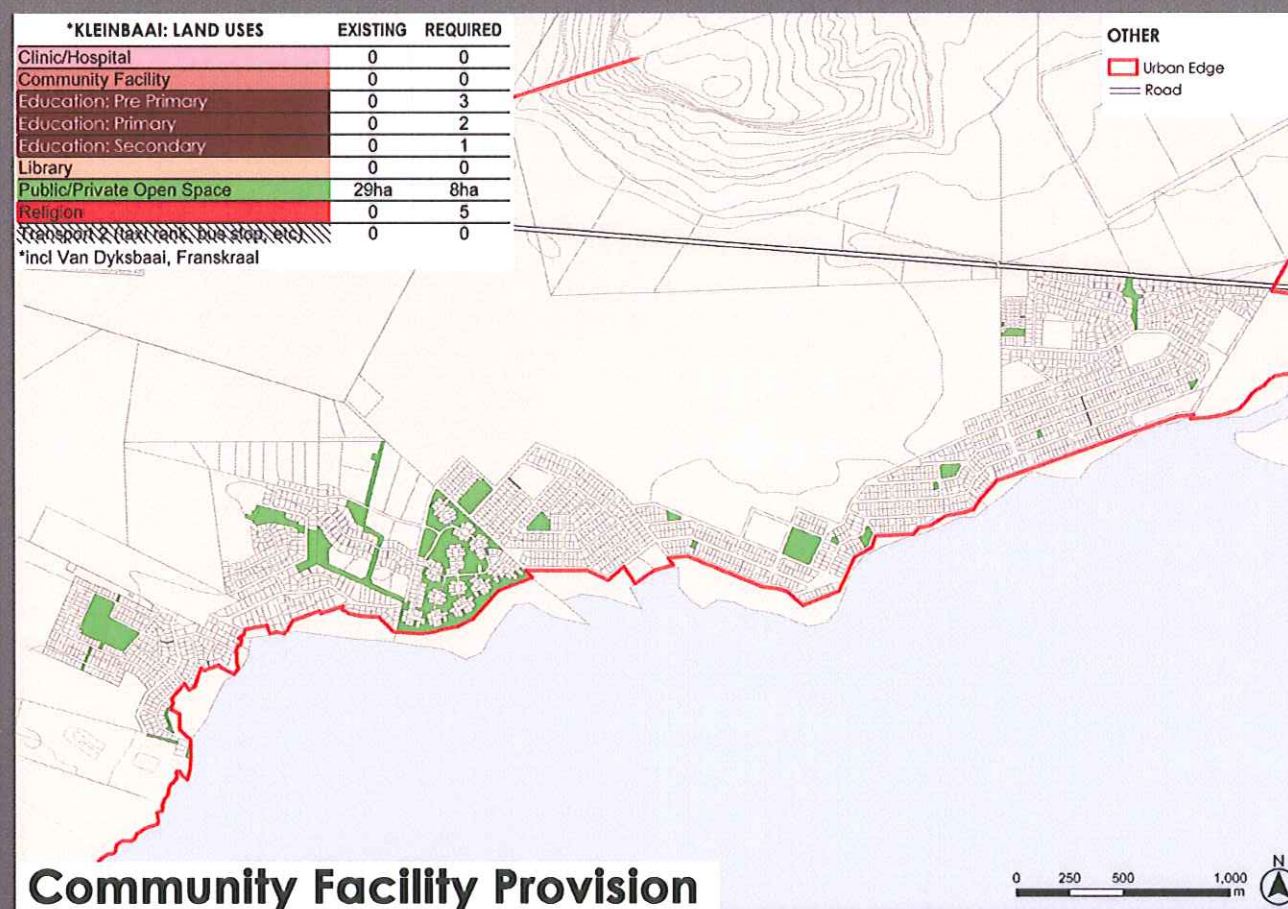
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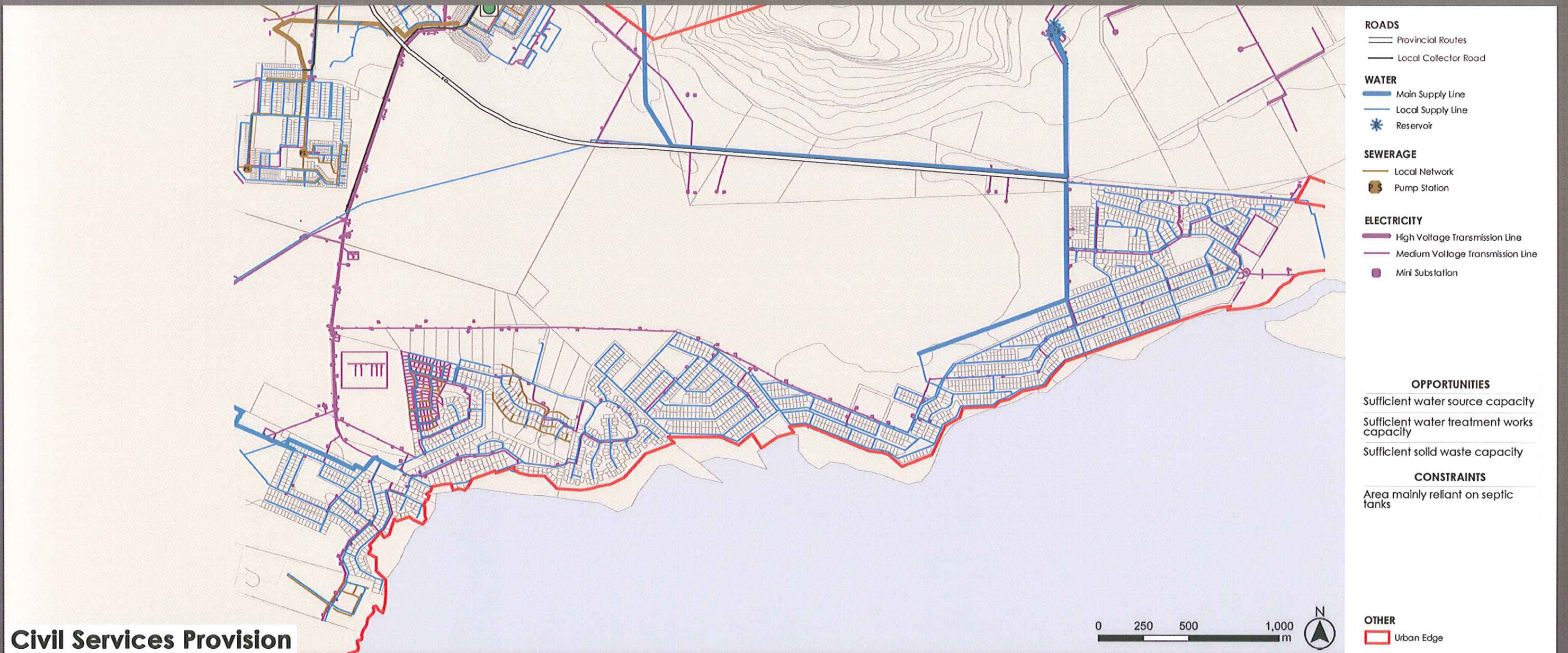
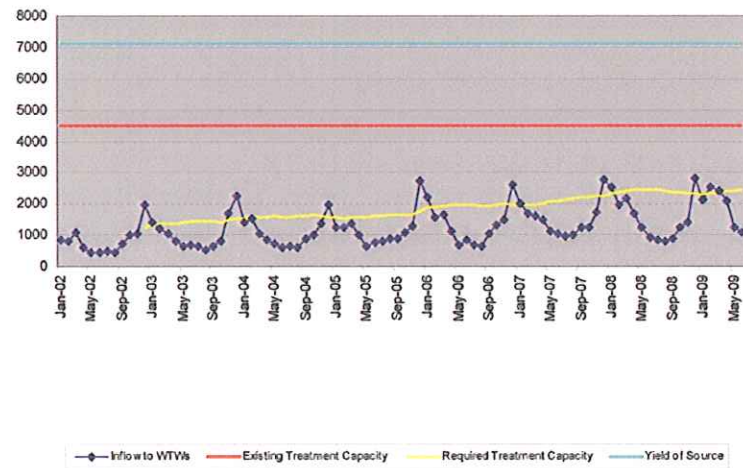
***KLEINBAAI: LAND USES**

	EXISTING	REQUIRED
Clinic/Hospital	0	0
Community Facility	0	0
Education: Pre Primary	0	3
Education: Primary	0	2
Education: Secondary	0	1
Library	0	0
Public/Private Open Space	29ha	8ha
Religion	0	5
Transport & Recreation	0	0

*incl Van Dyksbaai, Franskraal



Franskraal WTWs (Kl/d) - Potable Water Treatment Works



Civil Services Provision



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C. SERVICES PROVISION (MAY 2010)



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CHARACTER ZONE	TOTAL NO. OF ERVEN	AREA (HA)	VACANT ERVEN					RESIDENTIAL ERVEN										GROSS DENSITY	NET DENSITY	PROPERTY VALUE
			NO.	AREA (HA)	NO. (%)	AREA (%)	TOTAL NO.	AREA (HA)	DEVELOPED				VACANT							
									NO.	RES UNITS	AREA (HA)	NO. (%)	AREA (%)	NO.	AREA (HA)	NO. (%)	AREA (%)			
1	2228	255.3	682	78.7	30.6	30.8	2142	161.6	1507	1359	109.2	70.4	67.6	635	52.4	29.6	32.4	8.6	13.6	High

* Refer to explanatory txt in document

* Refer to explanatory text in document



AREA 1

A large section of the caravan has very dense lots with formalized housing.



Density & Area Character



AREA 1

The character of the area is predominately low density residential suburban with very little variation of the built form response to the natural landform. Positive house street relationships should be maintained in any future developments which contribute to the variety and differentiation in the urban landscape. Densification at points of natural opportunity such as at points of entry into the settlement could contribute to legibility and variety, and an increase in the thresholds necessary to support a greater range of commercial and civic facilities and of holiday home housing opportunities.



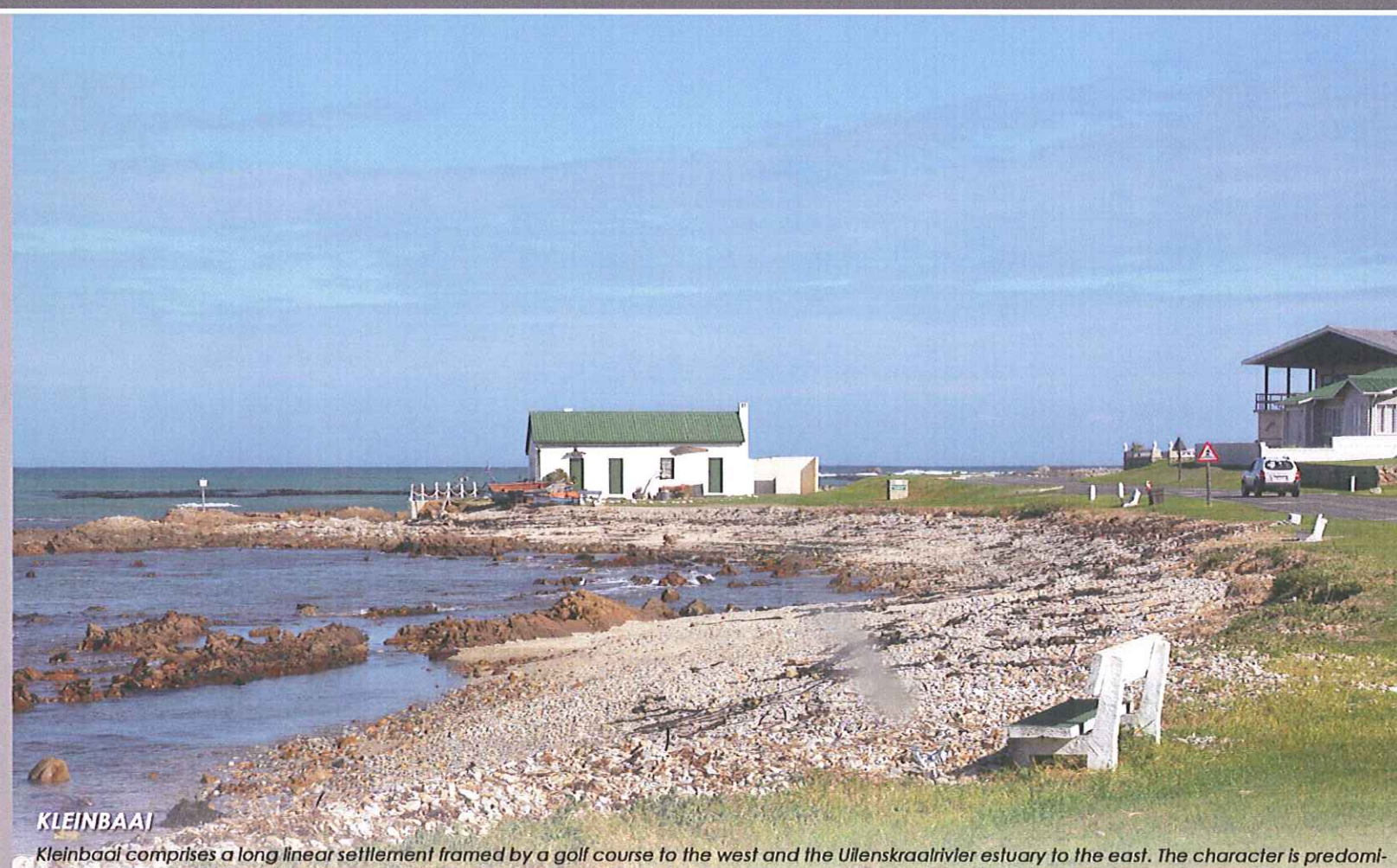
LAGOON



COASTAL WALL

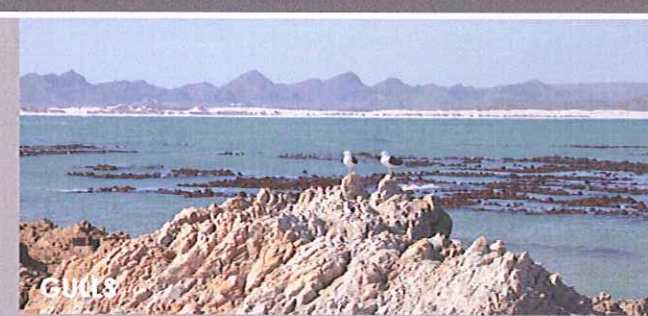


BOAT LAUNCH



KLEINBAAI

Kleinbaai comprises a long linear settlement framed by a golf course to the west and the Uilenkraalrivier estuary to the east. The character is predominantly sub-urban. The small boat harbour with the concentration of shark cage diving facilities provides the only point of intensification, apart from the camping site at Uilenkraalsmond, along the coastline.



GULLS



COASTAL EDGE



HOUSE

Place Making Qualities



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KLEINBAAI

D. DENSITY & AREA CHARACTER (MAY 2010)



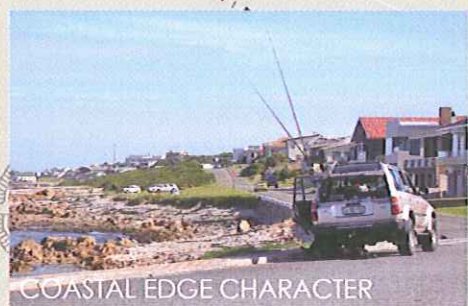
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A1 URBAN EDGE: NORTH:
 X The settlement is partially and visually separated from the scenic route to the north.
 The vegetation in the area is low and sparse resulting in low visual absorption capacity.



GATED VILLAGE

A2 SCENIC DRIVE INTERFACE:
 ✓ To the west the settlement is set well back from the scenic route.
 X To the east, at the main entrance to Franskraal a gated security village creates a hard visually impermeable edge to the route which is substantially at variance to its rural context. (A2)
 ✓ Two links from the scenic route provide access to Kleinbaai to the west and Franskraal to the east.
 ✓ The route to Kleinbaai is through a natural landscape and has a termination point at Kleinbaai harbor, a local and regional tourism destination related to the shark cage diving facility (A2). To Gansbaai
 X The eastern access to Franskraal passes through a predominantly suburban environment and has no defined point of destination (A2).



COASTAL EDGE CHARACTER

A3 URBAN EDGE: COAST LINE:
 The nature of the interface is predominantly suburban with no differentiation in urban form from the rest of the settlement which is predominantly suburban in character.
 ✓ The harbour at Kleinbaai does have a nodal quality and is the only publicly orientated space apart from the Uilenkraalmond Caravan Park to the east along the approximately 6 km long zone of housing development.

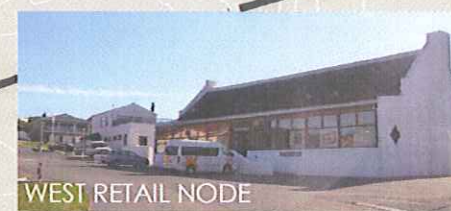


KLEINBAAI HARBOUR

B LEGIBILITY & CONNECTIVITY:
 ✓ The long strip of residential development is framed by the golf course to the west and the Uilenkraalrivier estuary to the east which is the only natural defining feature in an otherwise featureless landscape. (B1)
 X Road layouts vary from curvilinear suburban layouts in the west to more rectilinear grid patterns in the east with varying degrees of legibility and connectivity to the coastal edge. The suburban nature of the settlement set back behind the frontal dune system has low legibility and "sense of place".
 X A local distributor running in an east west direction parallel to the scenic route to the north provides access to the settlements at Kleinbaai and Franskraal (B2) but has poor levels of connectivity to the coastal zone.



COASTAL ROAD OBSTRUCTED

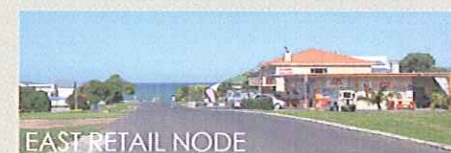


WEST RETAIL NODE

C NODAL POINTS:
 ✓ The only nodal quality along the 6km strip of residential development is at the small boat harbour at Kleinbaai. This is predominantly related to the shark-cage diving activity which has developed relatively recently. The nature of the built form is relatively fine grain in character. (C1)
 ✓ The golf course to the west and the caravan site to the east are two recreational nodes which do have development potential.



ACCESSIBILITY OF GOLF COURSE



EAST RETAIL NODE



BOWLING GREEN

D GREEN CORRIDORS:
 X There are no green corridors linking the mountain zone to the coastline.
 ✓ The extensive nature of the Uilenkraalrivier estuary provides a natural edge to the east of the long linear settlement.



VLEI AREA



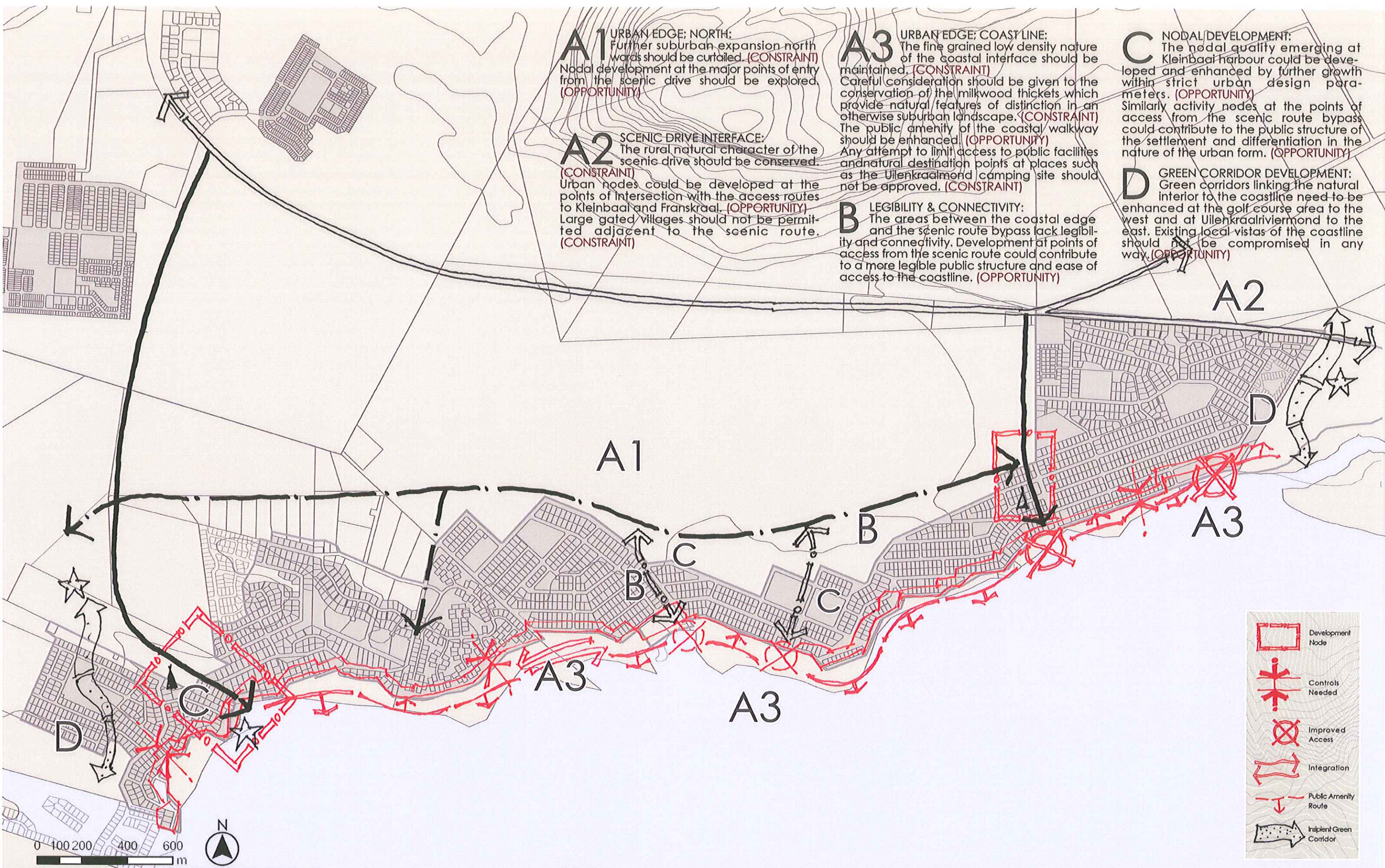
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E. CONTEXTUAL OVERVIEW (MAY 2010)



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F. OPPORTUNITIES & CONSTRAINTS (MAY 2010)

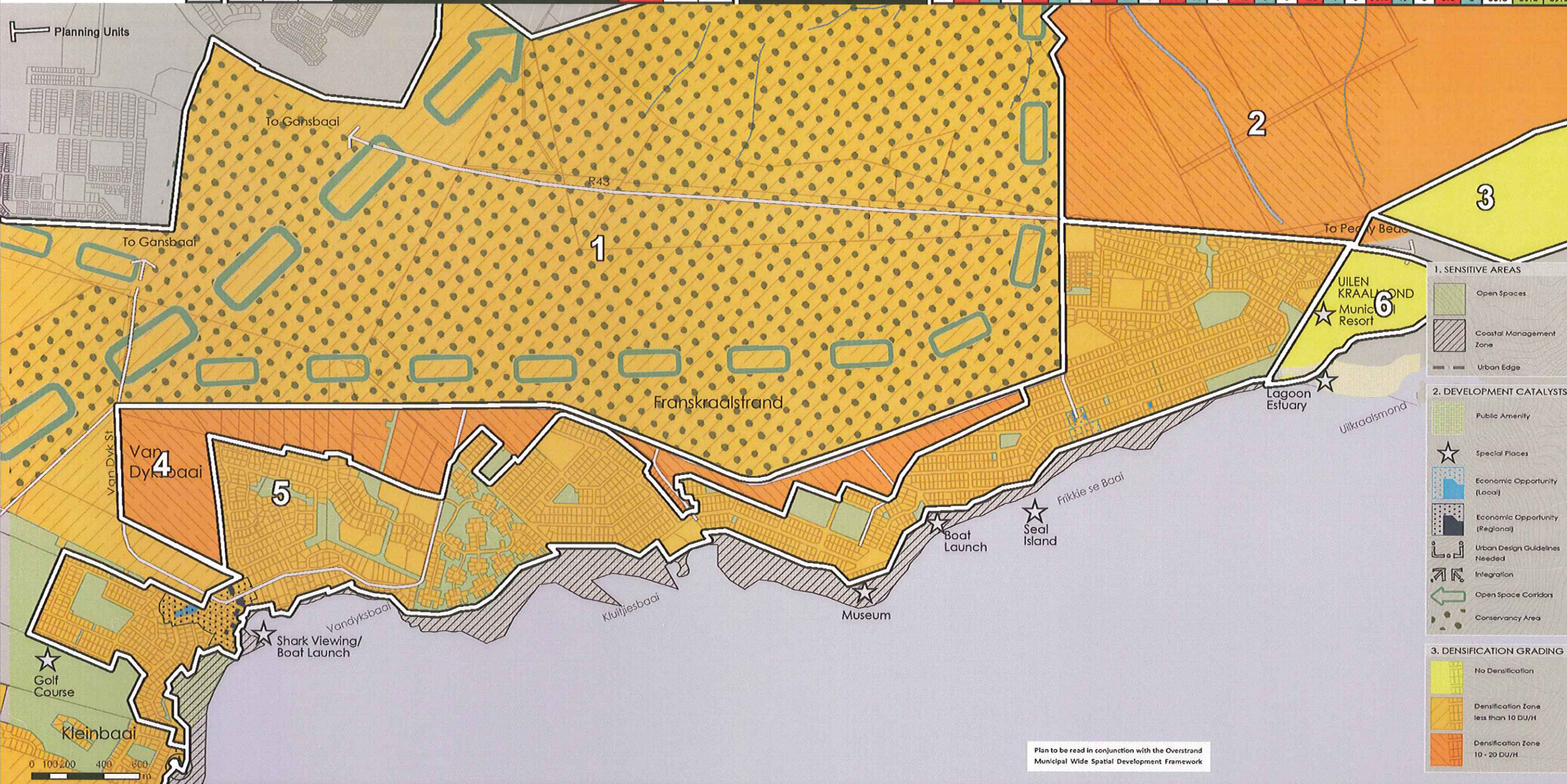


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Legend

•	Sufficient spare capacity
?	Further investigations required
X	No Spare Capacity Available
S	Water Source
N	Network
TW	Treatment Works
EI	Eskom Input
C	Collector Roads
L	Local Roads
E	Existing
R	Required
P	Proposed

Planning Unit	Density									
	Total Area of Planning Unit (ha)	Existing Number of Residential Units	Existing Gross Density	Densification Considerations (Refer to text for interpretation)	Height Restriction Proposal (Storeys)	Assumed Residential Developable Area (%)	Proposed increased gross residential density	Potential Total Number of Residential Units	Potential Number of Additional Residential Units	
1	1390.9	425	0.3	E1	1	20	3.7	5154	4729	
2	503.0	71	0.1	E1,35% / E2,35% / E5,15% / E6, 2 storeys,15%	2	50	13.7	6899	6828	
3	86.4	0		SQ	n.a.	n.a.	0.0	0	0	
4	23.7	16	0.7	E1,35% / E2,35% / E5,15% / E6, 2 storeys,15%	2	50	14.3	338	322	
5	271.3	2198	8.1	B1	1	20	9.7	2638	440	
6	22.1	0	0.0	SQ	n.a.	n.a.	0.0	0	0	
Total	2297.4	2710	1.2				6.5	15029	12319	

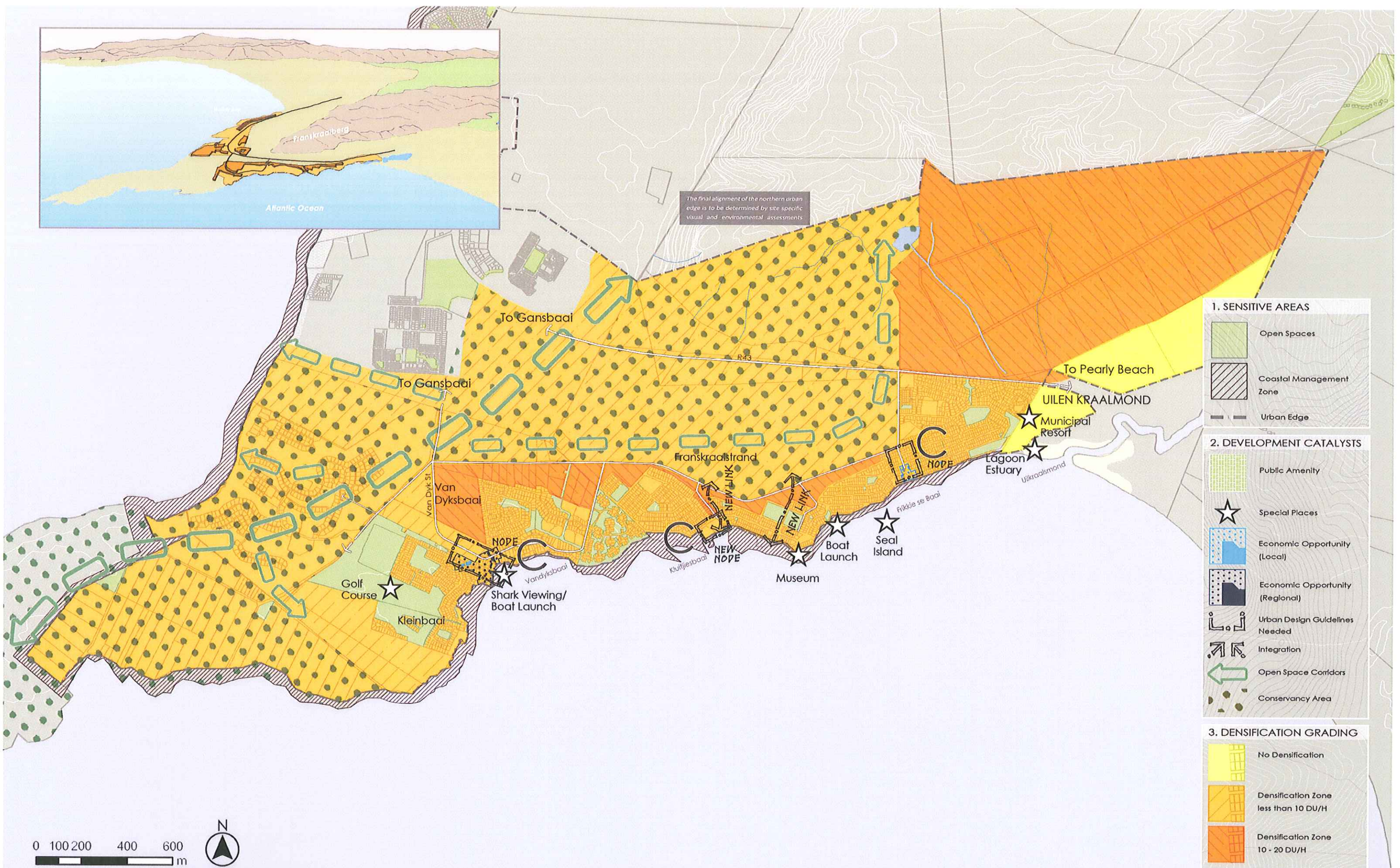
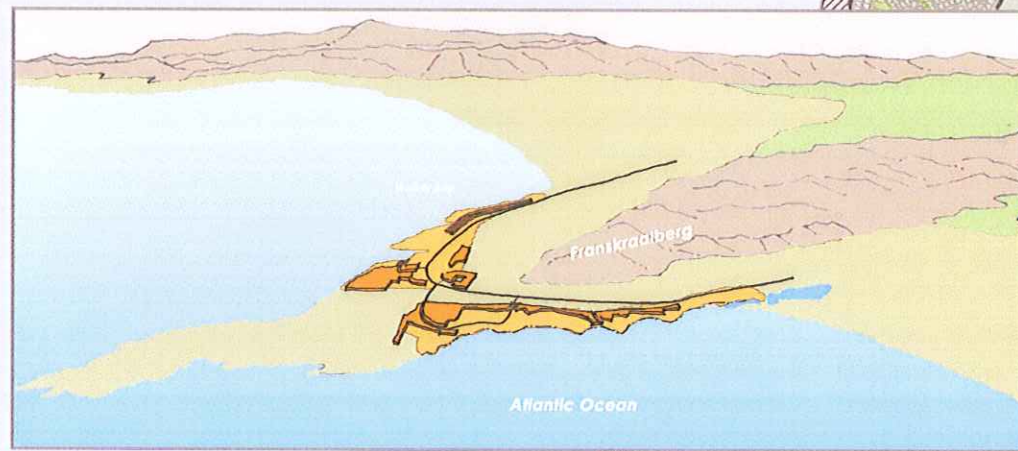


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KLEINBAAI/FRANSKRAAL H. PROPOSAL PLAN (MAY 2010)



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- 1. SENSITIVE AREAS**
- Open Spaces
 - Coastal Management Zone
 - Urban Edge
- 2. DEVELOPMENT CATALYSTS**
- Public Amenity
 - Special Places
 - Economic Opportunity (Local)
 - Economic Opportunity (Regional)
 - Urban Design Guidelines Needed
 - Integration
 - Open Space Corridors
 - Conservancy Area
- 3. DENSIFICATION GRADING**
- No Densification
 - Densification Zone less than 10 DU/H
 - Densification Zone 10 - 20 DU/H



GROWTH
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KLEINBAAI/FRANSKRAAL

G. STRATEGIC GROWTH MANAGEMENT INTERVENTIONS (MAY 2010)



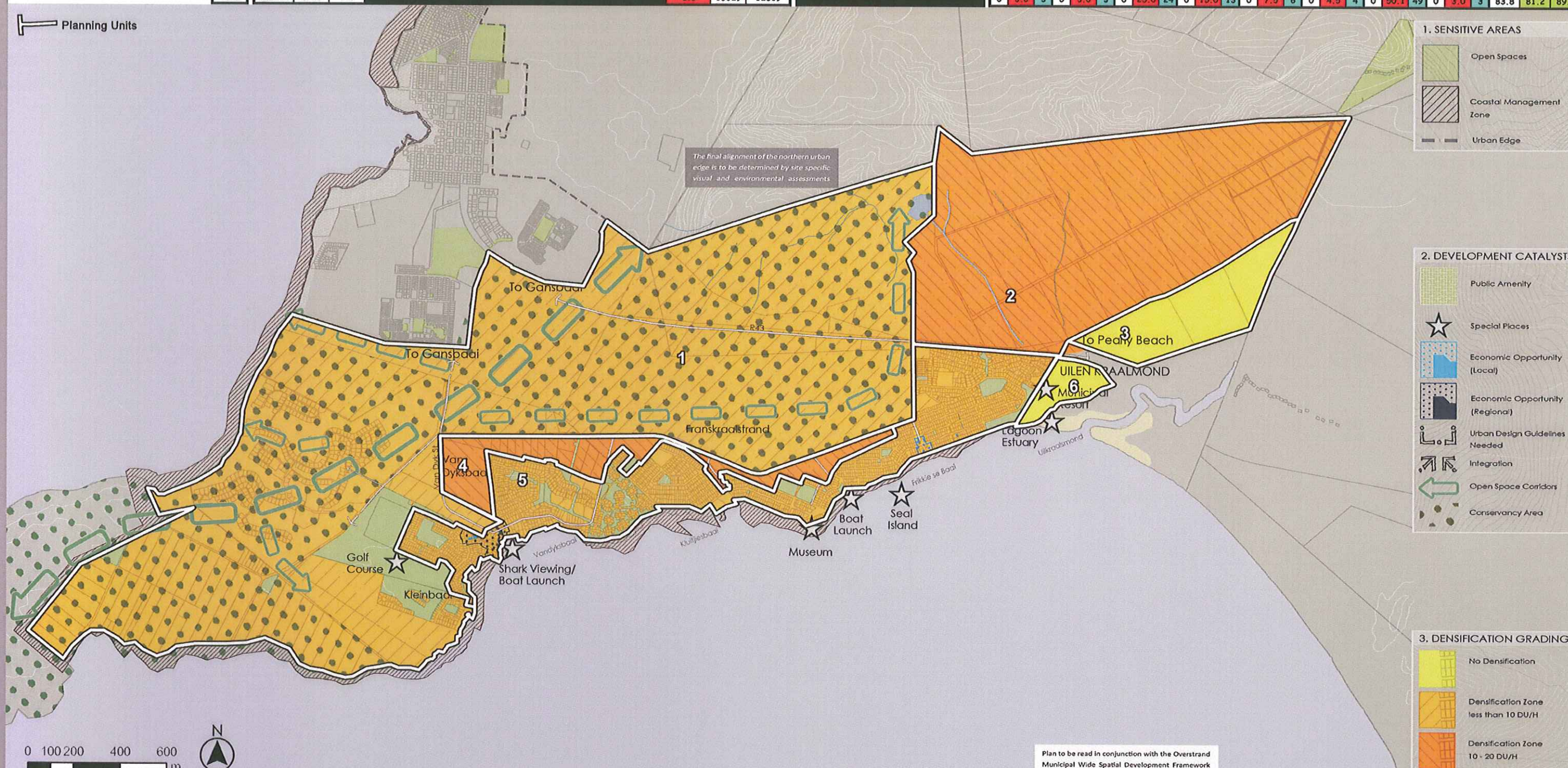
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Legend

•	Sufficient spare capacity
?	Further investigations required
X	No Spare Capacity Available
S	Water Source
N	Network
TW	Treatment Works
EI	Eskom Input
C	Collector Roads
L	Local Roads
E	Existing
R	Required
P	Proposed

Planning Unit	Density									
	Total Area of Planning Unit (ha)	Existing Number of Residential Units	Existing Gross Density	Densification Considerations (Refer to text for interpretation)	Height Restriction Proposal (Storeys)	Assumed Residential Developable Area (%)	Proposed increased gross residential density	Potential Total Number of Residential Units	Potential Number of Additional Residential Units	
1	1390.9	425	0.3	E1	1	20	3.7	5154	4729	
2	503.0	71	0.1	E1,35% / E2,35% / E5,15% / E6, 2 storeys,15%	2	50	13.7	6899	6828	
3	86.4	0		SQ	n.a.	n.a.	0.0	0	0	
4	23.7	16	0.7	E1,35% / E2,35% / E5,15% / E6, 2 storeys,15%	2	50	14.3	338	322	
5	271.3	2198	8.1	B1	1	20	9.7	2638	440	
6	22.1	0	0.0	SQ	n.a.	n.a.	0.0	0	0	
Total	2297.4	2710	1.2				6.5	15029	12319	

Planning Units



Plan to be read in conjunction with the Overstrand Municipal Wide Spatial Development Framework



GROWTH
MANAGEMENT
STRATEGY

KLEINBAAI/FRANSKRAAL H. PROPOSAL PLAN (MAY 2010)



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