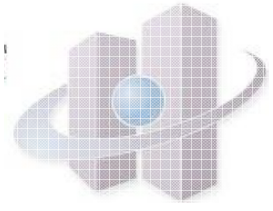




OVERSTRAND SECTORAL DENSIFICATION STRATEGY

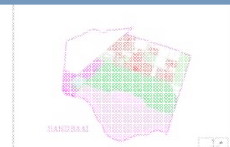
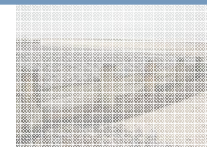
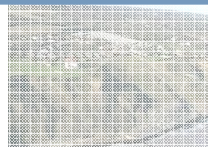
Public Information Session

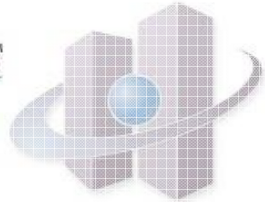
7 MAY 2009



AGENDA

- Welcome
- Presentation
- Discussion
- Questions

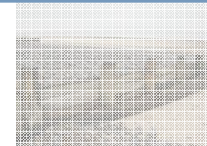
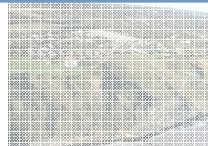


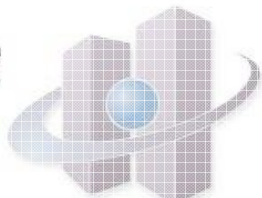


Objective of meeting

The objective of the meeting is:

- to inform the public of the Densification Study for the Overstrand Municipality
- provide the opportunity to give inputs into the process at this stage





Public Notice

OVERSTRAND MUNISIPALITEIT/MUNICIPALITY

PUBLIC NOTICE
NOTICE IS HEREBY GIVEN THAT A SECTORAL DENSIFICATION STRATEGY FOR THE TOWNS AND SETTLEMENTS WITHIN THE OVERSTRAND MUNICIPALITY IS BEING COMPILED

Fortcoming from the Overstrand Integrated Development Plan (IDP), the Sectoral Spatial Development Framework (SDF) and Urban Growth Management Policies, the Overstrand Municipality has now deemed it necessary to proceed with the compilation of a Sectoral Densification Strategy for the towns and settlements within the Overstrand Municipality. The overall objective of the initiative will be to provide a set of appropriate area specific policy guidelines which can be used by the Council to pro-actively direct and manage the implementation of urban densification measures in a manner that is sensitive to the character of the various towns and settlements within the Overstrand Municipality. Such a Sectoral Densification Strategy will, inter alia,

- promote a more compact, denser, efficient and environmentally sustainable urban form;
- protect sensitive environments and resources within and outside the urban edge; and
- rationalise the supply of bulk infrastructure and service capacity to ensure that the bulk capacity is provided in the urban areas where growth and development is considered desirable.

The effective implementation of an appropriate and area specific densification policy for the towns within the Overstrand Municipal Area has many advantages, viz:

- It will serve to direct growth inwards and provide a workable alternative to urban sprawl;
- It will ensure that the mechanisms and interventions required to effectively implement the densification strategy are sensitive to the unique character and diversity of the various urban environments within the municipal area;
- It will encourage the provision of an appropriate range of housing types for all sectors of society.

The implementation of a densification strategy, in an appropriate form, is regarded as essential to effectively meet the challenges facing the Overstrand Municipal Area and contribute to the Economic Efficiency, Human Wellbeing and Environmental Integrity of the area.

THE PUBLIC IS HEREBY INVITED TO PROVIDE INPUT INTO THE OVERSTRAND SECTORAL DENSIFICATION STRATEGY. COMMENTS CAN BE FORWARDED TO:
The Overstrand Municipality
Town Planning: Overstrand Sectoral Densification Strategy
P O Box 20
HERMANUS
7200

Please note that all written comments / inputs must reach the above address not later than 29 May 2009.
The public is hereby invited to attend an INFORMATION SESSION re the above in the Hermanus Auditorium at 16h00 on 7 May 2009.
Municipal Notice No. 17/2009
W Zylbrands, MUNICIPAL MANAGER.

PUBLIEKE KENNISGEWING
KENNIS GESKIED HIERMEET DAT 'N SEKTORALE VERDIGTINGSTRATEGIE VIR DORPE EN NEDERSETTINGS BINNE DIE OVERSTRAND MUNISIPALITEIT OPGESTEL WORD.

Soos geïdentifiseer in die Overstrand se ontwikkelingsplan (OOP), die Sektorale Ruimtelike Ontwikkelingsraamwerk (FOR) en die Stedelike Groei Bezuursbeleid, het die Overstrand Munisipaliteit dit nou nodig geag om voer te gaan met die opstel van 'n sektorale verdigtingstrategie vir die dorpe en nedersettings binne die Overstrand Munisipaliteit.

Die oorsake doeleinde van die projek is om 'n stel toepaslike omgewing spesifieke beleidsriglyne te voorsien wat deur die Raad goedgekeur kan word vir die praktiese leiding en bestuur van die implementering van stedelike verdigtingstrategieë, op so 'n wyse dat dit die karakter van die verskillende dorpe en nedersettings binne die Overstrand Munisipaliteit in ag neem. So 'n sektorale verdigtingstrategie sal, inter alia,

- 'n meer kompakte, digte, doeltreffende en omgewingsvriendelike stedelike vorm bevorder;
- sensitiwiteit omgewings omgewings binne en buite die stedelike raamwerk, en
- die voorsiening van grootmaak-infrastruktuur en dienste kapasiteit rasionaliseer en verseker dat grootstadse voorsien word in stedelike areas waar groei en ontwikkeling as wenslik beskou word.

Die effektiewe implementering van 'n toepaslike area spesifieke verdigtingbeleid vir dorpe binne die Overstrand Munisipale Area het baie voordele, naamlik:

- Dit sal groei inwaarts rig ten einde 'n werkbaar alternatief vir stadskruip deur te stel.
- Dit sal verseker dat die meganismes en intervensies wat benodig word om sodoende implementering van verdigtingstrategieë sensitiwiteit sal wees tot die unieke karakter en diversiteit van die verskeie stedelike areas binne die munisipale gebied.
- Dit voorsiening van 'n toepaslike verskeidenheid behuisingstipes vir alle sektore van die samelewing aan te bied.

Die implementering van 'n verdigtingstrategie in 'n toepaslike vorm word as noodsaaklik beskou om op 'n effektiewe wyse die Overstrand Munisipaliteit se uitdagings te hanteer en om 'n bydrae tot die ekonomiese doeltreffendheid, menslike welstand en omgewingsintegriteit van die area te maak.

DE PUBLIEK WORD HIERMEET UITGENOOI OM INSAAS TE LEWER OP DIE OVERSTRAND SEKTORALE VERDIGTINGSTRATEGIE. KOMMENTAAR KAN GESTUUR WORD AAN:
Die Overstrand Munisipaliteit
Stedelike Planneer, Overstrand Sektorale Verdigtingstrategie
Postbus 20
Hermanus
7200

Let wel dat alle geskrewe kommentaare / insas die bovermelde adres voor of op 29 Mei 2009 moet bereik.
Die publiek word hiermee uitgenooi om op 7 Mei 2009 om 16h00 'n inligtingsessie oor sogemende by te woon in die Hermanus Auditorium.
Munisipale Kennisgewing nr 17/2009
W Zylbrands, MUNISIPALE BESTUURDER.

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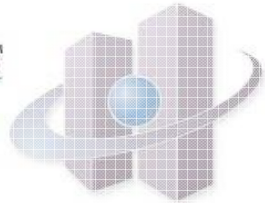
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The Project Team consists of

Project Management / Town Planning / GIS

- Urban Dynamics Western Cape, Town and Regional Planners

Infrastructure / Engineering Inputs

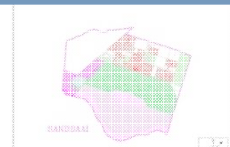
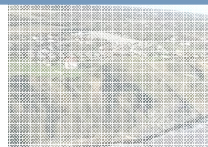
- Overstrand Municipality

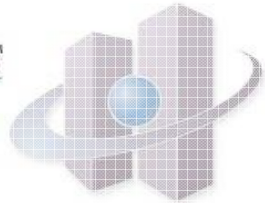
Urban Design Specialists

- ACG Architects and Urban Designers

Heritage Specialist

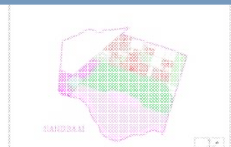
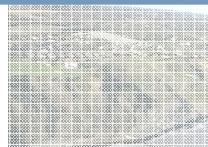
- Nicolas Baumann Urban Conservation and Planning

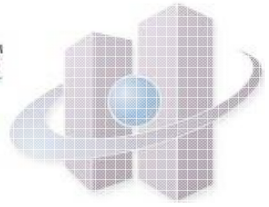




Discussion Points

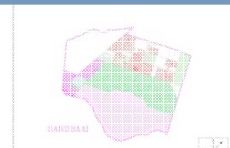
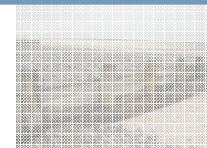
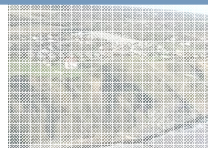
1. Objective of the study
 - 1.1 Context
 - 1.2 Key Spatial Concerns
2. Understanding Densification
 - 2.1 Definition
 - 2.2 Misconceptions
 - 2.3 Advantages of Densification
 - 2.4 Implementation Considerations
 - 2.5 Mechanisms to promote higher density
3. Study Methodology
4. Questions

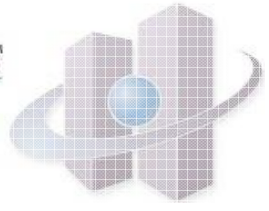




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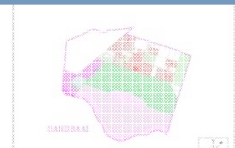
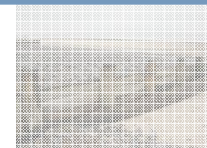
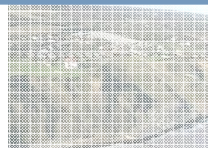


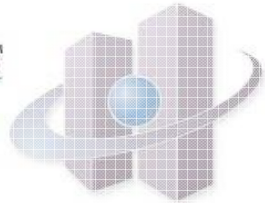


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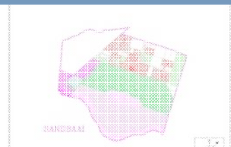
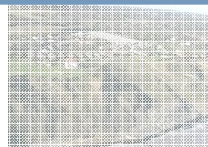


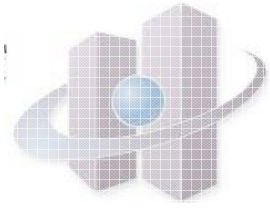


1. Objective of Study *(cont.)*

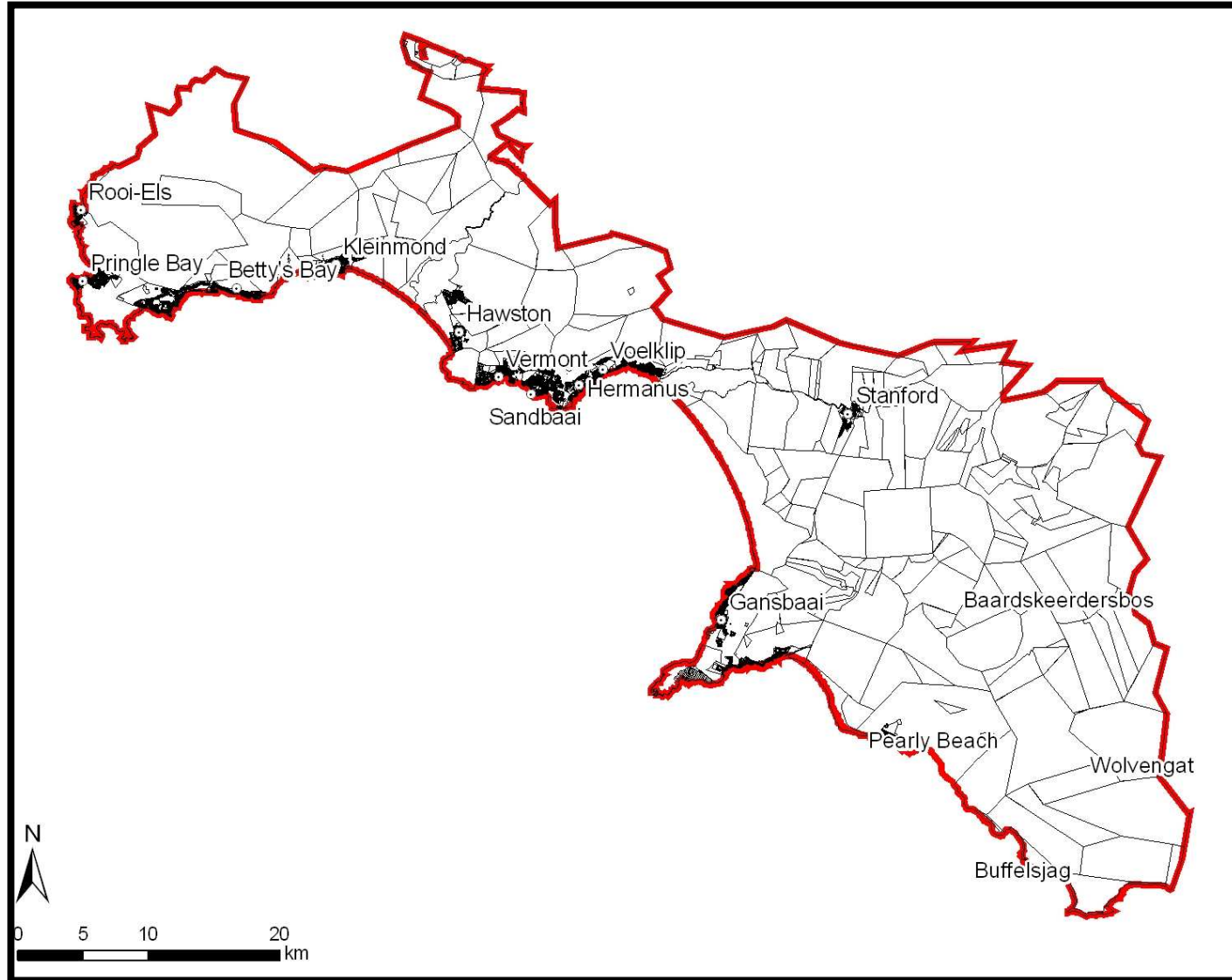
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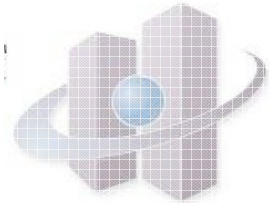
- It will serve to **direct growth inwards** and provide a workable alternative to urban sprawl;
- It will ensure that the mechanisms and interventions required to effectively implement the densification strategy are **sensitive to the unique character and diversity** of the various urban environments within the municipal area
- It will encourage the provision of an **appropriate range of housing types** for all sectors of society





The Study Area

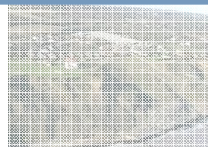


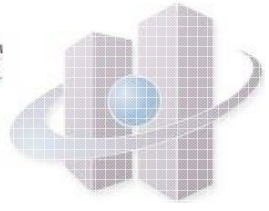


Context

Planning Policy Context

- Integrated Development Plan (IDP)
- Spatial Development Framework (SDF's)



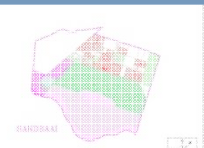
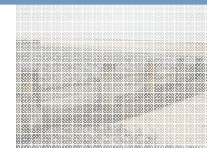
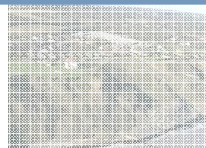


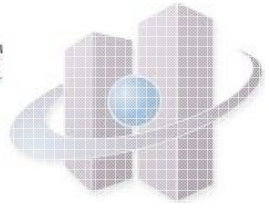
Key Spatial Concerns

Key spatial concerns:

- Growth Pressures;
- Urban Sprawl;
- Housing Need;
- Integration of Urban Areas
- Traffic Congestion

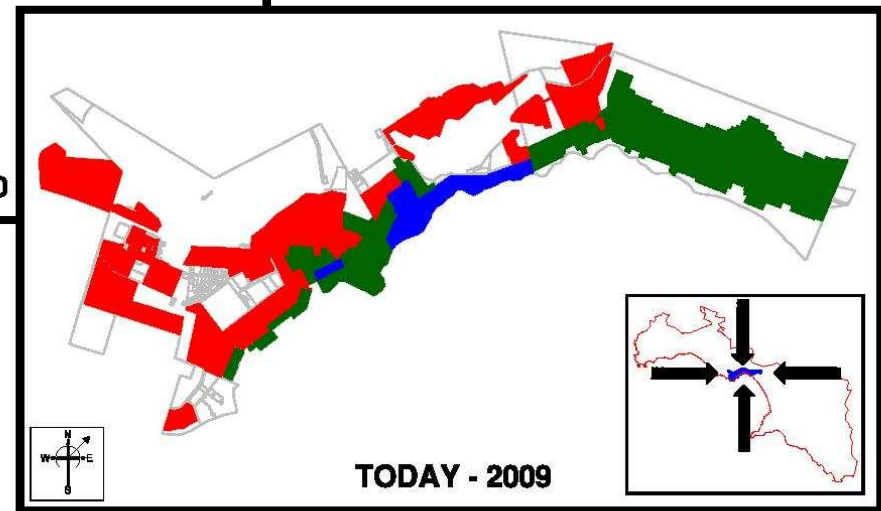
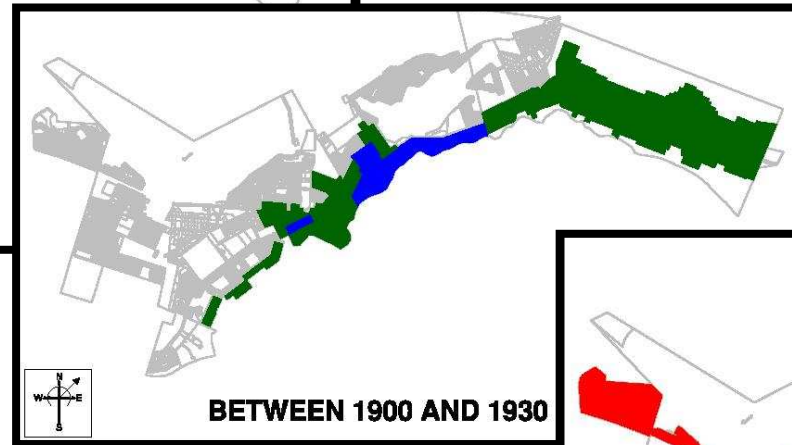
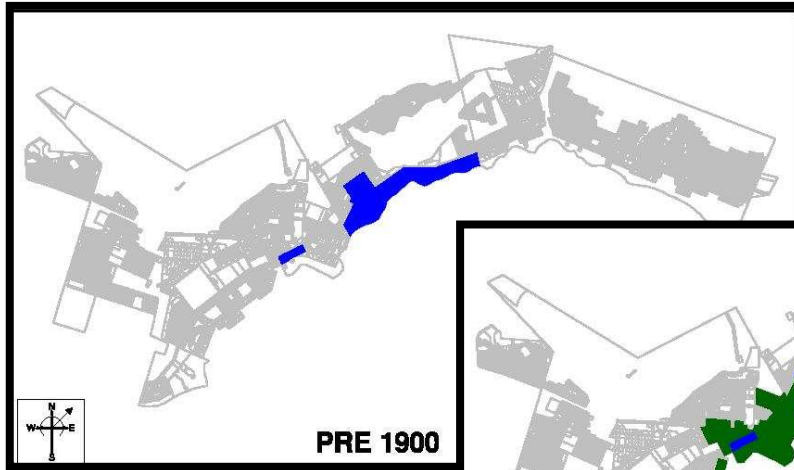
Growth
Management

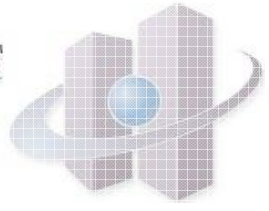




Key Spatial Concerns:

GROWTH PRESSURE

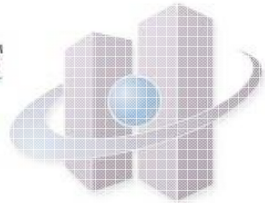




Key Spatial Concerns:

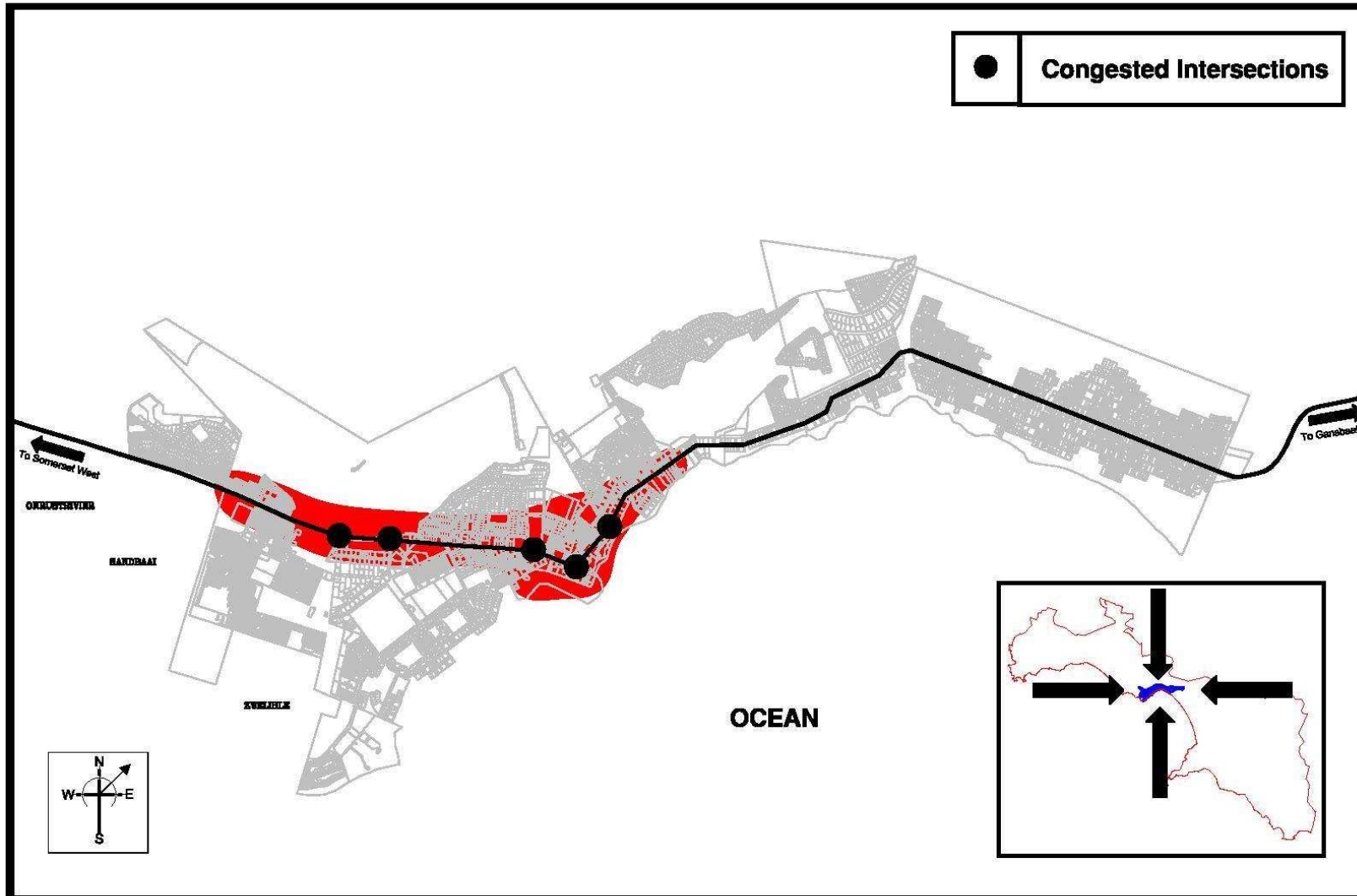
URBAN SPRAWL

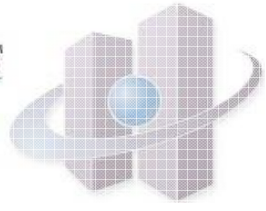




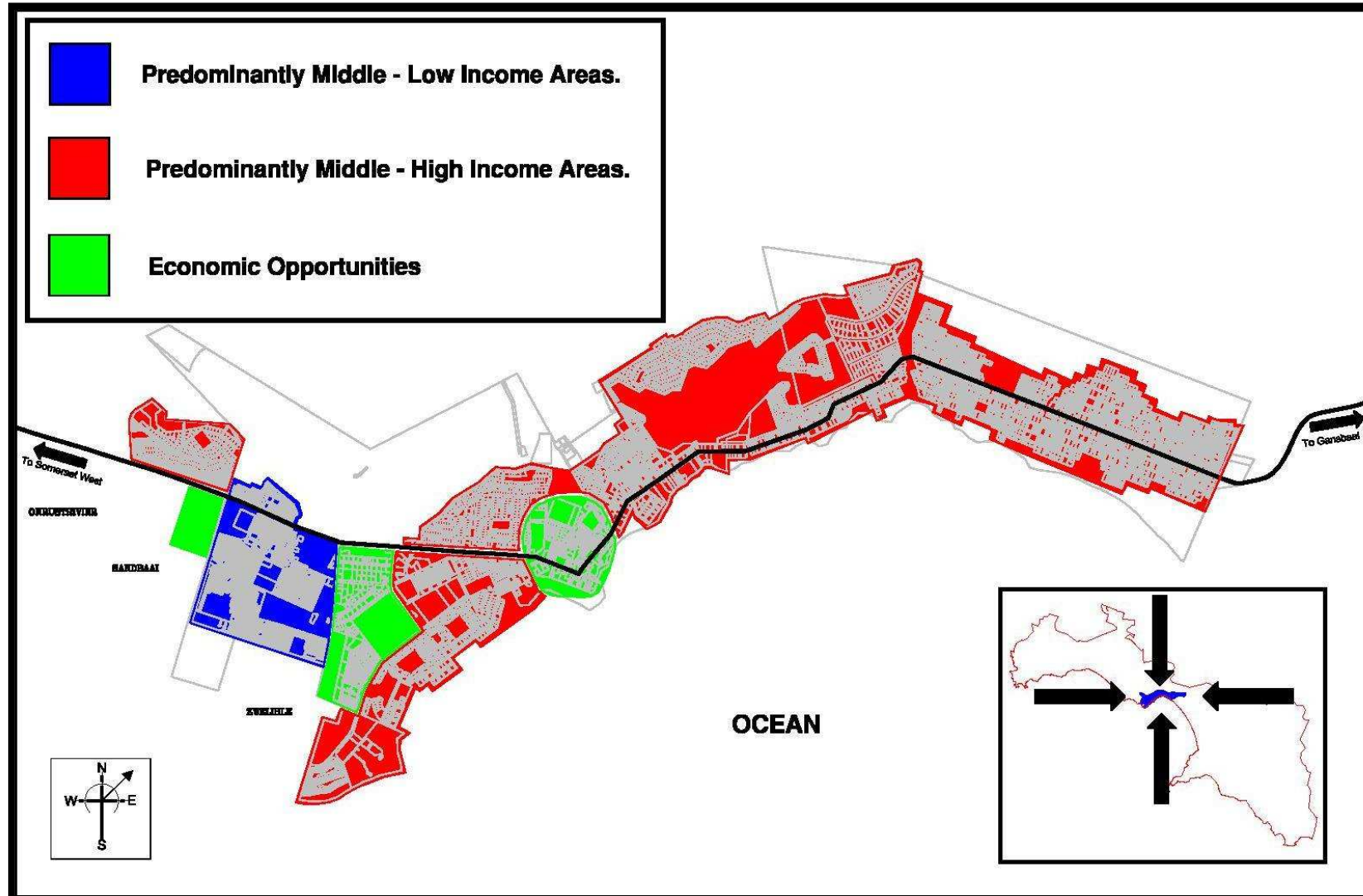
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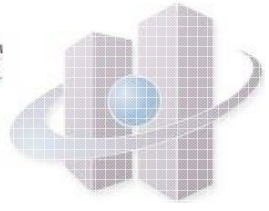
TRAFFIC CONGESTION





Lack of Spatial Integration





2. Understanding Densification

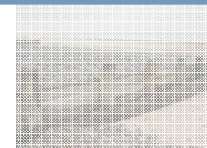
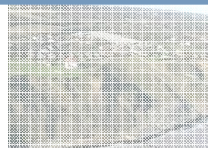
2.1 Definition

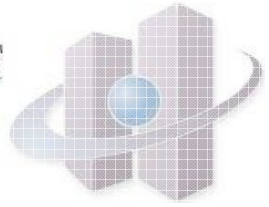
2.2 Misconceptions

2.3 Advantages of Densification

2.4 Implementation Considerations

2.5 Mechanisms to Promote Higher Densities

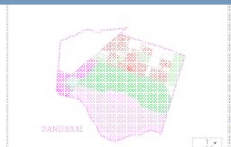
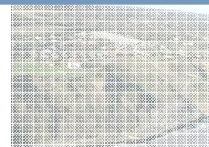


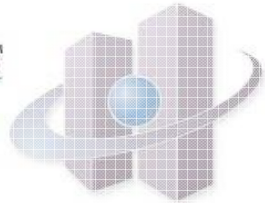


2.1 Definition

"Densification is the process whereby residential densities (the number of dwelling units per hectare) are increased in a planned and meaningful way within the existing boundaries of a specific area"

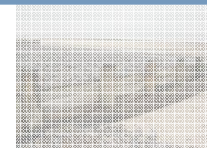
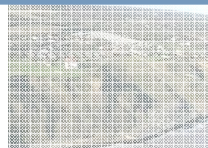
(CMC, 2000)

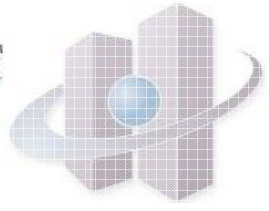




2.2 Misconceptions

- Single-dwelling Residential Use is not compatible with High Density
- High-density means High Rise
- High-density developments are unattractive and will impact negatively on the quality of Lower-density Residential areas
- High-density development is responsible for negative social conditions

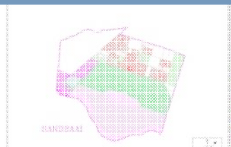
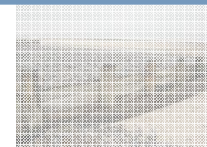
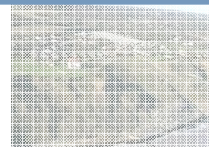


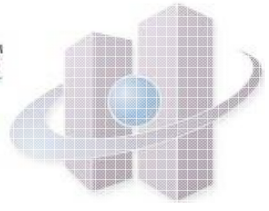


2.2 Misconceptions

Single-dwelling residential use is not compatible with high density residential development

- There are many situations where low-rise, high-density development is compatible with single-dwelling residential development. It is generally a case of good overall design and keeping development to a compatible scale and height.

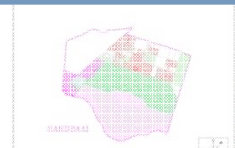
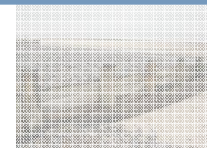
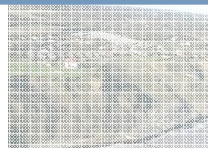


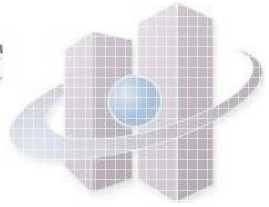


2.2 Misconceptions

High-density development means high-rise

- High-density does not necessarily imply high-rise development. Acceptable levels of densification can be achieved through well-designed, low and medium rise development and by the creation of smaller erven (ground-floor development). The height of developments should be appropriate to the scale and context of the surrounding urban environment.

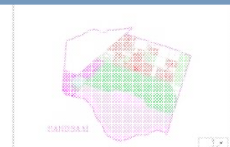
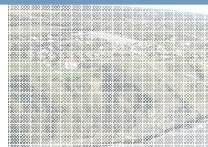


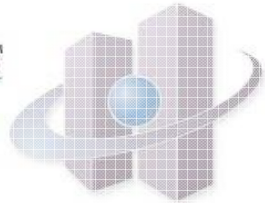


2.2 Misconceptions

High-density developments are unattractive and impact negatively on the quality of lower-density residential areas

- The perception has been fuelled by examples of unattractive and poorly designed development in low-income areas. High-density developments that are well designed and integrated into the surrounding environment will be more attractive, both in low-income and high-income areas. There are many examples of acceptable high density developments that have not negatively impacted on the quality of residential areas

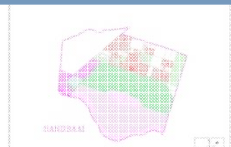
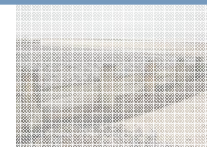
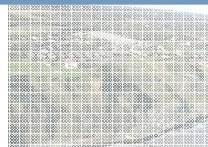


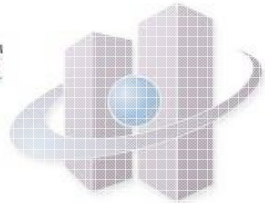


2.2 Misconceptions

High-density development is responsible for negative social conditions

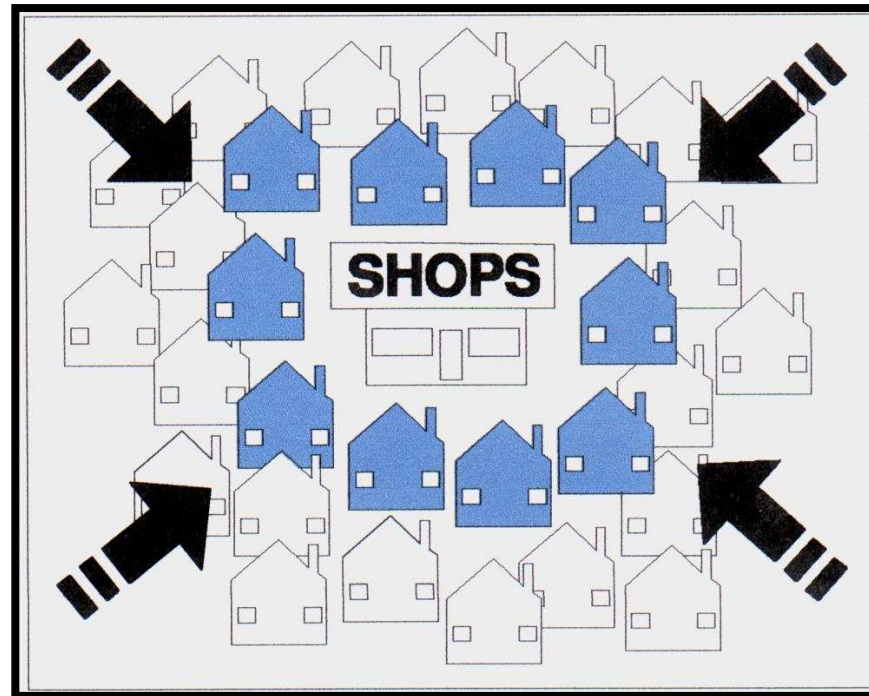
- There is no evidence to support a direct causal relationship between high-density living and negative sociological impact. The social problems associated with high density housing estates on the Cape Flats are not as a result of high density, but rather, economic circumstances, poor unit and building design, and the under-provision and poor management of public spaces and community facilities.

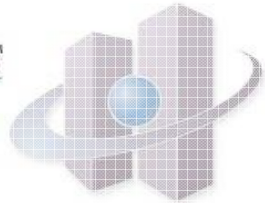




2.3 Advantages of Densification

- Increase economic efficiency by increasing threshold populations and decreasing the range in which they are accommodated

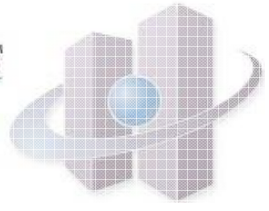




2.3 Advantages of Densification

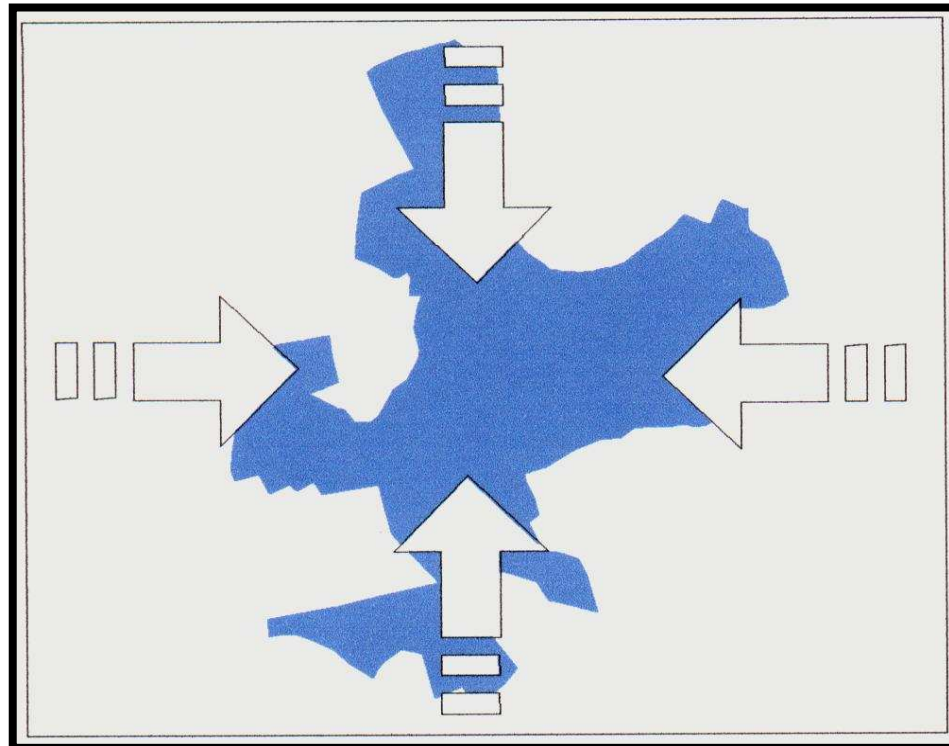
- Improve access to opportunities and facilities in the urban system

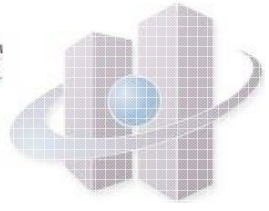




2.3 Advantages of Densification

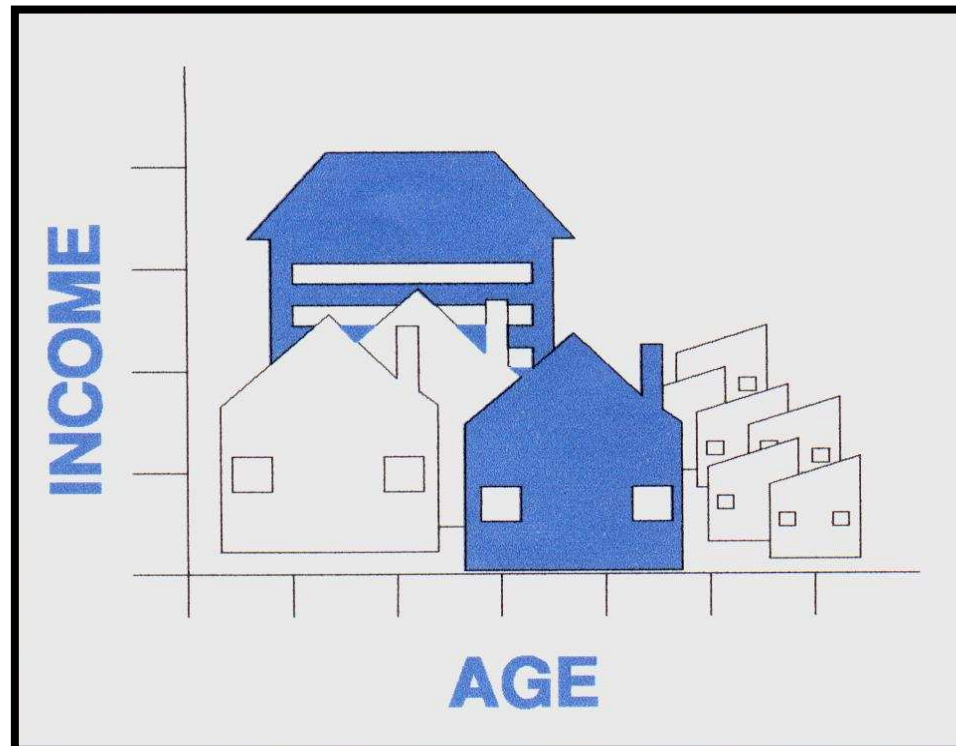
- Prevention of urban sprawl and the promotion of the densification and integration of the existing urban fabric

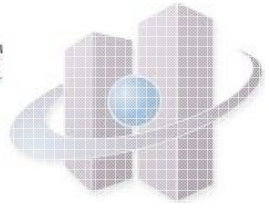




2.3 Advantages of Densification

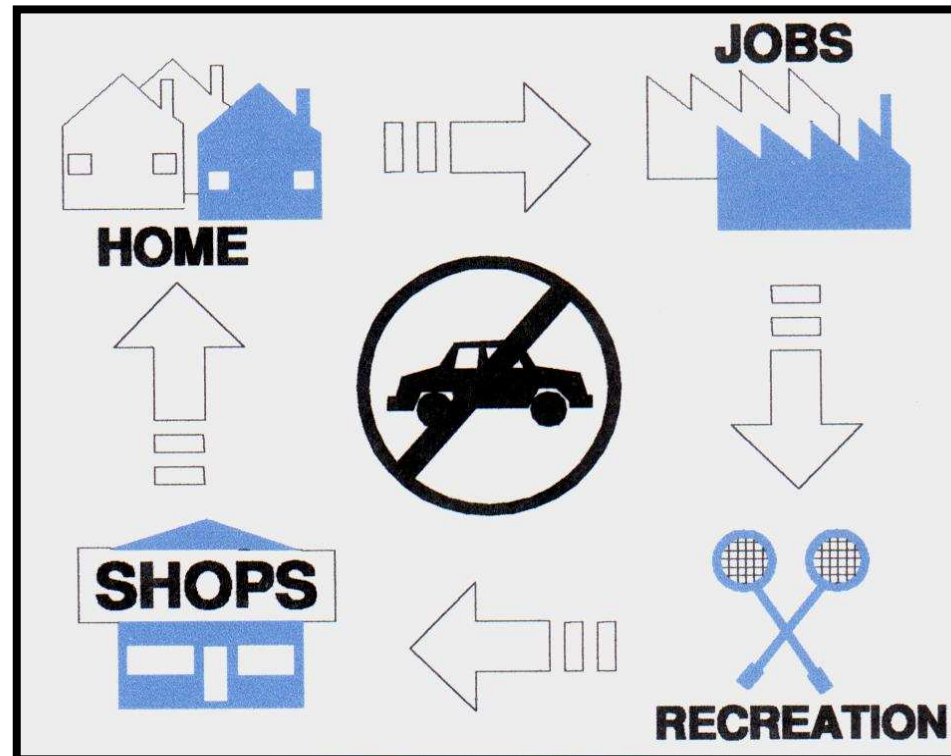
- Provision of housing for a range of income and age groups in an efficient, sustainable and equitable manner

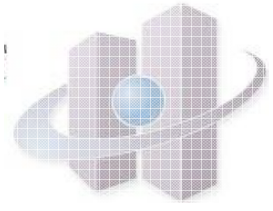




2.3 Advantages of Densification

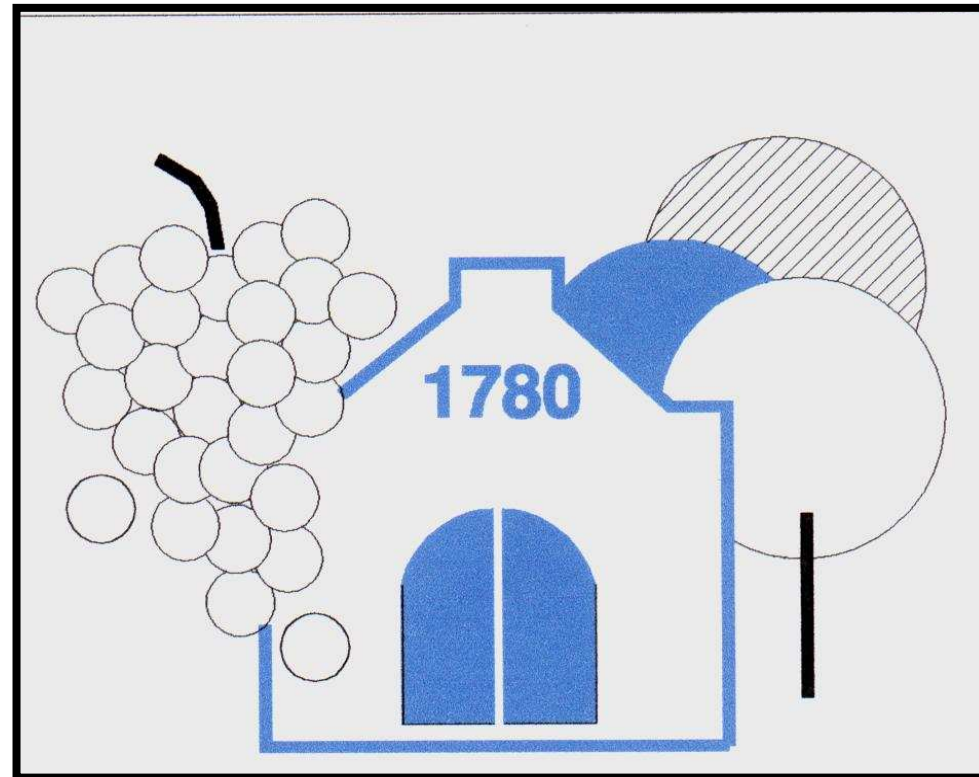
- Address the spatial inadequacies of past planning which resulted in the segregation of land-uses and hence the reliance on the motor car.

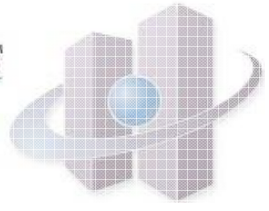




2.3 Advantages of Densification

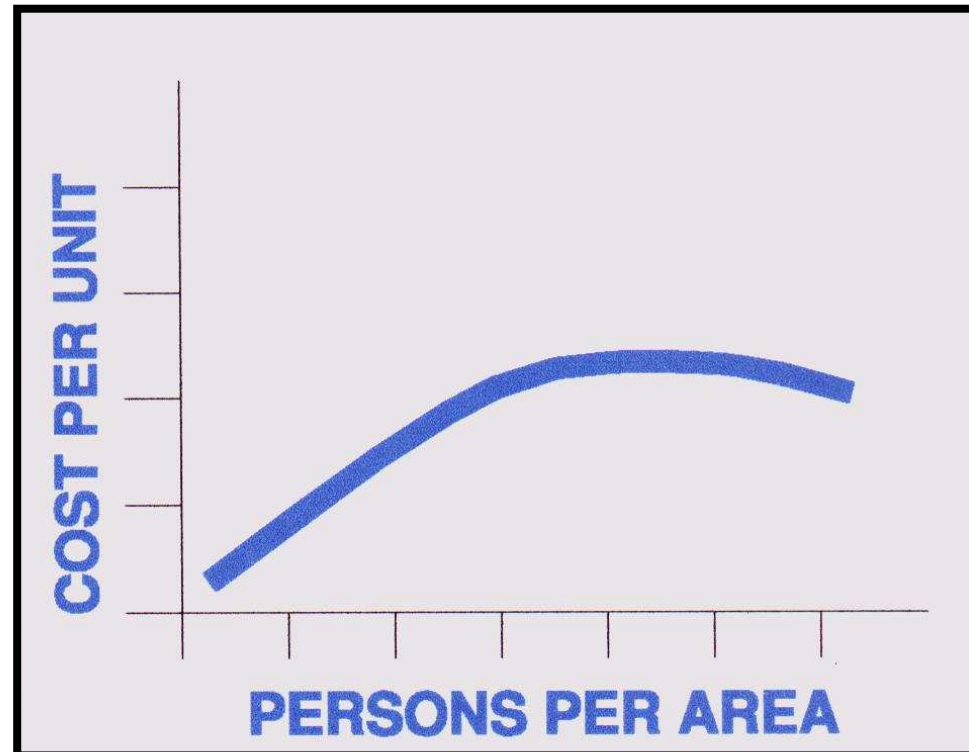
- Protect valuable agricultural, natural and cultural resources

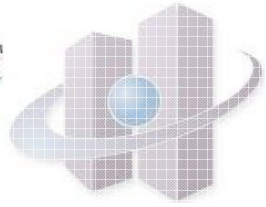




2.3 Advantages of Densification

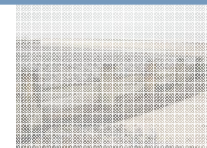
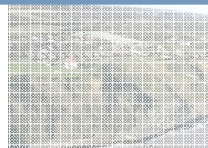
- Minimise cost related inefficiencies in terms of infrastructural provision within the Overstrand municipal areas- achieve economy of scale

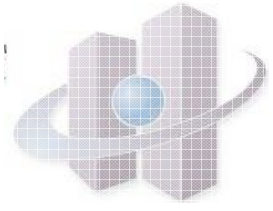




2.4 Implementation Considerations

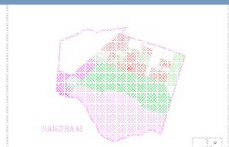
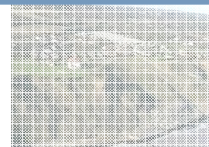
- Densification should not be applied uniformly
- Densification as part of a broader Growth Strategy
- The process of densification should consider the following contextual factors:
 - Existing Residential Character
 - Permissible Development Rights and Building Regulations
 - Market demand or housing need

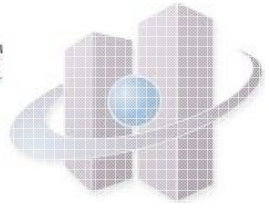




2.5 Mechanisms to Promote Higher Density

- Intensification
- Infilling
- Containment

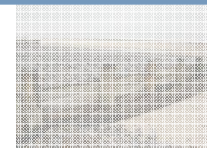
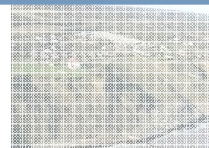


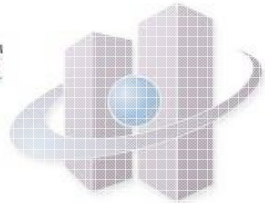


2.5 Mechanisms to Promote Higher Density

INTENSIFICATION:

- Second Dwelling
- Subdivision
- Density Control
- Conditional Rezoning
- Incentive Zoning
- Property Taxation
- Planning Guidelines

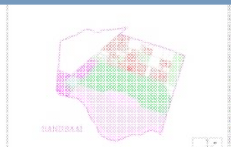
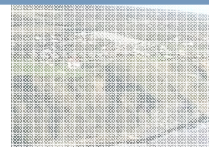


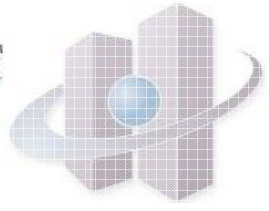


2.5 Mechanisms to Promote Higher Density

INFILLING:

- Transfer of Development Rights
- Land Swops
- Public Housing Programs
- Vacant Land Taxation
- Financial Incentives

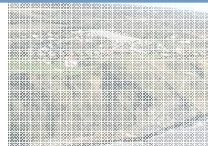


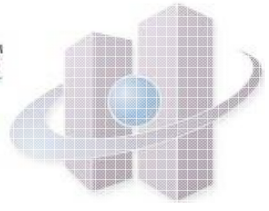


2.5 Mechanisms to Promote Higher Density

CONTAINMENT:

- Urban Edge
- Infrastructure Moratoria
- Purchase of Development Rights
- Development Timing
- Development Contributions
- Development Gains Taxation

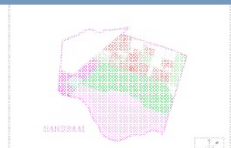
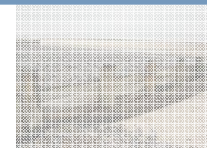
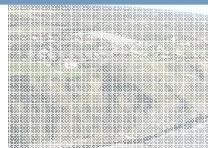


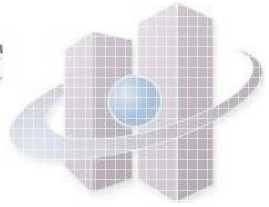


3. Study Methodology

Key Principles

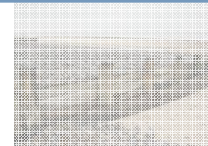
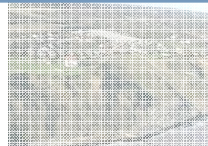
- Sensitive to the unique character of the various areas
- Proposals forthcoming must be informed by specific and accurate information

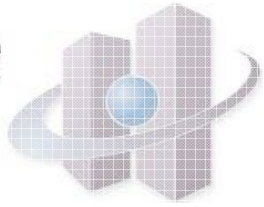




3.1 Critical Contextual Informants

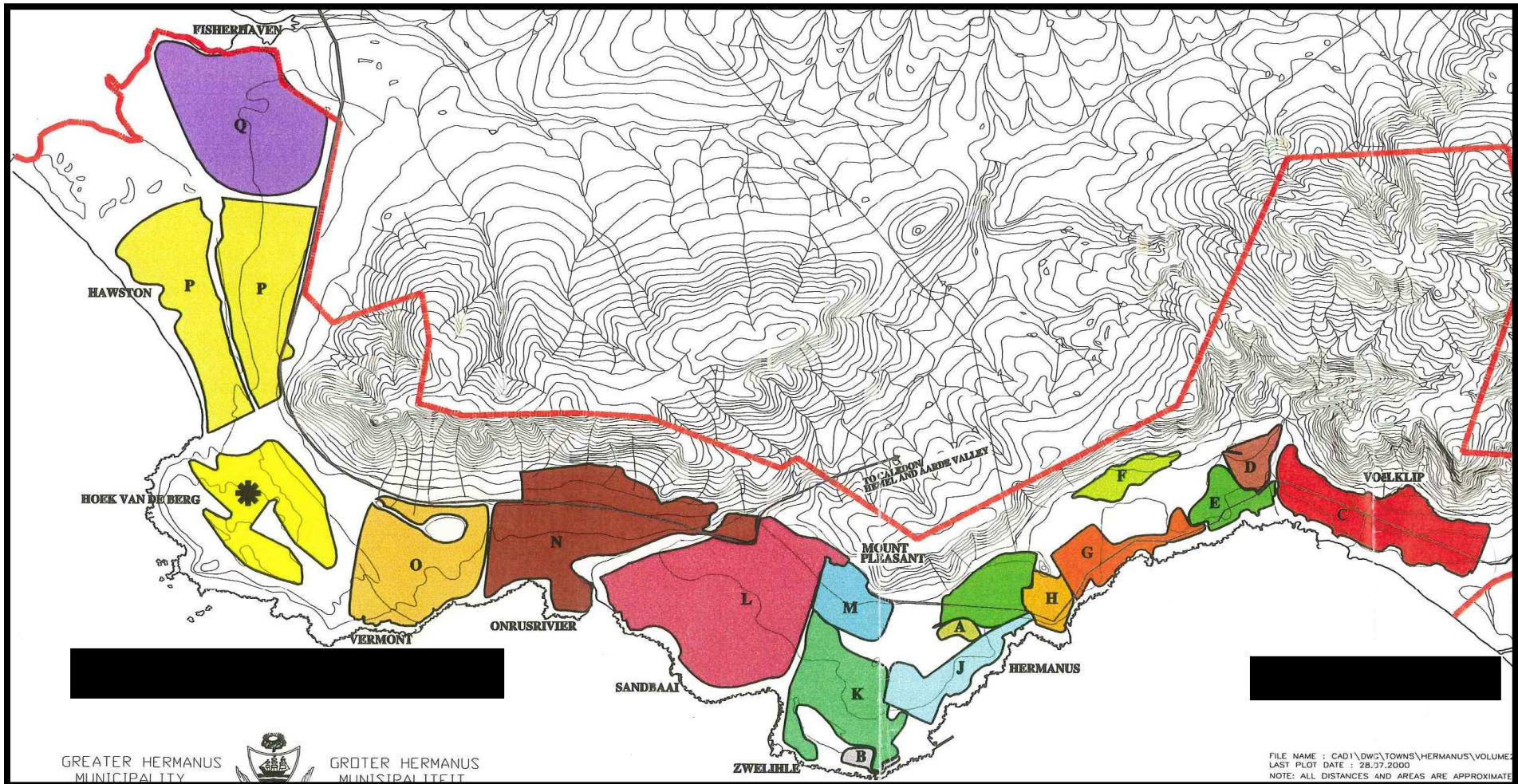
- Historical Development Pattern and Heritage Resources of the towns and settlements within the Overstrand Municipal Area,
- Current Land Use and Distribution Patterns (zoning, densities, land ownership, land values, erf sizes)
- Natural elements and setting
- Population growth and Housing demand
- Bulk Service Capacities
- Traffic capacities and circulation

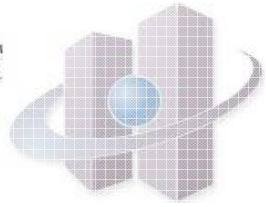




3.2 Area Specific Planning Units

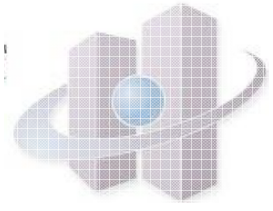
For example:





3.3 The Project Programme

Phase	Description of Phases	2009												2010	
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Phase 1	Structuring of Project														
Phase 2	Status Quo Audit														
Phase 3	Strategies and Proposals														
Phase 4	Public Consultation														
Phase 5	Approval Process														



4. Questions

