



OVERSTRAND MUNICIPAL GROWTH MANAGEMENT STRATEGY



Munisipaliteit • U-Masipola • Municipality

OVERSTRAND



DRAFT TECHNICAL REPORT

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NICOLAS
BAUMANN
URBAN
CONSERVATION
& PLANNING



EXECUTIVE SUMMARY

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The concept of using a Growth Management Strategy to promote the longer term sustainability of the municipal area and its sub-region, is strongly supported by the Overstrand Municipal Council. The prerequisite being that the mechanisms used to achieve this must however be sensitive to the specific character, heritage and environment (built and natural) of the various local areas.

This document is a draft technical working document intended to inform the finalisation of a Growth Management Strategy for the Overstrand Municipal Council. This draft strategy does not grant or limit rights but provides draft guidelines that, once finally approved by Council, will be used by the competent decision-makers.

The contents of this document serve to highlight the need for a growth management plan for the Overstrand Municipal area and the importance of densification as a mechanism to achieve this. It then identifies and discusses the factors that affect densification within the context of the Overstrand Municipal Area. Following this, the proposed strategy and associated policies are outlined. The local area specific analysis, synthesis and proposed growth management interventions are then documented and explained in a series of detailed map sets and text. In terms of the methodology followed the maximum appropriate theoretical threshold / limit to densification for each of the 14 planning areas was quantified. The practical implementation thereof being, that in reality densification can only be implemented, subject to the provision of the infrastructure and community facilities required to accommodate the additional residential growth. The implementation section of this document makes concluding recommendations regarding the proposed densification priority areas for the next five years and the strategic actions required to achieve the implementation thereof.

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