

SECTION E THE WAY FORWARD

8. IMPLEMENTATION STRATEGY

The need for a Growth Management Strategy as a step to achieving the long term sustainability of the Overstrand is now recognised. It is also clear that to positively redress and counteract the effects of urban sprawl, densification will have to be actively promoted and its implementation facilitated by the Overstrand Municipality.

This document provides the framework for promoting a growth management strategy within which densification decisions can be guided. This will ensure that densification is appropriate in terms of its location, form, scale and height. The focus of the growth management strategy is to achieve a balanced level and form of densification and development growth within the Overstrand's urban areas. The overall objective being to improve the efficiency and quality of the urban areas.

The Growth Management Strategy must ensure that future growth and development is facilitated and achieved without impacting negatively on the natural and built character of the various areas. This needs to take place in careful co-ordination with the efficient use of available and planned infrastructural capacities and the timeous provision of community facilities at the correct scale and location.

To ensure that this Growth Management Strategy is effectively initiated, implemented and monitored, on an on-going basis, it is recommended that the following five strategic actions be implemented by the Overstrand Municipality.

8.1 STRATEGIC ACTION 1

- **APPROVE A GROWTH MANAGEMENT POLICY AND STRATEGY:** The Overstrand Council must after obtaining and considering all public comment, adopt a Growth Management Policy and strategy, as official council policy.

8.2 STRATEGIC ACTION 2

- **INCLUDE URBAN DESIGN GUIDELINES IN THE SDF:** The Urban Design guidelines as per section 7.4.1 – 7.4.14 of this report need to be incorporated into the Municipal Wide SDF. The Urban Design Guidelines identified as **priority implementation areas** (as per *Annexure D*), that is the areas that are to be targeted for densification in the next five years, need to be further developed with specific attention being given to the planning and provision of the required infrastructure and community facilities.

8.3 STRATEGIC ACTION 3

- **INITIATE A COMMUNICATION STRATEGY:** A communication strategy that explains the need for a Growth Management Strategy and outlines the Overstrand Municipalities policy on densification be prepared and implemented. In addition, workshops need to be held with the relevant officials regarding the co-ordinated implementation of the strategy and the assessment of development applications relating thereto.

8.4 STRATEGIC ACTION 4

- **OBTAIN STATUTORY AND REGULATORY SUPPORT:** Obtain approval from the Provincial Government for the Municipal Wide SDF and the relevant local area Development Frameworks in terms of Section 4(6) and 4(10) of the Land Use Planning Ordinance 1985 (15 of 1985).
- Undertake a process to ensure that the regulatory mechanisms that underpin the development implementation densities are incorporated into the draft Integrated Zoning Scheme (IZS) using the **overlay zoning mechanism** for the identified priority densification areas.

- Ensure that all the required Municipal policy guidelines are reviewed / updated that are relevant to implementing Growth Management Strategy, namely:
 - the developer contribution policy;
 - the use of municipal rate rebates and / or penalties to encourage appropriate densification;
 - the compilation of space standards and guidelines for the provision of community facilities within the Overstrand. This policy should be based on standards which assess the current existing provision per local area relative to the demographic composition, age analysis and trends in that specific local area.

8.5 STRATEGIC ACTION 5

- **SET UP A MONITORING SYSTEM:** Use the Geographic Information System (GIS) data base forthcoming from this study, as a monitoring system that tracks the location and extent of densification and growth, per planning unit / area. This GIS based growth management system should also be linked to the infrastructure capacity masterplanning, allowing the impact of growth to be constantly monitored on an ongoing basis. The purpose of the system will be to provide the municipal executive management and their technical support staff with a data base that can be used to monitor densification, development growth and identify trends and problems. This growth management information system will also facilitate better budgetary planning and capacity monitoring in terms of infrastructure, services and community facilities provision.