

# OVERSTRAND HOUSING GANSBAAI-BLOMPARK

## LOCAL CONTEXT

Blompark Mkipoint: (Degrees & Decimal Minutes) 19° 20.669' ; 34° 55.720'



Prevailing Winds Direction



Major Road

PLEASE NOTE: All boundary line positions, all distances and property area report to be verified by a Professional Land Surveyor.

REF: Volume 1102 of the 2012/13/14 Boundaries

COMPILED BY: A 8115

PROPERTY

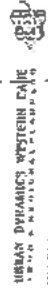
DATE: APRIL 2015

SCALE: SEE LINESCALE

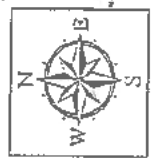
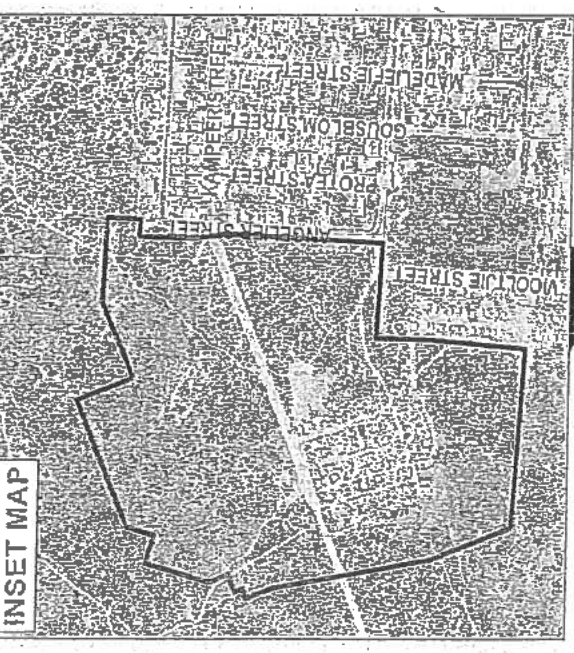
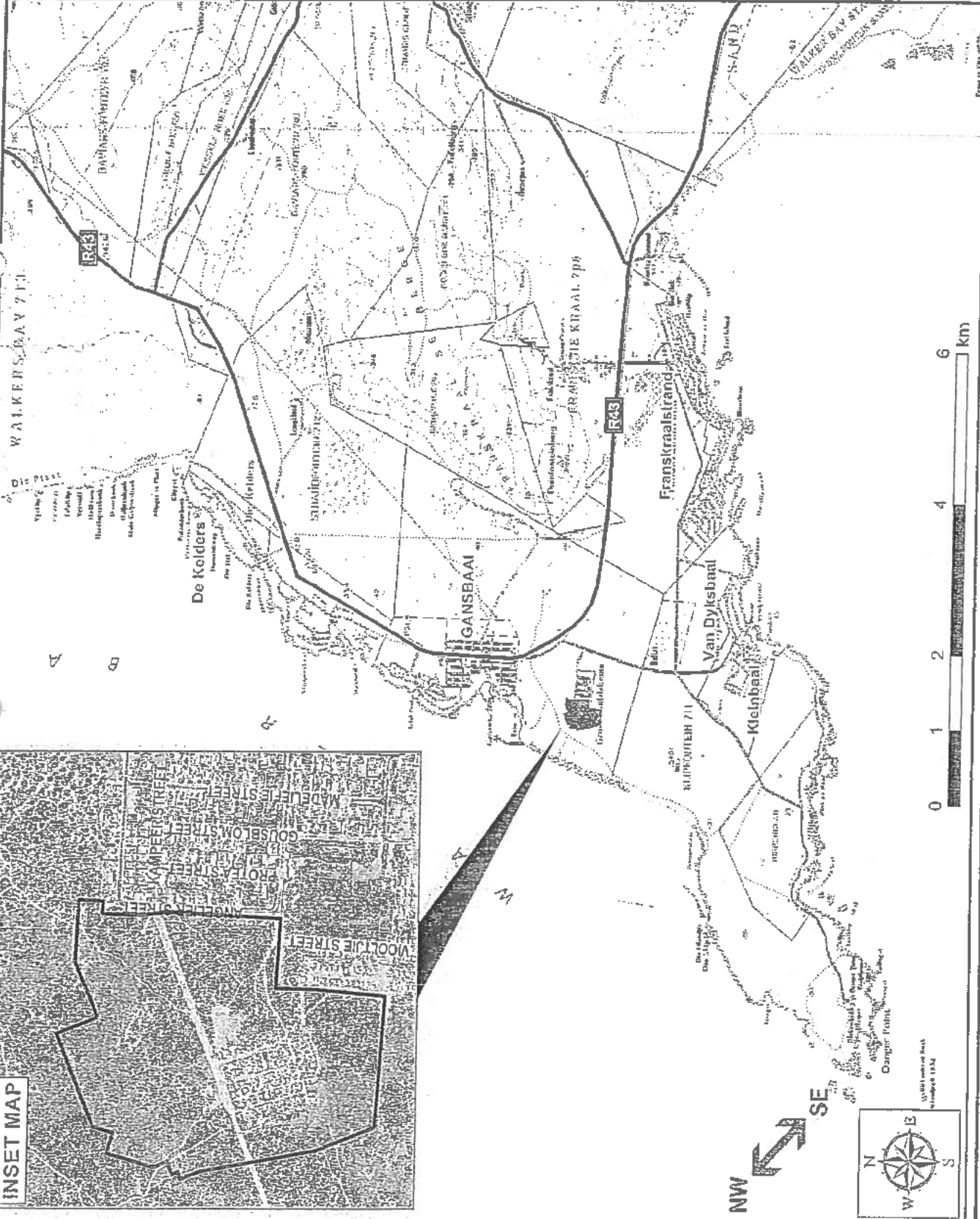
PLANING

REVISION

CLIENT



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PROJECT

# GANSBAAI - BLOMPARK

## PREFERRED LAYOUT PLAN



Application Area = 216.60 Iha  
 WWTW Buffer (Damas, 2015)

Land Use Type	Quantity	Area (m <sup>2</sup> )	Area (Iha)	% of Total
Residential	100	100,000	100.00	46.16
Commercial	50	50,000	50.00	22.84
Public Use	10	10,000	10.00	4.57
Green Space	10	10,000	10.00	4.57
Water	10	10,000	10.00	4.57
Other	10	10,000	10.00	4.57
<b>TOTAL</b>	<b>190</b>	<b>216,600</b>	<b>216.60</b>	<b>100.00</b>

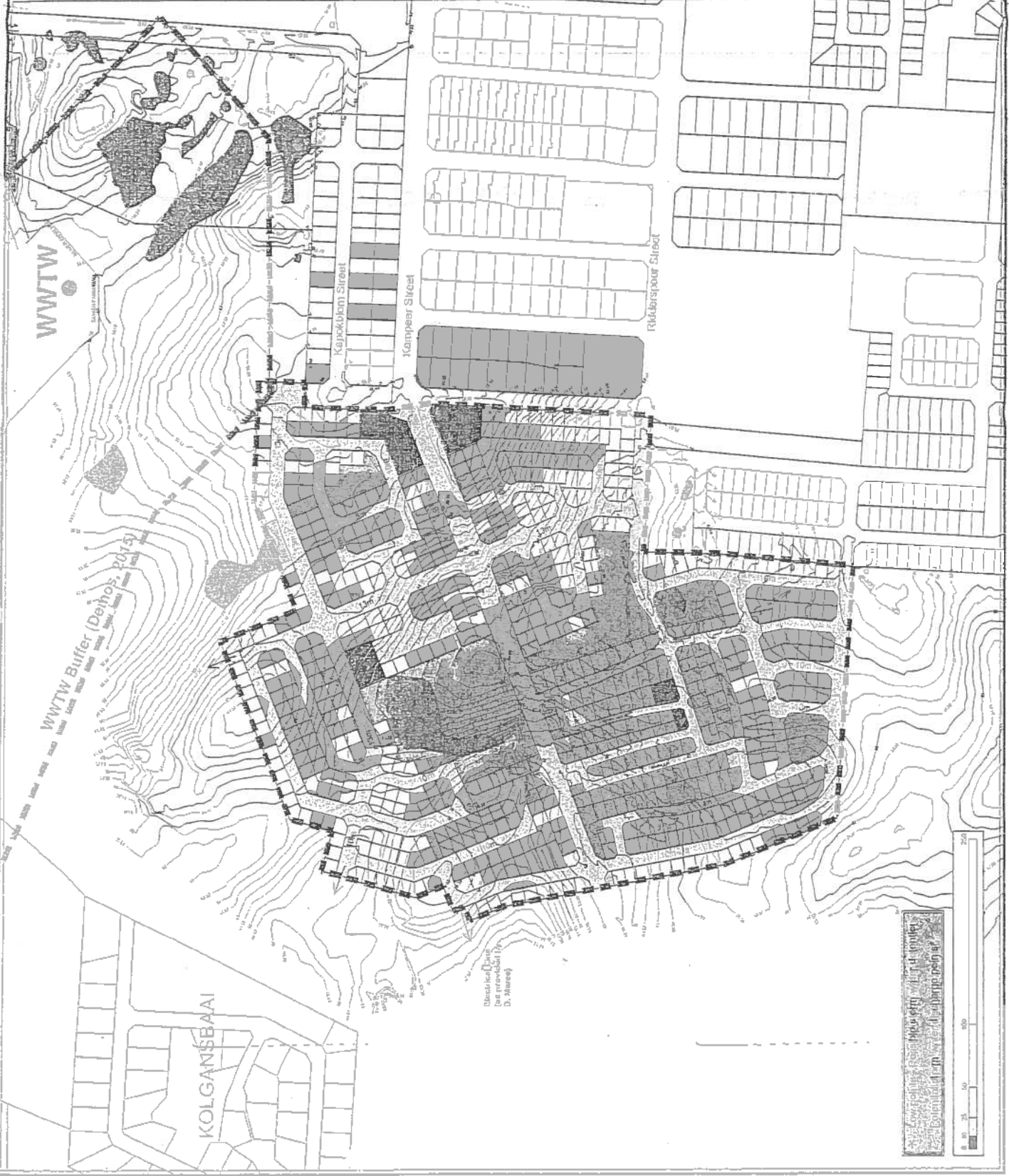
**INDemnITY**  
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, AND I AM NOT PROVIDING ANY INSURANCE OR OTHER PROTECTION AGAINST LOSS OF PROFITS OR OTHER ECONOMIC LOSS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE USER OF THIS PLAN.

DATE: 21 Sept 2015  
 SCALE: 1:500  
 PLAN NO.:

CLIENT:  
 URBAN DYNAMICS WESTERN CAPITAL TOWN & REGIONAL PLANNERS

FILE NAME: [unclear]  
 PROJECT: [unclear]  
 DRAWING: [unclear]




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Scale: 1:500  
 0 50 100 200 meters

# GANSBAAI BLOMPARK ERF 210

## SUBDIVISION PLAN

-  Portion A = ±10,59ha
-  Remainder Erf 210 Gansbaai = ±711,60ha
-  Cadastral Boundaries

PLEASE NOTE:  
All boundary line positions, dimensions and property areas must  
to be verified by a Professional Land Surveyor.

COMPILED BY: F. RINA

DATE: January 2015

SCALE: See Schedule

PLAN NO: 1

CLIENT: URBAN DYNAMICS WESTERN CAPE

PROJECT: GANSBAAI BLOMPARK

DATE: January 2015

SCALE: See Schedule

PLAN NO: 1

CLIENT: URBAN DYNAMICS WESTERN CAPE

PROJECT: GANSBAAI BLOMPARK

DATE: January 2015

SCALE: See Schedule

PLAN NO: 1

CLIENT: URBAN DYNAMICS WESTERN CAPE

PROJECT: GANSBAAI BLOMPARK

DATE: January 2015

SCALE: See Schedule

PLAN NO: 1

CLIENT: URBAN DYNAMICS WESTERN CAPE

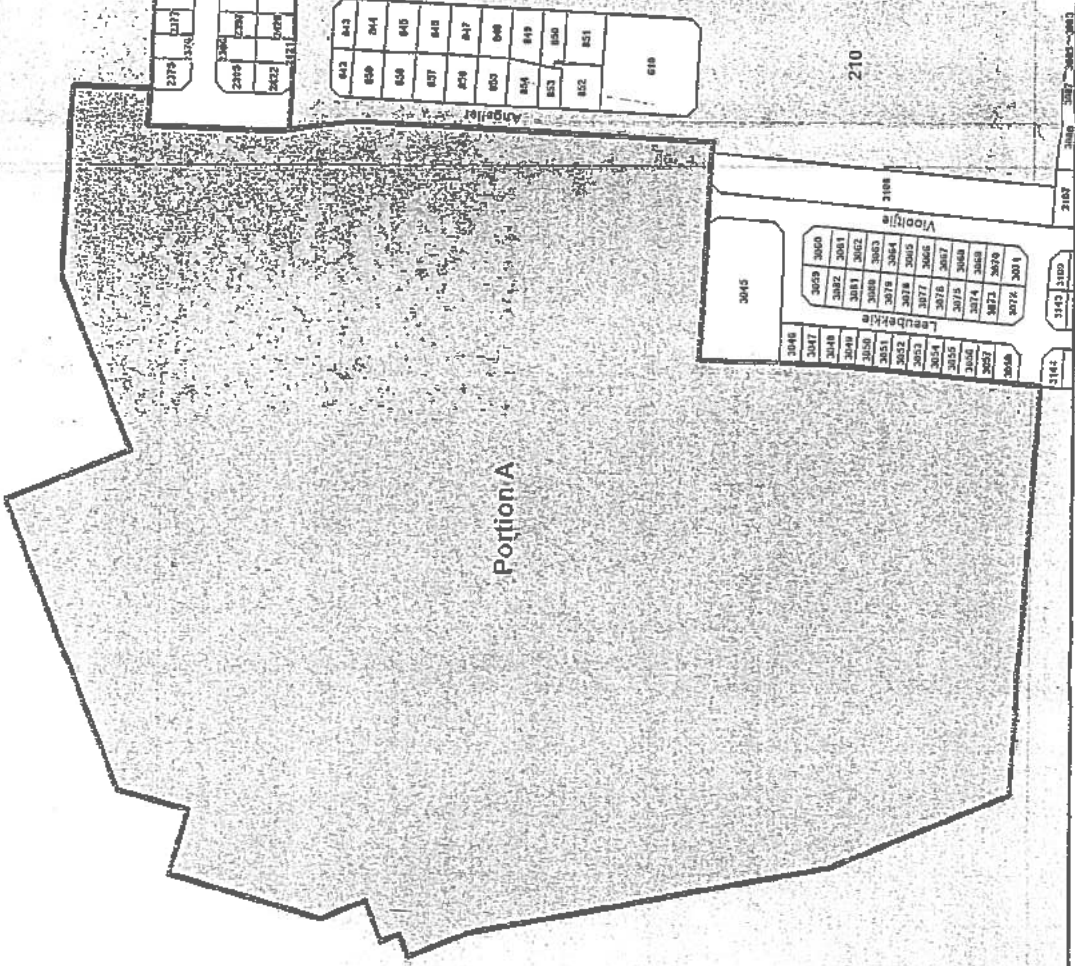
PROJECT: GANSBAAI BLOMPARK

DATE: January 2015

SCALE: See Schedule

PLAN NO: 1

### INSET PLAN:





## 1.2 PROPERTY DESCRIPTION AND OWNERSHIP

The application site is situated on Erf 210 Gansbaai, which can be described as follows:

Property Description	Extent	Title Deed	Registered Owner
Erf 210	± 728.2843 ha	T13083/1938	Overstrand Municipality

Table 1.1: Property Description

The afore-mentioned title deed does not include any restrictive conditions that would affect the proposed integrated residential/subsidised housing development on the application site.

*The title deed is attached as Annexure C.*

A title deed investigation was undertaken to identify any restrictive conditions – the conveyancer certificate will be submitted as an addendum to the application. However, it has been confirmed that there are no restrictive title deed conditions against the proposed human settlement development on a portion of Erf 210, Gansbaai.

## 1.3 APPLICATION DETAILS

The application area falls within the Overstrand Municipality, and is subject to the zoning categories and provisions of the Integrated Overstrand Zoning Scheme (2013).

The proposed land use application includes the following:

- The subdivision of Erf 210 Gansbaai to create 1 new portion (Portion A of ± 16.6 ha) and the Remainder (± 711.68 ha) in terms of Section 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);
- The rezoning of Portion A from Undetermined Zone to subdivisional area in terms of Section 17 and 22, and the simultaneous subdivision in terms of Section 24, of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) to create the following:
  - 639 Single Residential Erven (SR1);
  - 2 Local Business Zone Erven (LB3);
  - 15 Open Space Zone 2 Erven (OS2);
  - 3 Community Zone (CO1) erven;
  - 1 Transport Zone 2 (TR2) erf for public roads.



- Departure from Section 6.1.2 (B) (Building Lines) of the Overstrand Zoning Scheme (2013) in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) to allow for the following:
  - Lateral building lines: 0.0m in lieu of 1.0m on one lateral boundary of all 639 single residential erven, to accommodate semi-detached dwellings.
- Amendment of the Overstrand Growth Management Strategy (2010) to provide a gross residential density of 39 units per hectare in lieu of the designated density of less than 20-30 units per hectare, in terms of the Municipal Systems Act (Act 32 of 2000).

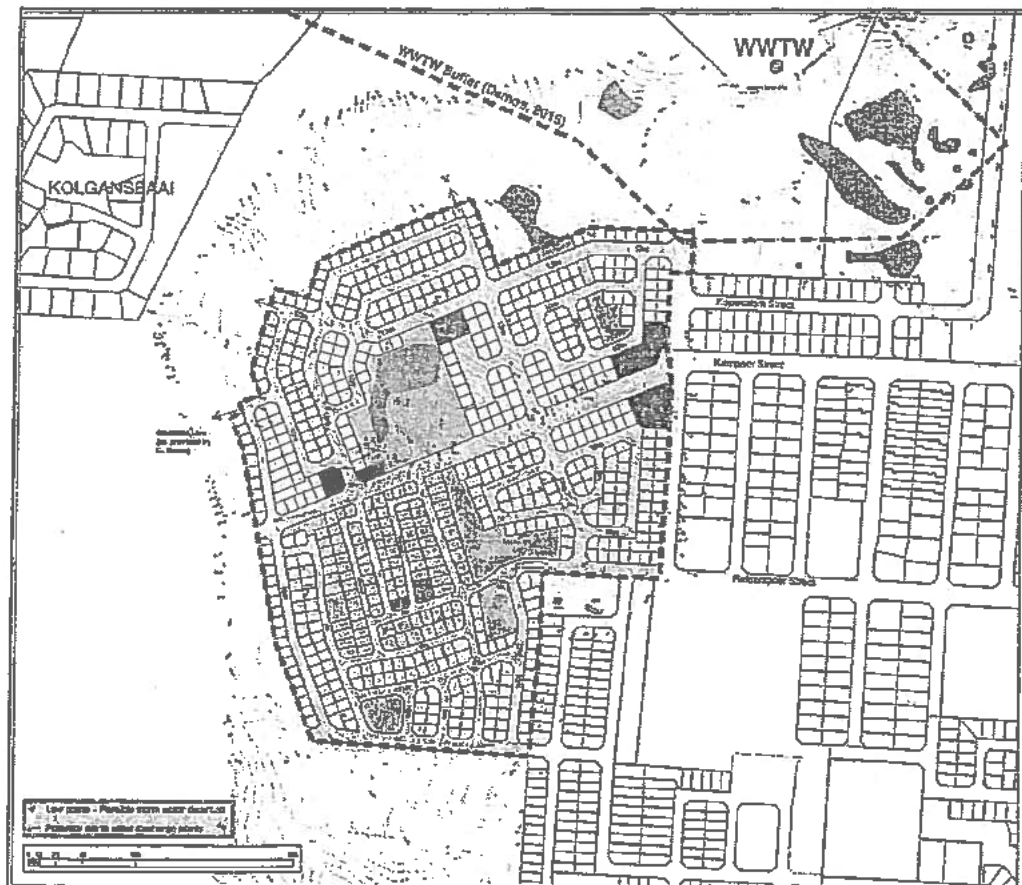


Figure 1.2: Site Layout Plan



**SECTION 2****CONTEXTUAL AND SITE ANALYSIS****2.1 LOCALITY**

Gansbaai is located along the southern coast of the Western Cape Province, within the jurisdiction of the Overstrand municipal area. Access to Gansbaai is primarily obtained from the R43 road via existing access roads. The application area is well-located in terms of accessibility, proximity to economic and job opportunities as well as social and community amenities within Gansbaai.

Figure 2.1 indicates the locality of the application area within its regional context.

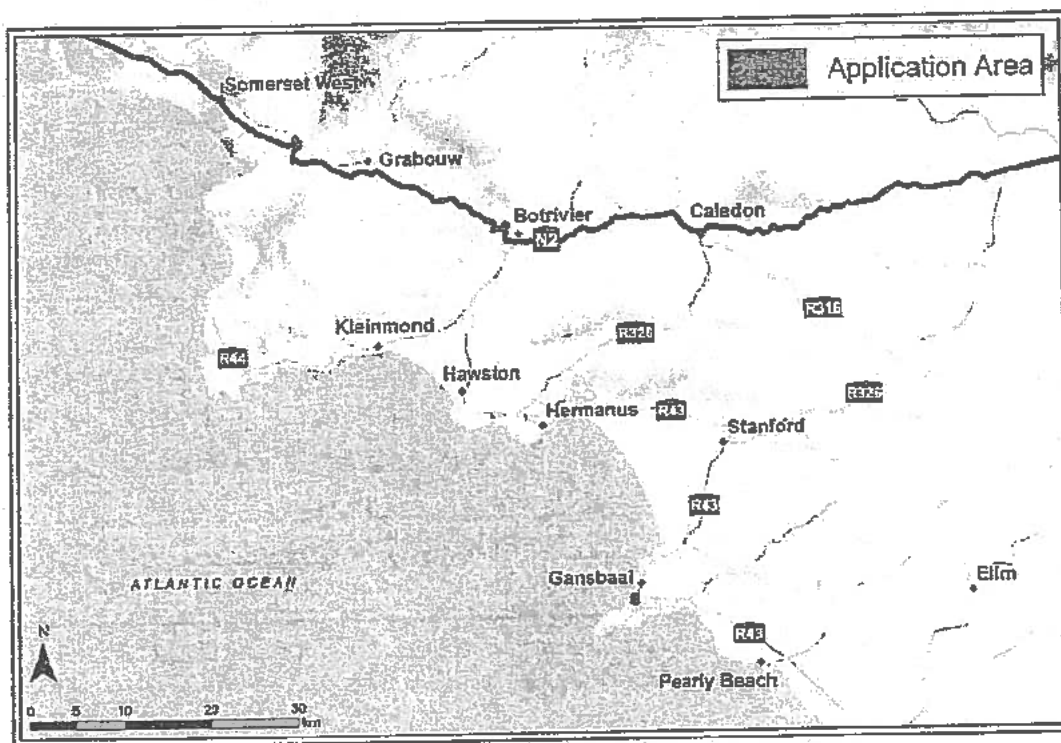


Figure 2.1: Regional Context

The application site is located south-west of the R43 road, adjacent to an existing residential extension of Gansbaai and Blompark.

Figure 2.2 indicates the application site within its local context and immediate surroundings.



Figure 2.2: Local Context

In terms of the local context, the eastern side of the application area is located adjacent to the existing Blompark neighbourhood in Gansbaai, from where the site will gain access and egress. The Gansbaai waste water treatment works is located to the north of the application area, while the area to the west of the application site is currently still undeveloped land.

#### PLANNING IMPLICATIONS

The locality of the application site adjacent to an existing neighbourhood ensures good accessibility to socio-economic facilities and the existing residential areas will facilitate integration with the existing town. Furthermore, in terms of its locality, the application site is a logical extension of the existing town with service and access opportunities directly into the existing networks.



## 2.2 ZONING & LAND USE CONTEXT

The application site is zoned **Undetermined Zone** in terms of the Overstrand Zoning Scheme (2013). The surrounding properties to the east include a mix of residential, institutional, business and open space zoned properties. See *Figure 2.3* for the Zoning Map.

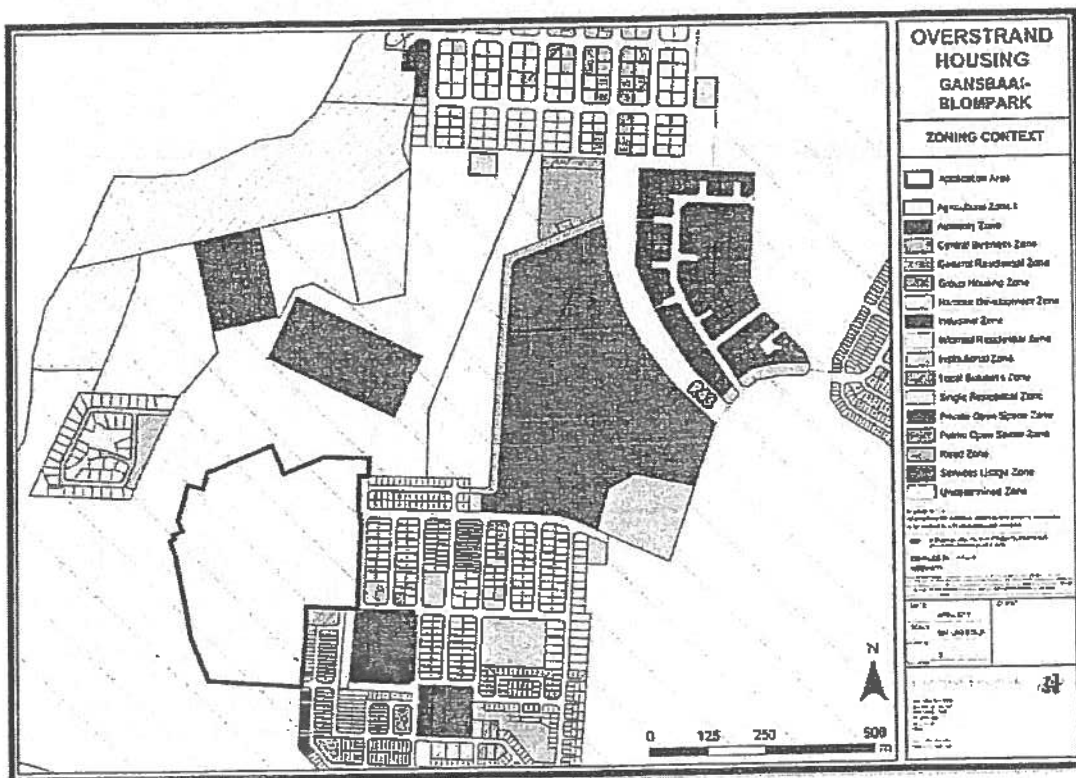


Figure 2.3: Zoning Map

### PLANNING IMPLICATIONS

The zoning of the application property is currently **Undetermined Zone**, which will require a subdivision and rezoning application in terms of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) to facilitate the proposed human settlement development. The proposed zonings will be consistent with the existing zonings in the abutting residential areas of Gansbaai.

### 2.3 SPATIAL POLICY CONTEXT

This office reviewed the proposed development in terms of the most current spatial and economic policy directives, to determine whether the proposed application is consistent with the overarching spatial and economic objectives in general and specifically for the study area.

The consistency of the application with the identified policy directives is summarised in Table 2.1, as follows:

POLICY DIRECTIVE	COMPLIANCE WITH OVERARCHING SPATIAL & ECONOMIC OBJECTIVES	COMPLIANCE WITH SITE SPECIFIC SPATIAL DESIGNATION
National Development Plan (2011)	✓	N/A
Provincial Spatial Development Framework (2014)	✓	N/A
Strategic Provincial Plan: Strategic Objectives (2012)	✓	N/A
Overstrand SDF (2006)	✓	✓
Overstrand Growth Management Strategy (2010)	✓	Proposed density variance.

Table 2.1: Consistency of proposal with spatial & economic policy directives

Following the afore-mentioned review of policy directives, the proposed application is regarded consistent with the following overarching spatial and economic objectives, principles and strategies, which were identified within the respective policy documents, namely:

- Creating opportunities for growth and jobs;
- Providing well-located integrated human settlements;
- Reducing poverty;
- Promote development within designated urban development areas and within identified urban edges;
- Densification is considered one of the key tools towards achieving the restructuring of urban areas;
- Ensure access to basic services and shelter to all people.

In terms of the site specific and local spatial objectives for the area, the Overstrand SDF (2006) - designates the application site as follows (refer Figure 2.4):

- The application property is located within the urban edge;
- The application area is designated for 'urban extension' purposes;
- The development of the application site is a logical extension to the existing residential area.



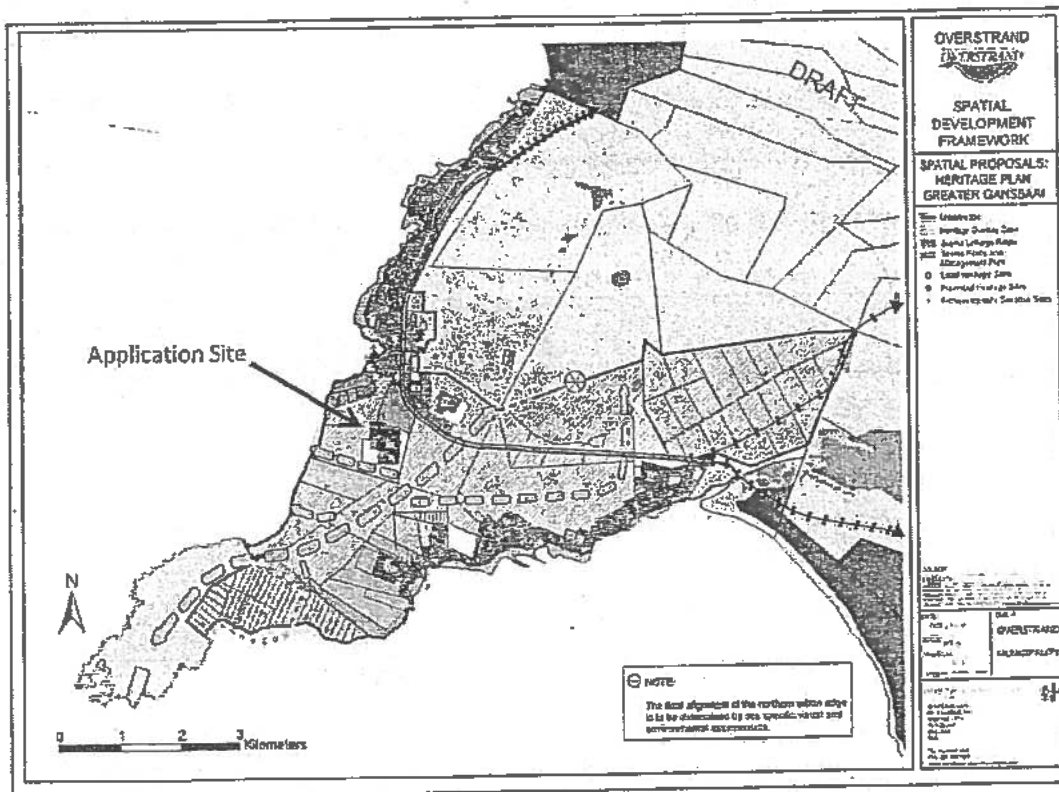


Figure 2.4: Overstrand SDF (2006)

From the above-mentioned, it is indicated that the proposed development is fully consistent with the designations of the Overstrand SDF (2006) and requires no amendment to accommodate the proposed human settlement development.

Following the assessment in terms of the Overstrand SDF (2006), the Overstrand Growth Management Strategy (GMS, 2010) is a further policy directive informing development in the study area. The application site is designated by the GMS for a density of 20-30 units per hectare, while the proposed development provides a density of  $\pm 39$  units per hectare. On this basis, an amendment of the GMS is required in terms of the Municipal Systems Act (Act 32 of 2000).

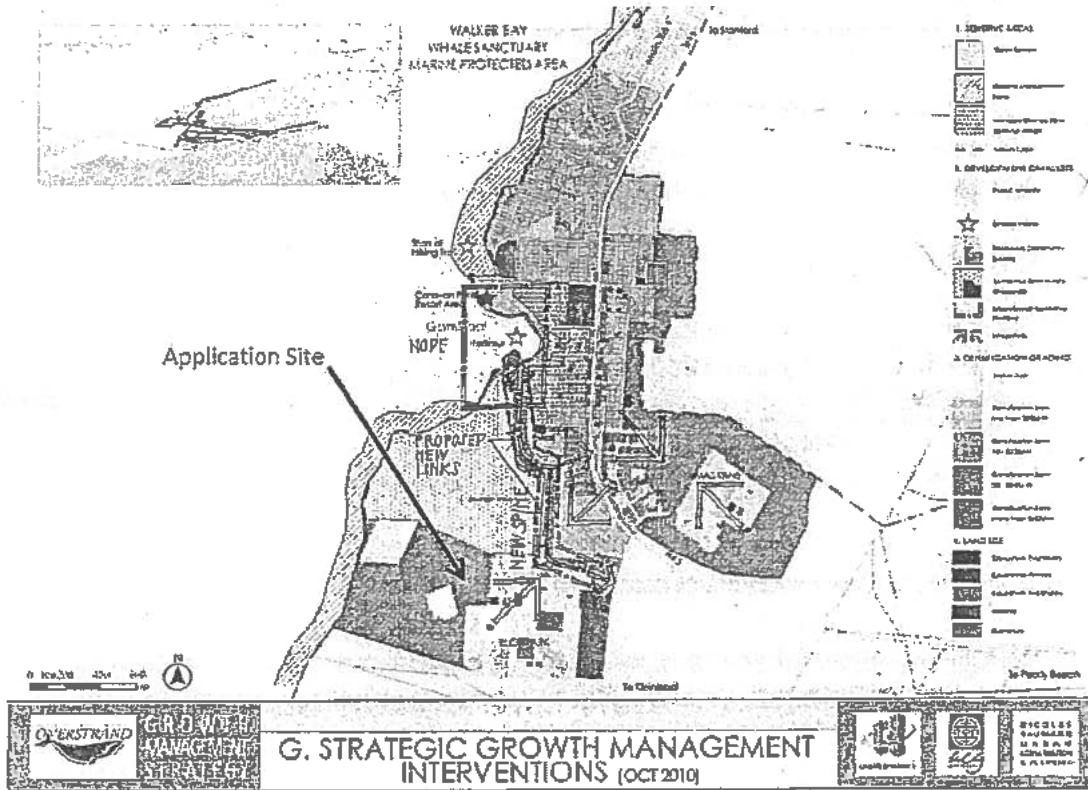


Figure 2.5 Extract from the GMS

**PLANNING IMPLICATIONS**

From a spatial planning policy context, the development proposal is consistent with the principles of the Overstrand Municipal wide Spatial Development Framework (2006), as well as with overarching provincial and national spatial and economic policies. The proposed density of the development is not fully consistent with the designation of the GMS, and requires for amendment of the GMS in terms of the Municipal Systems Act (Act 32 of 2000).

## 2.4 HERITAGE CONTEXT – IMPACT ASSESSMENT

Withers Environmental Consultants commissioned ACRM to conduct a Heritage Impact Assessment (HIA) for the proposed Blompark low cost housing development. A detailed survey of the proposed development site was undertaken in October 2013, in which the following observations were made:

- One or two diffuse scatters of marine shellfish were documented during the study. These extremely ephemeral occurrences are assigned to the Later Stone Age (LSA). No stone tools, pottery, ostrich eggshell or bone was found.
- Tiny fragments of diagnostic shellfish and the occasional larger fragment of Alikreukel were noted among some of the dune mole rat dumps that are extensive over the proposed development site, suggesting the presence of possible shell middens.
- Fragments of shell were encountered in the main road alongside the proposed development site.

The HIA includes the following recommendations:

- Monitoring of vegetation clearing operations and bulk earthworks must be carried out during the construction phase of the development and must form part of the Environmental Management Plan (EMP). Monitoring can be undertaken by the Environmental Control Officer (ECO), in consultation with the archaeologist. The archaeologist must visit the site once all the vegetation has been cleared and removed. The archaeologist should also inspect the site once a week during excavations for foundations and services, or alternatively when the need arises.

### PLANNING IMPLICATIONS

Following the submission of the Notice of Intend to Develop (NID) to HWC, HWC requested that a HIA be undertaken (refer Annexure E – initial HWC comment letter). The HIA was then prepared as a direct response to the comment from HWC (refer Annexure F). The HIA confirms that there are no significant heritage resources on the application site and that no mitigation is required prior to the commencement of the development.

The HIA was submitted to Heritage Western Cape (HWC) for consideration. The decision by HWC will be submitted as an addendum to this application as soon as HWC issues it.

