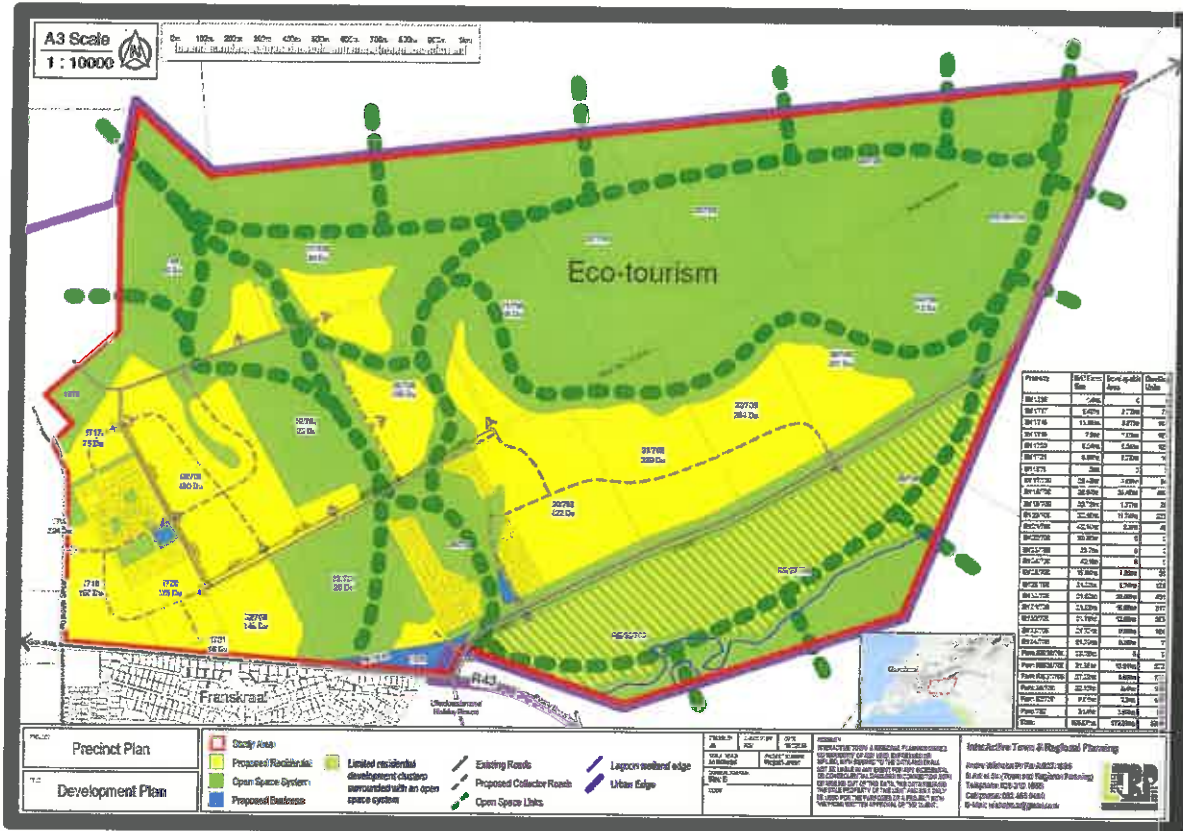


TR A Theart
(Sub Merve)



FRANSCHKRAAL PRECINCT PLAN



HENDRIKJAN MOSCA

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January 2018

Pln 29 /

FILE NO: Form 708
Franschekraal

SCAN NO:
Form 708

COLLABORATOR NO:
1249946

25 JAN 2019

TP

1. Introduction

An application was submitted for a proposed development on Portion 29 of the Farm 708, Franschekraal for a mixed-use but mainly residential development which includes an open space, a business, an industrial and a transport component. Consequently, in considering this application, the municipality then requested a precinct plan illustrating the integration of the proposed development with the surrounding area and development options for the larger study area.

2. Study area

The proposed Franschekraal development leads to the realization that even though the study area is located within the urban edge, there is no clear structure for future development of this larger area. The study area with an extent of approximately 560 ha is located on the outskirts of the current Franskraal urban developed area and within the Gansbaai /Franschekraal urban edge just north of the R43, between Gansbaai and Pearly Beach. Refer to **Annexures A and B** for location of study area.

3. Methodology

Available resources were used to determine which areas are suitable for development. Information plans were compiled to indicate topography, environmental aspects, existing spatial development policy, available services, land use and zoning respectively for the study area.

The data collected from the informational plans together with development guidelines based on engineering and town planning principles were then applied for the compilation of a basic development plan for the study area.

The basic development plan was introduced and explained to interested and affected parties through the public participation process. Resulting from the public participation process, workable suggestions were incorporated into an amended precinct plan as illustrated in **Annexure H**.

4. Informational Plans

4.1 Policy Plan

The policies applicable to the study area are the Municipal Spatial Wide Development Framework, 2006 and Growth Management Strategy, 2010. As illustrated by the policy plan in **Annexure C**, the largest portion of the study area falls within a densification zone of 10 to 20 dwelling units per ha. A portion of land to the south of the study area is indicated as a conservancy area with a density of less than 10 dwelling units per hectare.

4.2 Environment & Topography Plan

As illustrated by the environment and topography plan in **Annexure D**, the study area consists of wetlands which are mostly located along the east-west center line of the study area, critical biodiversity areas mostly along and in close proximity to the southern boundary, a protected area on portion 19 of Farm 708, and areas of critical ecosystem threat status consisting of wetlands located along the east-west center line and south of the mountain range. Mountains with slopes of 5 to 80 degrees are located along and outside the northern boundary of the study area.

4.3 Zoning

The zoning of the study area, as illustrated by **Annexure E**, is mostly Agricultural Zone 1: Agriculture. Portion 29 of Farm 708 is in the process of rezoning from Special Zone to Sub-Divisional Area Zone. Portions of land to the west of the study area are zoned Resort Zone: Holiday Resorts but are not considered ideal for holiday resorts. A small portion of land adjacent to the southern boundary (Erf 1235 and RE/1537) is zoned Business Zone 3: Local Business.

4.4 Existing Land use

The land-use within the study area is mostly natural area and agriculture, as illustrated by **Annexure F**.

Portion 19 of Farm 708 is a private nature reserve with a small portion of the land in the southwestern corner being used for residential purposes.

Portion 29 of Farm 708 is currently being utilized for business purposes, as is Erf 1235 and RE/1537 adjacent to the southern boundary.

Portion 30 of Farm 708 is being used for an airfield and housing.

Erf 1718 is being used for residential purposes and Erf 1878 for Government purposes.

4.5 Existing Infrastructure Plan

Existing engineering services such as electricity lines, water lines, sewer and existing roads are available mostly to the west of the study area.

Services will need to be provided elsewhere.

The electricity supply plan has not yet been updated to indicate the electricity line between Erf 17/708 and Farm 709 which provides electricity to these two erven. This however, has no influence on the layout of the Precinct Plan.

A section of the southern boundary of the study area is adjacent to the R43 Regional road which links up with the two existing access roads to the study area.

Refer to **Annexure G** for the Infrastructure Plan.

5. Development Proposal Plan

5.1 Introduction

A development plan, as illustrated by **Annexure H**, was compiled based on the data gathered from the various informational base plans as well as from comments received during the public participation process.

The main concept of the precinct plan is the approximate positioning of development pockets in non-conservation worthy zones linked via ecological and open space corridors. The exact location of developable areas will be determined by specialist studies. The development plan therefore is not a rigid plan. Large portions of the area based on the information, is not considered suitable for development. However, further, more detailed studies will be required to confirm the developability or non-developability as per the development plan.

5.2 Residential

According to the development plan a portion of 185ha is developable for residential purposes at densities of 20 units per ha.

Residential development is proposed in the areas outside of the open space system and where topography has the lowest impact on development. Sensitively placed and limited residential development clusters have been proposed between the wetland edge to the south and the existing main access road to the north and is therefore not depicted as a solid band of development.

Layouts can only be verified accurately with the assistance of wetland specialists and botanical experts during the EIA phase to avoid high ecological sensitive or high conservation worthy areas and to allow for ecological and open space links.

For Portions 36, 37 and 38, the maximum number of units should be 272 and the maximum development footprint should be 13.6 Ha.

Access points to the development area should be controlled to improve security.

5.3 Other Land-uses

Land use, other than higher density residential use, such as tourism type facilities including guesthouse, clubhouses, boathouse and restaurant could be considered in suitable locations and is not precluded by the proposed precinct plan.

Other tourist facilities encouraging synergy between humans and the environment could be considered in suitable locations and is not precluded by the proposed precinct plan.

Non-traditional farming activities, including hydroponics, bees and fynbos harvesting could be considered in suitable locations and is not precluded by the proposed precinct plan.

5.4 Environmental

Furthermore, the development plan reflects the key importance of environmental protection by proposing open spaces on areas where there are wetlands, critical biodiversity areas, areas of critical ecosystem threat status as well as protected areas. These open space areas link up with one another to form an open space system which also connects with the surrounding land beyond the study area.

An ecological buffer zone of 30m above the 1:100 floodline has been provided to protect the lagoon to the south of the study area.

The area to the north of the study area is proposed for eco/agri-tourism as this area is ecologically sensitive and conservation worthy with much to offer eco-tourists in terms of vegetation, wetlands and animal/insect life.

Access to open space links should be controlled as currently there is a lot of illegal activities, fence cutting and poaching occurring on the river edge.

An ecological buffer zone of 30m from the erf boundary on the north side of the existing main access road and 40m from the road on the south side of the existing main access road has been proposed to protect the natural, scenic character of the area and ecologically sensitive vegetation along the road.

5.5 Services

There are two main access points from the R43 into the precinct area to the north. The first point is at the crossing where access to the south leads to the Franskraal urban area and the second access is at the crossing where access to the south leads to Uilenkraalsmond Holiday Resort.

An interconnected road system of collector roads which link up with existing higher order roads is proposed to provide access to residential areas within the study area. Collector road access from the existing main access roads have been minimized to ensure more efficient traffic flow and better security for the residential areas.

A water pipe servitude between existing farm portions was extended to run along the eastern and northern boundary of Portion 20 of Farm 708 to provide water to proposed residential areas higher up to the north.

6. Conclusion

The development plan for the study area represents a flexible, practical proposal for future development which considers all relevant data for the study area as well as comments received during public participation to ensure that environmental and other aspects are accommodated efficiently and sustainably.

Further detail studies should however be conducted when development is envisaged for a portion of land within the study area to ensure that it can be realized in accordance with the proposed development plan and to determine precise locations for development.

ANNEXURE A: LOCALITY PLAN - REGIONAL CONTEXT

A3 Scale
1 : 50000



<p>Precinct Plan</p>		 Study Area	 <p>InterActive Town & Regional Planning Andre Wicahnn Pr Phn A/27/1986 B At et Sc (Town and Regional Planning) Telephone 028 312 1868 Cell phones: 082 465 0480 E-Mail: wicahna@gmail.com</p>
<p>Regional Context</p>			
<p>DATE: 2011</p>	<p>PROJECT NUMBER: 1001</p>	<p>PROJECT NAME: Study Area</p>	<p>PROJECT NUMBER: 1001</p>
<p>SCALE: 1:50000</p>	<p>PROJECT NUMBER: 1001</p>	<p>PROJECT NAME: Study Area</p>	<p>PROJECT NUMBER: 1001</p>
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ANNEXURE B: LOCALITY PLAN- LOCAL CONTEXT

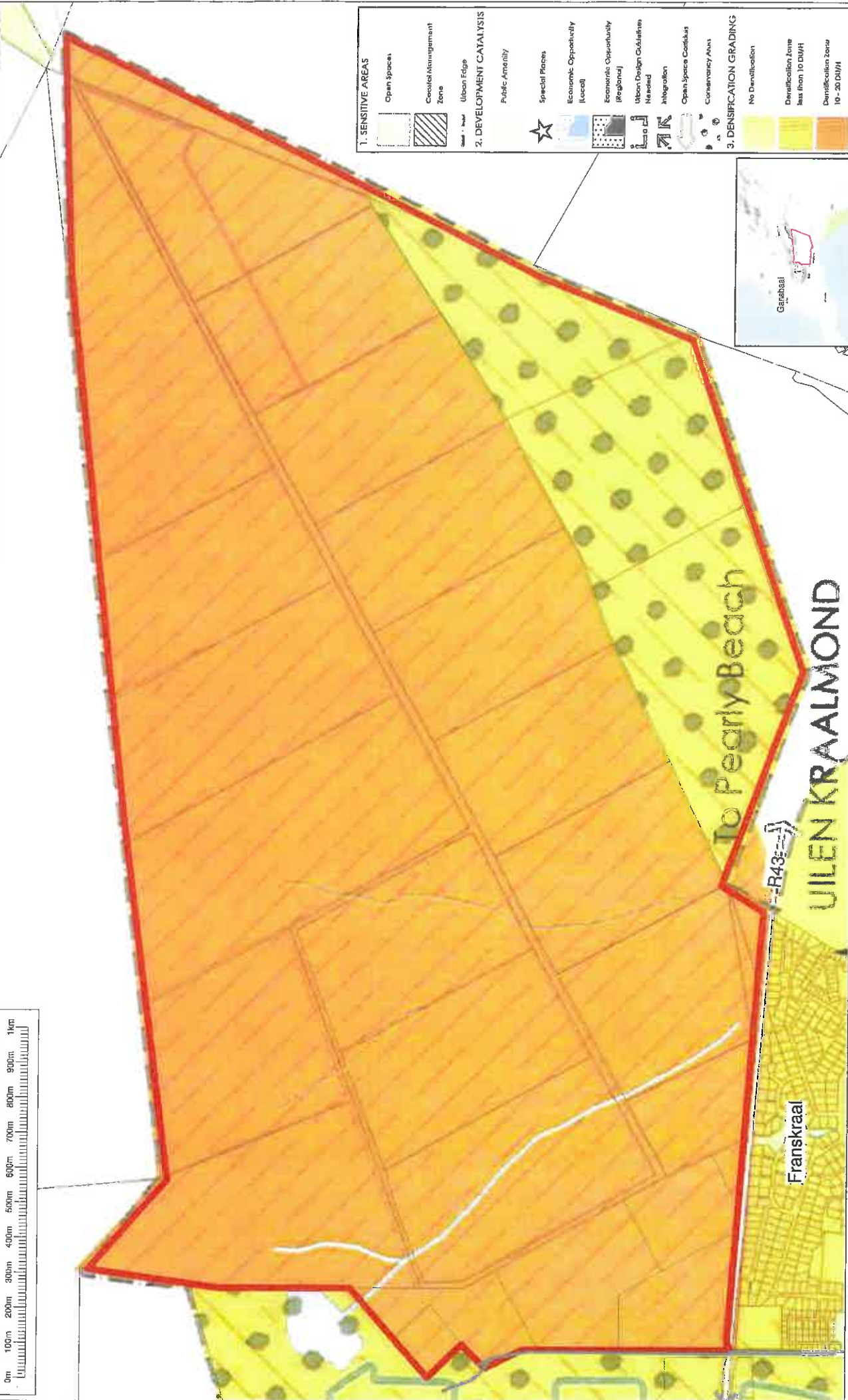
A3 Scale
1 : 10000



<p>Precinct Plan</p>		<p>Study Area</p>		<p>InterActive Town & Regional Planning</p>	
<p>Local Context</p>		<p>Franskraal</p>		<p>Andre Willem Pi-Ph 092771956 B Art et Sc (Town and Regional Planning) Telephone 028 312 1638 Cell phone: 082 486 0430 E-Mail: willem.a@gmail.com</p>	
<p>PROJECT</p>		<p>DATE</p>		<p>NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, IS MADE BY THE CONSULTANT AS TO THE DATA AND SHALL NOT BE LIABLE FOR NEGLIGENCE, OMISSIONS OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.</p>	
<p>DOWN BY</p>		<p>CHECKED BY</p>		<p>PROJECT NUMBER</p>	
<p>JM</p>		<p>AW</p>		<p>Project Number</p>	
<p>SCALE (W.A.S. /A. 1001)</p>		<p>WORKING NUMBER</p>		<p>1001</p>	
<p>clear</p>		<p>clear</p>		<p>clear</p>	

ANNEXURE C: POLICY PLAN

0m 100m 200m 300m 400m 500m 600m 700m 800m 900m 1km



1. SENSITIVE AREAS

- Open Spaces
- Coastal Management Zone
- Urban Edge

2. DEVELOPMENT CATALYSIS

- Public Amenity
- Special Places
- Economic Opportunity (Local)
- Economic Opportunity (Regional)
- Urban Design Catalysts
- Integration
- Open Space Catalysts
- Conservancy Areas

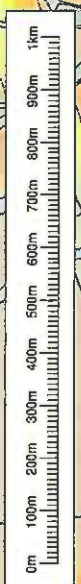
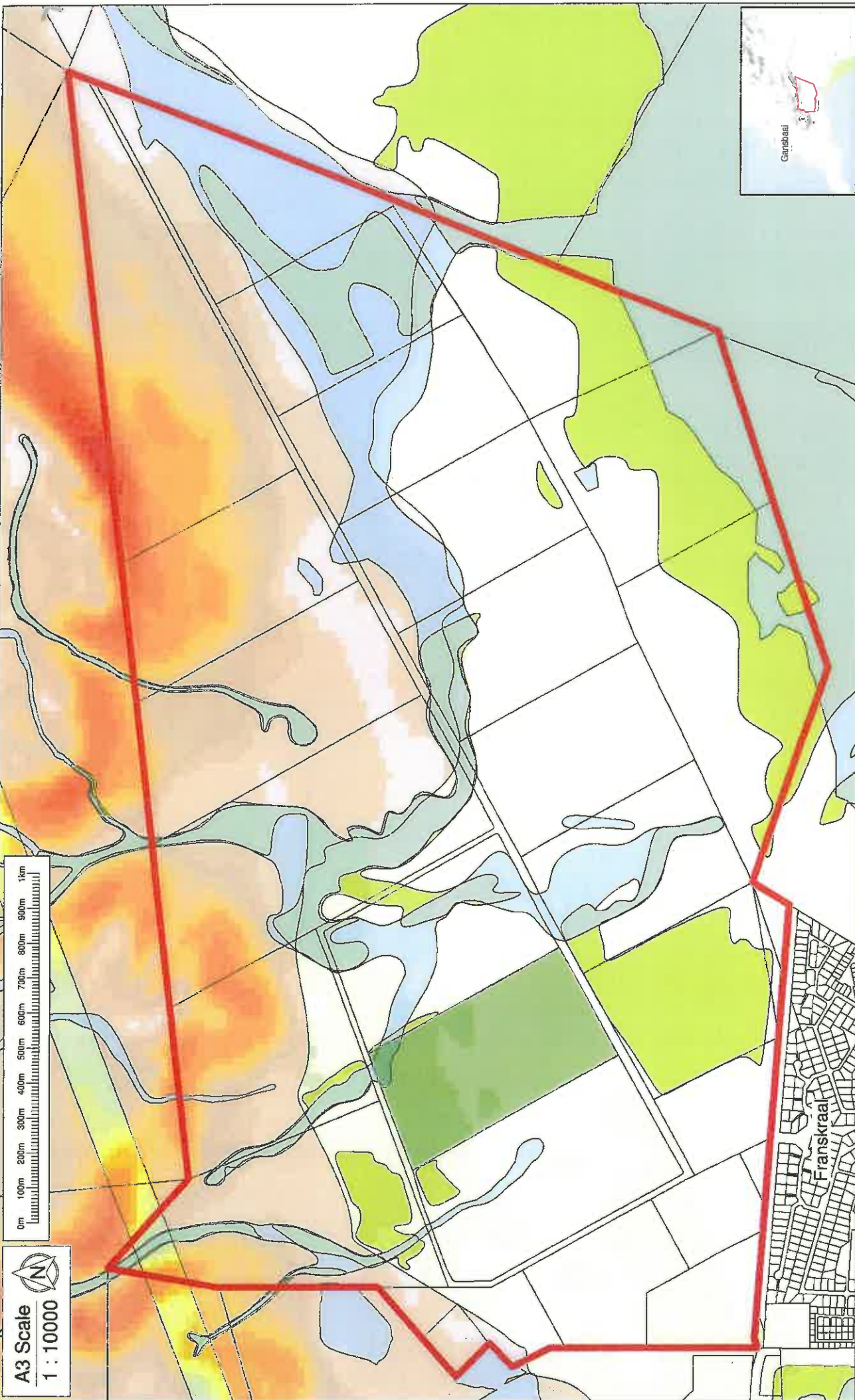
3. DENSIFICATION GRADING

- No Densification
- Densification Zone less than 10 DU/H
- Densification Zone 10 - 20 DU/H



<p>PRECINCT PLAN</p>	<p>PROJECT</p>	<p><input checked="" type="checkbox"/> Study Area</p>	<p>IDENTITY</p>	<p>Interactive Town & Regional Planning</p>
	<p>TITLE</p>	<p>Policy Plan</p>	<p>INTERACTIVE TOWN & REGIONAL PLANNING MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND SHALL NOT BE RESPONSIBLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING FROM OR ARISING OUT OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.</p>	<p>Andra Wehahn Pr. Pin A1927/1936 B.Art. et Sc. (Town and Regional Planning) Telephone: 028 312 1658 Cell phone: 082 466 0490 E-Mail: wehahn.a@gmail.com</p>
<p>DATE: 17/12/16</p>		<p>CHECKED BY: AW</p>	<p>DATE: 17/12/16</p>	<p>PROJECT NUMBER: Project Number</p>
<p>SCALE (A3): As indicated</p>		<p>DRAWING NUMBER: A 001</p>	<p>CLIENT:</p>	<p>PROJECT: - Overstrand Growth Management Strategy 2010 - Kleinbaai / Franskraal - Overstrand Municipal Wide Spatial Development Framework, 2006</p>

ANNEXURE D: ENVIRONMENTAL AND TOPOGRAPHY PLAN



A3 Scale
1 : 10000

PROJECT:

TITLE: **Precinct Plan
Environment &
Topography Plan**

INTERACTIVE TOWN & REGIONAL PLANNING
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DRWING: JM
SCALE (A3): As indicated
DRWING NUMBER: A.001
CLIENT:

CHECKED BY: AW
PROJECT NUMBER:
PROJECT NUMBER:

DATE: 7/11/2015

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Environment & Drainage

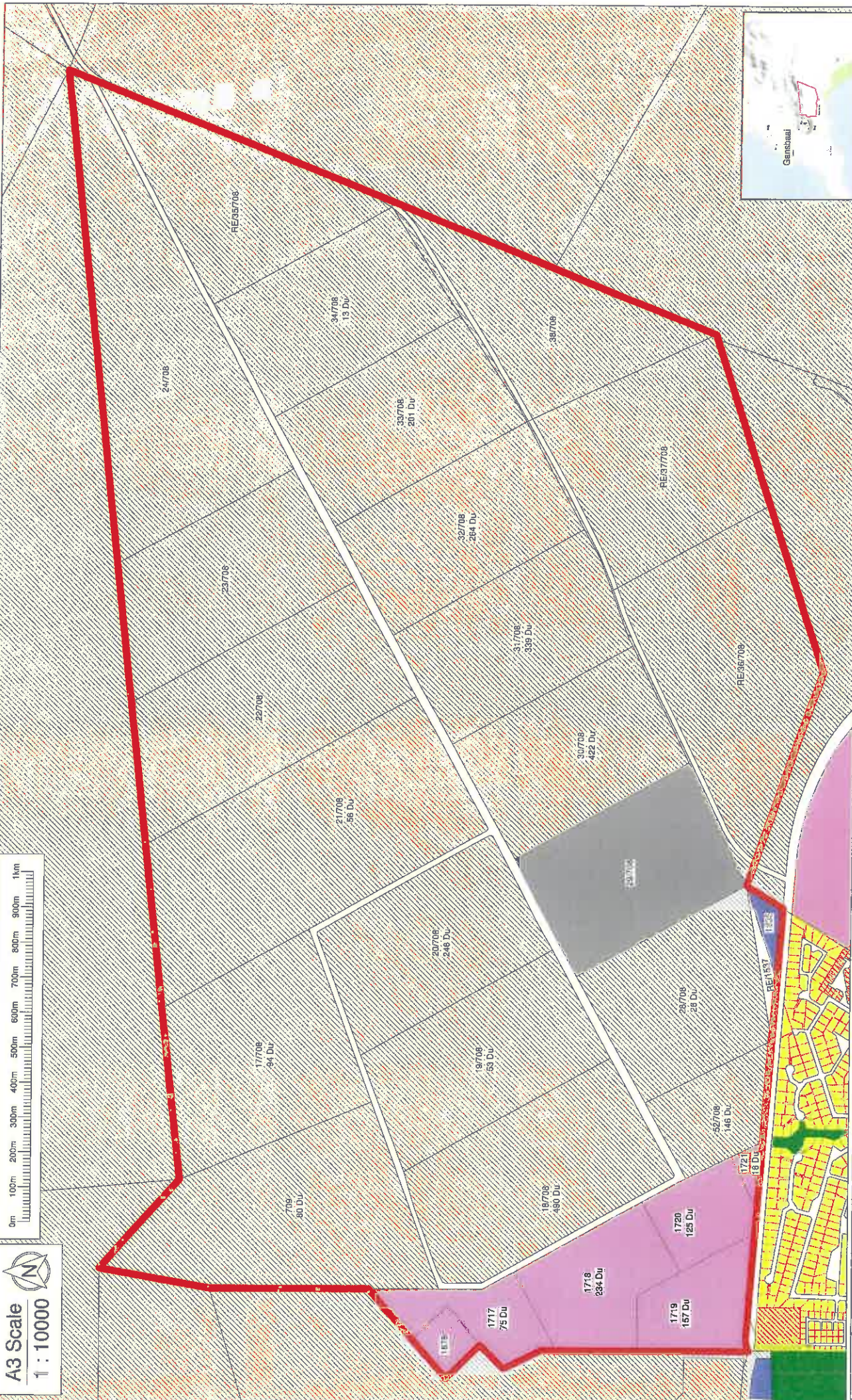
- Study Area
- Wetlands
- Protected Areas
- Critical Biodiversity Areas
- Critical Ecosystem Threat Status

Topography

- 80° Slope
- 65° Slope
- 30° Slope
- 5° Slope

ANNEXURE E: ZONING PLAN

A3 Scale
1 : 10000



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JM	01/10/16
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AW	Project Number
SCALE (B.A.)	DRAWING NUMBER
As indicated	A 101
CLIENT	

- Residential Zone 1: Single Residential
- General Residential Zone 1: Town Housing
- Open Space Zone 2: Public Open Space
- Special Zone
- Agricultural Zone 1: Agriculture
- Business Zone 3: Local Business
- Resort Zone: Holiday Resorts
- Study Area

PROJECT
Precinct Plan

TITLE
Zoning Plan

ANNEXURE F: LAND-USE PLAN

ANNEXURE G: INFRASTRUCTURE PLAN

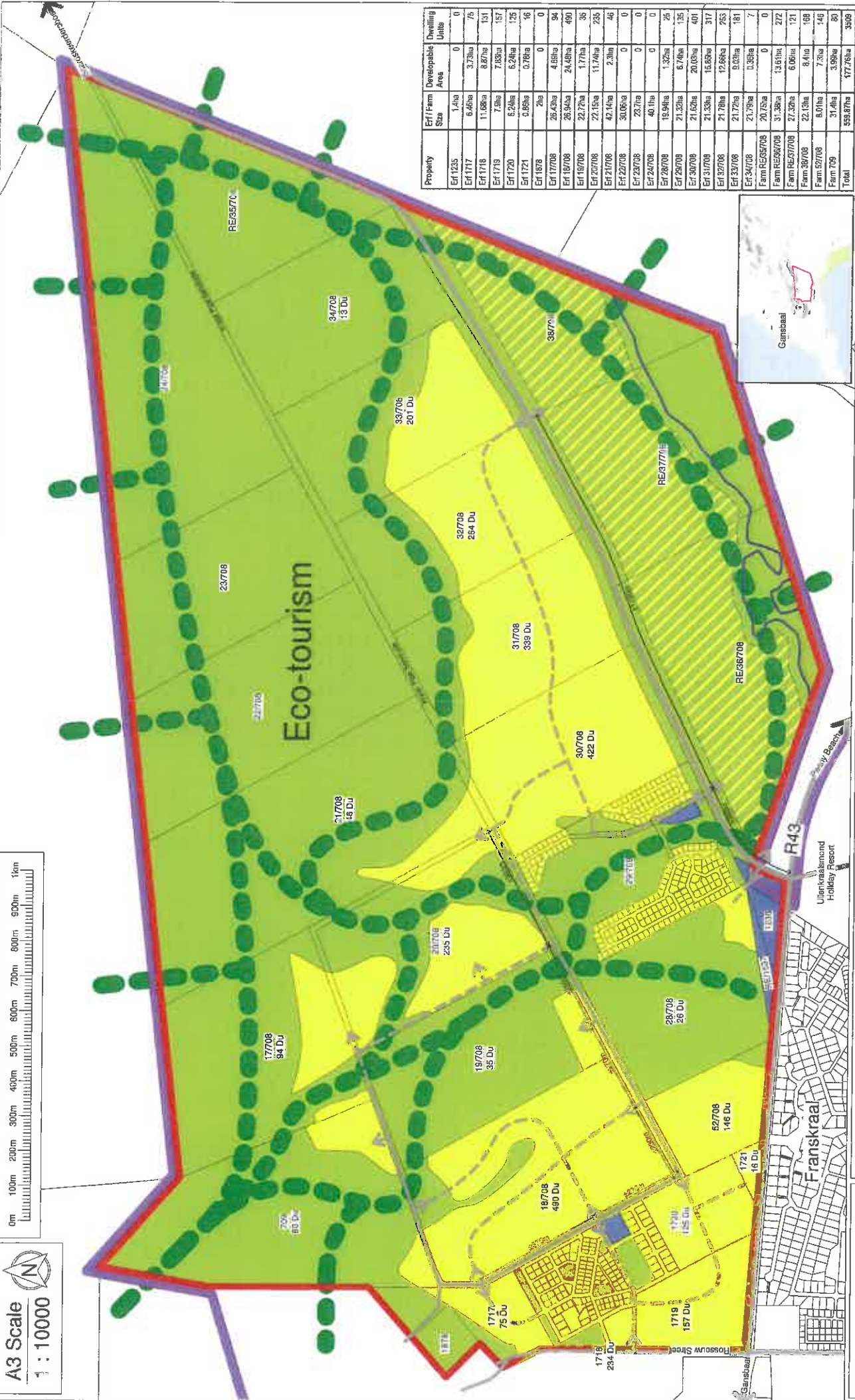
A3 Scale
1 : 10000



<p>PRECINCT PLAN</p> <p>Infrastructure Plan</p>		<p>PROJECT</p>	
<p>Study Area</p>		<p>Legend</p> <ul style="list-style-type: none"> Electricity lines Water lines Existing Roads Sewer 	
<p>DOWN BY</p> <p>SCALE (R/A3)</p> <p>AS ISSUED</p> <p>DRAWING NUMBER</p> <p>A 001</p> <p>CLIENT</p>	<p>CHECKED BY</p> <p>AW</p>	<p>DATE</p> <p>10/2015</p> <p>PROJECT NUMBER</p> <p>Project Number</p>	<p>INTERACTIVE TOWN & REGIONAL PLANNING</p> <p>Andre Wilehahn Pr. Pin A1927/1895</p> <p>B. Art. et Sc. (Town and Regional Planning)</p> <p>Telephone: 082 465 0480</p> <p>Cell phone: 082 465 0480</p> <p>E-Mail: wilehahn.a@gmail.com</p>
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ANNEXURE H: PRECINCT DEVELOPMENT PROPOSAL PLAN

A3 Scale
1 : 10000



Property	Eff Farm Size	Developable Area	Dwelling Units
Er11235	1.4ha	0	0
Er11717	6.46ha	3.73ha	76
Er11718	11.08ha	8.87ha	151
Er11719	7.9ha	7.83ha	157
Er11720	6.24ha	6.24ha	123
Er11721	0.86ha	0.78ha	16
Er11878	2ha	0	0
Er117708	26.43ha	4.85ha	94
Er119708	26.94ha	24.48ha	490
Er116708	22.77ha	1.77ha	35
Er120708	22.15ha	11.74ha	235
Er117708	42.14ha	2.3ha	46
Er122708	30.06ha	0	0
Er123708	23.77ha	0	0
Er124708	40.17ha	0	0
Er126708	19.94ha	1.32ha	26
Er129708	21.32ha	6.74ha	135
Er130708	21.62ha	20.06ha	401
Er137708	21.33ha	15.85ha	317
Er137708	21.78ha	12.68ha	265
Er137708	21.72ha	0.07ha	181
Er137708	21.79ha	0.36ha	7
Farm RE263708	20.15ha	0	0
Farm RE263708	31.38ha	13.07ha	272
Farm RE263708	27.32ha	6.06ha	121
Farm RE263708	22.13ha	8.41ha	168
Farm RE263708	8.07ha	7.31ha	146
Farm RE263708	31.4ha	3.99ha	80
Total	559.87ha	477.76ha	3693



PRECINCT PLAN

Development Plan

PROJECT: _____

TITLE: _____

Legend

- Study Area
- Proposed Residential
- Open Space System
- Proposed Business
- Limited residential development clusters surrounded with an open space system
- Existing Roads
- Proposed Collector Roads
- Open Space Links
- Lagoon wetland edge
- Urban Edge

INDemnITY

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CLIENT

Uitenhakeammond Holiday Resort

DATE 15/12/2019

PROJECT NUMBER _____

Project Number _____

DRAWING NUMBER _____

REV 5

CHECKED BY _____

DATE _____

SCALE (A3) As indicated

DRAWN BY _____

CLIENT _____