



# PENELOPE APLON/LIEZL DE VILLIERS OVERSTRAND MUNICIPALITY ENVIRONMENTAL SECTION

## 'THE DEVIL IS IN THE DETAILS'









BETTY'S BAY





**HERMANUS**



An aerial photograph of Gansbaai, South Africa. The town is built along a narrow strip of land between the ocean and a large body of water. The ocean is a deep blue, with white waves crashing against the shore. The town is densely packed with buildings, mostly with red roofs. A long pier extends into the water, and a large harbor is visible. The surrounding landscape is green and hilly, with mountains in the background. The sky is clear and blue.

# GANSBAAI



# Our Values



We belong



We care



We serve



# IDP

INTEGRATED DEVELOPMENT PLAN  
**2017/18 - 2021/22**



## Vision

To be a centre of excellence for the community

## Mission

Creation of sustainable communities by delivering optimal services to support economic, social and environmental goals in a politically stable environment

## Strategic goals

1. The provision of democratic, accountable and ethical governance.
2. The provision and maintenance of municipal services.
3. The encouragement of structured community participation in the matters of the municipality.
4. The creation and maintenance of a safe and healthy environment.
5. The promotion of tourism, economic and social development.



Municipal Manager: C. Groenewald

AUDIT COMMITTEE



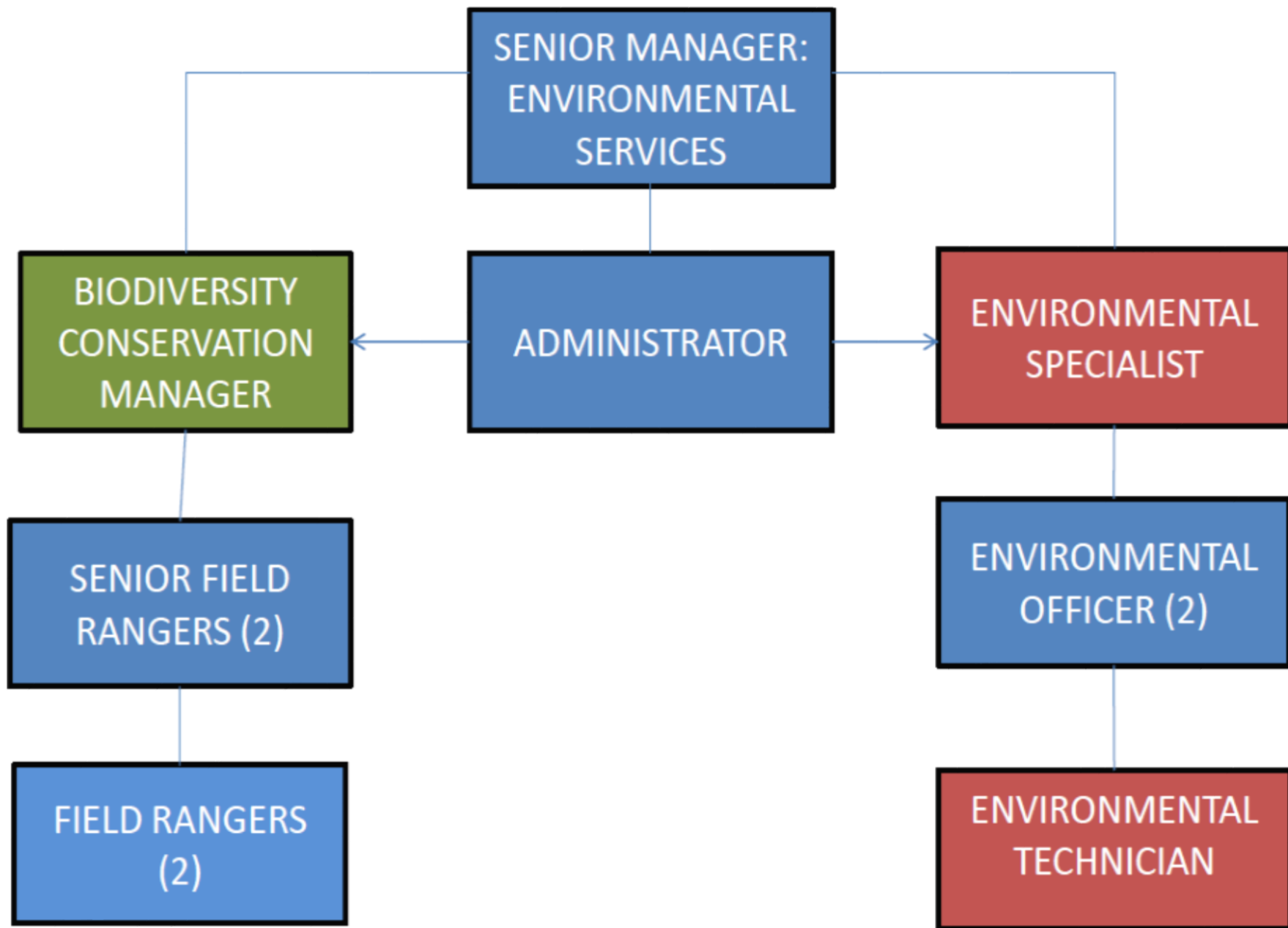
Munisipaliteit • U-Msipala • Municipality



**MACRO  
STRUCTURE**

**2017**













# Focus Areas

- 1) Cape Hangklip Ecological Corridor
- 2) Coastal Dune Systems
- 3) Palmiet Catchment and Coastal Plain
- 4) Botriver Estuary Coastal Plains
- 5) Onrus/Vermont Wetland and Greenbelt System
- 6) Klein River Ecological Corridor
- 7) Danger Point Ecological Corridor
- 8) Franskraal Ecological Corridor
- 9) Hagelkraal Ecological Corridor
- 10) Urban Wetland and Riparian Systems
- 11) Urban Conservation Networks
- 12) Urban Coastal Corridors



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Details

Details

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Details



# Aim of the Environmental Overlay zones?

Overlay zones provide a mechanism for land use management, additional to the base zone controls of a property, whereby Council may give effect to specific guidelines in a spatial development framework or policy plan or address a specific management issue.

These guidelines could (within specified areas) promote development, require a limitation of land uses, define additional, stipulate more or less restrictive development rules, or identify specific development rules or administrative procedures.

The spatial information will become part of the Municipal Zoning Scheme.

Bylaws must still be drafted and adopted by Council in order to enforce the Regulations.



The **object** of the regulations are to provide additional statutory controls to current land use management in order to address specific management issues eg. the exclusion of fruit trees within gardens of properties that are bordering Protected Nature Reserves where baboons are natural residents of the area.

Although the management of wild animals are the statutory responsibility of CapeNature, in our Province, this gives OSM the position to put a regulation in place that we can administer to assist with management issues.



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# RIVERINE EMOZ





# MOUNTAIN CATCHMENT EMOZ





# PROTECTED AREA BUFFER EMOZ





# COASTAL PROTECTION EMOZ





Programas de Urbanos Concentrados Environmental Management Zones (EMMZs)

- To identify viable conservation zoning public open spaces areas (COSAs) for increased conservation management and protection.
- To identify developed as well as undeveloped properties adjacent to COSAs for special environmental awareness strategies or development planning in order to minimise risks and impacts on the COSAs; and
- To ensure that development in critical areas will assist in maintaining a healthy environment through:
  - conserving critical elements of environmentally sensitive areas and associated ecological processes;
  - enhancing and enhancing areas of socio-cultural tourism and recreation value, as well as enhancing a natural 'sense of place'.

*Results: Biochemical Characteristics of the Hawaiian Kelp Conservation ERMQ that make it*

- Endangered wetlands as well as important strategic wildlife and water storage basins.
- Part of Cape White Coast Important Bird Area (IBA).
- Strictly Protected vegetation type - Critically Endangered ESM Fynbos type and Endangered Fynbos Sand Fynbos (Thicket) vegetation type (Endangered - ESM).
- Remnant areas of highly impacted coastal plain (lowland) vegetation types and habitats.
- Contributes as semi-nodular ecological corridor from mountain to the coast/rivier and along the coastal plain.
- Associated indigenous wildlife present - some with restricted ranges specific to habitat/vegetation type - including a number of endangered Red Data Book and bird species.
- Recreation is associated with nearby Critical Biodiversity Area (IBA) and some Ecological Support Areas (ESA).

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**DRAFT**

URBAN CONSERVATION EMOZ:  
PLAN 5.6 A - HAWSTON

-  Urban Conservation - EMOZ
-  Conservation-worthy Area on Municipal Land
-  Ecological Process Corridor
-  Drainage/River Line
-  Urban Edge
-  Road

**PLEASE NOTE:**  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF J:\Drawings-etc-13.05.01\TOWNSOVERSTRAND  
Overstrand - Overlay Zone Tender\08\Plans

COMPILED BY: A. ELLIS

## INDEMNITY

DATE: SEPTEMBER 2016  
SCALE: SEE LINESCALE  
PLAN NO:

OVERSTRAND  
MUNICIPALITY

URBAN DYNAMICS WESTERN CAPE

2nd FLOOR  
THORNTONVILLE CHAMBERS &  
17 WALLER (NAN SCHOON AVE)  
BELLVILLE - 7000  
PO BOX 3440  
BELLVILLE  
2200

TEL: (020) 444 1540  
FAX: (020) 444 1588  
WEBSITE: [www.cyma.co.uk](http://www.cyma.co.uk)



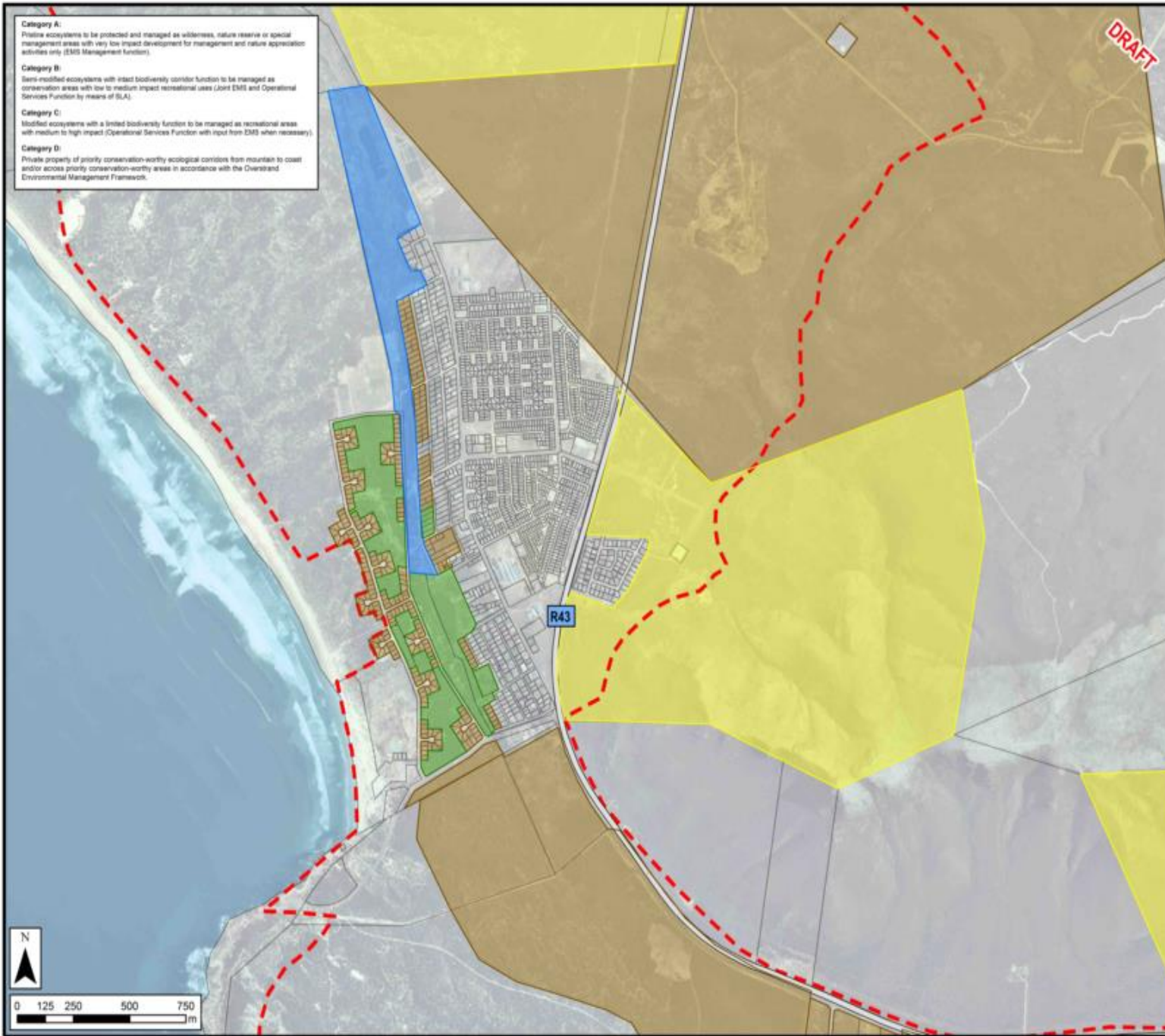


**Category A:**  
Pristine ecosystems to be protected and managed as wilderness, nature reserve or special management areas with very low impact development for management and nature appreciation activities only (EMS Management function).

**Category B:**  
Semi-modified ecosystems with intact biodiversity corridor function to be managed as conservation areas with low to medium impact recreational uses (Joint EMS and Operational Services Function by means of SLA).

**Category C:**  
Modified ecosystems with a limited biodiversity function to be managed as recreational areas with medium to high impact (Operational Services Function with input from EMS when necessary).

**Category D:**  
Private property of priority conservation-worthy ecological corridors from mountain to coast and/or across priority conservation-worthy areas in accordance with the Overstrand Environmental Management Framework.



# OVERSTRAND MUNICIPALITY OVERLAY ZONES FOR ZONING SCHEMES

## URBAN CONSERVATION EMOZ: PLAN 5.6 B - HAWSTON

Urban Conservation - EMOZ

- Category A
- Category B
- Category C
- Category D

Urban Edge

Road

**PLEASE NOTE:**  
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REF: J:\Drawings\after-15.05.01\TOWN\OVERSTRAND-  
Overstrand - Overlay Zone Tender\GIS\Plans

COMPILED BY: A. ELLIS

INDemnITY

Urban Conservation EMOZ is a planning tool used to guide development in areas of high biodiversity. It is not a legal document and does not create any legal obligations. It is a planning tool used to guide development in areas of high biodiversity. It is not a legal document and does not create any legal obligations. It is a planning tool used to guide development in areas of high biodiversity. It is not a legal document and does not create any legal obligations.

DATE: SEPTEMBER 2016

SCALE: SEE LINESCALE

PLAN NO.

FILE NAME

CLIENT

OVERSTRAND  
MUNICIPALITY

URBAN DYNAMICS WESTERN CAPE

100% PROFESSIONAL CAPABILITY

2nd FLOOR

100% PROFESSIONAL CAPABILITY

100% PROFESSIONAL CAPABILITY

100% PROFESSIONAL CAPABILITY

100% PROFESSIONAL CAPABILITY

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URBAN CONSERVATION EMOZ:  
PLAN 5.7 B - HERMANUS WEST

Category A  
Category B  
Category C  
Category D

Legend:

- Road
- Water
- Forest

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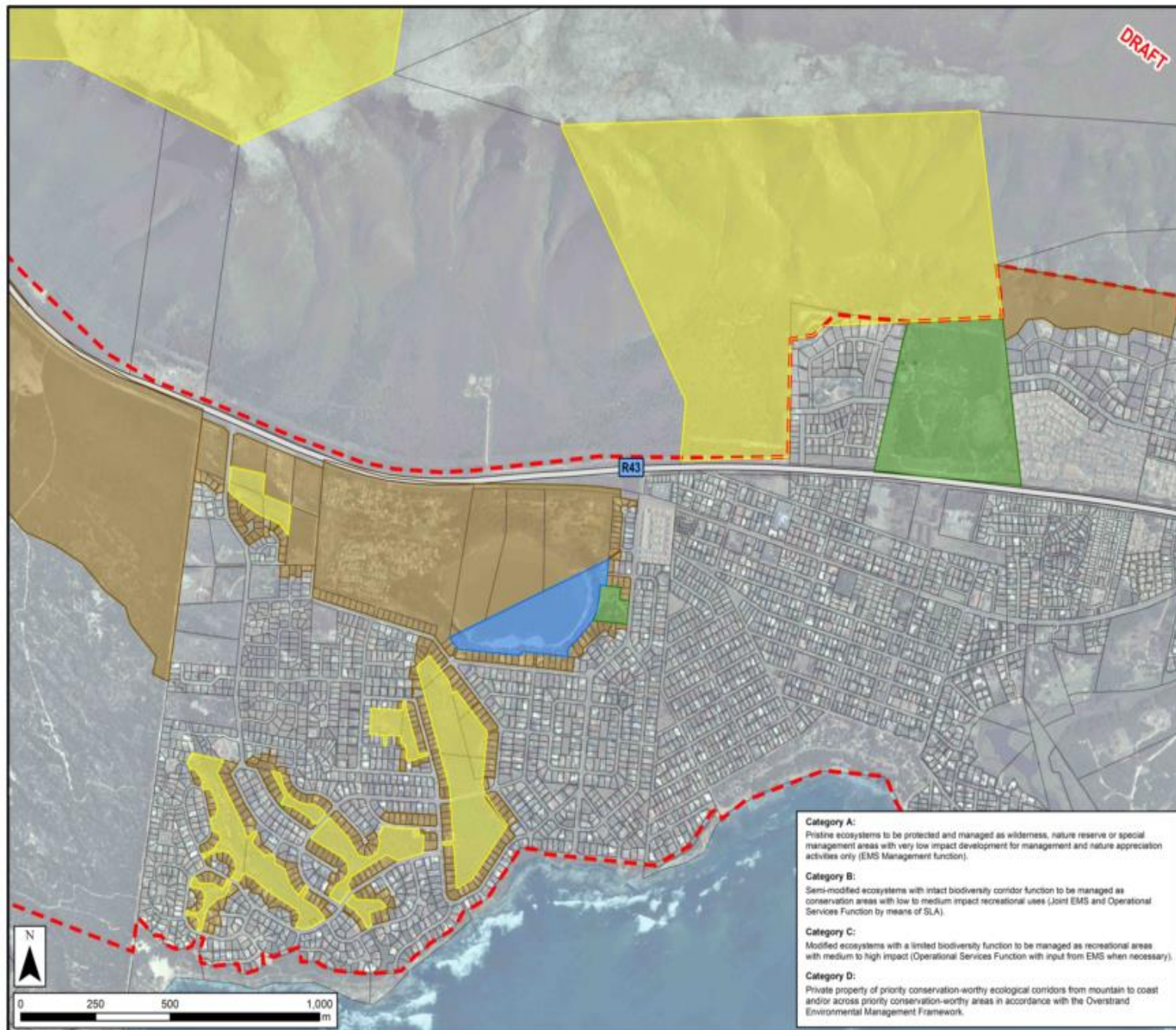
CLIENT	OVERSTRAND MUNICIPALITY
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URBAN DYNAMICS WESTERN CAPE

THE FLORIDA  
TIGERVALLEY CHASSERS  
27 MILLIE VAN DYCKE AVE  
MILLVILLE, TN 38155  
615 824-3445  
MILLVILLE  
TENN

TEL: 0115 934 1100  
FAX: 0115 934 1100  
WWW: www.merck.com

**Category D:**  
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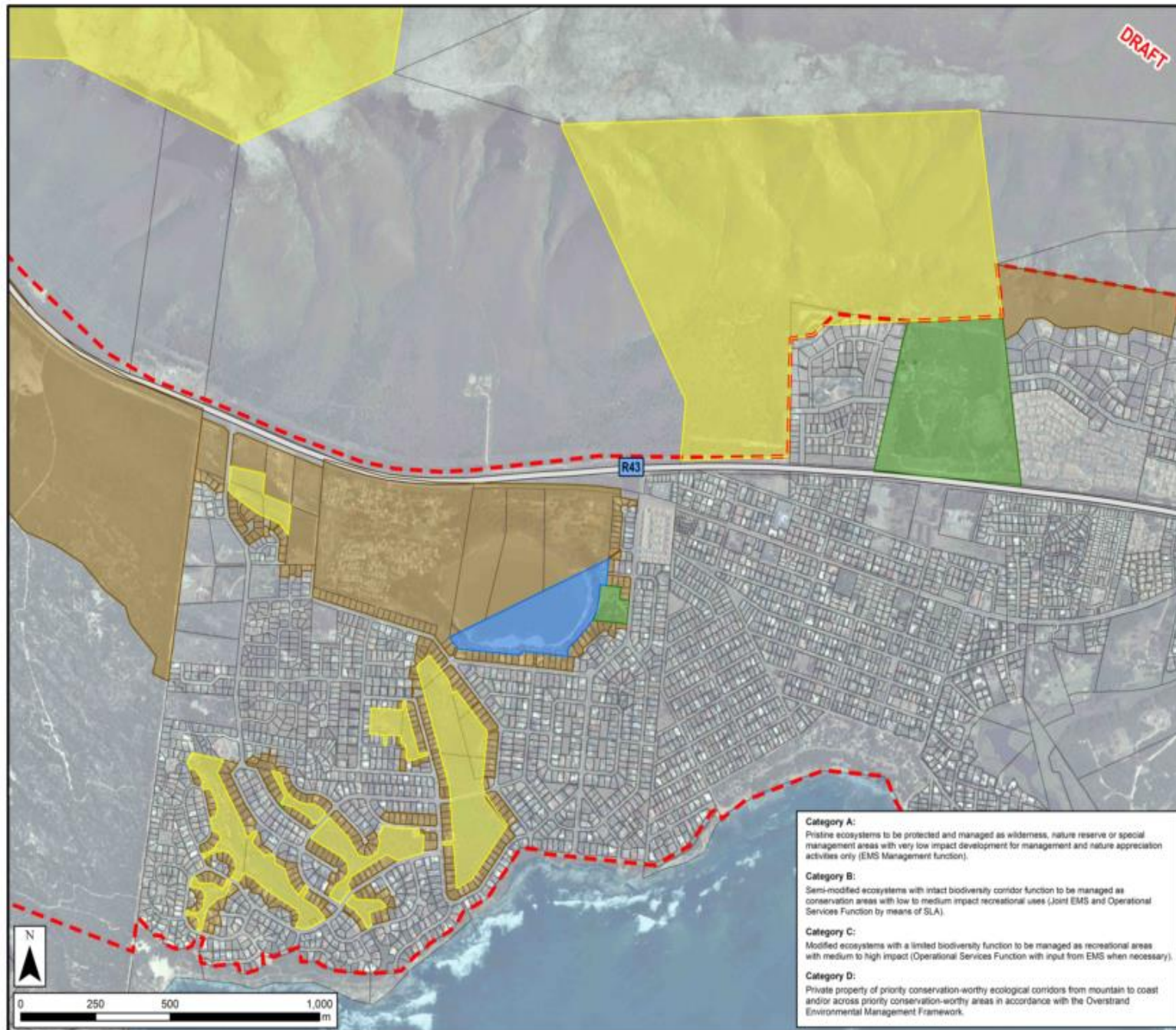
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REF: J:\Drawings\after-15.05.2017\TOWN&OVERSTRAND\Overstrand - Overlay Zone Tenders\GIS\Plans

COMPILED BY: A. ELLIS

INDemnITY

APPROVED FOR THE PURPOSES OF THE PLAN, THE USER AGREES TO HOLD THE MUNICIPALITY HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE MUNICIPALITY BY ANY THIRD PARTY, IN CONNECTION WITH THE USE OF THIS PLAN. THE USER RELEASES THE FULL LIABILITY OF THE MUNICIPALITY AND WILL BE RESPONSIBLE FOR THE PURCHASE OF A POLICY TO COVER THE USER'S AND THE MUNICIPALITY'S LIABILITY.

DATE: SEPTEMBER 2016

SCALE: SEE LINESCALE

PLAN NO.

FILE NAME

CLIENT

OVERSTRAND  
MUNICIPALITY

URBAN DYNAMICS WESTERN CAPE

3RD FLOOR

77 MILLIE VAN SCHICKEL AVE

8601 VILLAGE - 7600

400 BOLD AVE

8601 VILLAGE

7600

TEL: 081 561 1046

FAX: 081 561 1056

WEBSITE: WWW.URBANDYNAMICS.CO.ZA

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Legend:

- Road
- River
- Forest

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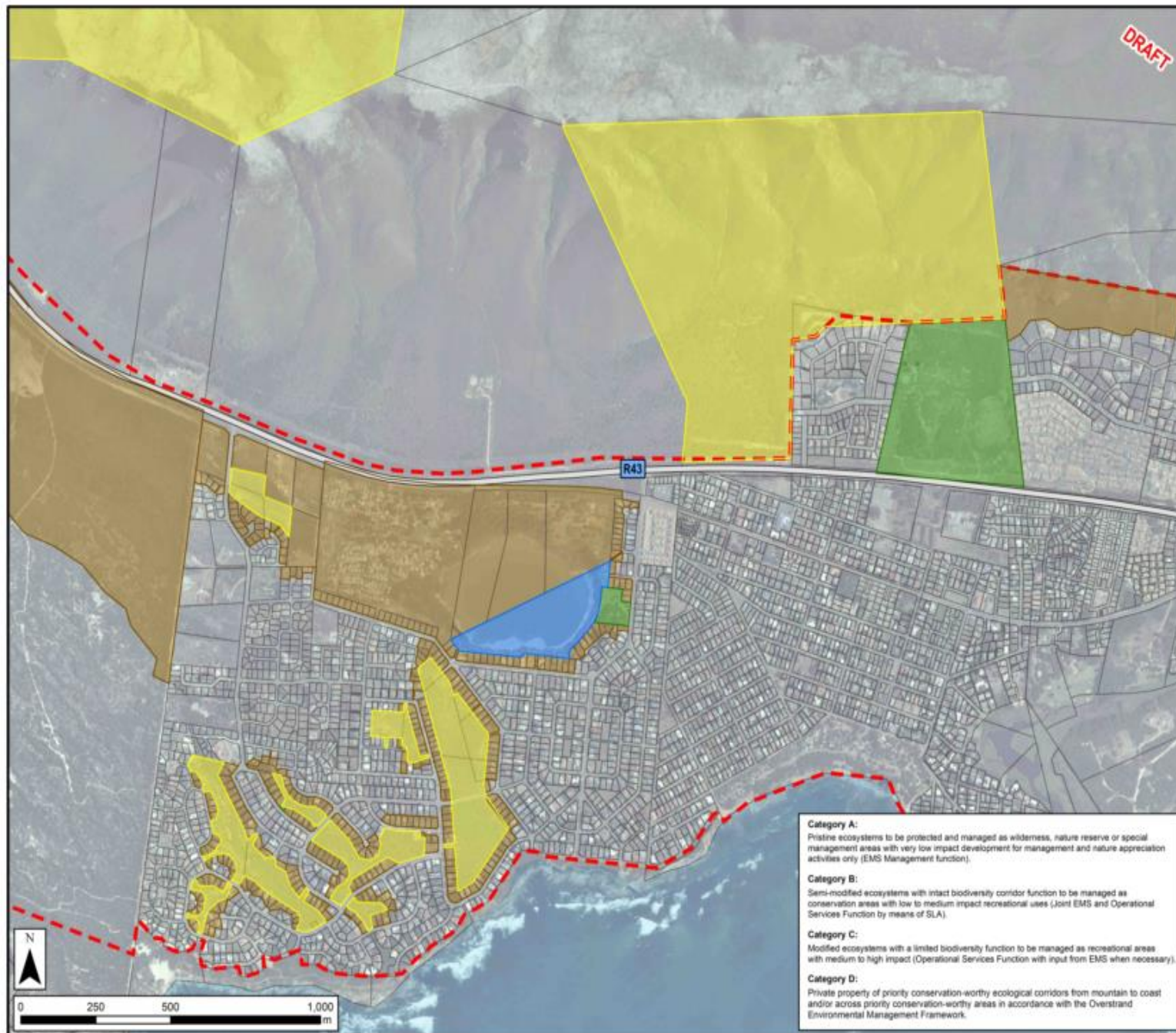
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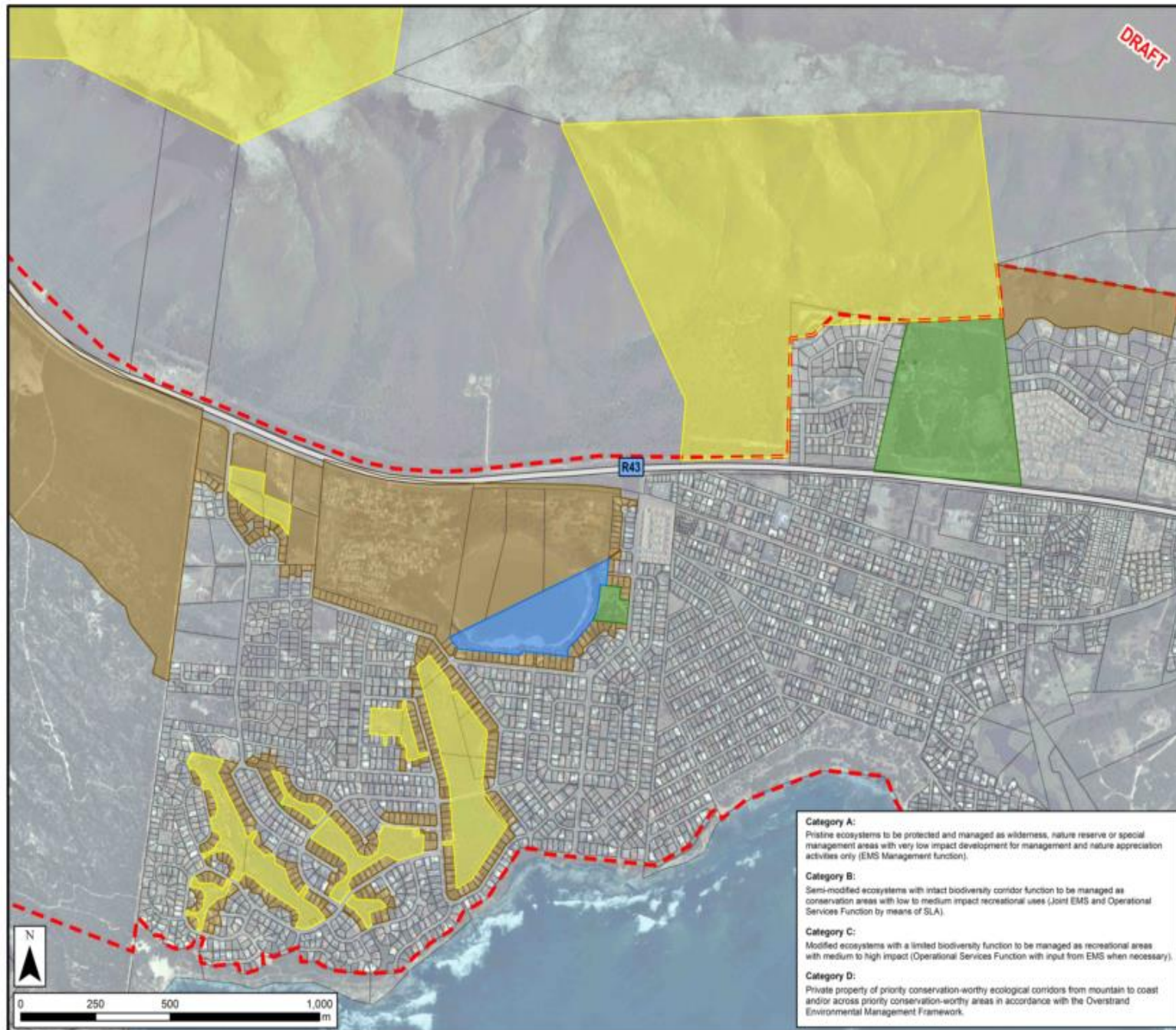
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DATE: SEPTEMBER 2016

SCALE: SEE LINESCALE

PLAN NO.

FILE NAME

CLIENT

OVERSTRAND  
MUNICIPALITY

URBAN DYNAMICS WESTERN CAPE

3RD FLOOR  
TOWNHALL 21 CHAMBERS ST  
2ND FLOOR VAN DER MERWEGE  
8001 VILLAGE - 7500  
400 BOLD ST  
8001 VILLAGE  
7500

TEL: 021 551 5611  
FAX: 021 551 5611  
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# REGULATIONS

***Schedule A:*** Prohibited activities

***Schedule B:*** Activities only permitted with Council consent

***Schedule C:*** General regulations



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# SCHEDULE A

PROHIBITED ACTIVITY	Applicable Environmental Management Overlay Zone (EMOZ)				
	Coastal	Mountain Catchment	Protected Area Buffer	Riverine	Urban Conservation
Agricultural practices within this EMOZ which may cause water logging and salination.	x	x		x	
Planting or harbouring of declared alien invasive plant species on properties located within and adjacent to this EMOZ.		x	x	x	x
Planting or harbouring of declared emerging weeds on properties within and adjacent to this EMOZ.	x	x	x	x	x
Planting or harbouring of locally important emerging weed species within and adjacent to this EMOZ.	x	x	x	x	x
Development or agriculture on slopes steeper than 1:4 .	x	x	x	x	x
Development above the 120m geographical contour line.		x	x		
Development on the crest of a mountain, ridge or hill.		x			



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# SCHEDULE B

ACTIVITIES ONLY PERMITTED WITH COUNCIL CONSENT	Applicable Environmental Management Overlay Zone (EMOZ)				
	Coastal	Mountain Catchment	Protected Area Buffer	Riverine	Urban Conservation
<b>A) WITH WRITTEN PERMISSION BY DELEGATED AUTHORITY</b>					
Permission for the utilization of access routes to permitted kelp / seaweed harvesting sites.	x				
Removal or destruction of protected tree species.	x	x	x	x	x
Dune maintenance on private land in Betty's Bay and Pringle Bay, as per approved Overstrand dune maintenance management plans.	x				
Excavation and destruction or removal of substrate (soil, substrate, rock, shellgrit, dune sediment, mineral deposits).	x	x	x	x	x
Discharging of pool backwashing or untreated grey water or the channelling of storm water into open spaces without the necessary approval from the Municipality.	x		x	x	x



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B) PERMIT UPON APPROVAL BY DELEGATED AUTHORITY AND / RECEIPT OF TARIFF	Coastal	Mountain Catchment	Protected Area Buffer	Riverine	Urban Conservation
Installation of conservancy tanks or biological treatment plants within 50 metres from the edge of a watercourse / wetland.				X	
Access from private properties to open spaces, including the removal of vegetation and the establishment of structures and infrastructure.	X		X		X
Commercial filming.			X		X
Construction or placement of any temporary object, building, shelter or structure.	X		X		X
Use of engine or motor driven vehicles, remotely piloted aircraft or any other means of transport or other conveyances beyond designated, demarcated and signposted areas.	X		X		X
Launching of vessels at registered launch sites.	X			X	



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ACTIVITIES ONLY PERMITTED WITH COUNCIL CONSENT	Applicable Environmental Management Overlay Zone (EMOZ)				
	Coastal	Mountain	Protected Area Buffer	Riverine	Urban Conservation
<b>C) COUNCIL AUTHORISATION</b> <b>PENDING</b> Consent Use Application / Lease Agreement / Applicable Tariffs as applicable					
Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.	X	X	X	X	X
Application for the designation of industrial sites and activities associated with the seaweed harvesting, collection, drying, transport and processing fishery.	X		X		
Encroachment of private buildings, structures, infrastructure, access routes.	X		X		X
Commercial Harvesting/collection and removal of any natural resource;	X		X		X
Construction or placement of any permanent object, building, shelter or structure	X		X		X



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# SCHEDULE C

GENERAL REGULATIONS					
APPLICABLE ENVIRONMENTAL MANAGEMENT OVERLAY ZONE					
	COASTAL	MOUNTAIN CATCHMENT	PROTECTED AREA BUFFER	RIVERINE	URBAN CONSERVATION
Access	X				X
Restriction of Access	X				X
Development Nodes	X	X	X	X	X
Management Agreements	X	X	X	X	X
Management of IAPS	X	X	X	X	X
Management Plans for NEMBA	X	X	X	X	X
Management of Forests in Urban Areas	X				X
Prioritisation for Fire Management	X	X	X	X	X
Fire Management	X	X	X	X	X
Management of Encroachment	X		X	X	X



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# PROJECT STEERING COMMITTEE

## Overstrand Municipal Officials

**Environmental Section**



**Town Planning Section**

## Project Managers & Town Planners



Urban Dynamics Western Cape

**Heritage Consultant**



**Environmental Consultant**



**Legal Advisors**



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