OVERBERG DISTRIKSMUNISIPALITEIT
DISTRICT MUNICIPALITY
UMASIPALA WESITHILI

MELD ASB/PLEASE QUOTE

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For attention: Josie Howard

RE: PROPOSED DEVELOPMENT ON PORTION 40 OF FARM 711, KLIP FONTEYN, GANSBAAI, OVERSTRAND MUNICIPALITY, OVERBERG DISTRICT MUNICIPALITY, WESTERN CAPE

The Overberg District Municipality has reviewed the pre-application basic assessment report for the proposed rezoning, subdivision and subsequent residential development on Portion 40 of Farm 711, Klip Fonteyn, Gansbaai.

Overberg District Municipality Spatial Development Framework

The Overberg District Municipality's Spatial Development Framework (SDF) establishes clearly defined Spatial Planning Categories (SPCs) to guide sustainable development across the district. These SPCs are aligned with the Western Cape Biodiversity Spatial Plan (2023), ensuring that planning decisions support and uphold ecological integrity. Accordingly, the conservation of vulnerable and endangered ecosystem types remains a key priority wherever feasible.

The subject property is classified as a Critical Biodiversity Area (CBA), corresponding to a Core 1 designation in terms of the SPCs. The primary management objective for such areas is to maintain them in a natural or near-natural state, thereby preventing any further loss of natural habitat. In instances where degradation has already occurred, active restoration and rehabilitation measures should be undertaken. Only low-impact, biodiversity-sensitive land uses are considered appropriate within these areas.

The Municipality acknowledges that the specialist botanical and faunal assessments have informed revisions to the proposed layout, resulting in the avoidance of areas identified as having high ecological sensitivity, the establishment of a dedicated Conservation Zone of approximately 3.5 hectares, and the inclusion of approximately 2 hectares of Private Open Space intended to protect remaining indigenous vegetation. However, despite these mitigation measures, the proposal will still require the clearance of approximately 9 766 m² of indigenous Overberg Dune Strandveld vegetation, which is classified as an Endangered ecosystem and forms part of the CBA.

The Municipality therefore emphasises that the conservation objectives of the Western Cape Biodiversity Spatial Plan should remain a primary consideration during the environmental assessment process. The approved development footprint should be strictly limited to the proposed development envelope, with no future expansion into the designated Conservation Zone or Private Open Space areas.

In addition, the Environmental Management Programme (EMPr) should provide detailed provisions for the long-term management and protection of the conservation areas, including the rehabilitation of disturbed areas, ongoing alien invasive species control, restrictions on vegetation clearing outside approved footprints, management of domestic pets to minimise impacts on indigenous fauna, implementation of erosion and stormwater control measures, use of indigenous species in landscaping, ecological monitoring, and the maintenance of ecological connectivity between the conservation area and adjacent natural habitats.

Climate change resilience:

Climate change projections for the Overberg region indicate rising temperatures, increased evaporation, reduced average rainfall, more intense rainfall events, heightened drought risk, and accelerated coastal erosion. In light of these projected impacts, it is critical that all development incorporates robust climate resilience planning.

Accordingly, the application should integrate comprehensive stormwater management measures, fire risk management provisions, and appropriate building controls that promote energy efficiency and water conservation. These interventions are essential to ensure long-term resilience and to safeguard both communities and ecosystems in a changing climate.

Waste Management:

The application should clearly address the following waste-management considerations:

- Waste reduction, reuse and recycling: Describe how these principles will be incorporated during both the construction and operational phases. Specific measures, targets or processes to minimise waste generation and promote material recovery should be outlined.
- Waste disposal arrangements: Indicate where all residual waste will be disposed of, confirming that the receiving facility is licensed and has capacity to accept the relevant waste streams.
- During the construction phase, it is essential that waste-separation protocols are implemented on site. Waste streams—such as construction and demolition waste, organic waste, and general domestic waste—must be kept separate, as each category requires distinct handling and treatment processes. Proper segregation not only improves recycling and recovery rates but also reduces environmental impacts and ensures compliance with applicable waste-management legislation.

The ODM reserves the right to revise its comments and request further information based on any information that may be received.

Yours sincerely



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MR E. PHILIPS
ACTING MUNICIPAL MANAGER