

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 August 2019
(Also the agenda for the Mayoral Committee Meeting : 28 August 2019)**

**8.
PROPOSED BUSINESS CORRIDORS & NODES FOR EXISTING SETTLEMENTS
IN THE OVERSTRAND MUNICIPAL AREA**

15/1/3/10/4

P Roux

(028) 313 8039

Hermanus Administration

28 May 2019

1. Executive Summary

To acquire Council's approval for the adoption of business corridors and nodes in previously disadvantaged settlements.

The Locality Maps of the proposed business corridors and nodes concerned is attached as Annexure A.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priority

Promotion of tourism, economic and social development

4. Delegated Authority

None

5. Legal Requirements

Spatial Planning and Land Use Management Act (SPLUMA) Act no. 16 of 2013

6. Background/Discussion/Evaluation/Conclusion

Background

The Overstrand Municipality has identified that there is a lack in proper spatial initiatives and planning for commercial and mixed use development opportunities in previously disadvantaged communities. This is due to the CBD areas being prioritized for economic development opposed to other settlements. This spatial imbalance has led to communities to seek other means of gaining access to the economic facilities. With no formal areas identified and no formal legislation being followed socio-economic facilities were created in residential areas which are outside the ambit of today's laws

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 August 2019
(Also the agenda for the Mayoral Committee Meeting : 28 August 2019)**

and regulations. The commercial corridors and nodes are proposed in order to create opportunities for the community and entrepreneurs to inverse. This proposal would also allow the Municipality to fulfil its mandate in terms of Section 152 of the Constitution of South Africa.

Discussion

Section 152 of the Constitution of South Africa states that Local Municipalities must strive to achieve the following objects;

- (c) to promote social and economic development;
- (d) to promote a safe and healthy environment;

In order to provide furtherance of the objective of the Constitution, the Municipality have initiated a project for the preparation and delineation of area specific Business Corridors and Nodes in settlements. The aforementioned settlements are;

- Mooiuitsig; select areas in Kleinmond; Hawston; Mount Pleasant; Zwelihle; Stanford; Mashakane; Blompark and Eluxoweni.

The maps indicating the proposed delineation is attached as Annexure A.

The proposed delineation of area specific Business Corridors and Nodes were discussed with the respective Ward Committees.

The preparation and delineation of area specific Business Corridors and Nodes have been identified on the following basis:

- Input from Ward Meetings
- The distance from key access routes;
- Proximity of community to other facilities;
- Transport issues within the community;
- Walking distance to other commercial facilities.

The proposed Business Corridors and Nodes are aimed at promoting formal socio-economic facilities within previously disadvantaged communities in order to enrich the community and allow the respective community to live, play and work without having to travel far distances. The delineation of specific Business Corridors and Nodes will provide the local community and entrepreneurs with the following:

- More knowledgeable about the outcome of Land Use Applications;
- Better access to formal and legalised facilities;
- Cost effective and sustainable development; and

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 August 2019
(Also the agenda for the Mayoral Committee Meeting : 28 August 2019)**

- Economic and investment opportunities for entrepreneurs.

The areas identified for the proposed business corridors and nodes are properties which are mostly zoned for residential use. Once a potential investor, local community member or entrepreneur has identified a location to place their business within the demarcated area, then he/she will have to follow a process to secure the business rights on the property (i.e. rezoning the property from residential use to business use). The Municipality will also have the opportunity to aid a potential investor, local community member or entrepreneur in developing the land use rights. The aforementioned process will enable the Municipality to identify if certain additional services are required for the property and whether the proposed business will not have a negative impact on the surrounding property owners.

Evaluation

Comments received during public participation which will require attention are as follow;

Electrical Department:

For Gansbaai; the upgrading of electrical connections will be at the cost of the owner. In Zwelihle only residential connections are available.

Malva Street and Schulphoek Boulevard will require services.

Town Planner's comment:

The proposed demarcated areas are on existing erven with most of the erven being zoned for residential use. Should the dwellings change to business use then the services must also be upgraded.

Heinrich Foot:

Objection in summary:

- Betty's Bay does not have the infrastructure to accommodate such a socio-economic facility.
- It will cause destruction to Betty's Bay which was declared as a biosphere in 1998.
- Betty's Bay is a holiday town with few permanent residences.
- Most commercial properties are in the market due to the seasonal nature of consumers.
- It will place a burden on local management who does not allow the sale of liquor.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 August 2019
(Also the agenda for the Mayoral Committee Meeting : 28 August 2019)**

- The area identified is ecologically very sensitive.

Town Planner's comment:

The proposed Business Nodes identified as part of this project is two (2) properties at the entrance of Mooiuitsig. No new erven will be created as the properties identified are already developed and therefore the proposal will have no additional impact biosphere. The Business Nodes identified as a spatial initiative to guide potential investor or entrepreneur to open a business which will be to the benefit of the Mooiuitsig community. No mention is made that the Business Nodes will be used for the sale of liquor. If the property is rezoned for business use then the merit of the change of use and the subsequent impact thereof be evaluated.

Should Council's approval be gained then the proposed Business Corridors and Nodes will be adopted within the revised Overstrand Growth Management Strategy, which sets out spatial initiatives for the settlements of the Overstrand.

The opinion is held that the proposed Business Corridors and Nodes as identified will be a benefit to the community and help ensure socio-economic growth within the pervious disadvantaged communities.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Electrical Department

Attached as Annexure B

Heinrich Foot

Attached as Annexure C

10. Annexures

Annexure A:	Business Corridor and Nodes
Annexure B:	Comments from Electrical Department
Annexure C:	Comments from Heinrich Foot.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 August 2019
(Also the agenda for the Mayoral Committee Meeting : 28 August 2019)**

RECOMMENDATION TO THE COUNCIL :

that the proposed delineation of area specific Business Corridors and Nodes in settlements, namely: Mooiuitsig; select areas in Kleinmond; Hawston; Mount Pleasant; Zwelihle; Stanford; Mashakane; Blompark and Eluxoweni (attached as Annexure A), **be approved.**

RESPONSIBLE OFFICIAL:	P ROUX
TARGET DATE FOR IMPLEMENTATION:	18 SEPTEMBER 2019
TARGET DATE TO INFORM APPLICANT:	N/A
TARGET DATE TO INFORM OBJECTOR:	N/A

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 August 2019
(Also the agenda for the Mayoral Committee Meeting : 28 August 2019)**

**8.
PROPOSED BUSINESS CORRIDORS & NODES FOR EXISTING SETTLEMENTS IN
THE OVERSTRAND MUNICIPAL AREA**

15/1/3/10/4

P Roux

28 May 2019

(028) 313 8039

Hermanus Administration

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
20 AUGUST 2019, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

RECOMMENDATION TO THE COUNCIL :

that the proposed delineation of area specific Business Corridors and Nodes in settlements, namely: Mooiuitsig; select areas in Kleinmond; Hawston; Mount Pleasant; Zwelihle; Stanford; Mashakane; Blompark and Eluxoweni **be approved.**

RESPONSIBLE OFFICIAL:

P ROUX

TARGET DATE FOR IMPLEMENTATION:

18 SEPTEMBER 2019

TARGET DATE TO INFORM APPLICANT:

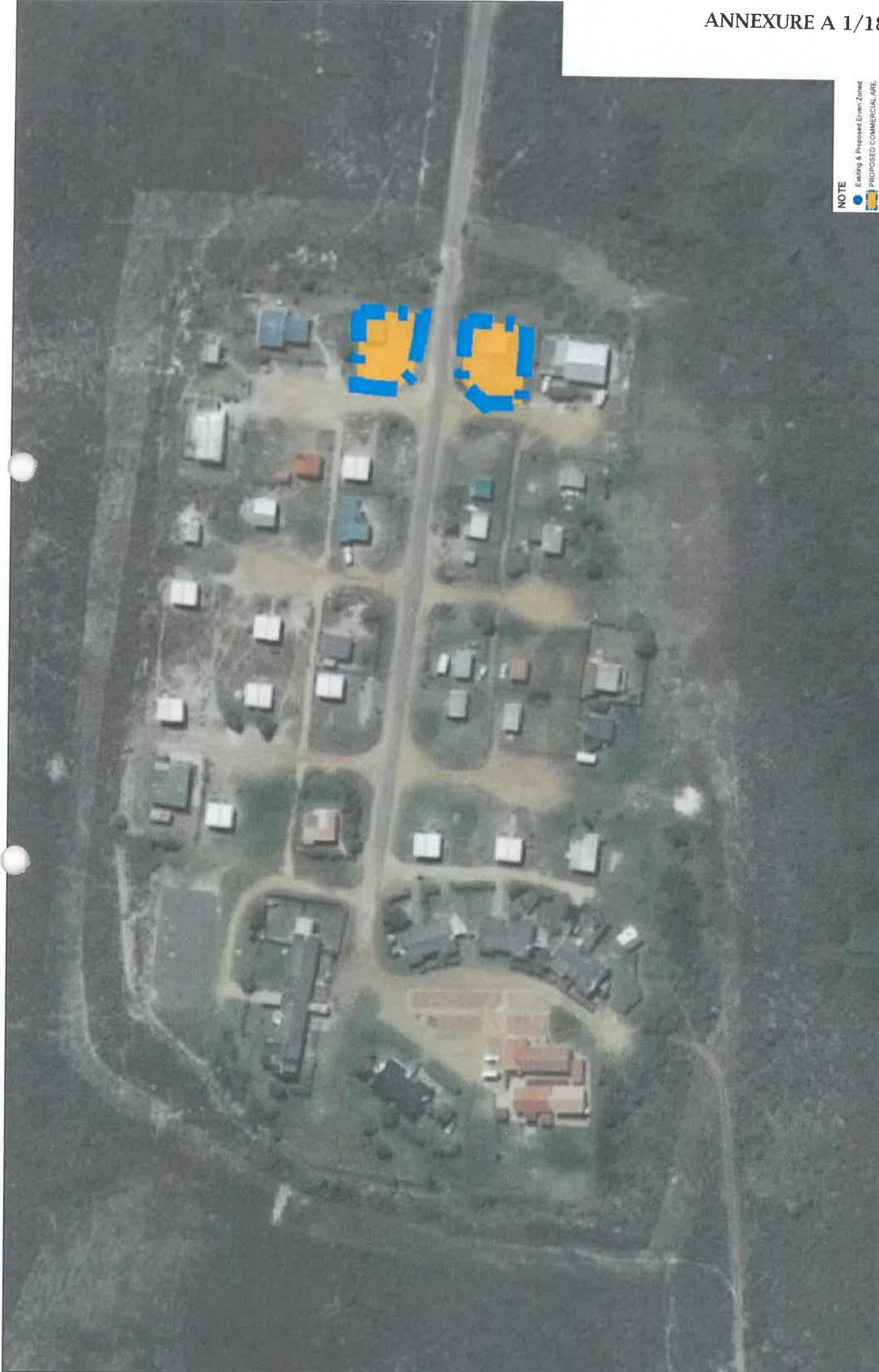
N/A

TARGET DATE TO INFORM OBJECTOR:

N/A



NOTE
● Existing & Proposed Erwin Zoned
■ PROPOSED COMMERCIAL ARE

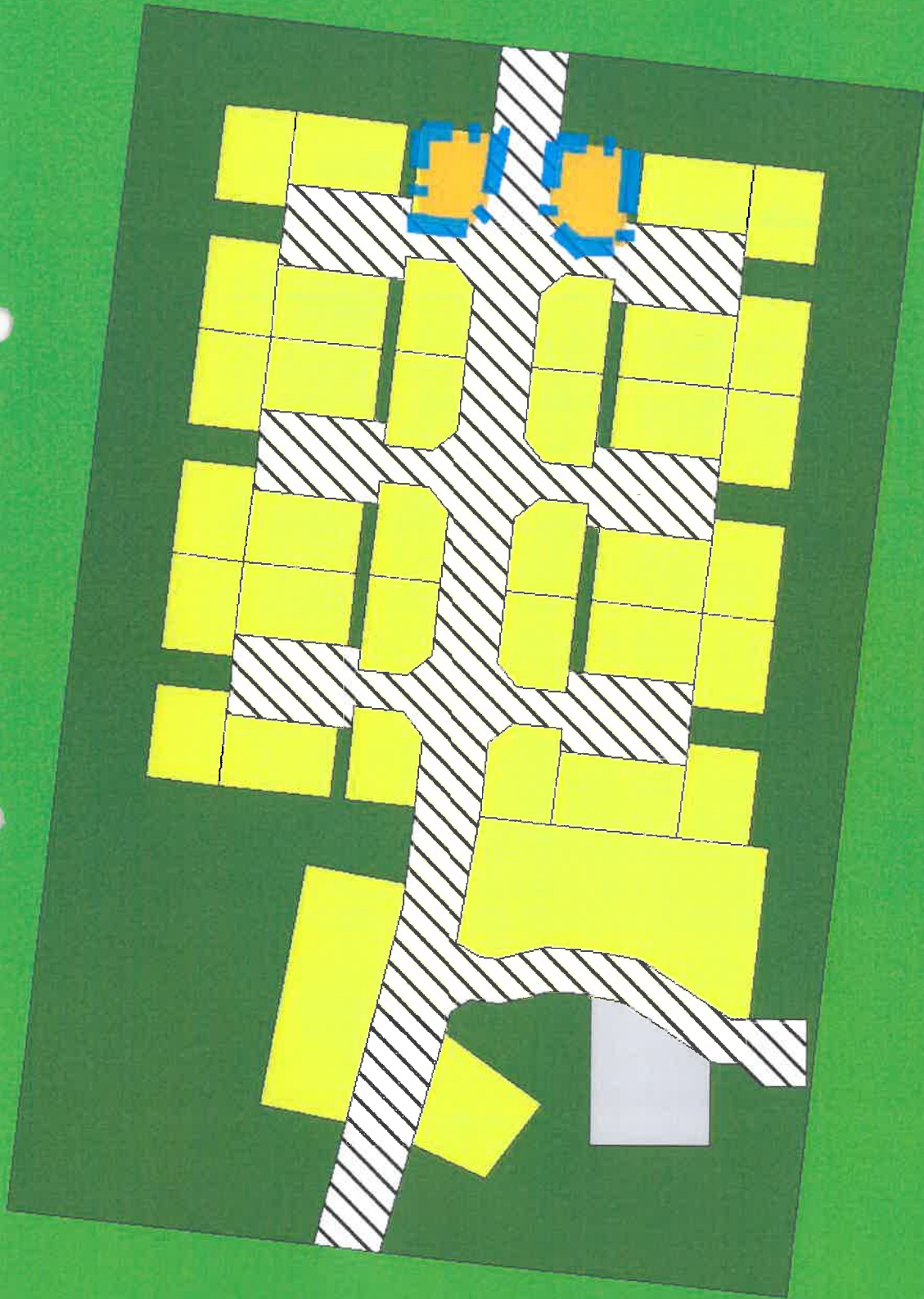


MOOIUITSIG



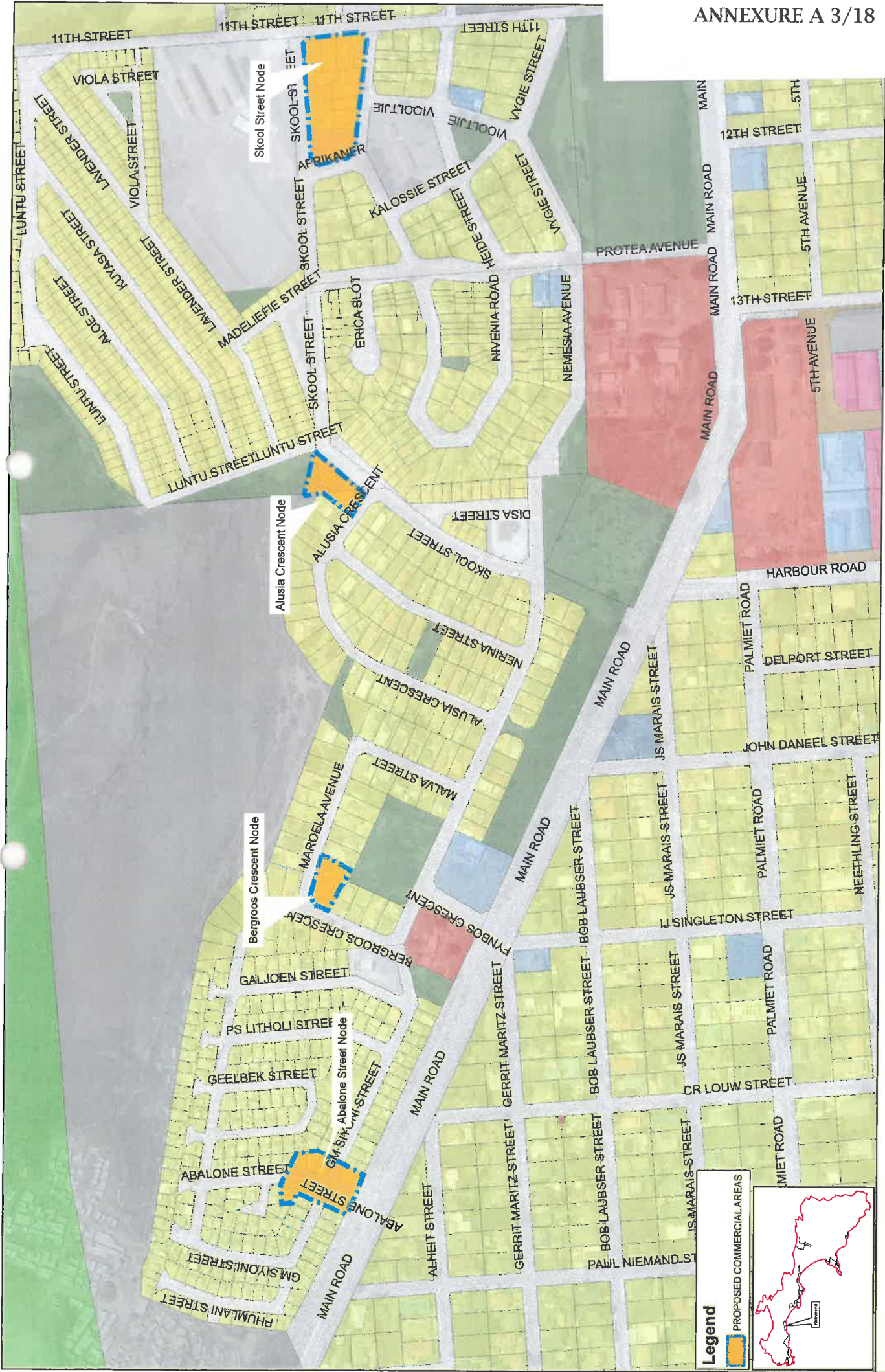


NOTE
 PROPOSED COMME



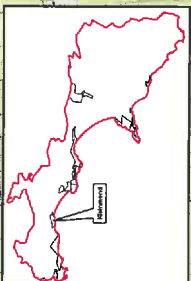
MOOIUITSIG





KLEINMOND COMMERCIAL CORRIDORS

Legend
PROPOSED COMMERCIAL AREAS

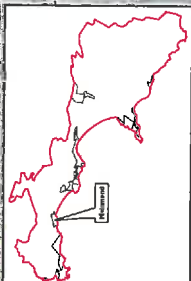


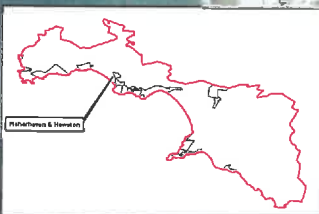



KLEINMOND COMMERCIAL CORRIDORS

Legend

- PROPOSED COMMERCIAL AREAS



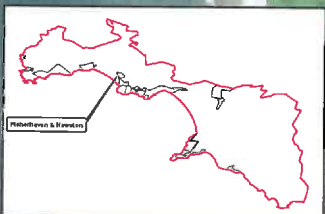


NOTE
 Roads
 PROPOSED COMMERCIAL AREAS



HAWSTON





NOTE
 PROPOSED COMMERCIAL AREAS

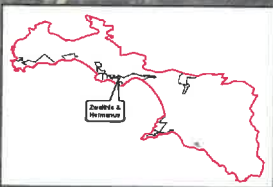


HAWSTON





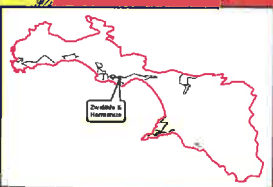
NOTE
 PROPOSED COMMERCIAL AREAS



MOUNT PLEASANT COMMERCIAL CORRIDORS



NOTE
 PROPOSED COMMERCIAL AREAS



MOUNT PLEASANT COMMERCIAL CORRIDORS



OVERSTRAND VINDICITY
 THE 2015 TO 2017 PLAN 2015/16
 PLAN 2015/16/17



ZWELIHLE COMMERCIAL NODES



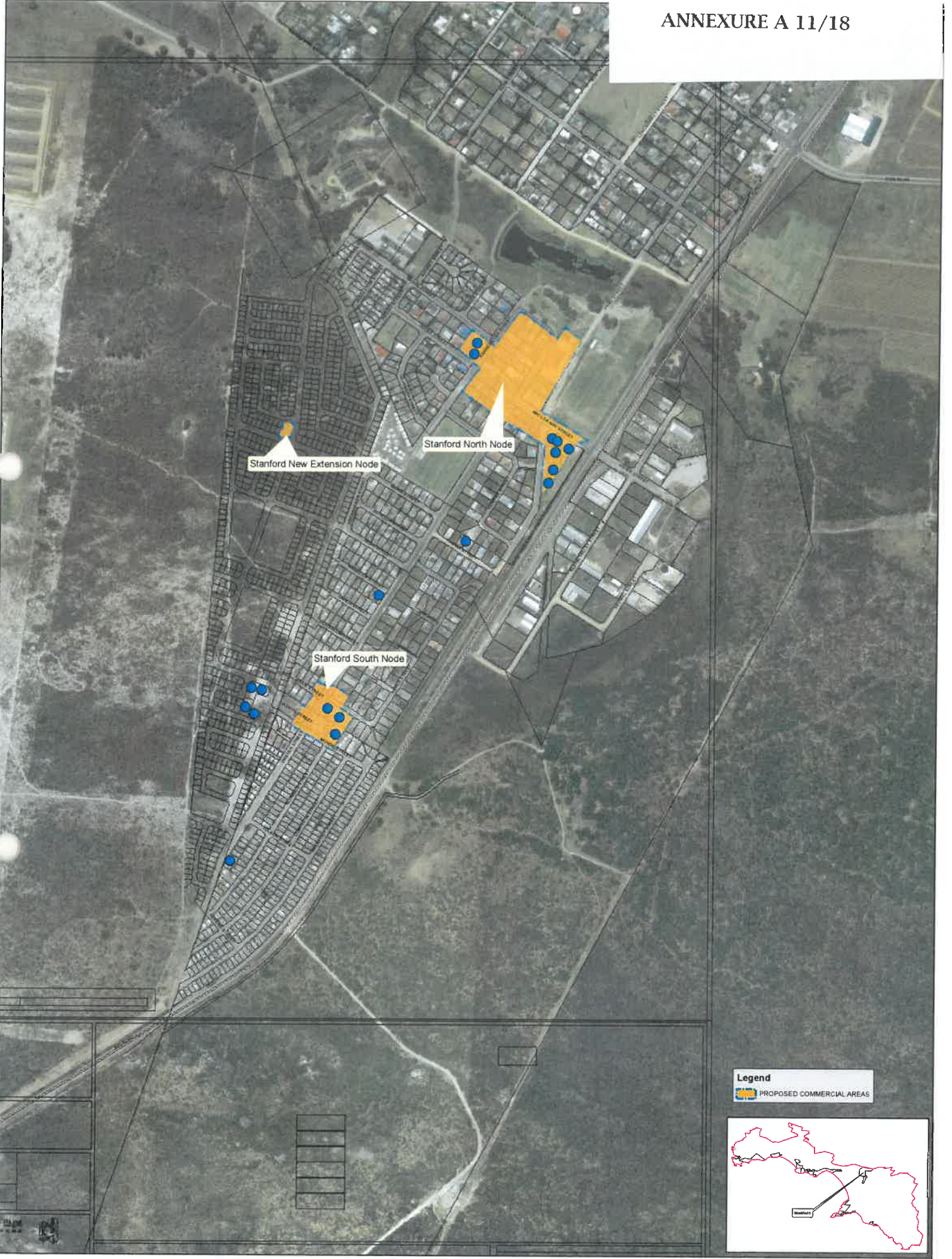


NOTE
PROPOSED COMMERCIAL AREAS



ZWELIHLE COMMERCIAL NODES



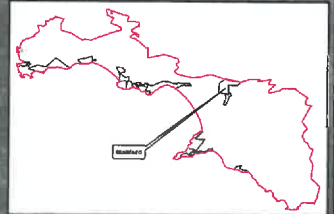


Stanford New Extension Node

Stanford North Node

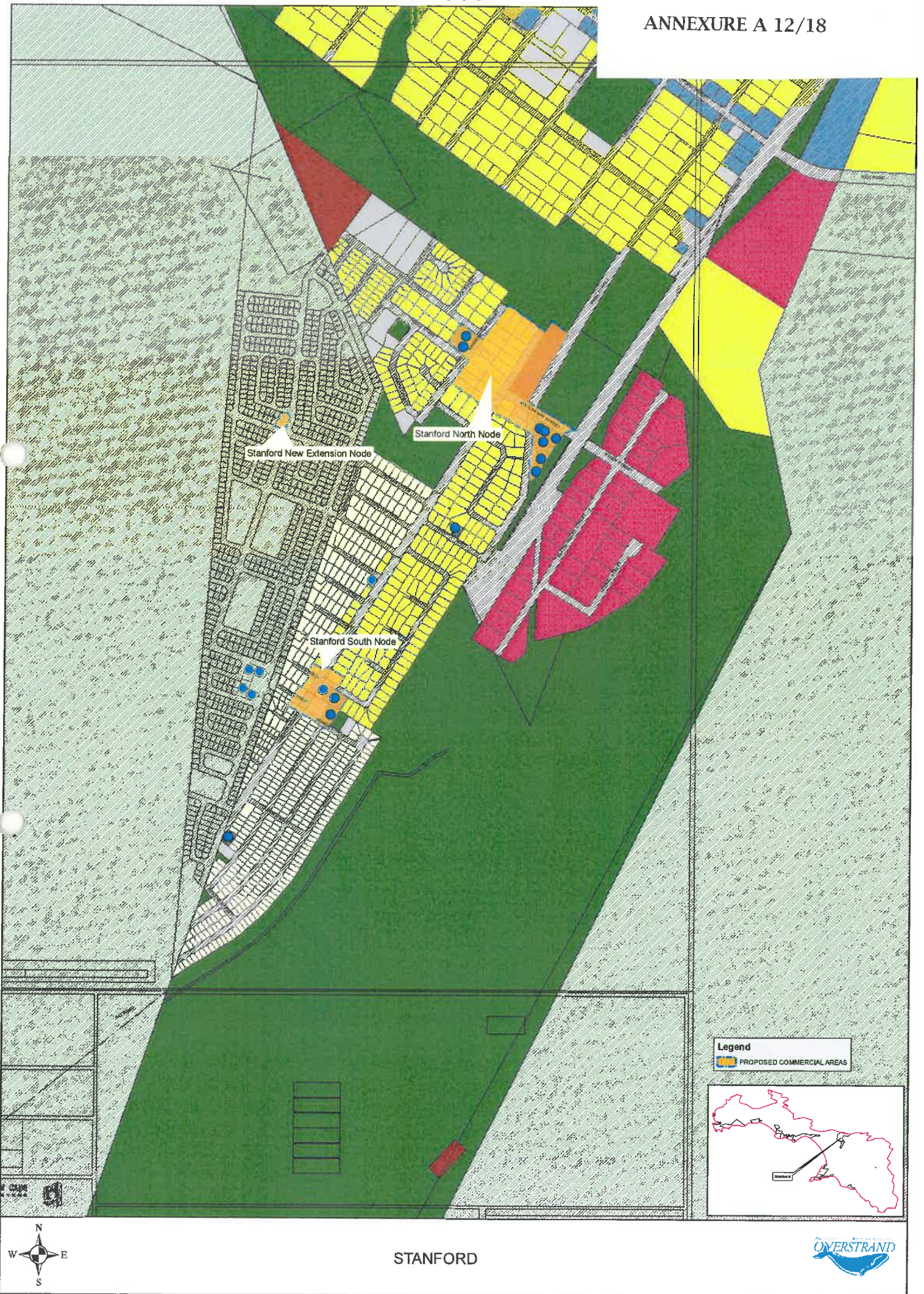
Stanford South Node

Legend
PROPOSED COMMERCIAL AREAS



STANFORD





Stanford New Extension Node

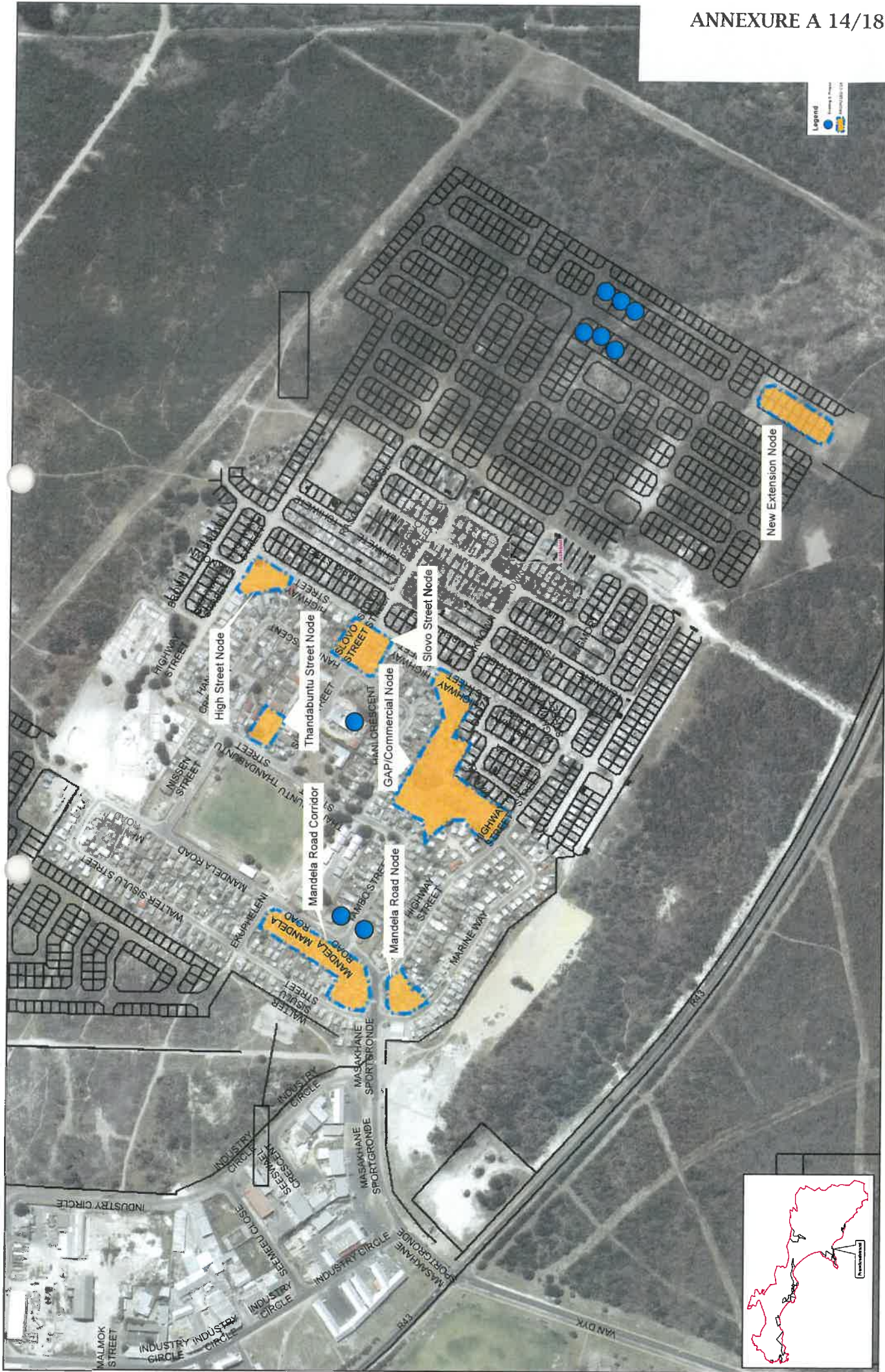
Stanford North Node

Stanford South Node

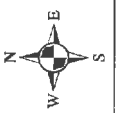
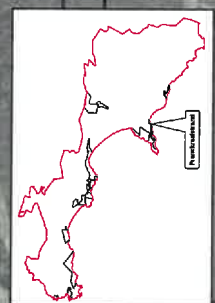
Legend
PROPOSED COMMERCIAL AREAS

STANFORD





MASHAKANE

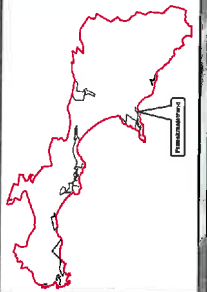




NOTE
THICK
PROPOSED CORRIDOR

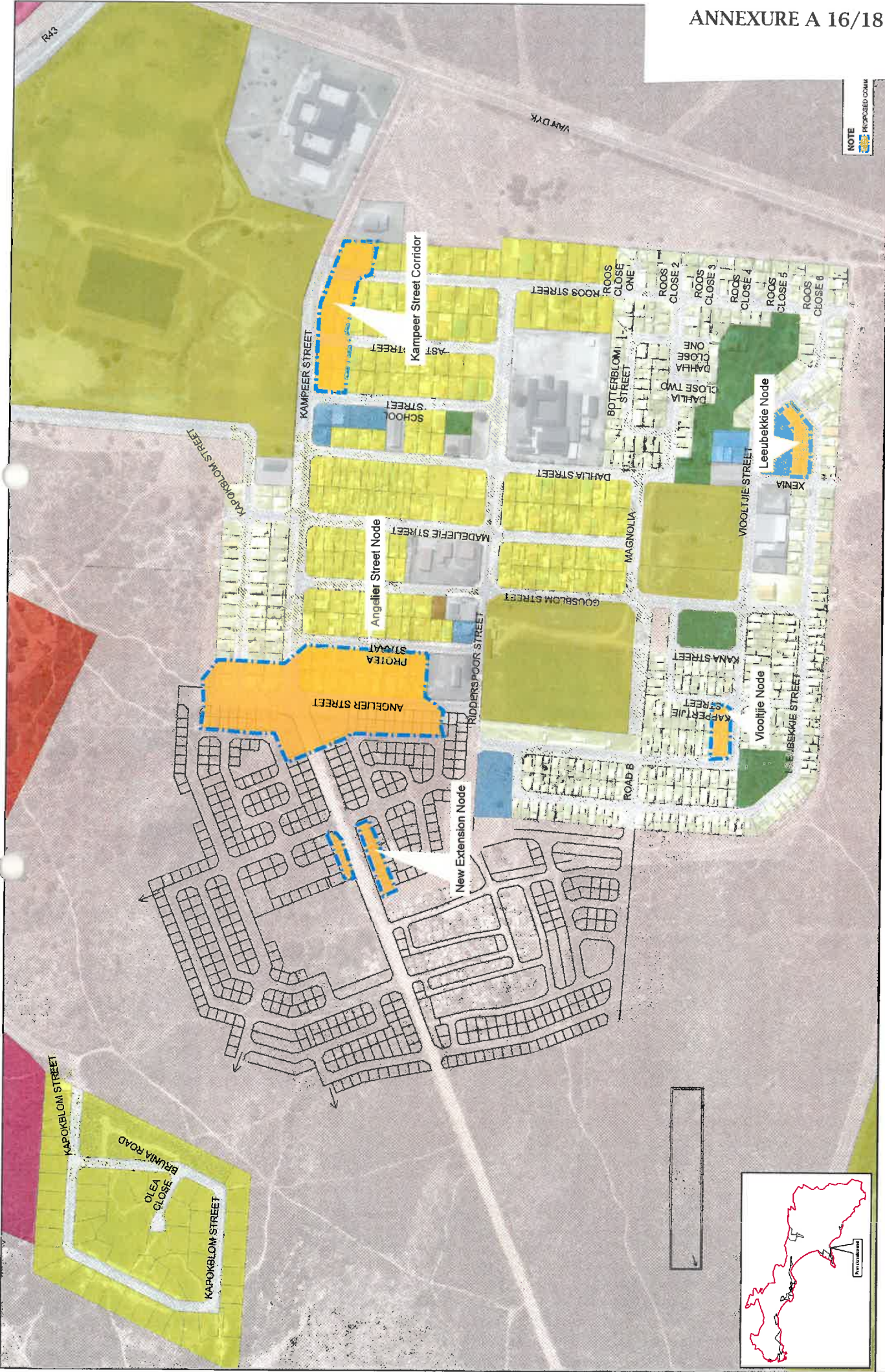


BLOMPARK COMMERCIAL NODES

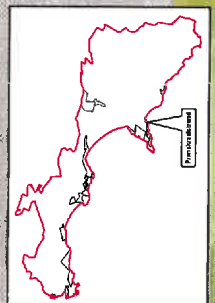


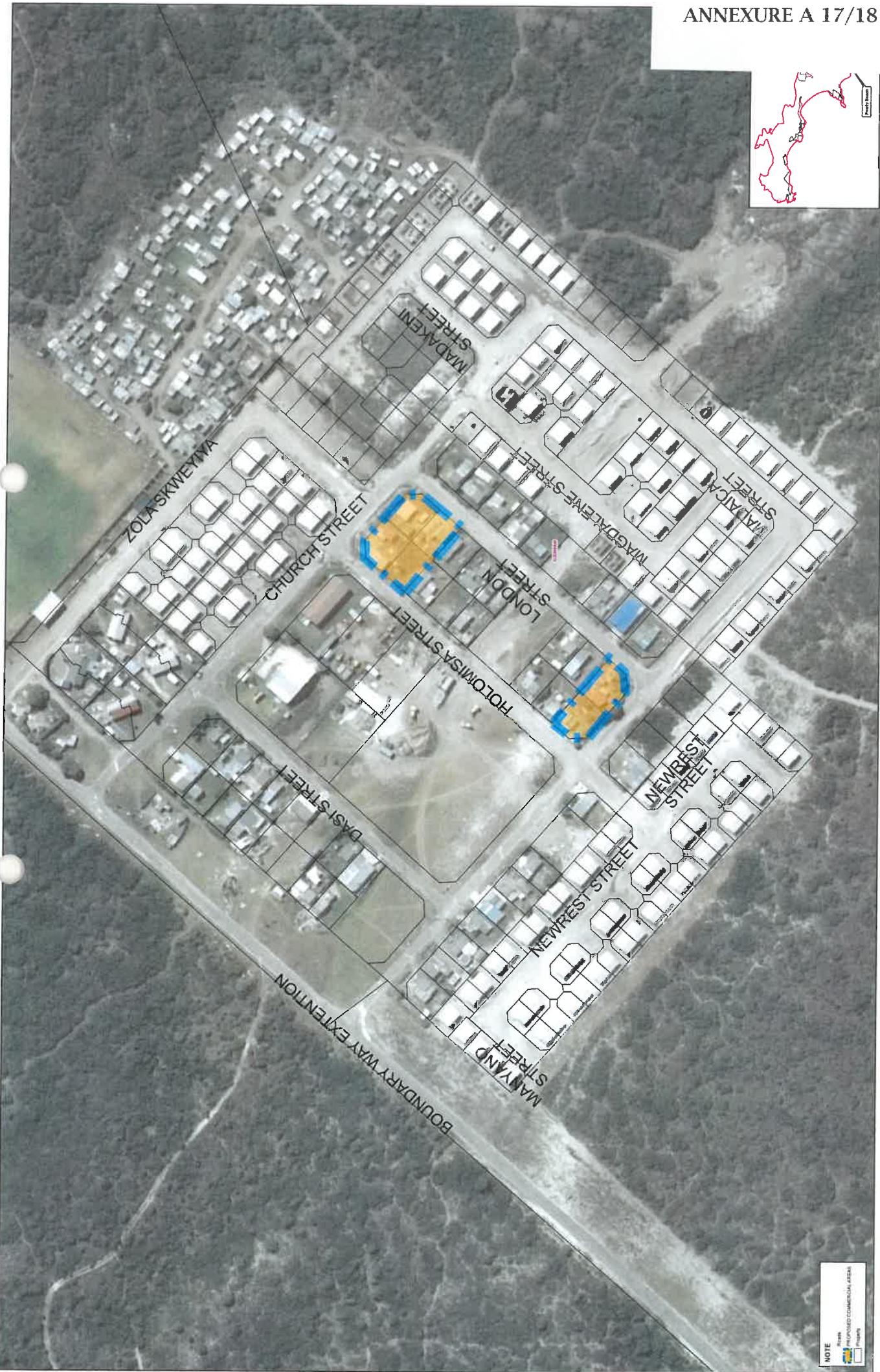
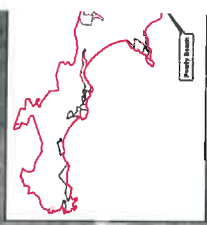


NOTE
PROPOSED ZONING



BLOMPARK COMMERCIAL NODES

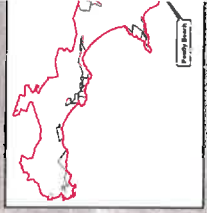




ELUXOWENI CORRIDORS

NOTE
 FROM
 PROPOSED COMMERCIAL AREAS
 (Yellow fill)
 (Blue border)





ELUXOWENI CORRIDORS

NOTE
 Roads
 Proposed Commercial Areas
 Property



Petrus Roux - Re: Demarcation Commercial Nodes and Corridors

From: Jamie Klem
To: Brendelene Stewart; Petrus Roux
Date: 2019/01/31 08:27 AM
Subject: Re: Demarcation Commercial Nodes and Corridors

Sir / Madam.

The electricity department does not have any objections towards the proposed business corridors, however keep in mind that there are at this stage areas which is not electrified:

1. Malva Street node , not developed no services.
2. Schulphoek BLVD node no services.

Zwelihle corridor has limited electrical supplies, only house service connections.

Kleinmond and Gansbaai areas not shown on attached maps.

Bettys Baai area is Eskom supply area.

Regards.

Jamie Klem
Snr Superintendent Projects Electrical Services Hermanus
Overstrand Municipality

T: 028-316 2630 | F : 028-316 2632 | M 0724622216 | E: jklem@overstrand.gov.za

>>> Brendelene Stewart 2018/12/11 11:00 AM >>>

Good Morning

Attached please find an Internal Memo for your attention. Kindly provide your department's comments directly to Petrus Roux (petrusroux@overstrand.gov.za) on or before 29 February 2018.

NB: Kindly provide all comments in English. Your comments, as received, are copied straight into the Land Use Planning Reports.

Kind Regards,

Brendelene Stewart
Senior Clerk: Town & Spatial Planning Department
Overstrand Municipality
A: 16 Paterson Street, Hermanus, 7200 P: P O Box 20
T: 028 313 8900 | F: 028 313 2093 | E: bstewart@overstrand.gov.za

07 Februarie 2019

Munisipale Kennisgewing Nr 171/2018

Die Munisipale Bestuurder

Overstrand Munisipaliteit
Posbus 20
Hermanus
7200

Geagte Meneer

Kommentaar op voorgestelde Besigheidskorridors en Nodes

Hiermee wil ek graag beswaar aanteken teen die voorgestelde Besigheidskorridors en Nodes te Mooi Uitsig, Bettiesbaai vir die volgende redes :

1. Bettiesbaai het geen infrastruktuur om so 'n sosio – ekonomiese fasiliteite te kan rugsteun nie.
2. Dit sal afbreuk maak aan Bettiesbaai wat as 'n Biosfeer in 1998 verklaar is.
3. Bettiesbaai is eintlik 'n vakansiedorp waar min mense permanent woonagtig is.
4. In Bettiesbaai is omtrent alle sake in die mark juis om sy seisonale ondersteuning deur mense
5. Dit kan n groot las plaas op plaaslike bestuur wat geen alkoholiese drank verkope toelaat nie
6. Die area gekies vir afbakening is juis in 'n area wat ekologies baie sensitief is vir groot ontwikkeling.

Ek sal dit waardeer as u by wyse van openbare vergaderings en meer inligting met die plaaslike inwoners kan reël vir meer deursigtigheid en selfstandige besluite vir die toekoms

By voorbaat dankie



Heinrich Foot
Walle's Way 4262
Bettys Bay
Cel. 0823754827