

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
18 October 2016  
(Also the agenda for the Mayoral Committee Meeting : 26 October 2016)**

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**2.  
HERMANUS CENTRAL BUSINESS DISTRICT (CBD) REGENERATION  
FRAMEWORK : PHASE 2**

15/3/3/1

R Kuchar

(028) 313 8087

Hermanus Administration

20 September 2016

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**1. Executive Summary**

Overstrand commissioned a Hermanus Central Business District (CBD) Regeneration Framework, Phase 2 in order to identify projects to be implemented in the CBD area. The final proposal was received. This item serves to approve the framework and to incorporate it into the Integrated Development Plan (IDP) and Spatial Development Framework (SDF). CD's containing the whole document has been provided to all councillors.

**2. Service Delivery and Budget Implementation Plan – IGNITE**

Infrastructure and Planning  
Town- and Spatial Planning

**3. Compliance with Strategic Priorities**

Promotion of tourism, economic and social development  
Provision of democratic, accountable and ethical Governance  
Creation and maintenance of a safe and healthy environment

**4. Delegated Authority**

None

**5. Legal Requirements**

Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)  
(SPLUMA)  
Regulations in terms of the Spatial Planning and Land Use Management  
Act 16 of 2013  
Land Use Management Act, 2014 (Act 3 of 2014)  
Overstrand Municipality By-Law on Municipal Land Use Planning, 2016  
Western Cape Land Use Planning Ordinance, 1985

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## **6. Background/Discussion/Evaluation/Conclusion**

### **Background/Discussion**

The review of the 2002 renewal and conservation plan for the Hermanus CBD (hereafter referred to as the 2002 CBD Regeneration Framework) is motivated by the need to sustain investment within the Hermanus CBD and to boost its economic role as a business area and tourism centre.

The 2002 Renewal Plan makes recommendations for a number of projects, many of which have been implemented by the Overstrand Municipality. These have undoubtedly contributed to the economic survival of the CBD to date, especially when compared with towns of similar sizes in the Western Cape.

However, competition from new out of town malls means that the CBD needs a new impetus to remain competitive. This Regeneration Framework is intended to provide a plan for the ongoing upgrading of the public environment to ensure that the Hermanus CBD remains a vibrant, safe and attractive place for locals and visitors to spend time.

International evidence shows that vibrant, small town CBD's and main streets can be more economically successful than malls if they can provide a safe and well maintained public environment and a balanced retail offering.

With its unique coastal site, fine grained street network and rich historic features, the Hermanus CBD has all of the ingredients to remain a vibrant commercial and tourism destination.

This draft report outlines the findings and proposals for an updated Hermanus CBD Regeneration Framework. It takes as its starting point the 2002 CBD Regeneration Framework for the conservation and development of the central business area of Hermanus.

The study included a rapid review of projects proposed in the 2002 Regeneration Framework, highlighting those yet to be implemented as well as recording other projects and ideas that have been proposed or implemented since 2002.

The Regeneration Framework for the Hermanus CBD includes an updated regeneration framework, identifying four (4) regeneration themes for the CBD. The framework links up regeneration proposals for six (6) focus areas and highlights priority projects within each of these focus areas.

The project had three (3) main objectives:

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1. Review and Update 2002 Regeneration Framework (UDF)
2. Identify and Design Focus Areas
3. Identify Priority Projects for Implementation

The report provides development concepts for six (6) focus areas and identifies priority projects within these focus areas. These were presented as draft proposals for final comment and feedback from the technical team and local stakeholders. The public participation included various workshops with invitation for written input. These have been done and the necessary changes made. The only outstanding factor is the prioritizing of projects through the IDP process.

### **Discussion**

The project identified in the CBD Regeneration Framework flows from the objectives that were identified during the process, being the following:

1. Strengthen the Sense of Place – specifically in protecting the historic village character and relationship to the natural environment of the coast.
2. Promote Ease of Access – the pedestrian network should be efficient, complete, safe, legible and comfortable and vehicular circulation should be efficiently managed with adequate provision of appropriately located parking.
3. Encourage Economically Resilient Development – establish critical mass through densification, infill, mixed-use and clustering of activity.
4. Create a Vibrant Public Realm – that is pedestrian/people-oriented, providing comfort legibility, unified and defined sense of spaces.

Through these objectives the following Regeneration opportunities were identified:

- Heritage and Environment
- Access and Circulation
- Retail and Office Development
- Public Spaces

Under each of these themes, projects were identified to be implemented. These projects need to be taken up into the IDP process where the priorities should be determined through the IDP process. An implementation matrix of all projects identified is attached per Annexure A.

The full document is available at the offices of the Town Planning for scrutinizing.

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The document, if adopted, will form part of the Overstrand SDF as a sectoral plan and also become part of the IDP.

The projects identified will be prioritized and budgeted for through the IDP process.

It is further important to note that this regeneration framework will be a working document and will be reviewed together with the SDF on an annual basis.

As the CBD has to compete with not only other commercial spaces in Overstrand, it also needs to compete with regional, provincial, national and international CBD experiences. In order to ensure that the experience can, compete with the above spheres, it is important that the identified projects get implemented. The funding of the projects will come from capital, operational budget as well as offsets in lieu of bulk services, etc. However, before this can be initiated the framework plan needs to be adopted by Council as part of the IDP and ultimately in terms of the SDF.

### **Conclusion**

It is recommended that the CBD Regeneration Framework be approved as a Sectoral Plan of the Spatial Development Framework. Further that the projects identified be taken up into the IDP process and the priority for implementation of the projects be determined through the budgeting process.

### **7. Financial Implications**

To be taken up into the IDP process, and budget provision.

### **8. Staff Implications**

None

### **9. Comments from other Departments, Divisions and Administrations**

None

### **10. Annexures**

Annexure A: Implementation Matrix  
(CD's containing the whole document will be provided to all Councillors)

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**RECOMMENDATION TO THE COUNCIL:**

1. that the Hermanus Central Business District (CBD) Regeneration Framework **be approved** and adopted as a sectoral plan of Overstrand Spatial Development Framework (SDF); and
2. that the project listed **be included** into the Integrated Development Plan (IDP) and budget process for prioritising and budgeting.

<b>RESPONSIBLE OFFICIAL :</b>	<b>R KUCHAR</b>
<b>TARGET DATE FOR IMPLEMENTATION :</b>	<b>9 NOVEMBER 2016</b>
<b>TARGET DATE TO INFORM APPLICANT :</b>	<b>N/A</b>
<b>TARGET DATE TO INFORM OBJECTOR :</b>	<b>N/A</b>

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20 September 2016

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
18 OCTOBER 2016, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

**RECOMMENDATION TO THE COUNCIL:**

1. that the Hermanus Central Business District (CBD) Regeneration Framework **be approved** and adopted as a sectoral plan of Overstrand Spatial Development Framework (SDF); and
2. that the project listed **be included** into the Integrated Development Plan (IDP) and budget process for prioritising and budgeting.

**RESPONSIBLE OFFICIAL :**

**R KUCHAR**

**TARGET DATE FOR IMPLEMENTATION :**

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**TARGET DATE TO INFORM APPLICANT :**

**N/A**

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**N/A**

## 5.7. Implementation Matrix

Table 3. Project Implementation Matrix

Project Description		Related Projects	Project Stage	Time Frames	Project Owner	Implementing Agent	Possible Funding Sources
<b>FA. 1: Taxi Rank and Municipal Precinct Upgrade</b>							
P1: Rationalise current taxi operations and parking	Consolidate taxi rank operations, Opportunities for small scale retail, Landscaping and public space improvements.	Re-organise intersection between Patterson and Main Roads	Concept design but needs to be refined	3 year	Overstrand Municipality / Private Sector / Taxi Associations	<ul style="list-style-type: none"> <li>Overstrand Municipality PPP</li> </ul>	Overstrand Municipality / Private Sector / Department of Transport
P2: Improved pedestrian crossings at Royal Street traffic circle and links towards the coast	Paved / raised surfacing to improve pedestrian crossings and links to taxi precinct.	Pedestrian links down Long Street and Taxi rank upgrade	Concept, requires approval from municipal engineers	2 year	Overstrand Municipality	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> </ul>	Overstrand Municipality
P3: New Infill development (tennis court site)	Redevelopment opportunity; mixed use infill, landscaped public squares, pedestrian links.	Consolidation of land transfer of Synagogue site, relocation of tennis courts	Early project visualisation and concept proposals	10 year	Overstrand Municipality / Private sector	<ul style="list-style-type: none"> <li>Overstrand Municipality PPP</li> </ul>	Overstrand Municipality / Private Sector
P4: Tourism Information Centre and Tour Bus Parking	Old Synagogue building envisaged as part of new development: small business, exhibitions tourist information and tour bus drop off area.	Tennis court site relocation, and land transfer.	Early project visualisation and concept proposals	10 year	Overstrand Municipality / Private sector	<ul style="list-style-type: none"> <li>Overstrand Municipality PPP</li> </ul>	Overstrand Municipality / Private Sector
<b>FA. 2: Swallow's Park</b>							
P1: Close Marine Drive extension in front of Spur:	Marine Drive extension closed to traffic, allowing for restaurant / cafe spill-out space and activation of Swallow's park	Traffic control along Main Road. Transfer of Main Road to OM. Engagement with land owners.	Early project visualisation and concept proposals	5 year	Overstrand Municipality / Private sector	<ul style="list-style-type: none"> <li>Overstrand Municipality PPP</li> </ul>	Overstrand Municipality / Private Sector
P2: Park Lane upgrade	Rationalise parking, implement two-way road segment, widen sidewalk. Tree planting and furnishings	Traffic control along Main Road. By-pass road and transfer of Main Road to OM	Concept design but needs to be refined	5 year	Overstrand Municipality / Private sector	<ul style="list-style-type: none"> <li>Overstrand Municipality WCG DoTPW</li> </ul>	Overstrand Municipality
P3: Parking access and Main Road	Rationalise parking access off Park Lane and Main Road. New traffic circle at Park Ave, Main Road intersection.	Traffic control along Main Road. By-pass road and transfer of Main Road to OM	Concept design but needs to be refined	5 year	Overstrand Municipality / Private sector	<ul style="list-style-type: none"> <li>Overstrand Municipality WCG DoTPW</li> </ul>	Overstrand Municipality / Department of Transport
P4: Improve pedestrian interface from Swallows park and to the coastal walk	Pedestrian avenue and cycle way link from swallows park across Marine drive. Raised pedestrian crossing.	Biodiversity Walk project (2015)	Concept	3 year	Overstrand Municipality /	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> </ul>	Overstrand Municipality / Private Sector
P5: Gateway to coastal/biodiversity walks; pedestrian promenade along marine drive	Traffic flow to become single direction along Marine drive, between Park Lane and Harbour Road. Provision for seaside sidewalk widening. Tie in with Biodiversity walk project (2015).	Biodiversity Walk project (2015), Traffic control along Marin Road. By-pass road and transfer of Main Road to OM.	Concept design but needs to be refined	5-7 year	Overstrand Municipality / Cliff path Management group	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> </ul>	Overstrand Municipality / Private Sector

	Project Description	Related Projects	Project Stage	Time Frames	Project Owner	Implementing Agent	Possible Funding Sources
<b>FA. 3: Mitchell Street Square</b>							
P1: Mixed use development opportunity	Mixed use development, includes structured parking in new building. Ground level becomes dignified public space. (Mitchell Street development proposal 2011)	Traffic / intersection re-organisation of Mitchell Street intersection. Long Street upgrades to pedestrian routes	Implementation	2-3 year	Overstrand Municipality / Private sector	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>PPP</li> </ul>	Overstrand Municipality / Private sector
P2: Improved Pedestrian links along Long Street	Improved legibility and sidewalk upgrades. Reinforce Pedestrian links to key destinations: Lemm's corner, Harbour precinct, Taxi Rank and Municipal precinct.	Mitchell Street development proposal	Concept design but needs to be refined	2-3 year	Overstrand Municipality / Private sector	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>PPP</li> </ul>	Overstrand Municipality / Private sector
P3: Retain existing heritage building	Reuse existing heritage building as a cafe / hospitality space	Mitchell Street development proposal	Implementation	2-3 year	Overstrand Municipality / Heritage group	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>Heritage group</li> </ul>	Overstrand Municipality / Private sector
P4: Pedestrian link to High Street	Raised pedestrian intersection where Broad Street turns into High Street, indicating a transition into a pedestrian priority area	Traffic / intersection re-organisation of Mitchell Street intersection	Concept design but needs to be refined	2-3 year	Overstrand Municipality	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> </ul>	Overstrand Municipality / Private sector
<b>FA. 4: High Street</b>							
P1: Promote the conversion of High Street into a high end pedestrian mall	Transformation of high street into a pedestrian dominated space, through surface treatment, tree planting and traffic calming.	Business owner /land owner agreement and partnership. Traffic studies by Andre Merve van der Merve	Project vision	2-5 year	Overstrand Municipality / Private sector	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>PPP</li> </ul>	Overstrand Municipality / Private sector
P2: Provide Canopies, Shelters and Pergolas for Winter Cover	Provision of pergola / canopy structures along High street as shelter from the elements and as a unifying element along the pedestrian mall street.	Traffic / intersection re-organisation of Mitchell Street intersection	Project vision	3-7 year	Overstrand Municipality / Private sector	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>PPP</li> </ul>	Overstrand Municipality / Private sector
P3: Establish Project Ambassador and or Project driver	It is understood that this project involved many interested and affected parties, it is advised that the Municipality and Hermanus Rate Payers association establish a project team that could assist in gaining public awareness and buy-in.	High Street pedestrianisation and related legislative processes required	Project vision	continuous	Overstrand Municipality / Hermanus Rate Payers Association	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>PPP</li> </ul>	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>PPP</li> </ul>

Project Description	Related Projects	Project Stage	Time Frames	Project Owner	Implementing Agent	Possible Funding Sources	
<b>FA. 5: Lemm's Corner</b>							
P1: Pedestrian crossing points and Main Road linkages	Raised pedestrian crossing points at Main Road and Harbour Road and at Long Street junction. Link pedestrian connections through Alleyways from Marine Drive.	Long Street and Main road pedestrian access Upgrades. By-pass road and transfer of Main Road to OM.	Concept design	5 year	Overstrand Municipality	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>WCG DoTPW</li> </ul>	Overstrand Municipality / Private Sector
P2: Improve linkages, and sequence of spaces in Lemm's corner	Establish a clear sequence of public spaces that integrate the buildings with Lemm's corner. Encourage building owners to activate building frontages onto Lemm's corner	Lemm's Corner Landscaping proposals.	Concept design, requires partnership with business owners and museum Trust.	3 year	Overstrand Municipality/ Private sector / Museum Trust	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>PPP</li> <li>Museum Trust</li> </ul>	Overstrand Municipality/ Private sector / Museum Trust
P3: Markets / special events:	Provision for / establish the means for regular events; markets, movie nights, temporary art installations.	Public space upgrades to Lemm's corner precinct	Concept design, requires partnership with business owners and museum Trust.	3 year	Overstrand Municipality/ Private sector / Museum Trust	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>PPP</li> <li>Museum Trust</li> </ul>	Overstrand Municipality/ Private sector / Museum Trust
<b>FA. 6: Old Harbour Precinct</b>							
P1: Improved access to caves and boardwalk	Provision for wheelchair / disabled access ramp to Bietang's cave and Harbour precinct. Enhance connectivity between destinations.	Continuity and links to coastal walk, business partnership at Old Harbour precinct. Detailed survey for details planning and design	Project vision and concept proposals, requires workshoping with Museum Trust	5-7 year	Overstrand Municipality / Museum Trust	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>Museum Trust</li> </ul>	Overstrand Municipality/ Private sector / Museum Trust
P2: Old Harbour development opportunities	Development of a management plan for the Harbour precinct to allow for small business investment opportunities. Public space improvements: seating , terracing.	Universal access ramp to Bietang's cave. Detailed survey for detailed planning and design.	Project vision and concept proposals, requires workshoping with Museum Trust	2-5 year	Overstrand Municipality/ Private sector / Museum Trust	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>PPP</li> <li>Museum Trust</li> </ul>	Overstrand Municipality/ Private sector / Museum Trust
P3: Improve destination attraction	Provision of more seating, interpretive signage, improvements to pathways / surfacing. Develop event space - amphitheatre.	Partnership with events groups / management groups to develop events management	Project vision	2-5 year	Overstrand Municipality / Cliff path management group	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>Cliff path management group</li> </ul>	Overstrand Municipality / Cliff path management group
P4: Enhance viewing space / deck at War memorial canons	Provide more generous viewing space around canons display, provide seating.	Detailed survey for detailed planning and design.	Project vision	2-5 year	Overstrand Municipality/ Heritage group / Museum Trust	<ul style="list-style-type: none"> <li>Overstrand Municipality</li> <li>Heritage group</li> <li>Museum Trust</li> </ul>	Overstrand Municipality/ Heritage group / Museum Trust