

**7.
HERMANUS CBD REVITALIZATION, PHASE 2, CIVIC PRECINCT**

**R Kuchar
27 March 2023**

Senior Manager: Town & Spatial Planning

(028) 313 8087

1. Executive Summary

At the Mayoral Committee meeting held on 27 June 2022, it was resolved as follows:

- a) That the Civic Precinct Plan be advertised for public comment;

This item serves to provide a report to the Mayoral Committee to consider the comments received during the public participation process. This item further serves to adopt the report containing the proposal for the development of the Civic Precinct.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and planning
Town and spatial planning

3. Compliance with Strategic Priorities

Provision and maintenance of municipal services
Creation and maintenance of a safe and healthy environment
The encouragement of structured community participation in the matters of the municipality
Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Municipal Systems Act, Act 32 of 2000
Spatial Planning and Land Use Management Act, Act 16 of 2013
Amendment By-Law on Municipal Land Use Planning, 2020.

6. Background/Discussion/Evaluation/Conclusion

Background

The item that served before the Mayoral Committee Meeting held on 27 June 2022, is attached per Annexure A.

The report was advertised for public comment and the comments are attached per Annexure B.

The comments of the consultants on the comments received, is attached as per Annexure C.

Discussion

The comment received from the Hermanus Ratepayers is mainly regarding the capacity of the road network in order to deal with the higher vehicular figures.

The proposal as contained in the Precinct Plan is providing for more vehicular movement and also eliminating, reducing and mitigating the traffic conflict points.

In order to initiate the implementation of the plan it needs to be adopted by the Delegated Authority. This would allow for implementation of the projects during the budget process.

The redevelopment of the Taxi Rank is one of the catalytic drives of the Government Precinct. Currently the Provincial Administration has prioritised the upgrade and redevelopment of the Taxi Rank. In order for the decision to have an impact, it would be positive to contribute towards this project.

Conclusion

In order to implement the second phase of the CBD revitalization, the proposed plan should be adopted for the Government Precinct.

7. Financial Implications

To be budgeted for. It might be necessary to jointly fund the construction of the taxi rank with the Provincial Road Administration, in order to expedite the redevelopment and implementation of the CBD revitalization.

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Operational and Infrastructure directorates formed part of the project team

10. Annexures

Annexure A: Item Mayoral Committee Meeting
Annexure B: Public Comments
Annexure C: Consultants comments

RECOMMENDATION:

1. that the report containing the proposal for the development of the Civic Precinct, **be approved**;
2. that the comments received during the public participation process **be considered**;
3. that the project **be implemented** via provision of funds on the Capital and Operational budget when provided for; and
4. that Provincial Administration be requested to budget for the development of the Taxi Rank as a priority project.

RESPONSIBLE OFFICIAL:**R. KUCHAR****TARGET DATE FOR IMPLEMENTATION:****8 JUNE 2023****TARGET DATE TO INFORM APPLICANT:****N/A****TARGET DATE TO INFORM OBJECTOR:****N/A**

**AGENDA of the
Portfolio Committee: Investment & Infrastructure
2 June 2022
(Also the agenda for the Mayoral Committee Meeting: 27 June 2022)**

**6.
HERMANUS CBD REVITALIZATION, PHASE 2, CIVIC PRECINCT**

15/1/3/10/4

R Kuchar

2 June 2022

Senior Manager: Town & Spatial Planning

(028) 313 8087

1. Executive Summary

During 2016 Overstrand Municipality adopted a CBD revitalization framework for Hermanus CBD. A first project was completed being High Street development. HHO Consulting Engineers was appointed to conduct the planning for the 2nd project as contained in the framework plan being the civic precinct. (Attached per annexure A is the area planned for.)

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and planning
Town and spatial planning

3. Compliance with Strategic Priorities

Provision of democratic, accountable, and ethical governance
Provision and maintenance of municipal services
Creation and maintenance of a safe and healthy environment
The encouragement of structured community participation in the matters of the municipality
Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Municipal Systems Act, Act 32 of 2000
Spatial Planning and Land Use Management Act, Act 16 of 2013
Amendment By-Law on Municipal Land Use Planning, 2020.

6. Background/Discussion/Evaluation/Conclusion

Background

A CBD revitalization framework was adopted for Hermanus CBD during 2016. A few projects were identified to be implemented. The first of the projects to be planned and completed was the High Street project. HHO

**AGENDA of the
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2 June 2022
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Consulting Engineers was appointed to plan and design the second project being the Civic Precinct. As planning was underway for the new Magistrates building as well as the taxi rank it made sense to proceed with this precinct. This report deals with the findings and proposals for the rejuvenation and redevelopment of the urban spaces within the Hermanus Civic Precinct and is considered the first phase of the project. The second phase will deal with the design and specification for the implementation of the prioritised interventions.

The redevelopment interventions are based on extensive data collection and an existing system evaluation. The resulting urban landscaping concepts are presented in this report as draft proposals for final comment and stakeholder engagements. Once finalised, the project team will address the final designs and specifications for the rejuvenation of the Civic Precinct urban spaces.

The purpose of this study is as follows:

- Phase 1: To provide the Overstrand Municipality with a draft Precinct Plan for the Hermanus Civic Precinct, following on the Hermanus CBD Regeneration Framework (2015).
- Phase 2: To prepare designs, specifications and procurement documentation for urban infrastructure and traffic improvement intervention as derived from the above draft Precinct Plan.

Discussion

In the study the upgrade proposals have been clustered into 4 projects. These projects are briefly discussed hereafter.

- **Taxi Rank**
Currently the taxi operation only utilizes a portion of the site. It is proposed that the entire site be developed to increase the taxi operations for the future. In addition to the taxi operation, provision is further made for parking, admin ablution facilities and wash bays. Preliminary cost estimated for redevelopment is R18.5 million.
- **Church Street Precinct**
The parking area adjacent to the Dutch Reformed Church to be upgraded and parking re-blocked. Pedestrians walk way to be upgraded. The access from Main Road into Flower Street be closed to ensure safe and better pedestrian movement. Myrtle Street and Flower Street to be made a one-way. Cost estimated at R5.5 million.

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- **Harmony Avenue Precinct**
Harmony Avenue to be changed to a left in left out. Creation of a raised middle island. Additional parking bays to be created in Harmony Avenue. Cost estimate R2.3 million.
- **Royal Street Precinct**
Include new motorised transport pathways and realignment of the pedestrian foot path. Widening of the southbound approach to double carriage way. Cost estimate R2.7 million.

Conclusion

The upgrades as proposed would be an attractive entrance to Hermanus. It will also contribute to road all pedestrian safety and traffic flow. It is proposed that the document be advertised for public comment.

7. Financial Implications

None. Funding will be requested as part of the annual budget process.

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Operational and Infrastructure directorates formed part of the project team

10. Annexures

Annexure A: Study Area Locality Plan
Annexure B: Civic Precinct Draft

RECOMMENDATION:

that the Civic Precinct Plan be advertised for public comment.

RESPONSIBLE OFFICIAL:	R KUCHAR
TARGET DATE FOR IMPLEMENTATION:	27 JUNE 2022
TARGET DATE TO INFORM APPLICANT:	N/A
TARGET DATE TO INFORM OBJECTOR:	N/A

AGENDA of the
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6.
HERMANUS CBD REVITALIZATION, PHASE 2, CIVIC PRECINCT

15/1/3/10/4
R Kuchar Senior Manager: Town & Spatial Planning (028) 313 8087
2 June 2022

THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
2 JUNE 2022, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION

RESPONSIBLE OFFICIAL: R KUCHAR

TARGET DATE FOR IMPLEMENTATION: 27 JUNE 2022



Comment in respect of the Draft Report of the Civic Precinct in Hermanus

Introduction

The HRA welcomes the planned continuation of the CBD Regeneration Project (CBDRP) as it intends to beautify and render the CBD more user friendly. The benefits of the High Street component of the CBDRP are well documented and this further component will add to the functionality and the beautification of the entrance to Hermanus.

There exist in the proposal a number of quick wins which one hopes the Overstrand Municipality will take advantage of in the short term.

Comments

As a matter of urgency the Main Road/Flower Street intersection should be closed and the proposed one-way system implemented.

Likewise the entrance into the Church Street parking area from Main Road should be closed without delay as it serves only to cause congestion.

These are two quick wins easily implemented.

With the exception of the treatment of the roundabout at Main Road and Royal Road the remainder of the suggested interventions are fully supported.

The Draft Report makes no mention of the Proposed Bypass and the controversy which surrounds it and we believe that this is intentional. We therefore have a situation where our Executive Mayor Dr Rabie has tabled a motion in Council stating categorically that there will be no Bypass. Correspondence received from the provincial Department of Mobility by the HRA emphasises that the Bypass is not currently an active project and is not budgeted and therefore not funded.

If there is to be no Bypass in the foreseeable future then the proposals for the improvements to the roundabout at Main and Royal roads seem to be wholly inadequate given assessments of future traffic growth.

The engineers contracted by the province, EFG/ICE, produced an alternative to the Bypass which was labelled the "No Go" option based on the preference to go through suburbia. In the light of the feedback from Mayor and Province it is our opinion that the "No Go" option is therefore the preferred option.

Further consideration would need to be made for NMT and pedestrians if this option is chosen.

Conclusion

In the main the proposals are supported. The most important issue is the realignment of the R43 along Royal Road and the implications on the design of the roundabout at Main and Royal.

Brian Wridgway
Hermanus Ratepayers Association
November 2022

Liana Taylor

From: Susan Smit <susan@hho.co.za>
Sent: Friday, 25 November 2022 15:10
To: Liana Taylor
Cc: Riaan Kuchar
Subject: RE: Hermanus Civic Precinct - Comments

Baie dankie, Liana

Waardeer die boodskap en ook die positiewe sentimente in die korrespondensie van die Hermanus Belastingbetalersvereniging. Dit is 'n belowende inset en ons sien uit na die implementering van die ontwerpvoorstelle in die dokument.

Beste wense
Susan

Susan Smit
Specialist Consultant: Project Facilitation
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From: Liana Smuts <lsmuts@overstrand.gov.za>
Sent: Tuesday, 22 November 2022 10:57
To: Susan Smit <susan@hho.co.za>
Cc: Riaan Kuchar <rkuchar@overstrand.gov.za>
Subject: Hermanus Civic Precinct - Comments

Beste Susan

Ons bevestig dat ons slegs een kommentaar ontvang het na plasing van advertensie (sluitingsdatum was 21 Nov '22).

Sien kommentaar aangeheg.

Vriendelike groete

LIANA TAYLOR

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