

Munisipaliteit • U-Masipala • Municipality

OVERSTRAND



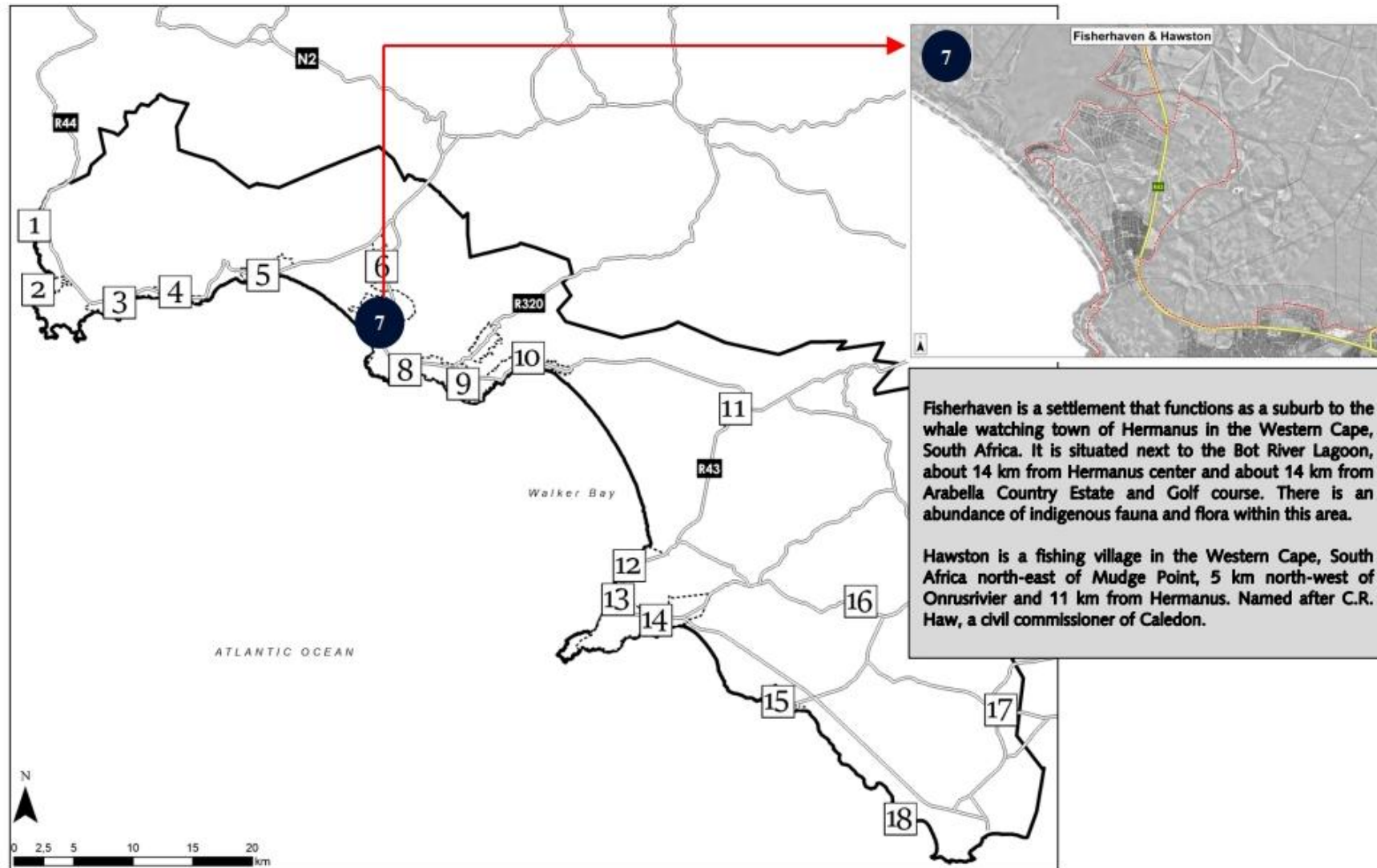
OVERSTRAND MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

May 2020



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5.7. FISHERHAVEN & HAWSTON



5.7.1. 2050 Vision

Key policies directing future management and development (refer Plan 54)

LO 7 (ii) Encourage the development of natural open space systems within urban and rural settlements.

LO 8 (ii), MO 3 (ii) & ECO 1 (i) Ensure that environmentally sensitive areas, significant cultural landscapes and heritage sites are protected and enhanced.

EO 2 (ii) Ensure that development is confined within urban edges and growth is managed based on sustainable densification principles

EO 3 (i) & MO 2 (ii) Encourage and support the development of networks of open space that sustain and enhance eco-system functioning, connect fragments of vegetation, protect waterways and regenerate the natural environment.

EO 4 (ii) Encourage natural dune processes to occur where appropriate and pro-actively work towards reducing coastal erosion.

VO 1 (i) Encourage mixed use and high density residential development within and adjacent to urban, suburban and rural centres.

VO 1 (ii) Promote urban, suburban and rural centres as the primary commercial areas within settlements and suppress and limit commercial development outside of these centres.

VO 1 (ix) & AO 4 (v) Neighbourhood nodes and the CBD should become the nucleus of business/commercial and other public infrastructure/services, ultimately becoming focused clusters of facilities and services/multi-purpose centres.






VO 2 (iii) Create a network of well-designed public spaces that support participation in social, recreational and cultural events.

AO 5 (i) Maintain or improve the comfort and safety of pedestrians and cyclists on main pedestrian and cycling routes, routes connecting schools and centres, by means of adequate road space allocation, the management of traffic speeds and volumes.

ECO 1 (ii) Ensure that tourism destinations are accessible, safe and attractive by means of maintaining and developing new facilities.

Management Approach


Commercial / Community Nodes

	Retail Node	Manage development through a precinct development framework plan with specific design guides relating to industrial and commercial land uses.
	Retail Node	
	Business / Community Node	
	Retail Node	
	Key Business / Commercial Node	


Special Places

	Lagoon Promenade	Ensure an appropriate interface between the estuary and urban development
	Beach	
	Pavilion & Beach	
	Meerensee Resort	
	Boat Launch Jetty	


Industrial

	Industrial Development	Provide sufficient light industrial land opportunities.
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Open Space / Linkages

	Open Space Linkages	Protect and enhance open space corridor and linkages between the coast and the mountain.
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Key Improvements

	R43 Scenic Drive	Views along the R43 scenic route should be preserved.
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Plan 54: 2050 Spatial Proposal Fisherhaven & Hawston

5.7.2 Fisherhaven / Hawston 2020-2030 MSDF Spatial Proposal

The location of the Fisherhaven and Hawston settlements – relative to each other, requires that the planning of these two towns be considered in an integrated manner with due regard for the existing different historical and social development patterns.

High population growth rates largely as result of in-migration and a growing housing need as a result of shortage of suitable land have resulted in a critical review of the growth management strategy for the Greater Overstrand Municipality as a whole and for the greater Hermanus area in particular (Refer OGMS) (refer **Plan 55**).

5.7.2.1 Local Spatial Development and Growth Management Principles

I Promote:

- the development of the area as a sub-regional growth area for sustainable integrated development;
- conservation of the surrounding natural environment, including the system of inland waterways, Rooisand Nature Reserve, Milkwood groves, the dune system, sandy coastline and mountain backdrop by, amongst other, implementing the Draft Overstrand Overlay Zone Regulations;
- conservation of the cultural environment, including the Hawston harbour, gravesite and outspan by implementing the Draft Overstrand Overlay Zone Regulations related thereto;
- the spatial integration of the residential areas;
- the provision of employment opportunities by utilising the existing available designated economic area;
- Fisherhaven / Hawston as a tourism destination;
- Business and service industrial industries.

II Restrict:

- Industrial development to clean industries

III Maintain:

- the open space corridors created by the natural drainage and wetland system by implementing the Draft Overlay Zones regulations related thereto.

IV Contain

- the revised urban footprint of Fisherhaven / Hawston within a clearly demarcated urban edge.

5.7.2.2 Growth Management Strategy

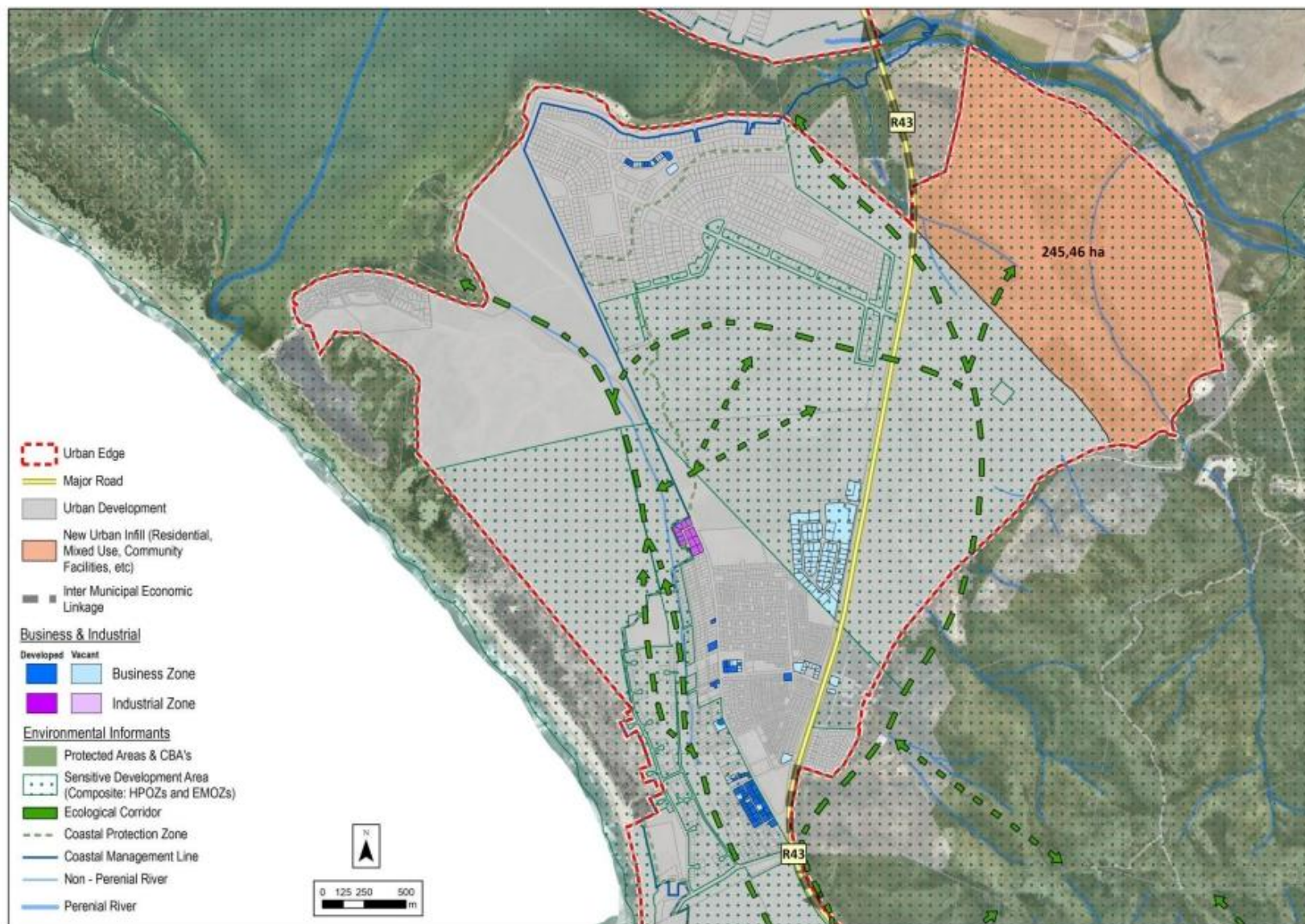
According to the OGMS, Fisherhaven and Hawston collectively form the growth point within the Overstrand municipality. By virtue of land availability, Fisherhaven has the potential to deliver a substantial amount and variety of residential opportunities within the human settlement development context (i.e. including community facilities and economic opportunities).

Viewed from Hawston, significant opportunities exist for urban growth in an outward direction to the north towards Fisherhaven, the north-west, north east as well as southwards including areas for service industrial use. In order for Hawston (and per implication Fisherhaven) to grow as a sustainable settlement it is of vital importance that sustainable employment opportunities be created within close proximity to the town. Integrated development providing a balance of mixed land-uses and a range of housing types must underpin the future development of the area. This area is therefore a key area to be focused on in terms of formalising the designation of New Urban Development land as presented in the Fisherhaven / Hawston Spatial Proposal in accordance with the Spatial Principles of SPLUMA.

The extensive detail pertaining to the growth management proposals for Fisherhaven / Hawston, as for all settlements, is presented in the OGMS,. This document is the dedicated spatial growth management tool of the Overstrand Municipality. As previously stated, this MSDF is the overarching spatial planning policy and is informed by various Council Policy Documents. It is reiterated that for enabling flexibility and the strategic function of this MSDF, the provisions of the GMS, is not duplicated in this MSDF report, but provides strategic detail related to the spatial proposals related to this MSDF. Please note that the OGMS is in the process of being updated.

5.7.2.3 Key Strategic Land Use Proposals

The following section outlines the spatial proposal for Fisherhaven and Hawston, which is predominantly focused on sensitive development related to unique biodiversity areas.



Plan 55: Fisherhaven & Hawston Spatial Proposal 2020

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Industrial

Permit new light industrial development in proximity to public transport areas where adequate services infrastructure is available in an integrated manner (i.e. at locations which would benefit both Hawston and Fisherhaven in terms of creating new employment opportunities).

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Commercial

Business uses, commercial, retail and offices should be concentrated within the existing Central Business District(s), the existing underdeveloped minor nodes as well as the more recently established commercial node abutting the R 43 to the west. This precinct, being centrally located between Fisherhaven and Hawston Proper, has the potential to act as catalyst to integration between Fisherhaven and Hawston. The development thereof should take priority to the establishment of new business/commercial and related land uses and prominent investment initiatives should be encouraged.

Localized business enterprises (i.e. no informal structures on residential zoned properties) predominantly within new/future high density residential areas could be considered on a limited scale on public transport route intersections and where services infrastructure is available. This should only take place in accordance with statutory land use requirements.

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New Urban Development

As stated Fisherhaven/Hawston collectively form the growth point within the Overstrand municipality. By virtue of land availability, Fisherhaven has the potential to deliver a substantial amount and variety of residential opportunities within the human settlement development context (i.e. including community facilities and economic opportunities).

Based on the substantial housing need for the Greater Hermanus and the fact that virtually no greenfield land is available within that area, this MSDP proposes a substantial New Urban Development area directly abutting the R43 east of Fisherhaven. This, coupled with mixed use densification within Hermanus as per the OGMS, is proposed as the solution of the aforementioned housing need for the area ranging from Fisherhaven to the Greater Hermanus.

As per the OGMS this is furthermore proposed to substantially contribute to establishing the foreseen Overstrand Growth point in this area.

The New Urban Development land area is ± 245.46 ha in extent and is subsequently intended for higher density mixed use human settlement development, based on the housing need for the Greater Hermanus.

As per the situational analysis, the Greater Hermanus housing need for 2031 is foreseen to amount to 11 234 units which translates to an area requirement of approximately 749ha based on a density of 20du/ha. The proposed New Urban Development area (i.e. 245.46ha) will therefore need to form part of the solution of addressing the Greater Hermanus housing need, but as stated, the densification of Hermanus as per the OGMS, remains the only solution in accommodating the remainder of the said housing need.

Primary land uses envisioned for the New Urban Development area will include residential development with required community facilities as well as mixed use development required to effect a integrated economically sustainable and spatially just settlement component.

iv

Sensitive Development Areas

Fisherhaven/Hawston is entirely surrounded by sensitive development areas predominantly due to its location abutting the estuary and coastline. Predominant biodiversity corridors integrate the two settlements in a north-south direction. As stated previously, this land use category is a combination of environmental and heritage Overlay Zone data layers. This is underpinned by a plethora of information which can be accessed via visiting the draft Overlay Zone Regulations and Municipal GIS data base (Refer Municipal Website for regulations and informants).

v.

CBA's and Protected Areas

Critical Biodiversity Area was one of the key informant layers based on which the Sensitive Development Areas were delineated. The CBAs including virtually the entire surrounds of Fisherhaven/Hawston.