

LOUIS FOURIE CORRIDOR

A NEW INCLUSIVE PRECINCT
DEVELOPMENT ALONG THE LOUIS
FOURIE ROAD

"Living Together"



PROJECT PERSPECTIVE AND PUBLIC
CONSULTATION

10, 12-13 JUNE 2019

INTRODUCTION & WELCOME

Client:



MOSSEL BAY MUNICIPALITY

INTRODUCTION & WELCOME

PURPOSE OF THE MEETING

- To inform the public of the background and contextualization of the project
- To present development concepts for discussion purposes.
- To introduce the professional team members
- To provide an opportunity for the public to provide input and to raise issues
- To communicate further opportunities for input from the different stakeholders

INTRODUCTION & WELCOME

STRUCTURE OF THE MEETING

- ✓ The meeting will take the form of a few formal presentations by members of the team.
- ✓ Questions will be taken as soon as a presentation is completed
- ✓ Meeting notes will be taken
- ✓ Comment forms will be available and should be placed in the comments box before you leave the meeting

INTRODUCTION & WELCOME

STRUCTURE OF THE MEETING

Introduction of the Project Team



Background and Context of the Project



INTRODUCTION & WELCOME

RULES OF THE MEETING

1. There will be opportunity for questions during the Q&A.
2. Please raise your hand if you have a question / comment.
3. The facilitator will give everyone a fair opportunity to speak.
4. Please state your name & who you represent before raising a question / comment.
5. Do not interrupt another speaker.
6. Keep discussions aligned to the purpose of the meeting.
7. Play the ball not the man – no personal attacks.
8. Please switch all cell phones to silent mode.

INTRODUCTION & WELCOME

PROJECT TEAM



Project co-ordinator & Town Planning - WM de Kock



Architect, Urban Design – Coetzee Alberts Architects



Public Participation- DJ Environmental Consultants
Environmental Planning & Project Consultants



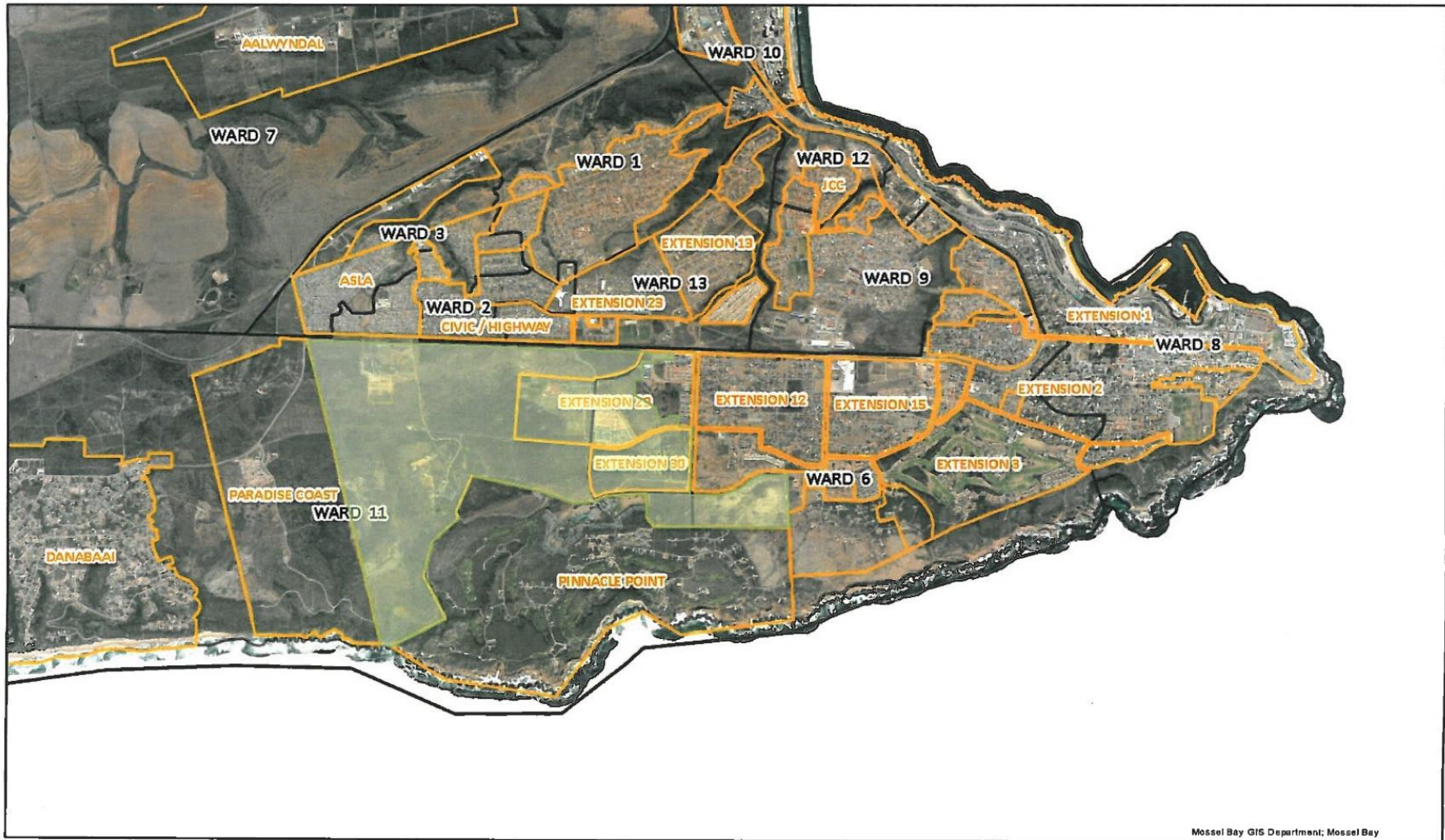
Consulting Engineers- CVW Electrical Consulting Engineers



Consulting Engineers- Shama Consultants Structural & Civil Engineers



Louis Fourie Corridor Precinct Plan Study Area



0 1,25 2,5 5 km

1:37 173

Date: 2019-06-03

Disclaimer:
The Mossel Bay Municipality accepts no responsibility for
and will not be liable for any errors or omissions
contained herein.



BACKGROUND

- The Louis Fourie Corridor and area west of Heiderand comprise of the only remaining vacant land within the urbanized area of Mossel Bay that could provide an integrated solution for a wide variety of housing and social infrastructure.
- The challenge in this area is to create a sustainable, living environment that will comply with the national spatial planning legislation (SPLUMA) its social integration and social justice, which is acceptable to all communities surrounding the area concerned.
- The area concerned is the vacant land west of Heiderand, south of the Louis Fourie Road and east of Paradise Coast Development.



**Western Cape Department of Environmental Affairs
and Development Planning, in partnership with
Mossel Bay Municipality**

Mossel Bay Growth Options Study

study on the municipal financial and non-financial impacts of sprawling
impact growth options

How is the Town of Mossel Bay growing?

Mossel Bay Growth Option Study: Sprawling



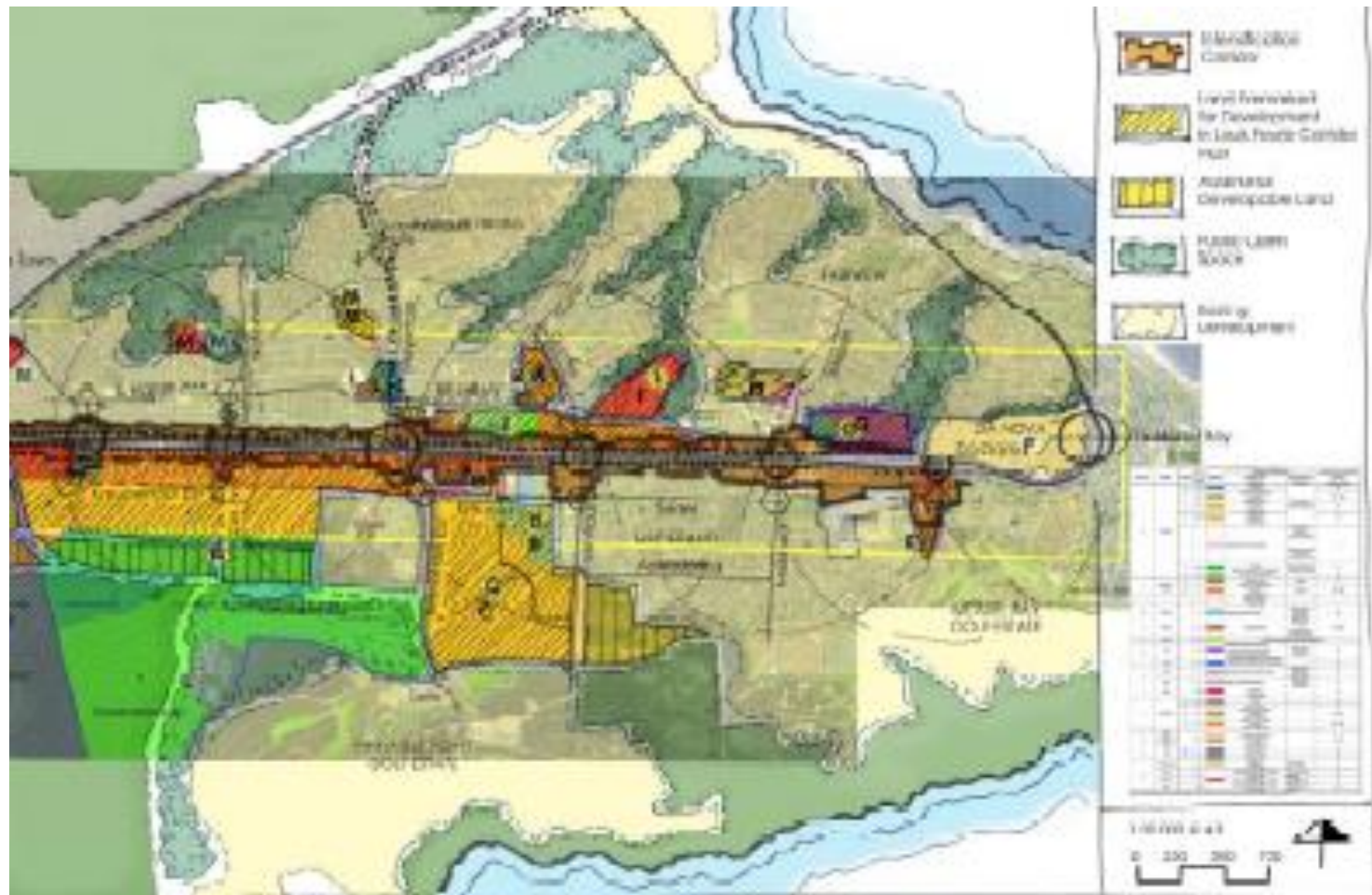
Figure 3.4.19.1 Mossel Bay Growth Options: Sprawling Growth Scenario 2035 (Source: MBGOS, 2015)

Mossel Bay Growth Option Study: Compact



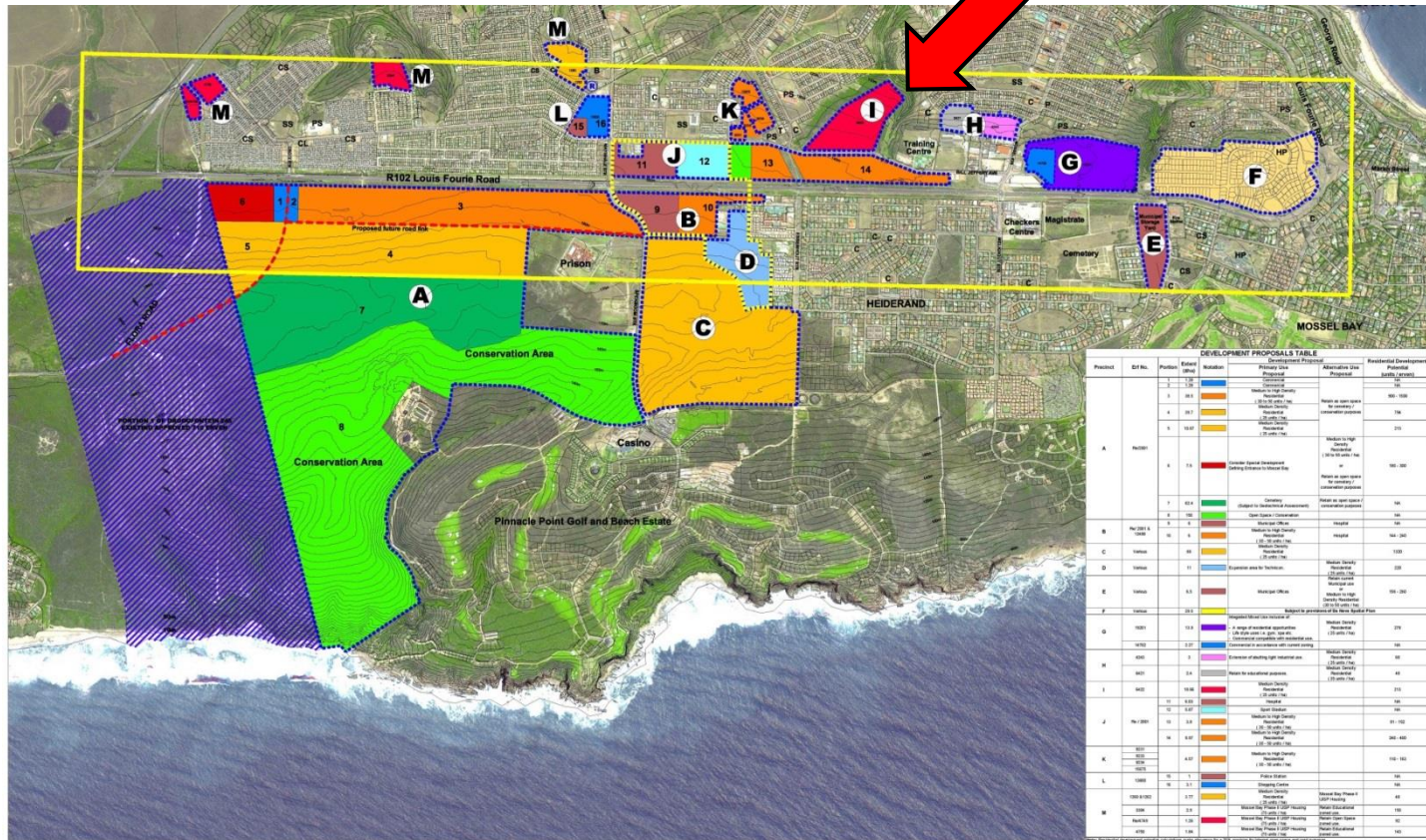
Figure 3.4.19.2 Mossel Bay Growth Options: Compact Growth Scenario 2035 (Source: MBGOS, 2015)

SPATIAL DEVELOPMENT FRAMEWORK 2013



SPATIAL DEVELOPMENT FRAMEWORK 2018

Mossel Bay Human Settlement: Plan & Pipeline



Bill Jeffery Avenue: Housing proposals

Mossel Bay Human Settlement:



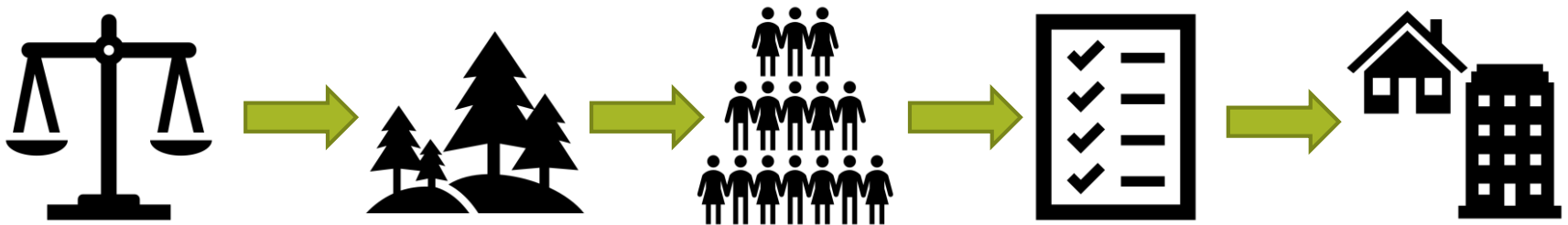
Figure 4: Reconstruction Framework applied to Mossel Bay Town with Mayixhale Street the key transition zone



Mayixhale Street Corridor Plan

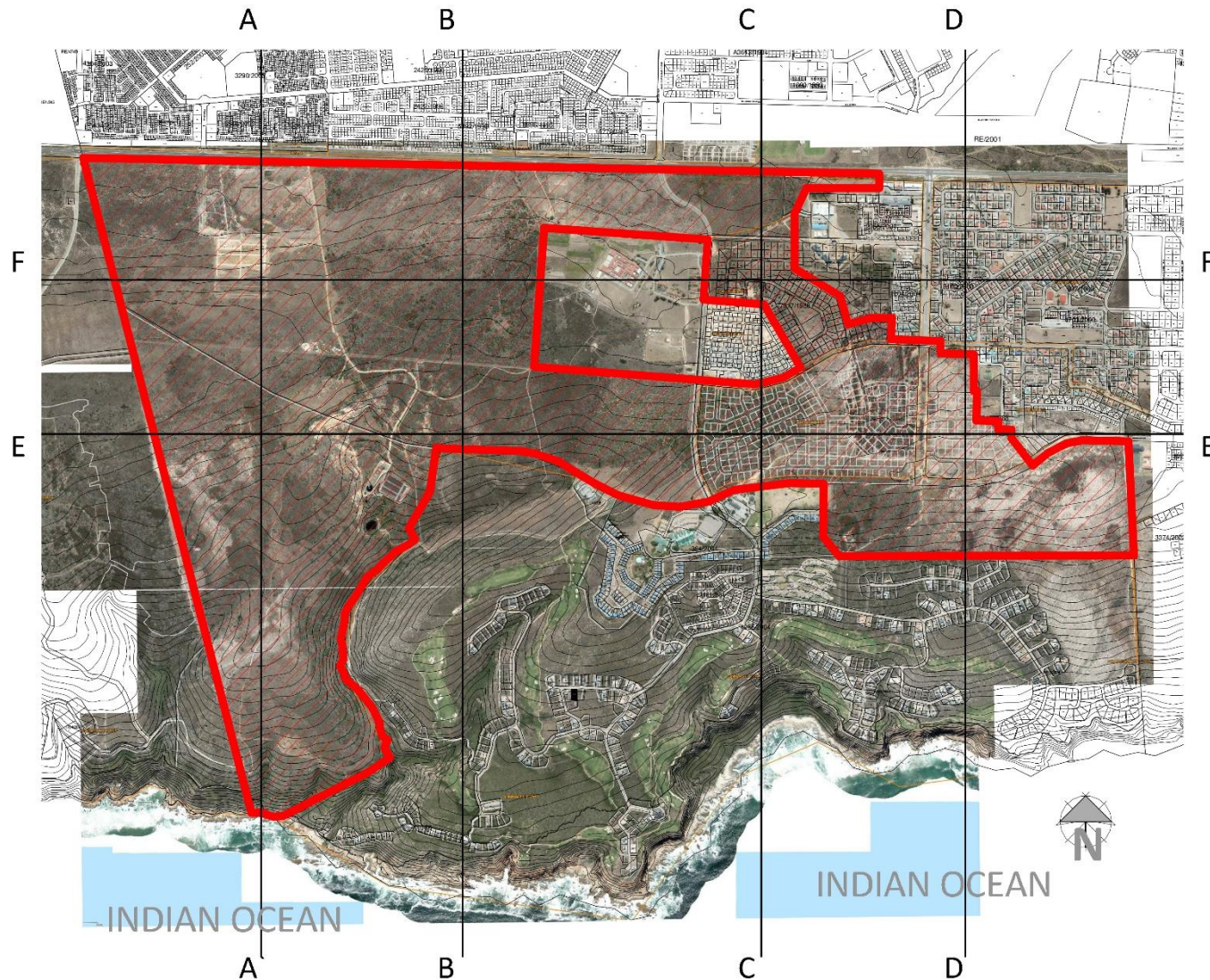
Mossel Bay Framework and Precinct Plans

- No rights taken away
- No rights granted
- Rezoning and EIA required for each application
- Precinct Plan Guidelines to be followed



Differentiating the scales of planning:

	Provincial	Regional	Municipal	Precinct
Scale and Extent	Provincial	Cross province/ municipal boundary	For municipal area Align with provincial spatial vision	Local area within a municipality (urban or rural)
Context	<ul style="list-style-type: none"> • NDP spatial priorities • Traditional Areas or not 	<ul style="list-style-type: none"> • NDP priorities • Regional issue/s 	<ul style="list-style-type: none"> • Urban / rural • Growth / decline 	Locally specific, especially around a particular theme or issue
Purpose and Focus	Common spatial agenda – Prov, Nat & SOEs Guidance to Muni spatial Planning	Guide cross boundary area Theme focus: economic/ transport / eco	Long term spatial strategy & IDP spatial logic ID development & transformation needs	Give ‘on the ground’ effect to SDF, demonstrate catalytic interventions
Role Players	<ul style="list-style-type: none"> • Prov Depts, Nat Depts & SOEs, Munis, I&APs 	<ul style="list-style-type: none"> • Prov Depts, Nat Depts & SOEs, Munis, I&APs 	<ul style="list-style-type: none"> • Muni Depts, Prov & Nat Depts with spatial mandate, I & APs 	<ul style="list-style-type: none"> • Muni Depts, SOEs & affected Prov & Nat Depts, local interest groups
Timeframes	Long term strategy, 5 yearly review	Medium (5 to 10) & long term strategy	Long term strategy linked to 5 year	Short to medium term
Milestones & Deliverables	<ul style="list-style-type: none"> • Cabinet endorses • Report & plan 	<ul style="list-style-type: none"> • MEC approval • Report & plan 	<ul style="list-style-type: none"> • Council approval • Report & plan 	<ul style="list-style-type: none"> • Council approval • Report & plan
Monitoring & Evaluation	<ul style="list-style-type: none"> • Targets & baseline • Spatial gov details 	<ul style="list-style-type: none"> • Targets & baseline • Spatial gov details 	<ul style="list-style-type: none"> • Targets & baseline • Spatial gov details 	<ul style="list-style-type: none"> • Implementation plan & costs



Louis Fourie Corridor: Study Area

OPTIMISING existing resources and infrastructure

Efficiency



Integration...



Well-located BNG housing project in Langebaan surrounded by up-market housing

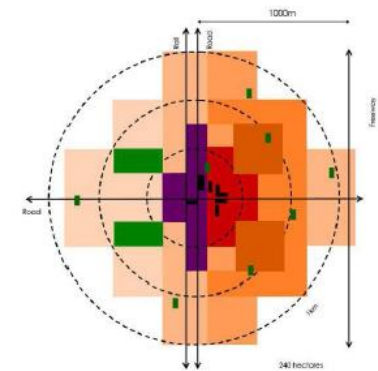
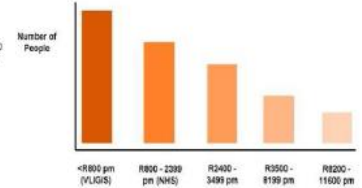


Figure 5.3.1.3

Socio-economic integration and Interface Treatment

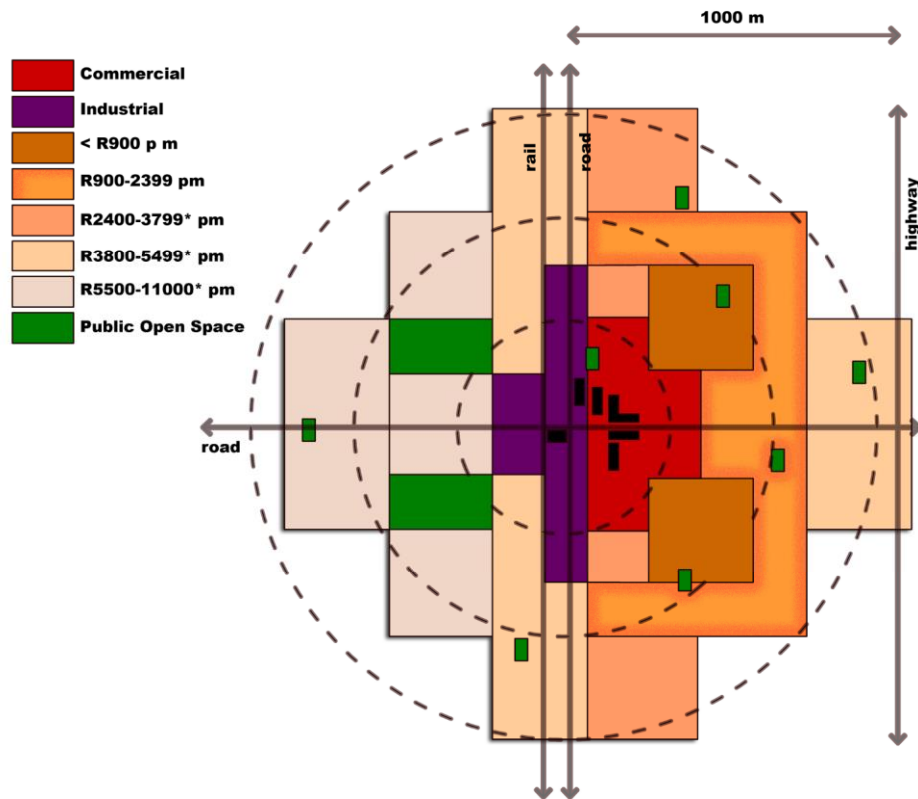


FIGURE 8.4.13 Spatial Model of the Socio-Economic Gradient Principle

Referenced from the Provincial Spatial Development Framework; Section 8 pp 37; November 7, 2005

*Estimates due to poor image quality

Why is integration necessary?



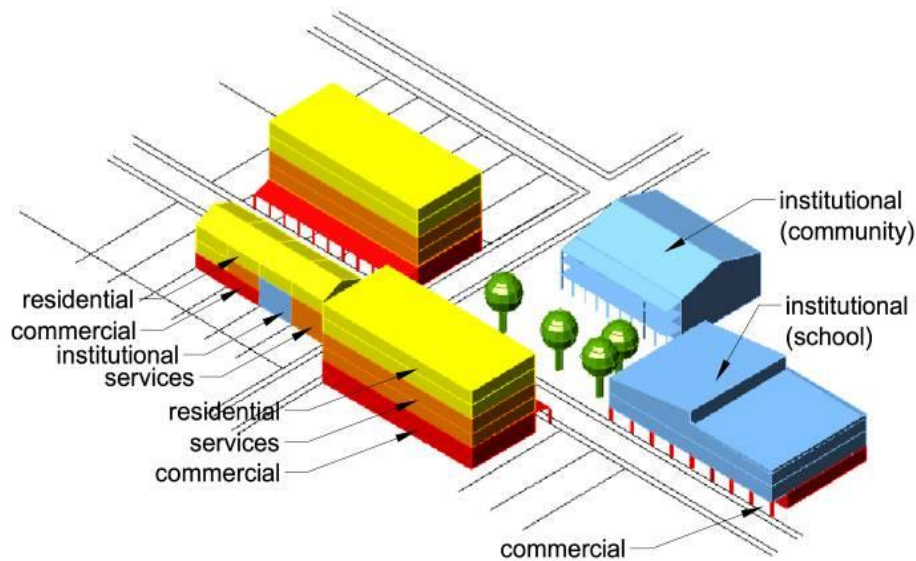
- Improving access to a variety of opportunities
- To establish more efficient patterns of development - population thresholds and conglomeration advantages
- To provide a wider range of choices
- To promote equity and justice
- To promote understanding and tolerance in our society

What is integration?

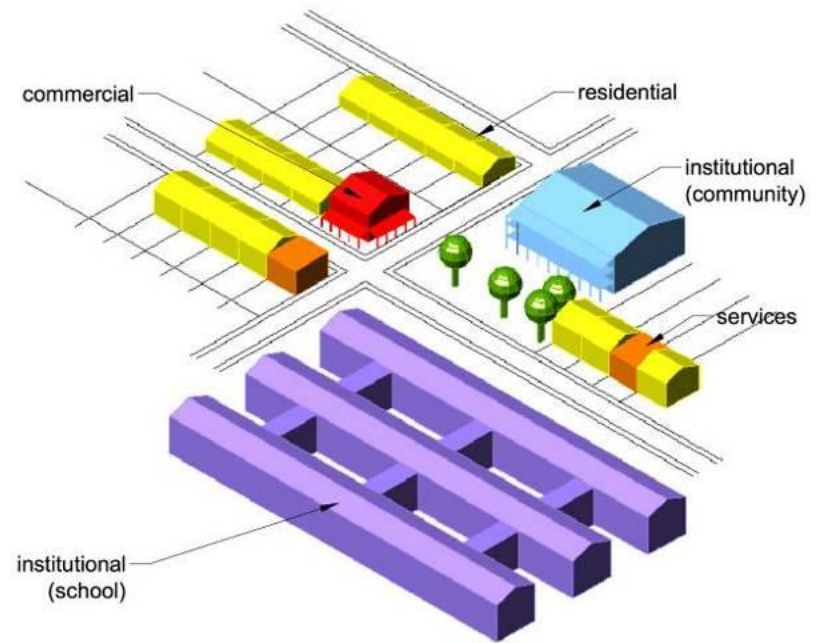


- **Physical integration** refers to the location of different land uses and/or income groups in a delineated area – this form of development contributes significantly to creating a “whole”, functional urban area or centre. *“Efficiency”*
- Physical integration characteristics:
 - Well-designed dense developments connected by pedestrian-friendly streets
 - Horizontal and vertical mix of uses (including residential, non-polluting industrial, services, commercial and institutional uses)
- **Socio-economic** integration should be regarded as an important characteristic of physical integration and refers to *physical proximity of different socio-economic groups* in an area so as to create a cohesive community.

Mixed land uses



Vertical integration



Horizontal integration



What is densification?

- Process whereby densities, i.e. the number of **dwelling units per hectare**, increase in a planned and sustainable manner in order to increase the quality of life of established and new communities within a defined area.
(Higher thresholds, greater choice, public transport viability etc.)
- A densification analysis and policy should provide an approach to **how** and **where** densification should occur.



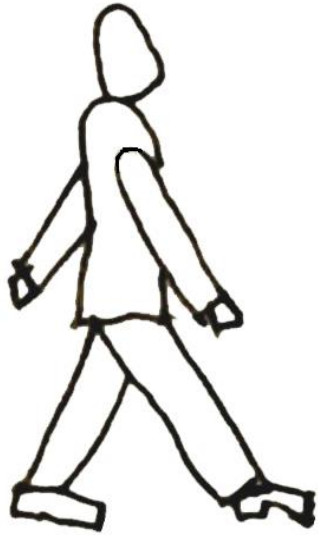
Why do we need to densify?

- To address sprawl and fragmentation and achieve efficient, integrated, compact settlements. The benefits associated with higher densities include:
- Increased social proximity and integration
- Viability of and access to social facilities
- Economies of infrastructure
- Savings in land cost per unit



Why do we need to densify?

- Higher thresholds to support business
- Viable public transport
- Reduction in the consumption of land through the reduction in demand for developable land
- Increased energy efficiency
- Increased resource use efficiency



1km (1000m) appropriate walking
distance (the basis for town design)



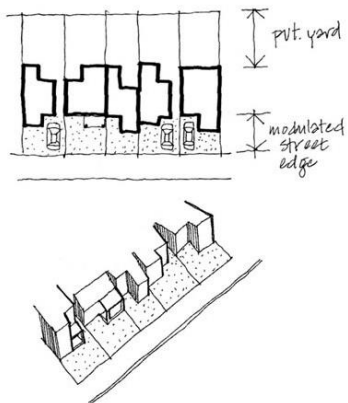
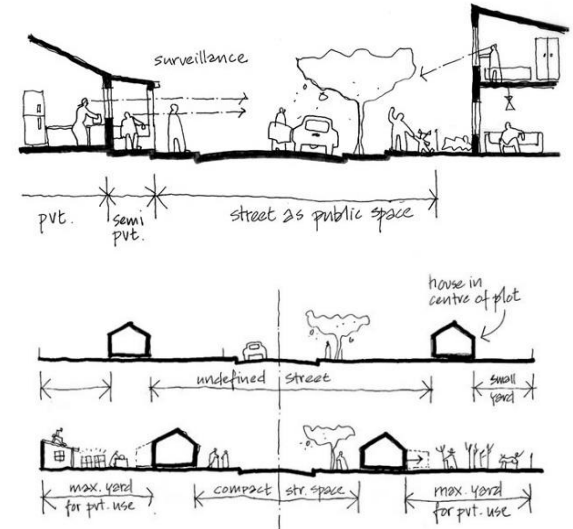
± 1000m in 20 mins

Social Facilities



CASE STUDIES

THE LUFHERENG HOUSING, SOWETO



CASE STUDIES

THE LUFHERENG HOUSING, SOWETO



- Low, medium and high-density housing is integrated with urban agriculture, transportation as well as social and commercial facilities.
- Provide a greater variety and a better animation and surveillance of the street supported by thresholds in the form of verandas
- Architectural and urban design guidelines have been drawn up in order to guide the future development of the area. These principles are concerned with engendering better community surveillance and to allow for growth and economic development along certain activity streets defined by row housing and flexible live-work units.

CASE STUDIES

FLEURHOF, JOHANNESBURG



CASE STUDIES

FLEURHOF, JOHANNESBURG

- Fleurhof is a 440 ha privately owned property in the process of being developed in partnership with the City of Johannesburg and as one of South Africa's premier integrated residential projects.
- Land area of Fleurhof comprises various types of residential units and forms of tenure that have specific economic target markets: Fully subsidized BNG housing, GAP (Social, FLISP & open market rental) and open market bonded housing.



CASE STUDIES

PELICAN PARK, CAPE TOWN



CASE STUDIES

PELICAN PARK, CAPE TOWN

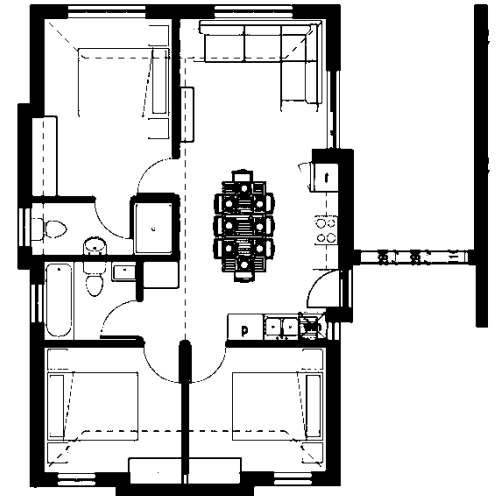
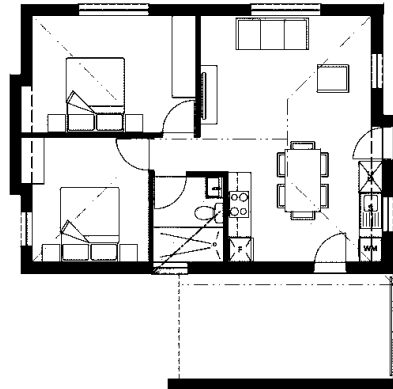
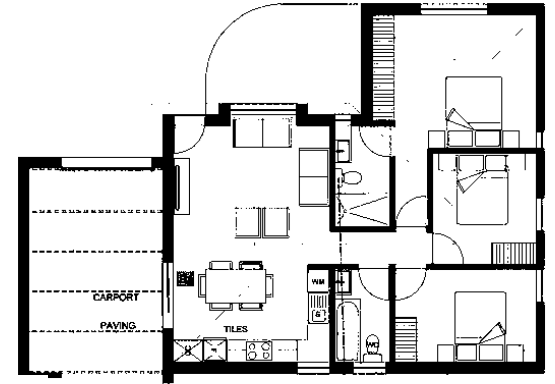


- Pelican Park Integrated housing development consists of a total of 3200 homes, a fuel station, shopping centre, schools, clinics, library & various commercial nodes.
- There are various typologies to choose from depending on your need. Houses range between Double Storey, Semi-detached and Free-standing homes ranging in size from 42-74 m² with various options to choose from to enhance your home.



CASE STUDIES

MOOIKLOOF COUNTRY ESTATE, GEORGE



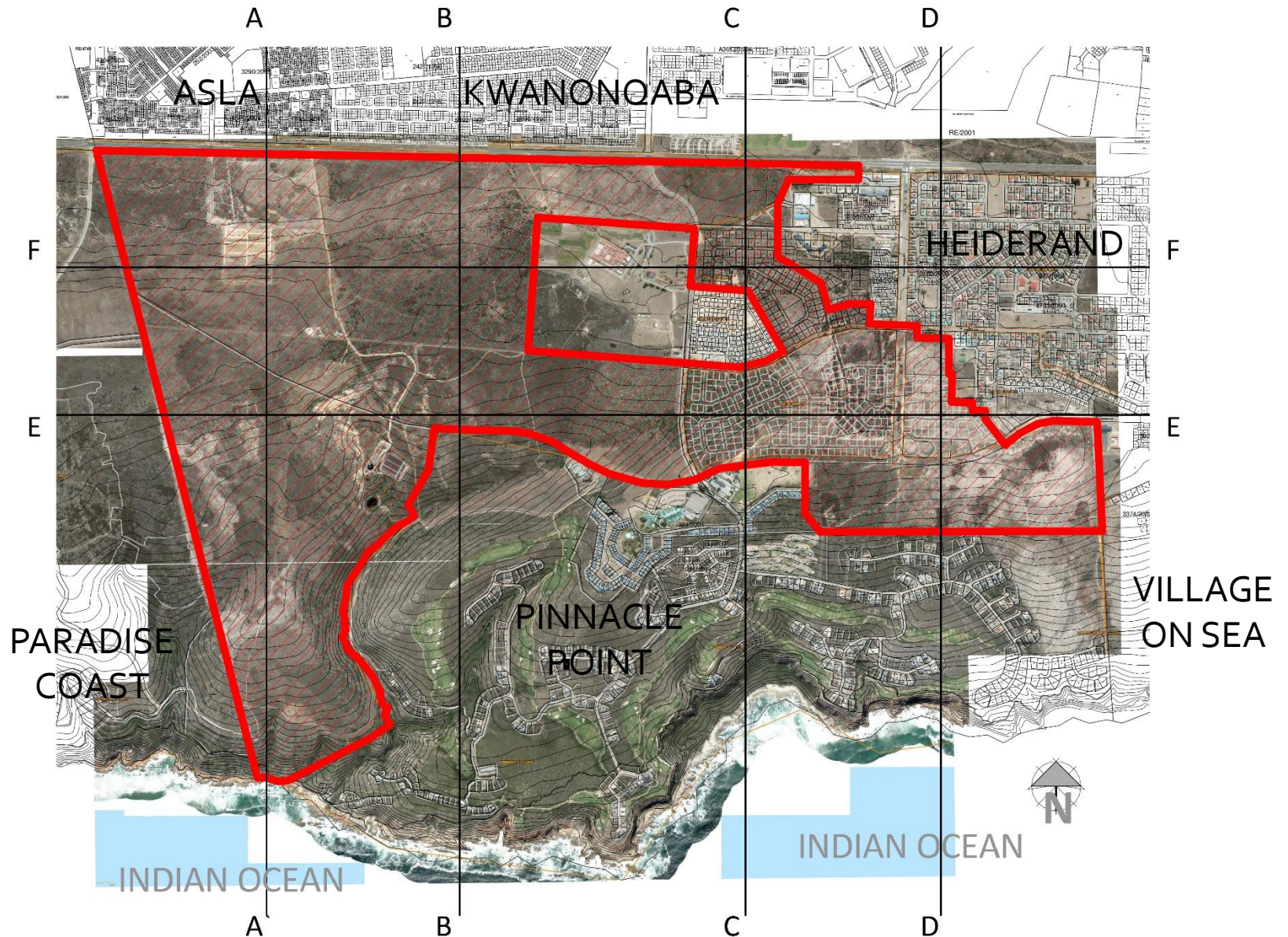
CASE STUDIES

MOOIKLOOF COUNTRY ESTATE, GEORGE

- Mooikloof Country Estate is a security development in Hansmoeskraal and is a part of the Oude Kloof. Mooikloof Country Estate is the Oude Kloof phase 1 and is described as just the tip of the iceberg with zoning for institutional, retail and 6 more residential phases, all in a safe and secure estate.
- Each home is individually fenced, offering privacy but at the same time in close proximity to the neighbours – with the obvious benefits. In other words, privacy without being in isolation. In phase 01 there is 136 houses, ranging in size from 83m² to 315m²



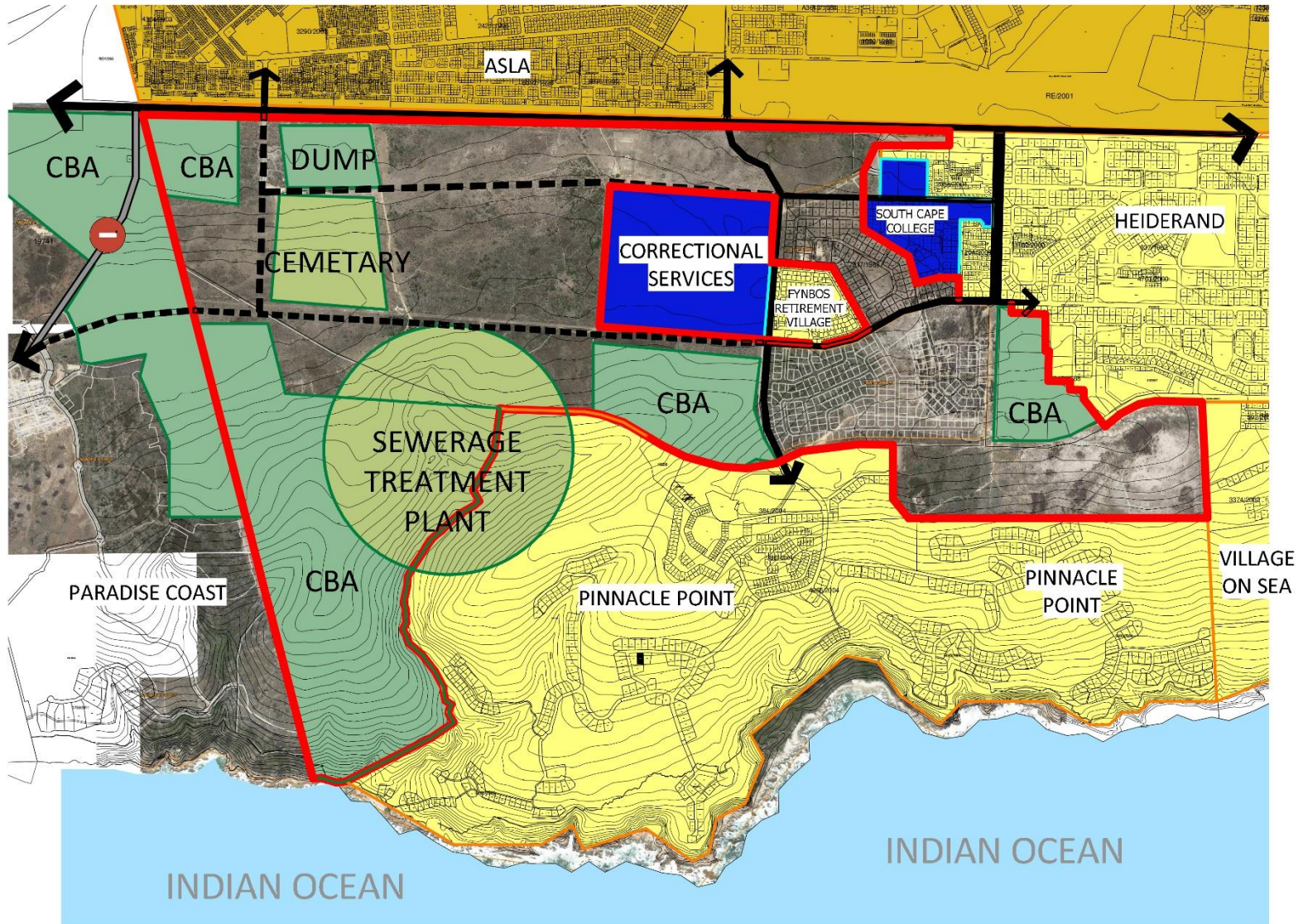
THE STUDY AREA



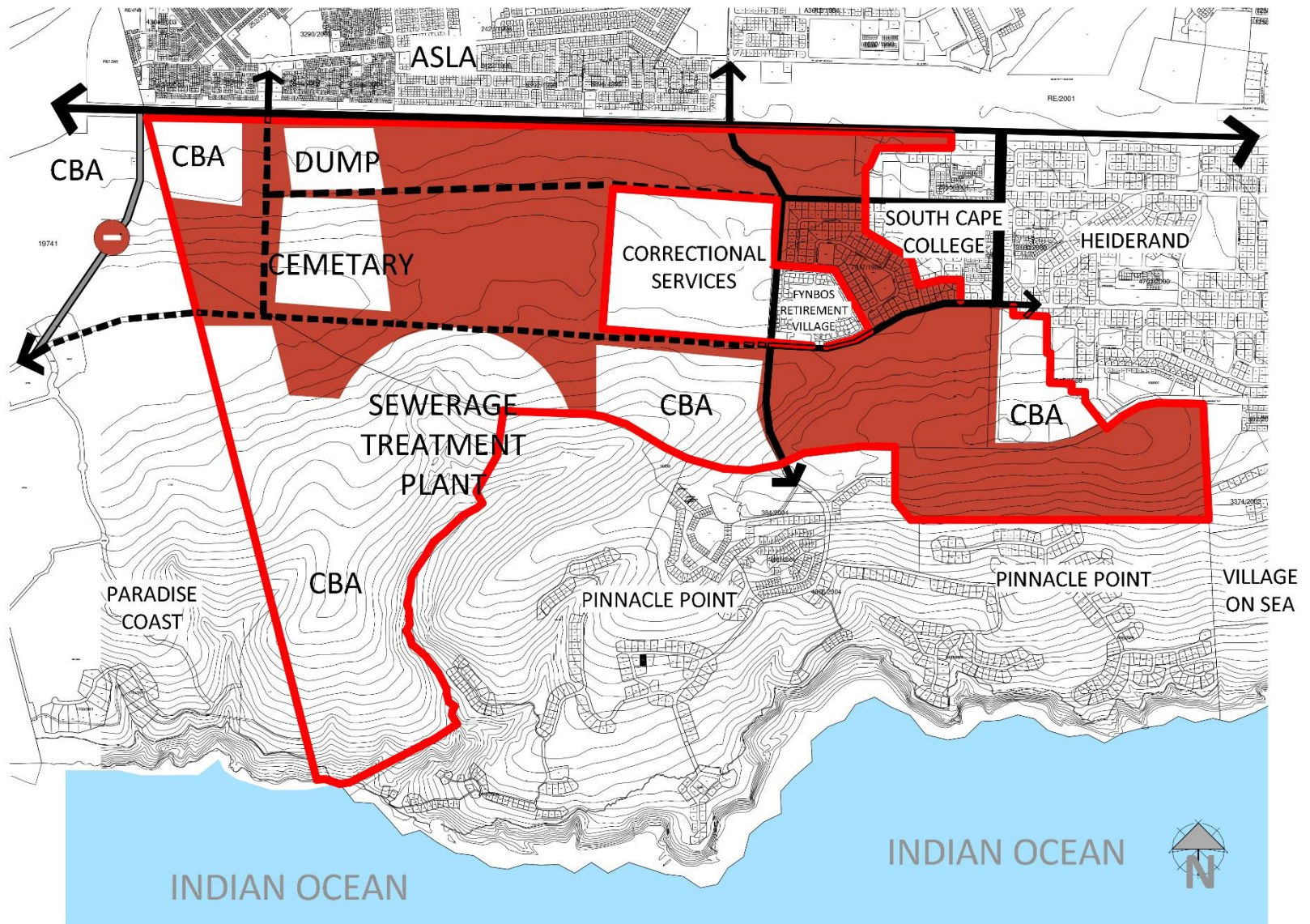
ENVIRONMENTAL & SOCIO-ECONOMIC INFORMANTS ON THE STUDY AREA

- 1. Opportunities & Constraints**
- 2. Developable Area**
- 3. Existing Services & Stormwater**
- 4. Environmental**
- 5. Existing Zoning**
- 6. Roads masterplan**
- 7. Needs in the market**

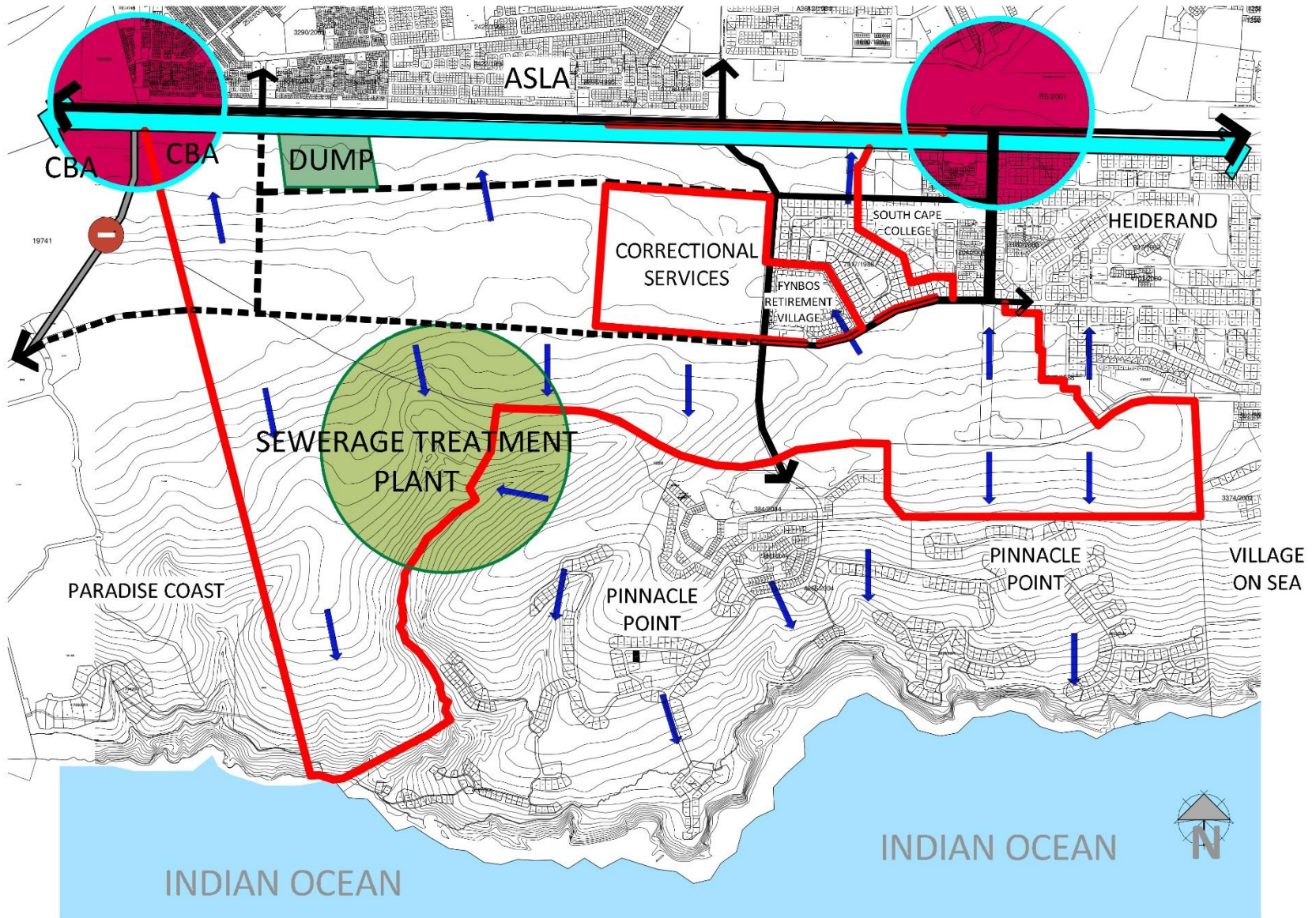
1. Opportunities & Constraints



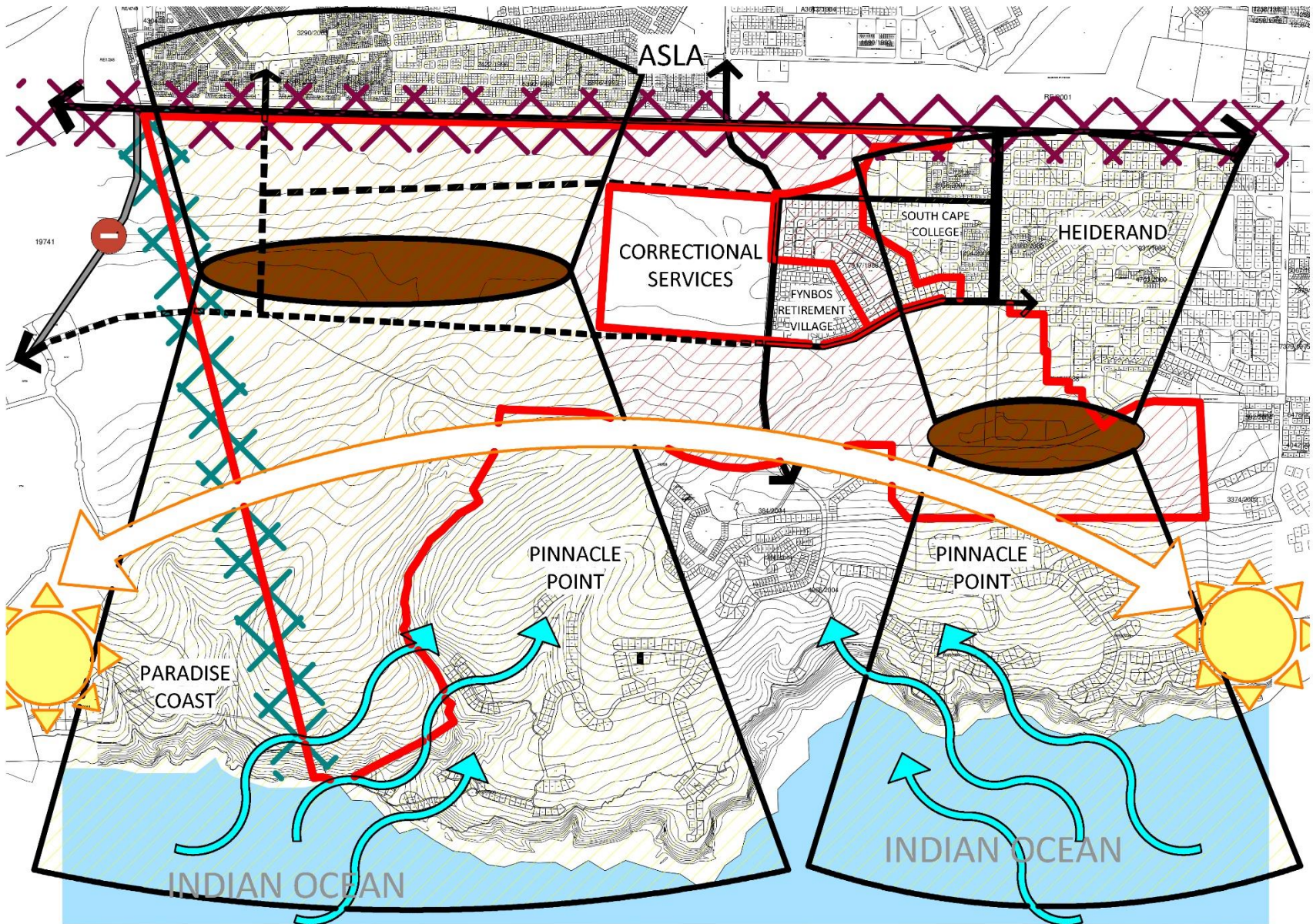
2. Estimated Developable Area (250 Ha)



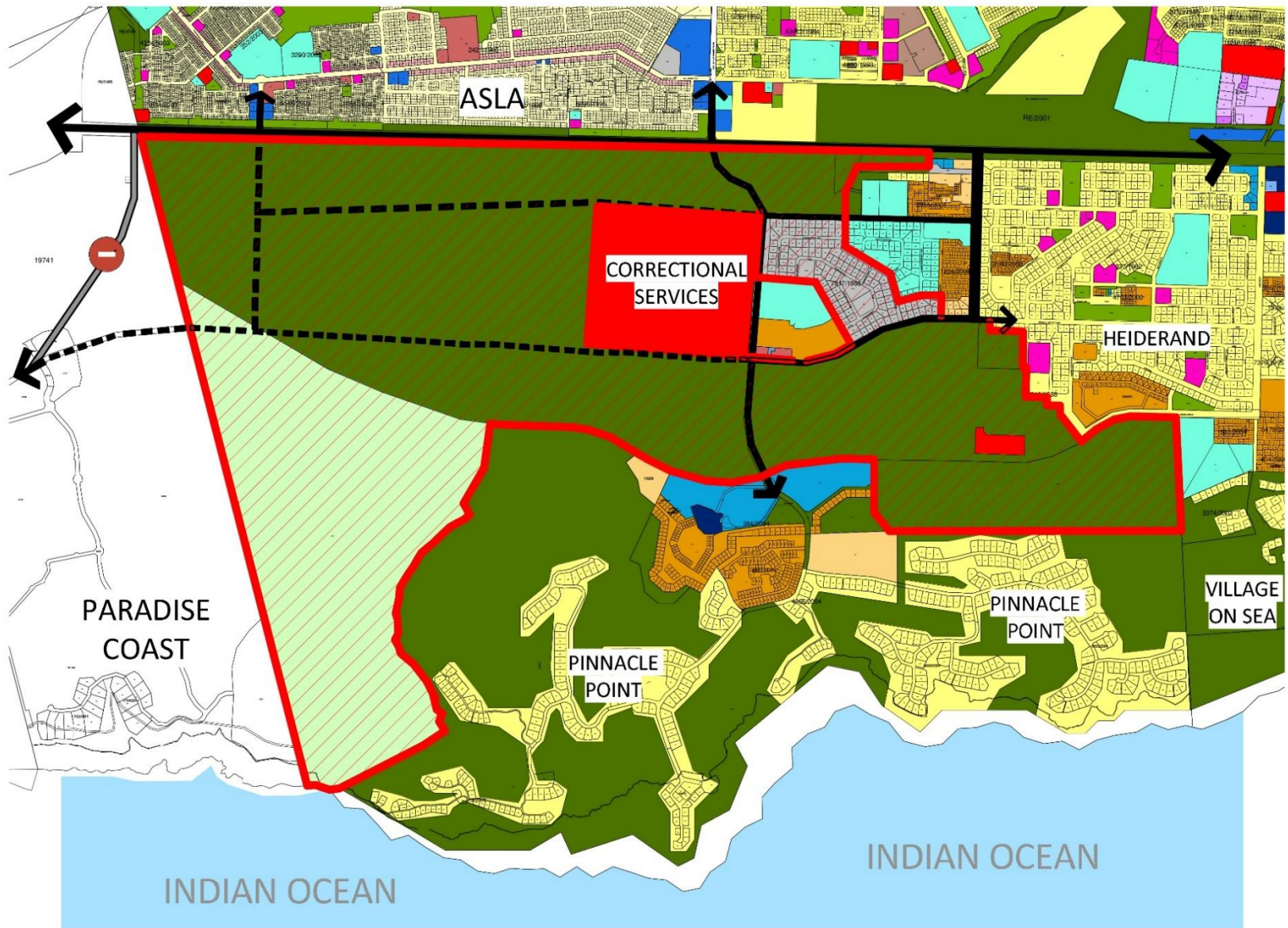
3. Services & Stormwater



4. Environmental



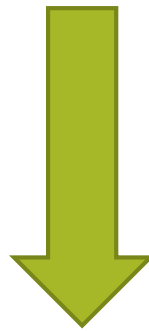
5. Existing Zoning



6. Needs in the Market

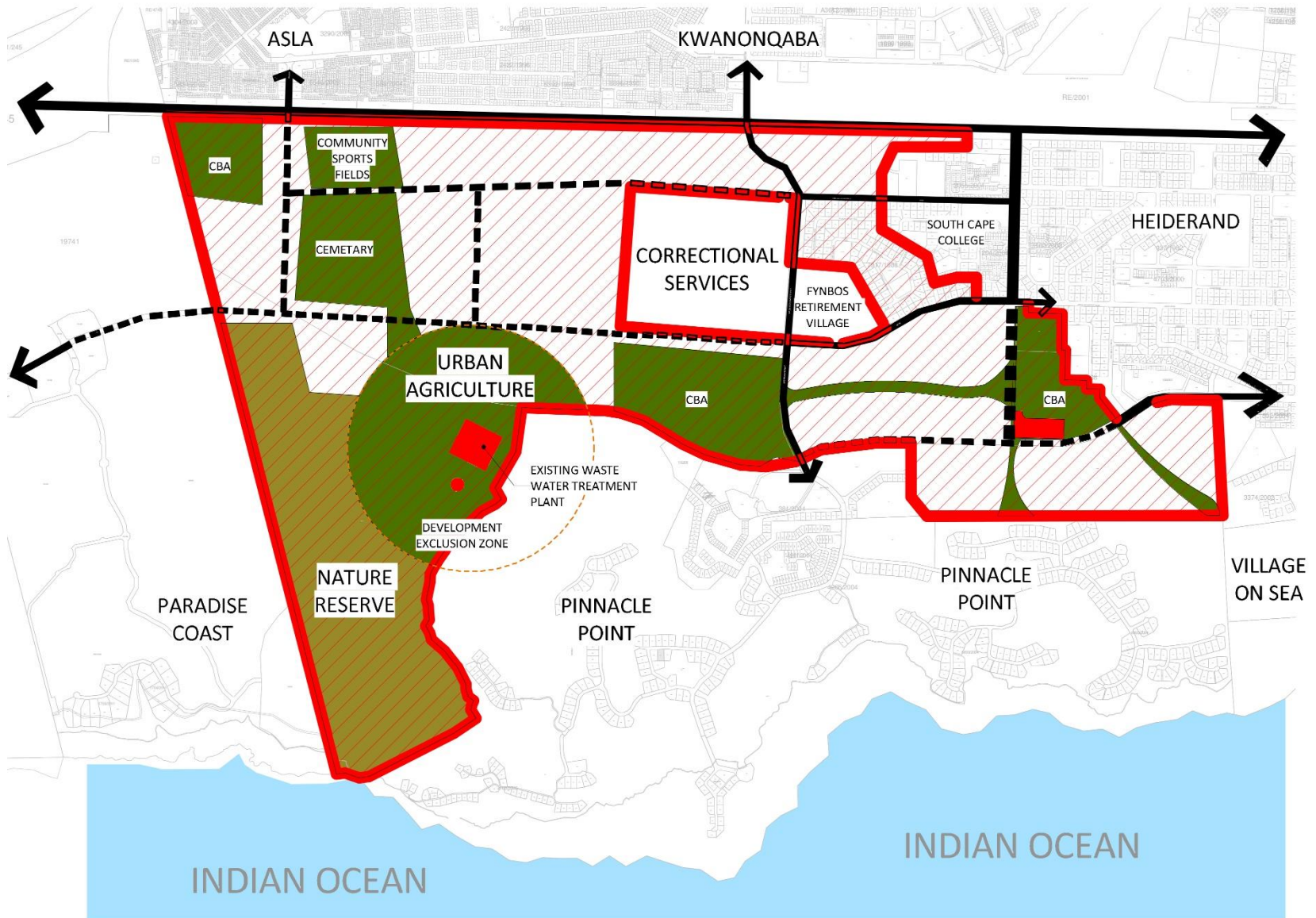
- **Currently the Housing Market in Mossel Bay is limited to the Low-end and the High-end market**
- **There is a gap in property value between R350 000 to R1 million, which limits availability of property for young professionals, entry level or first-time home buyers, civil servants.**

How does an Integrated Approach
address the needs of ALL the different
communities?



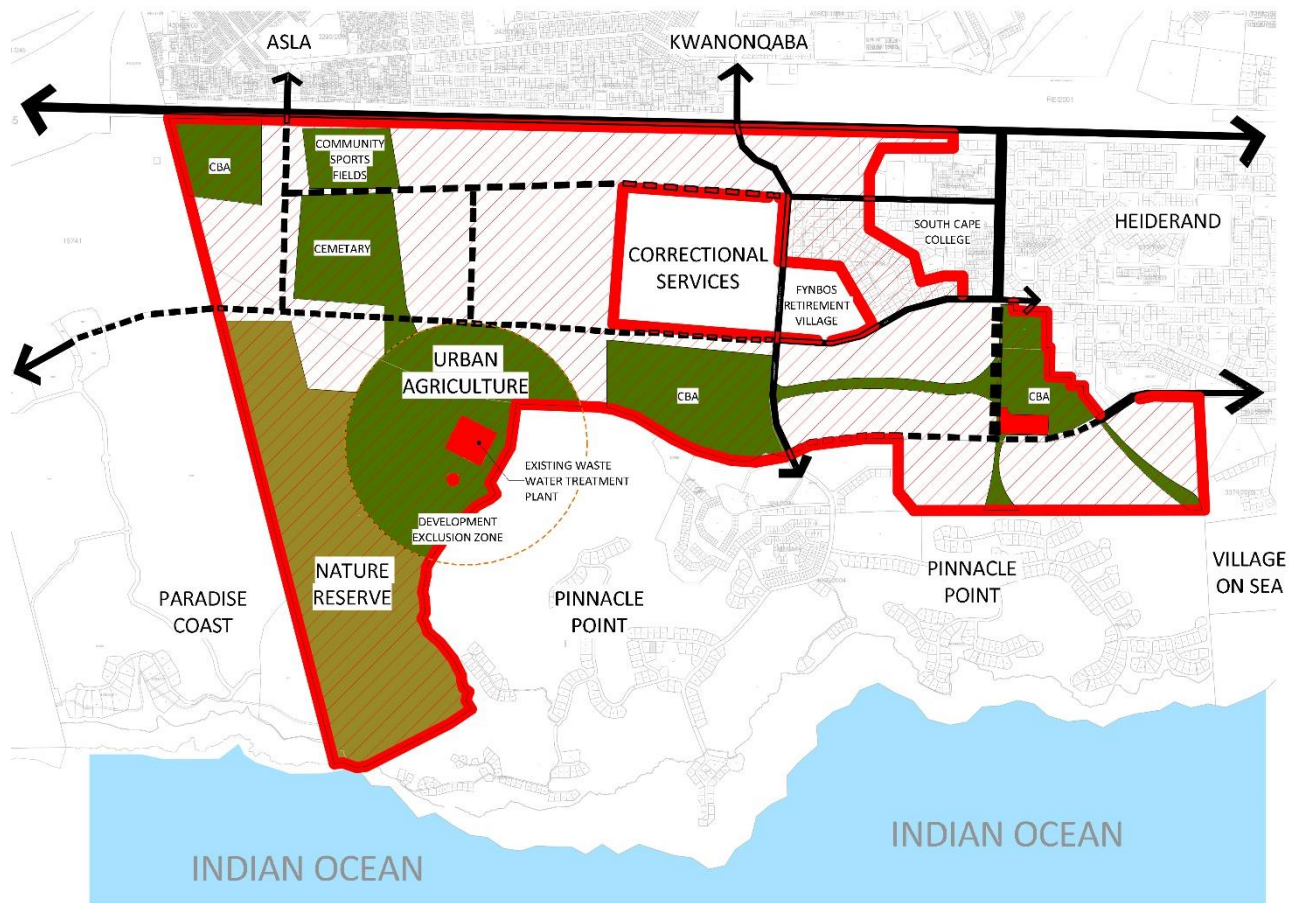
THROUGH DESIGN PRINCIPLES

DESIGN PRINCIPLES – OPEN SPACE

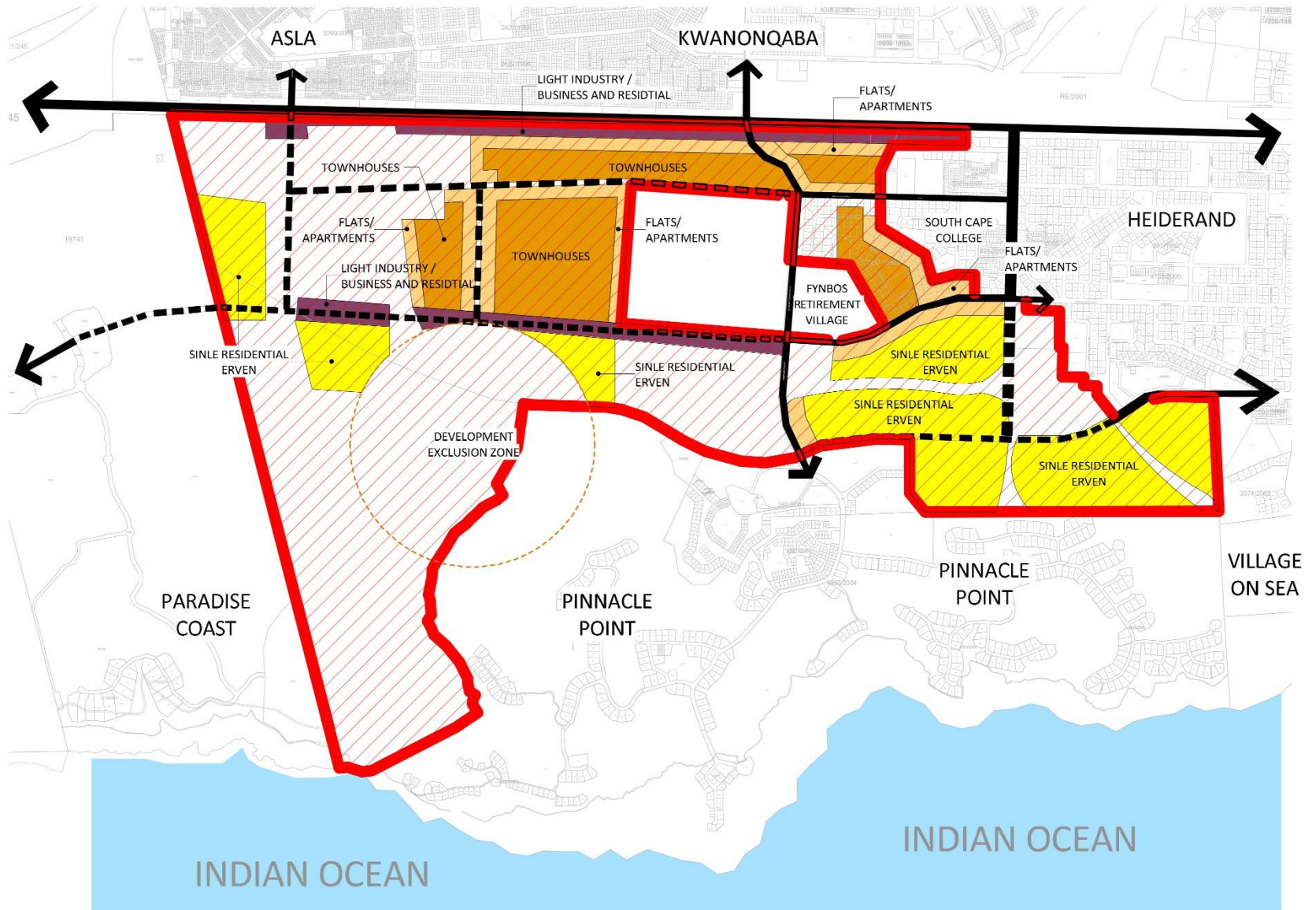


DESIGN PRINCIPLES – OPEN SPACE

Connecting open space → Form a coherent “green lung”

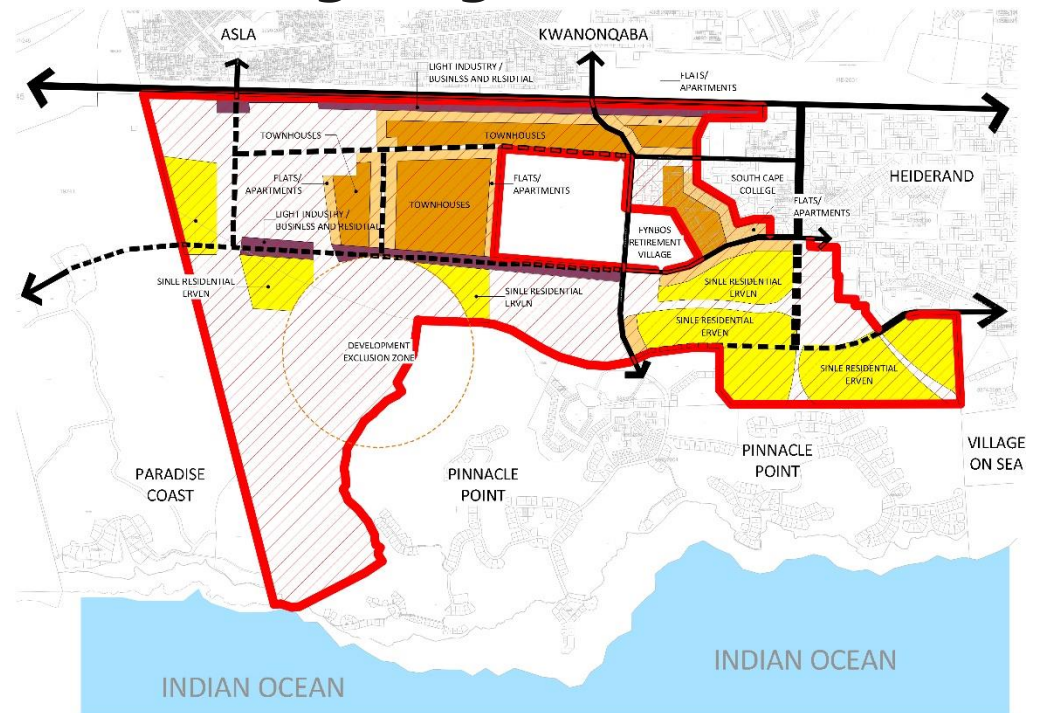


DESIGN PRINCIPLES – RESIDENTIAL

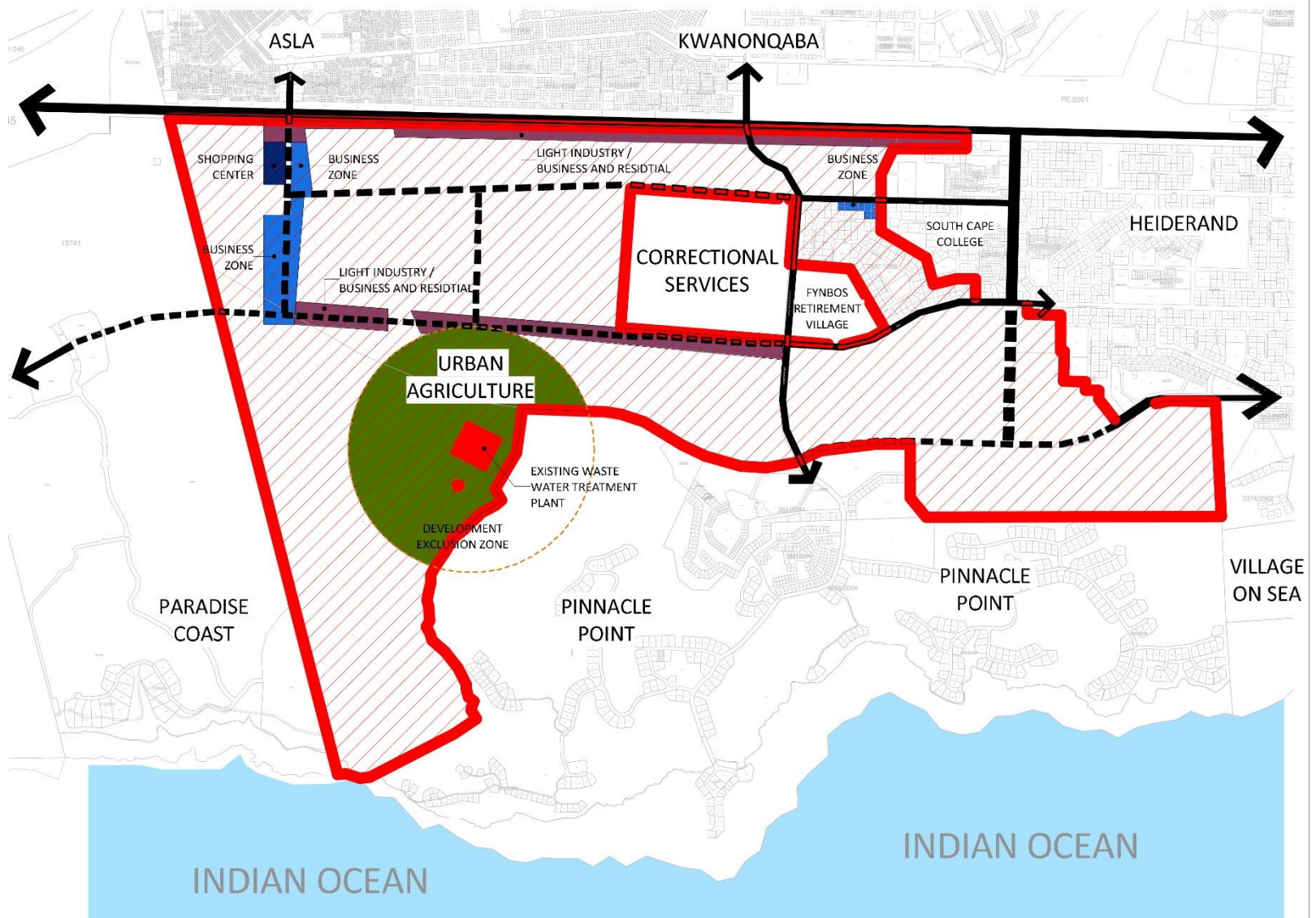


DESIGN PRINCIPLES – RESIDENTIAL

- Increase density in the form of townhouses, apartment living and mixed use areas.
- Single residential erven around the edges to form transition zones between existing neighbourhoods and new developments.

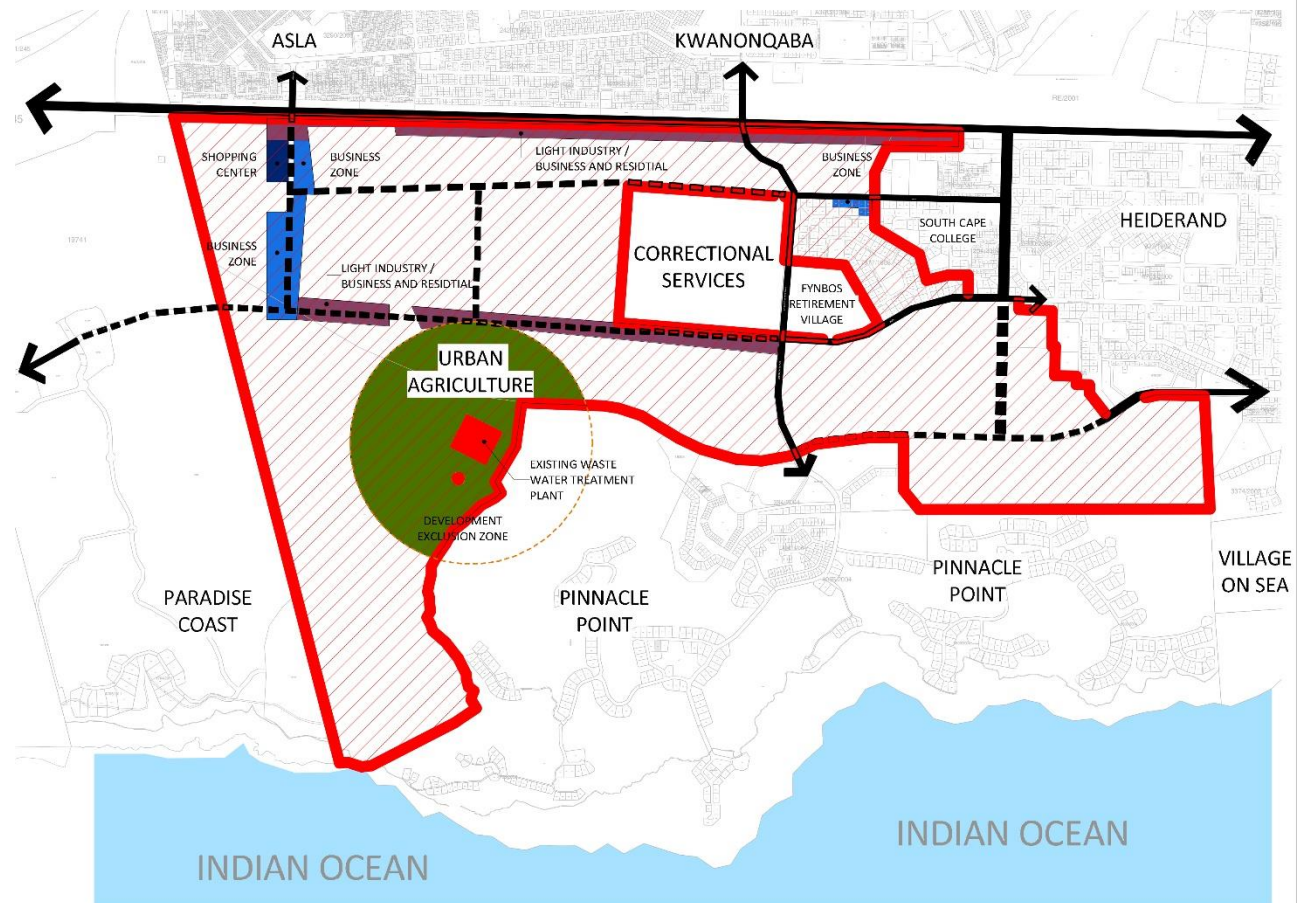


DESIGN PRINCIPLES – COMMERCIAL

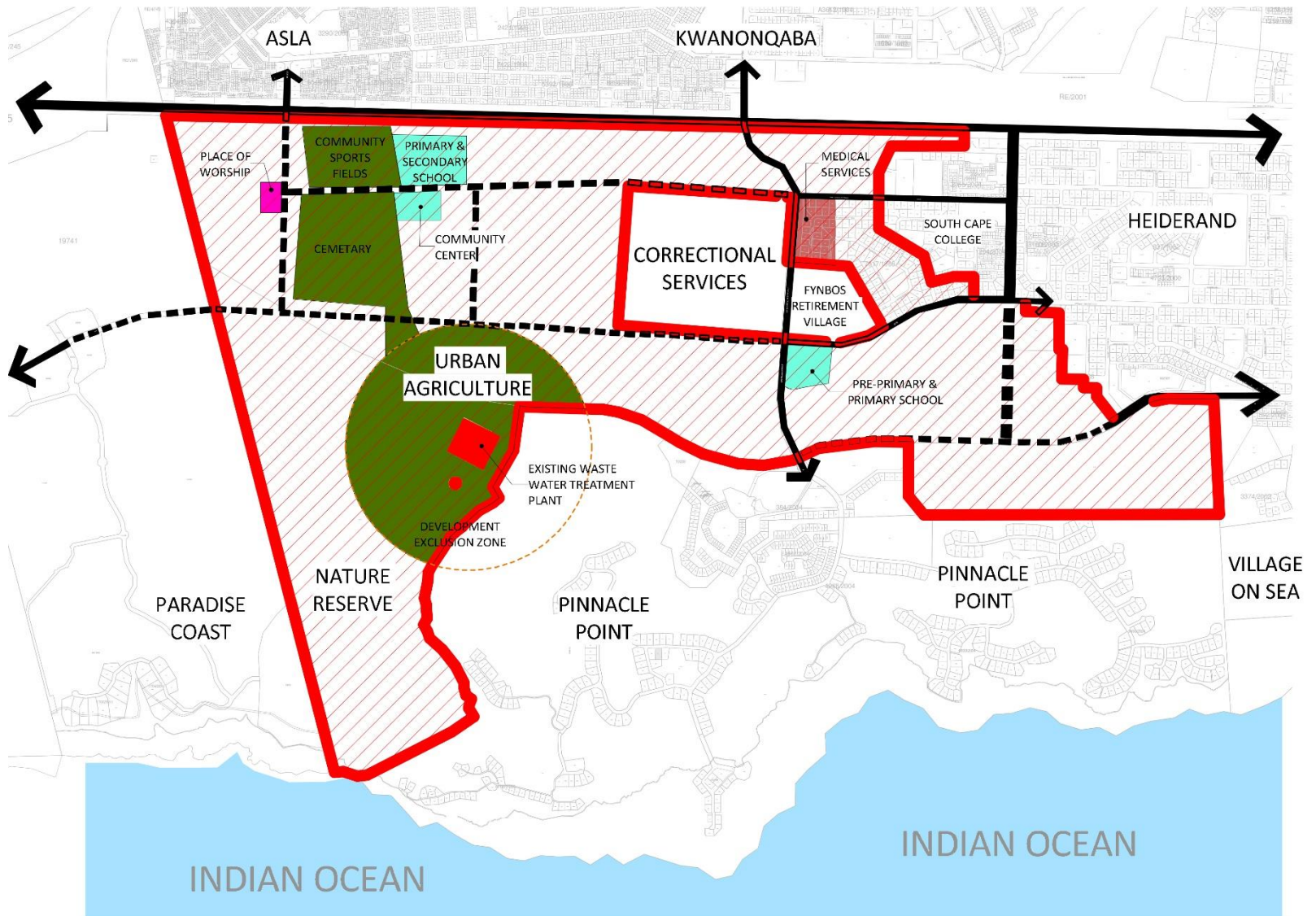


DESIGN PRINCIPLES – COMMERCIAL

- Commercial opportunities around main road corridors.
- Opportunity for mixed use – commercial and residential.

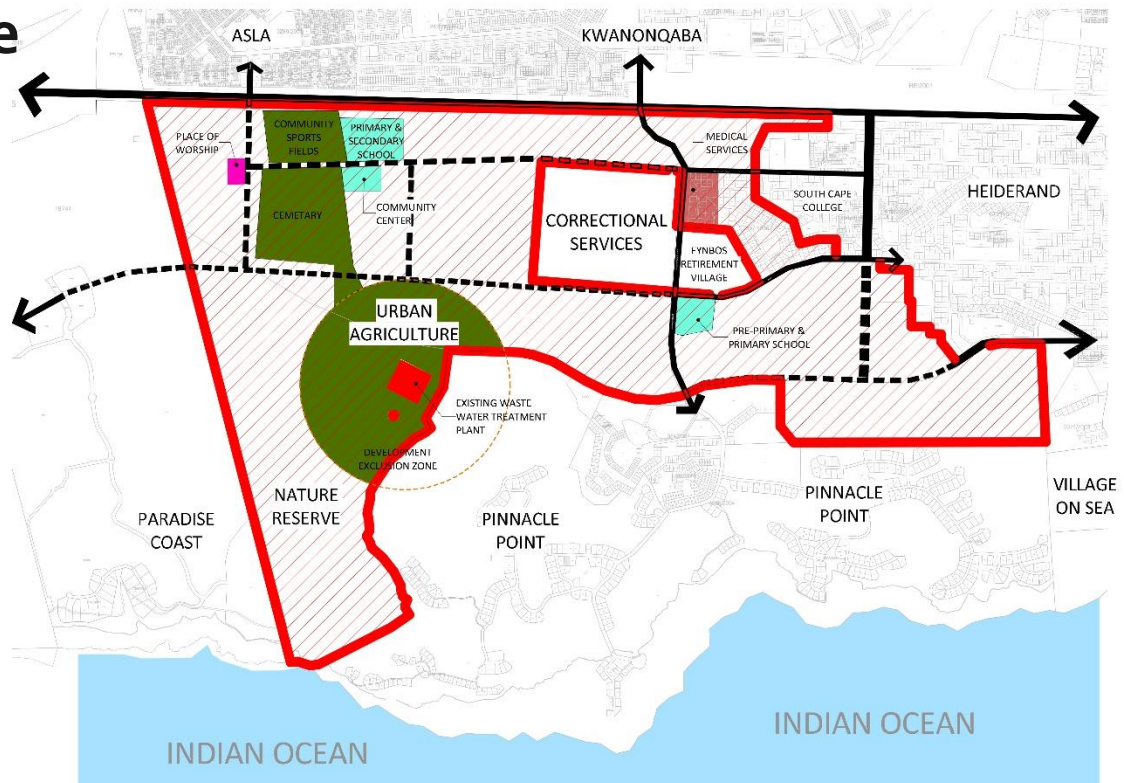


DESIGN PRINCIPLES – COMMUNITY

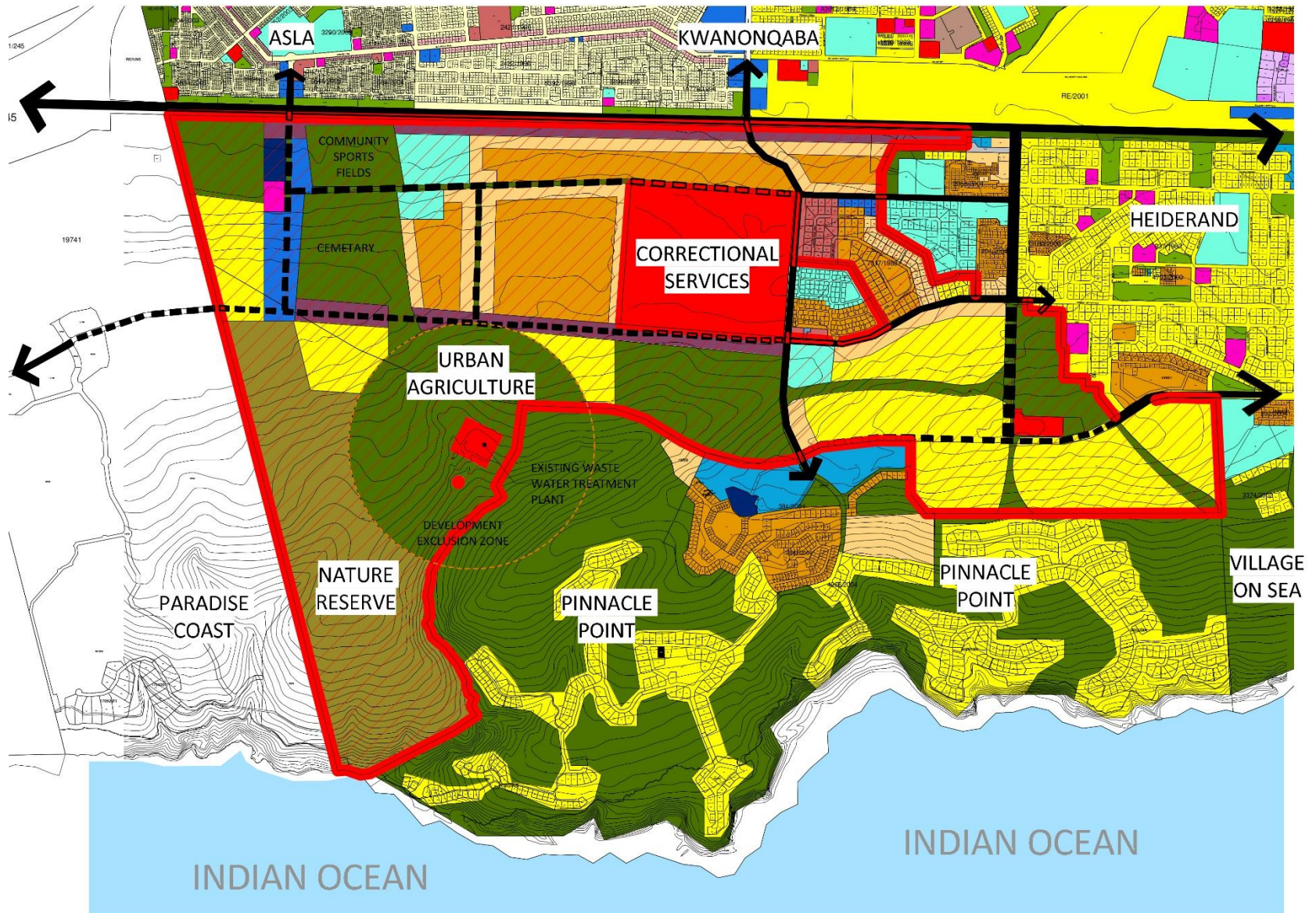


DESIGN PRINCIPLES – COMMUNITY

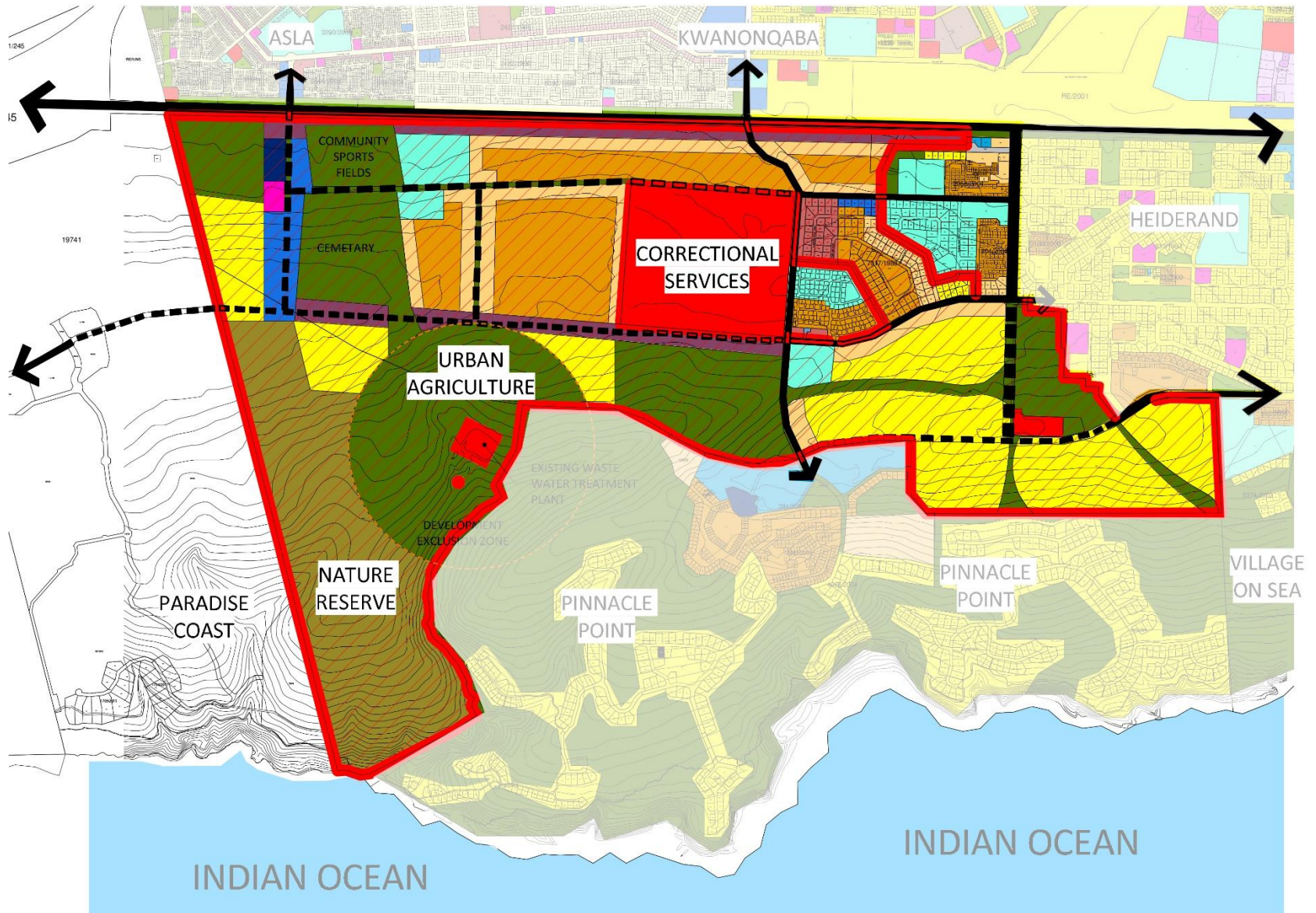
- Community amenities proposed:
 - Medical services
 - Pre-primary, Primary and Secondary Schools
 - Community sports facilities
 - Community centre
 - Place of Worship



URBAN CONTEXT



URBAN CONTEXT



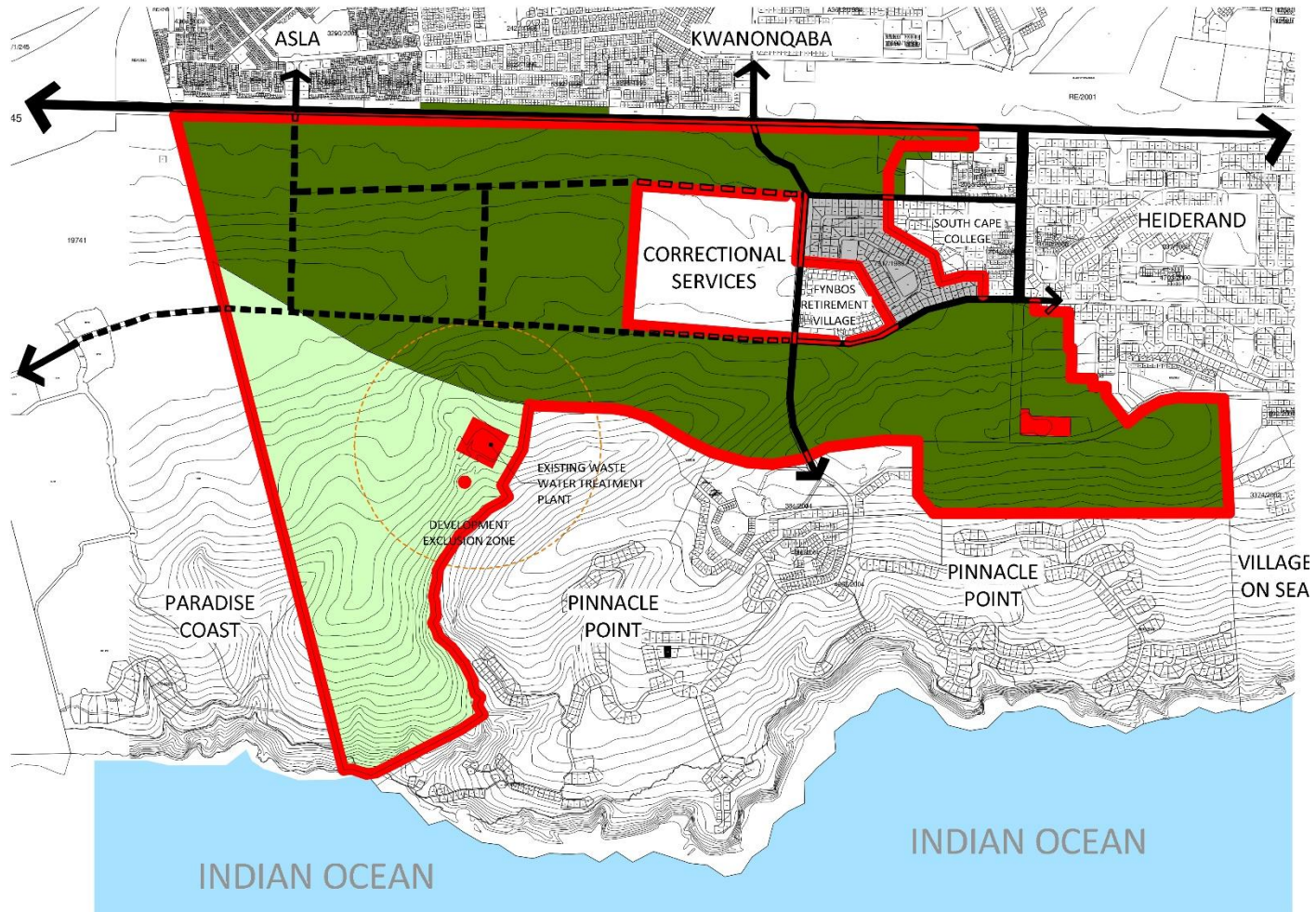
POSSIBLE DEVELOPMENT SCENARIOS FOR THE LAND

4 Different scenarios

1. Status Quo (legal option)
2. An Integrated Approach (preferred option)
3. Mainly Upper-market housing
4. Low Cost Housing

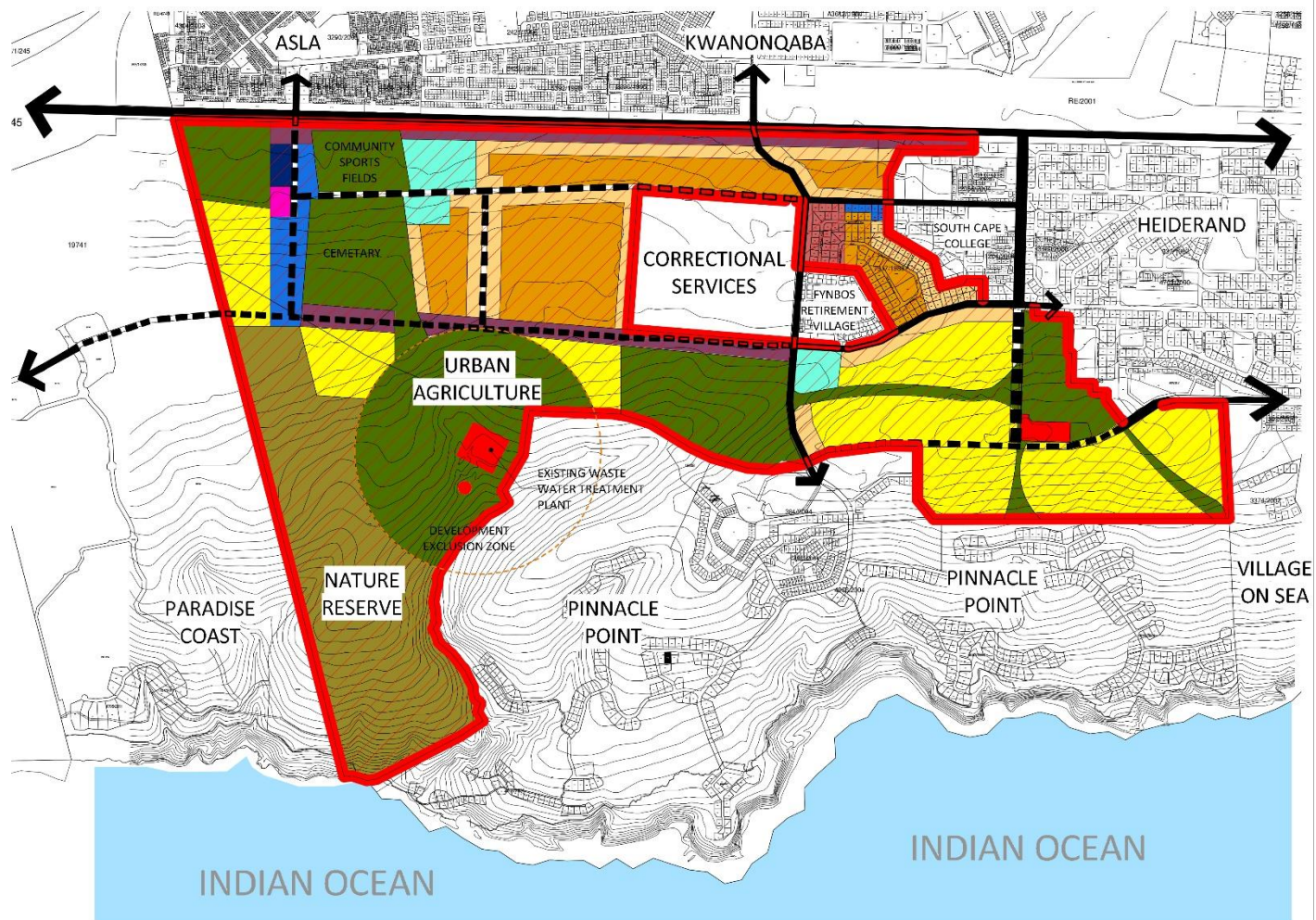
DEVELOPMENT SCENARIOS

1. Status Quo



DEVELOPMENT SCENARIOS

2. Integrated Approach (preferred)



DEVELOPMENT SCENARIOS

Integrated Scenario – opportunities for all

- Social facilities (Health, education, cultural, etc.)
Commercial (business opportunities, shops, offices, workshops)
- Recreation (sports facilities, play-parks, green lung, etc.)
- Municipal Facilities
- Different Housing Options
- Other

DEVELOPMENT SCENARIOS

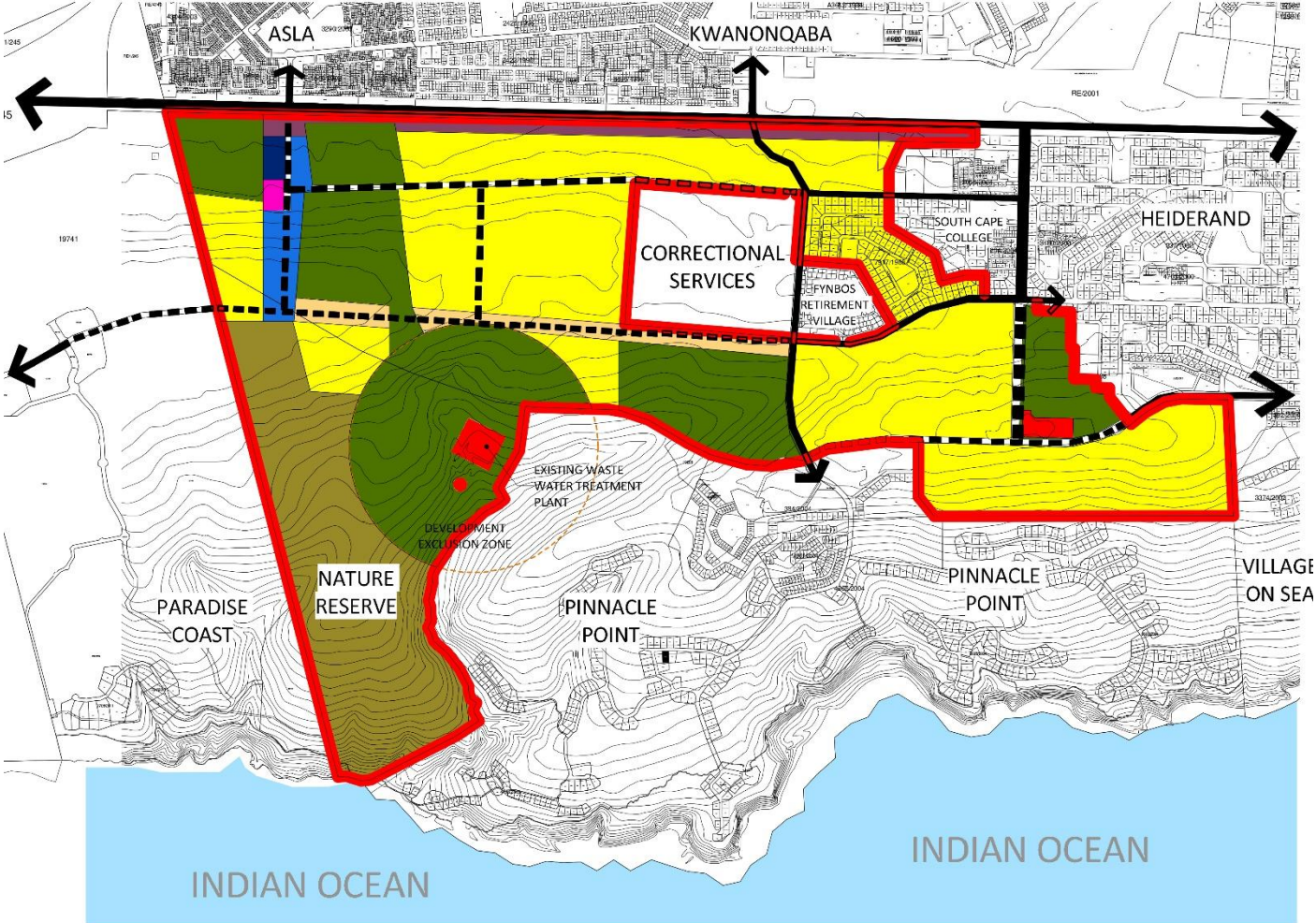
Integrated Scenario – opportunities for all

Different housing options:

- BNG “Breaking New Ground”- RDP Housing
= +- R 200 000 property value
(income: less than R3500 per month)
- FLISP “Finance Linked Individual Subsidy Programme”
= R350 000 – R650 000 property value
(income: R3500 – R22 500 per month)
- Rental stock = 66% subsidised rental
- Middle Cost: R650 000 – R850 000 property value
- High Cost: R850 000+ property value

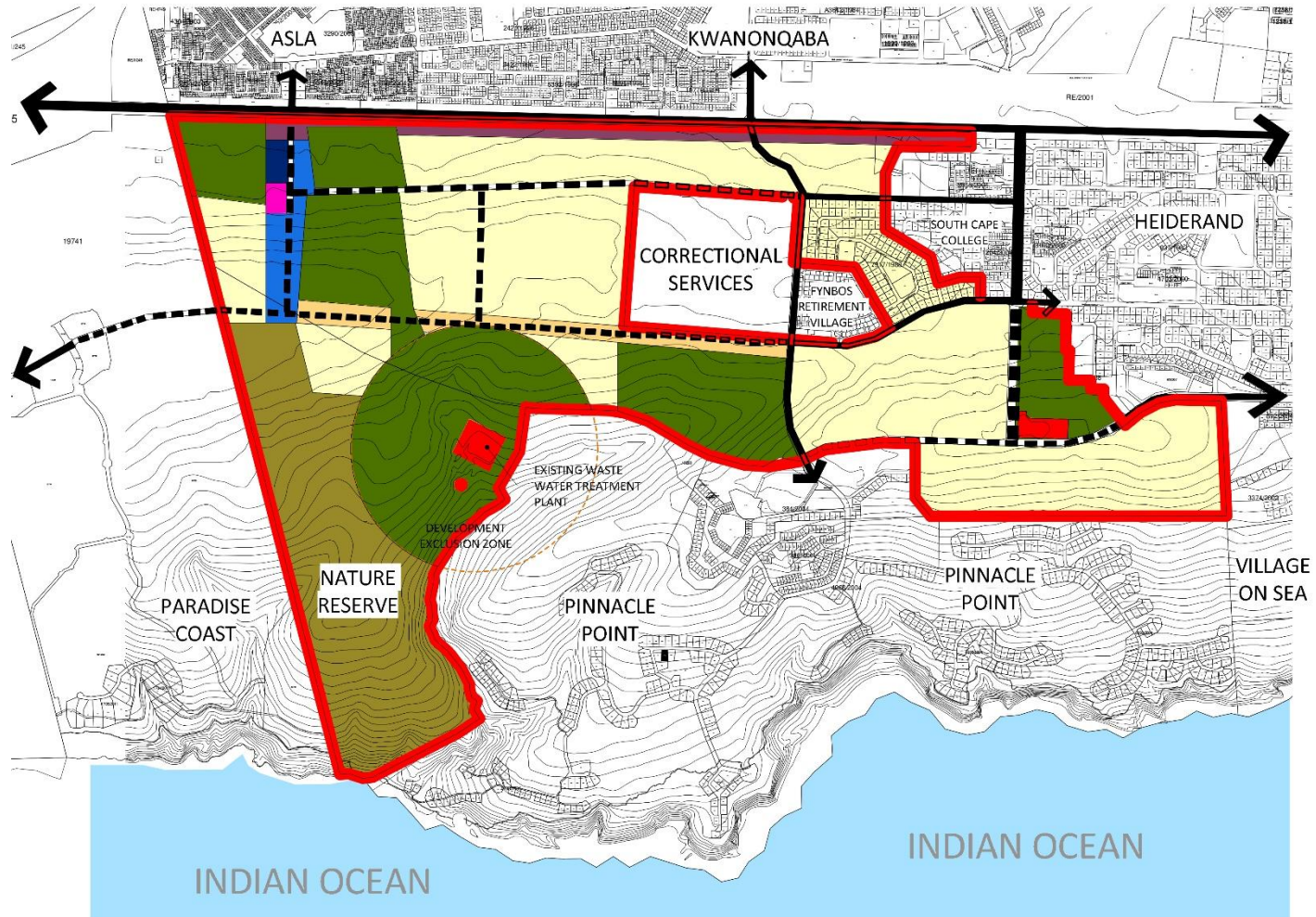
DEVELOPMENT SCENARIOS

3. Upper-market Housing



DEVELOPMENT SCENARIOS

4. Low-cost Housing



DEVELOPMENT SCENARIOS

Comparison of Scenarios

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Social Infrastructure	None	Achieved	Limited	Limited
Housing	None	Housing for All	Only high-end	Only low-end
Social Mobility	None	Achieved	Limited	Limited
Economic Opportunities	None	Achieved	Limited	Limited
Sustainability/ Optimisation for the Municipality	None	Achieved	Not Achieved	Not Achieved
Legal requirements (SPLUMA & other)	None	Achieved	Not Achieved	Not Achieved

DEVELOPMENT SCENARIOS

Design Guidelines



The public participation process will be utilised to develop and inform the design guidelines.



THE WAY FORWARD

- ✧ We will conclude the three meetings – Kwanonqaba, Danabaai, Heiderand
- ✧ Focus meetings will be held parallel to the public meetings.
- ✧ All comments received from the stakeholder engagement meetings will be captured and reflected in an Issues Trail Report and incorporated into the different options
- ✧ A workshop will be held with council
- ✧ A document will be produced with the final draft scenarios
- ✧ An open house meeting will be held for further input from the public
- ✧ Final documentation will be submitted to the council for adoption.

Contact Details

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Pieter Mocke

✧ pieterhendrikmocke@gmail.com

Thank You!