



Struisbaai Precinct Development Plan

Prepared for Cape Agulhas Municipality

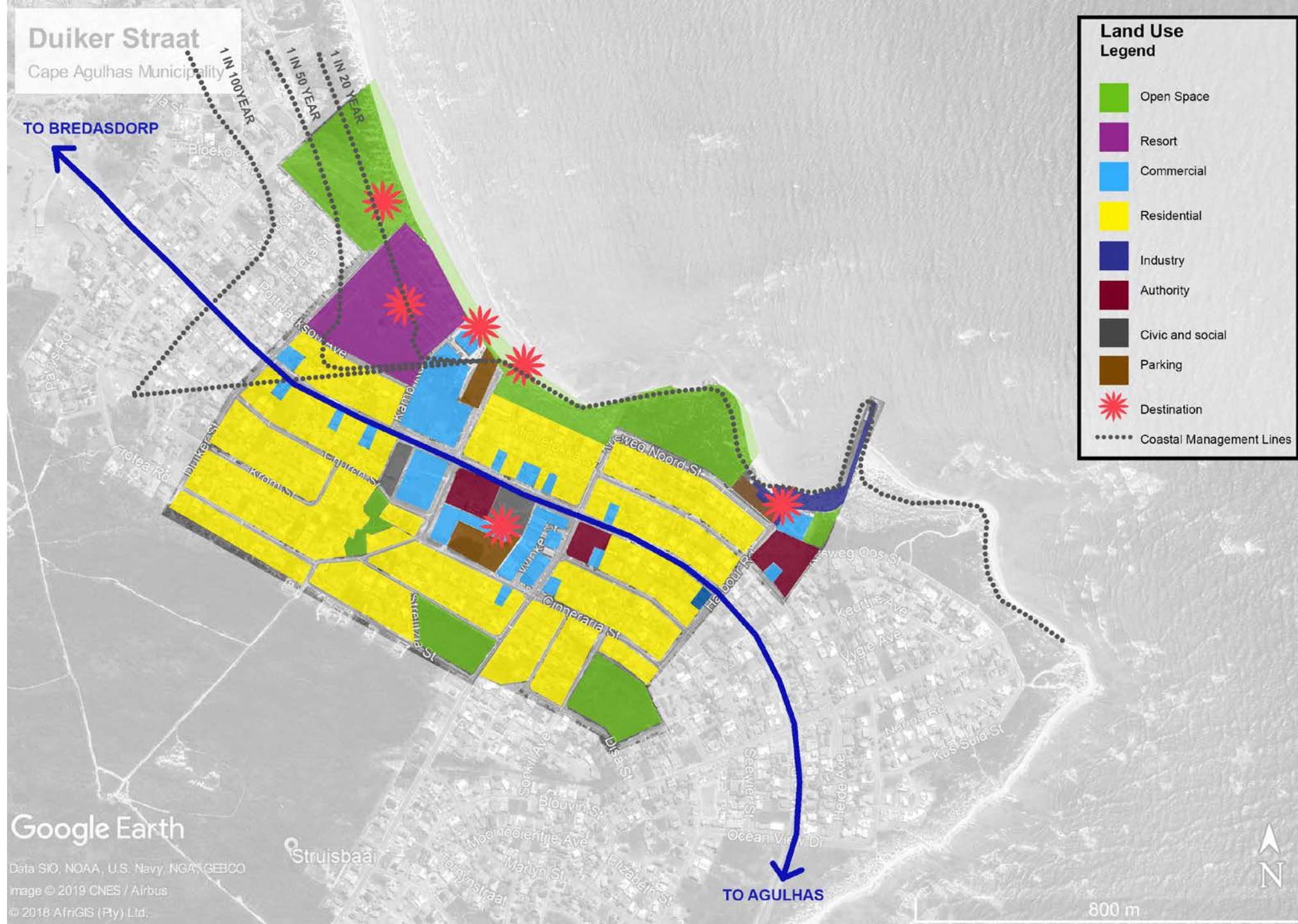


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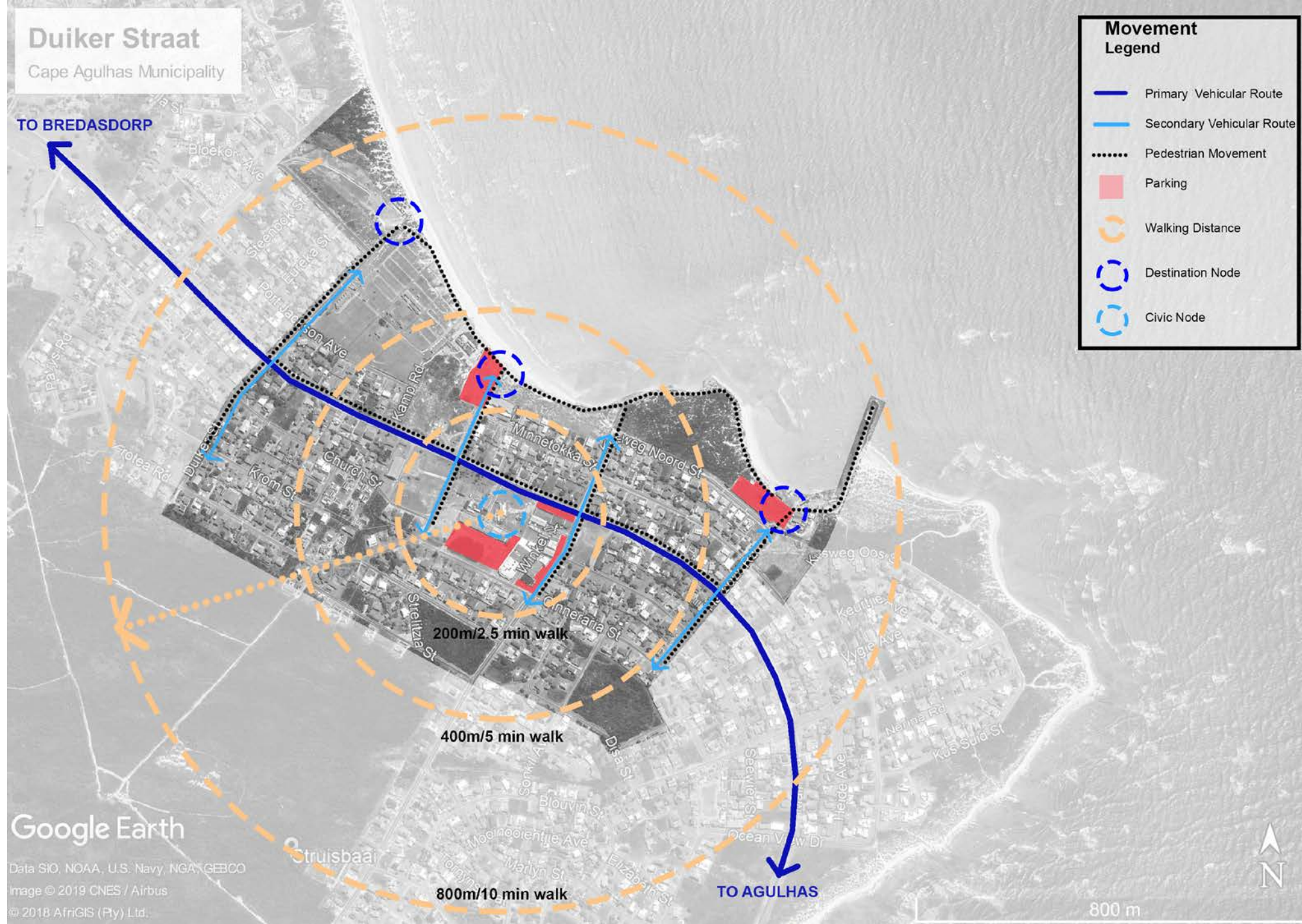


Understanding the Precinct

Land Use



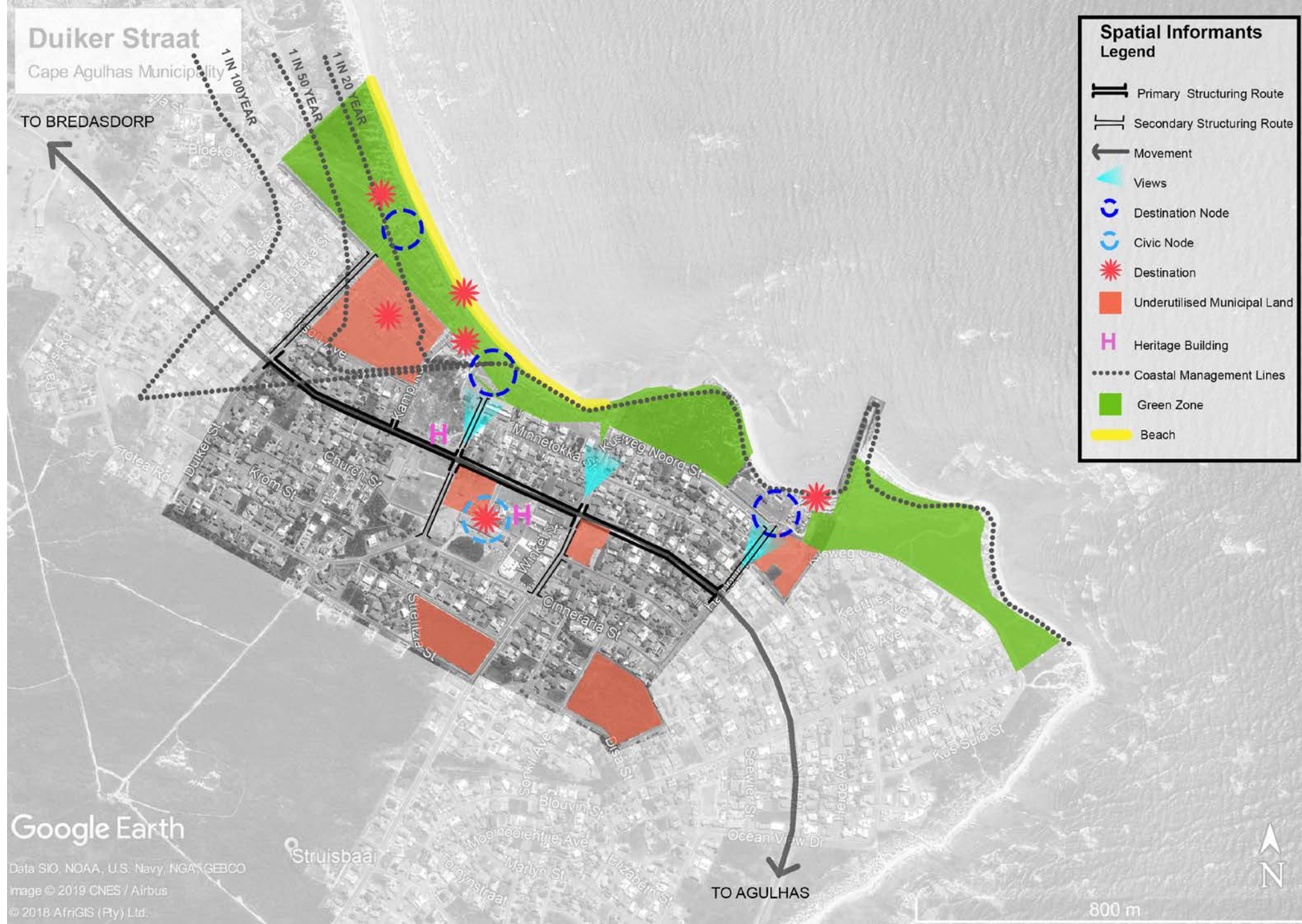
Movement



Open Space



Spatial Informants





Stakeholder Engagement

Stakeholders

Internal Stakeholders

- Cape Agulhas municipal officials and office bearers

External Stakeholders

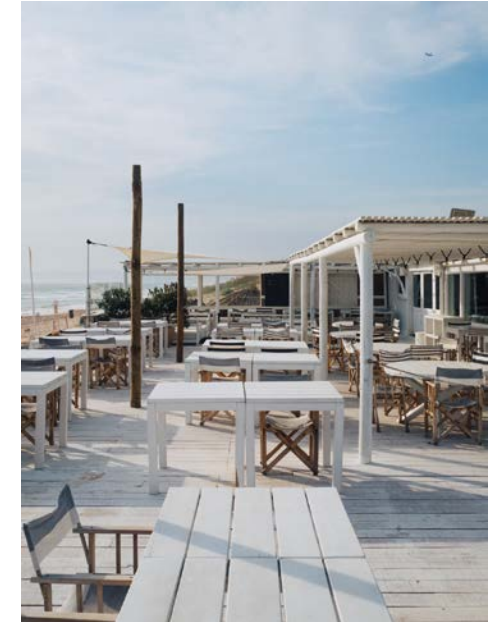
- Residents Association – Suidpunt Inwonersvereniging (Struisbaai, Agulhas and Suiderstrand)
- Individual Residents
- Cape Agulhas Business Association
- Community Based Organisations (CBOs) – Community Police Forum
- Businesses (Sea Shack)
- Developments (Admiral Beach Hotel, Harbour Development)
- Government Departments (DAFF, DEADP, DEDAT, DTPW)



Key Issues

The following key issues identified by internal and external stakeholders served as informants to the design and development of the proposed precinct plan.

- Proposed interventions should improve access to the beach and enhance the beach experience and related activities
- The Caravan Park is seen as an important asset and amenity by the municipality and the Struisbaai community
- Beachfront eating establishments are critical components of any proposed development frameworks



Key Issues

- Attracting visitors to Struisbaai outside the peaks over the Christmas and Easter periods
- Inducing and incentivising visitors to the Southern Tip of Africa to stop and spend time in Struisbaai
- There is a need for hotel accommodation to accommodate tour groups
- Upgrade Main road as activity corridor and High Street
- Facilities and activities for the youth
- Maintain green / open spaces



Assessment of the Economic & Tourism Potential of Proposed Interventions

- Attracting visitors to Struisbaai outside the peaks over the Christmas and Easter periods
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Precinct Plan

Precinct Development Plan



Duiker Straat
Cape Agulhas Municipality

TO BREDASDORP

3. Accommodation and Camp Site



On the Rocks, Paternoster

8. Tourism Info Centre and Craft Stalls



8. Park 'n Ride Shuttle



Franschoek Wine Tram

7. Commercial Centre



Village Square, Hermanus

1. Picnic and Recreational Area



Preysstoel, West Coast National Park

2. Beach Restaurant



Ulu Cliffhouse - Bali

9. Beachfront



4. Boardwalk



Keast Park Frankston, Victoria

6. Harbour



Mariner's Wharf, Hout Bay

5. Multi-purpose/Auditorium Space



Koper Central Park, Slovenia

Precinct Plan Legend

- Primary Structuring Route
- Secondary Structuring Route
- Movement
- Park 'n Ride Shuttle Route
- Focal Nodes
- Destination
- Three Storey Mixed Use
- Two Storey Mixed Use
- Camp Sites
- One Storey Chalets
- Three Storey Apartments
- Greenbelt
- Boardwalk
- Two to three Storey Proposed Development
- Auditorium/Multi-purpose area

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2019 CNES / Airbus
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TO AGULHAS

800 m



1. Picnic and Recreational Area

Picnic and
Recreational Area



1. Picnic and Recreational Area

Boggomsbaai



Green Point Urban Park



Koper Cenral Park



Green Point Urban Park



Preekstoel, West Coast National Park



2. Beach Restaurant

Restaurant



2. Beach Restaurant



3. Accommodation and Camp Site

Accommodation
and Camp Site



3. Accommodation and Camp Site

Witsands, Caravan Park



On the Rocks, Paternoster



Langezandt, Struisbaai



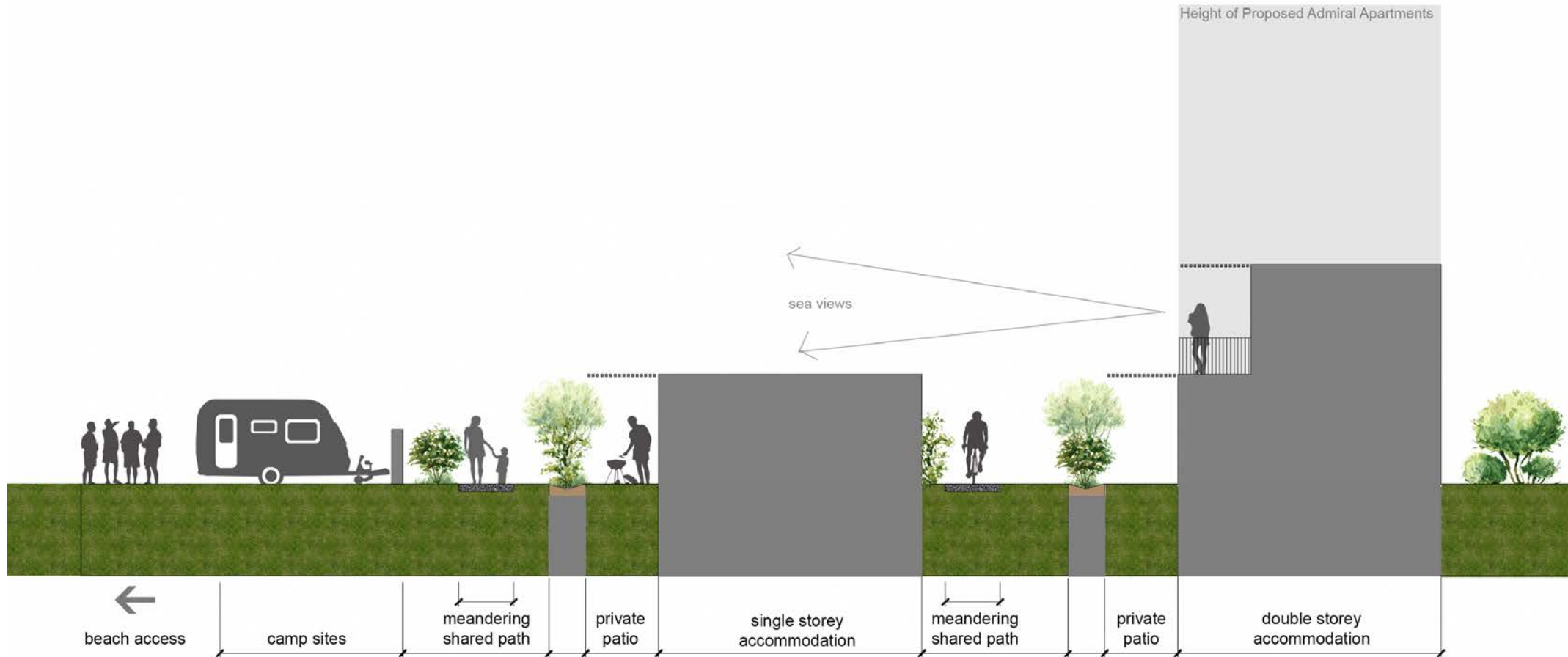
Amiston Cottages, Arniston



Mykonos, Langebaan

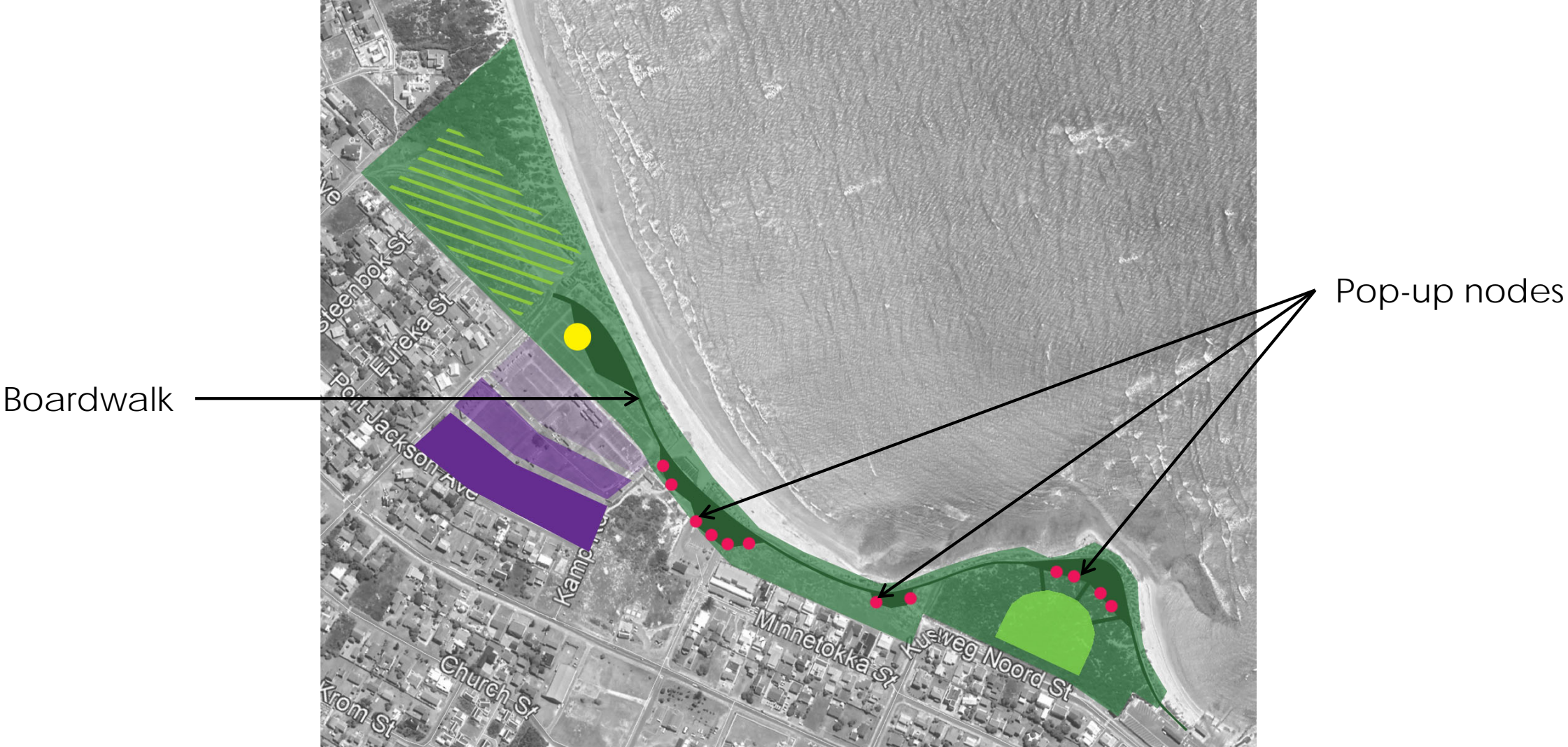


3. Accommodation and Camp Site



Section through Accommodation and Camp Site

4. Boardwalk and Pop-up Nodes



4. Boardwalk and Pop-up Nodes

Keast Park, Victoria, Australia



La Guingueta, Barceloneta



Devil's Corner, Australia



5. Multi-purpose / Auditorium Space



Multi-purpose / Auditorium Space

5. Multipurpose / Auditorium Space



6. Harbour



Cleaning/Vending Stations

Curio Vending Sites

Hotel Site

6. Harbour



7. Commercial Centre



Central Square



Two Storey Mixed Use



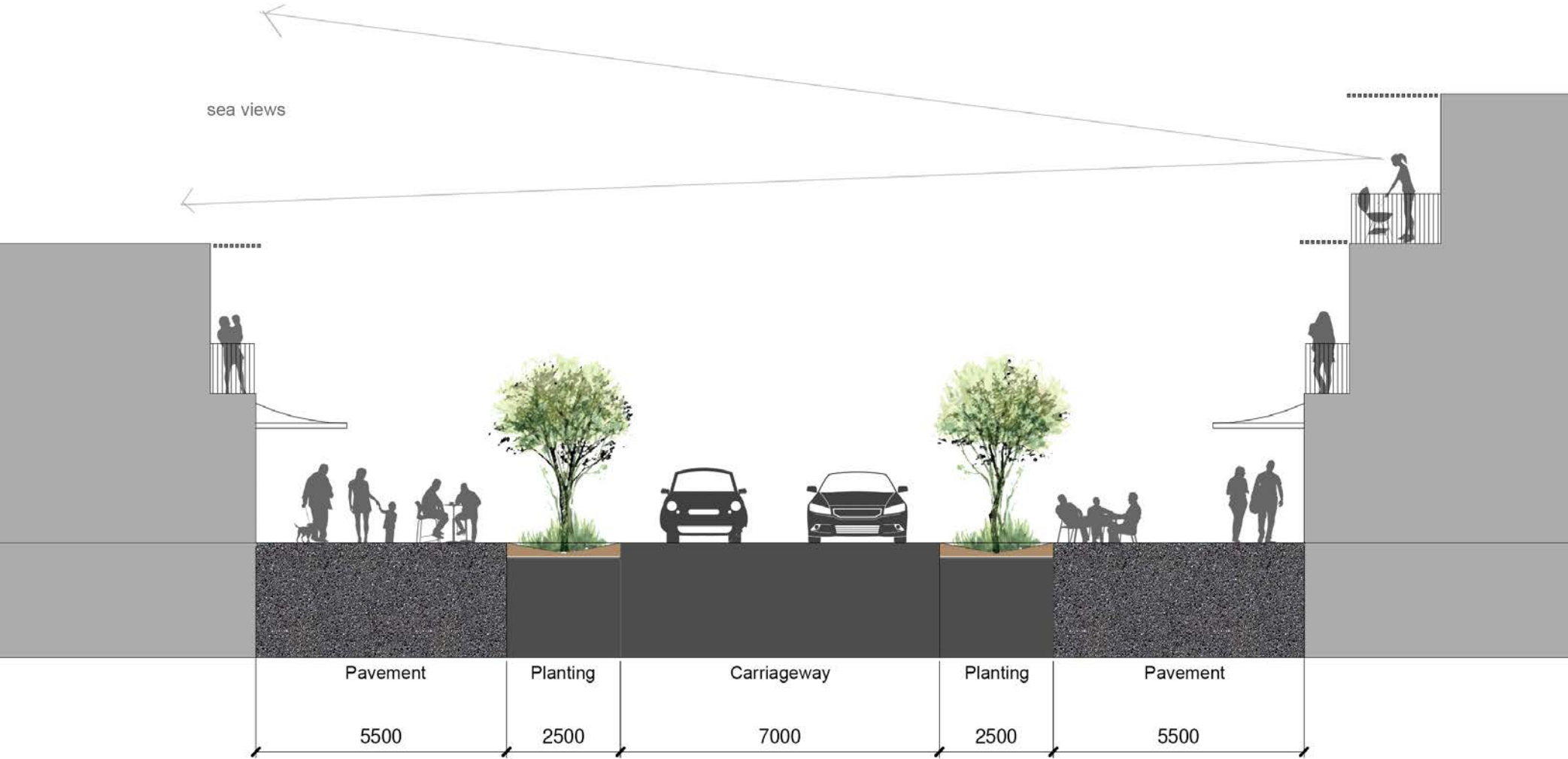
Three Storey Mixed Use



7. Commercial Centre

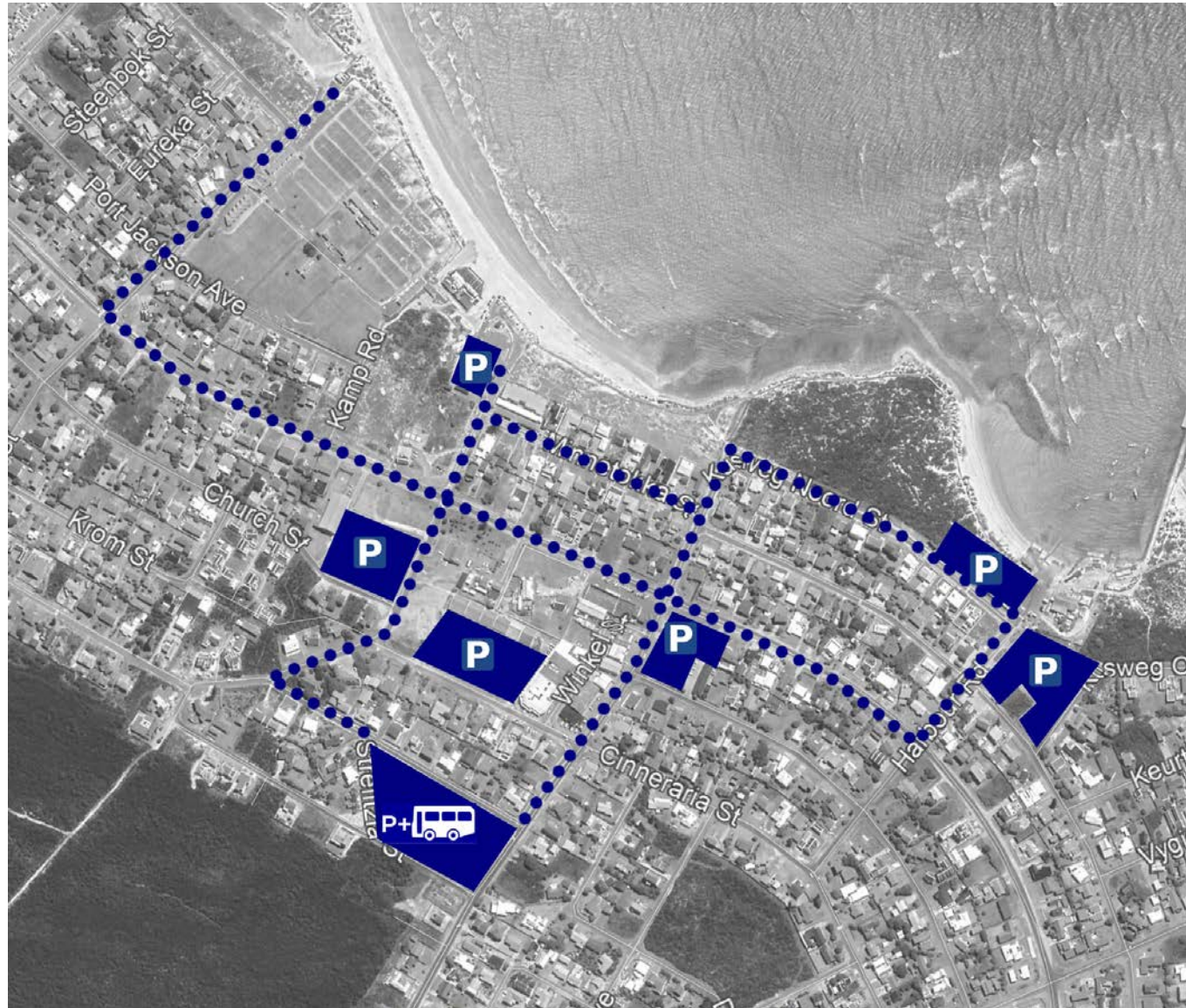


7. Commercial Centre



Section through the Main Road

8. Park 'n Ride



8. Park 'n Ride



9. Parking Management

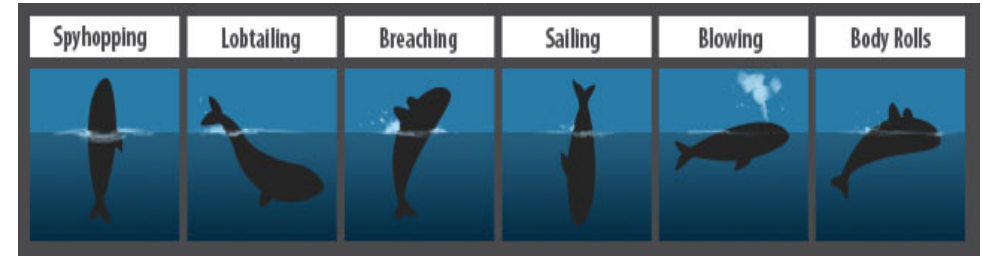


10. Tourism



Tourism Opportunities

1. Enhance existing facilities to make Struisbaai the beach and harbour destination of choice.
2. Develop new tourism products that culturally are appropriate and site specific.
3. Promotes festivals and events that draw visitors to Struisbaai in the low season months.
4. Expand on facilities that promote cultural heritage and articulate the history of the region.
5. Consider the relocation of the shipwreck museum to Stuisbaai as a more site specific locality for the presentation of the history of this coastline.





Economic Opportunities

Economic Opportunities

1. A beach side restaurant with 300 tables during peak season, which can be scaled down to 50 tables during low season
2. A harbour side restaurant with 150 tables during peak season that can be scaled down to 50 tables during low season.
3. Twelve Pop-up vending sites on the board walk, distributed to create interest nodes
4. An open multi-purpose space for day markets and events including music, comedy, local cultural dance and theatre



Economic Opportunities

4. Caravan Camping / Accommodation Site:

- 160 Caravans on typical site demarcation north east of the service road to the beach boundary. Based on aerial photography they appear to double up on these sites in peak season
 - 20 Luxury Caravan Sites with dedicated ablutions
 - 40 Two Bedroom Single Storey Chalets 2 Star
 - 30 Two Bedroom Single Storey Chalets 3 Star
 - 40 Three Bedroom Double Storey Chalets 3 Star
- (Final configuration will possibly exceed this based on detail design. All chalets self-catering)
- Onsite laundromat - 10 machines
 - Small convenience store / tuck shop



Economic Opportunities

5. Harbour Fish Market

- 10 cleaning and vending stations
- 6 craft and curio vending sites

6. Accommodation Sites

- Beach 100 bed hotel
50 self-catering apartments
- Harbour 50 bed hotel

7. Parking Management

- Employment opportunities and seasonal income for paid sites (e.g. 50 at R5/hour and 70 at R2/hour (option to charge more as a stronger disincentive). Remote park and feeder service would have to be subsidised





THANK YOU



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