

R120m Kommetjie services upgrade

Overdue improvements to ease traffic and transform area into a cohesive development zone

LONG-AWAITED services upgrades to the greater Kommetjie/Sun Valley region could alleviate years of traffic congestion and address more general issues of the overburdened services in the area.

The Greater Kommetjie/Sun Valley Region Bulk Infrastructure Report, compiled for the City of Cape Town in 2005 and due now for review, details how up to R120 million will be spent on infrastructure upgrades in the area.

The bulk of the R120m capital required for these upgrades will be in the form of development contributions payable by developers as and when proposed developments are approved.

The potential upgrades could transform this area into a cohesive development zone, removing years of frustration for residents, and spurring a regeneration of the underdeveloped areas, according to Arcus Gibb, the consultancy appointed to undertake the study.

The aim of this study was to determine revised bulk infrastructure contribution levies (BICLs), now known as development contributions (DCs), for the greater Kommetjie/Sun Valley region.

In terms of the CCT's Development Contribution Interim Policy, an area where high development growth is anticipated would be ring-fenced and a development contribution calculated for the bulk infrastructure requirements of that area.

This will allow development to

proceed in such areas, while meeting the CCT's bulk infrastructure requirements, providing additional job opportunities and increasing rates income.

The study area was identified as the area with the most growth potential and, therefore, which requires most of the bulk services capacity.

The extent of the study area includes Kommetjie, Ocean View, Imhoff's Gift, Masiphumele, Capri, Stonehaven, Sunnydale and Sun Valley.

More established suburbs in the area, such as Fish Hoek, Clovelly and Noordhoek, were not included in the study area, as the growth potential is expected to be much lower, and impact on the future bulk infrastructure requirements is expected to be minimal.

The scenario anticipates upgrades to traffic, bulk water, sewage and electricity, which are detailed in the study as:

- Planned resurfacing of Kommetjie Road;
- Planned upgrade of the Masiphumele taxi facility;
- Upgrade of Kommetjie Main Road to a four-lane dual carriageway from Ou Kaapseweg to Capri Road, including the upgrade of the intersection of Capri Road and Kommetjie Main Road;
- Upgrade of Ou Kaapseweg to a four-lane dual carriageway from Buller Louw Drive to Kommetjie Main Road including the upgrade of the intersection of Buller Louw

Drive and Ou Kaapseweg;

- Upgrade of Kommetjie Main Road to a four-lane dual carriageway from Capri Road to Lekkerwater Road, including the upgrade of the intersection of Lekkerwater Road and Kommetjie Main Road;
 - Upgrade of Kommetjie Main Road to a four-lane dual carriageway from Lekkerwater Road to Fish Eagle Way;
 - Upgrade of the Atlantic Drive/Kommetjie Main Road intersection to a four-leg signalled intersection and upgrade of the Masiphumele taxi facility;
 - Upgrade of Kommetjie Main Road to a four-lane dual carriageway from Fish Eagle Way to Atlantic Drive, including the upgrade of the intersection of Atlantic Drive and Kommetjie Main Road;
 - Rehabilitation of Kommetjie Main Road surface from Milky Way to Wireless Road;
 - Bulk water and sewer upgrades of R10m;
 - Bulk environmental and infrastructure upgrades, including dredging and cleaning Wildevoëlvis and installation of a phosphorous scrub;
 - Bulk electrical upgrades.
- "The tempo of these upgrades will depend on the progress of development in the area, as these funds are generated through the development process," the consultants said.
- "However, residents of the area



WAY TO GO: A map of Kommetjie and Sun Valley, showing the infrastructure upgrades in the offing which are expected to alleviate years of frustration for residents.

can be buoyed by the knowledge that the proposed ring fencing of funds means that development contributions raised from new development will not be used elsewhere in the city, and therefore actively spurs infrastructural development for the area."

