

## Investment Opportunities

Overstrand Municipality has the following investment opportunities:

### 1. Kleinmond Caravan Park – Erf 5462 Kleinmond



#### Description:

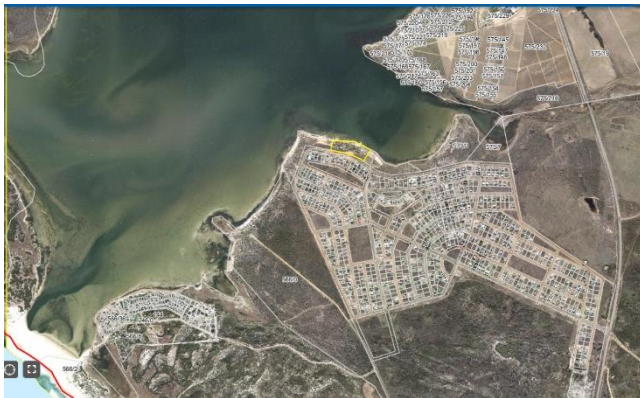
The Property is situated on the Eastern side of Kleinmond with easy access to the beach. It is currently utilised as a public caravan park and falls within the Environmental Overlay Zone. The Overstrand Zoning Scheme applies for any added footprint and thus any additional related uses may be applied for such as, inter alia, a restaurant, indoor recreational facilities and outdoor recreational facilities, which could be granted with the Municipality's prior written consent.

Any proposed development must ideally be environmentally friendly and be sensitive to the surrounding natural environment. Prospective developers must take due cognisance of the existing environment and development parameters of the Overstrand Municipality Zoning Scheme Regulations in relation to the economic viability of any proposed development and also of any environmental application as required by the Department of Environmental Affairs and Development Planning in terms of Environmental Legislation.

Suburb	Kleinmond
Erf number	Ptn of Erf 5462
Erf size	±11,1488ha
Core focus sector	Tourism
Current Zoning	Special
Possible incentives available	Municipality open to negotiate favourable incentives
Current Land Use	Caravan Park
Partnerships	Credible and financially viable partner in the tourism sector
Full contact details of project lead	CLlr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Lease by competitive tender process

## 2. Ptn of Erf 775 Fisherhaven

### Description:



The property is situated along the shores of the Botriver Lagoon and boasts scenic views. The property was used as a Yacht club and caravan park. The proposed development must make use of the current footprint of the existing building/structures situated on the Property. Proposed development is mainly as a public holiday resort with related activities.



Suburb	Fisherhaven
Erf number	Portion of Erf 775
Erf size	±1,6066ha
Core focus sector	Tourism
Current Zoning	Open Space Zone 2: Public Open Space which also allows for a holiday resort as a consent use
Possible incentives available	Municipality open to negotiate favourable incentives
Current Land use	The Property contains the following existing building and structures: <ul style="list-style-type: none"> <li>• a hall/club house where meetings and functions can occur;</li> <li>• ablution facilities;</li> <li>• 39 caravan / camping stands; and</li> <li>• a slipway.</li> </ul>
Partnerships	Credible and financially viable partner in the tourism and hospitality sector
Full contact details of project lead	Cllr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Lease by competitive tender process

### 3. Ptn. Rem. Erf 4771 Hermanus Grotto Beach



#### Description:

The restaurant site is situated on the former Nautilus restaurant site which is located on a portion of Erf 4771 Hermanus, which is zoned as Open Space Zone 2 Public Open Space. The site has vested rights for commercial use (a restaurant). The tender for the lease of the Site A will be limited to the use of a restaurant. Developers can tender for sites A & B separately or for both together.

Town & Suburb	Hermanus, Voëlklip
Erf number	Portion of Erf 4771
Erf size	Site A ±370m <sup>2</sup> Site B ±488m <sup>2</sup>
Core focus sector	Restaurant
Current Zoning	Open Space Zone 2 Public Open Space with vested rights for business
Possible incentives available	Municipality open to negotiate favourable incentives
Current Land use	Site A = Vacant Site B = Restaurant
Partnerships	Credible and financially viable partner in the tourism and hospitality sector
Full contact details of project lead	CLlr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Lease by competitive tender process

#### 4. De Mond Resort Part of Erf 4831 Hermanus



#### Description:

De Mond Resort is situated on the eastern side of Voëlklip, Hermanus and boasts scenic views of the Kleinrivier estuary and mountain range. Although the property has split zoning (Resort Zone : Holiday Resort (RZ) & Open Space Zone 1 : Nature Reserve (OS1)) the property was previously used as a caravan park. The title deed restricts the use for only public resort purposes.



Town & Suburb	Hermanus, Voëlklip
Erf number	Ptn 5327 & Ptn 4831
Erf size	±10,64ha
Core focus sector	Tourism
Current Zoning	Resort Zone: Holiday resort
Possible incentives available	Municipality open to negotiate favourable incentives
Current Land use	Vacant
Partnerships	Credible and financially viable partner in the tourism and hospitality sector
Full contact details of project lead	CLlr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Lease by competitive tender process

## 5. Erf 12308 Hermanus, Westcliff



### Description:

The property is situated on the corner Church Street and Albertyn Street, Westcliff, Hermanus with a zoning of Community Zone1: Medical related facilities. Council in October 2021 approved the sale of the property by means of a competitive process for medical facilities and related community facilities.



Town & Suburb	Hermanus, Westcliff
Erf number	Erf 12308 (Unregistered)
Erf size	7338m <sup>2</sup>
Core focus sector	Medical & related community facilities
Current Zoning	Community Zone 1
Possible incentives available	Municipality open to negotiate favourable incentives
Current Land use	Vacant / Municipal use
Partnerships	Credible and financially viable partner in the medical sector
Full contact details of project lead	ClIr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Sale by competitive tender process

## 6. Hermanus Mountain Drive Erf 11440



### Description:

The property is situated on the corner of Mountain Drive and Main Road Hermanus in a prime spot for offices, close to shops, industries and schools with scenic mountain views. The current zoning is Business Zone III: Local Business, limited to office use. Figure 1: Unregistered Erf 11440 Hermanus: Offices-Sale



Water pipelines crossing the property & Municipal production & test boreholes (red dots) on the property. There is still ample space available for the intended use.

Suburb	Hermanus, Northcliff
Erf number	Unregistered Erf 11440
Erf size	1,4590ha
Core focus sector	Business, Offices
Current Zoning	Business Zone III: Local Business, limited to office use only
Possible incentives available	None
Current Land use	Vacant
Partnerships	Credible and financially viable partner
Full contact details of project lead	CLlr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Sale by competitive tender process

## 7. Erf 4771 Hermanus, Voëlklip 7<sup>th</sup> Street



### Description:

The property is located in the centre of Voëlklip on the northern side of the R43, Hermanus. The property has scenic views of the mountain range and sea views. A portion of this is currently part of the buffer area for Fernkloof and is planned to be included into Fernkloof. The current zoning is Open Space Zone 2 Public Open Space which means that a closure, rezoning and subdivision will have to be done. The existing built environment has a density of 10 to 20 units per hectare. The property ideally located for low to medium density residential use.



Suburb	Hermanus, Voëlklip
Erf number	Portion of remainder Erf 4771
Erf size	±30 000m <sup>2</sup>
Core focus sector	Residential
Current Zoning	Open Space Zone 2 Public Open Space
Possible incentives available	None
Current Land use	Vacant
Partnerships	Credible and financially viable partner
Full contact details of project lead	Cllr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Sale by competitive tender process

## 8. Erf 4833, Hermanus (Lakeview)



### Description:

Lake View is situated on the eastern side of Voëlklip, Hermanus and boasts scenic views of the Kleinrivier estuary and mountain range. Although the property has split zoning (Resort Zone: Holiday Resort (RZ), Open Space Zone 2 : Public Open Space & Open Space Zone 1 : Nature Reserve (OS1)) the area of the property which is located within in the urban edge is zoned for resort purposes, and has previously been used as chalets. The current zoning lends the property to be used for resort purposes. Other uses which will be beneficial to the area is a retirement village, however this will require a land use application.



Town & Suburb	Hermanus, Voëlklip
Erf number	4833
Erf size	±90 000m <sup>2</sup>
Core focus sector	Tourism, Residential
Current Zoning	Resort Zone: Holiday Resort (RZ), & Open Space Zone 2 : Public Open Space, coloured & Open Space Zone 1 : Nature Reserve (OS1).
Possible incentives available	Municipality open to negotiate favourable incentives
Current Land use	Tourism, Residential
Partnerships	Credible and financially viable partner in the tourism or housing development sector
Full contact details of project lead	CLlr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Sale by competitive tender process



## 9. Gansbaai, De Kelders Erf 1070



### Description:

The property is located inside of the urban edge and on the far northern side of De Kelders. It borders on the Cape Nature Walker Bay Reserve and adjacent to the Klipgat Caves. The site has scenic views of the sea, fynbos and mountain ranges. The applicable primary rights are Nature Reserve / Conservation Use. The property is sensitive from an environmental point of view, being part of a dune system abutting the coast. Application for relevant land uses such as tourist facilities, tourist accommodation and environmental facilities will have to be applied for and may be limited by the environmental factors.



Town & Suburb	Gansbaai, De Kelders
Erf number	1070
Erf size	78,544 sqm
Core focus sector	Tourism/Nature Conservation
Current Zoning	Open Space Zone 1: Nature Reserve
Possible incentives available	Municipality open to negotiate favourable incentives
Current Land use	Vacant
Partnerships	Credible and financially viable partner in the tourism and hospitality sector
Full contact details of project lead	CLlr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Sale by competitive tender process

## 10. Erf 210 Gansbaai – 2 large vacant sites close to the Gansbaai Harbour



### Description:

The property comprises unregistered portions (Erven 3898 and 3899, Gansbaai), of Erf 210 Gansbaai situated south of the Gansbaai Harbour. The properties are zoned Undetermined Zone. The properties are situated within the urban edge and earmarked for urban development purposes, specifically relating to fishing and mariculture. The property is sensitive being included within the Environmental and Heritage Protection Overlay Zones. Proposals are requested for the development of the properties for Industrial (service and clean light industries) and industries related to the blue economy (mariculture etc). The successful tenderer will be required to obtain the appropriate development rights.

Town & Suburb	Gansbaai
Erf number	Portions of Erf 210
Erf size	3,0794ha and 3,0848ha
Core focus sector	Industrial / Aquaculture
Current Zoning	Undetermined zone
Possible incentives available	Municipality open to negotiate favourable incentives
Current Land use	Vacant
Partnerships	Credible and financially viable partner
Full contact details of project lead	Cllr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Sale by competitive tender process

## 11. Erf 210 Gansbaai – Industrial



### Description:

This portion is located between the existing industrial hub of Gansbaai and the residential extension of Mashakane. The location of the property lends itself to be incorporated into the existing industrial hub as the industrial extension. Access to the portion is directly from the existing industrial area. The proposal is to make a size of ±5ha (FIVE HECTARES) available to be subdivided and developed in approximately 40 industrial erven. The development of the proposed area is linked to an existing approved development plan, and already has EA approval which must be complied with. Council approval must still be obtained after a valuation is done to determine the market related purchase price. There is an existing electrical servitude on the eastern side of the property.



Town & Suburb	Gansbaai
Erf number	Portion of Erf 210
Erf size	±5ha
Core focus sector	Industrial
Current Zoning	Subdivisional
Possible incentives available	None
Current Land use	Vacant
Partnerships	Credible and financially viable partner
Full contact details of project lead	Cllr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Sale by competitive tender process

## 12. Erf 1886 Franskraal Residential Development



### Description:

The property is situated south of the corner of Faure Street and Meyer/La Grange Streets, Franskraal. The property is situated within the Urban Edge, zoned Undetermined Zone and situated within an Environmental Overlay Zone. The property is earmarked for urban development purposes in terms of the Spatial Development Forum. Proposals are requested for the development of the property for Town Housing Purposes in accordance with the provisions of the Overstrand Land Use Scheme, 2020 pertaining to General Residential Zone 1 : Town Housing. The successful tenderer will be required to obtain the appropriate development rights.



Town & Suburb	Gansbaai, Franskraal
Erf number	Erf 1886
Erf size	1,5447m <sup>2</sup>
Core focus sector	Residential / Town Housing
Current Zoning	Undetermined zone
Possible incentives available	None
Current Land use	Vacant
Partnerships	Credible and financially viable partner
Full contact details of project lead	ClIr Clinton Lerm +27 28 313 8191 <a href="mailto:clerm@overstrand.gov.za">clerm@overstrand.gov.za</a>
When investment is required	As soon as possible
Process	Sale by competitive tender process