



IGNITING *growth* & innovation

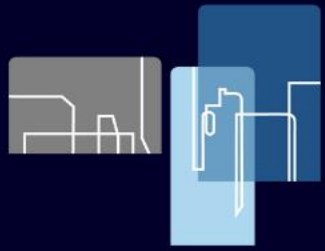
11TH ANNUAL CONFERENCE • 8 & 9 MAY 2024

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WCPDF

WESTERN CAPE PROPERTY
DEVELOPMENT FORUM

IGNITING *growth* & innovation

11TH ANNUAL CONFERENCE • 8 & 9 MAY 2024



**EXECUTIVE
MAYOR
ANNELIE RABIE**

Overstrand at a Glance

Demographics

Population Estimates, 2022; Actual households, 2022



Population
132 495



Households
59 980

Education

2022



Matric Pass Rate **81.6%**
Learner Retention Rate **74.3%**
Learner-Teacher Ratio **30.3**

Poverty

2022



Gini Coefficient **0.62**
Poverty Head Count Ratio (UBPL) **59.81%**

Health

2022/23



Primary Health Care Facilities
5
(excl. mobile/satellite clinics)

Immunisation Rate
78.5%

Maternal Mortality Ratio (per 100 000 live births)
0.0

Teenage Pregnancies – Delivery rate to women U/19
10.7%

Safety and Security

Actual number of reported cases in 2022/23



Residential Burglaries
1 034

DUI
126

Drug-related Crimes
1 973

Murder
58

Sexual Offences
126

Access to Basic Service Delivery

Percentage of households with access to basic services, 2022

Water

99.8%



Refuse Removal

91.4%



Electricity

96.3%



Sanitation

99.2%



Housing

90.2%



Road Safety

2021/22

Fatal Crashes **8**
Road User Fatalities **10**

Labour

2022

Unemployment Rate (narrow definition)
21.5%



Socio-economic Risks

Risk 1 Low learner retention
Risk 2 High crime rates
Risk 3 High poverty levels

Largest 3 Sectors

Contribution to GDP, 2021

Finance, insurance, real estate and business services

29.3%



Wholesale & retail trade, catering and accommodation

17.0%



Manufacturing

15.0%



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Annelie Rabie
Executive Mayor

Overstrand Municipality
Update: Infrastructure, Planning and
Development

08 May 2024

Demographics

- Stats SA 2022 Census data released on 10 October 2023
- Shows huge increase in population figures in Overstrand
- Although there is slight improvement in the unemployment rate from 23,1% in 2021, to 21,5% in 2022, it is still above the 2020 figure of 16,5%.
- Socio economic risks of low learner retention, high crime rates and high poverty rates still remains.
- Therefore, development is needed in the area to create employment opportunities and the need for skilled labour to address some of these risks.



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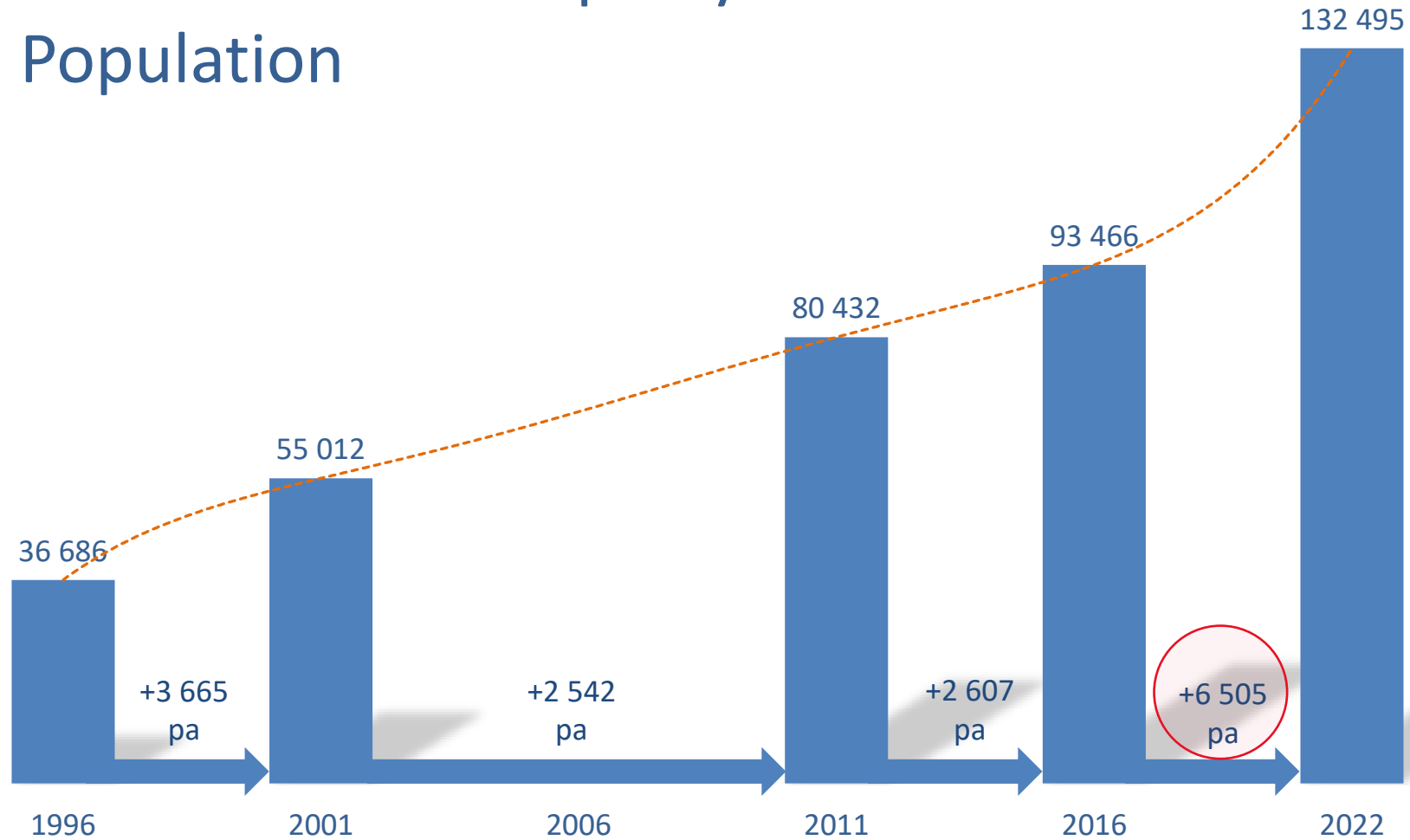
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Overstrand Municipality Population



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Policies Revisited/Revised/Approved

- Development Contribution Policy
- Investment Incentive Policy
- Tiny House Policy
- Public Place Trading Policy



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OM Growth Management Strategy

- Purpose is to promote the longer-term sustainability of the municipal area
- Looking specifically at densification, as it
 - Helps prevent urban sprawl and reduces the consumption of valuable resources
 - Supports the development of a viable public transport system by promoting the integration and intensification of land uses
 - Facilitates economic opportunities and access to facilities within the urban system
 - Supports efficient service provision
 - Improves the variety in housing mix and choice of housing type
 - Contributes to urban place making and improves safety.



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GROWTH MANAGEMENT STRATEGY

Summary of results

| Town | Area (ha) | Current Units | | Proposed | | |
|------------------|--------------|---------------|------------|------------|---------------|------------------|
| | | Units | Density | Density | Total Units | Additional Units |
| Hangklip | 1 061 | 4 863 | 4,6 | 5,1 | 5 415 | 552 |
| Kleinmond | 556 | 3 741 | 6,7 | 10,9 | 6 072 | 2 331 |
| Greater Hermanus | 3 461 | 18 445 | 5,3 | 9,8 | 33 752 | 15 307 |
| Stanford | 287 | 1 389 | 4,8 | 9,8 | 2 804 | 1 415 |
| Greater Gansbaai | 2 890 | 6 245 | 2,2 | 8,6 | 24 732 | 18 487 |
| Pearly Beach | 211 | 1 716 | 8,1 | 12,4 | 2 621 | 905 |
| Total | 8 467 | 36 399 | 4,3 | 8,9 | 75 396 | 38 997 |



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OM Investment Opportunities

- Conference was held on 23 and 24 June 2022
- Purpose was to introduce investors to opportunities within the Overstrand.
- Identify pockets of municipal land earmarked for possible investment.
- Identified erven have a potential mixture of uses including;
 - abalone farming,
 - desalination plants,
 - retirement villages,
 - Universities,
 - Restaurants,
 - Camp sites,
 - Small scale industrial erven, medical facilities and more.
- 12 Land pockets were identified and the process for the alienation of the land started directly after the conference.



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Alienation status of identified land pockets

| No. | Description | Status 22 April 2024 |
|-----|--|--|
| 1 | LEASE AND DEVELOPMENT OF A PORTION OF ERF 4831 HERMANUS AND A PORTION OF ERF 5327 HERMANUS (DE MOND) AS A PUBLIC RESORT | Awarded 04/03/2024. Draft lease agreement received from legal department for comment. |
| 2 | SALE OF UNREGISTERED ERF 12308 (A PORTION OF ERF 384) HERMANUS FOR THE DEVELOPMENT OF MEDICAL AND RELATED COMMUNITY FACILITIES | Awarded 17/02/2023. Deed of sale signed 17 April 2024. Sec 14 advertisement placed. To serve before Council after public participation. |
| 3 | THE LEASE, DEVELOPMENT, MANAGEMENT AND MAINTENANCE OF A RESTAURANT ON A ON PORTION OF ERF NO 4771 HERMANUS FOR A CONTRACT PERIOD OF 25 (TWENTY-FIVE) YEARS | Awarded 17/03/2023. Lease agreement signed. Commencement date 1 April 2024. |
| 4 | SALE OF ERF 1886 FRANSKRAALSTRAND (1,5447HA IN EXTENT) FOR TOWN HOUSING PURPOSES | Awarded 20/01/2023. Deed of sale signed. Busy with rezoning. Transfer of property approved by Council. |
| 5 | LEASE, DEVELOPMENT, MANAGEMENT AND MAINTENANCE OF A PORTION OF REMAINDER ERF 5462 KLEINMOND AS A PUBLIC RESORT | Tender closed 12/01/2024. Busy with evaluation. |
| 6 | LEASE, DEVELOPMENT, MANAGEMENT AND MAINTENANCE OF A PORTION OF ERF 775 FISHERHAVEN AS A HOLIDAY RESORT | Awarded 08/03/2024. Busy with lease agreement. Report to serve before Council end of May 2024. |
| 7 | SALE OF UNREGISTERED ERF 11440 HERMANUS FOR OFFICE PURPOSES | Diagrams amended, not yet registered at SG. Development parameters received 26/03/2024. Waiting for valuation. |
| 8 | SALE OF A PORTION OF ERF 4771 HERMANUS FOR A RESIDENTIAL DEVELOPMENT | Tender cancelled. No viable bids received. |
| 9 | SALE OF A PORTION OF ERF 4833 HERMANUS FOR A RESIDENTIAL DEVELOPMENT | Awarded 21/07/2023. Deed of sale signed 24 January 2024. Consultants appointed to proceed with TP processes. |
| 10 | SALE OF ERF 1070 DE KELDERS | Tender cancelled. No bids received. |
| 11 | SALE OF TWO PORTIONS OF ERF 210 GANSBAAI FOR MARI-CULTURE / LIGHT INDUSTRIAL PURPOSES | Not proceeding with. Investigation showed that properties are too wet to develop formally. |
| 12 | SALE OF A PORTION OF ERF 210 GANSBAAI FOR THE DEVELOPMENT OF INDUSTRIAL PROPERTIES (UNREGISTERED ERF 6387 GANSBAAI) | Tender advertised. |



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CONCLUSION

- Environmental and planning legislation is still a major constraint for expeditious development.
- SCM and Asset transfer regulations also pose challenges as can be seen from the time between advertising and tender adjudication.
- The municipality regularly updates its infrastructure maintenance and development plans.
- MM has successfully intervened where developers are experiencing difficulties by convening meetings between them and the senior management team.
- Overstrand is committed to ensuring that the developer experience with the municipality is interactive, efficient and effective.



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