

An aerial satellite map of the Hermanus New Harbour area. The map shows a coastal region with a mix of urban development, including buildings and parking lots, and natural features like green spaces and a body of water. A prominent road, labeled 'Westbank Rd', runs diagonally across the lower left. The harbour area is visible on the right side of the image. The text 'WATERFRONT DEVELOPMENT PROPOSAL' and 'HERMANUS NEW HARBOUR' is overlaid in large, bold, black capital letters in the center of the image.

WATERFRONT DEVELOPMENT PROPOSAL

HERMANUS NEW HARBOUR

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Google


REMEMBER THE WHY?

- **15 OCTOBER 2015 PRESENTATION TO SMALL HARBOURS FOCUS GROUP, OPERATION PHAKISA BY DEPARTMENT OF PUBLIC WORKS**
- **UNLOCKING THE ECONOMIC POTENTIAL OF SOUTH AFRICAN OCEANS**

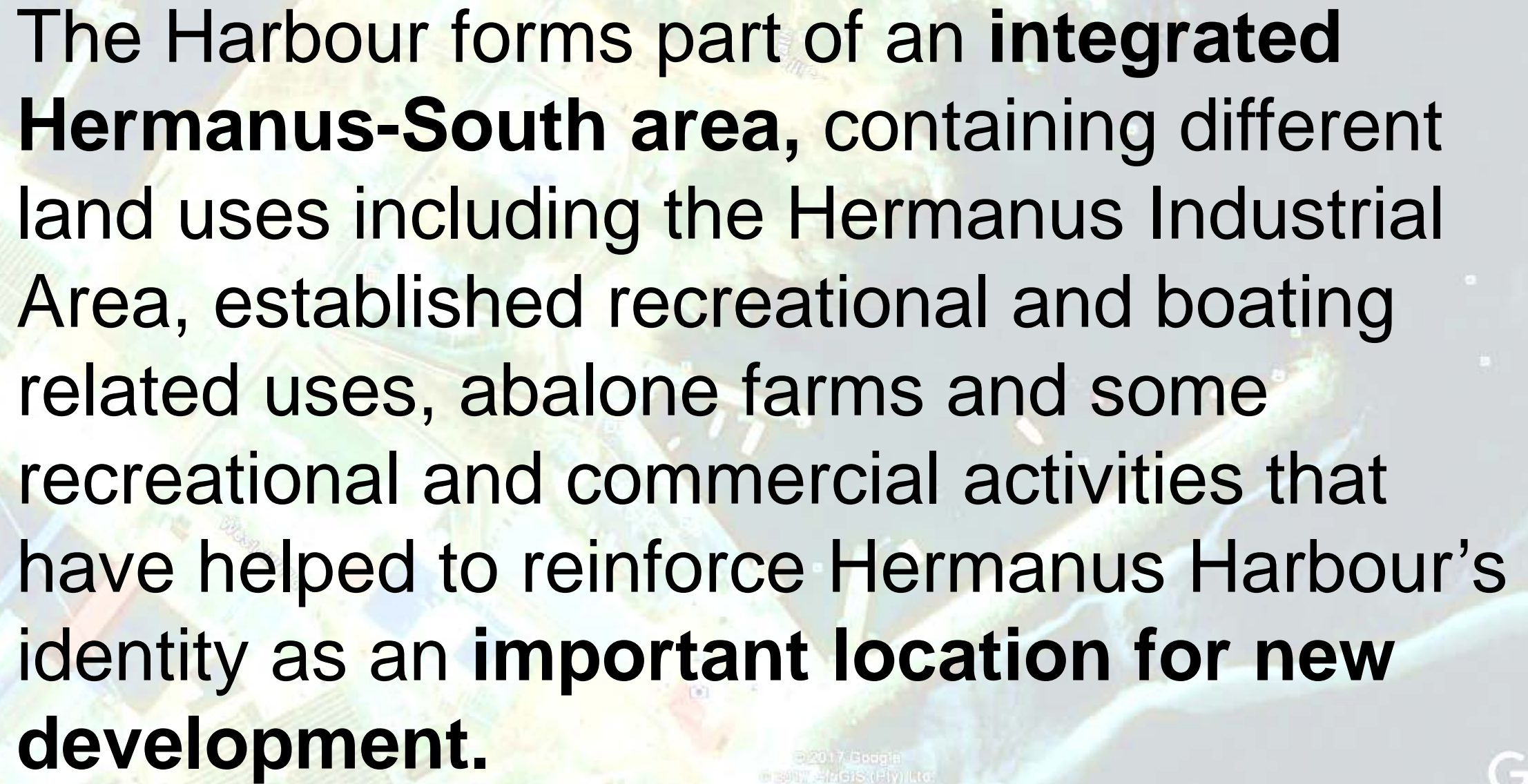
REMEMBER THE WHY?

- THE SMALL HARBOURS TUNE-UP LAB SETS A VISION FOR THE SMALL HARBOURS SECTOR OF INCREASING BY 2020
 - THROUGH THE REVITALISATION OF EXISTING PROCLAIMED HARBOURS
 - CONTRIBUTION TO DIRECT GROSS GEOGRAPHIC PRODUCT (GGP) BY R 12 BN
 - NUMBER OF TOTAL LONG TERM JOBS CREATED = 1 000
 - NUMBER OF CONSTRUCTION JOBS CREATED = 2000

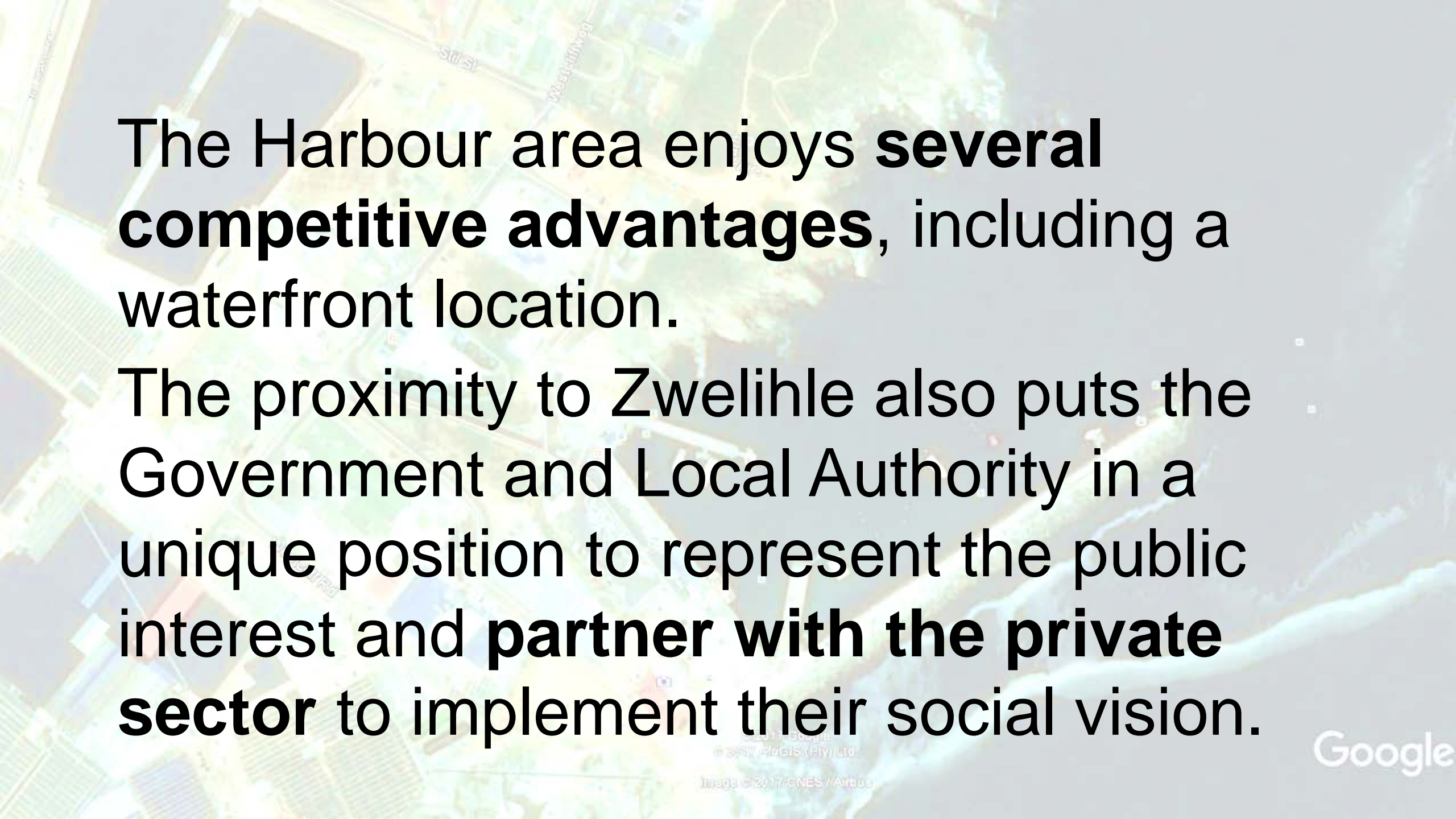
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- JEWEL IN THE HEART OF HERMANUS
 - UNDERUTILISED ASSET

An aerial satellite map of a coastal area, likely a harbour. The map shows a large body of water on the right, with a long pier or breakwater extending into it. To the left of the water, there are various land parcels, some of which are colored in shades of blue, green, and orange, possibly indicating different land use zones or ownership. Roads and buildings are visible on the land. The text "The Harbour area is one of the key areas targeted for regeneration and redevelopment by the Hermanus Municipality and National Government." is overlaid on the map in a large, bold, black font. The text is centered horizontally and occupies the middle portion of the image. At the bottom of the map, there is a small copyright notice: "© 2017 Google, © 2017 Airbus (Pty) Ltd. Image © 2017 CNES / Airbus". The Google logo is also visible in the bottom right corner.

The Harbour area is one of the key areas
**targeted for regeneration and
redevelopment** by the Hermanus
Municipality and National Government.

An aerial satellite map of the Hermanus Harbour area in South Africa. The map shows the coastline, harbor, and surrounding land. Labels on the map include '50th St', 'Westcliff Rd', 'Hermanus', and 'West'. The text is overlaid on the map, with the word 'integrated' in bold. The text describes the harbor as part of an integrated area with various land uses.

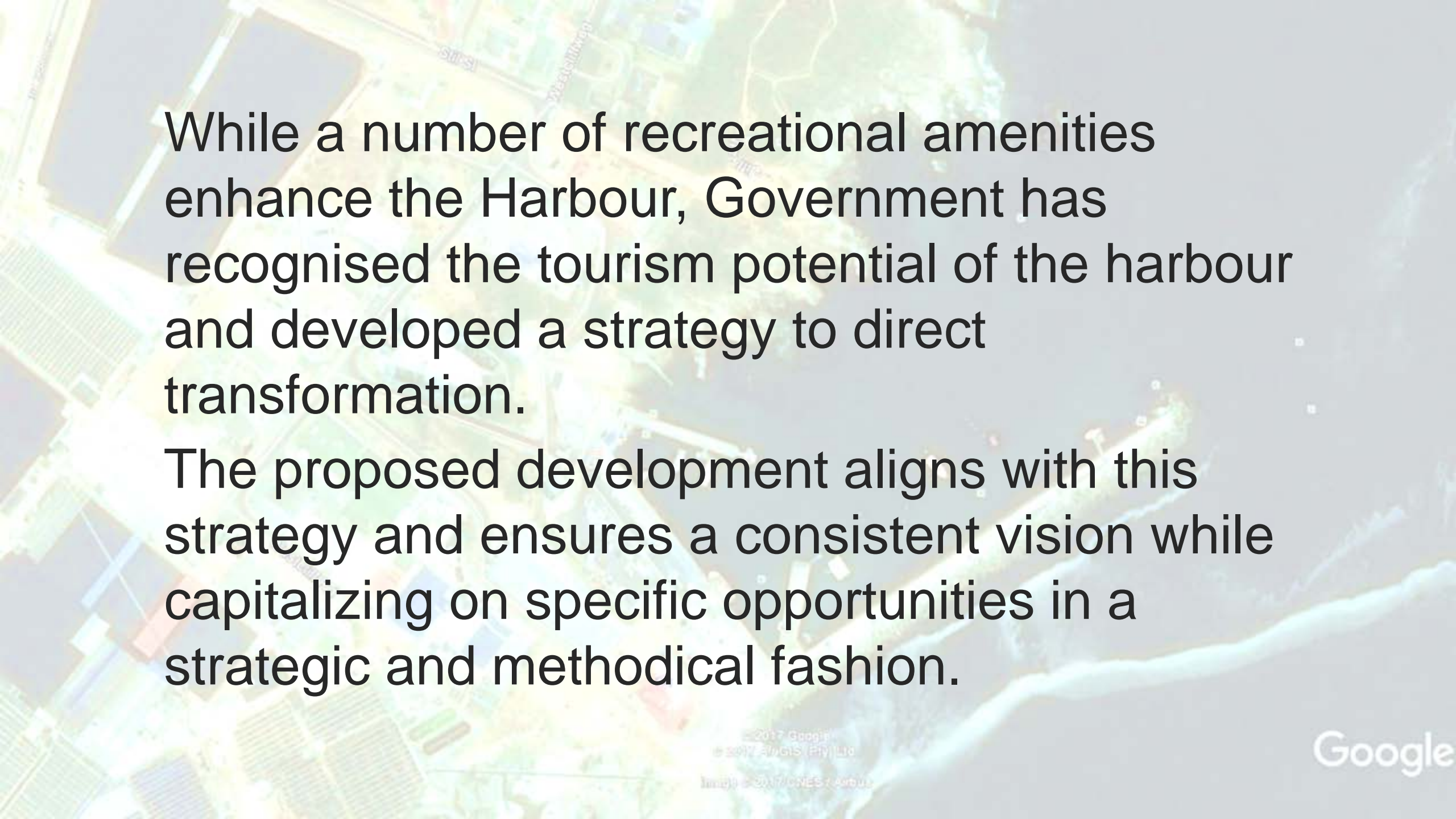
The Harbour forms part of an **integrated Hermanus-South area**, containing different land uses including the Hermanus Industrial Area, established recreational and boating related uses, abalone farms and some recreational and commercial activities that have helped to reinforce Hermanus Harbour's identity as an **important location for new development.**



The Harbour area enjoys **several competitive advantages**, including a waterfront location.

The proximity to Zwelihle also puts the Government and Local Authority in a unique position to represent the public interest and **partner with the private sector** to implement their social vision.



An aerial satellite map of a coastal urban area, likely a harbor or waterfront. The map shows a mix of built-up areas with buildings and parking lots, green spaces, and a body of water. A road labeled 'Westcliffway' is visible. The text is overlaid on the map.

While a number of recreational amenities enhance the Harbour, Government has recognised the tourism potential of the harbour and developed a strategy to direct transformation.

The proposed development aligns with this strategy and ensures a consistent vision while capitalizing on specific opportunities in a strategic and methodical fashion.

This development will serve as the catalyst for the area to initiate development and growth and meet the required objectives of National and Local Government.



This development makes provision for

- **Local** empowerment and job creation
- Shared ownership with local inhabitants
- Utilisation of local suppliers and labour
- Creation of viable small and micro enterprises
- Black Empowerment



CESA
GREEN BUILDING COUNCIL
101 WILSON ROAD, 7501

LEGEND:

- MARINE INFRASTRUCTURE
- BUILDINGS
- TRANSPORT AND ACCESS
- FEDERATION AREA
- URBAN EDGE
- BEACH
- OCEAN
- ACCESS CONTROL GATE
- FENCE
- RAILING
- BOLLARDS
- PEDESTRIAN WALKWAY
- STAIRS

IMPLEMENTATION PHASE:

- PHASE 1
- PHASE 2
- PHASE 3

NOTE:
THESE DRAWINGS ARE TO BE USED FOR CONCEPT PURPOSES ONLY.

Client:
public works
Department of Public Works
REPUBLIC OF SOUTH AFRICA

Project Location:
UNIT 200A, TOKAI VILLAGE
VANDERBIJLPARK, TOKAI
7501

Project Description:
WESTERN CAPE
HARBOURS SEDF

Project Name:
HERMANUS HARBOUR
DRAFT SEDF
IMPLEMENTATION PLAN
PHASE 1

Drawn By:
RDF T3 REAL P

Date:
OCTOBER 2013

Drawing No.:
11001-02-RP-01



SETTING SAIL

- **OUR SETTING SAIL PLAN ESTABLISHES THE PLANNING CONTEXT.** THE MUNICIPALITY AND NATIONAL GOVERNMENT HAVE A TREMENDOUS OPPORTUNITY TO USE THIS PROPOSED DEVELOPMENT TO BENEFIT THE ENTIRE TOWN. THE OVERALL ATMOSPHERE, ENVIRONMENT AND OPPORTUNITY ASSOCIATED WITH THIS DEVELOPMENT WILL GUIDE THE FUTURE OF ALL OTHER DEVELOPMENTS AND HELP IN SETTING A HIGH OVERALL IMAGE AND IMPRESSING BOTH RESIDENTS AND VISITORS.

EIGHT CORE PRINCIPLES OF OUR DEVELOPMENT PLAN

- PROMOTE A SAFE AND HEALTHY HARBOUR
- STRENGTHEN EXISTING NEIGHBOURHOODS
- IMPROVE THE SOCIAL, ECONOMIC, AND NATURAL ENVIRONMENTS OF THE TOWN
- PROVIDE SAFE, CONTINUOUS PUBLIC ACCESS ALONG THE WATER'S EDGE
- CREATE A DIVERSE, BALANCED AND ANIMATED WATERFRONT
- ENHANCE PHYSICAL AND VISUAL CONNECTIONS
- CELEBRATE THE HARBOUR'S HERITAGE
- PROMOTE EXCELLENCE IN DESIGN



WHO ARE WE?

- Neptune's Divers & Cruises, operating since 2013 in Harbour
- CSM Consulting Services. Built environment consultants, established in 1994 with expert long term knowledge of the Hermanus Harbour (28%, BBBEE LEVEL 2)

**ARCHITECTURE, CIVIL-, ELECTRICAL,
STRUCTURAL, MECHANICAL ENGINEERING,
PROJECT & PROPERTY MANAGEMENT,
QUANTITY SURVEY**

An aerial satellite map of a coastal town serves as the background. A large, white-bordered rectangular box is centered on the map, containing text. The map shows buildings, streets, and a body of water. Labels like 'Still St' and 'Festlichweg' are visible on the map. At the bottom of the map, there are copyright notices for Google, Airbus, and CNES. The word 'Google' is also visible in the bottom right corner.

DEVELOPMENT OBJECTIVES

MAKE A RETURN ON INVESTMENT BY STRIVING TO:

- MAINTAIN A HEALTHY ECONOMY WITH FAMILY WAGE JOBS,
- IMPROVE THE SOCIAL, ECONOMIC, AND NATURAL ENVIRONMENTS OF THE TOWN.



MALTON ii

DEVELOPMENT IS NAMED AFTER THE MALTON THAT
WRECKED ON 14 OCTOBER 1841 IN WALKER BAY.

NO LIVES WERE LOST

THE R140 MILLION CAPITAL INVESTMENT

- 106 SMME MARKET STALLS
- WHALE WATCHING VENDOR SHOPS
- TOURIST ACTIVITY STALLS
- SUBSISTENCE FISHERMAN OUTLET



THE R140 MILLION CAPITAL INVESTMENT



- COMMERCIAL DIVING SCHOOL
- SPORT DIVING SCHOOL
- MARINE SHOP
- KIOSK
- CONFERENCE FACILITY
- OFFICES

THE R140 MILLION CAPITAL INVESTMENT



- BOUTIQUE SHOPS
- RESTAURANTS
- COFFEESHOP / COCKTAIL BAR

THE R140 MILLION CAPITAL INVESTMENT



- 80 BED BOUTIQUE HOTEL
- TOP DECK POOL + POOL BAR

ESTIMATED LOCAL JOB OPPORTUNITIES

PERMANENT JOBS

MARKET STALLS:	530
MARINE SHOP/CAFE:	5
SCUBA DIVING SCHOOLS:	15
BOUTIQUE SHOPS:	20
HOTEL:	42
OFFICES :	10
RESTAURANTS & COFFEE SHOP:	126
GENERAL CLEANING/SECURITY:	20
WHALE WATCHING ACTIVITIES:	36
OTHER TOURIST ACTIVITY:	44
TOTAL PERMANENT JOBS	848



**600 ESTIMATED JOBS DURING
CONSTRUCTION**

ESTIMATED CONTRIBUTION TO ECONOMIC UPLIFTMENT

Based on employment	Temporary	Permanent
Estimated annual remuneration	R 50 400 000	R 71 232 000
Estimated PAYE tax	R 891 000	R 1 260 000
Estimated annual SDL contribution		R 712 320
Estimated UIF contribution	R 1 008 000	R 1 424 640

OTHER

- Income Tax on profits
- Value added tax on nett sales
- Tourism levy (TOMSA) of 1% of accommodation income

HERMANUS NEW HARBOUR

MALTON II DEVELOPMENT



LEGEND:

- PARKING
- SHOPPING WARF
- TERMINAL BUILDING
- DECK
- MARINE BUILDING
- SHOPS

SITE PLAN

HERMANUS NEW HARBOUR

MALTON II DEVELOPMENT



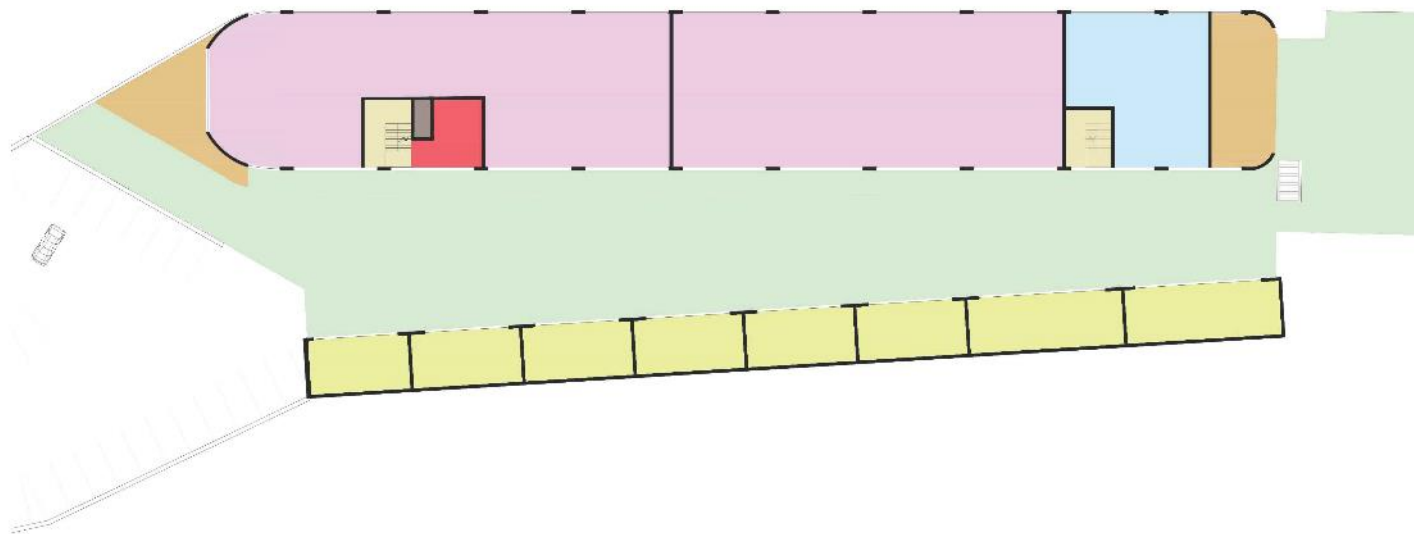
LEGEND:

- SUBSISTENCE FISHING OUTLET
- SOUTHERN RIGHT CHARTERS
- TOURISTS ACTIVITY STALLS
- SHARK LADY
- HERMANUS WHALE CRUISES
- GENERAL SHOPS
- SMME TRADERS

TERMINAL BLOCK
LOWER GROUND
SMME VENDORS & SHOPS

HERMANUS NEW HARBOUR

MALTON II DEVELOPMENT

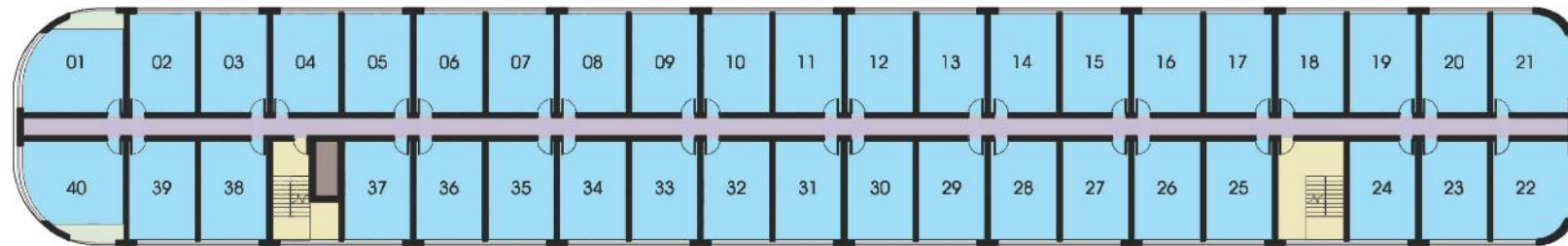
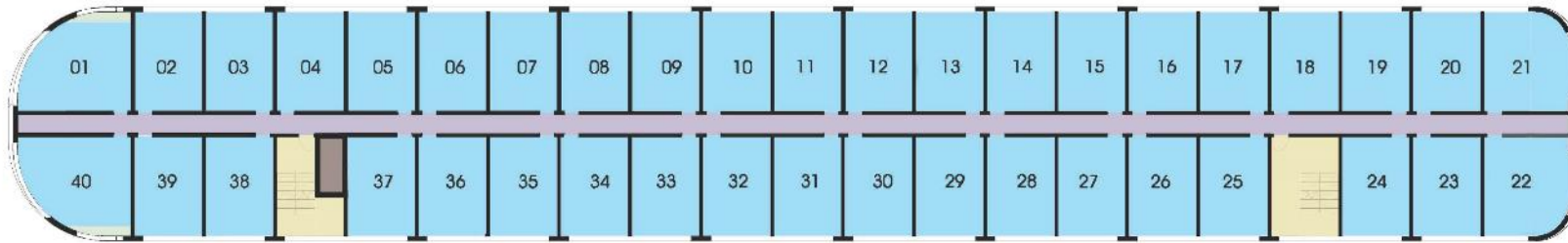


LEGEND:

- DECK
- RESTAURANT
- HOTEL LOBBY
- COFFEE SHOP
- SHOPPING ALLEY
- SHOP

TERMINAL BLOCK
GROUND FLOOR
RESTAURANT & SHOPS

HERMANUS NEW HARBOUR MALTON II DEVELOPMENT



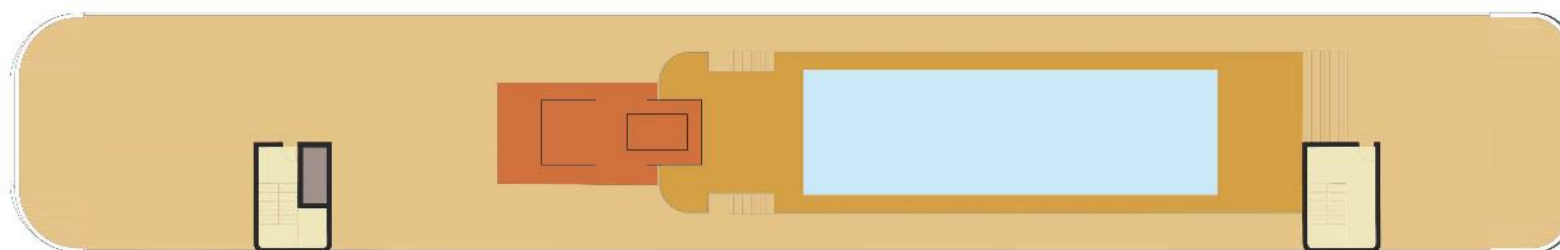
LEGEND:

-  CABINS
-  BALCONIES
-  PASSAGE
-  VERTICAL CIRCULATION
-  LIFT

TERMINAL BLOCK
1ST & 2ND FLOOR
CABIN ACCOMODATION

HERMANUS NEW HARBOUR

MALTON II DEVELOPMENT



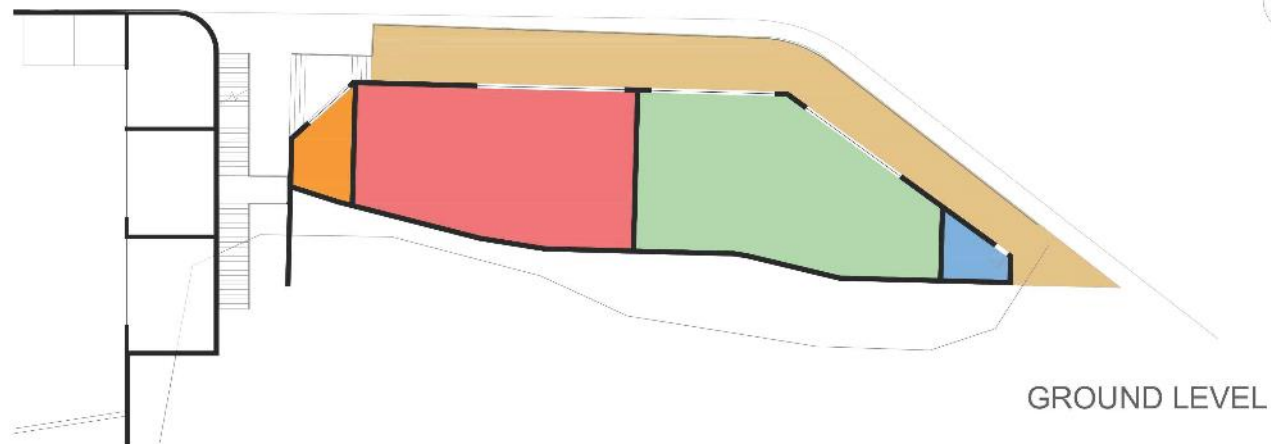
LEGEND:

- DECK
- LIFT LOBBY
- POOL
- POOL BAR

TERMINAL BLOCK
TOP DECK & POOL BAR

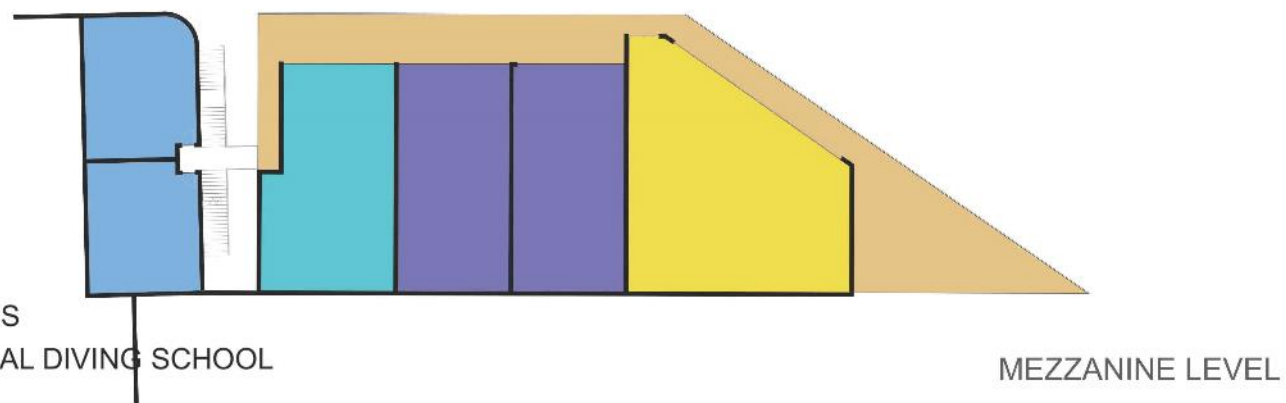
HERMANUS NEW HARBOUR

MALTON II DEVELOPMENT



LEGEND:

- KIOSK
- M&N DIVERS & CRUISES
- BS DIVERS COMMERCIAL DIVING SCHOOL
- WC
- DECK
- CSM CONSULTING SERVICES
- OFFICES
- CONFERENCE



MARITIME BUILDING





THANK YOU FOR LISTENING

