



● Gansbaai, Pearly Beach

GREEFF



CHRISTIE'S
INTERNATIONAL REAL ESTATE



R1,470,000



Best location in Pearly Beach.

This development plot is located within the business hub of Pearly Beach and awaits a developer with a vision to add value in Pearly Beach. The following is an extract from the Overstrand Zoning Scheme applicable to this property. • Primary uses are: clinic, crèche, day care centre, multi-purpose centre, place of assembly, place of instruction and place of worship. • Consent uses are: dwelling units, cemetery, conference facility, dwelling house, hospital, institution, recreational facilities, residential building, transmission apparatus (subject to the provisions of Chapter 16.10) and urban agriculture. • The maximum height of any building is 10,5 m, measured from the base level to the top of the structure • All building lines shall be 5,0 m. • A setback of 8,0...



Web Ref RL23420
<https://www.greeff.co.za>

Features

Exterior		Sizes	
Carports/Parkings	0	Land Size	2,903m ²
Pool	No		



Johan de Wet
083 306 2484
johandewet@greeff.co.za

Whale Coast
173 Main Road , Hermanus, Western Cape, 7200
(028) 3122241 | whalecoast@greeff.co.za

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

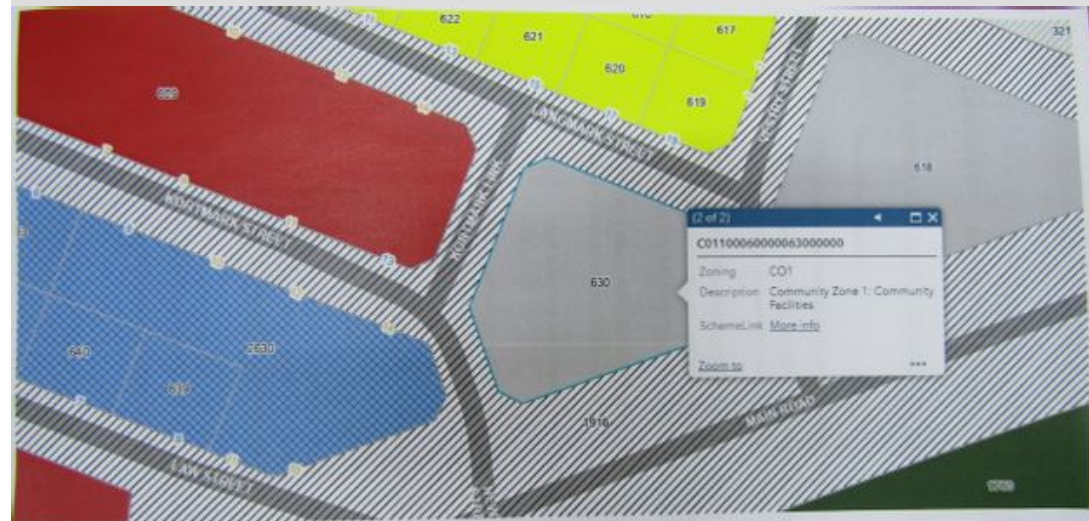
Exclusive Affiliates of Christie's International Real Estate. E & OE



● Gansbaai, Pearly Beach



16 / 17



9.1 COMMUNITY ZONE 1: COMMUNITY FACILITIES (CO1)

Use of the property

9.1.1 The following use restrictions apply to property in this zone:

- a) **Primary uses** are: clinic, crèche, day care centre, multi-purpose centre, place of assembly, place of instruction and place of worship.
- b) **Consent uses** are: dwelling units, cemetery, conference facility, dwelling house, hospital, institution, recreational facilities, residential building, transmission apparatus (subject to the provisions of Chapter 16.10) and urban agriculture.
- c) **Additional uses:** A property in this zone may occasionally be used for fundraising or social functions, provided that:
 - (i) such functions are incidental and subsidiary to the uses permitted in this zone;
 - (ii) such functions do not, in the Municipality's opinion, generate excessive or prolonged disturbance, including noise, traffic or other public nuisance; and
 - (iii) all relevant policies and by-laws must be adhered to.

Development parameters

9.1.2 The following development parameters apply in this zone, provided that the development parameters for a dwelling house are determined by the developer parameters that apply to the Single Residential Zone (SR1):

a) Floor factor

- (i) The floor factor on the land unit shall not exceed 1.2, provided that

The maximum coverage for all buildings on the land unit shall not exceed 60%.

c) Height

The maximum height of any building is 10,5 m, measured from the base level to the top of the structure, provided that there is a 14,0 m height limit for a bell tower, steeple, minaret or similar architectural feature to accentuate the significance of a building.

d) Building lines

- (i) All building lines shall be 5,0 m.
- (ii) The general building line exemptions of 16.1 apply.

e) Setback

- (i) A setback of 8,0 m, measured from the centreline of the street, applies and must be provided.
- (ii) The provisions in 16.2 apply.

f) Parking

Parking and access shall be provided on the land unit in accordance with 17.1.

g) Loading bays

Loading bays shall be provided on the land unit in accordance with 17.2.

h) Screening

Screening must be provided in accordance with 16.7.

Dwelling units

9.1.3 The following development parameters apply to dwelling units:

- a) The height of a dwelling unit which does not form part of a residential building shall

