



Eastern Cape “*Wild Coast*”



Investment **proposal** and opportunity

Project

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Eastern Cape “Wild Coast” Eco-estate; old age home; associated tourist developments including game reserve; shopping centre; service centre; school, middle-income housing development; aqua- and mariculture fish production; and beef production and export opportunities.



INTRODUCTION

This document is merely an introduction to the area and to the potential projects and investment opportunities.

Eastern Cape (EC) & its opportunities: The Eastern Cape was one of the first areas settled by the Portuguese in 1488 and by the British in 1820. It was the site of many wars between the local Khoisan, Xhosa and the British, Dutch and Germans. This rich cultural heritage has been preserved in some of the region's smaller towns, including Bathurst, Grahamstown and Cradock. Renowned as the birth province of globally recognised and respected liberation struggle icons like Nelson Mandela, Desmond Tutu, Steve Biko, O.R. Tambo, Robert Sobukwe, Govan Mbeki, and so on. These people not only created a legacy for the province but went on to change the course of history in South Africa.

These facts and many other facts that are uniquely Eastern Cape assert this province as a Home of Legends. Eastern Cape Provincial Government sits in the Eastern Cape's capital, Bhisho, which lies 60km west of East London. The provincial government discharges its duties through 13 government departments and state-owned enterprises.

EC Population: According to the 2022 census, the 169 000 Km2 (13,9% of South Africa) of the Eastern Cape province is home to 7,23 million people (85% black African, 7,6% coloured, 5,6% white and less than ½% Asian, with 77% between the ages of 5 and 24 years of age) making it the 4th most populous province of South Africa.

Xhosa-speaking South Africans, with Afrikaans dominate the Eastern Cape—and English-speaking citizens constituting 11% and 6% of the population, respectively.

Climate: The Eastern Cape is the only one of South Africa's nine provinces to have all seven of its biomes or ecological zones within its boundaries. This gives it a tremendous diversity of climates, allowing for a wide range of activities. The Eastern Cape also has more "sunshine" days than any other South African province—more than 300 out of 365 days are sunny. The area under discussion has an annual rainfall averaging 800mm annually.



INTRODUCTION

Natural resources: The Eastern Cape is abundantly rich in natural resources, from grazing land to forests, marine life to rich farming soils, and water to wilderness. The province's climate allows for the production of diverse crops such as pineapples, tea, tomatoes, and chicory. Pondoland, in the east of the province, holds some of the richest soils in the country.

The province's natural assets include a World Heritage Site in the Baviaanskloof Wilderness, which is part of the Cape Floral Kingdom, the Cacadu district, and the world-famous Addo Elephant National Park in the Sunday River Valley. Between 10% and 15% of land is set aside for provincial nature reserves, while private parks comprise a further 15% of conservancies.

Eastern Cape Economy:

History and geographic location have, in the past, impacted heavily on the development of economic activity in the Eastern Cape, in particular on the "Border area" (the exact area currently under discussion), a strip of formerly "white land" between the 2 "Xhosa homelands" and later independent States. At the time, this led to investors shying away from investing in the area. A further hindrance to development was the fact that the 2 main traffic thoroughfares in South Africa were the Cape Town-Johannesburg and Johannesburg-Durban routes.

The Cape Town-Durban route (on which East London and the area under discussion lie) was not developed mainly again because traversing the major "homeland" of Transkei was seen as dangerous/unsafe for 2 reasons (poor road, the N2 between Cape Town and Durban, and political violence, prior to democracy (1994) in SA, erupting from time to time. With the advent of South Africa's miraculous democracy and the massive upgrade of the N2 currently underway, these 2 constraints are a thing of the past -AND have led to a huge (catchup) investment potential now becoming a reality.

Following the national trend, the Eastern Cape economy expanded by 0.5% in 2023 Q2. The positive contributors to provincial growth in GDP in the second quarter were agriculture, manufacturing, and personal services industries. Many people (including children) in the Eastern Cape Province still face several challenges – a high risk of poverty, malnutrition and neglect as a result of social issues, such as substance abuse, HIV and AIDS, domestic violence and exposure to violent crimes.

The Eastern Cape offers many attractions, including 800 kilometres (500 mi) of untouched and pristine coastline, beaches, and big-five game viewing in a malaria-free environment. With over 800km of coastline, much of it unspoilt, the Eastern Cape is a paradise to explore the wildlife wonders of the ocean. It is also one of the few places in the world to experience the Big 7 (lion, rhino, leopard, buffalo, elephant, whale, and shark). The Addo Elephant National Park, situated 73 kilometres (45 mi) from Port Elizabeth, was proclaimed in 1931. While the economies of Gauteng, the Western Cape and KwaZulu-Natal are largely propelled by manufacturing, trade and finance, the Eastern Cape's is driven by government. The Eastern Cape also has the highest unemployment rate at 47.4%, with the expanded definition of unemployment taking that figure to 54.5%.

ECONOMY

The Eastern Cape is well known for its oranges, prickly pears, angora goats and dairy farms. Ostrich farming does exist, but on a smaller scale.

The Eastern Cape economy is largely dependent on the automotive sector. Still, it has potential in areas such as chemical and petrochemicals, agriculture and agro-processing, capital goods, manufacturing, automotive and green industries. Education, Health, Rural development, land and agrarian reform, and food security are priorities of the provincial government, and the growth of the agriculture and agro-processing sector is strongly rooted in the Eastern Cape Provincial Growth and Development Programme (PGDP).

The PGDP earmarks the primary production of food and food products and the addition of value to primary production by processing, manufacturing, and creative marketing of food products. Major cities East London: Economic hub of Buffalo City Metropolitan Area Port Elizabeth: Largest economic centre; part of the Nelson Mandela Metropolitan area Bisho: Seat of government.

Eastern Cape boasts two of the most successful Industrial Development Zones in South Africa: East London (see discussion on Mariculture below as appendix 2) and Coega IDZs. Both are ideally situated for exports to world markets. The Eastern Cape economy is characterised by the concentration of economic activity in urban nodes and the prominence of secondary and tertiary sectors. With 800km coastline (mentioned above) and mesmerising inland has significant tourism appeal

It attracts 354,957 (2010) tourists to its shores. In 2010 domestic tourists reached a significant high of 4 million. The province lies equidistant from the major market centres of South Africa. It is linked to those centres by a modern network of air, roads and railways. It lies between two of South Africa's major economic hubs, the Western Cape and KwaZulu-Natal provinces, which offers easy linkages to these nodes. It is also the only province with three harbours – the Port of East London, Port Elizabeth and Ngqura.

The Port of Ngqura, the country's only transshipment hub, allows local investors easy access to global markets. The Eastern Cape's gross domestic product contributions of 2.7% in 2011 gave it a ranking of 4th place out of the nine provinces. The manufacturing sector in the Eastern Cape is largely driven by the automotive subsector. The automotive subsector accounts for 30% of manufacturing employment and 32% of manufacturing gross value added (GVA) in the province. Four large original equipment manufacturers, Volkswagen, Mercedes Benz, Ford and General Motors, are based in the Eastern Cape.

The province produces half of South Africa's passenger vehicles and generates 51% of the country's motor exports. The province is both the fourth largest exporter and importer of products, driven mostly by the automotive sector. In 2011, contributions to GDP by the government grew by 3.8% year-on-year (YoY), finance by 1.8% and 3.0% YoY and the manufacturing sector by 1.7% YoY.



CULTURE

The Eastern Cape has a rich cultural heritage. Located along the coast are the traditional Transkei and Ciskei regions, the home of the Xhosa people and the birthplace of former South African presidents Nelson Mandela and Thabo Mbeki. The Eastern Cape is often referred to as a world in one province. Located in the easternmost part of South Africa, an area of almost 170,000 square kilometres of diverse landscape is divided into six district municipalities and two metropolitan municipalities. The province seat of government is in Bhisho, Buffalo City Metro. The province has a strong and distinct culture and heritage, a rich history from the vibrant and timeless Xhosa traditions.



TOURISM APPEAL

The second largest of South Africa's nine provinces, it offers everything from snow skiing to sunny beaches, game research, and fascinating history. The Eastern Cape is a culmination of all the great holiday destinations in southern Africa. Stretching from Cape St Francis in the west to the Wild Coast in the east, the area boasts some of the best beaches in South Africa. Visitors find seven of South Africa's ecological zones and an unparalleled range of climates, landscapes, and cultures. With miles of pristine beaches, secluded lagoons, rocky coves and cliffs, the Eastern Cape's most important natural feature is its spectacular coastline and main tourist attraction. The Eastern Cape is also well-known for its sandy beaches stretching miles along the coast. Today, the province boasts four of the 36 Blue Flag beaches in South Africa- Dolphin Beach in Jeffrey's Bay, Kelly's Beach in Port Alfred, Kariega in Kanton-on-Sea, and Humewood Beach in Port Elizabeth.

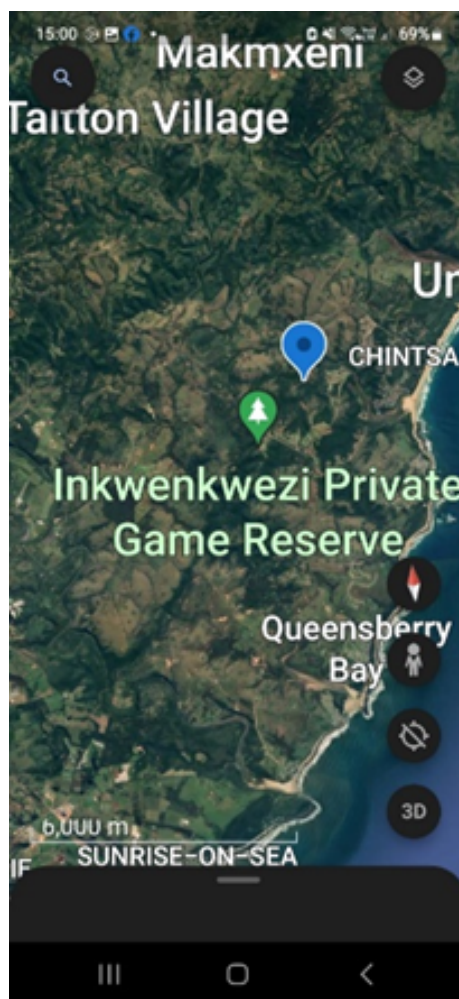
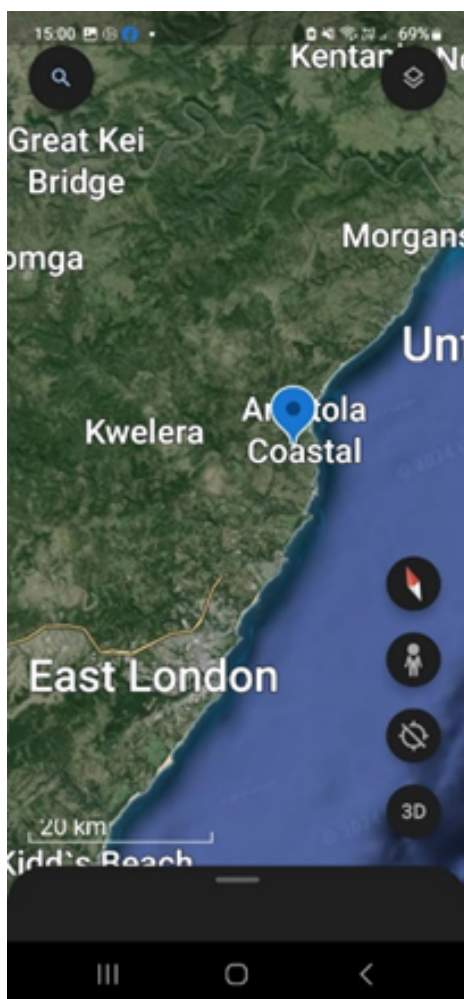
The Blue Flag is a voluntary eco-label awarded to over 3,850 beaches and marinas in 46 countries across the globe. Marine life is abundant along the Eastern Cape coast, and visitors often spot pods of dolphins playing just off the shoreline. Whales also pass through the area on their way from the Western Cape coast to breed from September to December. The malaria-free Eastern Cape is one of the few places in the world where visitors can get close to the Big 7 in real life. The Great White shark and seasonal Southern Right whale complete the Big 7, including buffalo, elephant, leopard, lion and rhino. Hundreds of game farms throughout the Eastern Cape offer luxurious five-star accommodation and Big 5 safaris. The Eastern Cape's natural diversity ranges from the evergreen Tsitsikamma Forest, with its renowned Otter Trail, to the rugged Baviaanskloof Wilderness Area, the southern slopes of the Drakensberg and the imposing Great Karoo.

TOURISM APPEAL

The Eastern Cape offers visitors every type of outdoor experience. The waves of the warm Indian Ocean beckon surfers, kite-boarders and sailors. The vast open space and fresh air invite cyclists and runners to explore, while world-renowned hiking trails are a hiker's dream. Bridges and craggy mountain tops wait in anticipation for the thrill-seeking bungee-jumpers. More details are available from the agency responsible for the province's tourism project and nature reserves/parks (link to www.visiteasterncape.co.za).

To choose to live in the Eastern Cape is to choose a superior lifestyle with all modern conveniences at hand. More than 300 days in a year are sunny here, a magnificent coastline stretches 800km of the warm Indian Ocean, and numerous unspoiled estuaries run into the sea. In winter, snow caps the mountains inland. Perhaps most appealing is its lifestyle component – Ubuntu – community spirit that is warm, welcoming, uniquely African and globally recognised. Affordable, safe, blessed with world-class educational institutions and moving forward developmentally – the Eastern Cape – Home of Legends.

LOCATION OF THE PROPOSED AREA



The area under discussion is called the “Wild Coast” or the “Sunshine Coast” and is situated about 30km by road east of East London.

The area's history is that it was, for decades, just the seaside resort area of the region. However, with rising crime and deteriorating city infrastructure within East London and to the west of the city, monied individuals have moved east to this area in significant numbers over the past decade. They have used their resources to build their own infrastructure (solar power, self-contained sewage works (French drains), rainwater harvesting (average rainfall of >800mm p.a. makes this feasible) and private schooling. The community also does its own policing/security with private NGO/NPO companies like EcoScorpions being formed. Perhaps the only infrastructure still lacking is road maintenance which, too, is done – somewhat inadequately.

POTENTIAL

Expansion of East London

- As mentioned above, migrating the monied populous to the coastal East of East London creates a potential for development and business development.

N2 upgrade

- Again, as mentioned before, this will greatly improve the “traffic” travelling on the corridor between Cape Town and Durban. East London is a natural halfway stop.

Tourism

- (Beach; game reserve; cultural tours/activities; Amatola Coastal Reserves/Marine Protected Areas). This is the best-kept secret when it comes to tourism.
- Food/protein production (beef/mutton and fish/seafood).

INKWEKWEZI LODGE

(brown, pink and blue-coloured area on the map below)

Inkwenkwezi (isiXhosa for “star”) is a privately owned roughly 3500ha game ranch less than 10 minutes’ drive from the sea. It has 4 of the terrestrial big 5 (lion, leopard, buffalo & rhino), and with the proposed Eco-Estate development also, direct access to the beautiful coast for viewing of whales, dolphins and great-white and/or ragged-toothed sharks (6 the big 7). Tourists who stay in the rustic (in keeping with the bush atmosphere) but luxurious accommodation can within 10 minutes be on the beach, viewing dolphins/whales and sharks, swimming, surfing, paddle skiing, rock-pooling or fishing (rock- or deep-sea).

There is a small “forest” of Umtiza trees, Umtiza listeriana, which is traditionally sacred to the Xhosa people and occurs only in 3 small, limited areas in the Eastern Cape/world. Seeing the forest's wildlife makes for a very interesting hour's walk. Inkwenkwezi is owned by the brothers Graham and Keith Stanton.

Of note is that it hosts guests (busloads at a time of tourists from the cruise ships that dock in the nearby East London harbour) in the nearby 3-star Umnenga Lodge (the meaning of Umnenga in isiXhosa is Whale), also owned by one of the brothers. www.umnengaodge.com. This lodge is proposed to be converted into an exclusive old-age home.

East of East London creates a potential for development and business development.



PROPOSAL

Broad sketch: There are 9 possible developmental opportunities as laid out below. Partners are sought to:

- Finalize the projects to be tackled,
- Prioritize the projects,
- Develop detail for each project,
- Be fully involved with the development decisions.

Phasing: The development of its 6 different projects must be phased. This phasing will begin with prioritisation and phasing of the projects, then phasing of/within each project to limit the capital requirement exposure. This phasing will be agreed upon upfront, but as plans and implementation develop may be altered, speeded up or retarded.

- 2x Middle Income
- 3x Shopping Complex
- 4x Garage Complex
- O Inkwenkwezi Day Centre

PHASES

1. CoveWood Eco-estate (green arrow):

a. The development: Use existing land of 250ha, develop and sell a maximum of 396 plots of 2000 sqm (covers only 33,67% of estate or 80 ha) for development. Of this less than 10% will be buildings. The remainder of about 160ha hectare (coastal riverine forest and bushveld) will have small game (possibly including rhino/buffalo/Giraffe) and be kept for game walking trails, bicycle routes etc.

There will be easy access to the sea, but this will mean the purchase of small property between CoveWood and the State coastal forest. Will need to set standards and design criteria and building code to fit Eco-estate requirements (amend and improve those of Kamanga Bay).

Houses will be self-reliant on water, electricity/power (roof-harvesting as 800mm average rainfall) and solar and or wind power, which costs to be carried by the purchaser as part of house building costs. Developers levy a small gratuity (4%) from approved builders. Links/tunnels under the provincial road to 3500ha Inkwenkwezi to ensure game movement and agreement on access to the latter. An alternative would be to include a beautiful Nguni stud cattle herd to help keep the grass growth and bush encroachment under control.

The whole property will be fenced to keep game in and to ensure security using clear-view fencing. No shops or offices will be permitted to reduce traffic and prevent crime (the example of Crossways is relevant), hence the more remote shopping centre and middle-class housing development. Easy access to East London for shopping, hospitals, etc.

1. All games will be owned and managed by developers and/or Inkwenkwezi (to be decided/negotiated).
2. Phased to limit cost and upfront cash requirements.
3. Other important projects would be clearing the beautiful bushveld of alien invasives. (See appendix 1). These will improve the experience and provide work opportunities in the area.
4. To progress this project, the Stanton Brothers will put the property (currently worth approximately R150 Million into the pot. a. The developer will need to:
 - Purchases 1 or all 3 of the small properties to gain direct access to the coast (Properties from South to North; Property RE529 estimated at R10 million; Property RE528 estimated at R15 million and property RE526&527 estimated at R25 million) as well as
 - Provide the working capital needed for phase 1 of the project.

PHASES

2. Umnenga Lodge (white arrow):

To be converted into an upmarket old age home. Possibly include 3 ha property on Glen Navar/Glen Eden belonging to Oberems?? The advantages are good water supply (from Inkwenkwezi), peaceful situation, closeness to the sea, convenience and the existing lodge/hotel can be converted. Oberem property can be developed into a botanical garden for viewing and selling plants and for genteel walks in nature. Close enough to a private hospital at Beacon Bay (15 minutes drive).

3. Shopping Centre:

Inland and closer to the national road (N2). Cater for the needs of a moving middle and monied upper-class from East London, including inhabitants of 1 and 2 above) and existing housing estates such as Glen Eden, Glen Navar, Sea View, Glen Stewart, Queensbury Bay, Kamanga Bay, and others. It will cater for shops such as Pick and Pay, Super Spar, Woolworths (for food); other services such as hardware, bookshop, florist/nursery, hairdressers convenience restaurants, as well as a Wheel & Tyre/Mr Exhaust and petrol/service station; proper tourist/curio centre (the latter may be on Inkwenkwezi where local art and culture can be permanently on display); Medical Centre (doctor/dentist/pharmacy/veterinarian).

4. Middle-income housing development (to cater for workers at the shopping centre, etc.). Decent, affordable housing to cater for managers and workers.

5. School.

Property 476 is to be acquired at an estimated R5 million. The exact location is still to be determined, but it is near the shopping centre and middle-class housing development).

6. Game reserve: 3500ha.

This is the anchor property and the major attraction (game viewing and closeness to the sea (an absolutely unique opportunity). See above for a description. This property will serve as an attraction for the sale of properties in the EcoEstate by providing:

- wildlife experience on their doorstep
- animals for the Eco Estate via a tunnel (better 2 tunnels) under Schafli road for the animals to safely move between the properties. Adding viability to the natural parts of the EcoEstate.



7. Tourism:

To see the sea/surf/paddle ski/swim/sail/fish, etc., while living on a game reserve with lion, rhino, giraffe, African buffalo and much, much more – including the rare, endemic forests with its unique Umtiza trees, birds (286 species on reserve) and animals. a Saudi/SA tourism business could be put together.

These tourists can travel by air and/or by sea on a cruise ship (a safe harbour 30 minutes away in East London). Other attractions are the unique East Coast cuisine, including game meat, fish, local fruits (some endemic and only found in the Eastern Cape, e.g. Kei Apple), unique African and settler curios and art.

PHASES

Hunting, green hunting, horse trails, game walks, and forest walks are supplemented by the closeness to the beautiful coast and associated tourism opportunities and activities (listed above).

Author Dr Pamela Hunter Oberem proposes producing a tourism booklet on Inkwenkwezi and the area and all its attractions.

The nearby Olivewood estate and golf club, East London Museum with the original coelacanth and the world's only egg of the extinct Dodo, and the East London aquarium with its collection of the threatened and endangered endemic African penguin are further attractions.

8. Aqua/mariculture:

The southern African coast is uniquely situated for mariculture projects, given its length and diverse habitat opportunities provided by having the 2 currents (Benguela and Agulhas). The southeast coast (off East London/Buffalo City) thereof is suitable as a transition zone between warm and cold currents and hence provides wider opportunities for farming with various species. Please see appendix 2. on Mariculture for the coastal region under discussion. Proposed Talapia Pond Farming with fresh water on farm RE/537 adjacent to the Kwelera River.

9. Beef production:

South Africa has 14 million cattle in its national herd. Fifty per cent are commercially farmed and produce 90% of the beef on the formal market. Smallholder owners (an average of 20 cattle each) own fifty per cent of these cattle on communal lands. Poor management, lack of skills, lack of resources and lack of government veterinary support (that was once very good) results in this half of the national herd producing only 10% of the beef reaching the formal market.

The beef production from these animals (about 3 million) is extremely limited. An intervention includes skills transfers, repair of existing handling/dipping facilities, and facilitating auctions where one gets a 5% handling fee (something with which we have a lot of experience).

These animals can also provide a steady supply for the export of grass-fed animals/carcasses to the Middle East. We would utilise the expertise of Afrivet Business Management and Afrivet Training Services to do this work under our guidance. The economic impact would be massive for all. Capital just lying there unutilised is R15 billion, and it can be easily quadrupled to almost R50 billion (> 2,5 billion US\$) with little difficulty. The impact is food security, economic/financial security, forex income, and economic development of the area while a sizable profit is made. See Appendix 3



Inkwenkwezi Eco-Estate



To develop a premium, self-sustaining coastal residential estate that blends modern eco-living with African bushveld charm. The estate spans 250 hectares, featuring up to 396 privately owned plots within a secure game-fenced community, interwoven with walking trails, small game, and indigenous forest preservation. The estate prioritizes green infrastructure: solar energy, rainwater harvesting, and low-impact architecture—making it a flagship model of sustainable living on South Africa's Wild Coast.



Inkwenkwezi Commercial



To establish a strategically located commercial hub catering to the rising demand from affluent households and tourism-driven traffic. Anchored by national retail brands and lifestyle services, the centre will include a fuel station, medical suites, artisan markets, and local craft outlets. Located near the N2 and within reach of nearby estates, the commercial node will be a catalyst for economic inclusion and job creation in the Eastern Cape.

Inkwenkwezi Lodge & Safari



To repurpose the existing Umnenga Lodge into a boutique-style hospitality venue and later transition it into a high-end retirement and wellness sanctuary. The transformation will preserve the charm of its bush-meets-beach design while integrating healthcare access, a botanical garden, and serene walking trails. This facility will serve as a lifestyle retreat for senior residents seeking tranquility, safety, and proximity to nature.

To position the 3,500-hectare Inkwenkwezi Game Reserve as a premier, malaria-free Big Five safari destination within minutes of the Indian Ocean. With unique access to both bush and beach, the reserve offers an unmatched dual ecosystem experience. Expansion plans include tunnels for wildlife movement between the reserve and Eco-Estate, enhancing guest interaction with nature while upholding the highest conservation standards.



Inkwenkwezi Hotel & Tourism

To develop a luxury seafront hotel catering to international tourists, cruise travelers, and regional visitors seeking premium accommodation on the Eastern Cape's Wild Coast. Designed with local aesthetics and global comfort standards, the hotel will include spa and wellness offerings, panoramic ocean views, and serve as a launchpad for marine excursions and cultural exploration.

To integrate wildlife, marine, heritage, and adventure tourism into a seamless offering, turning the Wild Coast into a year-round destination. Offerings will include safari drives, marine safaris (Big 7), cultural tours, forest walks, horse riding, and culinary experiences rooted in the Eastern Cape's indigenous and settler legacies. A Saudi-South Africa tourism initiative is envisioned to drive inbound travel partnerships, leveraging direct cruise ship and air access via East London.

Inkwenkwezi Retirement Village



To create a safe, connected, and dignified aging experience rooted in nature and wellness. Designed for self-sufficient retirees, the village will offer medical support services, mobility infrastructure, and community amenities. It will appeal to both South African and international retirees seeking climate-friendly, affordable, and peaceful coastal living.

To deliver holistic residential development from mid-income housing to high-end lifestyle estates, integrating social housing, retirement living, and smart eco-homes. All developments will align with sustainability, security, and smart infrastructure principles, supporting inclusive growth while capitalizing on the East London urban sprawl and migration of high-net-worth individuals to the coastal corridor.

Inkwenkwezi Real Estate



**You receive the future by building it, a
brick and step at a time**





Eastern Cape “**Wild Coast**”

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