

CATALYTIC PROJECTS SUMMARY FACT SHEET



human settlements
Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA



PROJECT NAME

Baken Park Ext 5,6, and 7

LOCALITY MAP



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PROJECT NAME	Baken Park Ext 5,6, and 7	LAND CONDITION	Greenfield
DEVELOPER	Province		
PROVINCE	Free State	MUNICIPALITY	Dihlabeng Local Municipality
PROJECT DESCRIPTION	<p>The Dihlabeng Municipality made land available to Emendo Inc., appointed as the Turnkey Developer for the development of the mixed housing development to address the housing shortage of the area.</p> <p>This integrated mixed housing development, comprising of Baken Park Extension 5, 6 and 7 as well as Baken City, is a greenfields, infill development which will integrate the historically separated areas outlaying surrounding areas of Bohlokong and Baken Park with the Bethlehem town.</p> <p>The development is expected to yield in excess of 5,110 housing units opportunities for the benefit of the local community. Provision has been made for mixed housing typologies such as BNG, FLISP, Social Housing and Open Market. The development offers a variety of other mixed use components, social and community facilities and economic.</p> <p>A link road from the development will connect into the Provincial Road, R26 and Warden road leading to Bohlokong township, town and other surrounding towns.</p> <p><i>Institutional concerns are as follows: There was a land availability agreement between council & Emendo = not legal agreement - it is void. Signed without council resolution. Council is taking Emendo to court to nullify the agreement. Legal process underway. Emendo has caused a lot of issues. The department has set a letter to the DG and CEO where they support the municipality and nullify Emendo. This project is "catalytic led by province". Process is being rectified – this is government project not Private.</i></p> <ul style="list-style-type: none"> • Extension 5 & 7 have been completed separately. • Extension is going ahead – bulk etc • Extension 6&7 – bulk water is available but bulk sewer is non-existent to cover all extensions • Bulk capacity is sufficient: bulk water is sufficient/ sewer is being upgraded / • All planning work is completed • Infrastructure wise the project is ready • Internal roads do exists – need upgrading • Planning needs to be approved still 		
MAIN ECONOMIC DRIVER(S)	<ul style="list-style-type: none"> • Agriculture (apples and maize meal), local tourism, trade sector, finance and business services, manufacturing, Frontier Casino, Bethlehem Aerodrome, Maluti TVET College, Bethlehem Hydro Electricity Facility, Regional Hospital • Commercial/retail facilities planned in these townships will attract private investors which will create more job opportunities in the area. • The construction activities will encourage and provide opportunities for local businesses. • Known as the Riemland corridor which links to the economic hub of the area around Bethlehem. • It links to the popular tourist destination Golden Gate • Dihlabeng mall has recently opened creating more job opportunities and private sector investment in the area. 		

DEVELOPMENT STATUS	Project planning and land is completed - construction of bulks and internals underway. Land ownership has been ascertained. A Number of BNG houses have been completed to date in Ext 5. Bulk water completed in Ext 5.		
NUMBER OF HOUSING OPPORTUNITIES	5110 (initially 3029 old general plan) X5=1400 X6= 186units ; (HDA) X7= 1241units (HDA) Total 2827!! (Sites not units??) Letter to HDA states 3800units!!	PROJECT DURATION	6 years
PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES	Verify total yield - high density numbers not included above	PROPOSED ADJUSTED PROJECT DURATION	6 – 10 years
ESTIMATE PROJECT DEVELOPMENT COST	R3.8 billion	POTENTIAL JOB OPPORTUNITIES	4 310