

CATALYTIC PROJECTS SUMMARY FACT SHEET



PROJECT NAME

Southern Corridor Integrated Human Settlement Programme
Phase 1: Forest Village

LOCALITY MAP



Image Stamp: CoCT 2015

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PROJECT NAME	Forest Village	LAND CONDITION	Greenfield
DEVELOPER	Western Cape Province		
PROVINCE	Western Cape	MUNICIPALITY	City of Cape Town
PROJECT DESCRIPTION	<p>Forest Village is located in Blue Downs, within the City of Cape Town's area of jurisdiction. The Blue Downs area is predominantly characterised by relatively low incomes and high population densities. The Forest Village Site is located at the north of Old Faure Road, south of Forest Drive and east of Spine road, with ease of access off the N2.</p> <p>The Forest Village Landholdings comprises Erf 1915 (excluding erf 4706), 1916 and remainder erf 1905, Blue Downs. The property is owned by the Western Cape Department of Human Settlements and has been rezoned according to the Spatial Development Framework. The first phase of housing units and serviced erven has been subdivided and the General Plan issued. The Department recently started installing bulk municipal services with the installation of internal services and the construction of top structures to commence shortly. The land is currently vacant with bulk earthworks under way.</p> <p>The project is being implemented in 3 phases, and comprises 4 820 residential opportunities:</p> <ul style="list-style-type: none"> • Phase 1: 1161 Residential Erven (995 BNG, 44 Serviced Sites, 122 FLISP Sites) • Phase 2: 1405 Residential Erven (913 BNG, 492 Serviced Sites) • Phase 3: 2254 Residential Erven (1290 BNG, 964 Serviced Sites) 		
MAIN ECONOMIC DRIVER(S)	<p>Location relative to the Blackheath Industrial Area</p> <p>Strategic site relative to Cape Town City Centre and Somerset West</p>		
DEVELOPMENT STATUS	<p>Phase 1 is under construction, with phases 2 and 3 to follow.</p> <p>There is currently a Bulk Civil and Electrical contract in place, with further contractual arrangements in varying stages of completion (pre-tender, post-tender, award, etc). LUPA approval has been obtained (with significant number of approval conditions which are being adhered to)</p> <p>70% of the General Plans have been approved</p>		
NUMBER OF HOUSING OPPORTUNITIES	<p>4 820</p> <p>3 198 BNG units</p> <p>1 500 Serviced Sites</p> <p>122 FLISP units</p>	PROJECT DURATION	5 years
PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES	Same	PROPOSED ADJUSTED PROJECT DURATION	5 years
ESTIMATE PROJECT DEVELOPMENT COST	R936 513 776	POTENTIAL JOB OPPORTUNITIES	