

CATALYTIC PROJECTS SUMMARY FACT SHEET



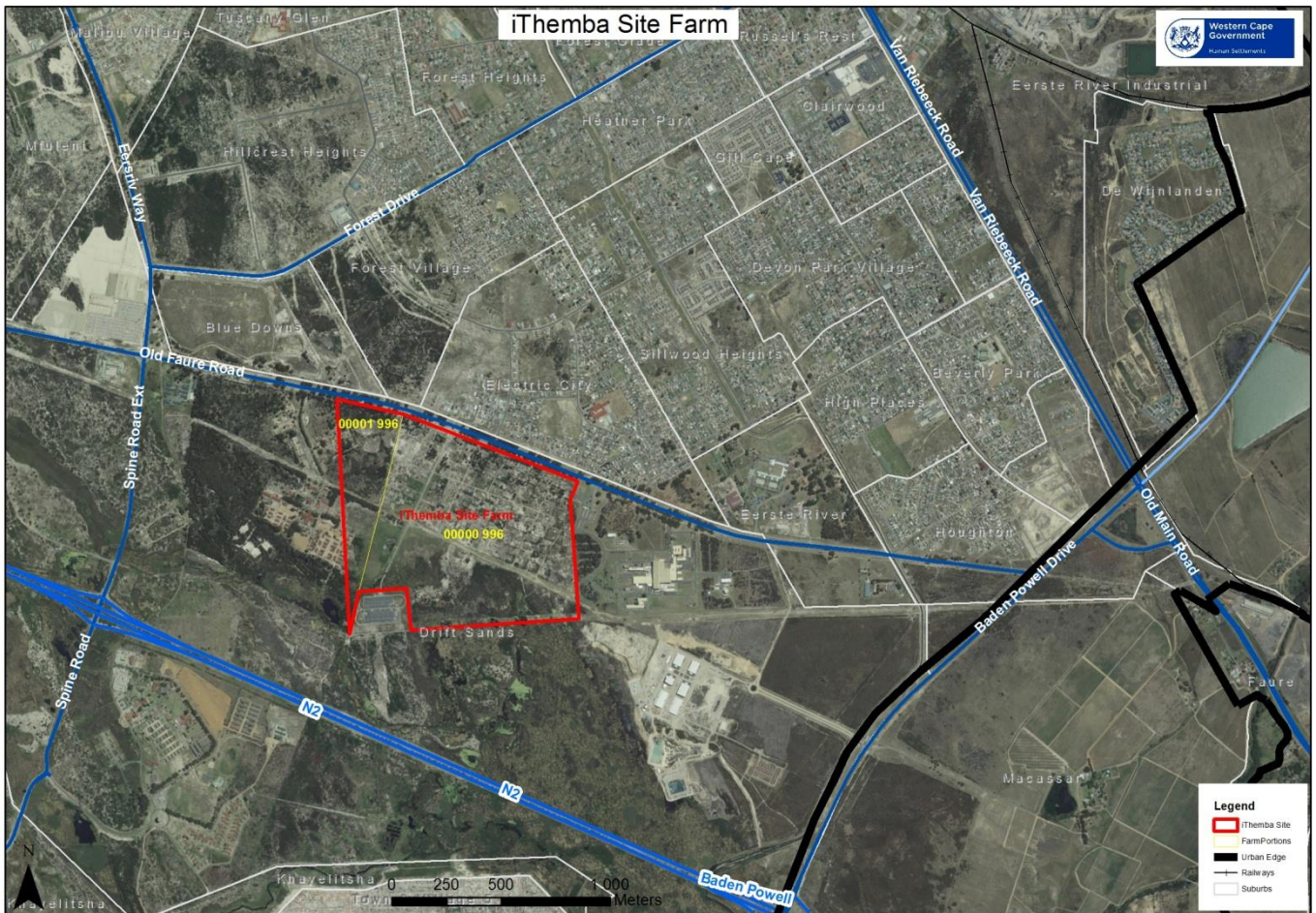
human settlements
 Department:
 Human Settlements
 REPUBLIC OF SOUTH AFRICA



PROJECT NAME

Southern Corridor Integrated Human Settlement Programme
Phase 2: Ithemba Farms

LOCALITY MAP



CATALYTIC PROJECTS SUMMARY FACT SHEET			
PROJECT NAME	Ithemba Farms	LAND CONDITION	Greenfield
DEVELOPER	Western Cape Province		
PROVINCE	Western Cape	MUNICIPALITY	City of Cape Town
PROJECT DESCRIPTION	<p>The Ithemba landholdings comprise Cape Farm 996, and measures ±72ha in extent. The site is located in the vicinity of Blue Downs and Eerste River, within the City of Cape Town's area of jurisdiction. The area is characterised by predominantly residential uses to the north, and institutional uses to the east and west. The N2 runs to the south of the land. The site is accessed of Old Faure Road to the north, and is in close proximity to the Forest Village Development.</p> <p>The site is well located in relation to public transport along Old Faure and Spine Roads, work opportunities and regional community facilities.</p> <p>The land is currently occupied by a number of informal, illegal small-scale farmers, as well as a large wetland area along the southern portion of the site. The wetland area is severely degraded due to illegal dumping. A comprehensive Rehabilitation Plan have been put in place to rehabilitate the wetland area, and will be implemented as part of the project. The project is currently in its detailed planning stages.</p> <p>The project will provide 2 300 housing opportunities, comprising BNG, serviced sites and FLISP opportunities. This will be coupled with other urban land uses, including commercial opportunities and community facilities like schools, churches, crèches, etc.</p> <p>The Western Cape Department of Human Settlements is liaising with National Department of Public Works, who owns an additional, vacant portion of land directly adjacent to the Ithemba landholding. This could be developed as a second phase for this development in future. The detailed planning of Phase 1 will allow for the future extension of the development to this portion of land.</p>		
MAIN ECONOMIC DRIVER(S)	<p>Location relative to the Blackheath Industrial Area Strategic site relative to Cape Town City Centre and Somerset West Located along a public transport route</p>		
DEVELOPMENT STATUS	Currently in the detailed planning stages, with both the LUPA and NEMA approvals expected in 2017.		
NUMBER OF HOUSING OPPORTUNITIES	2 300 (Exact number of opportunities and breakdown of typologies to be determined during detailed design).	PROJECT DURATION	4 years
PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES	Same	PROPOSED ADJUSTED PROJECT DURATION	5 years
ESTIMATE PROJECT DEVELOPMENT COST	R460 000 000	POTENTIAL JOB OPPORTUNITIES	Construction Phase Commercial and Community land uses