

# CATALYTIC PROJECTS SUMMARY FACT SHEET



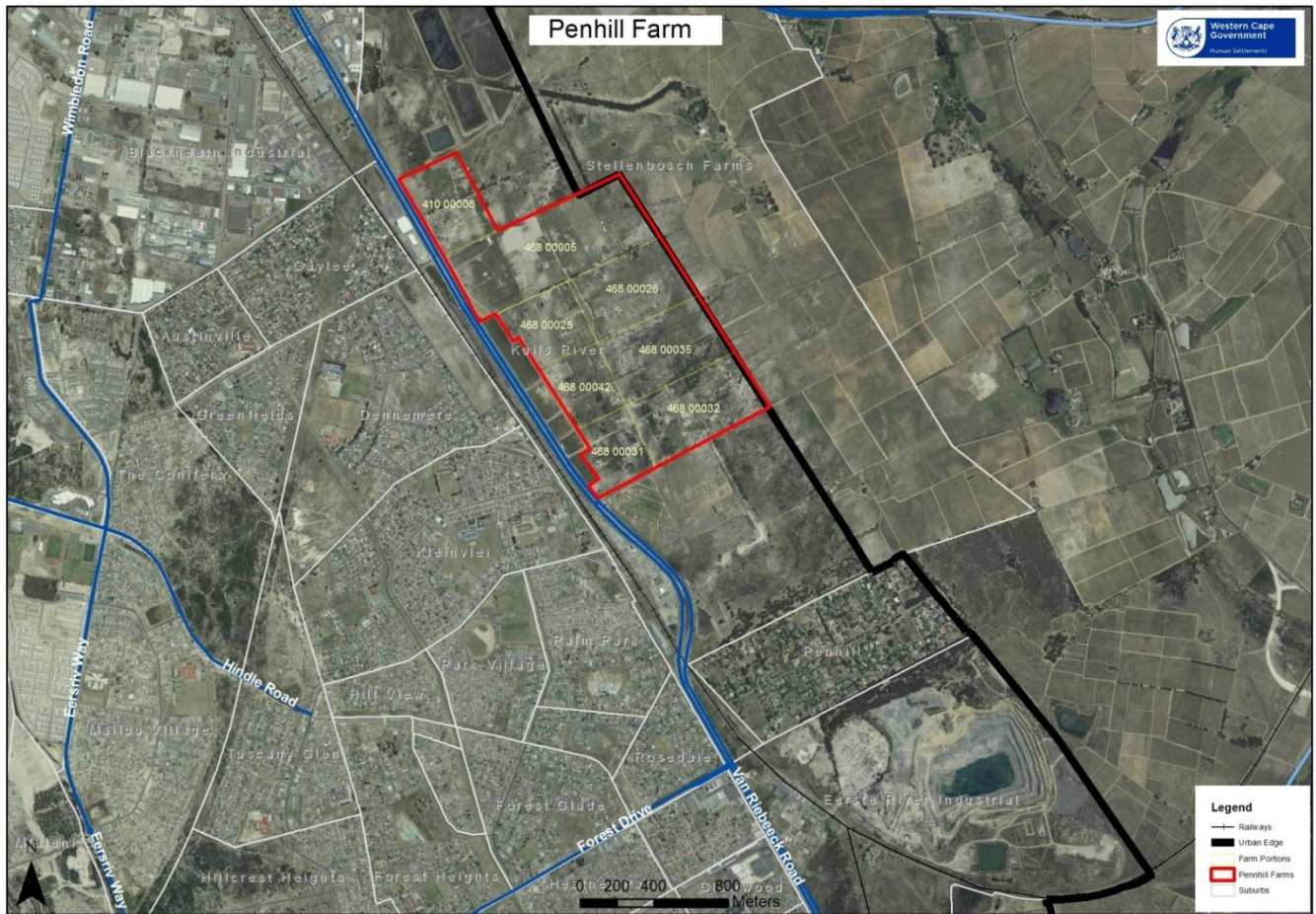
human settlements  
 Department:  
 Human Settlements  
 REPUBLIC OF SOUTH AFRICA



## PROJECT NAME

Southern Corridor Integrated Human Settlement Programme  
**Phase 3: Penhill Farms**

## LOCALITY MAP



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<b>PROJECT NAME</b>	Penhill Farms	<b>LAND CONDITION</b>	Greenfield
<b>DEVELOPER</b>	Western Cape Province		
<b>PROVINCE</b>	Western Cape	<b>MUNICIPALITY</b>	City of Cape Town
<b>PROJECT DESCRIPTION</b>	<p>The Penhill Farms landholdings, comprises the following land units, which measure ±200ha in total:</p> <ul style="list-style-type: none"> <li>• Portion 3 Farm 410,</li> <li>• Portion 8 Farm 410,</li> <li>• Portion 5 Farm 468,</li> <li>• Portion 25 Farm 468,</li> <li>• Portion 26 Farm 468,</li> <li>• Portion 31 Farm 468,</li> <li>• Portion 32 Farm 468,</li> <li>• Portion 35 Farm 468,</li> <li>• Portion 36 Farm 468, and</li> <li>• Portion 42 Farm 468</li> </ul> <p>The land, owned by the Provincial Department of Human Settlements, represents the largest government owned landholdings in the City of Cape Town, available for a fully integrated human settlement development.</p> <p>The Penhill landholding is located in the vicinity of Eerste River and the Blackheath Industrial area. The site borders Van Riebeeck Road, a public transport route, and the eastern railway line to the south and the Stellenbosch Municipal area to the north. The area is characterised by predominantly medium to low density residential areas to the south and east, a high intensity industrial area to the west, and the fertile Stellenbosch agricultural area to the north.</p> <p>The land is currently occupied by a number of informal, illegal small-scale farmers. A 40ha portion of the development site will be set aside to accommodate these farmers, as well as the illegal farmers on the Ithemba land that will be relocated here into a consolidated and properly managed agricultural precinct. It is proposed to development ± 8 000 residential opportunities, comprising BNG, serviced sites, FLISP, Social / CRU and market opportunities, coupled with extensive non-residential uses, including commercial, community and even small-scale industrial opportunities. Suitable interfaces between the agricultural component of the development, and the urban land uses proposed will be implemented.</p> <p>The project is currently in its planning stages, with a Conceptual Development Framework due in December 2016. The detailed planning stages will commence in January 2017, with LUPA and NEMA approvals expected in late 2017. Significant social facilities will be required to achieve an integrated human settlement, such as educational facilities, health facilities, sports and recreation and others, all of which are being planned.</p>		