

CATALYTIC PROJECTS SUMMARY FACT SHEET



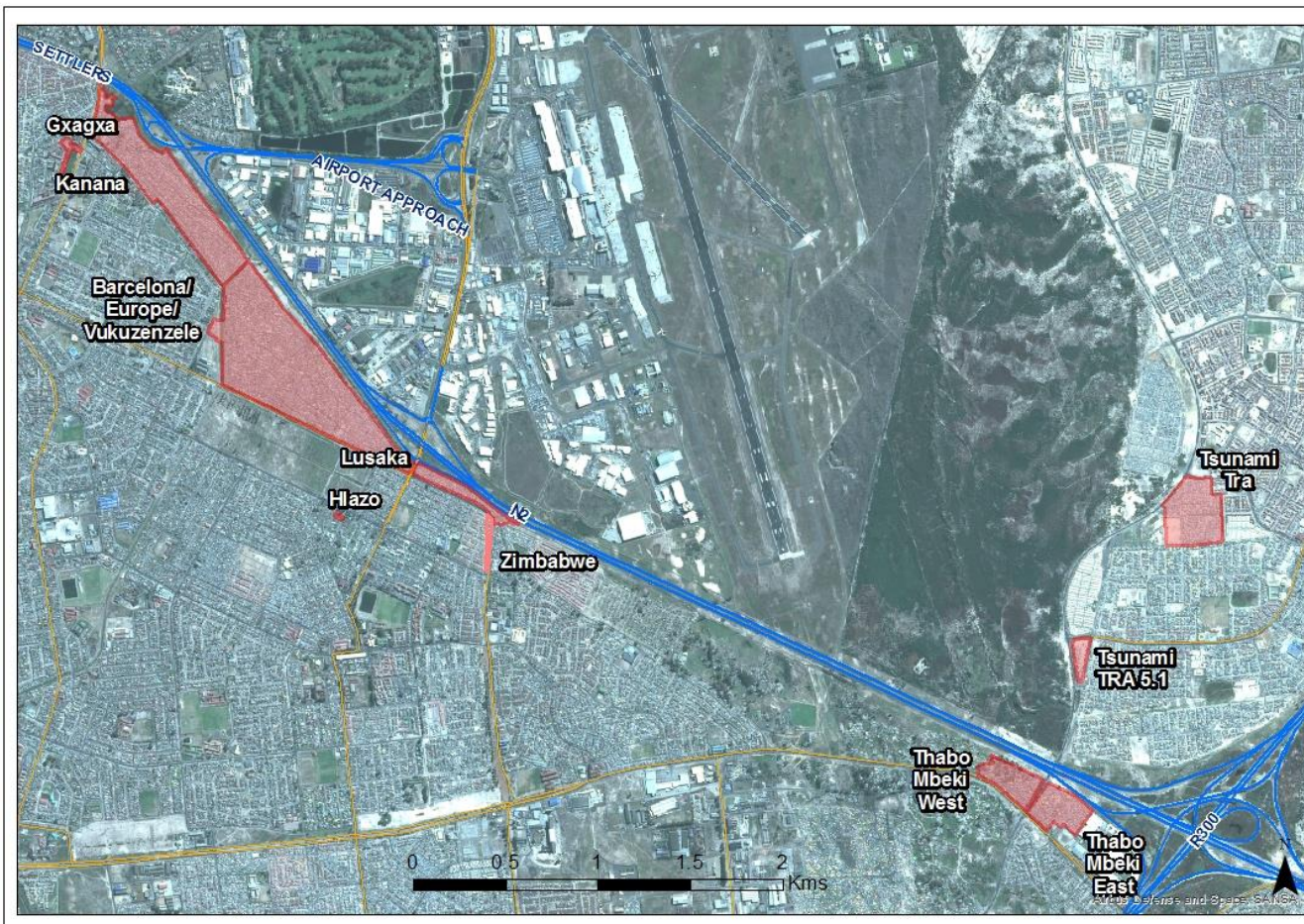
human settlements
Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA



PROJECT NAME

Southern Corridor Integrated Human Settlement Programme
Phase 4A: Airport Informal Settlement Precinct Project

LOCALITY MAP



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PROJECT NAME	Airport Informal Settlement Precinct	LAND CONDITION	Informal Settlement Redevelopment
DEVELOPER	Western Cape Province		
PROVINCE	Western Cape	MUNICIPALITY	City of Cape Town

The Airport Informal Settlement Precinct comprises 10 informal settlements in the vicinity of the Cape Town International Airport. These settlements are known as the oldest and most underserved communities in the Cape Metropole:

Informal Settlement Name	Erf Number
GxaGxa	301 & 302 Gugulethu
Kanana	477 Gugulethu
	518 Gugulethu
	804 Gugulethu
Barcelona	477 Gugulethu
Europe	477 Gugulethu
Vukuzenzele	113276 Cape Town
Lusaka (incl. infills)	113276 Cape Town
	160010 (Ptn of Erf 113276)
	Cape Town
	13042 Nyanga
	13118 Nyanga
Zimbabwe	13119 Nyanga
	13332 Nyanga
Zimbabwe	Portion 2 Farm 2849
Hlazo Village	Remainder Farm 2859
Thabo Mbeki	Cape Farm 511-1 RE
	Cape Farm 598
	Cape Farm 598-2 RE
	113160 Cape Town
Tsunami	Erf 1 Delft
	Portion of Cape Farm 544 Portion 2

PROJECT DESCRIPTION

The land portions comprising the different informal settlements are owned by the Western Cape Department of Human Settlements and the City of Cape Town. Both parties are in the process of entering into a Land Availability Agreement to allow the Department to undertake these projects on behalf of the City of Cape Town. The Draft Land Availability Agreement has been completed and will be finalised soon.

All these land portions are currently fully occupied by high density informal settlements, as well as certain historic TRA units, developed as decanting sites for the N2 Gateway Project. These informal settlements have very limited access to basic services.

In total, these informal settlements currently accommodate approximately 14 400 households on ±90ha of land. This represents a current density of approximately 160du/ha. It is envisaged that 7400 families could be accommodated on the land in formal housing options varying from BNG housing, CRU Housing and Social Housing with a specific focus on high density i.e. 120 units and above per hectare. The exact housing mix will be determined once the results of the Household Enumeration Study become available. The project sites are fully occupied by informal structures.

	<p>Large portions of the Kanana, Barcelona, Europe and Vukuzenzele informal settlements are constructed on a historic dump site, which calls for innovative environmental, engineering and constructions measures to unlock this land for development and to ensure that it is utilised to its maximum potential.</p> <p>Future height restrictions may be imposed on buildings to be developed in these precincts, but this will only be revealed after detailed geotechnical investigations, which are currently underway. In addition, stormwater management restrictions may be imposed due to the fact that the landfill site will be capped, which will have to remain impermeable as a measure to prevent possible leakages into groundwater. The Zimbabwe Informal Settlement is located within the future Borcherd's Quarry Road reserve and the entire settlement will have to be relocated to the suitable development areas within the Airport Precinct, or other suitable development sites (greenfield development).</p> <p>Thabo Mbeki and portions of the Tsunami informal settlement are located within the noise corridor of the Cape Town International Airport, making it unsuitable to be redeveloped for residential purposes without implementing several noise mitigation measures. Alternative land portions, i.e. the Greenfield development sites are required as decanting sites for this development, as the current densities cannot be sustained within these settlements and/or certain portions of these settlements cannot be redeveloped for residential purposes. The aim is however to maximise the number of opportunities accommodated on site and to limit relocation where possible.</p> <p>The remaining households that cannot be accommodated on the site will be relocated to the Greenfield Development projects, all of which will commence with implementation prior to the start of implementation within this precinct. The relocation of the excess households is required to unlock the development of these land portions. The project is currently in its conceptual stages with detailed planning and the necessary statutory processes to commence early in 2017. It is estimated that the construction of the project will commence in the 2018/19 financial year, once housing opportunities are completed at the greenfield development sites and the relocation of households from these settlements commence. LUPA and NEMA approvals are expected in early 2018.</p>		
MAIN ECONOMIC DRIVER(S)	Strategic location relative to Cape Town CBD, Cape Town International Airport, immediately adjacent to N2, ease of access to rest of metropole. Located along a public transport and main vehicular routes. Opportunity to offset development and rehabilitation costs by accommodating non-residential uses on portions of the site		
DEVELOPMENT STATUS	Currently in the conceptual planning stages, with detailed planning to commence in early January. Both the LUPA and NEMA approvals expected in early 2018.		
NUMBER OF HOUSING OPPORTUNITIES	7 400 (Exact number of opportunities and breakdown of typologies to be determined during detailed design. Dependent of rehabilitation of landfill site).	PROJECT DURATION	5 years
PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES	Same	PROPOSED ADJUSTED PROJECT DURATION	5 years
ESTIMATE PROJECT DEVELOPMENT COST	R2 480 000 000	POTENTIAL JOB OPPORTUNITIES	Construction Phase Commercial, Community and Agricultural land uses