

CATALYTIC PROJECTS SUMMARY FACT SHEET



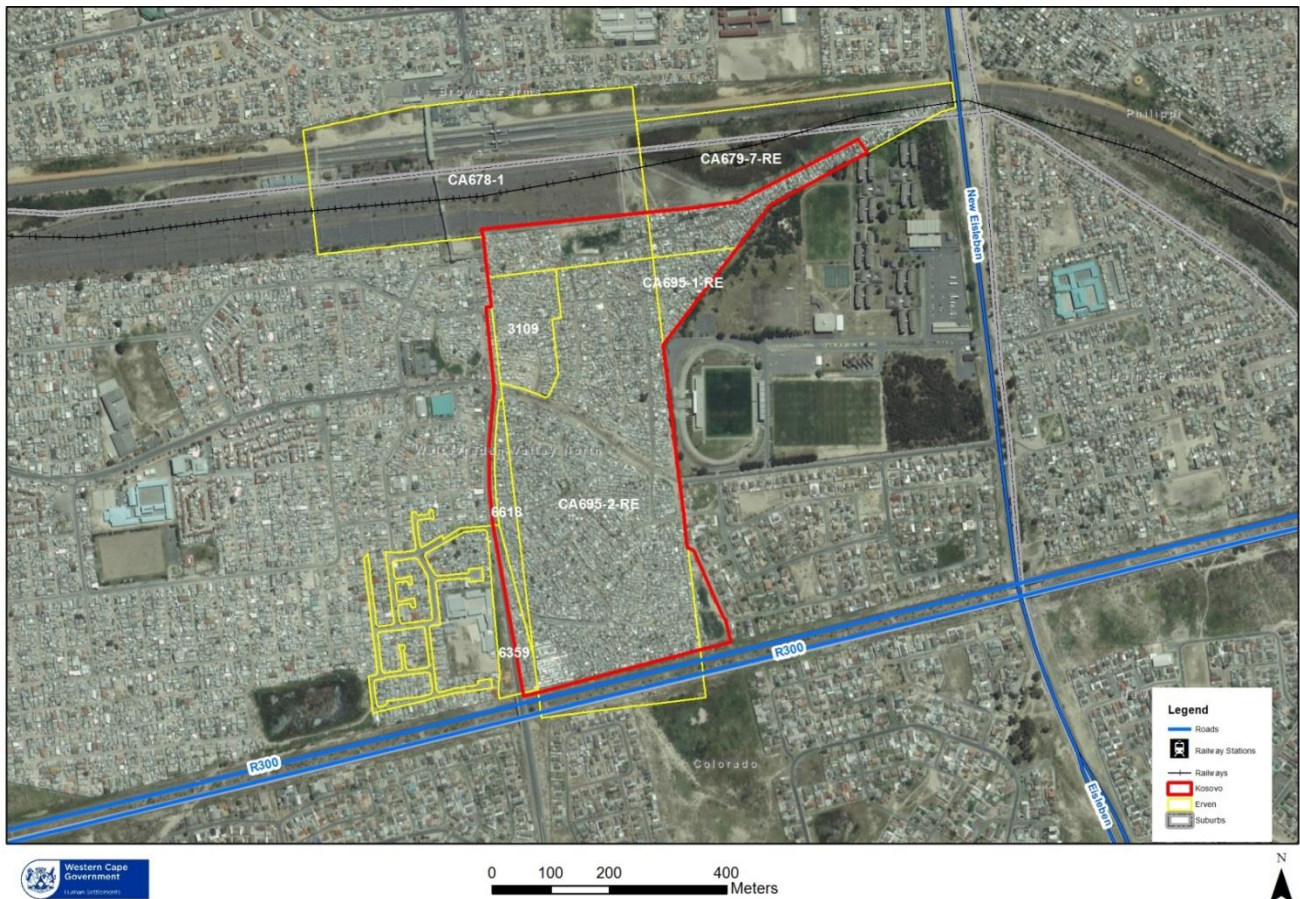
human settlements
Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA



PROJECT NAME

Southern Corridor Integrated Human Settlement Programme
Phase 4B: Kosovo Informal Settlement Project

LOCALITY MAP



CATALYTIC PROJECTS SUMMARY FACT SHEET			
PROJECT NAME	Kosovo Informal Settlement	LAND CONDITION	Informal Settlement Redevelopment
DEVELOPER	Western Cape Province		
PROVINCE	Western Cape	MUNICIPALITY	City of Cape Town
PROJECT DESCRIPTION	<p>The Kosovo informal settlement consists of a consolidated area of several erven in the Philippi area. It is located north of the R300 and immediately west of the Philippi Police Academy. The properties are close to the R300 / Jakes Gerwel Drive (M7) intersection and immediately adjacent to the Philippi Station, making it ideal for Transit Oriented Development.</p> <p>The following erven comprises the informal settlement:</p> <ul style="list-style-type: none"> • Portion 1 (RE) of Farm 695, • Portion 2 of Farm 695, • Portion 1 of Farm 678 • Portion 7 of Farm 679 • Erf 1374 Philippi • Erf 3109 Philippi • Erf 3108 Philippi • Erf 3110 Philippi • Erf 6359 Philippi • Erf 6462 Philippi • Erf 6618 Philippi <p>The above land parcels are owned by the City of Cape Town, Provincial Government Western Cape, the SANRAL, SAPS and private ownership. The City of Cape Town owned land is being made available to the Department of Human Settlements through a Land Availability Agreement, and negotiations are underway with the other landowners in the precinct to secure these land portions for development.</p> <p>The land use on the Kosovo sites is predominantly residential in nature, a high density informal settlement with limited access to basic services. The surrounding area, which is predominantly residential in nature, is mainly zoned as Single Residential 2 (Incremental housing). The incremental zoning allows for a less formal building typology.</p> <p>The Kosovo Informal Settlement currently comprises approximately 6500 households on 21.4ha of land. This represents a density of approximately 280units/ha. The project aims to accommodate residents at the high density (although lower than current conditions) of 120units/ha. This will create approximately 2 500 units. The final town planning exercise will determine the exact number of units which can be accommodated, as well as the different housing options to be developed on the land.</p> <p>The Department and professional team appointed to undertake the development, are investigating innovative ways to utilise the different housing options, including BNG, Social Housing, CRU and FLISP options, and associated funding regimes to facilitate this project. The exact housing mix will be determined once the results of the Household Enumeration Study become available.</p> <p>The additional 4 000 families will have to be relocated to another suitable land area, i.e. the greenfield development projects. Alternative land portions, i.e. the Greenfield</p>		

	<p>development sites are required as decanting sites for this development, as the current densities cannot be sustained within these settlements. The aim is however to maximise the number of opportunities accommodated on site and to limit relocation where possible.</p> <p>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.</p> <p>LUPA and NEMA approvals are expected in 2018.</p>		
MAIN ECONOMIC DRIVER(S)	Strategic location relative to the Philippi Horticultural Area, Cape Town CBD and the remainder of Metropole. Located along a public transport and main vehicular routes. Opportunity to offset development 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	2 500 (Exact number of opportunities and breakdown of typologies to be determined during detailed design).	PROJECT DURATION	5 years
PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES	Same	PROPOSED ADJUSTED PROJECT DURATION	5 years
ESTIMATE PROJECT DEVELOPMENT COST	R500 000 000	POTENTIAL JOB OPPORTUNITIES	Construction Phase Commercial, Community and Agricultural land uses