

CATALYTIC PROJECTS SUMMARY FACT SHEET



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 Human Settlements
 REPUBLIC OF SOUTH AFRICA

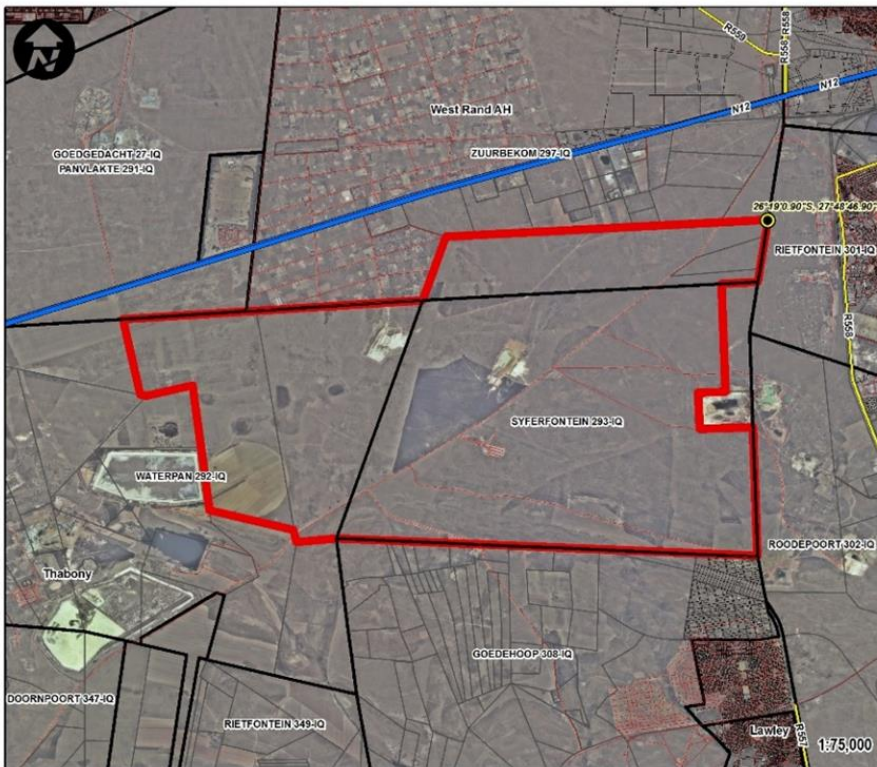


PROJECT NAME

Syferfontein

LOCALITY MAP

SYFERFONTEIN MIXED HOUSING DEVELOPMENT



Property Description: Remaining extent of the farm Syferfontein 293-IQ, Portion 1 and Portion 32 of the farm Waterpan 292-IQ and the Remaining extent of Portion 1 and Portion 2 (Portion of Portion 1) of the farm Zuurbekom 297-IQ

LOCALITY

Province: Gauteng
 District: West Rand
 Municipality: Westonaria

LOCALITY PLAN



LEGEND

- Rivers
- Major Roads
- Main Roads
- Roads
- Railways
- Parent Farm
- Farm Portion
- Erf
- Project Site
- Coordinates



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PROJECT NAME	Syferfontein	LAND CONDITION	Greenfield
DEVELOPER	Gauteng Province		
PROVINCE	Gauteng	MUNICIPALITY	Westonaria
PROJECT DESCRIPTION	<p>The land development area is located in the south-western extents of Gauteng Province, to the west of the N1 and south of the N12 freeways. It forms part of a cluster of predominantly residential developments including Kagiso, Leratong, Lufhereng, Soweto, Protea Glen, Lenasia, Lawley, Ennerdale, Orange Farm, Evaton and Sebokeng, most of which are part of the City of Johannesburg.</p> <p>The project is located within the jurisdiction of Westonaria Local Municipality, more specifically to the south of Bekkersdal settlement.</p> <p>The objective of Syferfontein Mixed Housing Development is to create a new city in Westonaria that provides for a sustainable mixed use, mixed income and mixed density city with capacity for 60 128 housing opportunities. The development will cater for the population growth and influx experienced in the West Rand and south Gauteng, and enhance integration between Westonaria and the City of Johannesburg(CoJ).</p> <p>The development is regarded as an economic intervention in the area because it will draw economic activities to an area with current lack of infrastructure and services. The bulk of the development will comprise of medium to higher density residential development, and supplemented with a comprehensive range of community facilities, retail, commercial and even light industrial activity.</p> <p>Even though the development area is located wholly within Westonaria Local Municipality, four of the properties are registered in the name of the City of Johannesburg Metropolitan Municipality. A Power of Attorney is required from the CoJ to unlock the commencement of the project.</p> <p>One land parcel is owned by the National Government of Republic of South Africa and managed by Department of Public Works. The land parcels are currently not secured and available for development by Gauteng Department of Human Settlements.</p>		
MAIN ECONOMIC DRIVER(S)	Mining		
DEVELOPMENT STATUS	Still in pre - planning stage		
NUMBER OF HOUSING OPPORTUNITIES	60 120	PROJECT DURATION	15 – 20 years
PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES	TBC	PROPOSED ADJUSTED PROJECT DURATION	20 -40 years
ESTIMATE PROJECT DEVELOPMENT COST	R9,440,737,168.00	POTENTIAL JOB OPPORTUNITIES	23 602