

PARLIAMENT OF THE PROVINCE OF THE WESTERN CAPE

QUESTION FOR WRITTEN REPLY

FRIDAY, 22 AUGUST 2025

11. Mr D J Wessels to ask Mr T A Simmers, Minister of Infrastructure:

- (1) (a) Which underutilised state-owned assets in the province have been identified for potential housing development, including their (i) locations, (ii) sizes and (iii) current status in the planning or development pipeline and (b) for each of these assets, (i) what is the projected number of housing units that could be delivered and (ii) what time frames have been established for their release or development;
- (2) whether his Department has engaged with the national government to identify buildings or land parcels in the national domain for housing purposes; if so, (a) which assets have been earmarked and (b) what steps have been taken to fast track their release for housing;
- (3) whether there are any current obstacles or delays affecting the utilisation of these provincial or national assets for housing; if so, what measures is his Department taking to address them;
- (4) how does his Department plan to integrate the utilisation of these assets into its broader housing delivery strategy for the province?

RESPONSE:

- (1) (a)(i)(ii)(iii)(b)(i)(ii) The below list of provincial government owned land has been identified for potential housing development:

(a) Name of development	(a)(i) location	(a)(ii) size	(a)(iii) current planning/ development status	(b)(i) projected yield	(b)(ii) time frame for their release
Ithemba	Blue Downs	72 ha	All planning processes are completed and all development rights are in place. The implementation of the first phase has commenced.	2400 BNG units	5-year development program, subphases to commence when all occupants have been relocated

(a) Name of development	(a)(i) location	(a)(ii) size	(a)(iii) current planning/ development status	(b)(i) projected yield	(b)(ii) time frame for their release
Penhill	Welmoed	200 ha	Environmental Authorisation and overall rezoning to Subdivisional Area in place.	Phase 1: 3 297 opportunities (BNG and	Phase 1: 5-year construction period.

(a) Name of development	(a)(i) location	(a)(ii) size	(a)(iii) current planning/ development status	(b)(i) projected yield	(b)(ii) time frame for their release
			Phase 1, all Land Use Management approvals are in place. A Contractor has been appointed, and site clearance and bulk earthworks are underway. Phase 2 detailed planning and subdivision to run parallel to Phase 1 implementation.	Affordable Housing) Phase 2: ±6 000 BNG and Affordable housing opportunities The Total number of opportunities: ±10 000	Overall completion: Phase 1 and 2 envisaged to be completed in 10 years.
Amandel Place	Belhar	2.5644ha	Enablement phase, waiting for MPT meeting date	Concept: 326 units	Development tender anticipated September 2026
15 on Hector (Erf6482, Lotus River)	Lotus River	5.12ha	Enablement phase, statutory applications to be submitted soon for public comment (BAR + LUM)	Concept: 318 units	BNG units – handover to Branch: HS for implementation anticipated December 2026
353 on Main	Sea Point	1.7ha	Enablement phase, statutory applications to be submitted soon for public comment (HIA + LUM)	Concept: 481 units 252 social housing 229 open market (Subject to change as informed by various impact assessments and financial feasibility assessments).	Development rights anticipated December 2026 Development tender March 2027
Hout Bay	Hout Bay	7.955ha	Pre-Enablement phase	Too early to determine	2028
PPTL	Foreshore	0,6690ha	Implementation phase – pre-disposal processes	Concept: 120 affordable housing units	Development tender anticipated December 2025
Leeuloop	CBD	2,881m ²	Procurement phase – bid evaluation	Concept: 831 units comprising 341 social housing	Advertised April 2025

(a) Name of development	(a)(i) location	(a)(ii) size	(a)(iii) current planning/ development status	(b)(i) projected yield	(b)(ii) time frame for their release
Founders Garden	CBD	21,916m ²	Procurement phase – bid advertisement	Concept: 2339 units comprising 1178 social housing	Advertised July 2025
Oude Molen Precinct	Observatory	13.15ha	Enablement phase, statutory applications to be submitted soon for public comment (HIA + LUM)	Concept: 1 364 units (34% affordable)	Development rights anticipated January 2027 Development tender March 2027

- (2) (a) The below list of national state-owned land has been identified for housing development purposes by Municipalities and the Province:

Property Description	Extent (ha)	Requested by: Municipality/ Province	Comments
Erf 6411, Wellington	0,8614	Drakenstein	
Erf 6412, Wellington	2,68	Drakenstein	
Portion of Erf 12608, Paarl	N/A	Drakenstein	
Erf 848, Paarl	N/A	Drakenstein	
Farm 313/4, Caledon	11,76	Theewaterskloof	
RE/Farm 295, Caledon	385,4454 (requested 70 ha)	Theewaterskloof	
Erf 4233, Grabouw	132,1686	Theewaterskloof	
Erf 4237, Grabouw (consolidated creating Erf 4240)	27,4891	Theewaterskloof	released 2017
Erf 7695, Caledon	N/A	Theewaterskloof	
Erf 10988, Ptn of 3648 , Saldanha	N/A	Saldanha (Diazville)	
Erf 10989, Portion of Ptn 1 Farm 284	N/A	Saldanha (Diazville)	
Erf 10992, Portion of Ptn 1 Farm 284, Malmesbury RD	N/A	Saldanha (Diazville)	
Erf 1167, Saldanha Bay	0,4462	Saldanha	
Erf 1178, Saldanha Bay	0,0991	Saldanha	
Erf 1227, Saldanha Bay	2	Saldanha	
Erf 1289 Saldanha Bay	0,1289	Saldanha	
Erf 1349 Saldanha Bay	1,1983	Saldanha	

Property Description	Extent (ha)	Requested by: Municipality/ Province	Comments
Erf 1409, Saldanha Bay	0,1983	Saldanha	
Erf 1459, Saldanha Bay	0,2975	Saldanha	
Portion of Portion 1 farm Klipvlei No. 284 Saldanha	38,93	Saldanha	
Erf 3693 Saldanha	2	Saldanha	
Ptn of Erf 3460 Saldanha	2,1201	Saldanha	not available
Erf 5021 Vredenburg	0,7824	Vredenburg	
Erf 5022 Vredenburg	1,8318	Vredenburg	
Farm 82/65 Worcester	N/A	Breede Valley (De Doorns)	
Erf 64, Kylemore	6,9272	Stellenbosch (Kylemore)	
RE/Farm Keyzersdrift No. 1158, Paarl RD	77,1294	Stellenbosch (Franschoek)	
Farm 1618, Paarl	164,5021	Stellenbosch (Franschoek)	
Portion 1 of Ptn of Farm 1339, Paarl	660,7462	Stellenbosch (LaMotte)	
Portion 1 Farm 118, Paarl	41,9017	Stellenbosch (LaMotte)	
A portion of Rem CA Farm 544	23,37	Province	
Erf 81 Tamboerskloof	8,1598	Province	not available

(b) The Department has requested the release of the land parcels by letter.

- (3) All properties vested with the Republic of South Africa, under the custodianship of the National Department of Public Works and Infrastructure, are allocated to a user department. The user department needs to confirm that they have no further use for a property before the property can be allocated to a different department. This process is unfortunately slow.
- (4) When released from the National Government, the agreed process is for the said properties to be transferred to the Housing Development Agency, after which it can be developed in consultation with the Municipality and Province.

MR TERTUIS SIMMERS

MINISTER OF INFRASTRUCTURE

DATE: