

ERF 325 PACALTSDORP - SYFERFONTEIN

PROJECT SUMMARY



Erf 325 Pacaltsdorp is a 177 hectare catalytic human settlement development in George, planned to deliver 36,500 serviced sites and top structures with mixed housing typologies, community facilities, and supporting internal and bulk services. The project is currently being re-planned to implementation ready stage under the Western Cape Department of Infrastructure's Professional Resource Team. Workstreams include updated urban design, land use planning, environmental authorisation, full civil engineering (roads, stormwater, water, sanitation), and electrical upgrades including additional transformer capacity at the Protea Substation. Environmental constraints, including CBAs, wetlands, and Garden Route Granite Fynbos, guide a compact, higher-density layout and a phased rollout of services.

PROJECT STATUS



The project is not yet construction-ready. The development is now in an advanced re-planning phase, with updated urban design, specialist inputs, engineering refinements and statutory processes underway to bring the project to full implementation readiness.

FINANCIAL NEEDS



Approximate value: R67.38 million

This is the value submitted at this time, and funding for the full development is not yet secured.

Current requirements submitted by the PRT include:

R1.98m

Preliminary
-feasibility

R8.6m

Pre-
Planning

R18.1m

Feasibility

R29.1m

Implementation
of internal services

R9.6m

Internal and
bulk electrical
design and
upgrading

These allocations cover planning, statutory approvals, engineering refinements, and early-stage infrastructure requirements.

PUBLIC/ PRIVATE SECTOR OPPORTUNITY



Erf 325 offers significant potential for public-private partnerships due to its scale and catalytic status. The public sector provides land, regulatory approvals, bulk infrastructure and subsidy instruments, while private partners can:



co fund and accelerate
internal services



develop residential
or mixed use portions



bring innovation to
delivery models



operate community or
commercial facilities

- ## TIMELINE

- Project initiation
- Concept planning and high-level feasibility
- Selected geotechnical, contour and environmental baseline studies

- Re planning and updated urban design
- Engineering design updates (civil and electrical)
- Specialist studies and environmental scoping
- Funding applications for early-stage work

- Final EIA
- LUPA approval
- General Plan finalisation
- Construction of services and top structures

The project will only proceed to procurement and construction once statutory approvals and funding are secured.