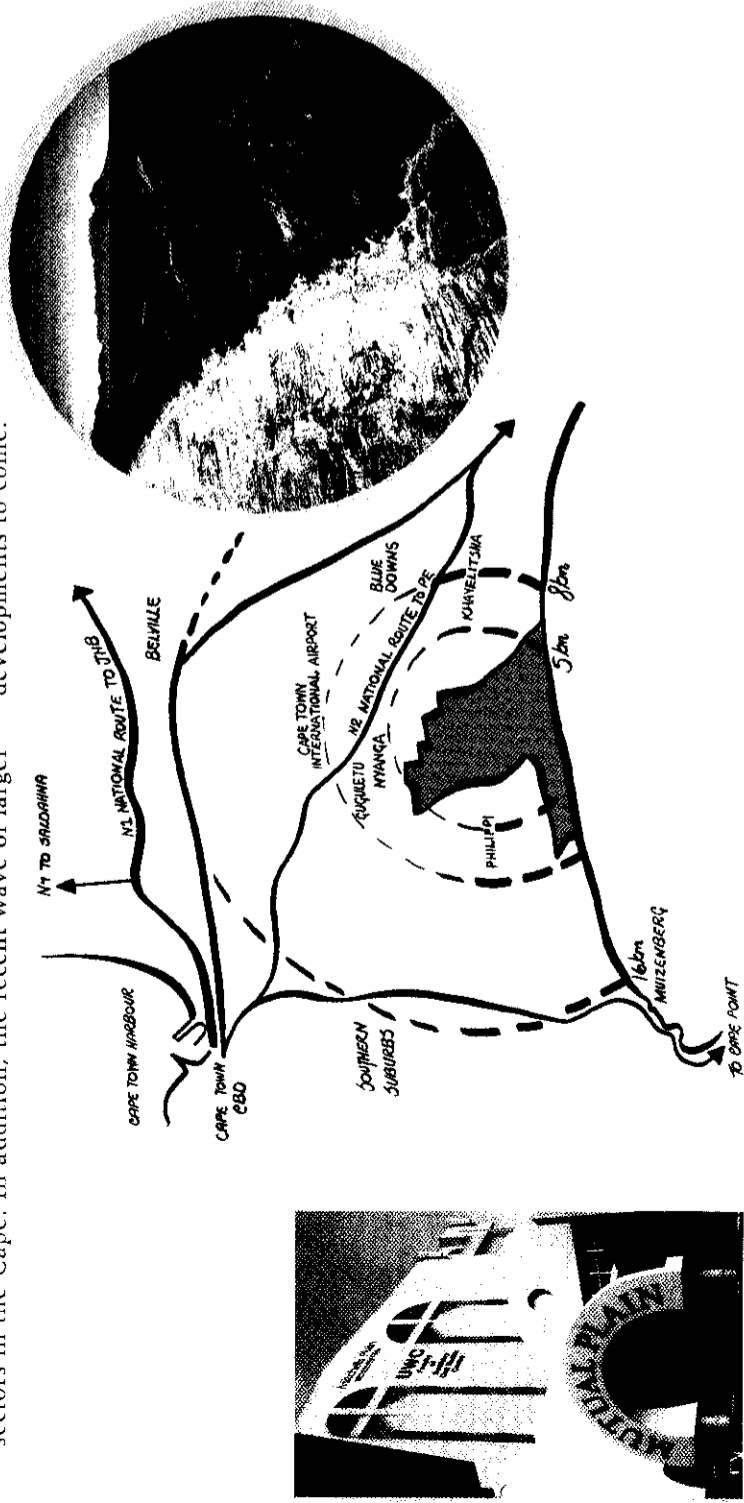


WHY INVEST IN MITCHELLS PLAIN?

With 60 000 middle-income households centrally located within the densely populated Metropolitan South-East (40% of the metropolitan population), it is not surprising that Mitchells Plain is one of the fastest growing small to medium sized business sectors in the Cape. In addition, the recent wave of larger investments such as the Health & Racquet, Spur and numerous Eight-'till-Lates confirm investor confidence. It is this growth of business confidence in Mitchells Plain that underpins the vibrancy of one of Cape Town's most dynamic township centres, and the success of the newer developments to come.



- Direct rail link from Cape Town CBD crosses Mitchells Plain with 3 stations, including the CBD hub
- Less than 10 km from Cape Town International Airport, South Africa's second largest airport and approximately 20 km from Cape Town's harbour
- Excellent links to the metropolitan highways: N2 national route, Baden Powell coastal highway, R300 link between N2 and N1 as well as Vanguard Drive link to the north-west
- Centrally located in the densely populated Metropolitan SE which holds 40% of the metropolitan population
- Close proximity to the Wetton-Lansdowne growth corridor and the Phillippi East development node just north of the R300
- Bordering Cape Town's last cohesive stretch of under-developed coastline
- Close proximity to the emerging Khayelitsha market with currently 100 000 households
- Strong entrepreneurial and artisan skills in the local community
- Commitment by the City of Cape Town to transform Mitchells Plain into a balanced and expanding suburban economy, effectively connected with other metropolitan nodes
- Broad based marketing strategy for the area

(NB This marketing brochure is part of the broader, more holistic Mitchells Plain Local Area Plan.)

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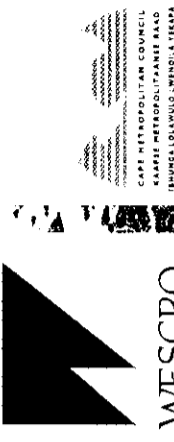
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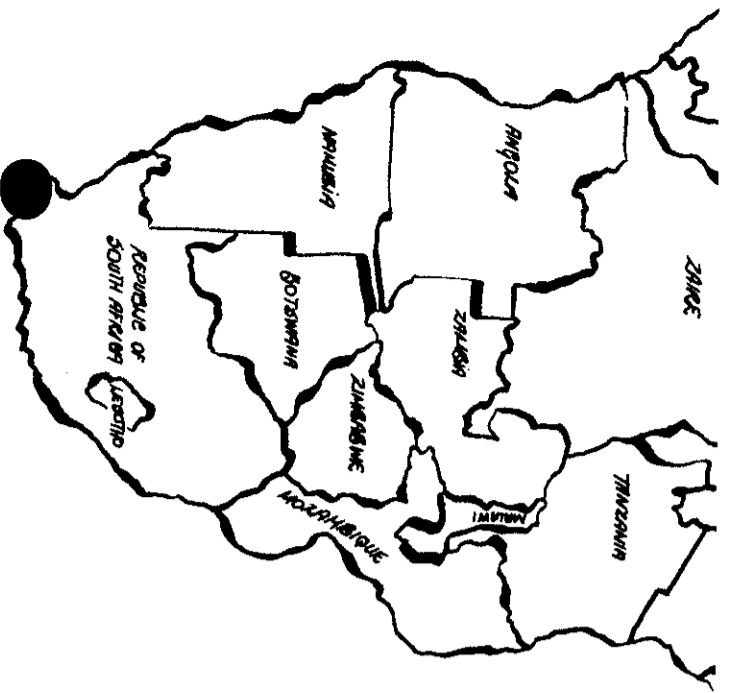
City of Cape Town - Creative Services

MITCHELLS PLAIN

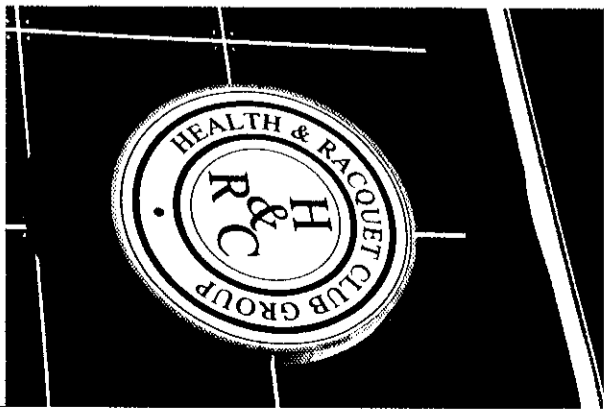
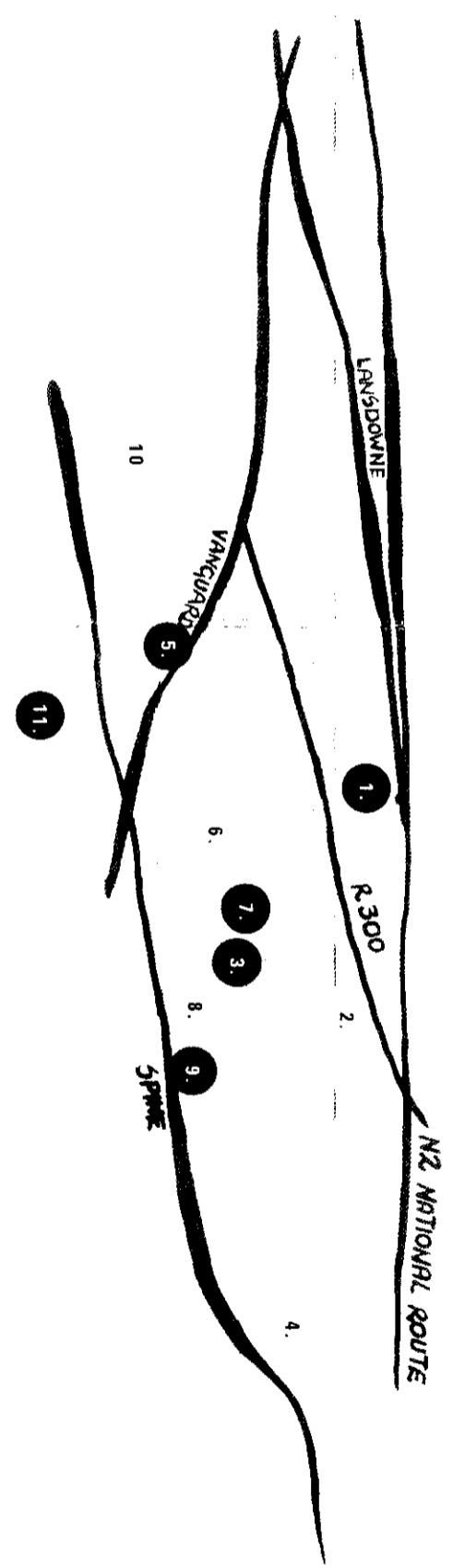


CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

CAPE METROPOLITAN COUNCIL
KAAPSTAD METROPOLITAAN RAO
MUNISIPALIDAD METROPOLITANA



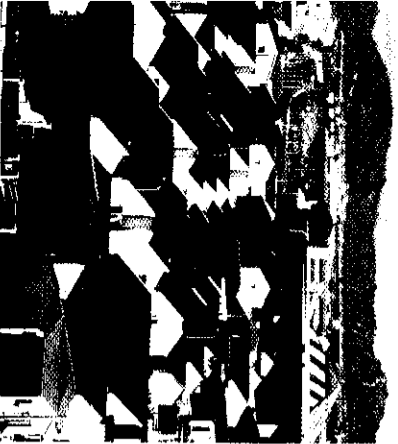
INVESTMENT ACTIVITY AND OPPORTUNITIES



was created in the mid-1970's as a new,

private housing based suburb of the Metropolitan South-East of greater Cape Town. With no industrial areas and a weak

commercial heart, this Apartheid creation initially developed as a dormitory township with poor job creation prospects. Yet, over the 25 years a residential area accommodating some 265 000 people or approximately 8% of the Cape metropolitan population, evolved into the retail heart of the Metro South-East with the potential to become one of the Cape's most dynamic investment hubs.



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PHILIPPI EAST

North of Mitchells Plain a range of large industrial, commercial and infrastructure projects linked to the Wetton-Lansdowne-Philippi Corridor project provide ample opportunities for involvement by Mitchells Plain entrepreneurs and expanding businesses. PEDL, the Philippi East Development Initiative, provides details and support for these.

AZ BERMAN AND WESPOORT DRIVES

Linking Vanguard Drive, Eisleben Rd, Merrydale Avenue, AZ Berman Drive and Swartklip Road, this northern activity axis has the potential for several intersection growth points, including the area around Lentegeur Railway Station. Hive and proposed Industrial Park.

WESTGATE MALL

This large explosives factory site will soon become available for industrial development. Located between Khayelitsha and Mitchells Plain, the area should be able to attract the necessary labour and provide space for larger industries.

MITCHELLS PLAIN INDUSTRIAL PARK

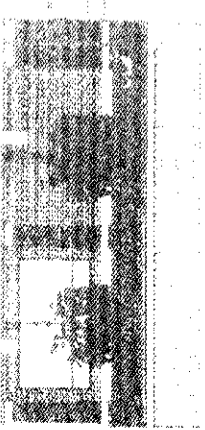
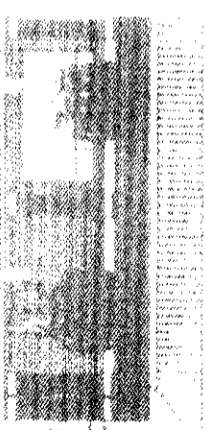
Located in one of Mitchells Plain's oldest suburbs, the Westridge amphitheatre site has been earmarked for a clustering of cultural and recreational projects. Given the energy for cultural expression within Mitchells Plain and the scarcity of appropriate facilities, this is a project rearing to get started.

SPINE ROAD

This southern activity axis links Strandfontein to the west with Khayelitsha in the east, making it a route with considerable economic potential at its intersection with other routes. Tapped, with the Strandfontein Coastal Resort being one of only a handful of recreational facilities dotted along the False Bay coastline.

FALSE BAY COASTAL PARK

The majority of the Cape Peninsula coastline has been developed to its maximum potential, making this 10 - 15 km stretch of largely under-developed coastline extremely attractive. With conservation being the top priority, plans are underway to sensitively develop the considerable recreational and tourism opportunities that exist.



SINGLE STORY