

DIDO VALLEY SIMONSTOWN



DEPARTMENT OF
LOCAL GOVERNMENT & HOUSING



BEYOND THE BRICK
FROM INSPIRATION TO IMPLEMENTATION

LOCALITY PLAN

STUDY AREA



DEPARTMENT OF
LOCAL GOVERNMENT & HOUSING



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FROM INSPIRATION TO IMPLEMENTATION

PROJECT OVERVIEW

Dido Valley north of Simonstown is a proposed mixed-use, integrated development driven by the City of Cape Town that seeks to radically challenge the NIMBY syndrome through the following:

- ❑ The restoration of the 200 residents of Luyolo Community to their land
- ❑ The provision of formal housing for 280 residents of the informal Redhill community
- ❑ The provision of affordable 'gap' housing for employed navy and professional personnel who cannot currently afford property in Simonstown
- ❑ The provision of upmarket residential accommodation on prime land to cross-subsidise the development
- ❑ The provision of shared community facilities and commercial opportunities within the development

THE BENEFICIARIES

- Subsidy housing : (560 minimum)
- Land restitution – Luyolo Community : 200 residents
- Relocation – Redhill community : 280 residents
- Housing waiting list : 80 residents
- Open market : (350)
- South African Navy personnel – employee housing allowance (R200 000)
- Open market – R350 000-R2,5m

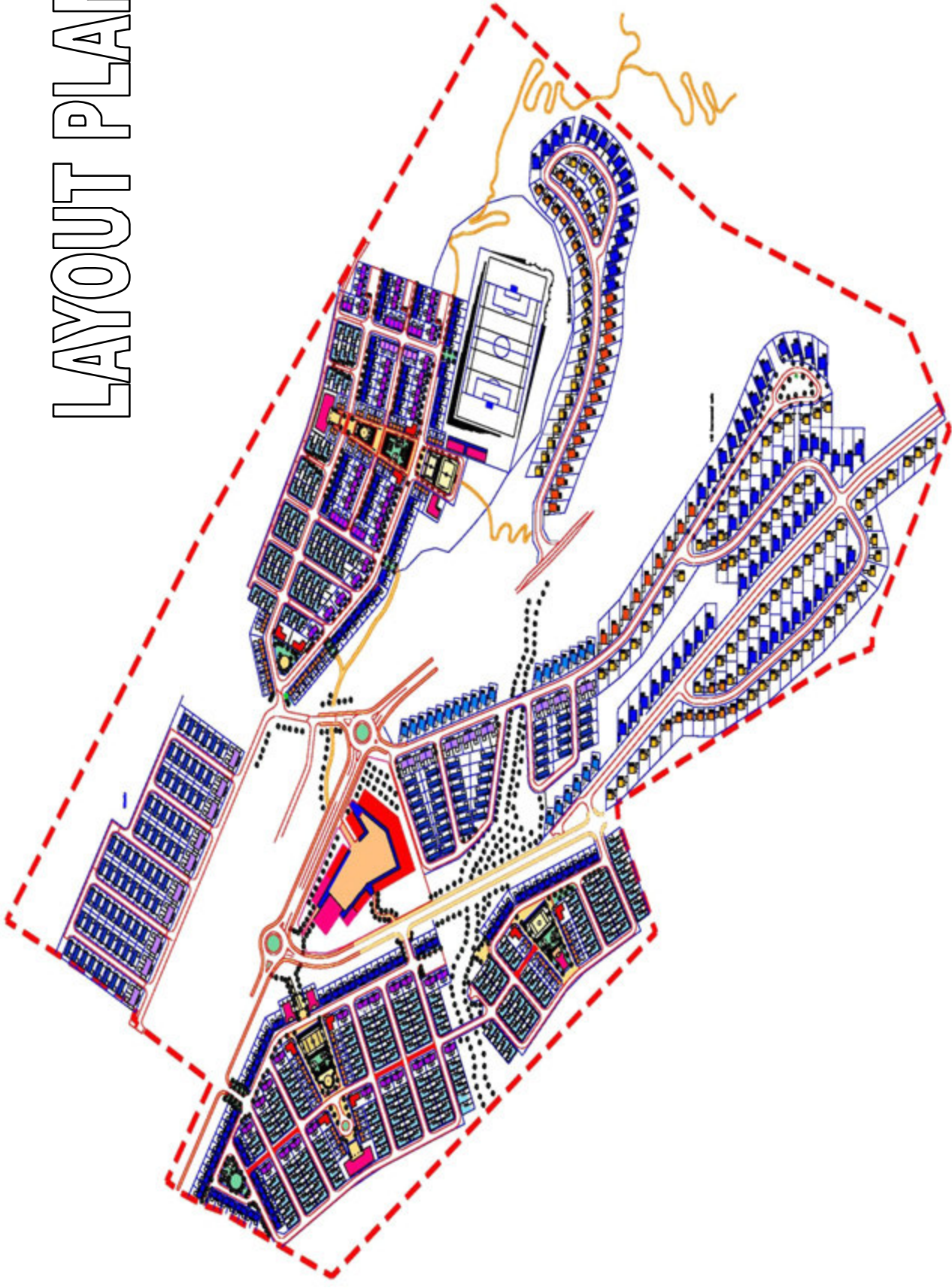
SUBSIDY HOUSE TYPE

- ❑ **Rather than current strategies of condensing a basic subsidy house with limited extension possibilities on 60-75m²**
- ❑ **given the restitution grants and cross subsidy and unique location of the settlement, the team has opted for relatively large 160m² sites and core starter houses**
- ❑ **that provide the basis for extending generous 3 or more bedroom houses suitable for accommodating extended families, on sites that**
- ❑ **can accommodate on site parking, and multiple site usage such as on site agriculture**

ALIGNMENT WITH BNG

- Tackling NIMBY – spatial intergration
- Mixed income housing – subsidy; gap; upmarket
- Land restitution – Luyolo community
- Relocation of Red Hill community
- New Community and economic facilities
- Cross subsidisation

LAYOUT PLAN



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HOUSING TYPE

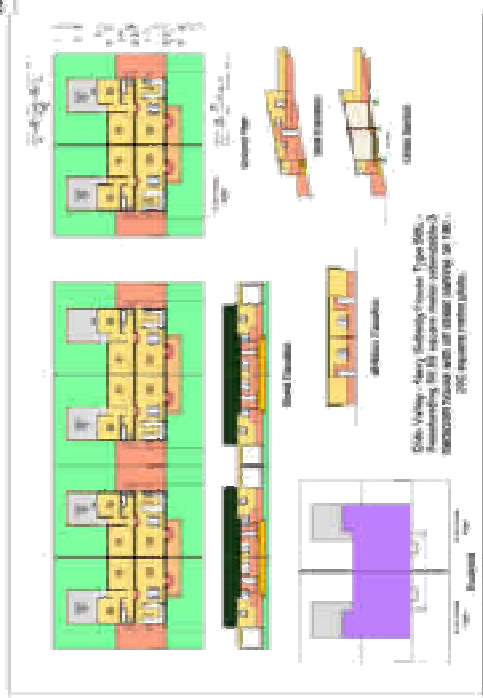
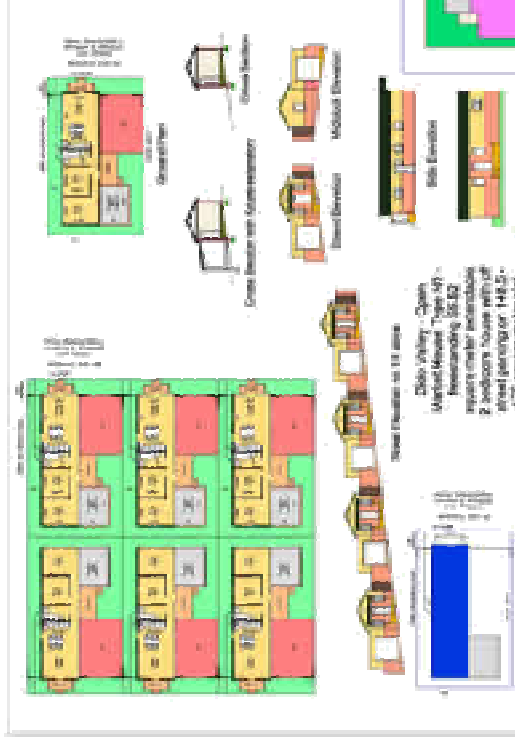


Table Type 10 architectural single stories, 120 stories single



Table Type 20 architectural 10 stories, 20 stories



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