General Information

A mixed use residential development

Client: City of Cape Town

Area: 18.4 hectares
Imizamo Yethu is a large low income township on the southern slopes of the Hout Bay Valley. It has its origins in the 1990s and now has approximately 8000 residents. This project is part of the City of Cape Town’s Squatter Settlement Upgrade Program through the Less Formal Township Establishment Act and aims to make provision for as many residents within the legal and site constraints. A strong focus of the design is the dominance of pedestrians and the in-situ upgrading of existing units.
Fires have created opportunities for conventional layouts whilst the in-situ upgrading offered organic layouts. The brief required the approval of subdivision layouts for three sites at Imizamo Yethu. The redevelopment of Sites 1, 2 and 3 is to permit a mixed use development comprised of housing, community facilities, employment facilities and road restructuring. A total of approximately 1100 residential units of different typologies are proposed. The other activities include a primary school, small business, retail and sportsfield.
The remainder of Imizamo Yethu comprises a combination of approved and either developed or undeveloped townships. Shacks occupy both subdivided and unsubdivided land throughout the area. There are well established formal houses on the earlier approved townships. There are also a number of shacks occupying the land between the Cape Peninsula Protected Natural Environment (CPPNE) boundary and the pipe track leading to the reservoir, above Imizamo Yethu. This area is popularly known as Dontse Yakhe.