

ELGIN VILLAGE

PROJECT SUMMARY

The Grabouw Regenerative Lifestyle Estate represents one of the most significant mixed-use residential development opportunities currently available in the Western Cape. Situated on approximately 71 hectares of strategically located land on Farm RE/80/319 and adjacent properties, the development has been conceptualised as a modern regenerative community that integrates quality housing, commercial activity, education, hospitality, wellness and open spaces into a single sustainable environment. The project is designed to respond to the growing demand for quality residential opportunities within the Grabouw and Elgin region while stimulating long-term economic growth, employment and municipal revenue generation.

With a projected capital investment of approximately R8.1 billion over a 36-month development period, the project has the potential to redefine the future of urban development within the Theewaterskloof municipal area. The proposed development comprises approximately 2,675 residential units within a carefully planned lifestyle estate where only fifty percent of the land will be developed. The remaining area will be dedicated to landscaped open spaces, recreational facilities and environmental preservation, creating an attractive, healthy and sustainable living environment that reflects international best practice in regenerative development.

The vision extends beyond the provision of housing. The estate has been designed as a vibrant mixed-use destination incorporating residential neighbourhoods, apartments, townhouses, hospitality facilities, wellness services and commercial opportunities that support both residents and the broader regional economy. Planned facilities include a luxury spa, hotel, conference centre, regenerative learning institute and a commercial courtyard that will provide retail, dining and professional services. Together, these complementary components create a self-sustaining community capable of attracting permanent residents, visitors, entrepreneurs and investors while contributing significantly to the economic competitiveness of Grabouw.

MAP OF THE PROJECT

71ha Residential Mixed-use Development



PROJECT STATUS

The project is in its inception stage. Various developers are currently evaluating the opportunity, and legal discussions concerning the sale of the land have now been concluded. The project will be a genuine game-changer for the TWK municipality in terms of rates and taxes.

FINANCIAL NEEDS



This is a private sector project that will be financed by the developer.

KEY PARTIES



Developer, TWK Municipality, Western Cape Government.

PRIVATE SECTOR OPPORTUNITY



This is a private sector opportunity, but will have a significant positive impact on housing and migration of high-income earners to the TWK Municipality.

TIMELINE



The Environmental Impact Assessment (EIA) and other regulatory processes are anticipated to start in 2026.