



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

# REDEVELOPMENT OF THE KING DAVID MOWBRAY GOLF COURSE AND SURROUNDS

PROPERTY DEVELOPMENT DEPARTMENT

PUBLIC ENGAGEMENT #1

2025-02-26

Making progress possible. **Together.**

FOR THOSE ON TEAMS – WELCOME! WE WILL BE STARTING BY 18H10.

# OUTLINE

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- 1. WELCOME AND INTRODUCTIONS**
- 2. SITE LOCATION**
- 3. PURPOSE OF TONIGHT'S ENGAGEMENT**
- 4. BACKGROUND TO THE PROPOSED DEVELOPMENT**
- 5. PROJECT APPROACH AND OVERVIEW**
- 6. OVERVIEW OF SITE STATUS QUO**
- 7. NEXT STEPS**
- 8. DISCUSSION AND Q&A**



# HOUSEKEEPING

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- Please ensure you signed the attendance register as you entered
- This is a hybrid meeting including MS Teams and in-person attendance
- Keep your microphone on mute and camera off
- The meeting will be recorded for the purposes of taking minutes
- Toilets are located at the rear of the hall



# HOUSE RULES

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- Work through the facilitator
- Respect all speakers and inputs
- Switch cellphones off
- Follow the agenda
- Speak loudly and clearly, and state your name for the records
- Actively listen and participate
- Q & A opportunities will be provided

## FOR THOSE ON TEAMS



- Raise your hand and wait to be called on for questions



- Remain muted until called upon to speak. Remember to unmute before speaking.



- You can also make use of the Q&A function for written questions

# SITE LOCATION

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# PURPOSE OF THIS ENGAGEMENT

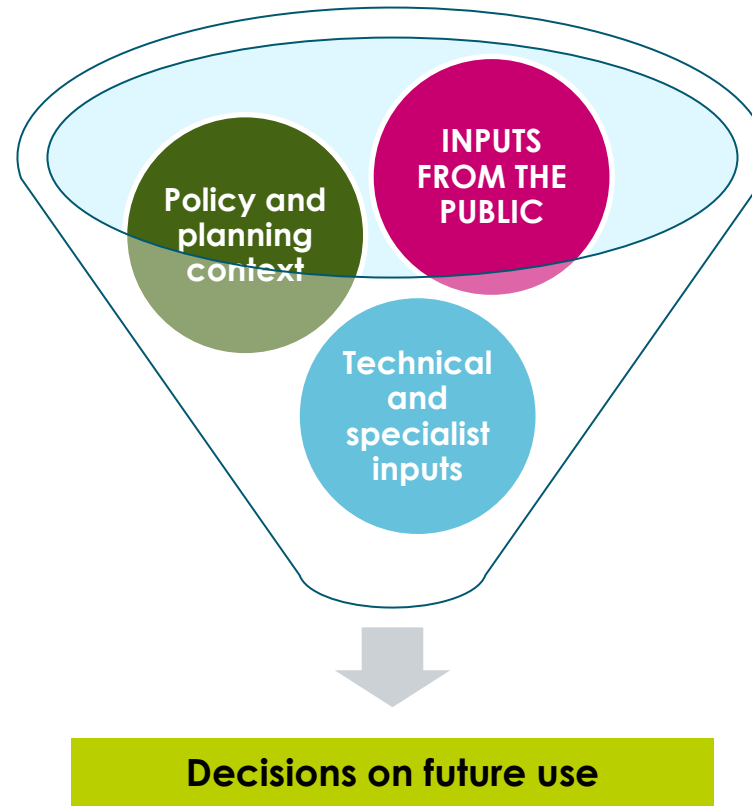
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# WHY ARE WE HERE?

## Purpose of the public participation process

To share your inputs on how this strategic site should be developed



## Purpose of this engagement

- **Introduce –**
  - the project
  - the professional team
- **Share information –**
  - City's intentions & objectives
  - Status quo
  - Process and timing
  - How you can be involved
- **Respond to questions**
- **Basis for ongoing consultation**



# BACKGROUND TO THE PROPOSED REDEVELOPMENT

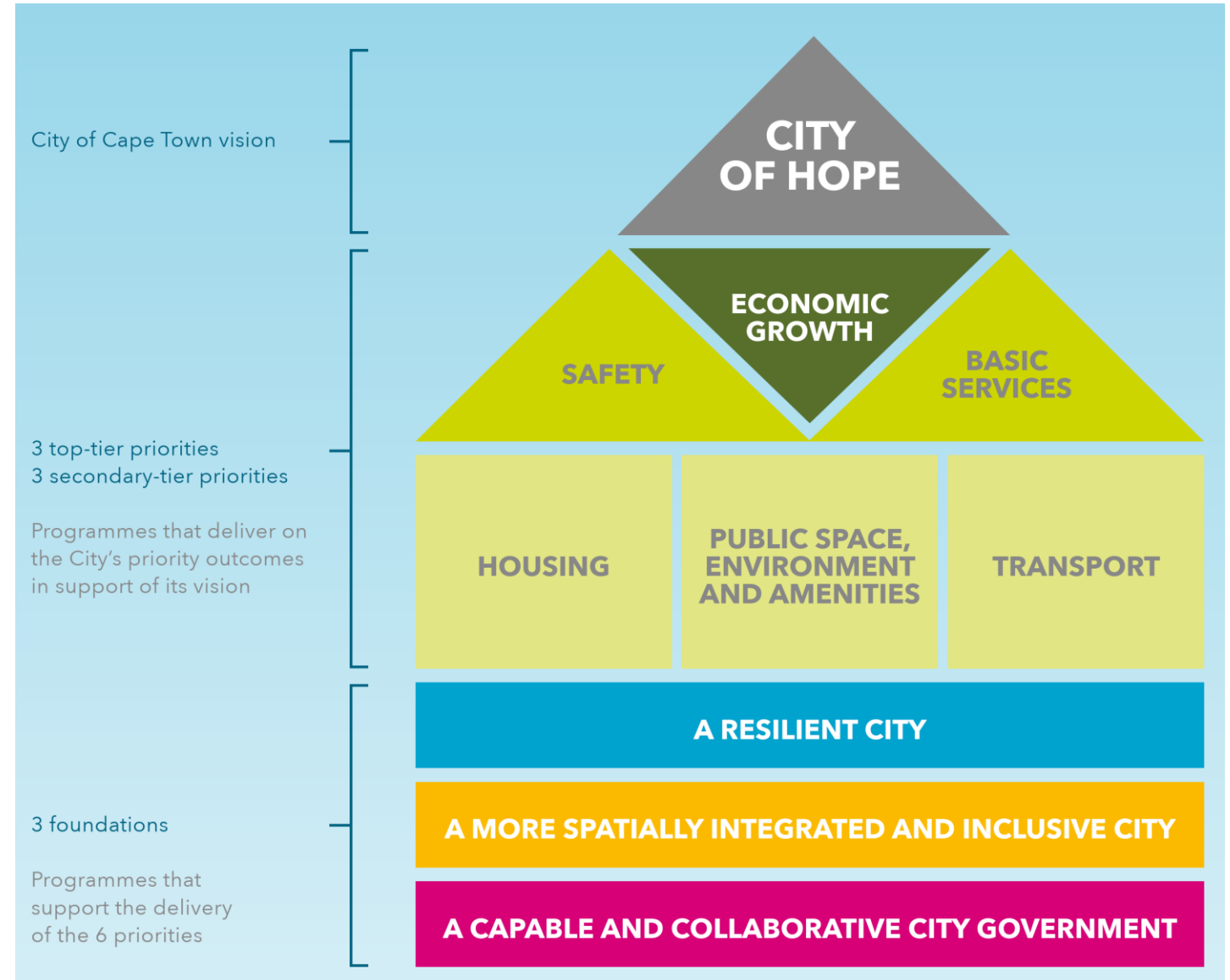
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# CITY IDP

- Drive **economic growth** and **create employment** by stimulating private sector-led investment in Cape Town.
- Make **efficient use of land** and available infrastructure -
  - Intensification of a currently underutilised public land
  - Proposal that responds to the expected growth & demand for various land use categories
  - Include housing, social amenities & economic opportunities
  - Create a quality environment with quality open spaces and maintain & improve waterways.
- Enable a more **spatially integrated and inclusive** City –opportunities closer to existing



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# CONTEXT: 2040 LAND USE NEEDS IN THE CITY OF CAPE TOWN

Projected growth –Cape  
Town 2023-2040



## Population 2020-2040

Adult working age population is expected to increase  
Aging population: % of population aged 65+ is expected to almost double

± 1 752 740



## Residential dwellings/households

Formal, informal / backyard dwellings

± 630 268



## Non-residential

Consider emerging trends in the market segments; estimates of future demand based on anticipated changes in the local population, consumer spending, and the global, regional and local economy (e.g. work from home, e-retailing, conversions)

**Retail** ± 1 007 727

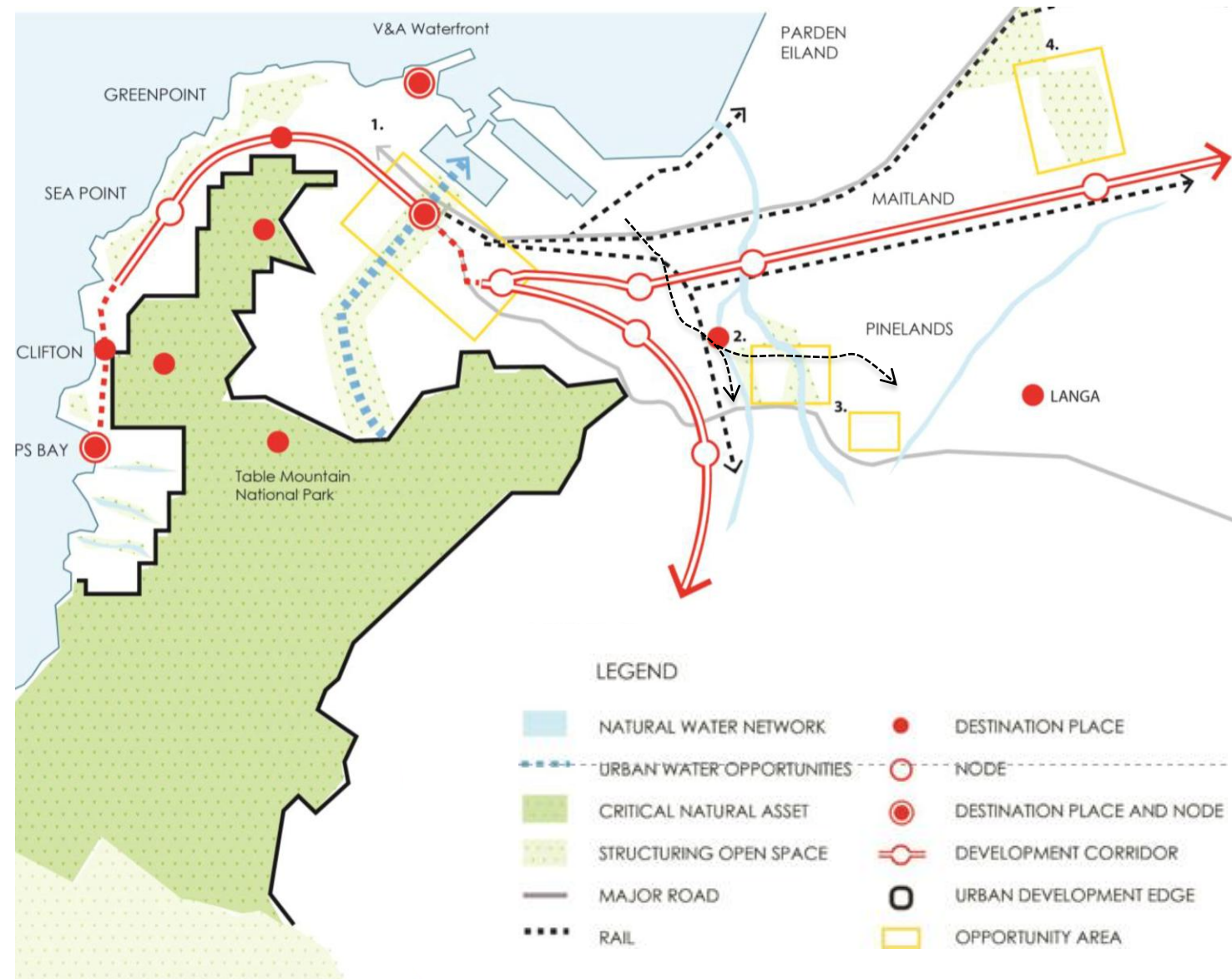
**Office** ± 1 481 951

**Industrial** ± 3 650 764



# CONTEXT & CHALLENGES

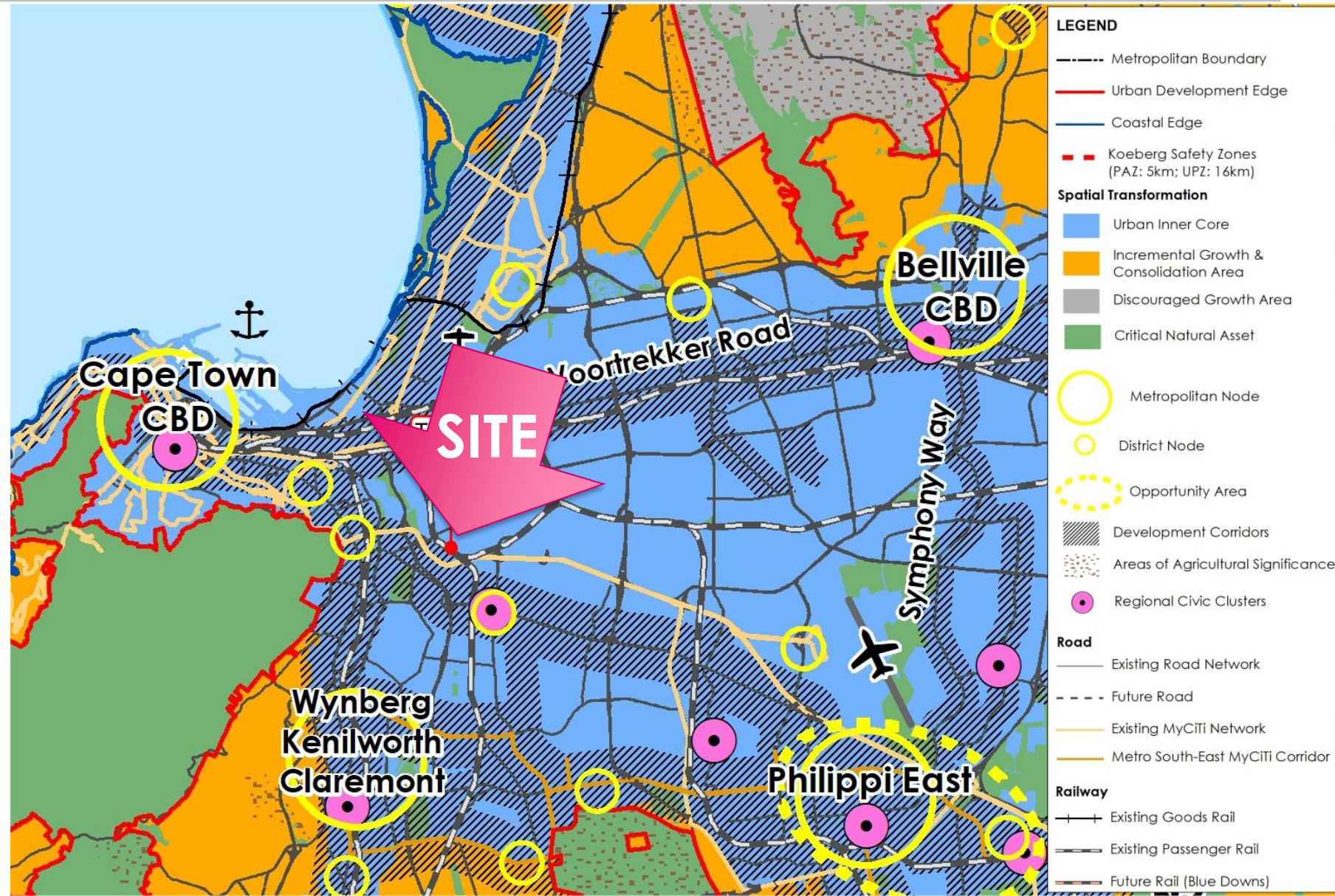
- Considerable **future demand**, especially in housing.
- **Strategic, well-located, underutilised** land identified in SDF to address future growth & demand.
- Need to develop **inside urban edge** to achieve efficient, sustainable City.
- **Economic growth and job creation** essential for City growth & prosperity.
- Social redress and inclusivity –**spatial justice**.
- **Sustainable** urban development
- **Future-proofing** the City by limiting urban creep.



# CITY SPATIAL OBJECTIVES: METROPOLITAN SDF

## SPATIAL DEVELOPMENT FRAMEWORK (2023)

- **Urban Inner Core** –area of intensification
- Portion of site in **development corridor**
- Promotes differentiated **densification**
- Promotes **affordable housing** especially on **City owned land**



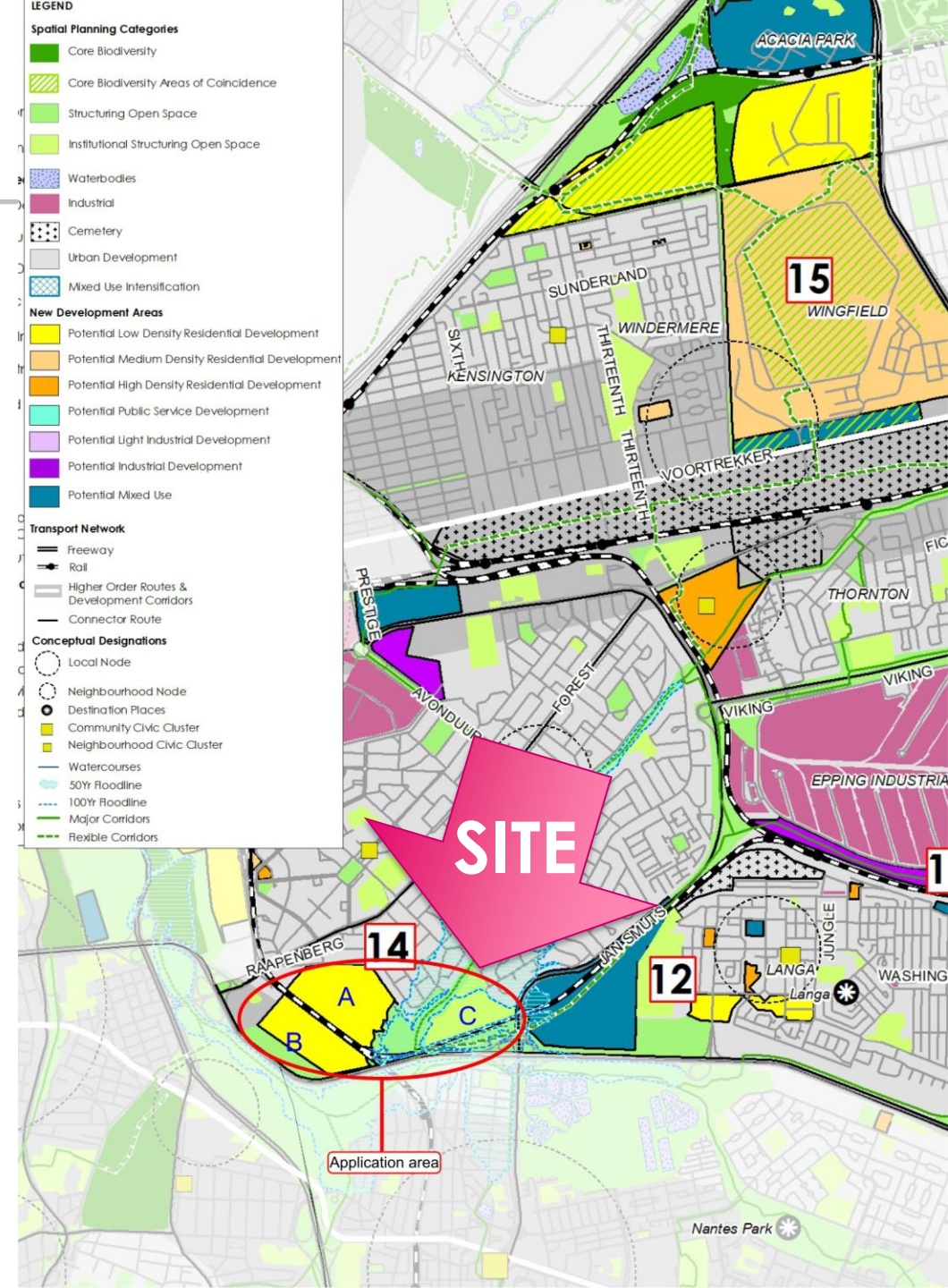
# CITY SPATIAL OBJECTIVES: DISTRICT PLAN

## DISTRICT PLAN (2023)

- Identified **strategic site** in District Plan.
- New Development Area (NDA 14).
- Indicated on the District Plan as
  - “Potential Low (average) Density Residential Development”
  - “Institutional Structuring Open Space”

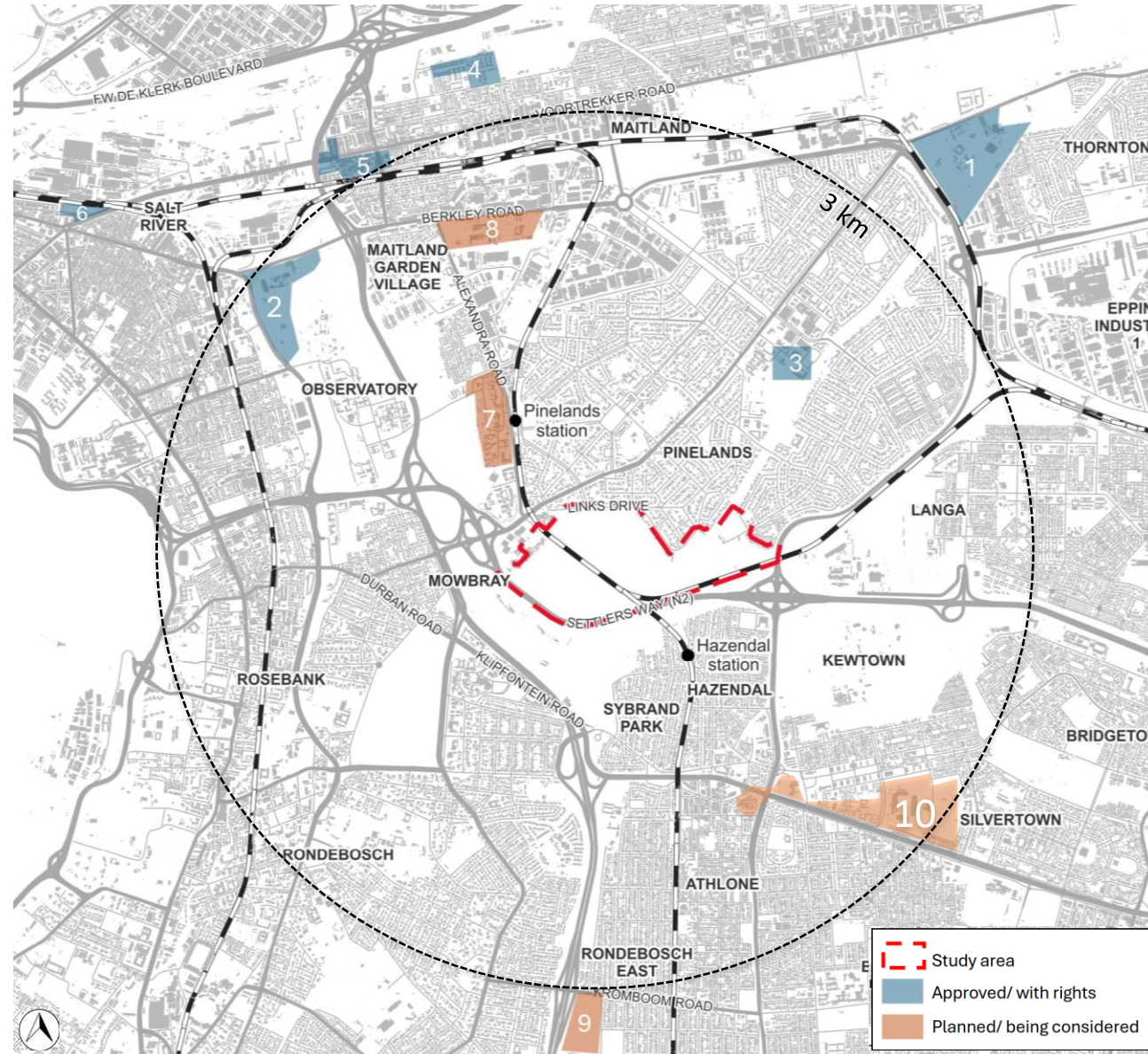
## Supporting guidelines in District Plan:

- Inward growth, spatial justice and improved access to quality open space.
- Feasibility for -
  - mixed use development
  - Above 30% for affordable housing
  - Must develop outside 1:100 year floodline.
- Sensitive integration with surrounding areas.
- Improve passive surveillance of POS.
- Develop sensitive interface onto open space/floodlines.
- Green corridors & space for faunal habitat & movement.






# SURROUNDING DEVELOPMENT

- Property market analysis underway to understand the future **projected demand** in this area.
- Study will also **assess supply**, taking into account approved developments and proposals under consideration (primary and secondary catchment areas).
- Will inform proposed land use mix.

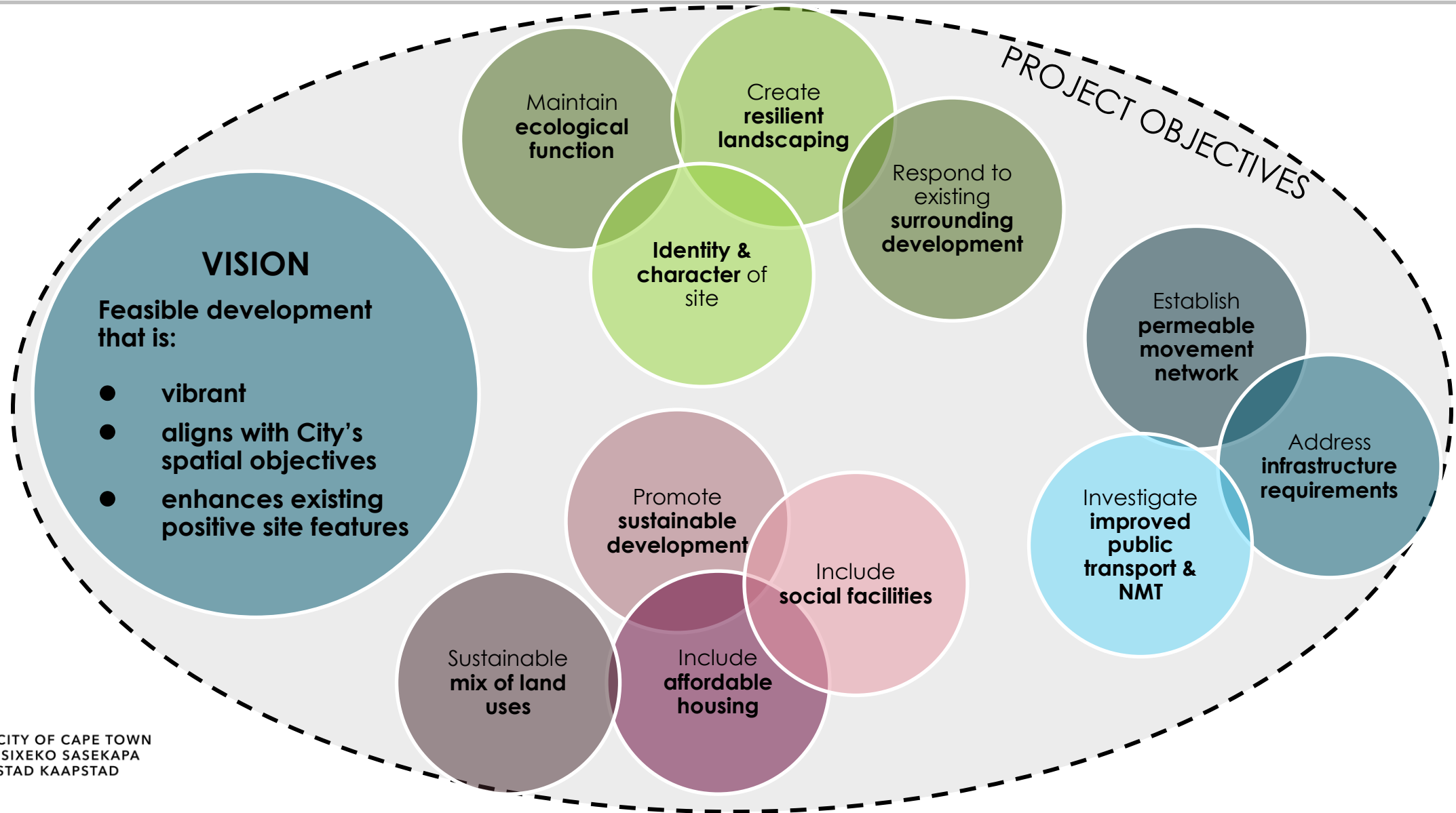


#	Development name
1	Conradie
2	Riverlands
3	PineWorx
4	Royal Maitland
5	Maitland Mews
6	Salt River Market
7	Oude Molen
8	Maitland abattoir
9	Kromboom site
10	Athlone –various City owned sites



 Study area  
 Approved/ with rights  
 Planned/ being considered

# DEVELOPMENT VISION & PROJECT OBJECTIVES



# PROJECT APPROACH AND OVERVIEW

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# PROJECT OBJECTIVES AND SCOPE OF WORKS

## CITY'S OBJECTIVES

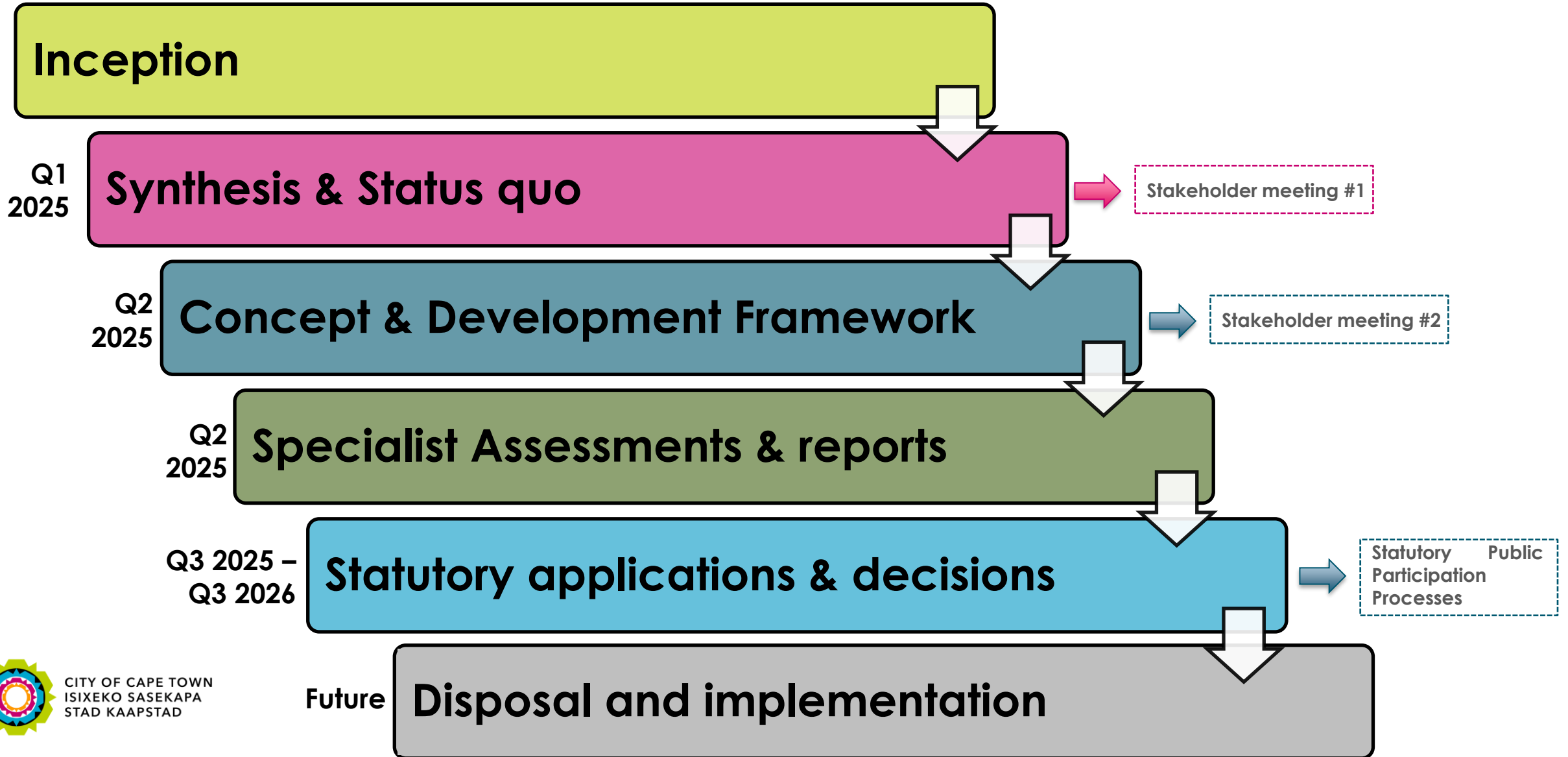
- Apply for development rights before going to market
- Development proposals to include the most optimum mix of land uses, including:
  - Mix of open market housing
  - Affordable housing (min 30%)
  - Commercial (retail, office, etc.)
  - Social facilities & open space
  - Light/service industry.

## BRIEF TO PROFESSIONAL TEAM

- Status quo information & analysis
- Public engagement
- Specialist studies
- Determine development potential
- Develop a concept plan
- Apply for development rights (EIA & Land use)



# PROJECT OVERVIEW



# MULTI-DISCIPLINARY PROFESSIONAL TEAM



## Specialist studies to inform development proposals

- Environmental & heritage
  - Town planning
  - Urban design & landscaping
  - Property market/Socio-economic
  - Civil engineering
  - Transport
  - Electrical Engineering
  - Geotech
  - Quantity Survey & Costing
  - Land survey
- Infinity Environmental  
@Planning  
ACG  
Urban Econ  
EAS Infrastructure Engineers  
Sturgeon  
BVI  
Beach Projects  
Tusk  
FJC consulting

Stakeholder engagement

Infinity Environmental



# OVERVIEW OF STATUS QUO

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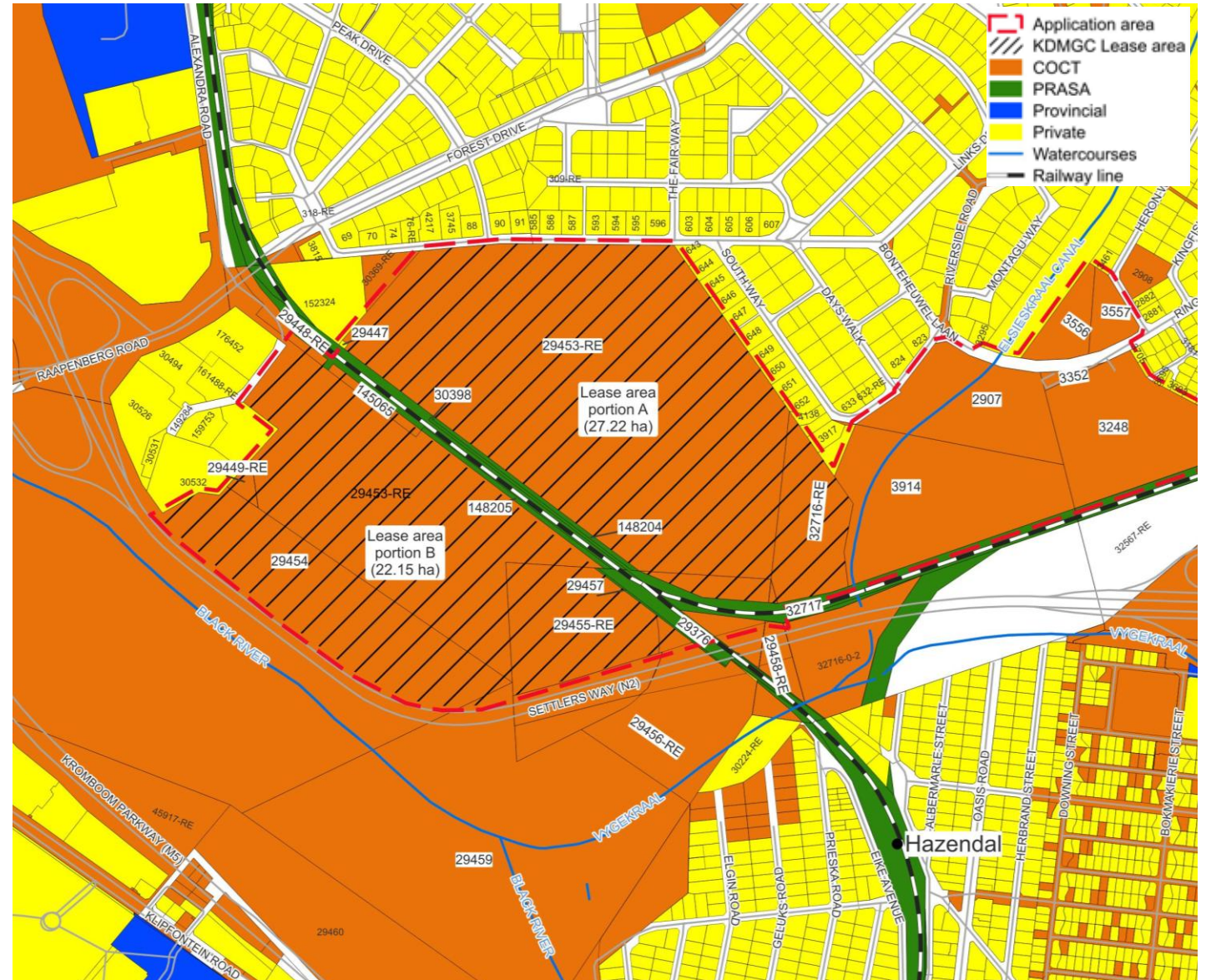
# OWNERSHIP & LEASES

## OWNERSHIP

- City & PRASA owned

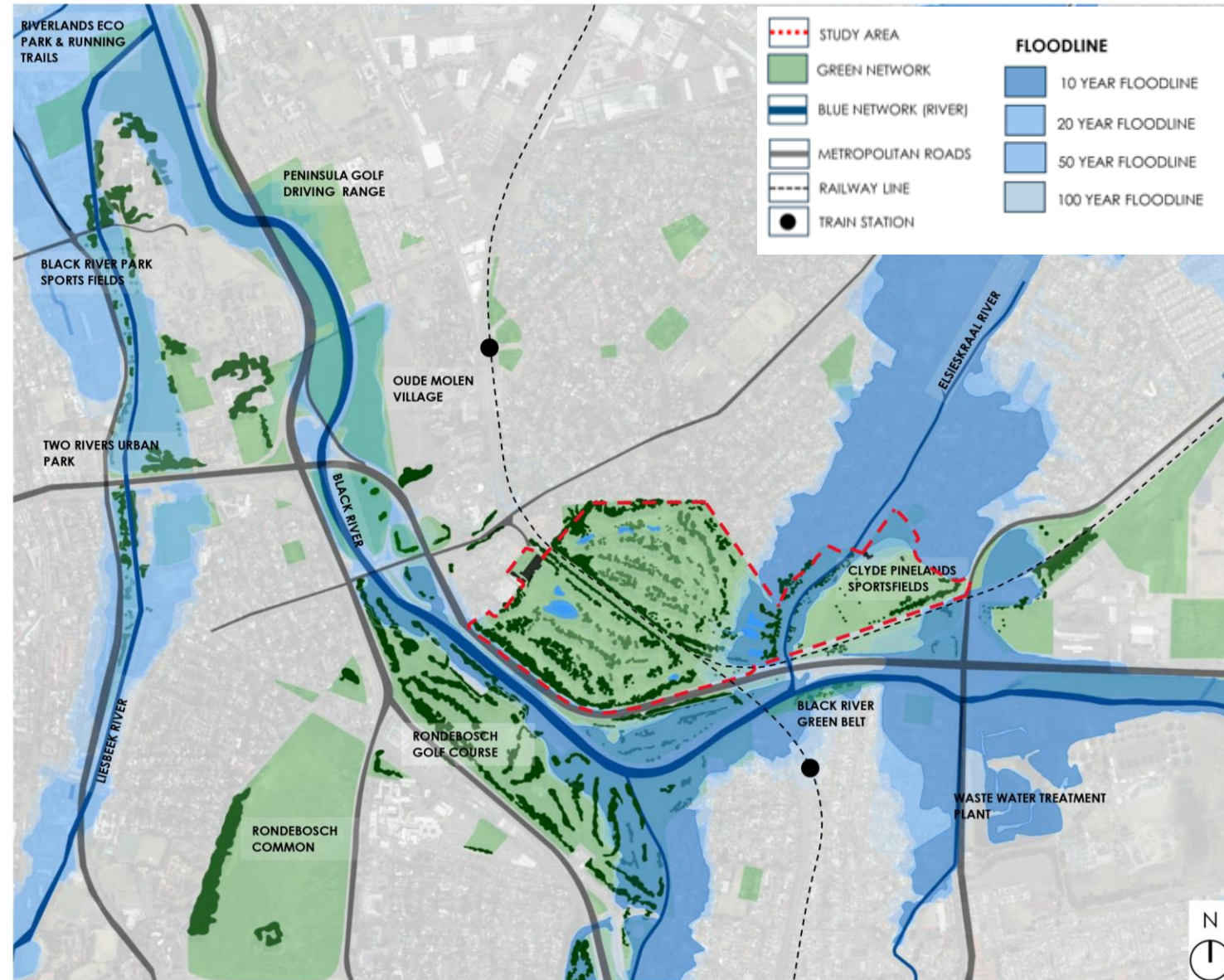
## LEASES

- King David Mowbray Golf Club – recently renewed a 10 year lease
- Clyde Pinelands sports club is currently on a tacit month-to-month arrangement



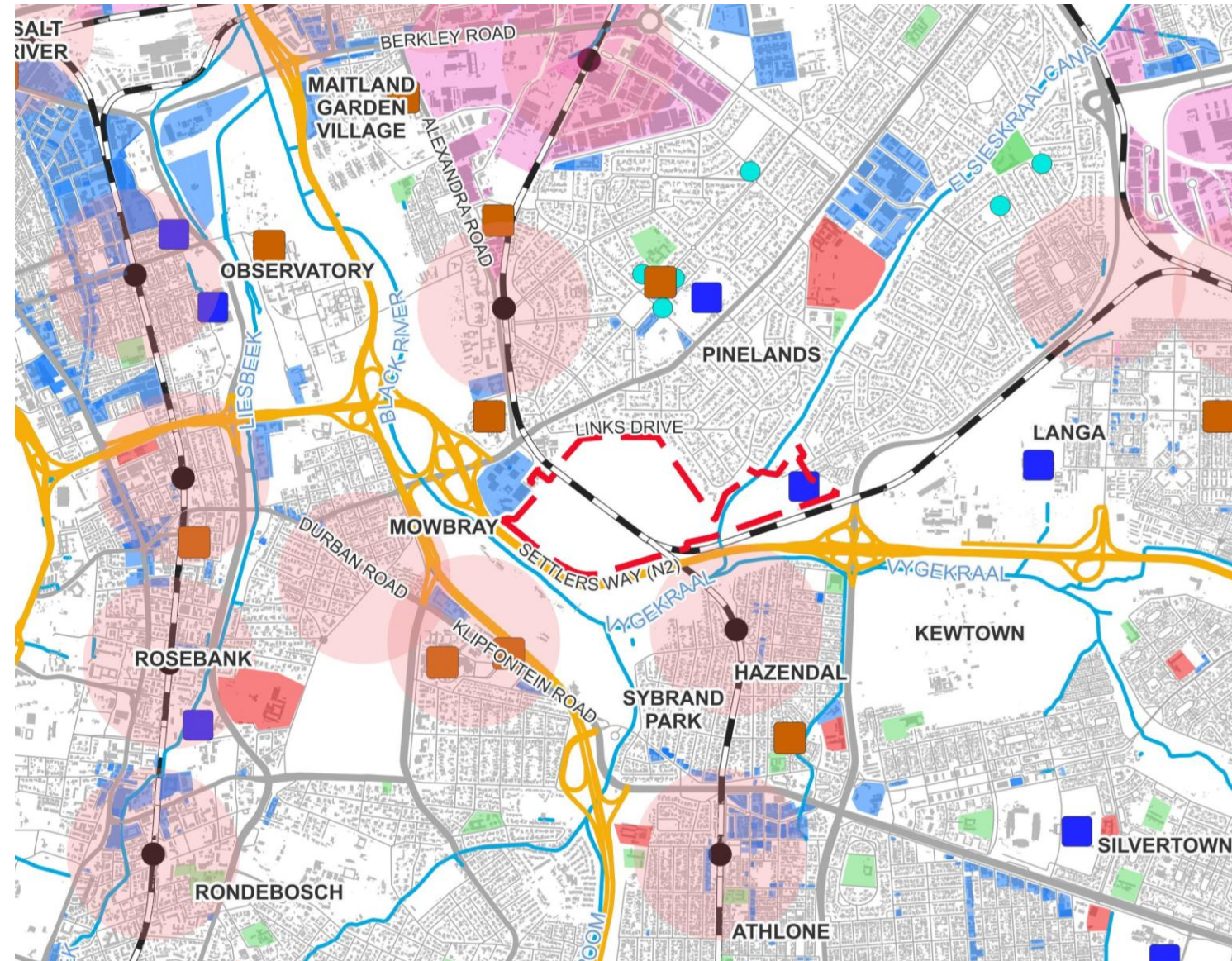
# CONTEXT: BLUE-GREEN SYSTEM & STRUCTURE

- Existing tree lines screen N2 & railway.
- Trees give character of the site.
- Tree survey currently underway to determine position, size and species.
- No natural vegetation remains on the site.
- Elsiekraal canal : opportunity to de-canalise.
- Flood lines define developable precincts.
- Natural wetlands present only along the Elsiekraal River.



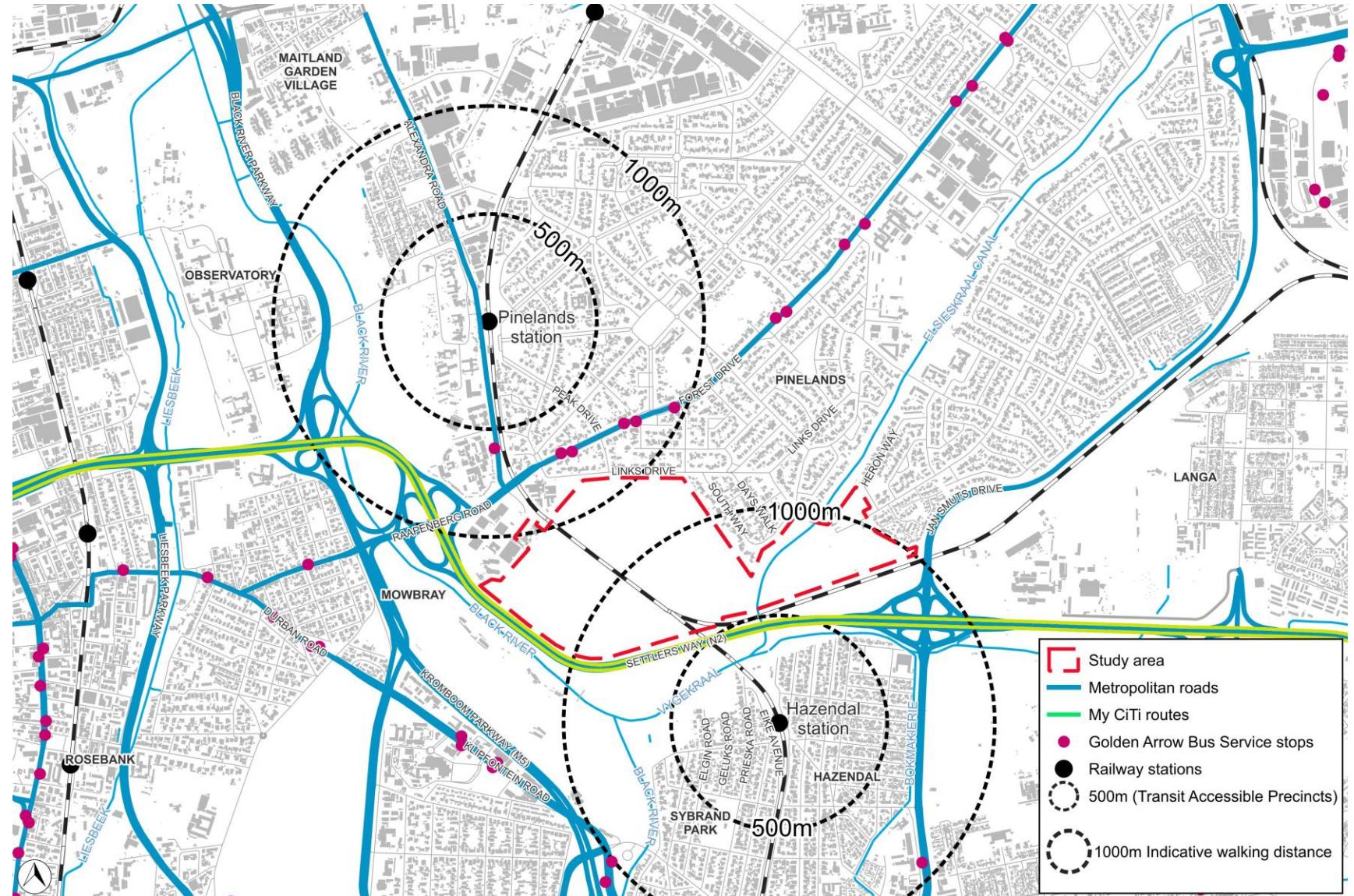
# CONTEXT: EMPLOYMENT, SOCIAL AND COMMUNITY FACILITIES

- Surrounded by a number of areas which offer a range of different **employment opportunities**.
- Surrounded by a wide range of **social facilities**.
- Good access to a variety of different **active and passive recreation areas**.



# CONTEXT: MOVEMENT NETWORK AND TRANSPORT

- Major road networks:
  - Good metropolitan access
  - Problematic local connections
  - High congestion levels at certain intersections.
- Rail network and stations
  - Between Pinelands station & Hazendal
- Possible new station being explored between Pinelands & Hazendal or at Athlone Power Station site requires technical exploration



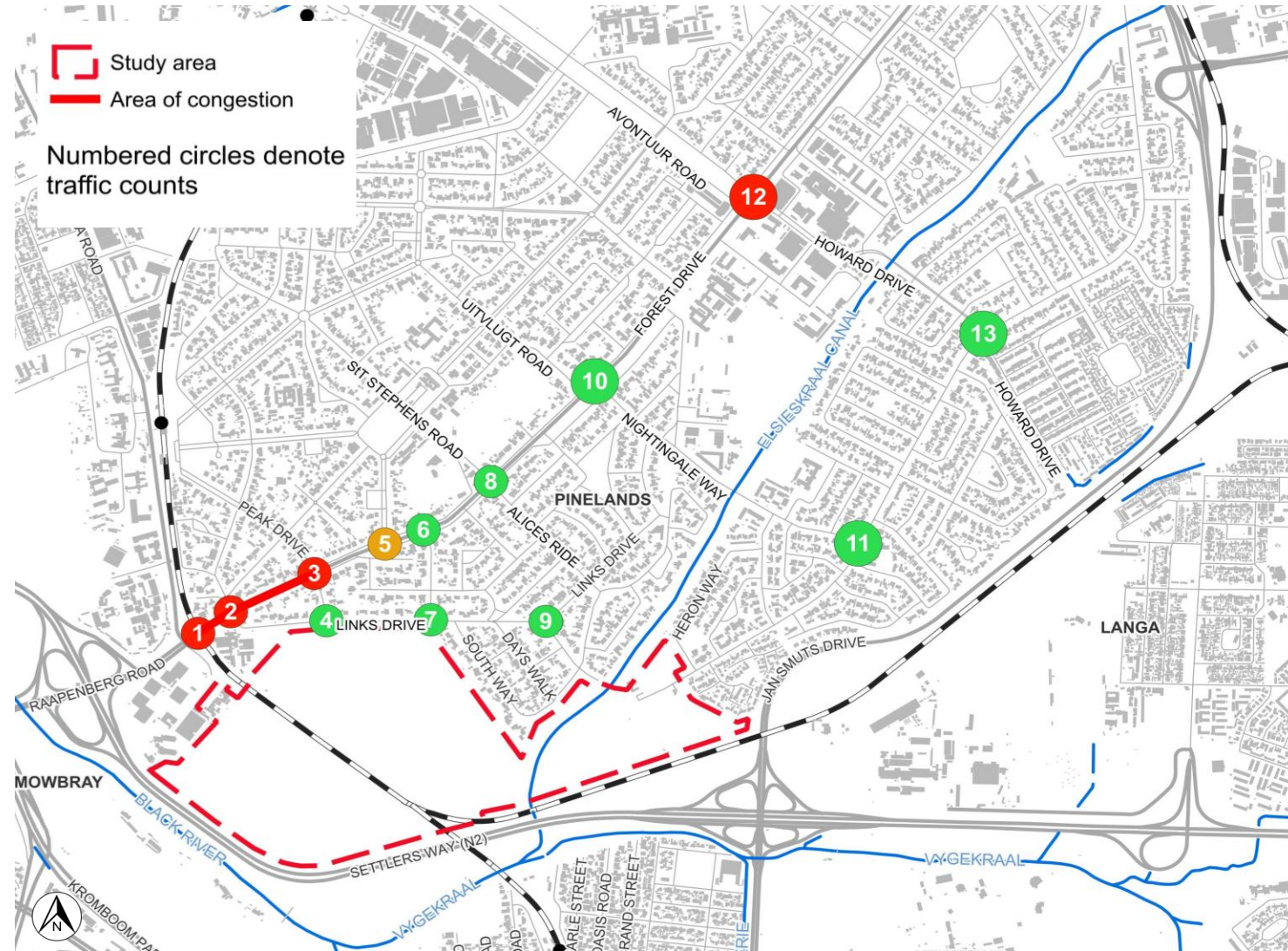
# TRAFFIC & TRANSPORT INFORMANTS

## STATUS QUO

- Traffic counts underway at key intersections

## CURRENTLY INVESTIGATING

- Mitigating impacts on surrounding roads.
- Different access points to the site.
- Different links and distribution routes.
- Pedestrian movement routes within site and to surrounds.
- Connections across the railway.
- Options for improving access to public transport (MyCiTi routes and new rail station).



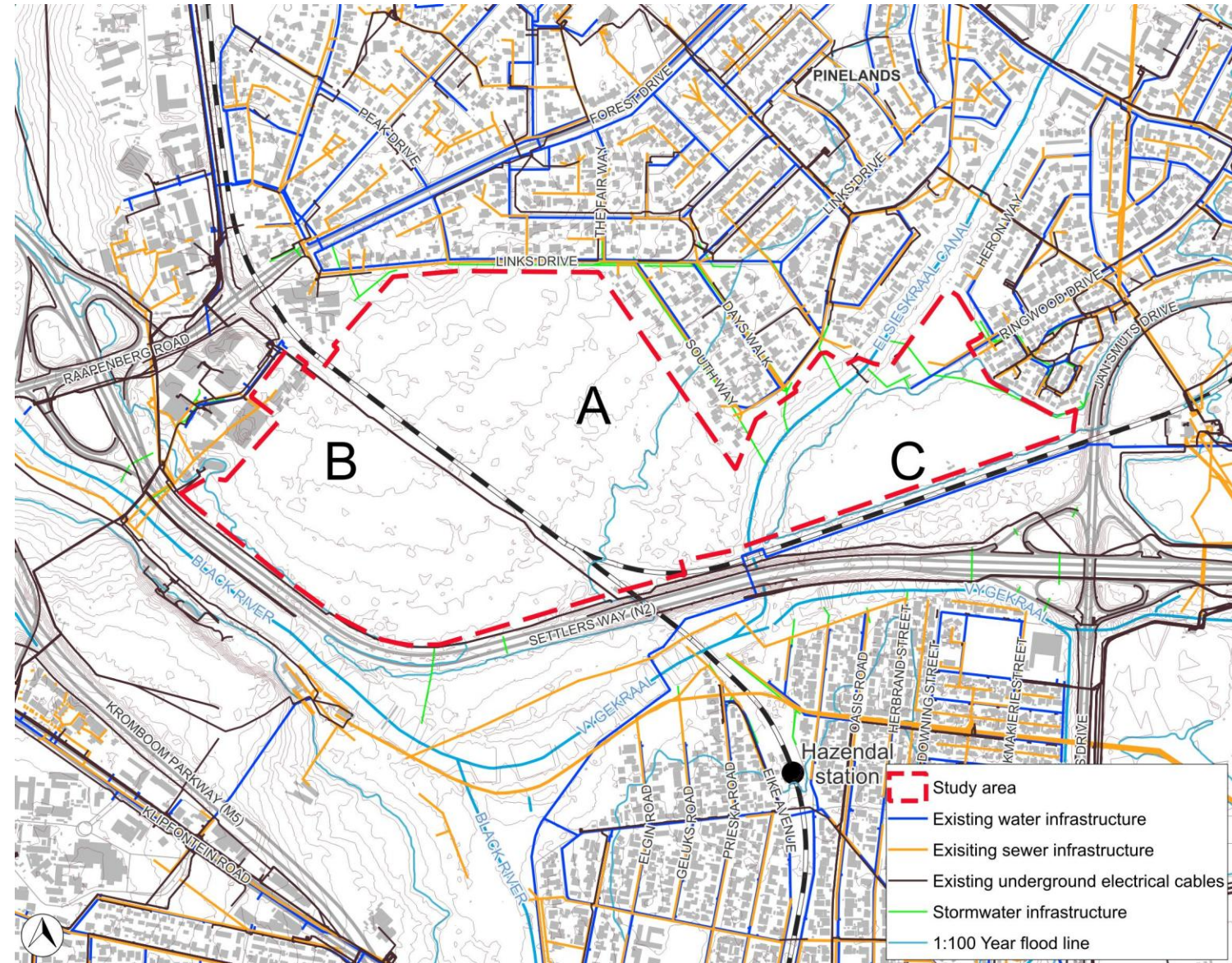
# CONTEXT: WATER, SEWER, STORMWATER & ELECTRICAL INFORMANTS

## STATUS QUO:

- **Existing services** surrounding site.
- Determine extent of **spare capacity** in bulk services.








## INPUT INTO DEVELOPMENT CONCEPT:

- **Stormwater & flood lines** are significant design informants
- No development **below 1:100 year** floodline.
- **Sustainable Urban Drainage Systems** policy will require on-site detention
- **Services demand** to be calculated and tested against capacity
- **Bulk services upgrades** (if necessary) to be determined
- **Phased development** and connections








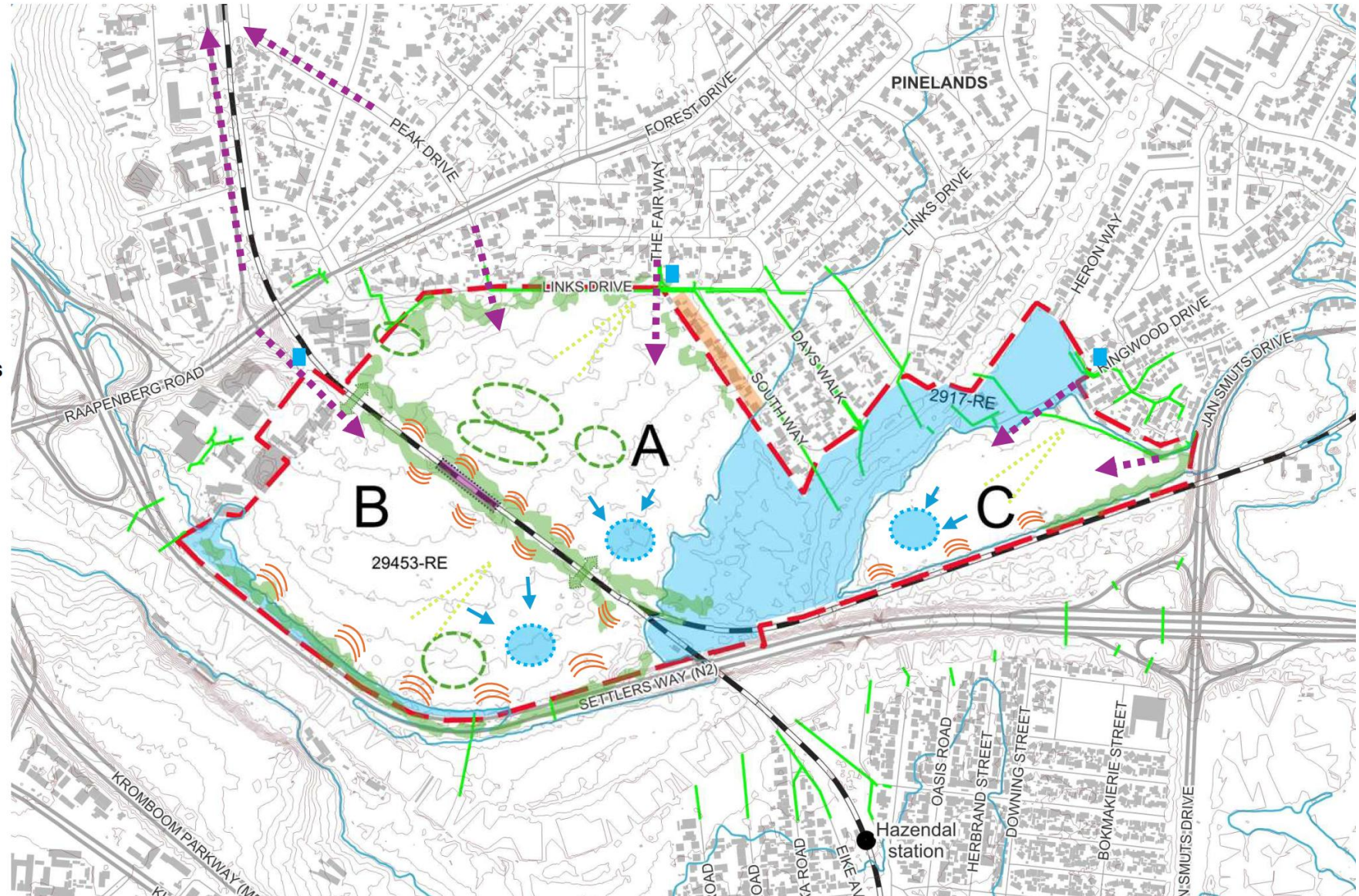
# SYNTHESIS OF OPPORTUNITIES & CONSTRAINTS

## OPPORTUNITIES

-  Significant tree clusters
-  Treed edges –screening
-  Possible station (to be investigated)
-  Existing underpasses as links
-  Potential road & pedestrian linkages (alternatives to be investigated)
-  Possible bulk water connections
-  Views towards mountain

## CONSTRAINTS

-  1:100 Flood line
-  Existing houses interface
-  Existing stormwater links
-  Stormwater SUDS/detention
-  Noise impact (road/rail)



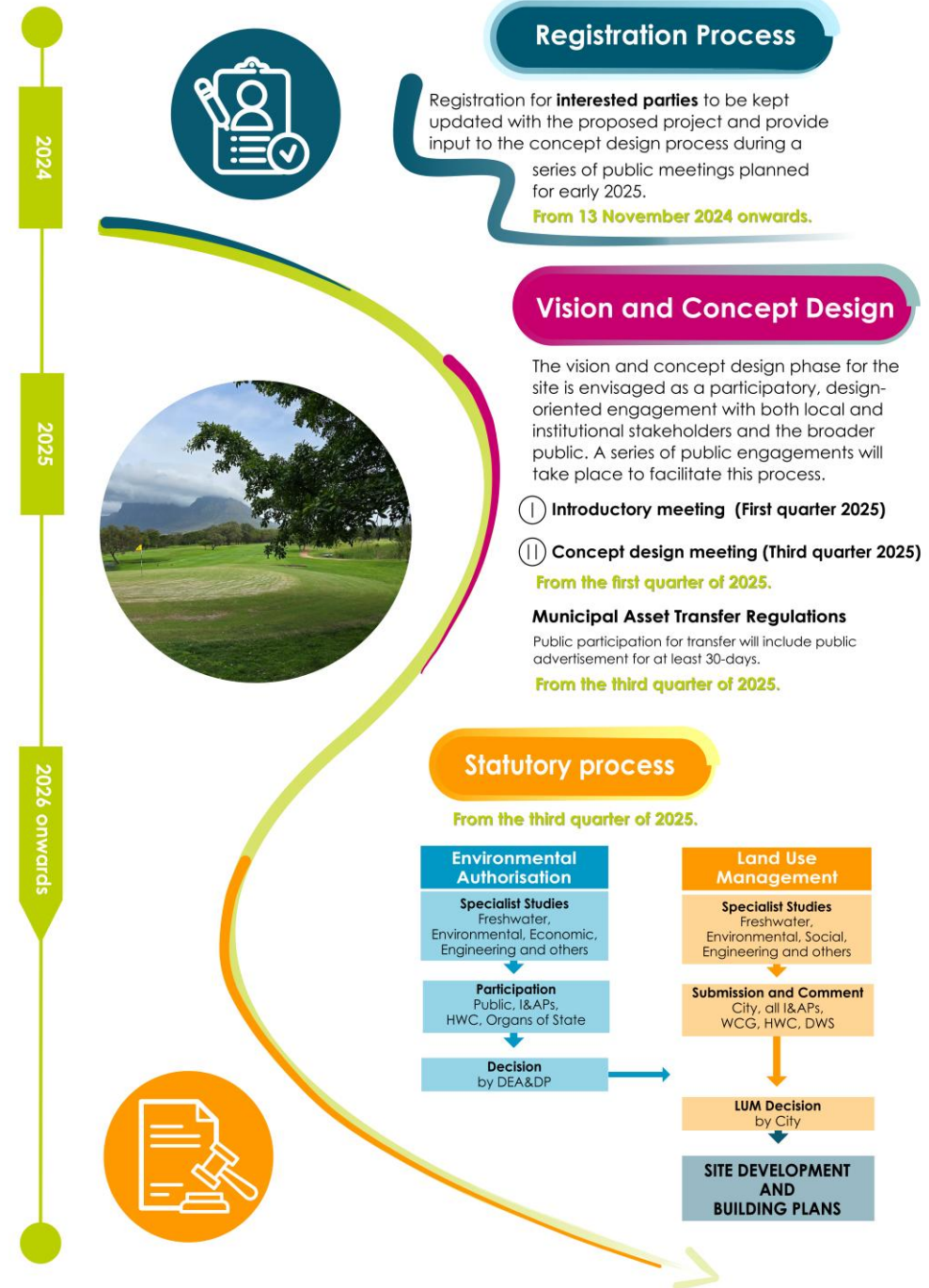
# NEXT STEPS

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# NEXT STEPS

- Submit your **inputs** on the project before 31 March 2025, to inform the proposed development.
- Specialist **studies** to inform conceptual options are underway:
  - Transport
  - Heritage
  - Urban Design and Landscaping
  - Engineering Services
  - Environmental
- A high-level **development concept** and options based on technical studies, public inputs, and policy considerations will be **presented for public comment** in the second quarter of 2025.
- Should Council decide to proceed, **statutory applications and public participation** will follow from the third quarter of 2025.



# PROJECT TIMELINES

TASK	ESTIMATED START TIME	ESTIMATED END TIME
Project inception & status quo investigation	November 2024	February 2025
Contextual analysis		April 2025
Concept formulation		September 2025
Technical investigations & impact assessments		November 2025
<b>City decision to proceed to statutory process</b>	<b>November 2025</b>	<b>January 2026</b>
Statutory processes (EIA & LUM)	November 2025	January 2028
Land packaging for disposal & statutory process for disposal	January 2028	January 2029
<b>Council decision to dispose</b>	<b>January 2029</b>	<b>June 2029</b>
Tender & disposal process	July 2029	July 2031
Implementation of subdivision conditions for registration	Earliest commencement: ±February 2034	
Transfer of property	Commence ± February 2035	
Site development plans & building plans	Commence ± April 2035	
Construction commencing	Commence ± April 2036	

## DISCUSSION AND Q&A

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- (online): Raise hand and wait until called upon
- Respect all speakers and inputs
- Switch cellphones off
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- Speak loudly and clearly, and state your name for the records
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- Q & A opportunities will be provided
- Unrelated matters will be referred to the "Parking Lot"

02:00

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Give your inputs by 31 March 2025:

By email at [mowbray@infinity.capetown](mailto:mowbray@infinity.capetown)

Online at [www.infinity.capetown/mowbray](http://www.infinity.capetown/mowbray)

**Thank You**

**Making progress possible. Together.**