

PLANNING AND POLICY INFORMANTS

THE REDEVELOPMENT OF KING DAVID MOWBRAY GOLF COURSE AND SURROUNDS

The City of Cape Town's **Municipal Spatial Development Framework (MSDF, 2023)** identifies the Mowbray Golf Course as a New Development Area (NDA 14). This designation signals that the site should be assessed for its long-term potential to contribute to broader spatial planning objectives.

The applicable District Plan provides the following high-level guidelines for NDA 14:

- Investigate opportunities for appropriate **infill development that supports spatial justice and improved access to quality public space.**
- **Mixed use development**, with at least 30% affordable or social housing, may be considered on land outside the 1:100 floodline.
- Sensitive integration with surrounding neighbourhoods and existing land uses.
- **Maintain green corridor functions, faunal habitat and sensitive interface** with open space systems and floodline.

The site is one of several locations identified in the MSDF where urban in-fill could potentially help accommodate expected population growth and support more efficient, inclusive and sustainable settlement patterns over the next 5 to 10 years.

