

# SURROUNDING FACILITIES

## REDEVELOPMENT OF THE KING DAVID MOWBRAY GOLF COURSE AND SURROUNDS

The broader surroundings contain a dispersed pattern of community facilities, schools, retail opportunities and employment areas. However, access to many of these facilities is influenced by major mobility barriers such as the N2 and railway line, which create fragmentation in the urban fabric.

The relative scarcity of local retail, community and recreational amenities within the immediate area highlights an opportunity for more complementary land uses to be introduced in a way that supports and integrates with the existing facilities.

Any future concept would aim to respond sensitively to these spatial dynamics, ensuring alignment with broader planning policy and community needs.

- KEY**
- Sports Fields & Facilities
  - Golf Course
  - Existing Schools
  - Existing Retail
  - Existing Commercial
  - Sports Fields on site
  - Existing Buildings on site
  - Rivers
  - Elsieskraal Canal
  - Existing Underpasses
  - Existing Bridge
  - Existing Railway Line
  - Existing Train Stations
  - Existing Pri. Road Network
  - Hard Edges & Boundaries
  - Walking Radius

