

FREQUENTLY ASKED QUESTIONS

THE REDEVELOPMENT OF KING DAVID MOWBRAY GOLF COURSE AND SURROUNDS



SITE SELECTION AND ALTERNATIVE SITES

- The site is **owned by the City of Cape Town**. The City of Cape Town is well-served with golf courses, many of which are located on public land. While golf courses do provide green open space, public access to these spaces is typically restricted by fees and therefore limited.
- The proposed redevelopment **aligns with the Western Cape Provincial Spatial Development Framework** by improving access to housing and employment opportunities.
- The **Table Bay District Plan** has outlined the King David Mowbray Golf Course as one of its "catalytic land development areas," which present significant opportunities to advance spatial transformation on state-owned land. This makes it a **formally identified priority site** in the City's long-term spatial planning framework.
- The site falls within the **Development Corridor and Urban Inner Core** which supports development and densification according to the Municipal Spatial Development Framework, 2023.



HOUSING PROVISION AND PROCESS

- The **affordable housing component (30% of units)** of the development targets moderate-income households earning approximately **R9,000–R29,600/month**, which represents 32% of actual housing demand in the study area. The MSDF (2023) designates this site as New Development Area 14 and explicitly requires at least 30% affordable housing.
- The **City's Transit Oriented Development framework** is built on the principle that **affordable housing must be close to jobs**. Peripheral placement perpetuates the apartheid spatial pattern this policy is designed to reverse. This site is among the most transit-accessible available.
- The **mixed-income model** ensures cross-subsidisation and financial feasibility. These affordable units can either be rental or for-sale, and are integrated across the site.
- The affordable housing component is a **binding condition of the development rights**, delivered through the inclusionary housing mechanism provided for in the MSDF (2023), which requires that affordable units be constructed and remain permanently available as part of an integrated development.
- The proposed development will not be the same as Conradie Park as there is **no social housing proposed**.