

FREQUENTLY ASKED QUESTIONS

THE REDEVELOPMENT OF KING DAVID MOWBRAY GOLF COURSE AND SURROUNDS



PROJECT OBJECTIVES AND STRUCTURING

- The City of Cape Town aims to provide **mixed-use development on the site**, inclusive of residential, with affordable housing, retail, commercial and light industry uses. The City plans to offer the development rights to the market through a disposal process, and will apply for the relevant land-use approvals to enable mixed-use development on the site.
- Given the **strategic location and scale** of the King David Mowbray Golf Course precinct, any future planning and development proposals will need to follow a **Package of Plans approach**, as provided for in Item 136 of the City's Development Management Scheme (DMS). When approving a Package of Plans, the City shall determine the "basket of development rights" attributed to each of the three development parcels. Future development must then adhere to these development limits. The Package of Plans and Basket of Development Rights define what a developer can and cannot do, providing certainty upfront while preserving the City's ability to enforce design quality and land use mix. The developer is generally required to fund and upgrade or construct the internal bulk infrastructure including transport, sewer, water and electrical infrastructure.
- **Recent Council decision (May 2026) formally approves Parcels A, B and C for statutory public participation in terms of the MATR.**



PUBLIC PARTICIPATION AND ENVIRONMENTAL IMPACT ASSESSMENT

- The stakeholder engagements processes (pre-registration phase and vision phase) initiated in 2024 and 2025 were **voluntary stakeholder engagements** and not form a part of a legal process. These stakeholder engagement processes were undertaken to gather information from the surrounding community that could inform the concept design. The stakeholder engagement process allowing for comments specifically relating to the draft concept design is taking place from 27 May to 6 July 2026 is also voluntary.
- Given the nature of the proposed development, which includes changes to land use, the development of new infrastructure, and work in and around watercourses, **environmental authorisation will be required** for the development of the site. The proposed development involves listed activities in terms of the Environmental Impact Assessment (EIA) Regulations, 2014, requiring that a Scoping and Environmental Impact Assessment (EIA) process will be undertaken. An application will also be made in terms of the National Water Act, 1998, for alterations to watercourses.



INVESTIGATIONS AND ASSESSMENTS

- As a part of the current process, the following **investigations/assessments** are in progress and will be **shared during the statutory engagement process** following finalisation of the concept design: freshwater impact assessment, herpetofauna assessment, geotechnical investigation, tree survey, heritage impact assessment, visual impact assessment, socio-economic impact assessment and market research investigation, transport impact assessment, civil services investigation and a stormwater investigation.
- The project team appointed by the City of Cape Town are all **independent professionals**. In terms of the National Environmental Management Act, 107 of 1998 (NEMA) and the Environmental Impact Assessment Regulations, 2014 (as amended in 2017), all Environmental Assessment Practitioners (EAPs) and specialist consultants appointed to undertake or contribute to an environmental authorisation process are required by law to be independent.