

MEETING NOTES OF THE FIRST PUBLIC ENGAGEMENT SESSION (ROUND 2) FOR THE PROPOSED KING DAVID MOWBRAY GOLF COURSE AND SURROUNDS REDEVELOPMENT, 13 MARCH 2025

VENUE:	MS Teams	START TIME: 18:00
MEETING DATE:	13 March	FINISH TIME: 20:30
MEETING ATTENDANCE REGISTER	See Appendix A	

This meeting was the second round of the first public engagement session for the proposed redevelopment of the King David Mowbray Golf Course and its surrounding areas. The meeting was chaired by Alderman Matthew Kempthorne and Councillor Riad Davids.

As part of the project's information-gathering phase, representatives of the City of Cape Town appointed professional team, Mr Jeremy Rose (Infinity Environmental), and Ms Anine Trümpelmann (@Planning) who presented the project background as well as key findings from the Status Quo phase.

ONLINE Q&A SUMMARY

Query: Querida Saal

Asked if the presentation could be shared after the meeting.

Response: Mowbray Stakeholder Team (Infinity)

Replied that the presentation was the same as the one shared during the first public engagement session and can be accessed at the following link:

<https://www.infinityenv.co.za/images/2025/03/PublicMeetingPresentation.pdf>

Query: Sarah Griffiths

Asked what constitutes as "Light/service industry".

Response: Anine Trümpelmann

Explained that the term is defined in the City's Municipal Planning By-Law within the zoning scheme. It generally refers to small-scale repairs and maintenance businesses, such as bakeries, TV repair shops and cell phone shops. These uses are typically found in general commercial areas and may include a limited element of manufacturing and/or repairs. She further indicated that the specific scale and permitted uses are outlined in the City's Municipal Planning By-Law.

Query: Lona

Queried how permeable movement had been tackled in relation to the approved and existing developments, aside from the bridge linking Ndabeni to Observatory. We have seen more traffic than usual over the last year.

Response: Alderman Matthew Kempthorne

Explained that the new Berkley Road had been part of the City 's long-term planning and it was a part of the development contribution by the Riverlands Development. In summary, that road was built specifically to support that development.

Response: Anine Trümpelmann

Reiterated that the team is currently in the investigation phase, exploring various options to improve access to the site. These options will be presented at the concept phase.

Query: Cameron Gray

Commented that they did not want to make assumptions but sought clarity on the mandate of the ongoing process. Specifically, they queried what the required outputs were, by whom they were being prepared, and where and when the outputs would be reviewed and approved before submission.

Response: Mowbray Stakeholder Team (Infinity)

The team explained the current process forms part of an extensive voluntary public engagement process. This engagement phase precedes the anticipated future statutory Environmental Impact Assessment (EIA) and Municipal Planning by-laws (MPBL) application processes.

Response: Alderman Matthew Kempthorne

Added that the team is at the beginning of the public participation process which is the start of a very long process. Comments from the community would be looked at first, followed by collation and sharing of these comments. He also noted that notes from Round 1 of the Public Meeting are online on the Infinity Environmental Website.

Response: Anine Trümpelmann

Clarified that the City would make decisions at various points before proceeding with the statutory process. In terms of the National Environmental Management Act (NEMA), the Provincial Environmental Authority is the decision maker in the case of environmental impact assessments. The Municipal Planning Tribunal makes decisions on land use applications and the Council would make decisions in terms of land disposal.

Query: Cameron Gray

Cameron Gray sought clarification on whether the mandate of the process is to assess the feasibility of developing the site as a mixed-use development, including 30%+ of affordable housing. He further inquired whether the scope involves conducting specialist studies on the possible composition, technical requirements, and key considerations for such a development.

Additionally, Cameron noted that in the previous session, there was repeated emphasis that "the decision isn't made yet". He questioned whether the team's role is to assess in detail and recommend the best use of the site or if the decision to develop the area has already been made, with the current process serving only to determine its feasibility.

Response: Alderman Matthew Kempthorne

Reiterated that the first step in the City process is to conduct public participation and appoint consultants to undertake the necessary studies. He clarified that the 30% affordable housing component aligns with the City's inclusionary housing policy, which includes a wide range of housing types such as GAP and social housing but not RDP housing. He further emphasized the decision on land use mix would take many years and would be followed by a detailed design.

Query: Cameron Gray

Cameron Gray acknowledged the response and indicated they were happy to further chat offline. However, they noted, their original question remained misunderstood. Additionally, Cameron also clarified that they were not objecting or necessarily against the idea of 30% affordable housing on the site.

Query: Sarah Griffiths

Asked if the King David Mowbray GC's lease term could be shortened by the City.

Response: Alderman Matthew Kempthorne

Answered that the lease included a two-year termination clause. However, given the timeline of the ongoing process, it is likely that it will take us to the end of that lease which ends in the next nine years.

Query: Sarah Griffiths

Asked for clarity on what constitutes as lower cost housing relative to the cost of purchase or rent.

Response: Alderman Matthew Kempthorne

Answered that this development would not be low-cost housing, it would be social and affordable housing.

Response: Councillor Riad Davids

Added that Conradie's model on social housing was a great example and encompassed incomes from R3500.00 – R22500.00, but within that, there were different bands where people earned different amounts. He added that it is important to note that people live in the same units even though they pay different amounts according to their income. Therefore, there wouldn't be a cheaper housing option, the accommodation would be the same. Councillor Davids additionally stated that the percentage of housing would be 30% as City policy dictates but that is only a part of the investigation. The process cannot be pre-judged.

Query: Sarah Griffiths

Asked when development could commence.

Response: Alderman Matthew Kempthorne

Answered that it was very difficult to say when this development would take place as with other large developments such as Conradie Park that took 15 years. It would be roughly nine years until a decision is made to go forward.

Query: Stephen Basson

Stated that Pinelands was designed as a Garden City, and it is more than 100-year-old established suburb with relatively high property value. Queried how the City would ensure this was not impacted and rather a benefit to existing residential and heritage of the suburb.

Response: Councillor Riad Davids

Replied that a decrease in prices hadn't been seen with responsible development. It is not in the City's best interest to let property prices decrease because the site is valuable and expensive.

Query: Peter Meissner

Stated that existing infrastructure for the Pinelands area was not coping and asked if there would be new infrastructure required for an extraordinarily large expansion development (in addition to that required by Conradie Park) to improve pressure on the old infrastructure.

Response: Alderman Matthew Kempthorne

Responded that a technical team of consultants was looking at infrastructure needs including traffic, sewage, freshwater and electricity. He further stated that the City has a matrix program where infrastructure is planned years in advance (15 or 20 years in some cases).

Response: Councillor Riad Davids

Added that no development was done until the northern sewer line was built for Conradie Park. Additionally, Councillor Davids stated that there is a R5 billion upgrade planned for Athlone Wastewater Treatment Works, therefore all of the infrastructure would be in place before the development.

Response: Alderman Matthew Kempthorne

Replied to the original question, saying that a big need in the area was education, and that the City would be talking to colleagues in Province as they were aware of the issues with schools and the placement of schools in the area.

Query: Sarah Griffiths

Asked how many individuals the City was planning to accommodate for and what building heights would be permitted.

Response: Alderman Matthew Kempthorne

Responded by saying they could not answer the question now other than going back to the approved Spatial Development Plan, which indicates low-density residential which takes into consideration the large area that will not be developed because of the floodplain.

Response: Anine Trümpelmann

Added that the information would be a part of the assessment and concept development process that would be a part of future work and would be shared during future rounds of public participation.

Anine further noted that, the subject property is a significant site with extent of approximately 66ha, at medium density on the developable portions it would be a fair sized community.

Query: Michael

Asked if KDMG club had been given any opportunity to contest the takeover of the land and asked what recourse the club had for their sports facility and handicapped teen golf program.

Response: Alderman Matthew Kempthorne

Replied that the City was engaging and would continue to engage with the KDMG club, and further noted the City owned the land and the golf club has a lease over the land with a remaining duration of nine years.

Query: Ernst

Asked if impacts to the 20+ houses bordering the golf course would be considered.

Response: Alderman Matthew Kempthorne

Responded that there were 10 houses that directly overlooked the course.

Response: Anine Trümpelmann

Added that the City was aware of these houses and the Spatial Development Framework mentions that when proposals are formulated, interface with existing properties should be considered.

Response: Councillor Riad Davids

Councillor Davids responded that there were properties on South Way and Links Drive that would be considered during development.

Response: Anine Trümpelmann

Highlighted that in terms of the Municipal Planning By-Law, there was a provision for a series of decisions to be made which is called the package of plans process (where the rezoning of the site at a higher level is considered and looks at principles, services, bulk services and how to give access to the site). Further levels of approvals will then allow more detailed planning for the interface to be considered during future stages of detailed planning (like a tiered and structured approval process).

Query: Sarah Griffiths

Queried the surrounding development sites identified for development. Additionally, Sarah asked where and why any developments did not progress.

Response: Councillor Riad Davids

Responded that an example would be Conradie Park, where there was a huge number of different inputs and a task force encompassing rate payers' associations of Pinelands, Thornton, Maitland Garden Village and Maitland was formed. Councillor Davids added that the public participation worked well, and part of the development didn't take place because the residents felt that they were not conducive to Pinelands.

Query: Stephan Basson

Stated that he lived next door to Clyde Pinelands Football Club, which is well-used, and it is upliftment soccer club benefitting mostly children from outside of the suburb. Stephen asked why the City would consider ending a well-used club that assisted the upliftment of these children and adults.

Response: Alderman Matthew Kempthorne

Reiterated that this was the beginning of the process. He added that if there was a need for sports facilities across the metropolitan, this would be considered.

Response: Councillor Riad Davids

Added that it was also about the facilities, one of the biggest problems with football was playing in winter when fields get waterlogged, and they couldn't be used as often. If fields get turned into astro they could be used more frequently by many clubs and people. But this was one of the things that would be taken into consideration. Clyde Pinelands was the oldest living club still in Cape Town and they would not just be ignored. There were many options available, and it would also be up to Clyde Pinelands FC and people who wanted to continue with football.

Query: Ernst

Asked if the 30% referred to is 30% of the land area, 30% of the number of residents or 30% of the number of units

Response: Anine Trümpelmann

Answered that the MSDF was not exactly clear on this, but the team understood that it was the number of units. This will be looked at in more detail during feasibility.

Query: Michael

Stated that as a Pinelands and City of Cape Town resident, the community was plagued by regularly burst water lines, inordinate amounts of traffic that increasingly made the City un-navigable, fatigued public transport, and a heavy stench came from the Athlone Treatment Plant. Michael stated that they wished for presentations from the City addressing these issues, and rather using space with derelict, non-functioning land (like the Power Plant) before coming with fanciful presentations about large areas of new developments.

Response: Alderman Matthew Kempthorne

Responded that the City is assessing infrastructure considerations within this development which is why a team of experts has been engaged. Furthermore, he highlighted that the Athlone Power Station redevelopment has been a 14-year process and is undergoing a heritage review process. Regarding traffic congestion, it was noted that one of the main causes is the non-functional train system. He expressed that once the train system is operational again, it is expected to alleviate some of the congestion challenges.

Response: Councillor Riad Davids

Stated that the planned infrastructure improvements, such as the dualling of the Jan Smuts and Barkley Roads, as well as the roll-out of the MyCiti bus service, would significantly ease traffic congestion. He emphasized that that most of substantial relief would come from the operation of the two train stations, which would reduce the number of taxis on the road and improve overall traffic flow. However, he reiterated that it is difficult to predict traffic conditions a decade from now.

Query: Peter Meissner

Asked what stops a developer free-for-all such as unrestricted and unaccountable profiteering.

Response: Alderman Matthew Kempthorne

Responded that the City's processes ensure there is no unaccountable or unrestricted profiteering. Should the development proceed, strict conditions will be imposed to ensure that the developer could not build without approved plans from the City. Additionally, Alderman Kempthorne stated that council has tightened up the regulations and would stop unbridled development.

Response: Councillor Riad Davids

Added that within the process, when the developer obtains rights for a development, they are given a basket of rights, such as number of buildings and building heights, which must be adhered to. He further explained that the development would be executed in a phased approach.

Query: Ernst

Asked if the City would consider any new access points to the N2.

Response: Alderman Matthew Kempthorne

Responded that there are two major interchanges, Howard Drive and Jan Smuts, which anchor each side of Pinelands. He explained that the spacing of interchanges is governed by various standards and guidelines, and there is insufficient space between existing interchanges to accommodate a new one. He further added that efforts to ease congestion would focus on improving connections and linkages.

Query: Stephan Basson

Raised concern about security and crime in Pinelands, particularly due to its location and relatively easy access on foot from many directions and close access to the highway. He expressed that making access easier would most likely increase people moving through and thus exacerbate the matter. He asked what could be considered to avoid worsening the situation, specifically inquiring if sub-area access control would be considered. (Controlled boom access)

Response: Alderman Matthew Kempthorne

Responded that all security options, including engineering solutions, would be explored. He emphasized that the City is aware of community's security concerns and is committed to investing more resources into addressing crime in the area.

Response: Anine Trümpelmann

Added that the City follows Safer City Guidelines, which focus on designing and developing spaces that enhance safety. This includes strategies such as ensuring buildings overlook public spaces and create active, well-lit areas to improve overall security.

Query: Peter Meissner

Asked if other types of development had been considered. For example, he asked why not redevelop this area as another equally beautiful Green Point Park (which included Metropolitan Golf Club). He added that the case was only made for housing, housing, housing, but that balance was needed.

Response: Alderman Matthew Kempthorne

Replied that all aspects of development were being considered as part of the process.

Query: Peter Meissner

Stated that the reasons Cape Town was desirable was in part because of its greenness - a green park was open to all, a golf club was not - hence his comment about an equivalent of a Green Point Park + GC.

Query: Ernst

Asked if the developer would be prescribed a % for commercial and open zones or if the % prescription only applied to affordable housing. Ernst imagined that a developer would minimise green zones to maximise units for obvious profit reasons.

Response: Alderman Matthew Kempthorne

Responded that the City was looking at the entire process. He emphasized that any development rights granted would include strict provisions to protect mature trees, green parks, open spaces, recreational spaces and environmental sensitivities.

Response: Anine Trümpelmann

Added that when development rights are granted, the City establishes a clear overall development framework specifying what can be built. However, she noted that there is some flexibility within these parameters to allow for changes over time while still maintaining the agreed-upon development principles.

Query: Stephan Basson

Stated that per the properties in Links Drive facing the golf course, there were also properties on the end of Ringwood and Heron Way that directly faced existing green spaces where the development was planned that had existing mountain views. Stephan asked if this would also be kept in consideration per the Links Drive houses.

Response: Alderman Matthew Kempthorne

Responded that this would be taken into consideration.

Query: Stephan

Asked what was happening to relieve the smell coming from the Athlone sewage treatment plant. They also asked if the development would solve the problem.

Response: Councillor Riad Davids

Responded that an upgrade was underway, and there were mitigation measures in place to reduce the smell and other impacts from the sewage plant.

Query: Mark Tarlie

Asked what other sites the City was considering for similar development.

Response: Anine Trümpelmann

Responded that there were ten provincial, City and private developments in the City of Cape Town that were in different stages of planning and development. She added that the slide showing these developments was to understand what the market was doing within the vicinity of the site. It does not reflect all City projects across the whole city.

Response: Alderman Matthew Kempthorne

Added that high-density developments were along main transport routes to ensure public transport was accessible and that the City was sustainable going forward.

Query: Mark Tarlie

Asked why so few City-owned sites were being developed.

Response: Alderman Matthew Kempthorne

Replied that, at that moment, there are 13 City-owned sites under review by the City. He emphasized that South Africa operates as a participatory democracy which meant that these types of processes take a long time to go through but must be followed through lawfully.

Query: Stephan Basson

Asked what considerations were being made to maintain the existing establishment for disabled golfers on the golf course. It was added that such establishments were very limited.

Response: Alderman Matthew Kempthorne

Responded that this would be looked into.

Response: Councillor Riad Davids

Added that he was sure that disabled golfers would be accommodated at another golf course in the City.

Query: Jean Sleigh

Asked what was meant by 'light service industry' in the current presentation's City project objectives slide.

Response: Anine Trümpelmann

Replied that this was a term used in the City's Municipal Planning By-Law in the zoning scheme. It was defined as small-scale repairs and maintenance, such as a bakery, TV repairs and cell phone shops. She added that it was the kind of use usually found in general commercial areas and allowed an element of manufacturing and/or repairs in an area. The scale of these uses is found in the City's municipal planning by-law.

Query: Jean Sleigh

Responded by saying that there had been an ongoing issue on Old Mill Road in Ndabeni where there were very similar industries. She added that they cause a bit of noise and destruction. For instance, there were bakeries that were larger which introduced litter and Councillor Davids would know that she had been collecting litter from Juliana Veld because the staff walked across Juliana Veld and threw their hair nets around. She indicated that she was asking because it could be an issue. She emphasized that businesses should be small, for example traditionally high street-type businesses as this tied in with old Pinelands. She added that anything larger would make Pinelands just another Epping or Ndabeni.

Response: Councillor Riad Davids

Added that if one looked at Ndabeni, it was an industrial area with large factories that supplied large shopping centres. He stated that the City was not looking at anything at that scale but was purely looking at the service industry. He emphasised that it would not be at a medium-industrial level. He added that the Act would not allow for that, and the land was at a premium with access constraints, therefore they were not going to have industrial trucks moving in and out of Pinelands.

Response: Alderman Matthew Kempthorne

Additionally said that it was very much a dynamic changing of space – for instance, 10 years ago, ground floor retail was a very important part of the mix. However, now as

consumers move online there is less demand for retail spots. He stated that we were in a new world regarding this, and a great example was Cape Town CBD where one could see a lot of those shops were in a transient space at that time. He added that nothing should be pre-judged, but there was flexibility to look at new options and what the best practice was internationally. Some international trends had low-scale manufacturing repairs (i.e., surfboard manufacturing as it is low-scale with little pollution). He added the City wanted to be flexible and make sure they were not too prescriptive.

Response: Anine Trümpelmann

Said that this concern is noted. She added that the team was looking at the design informants. She acknowledged that it was a very valid point, especially if a large number of residential elements were to be introduced into the area. It was also essential for the team to know what was not working.

Response: Alderman Matthew Kempthorne

Responded that there was a demand for those land uses, and the City did not want to take away the demand from the CBD of Pinelands. He added that was why the City had an economic specialist, to do the demand modelling of what was needed.