



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

FREQUENTLY ASKED QUESTIONS

Unregistered portion of remainder erf 32604 Cape Town, Kewtown, Athlone.



The public will have a chance to comment on the City's proposal to avail the **red marked section** of the parking area at the Athlone Stadium along Klipfontein Road for mixed use development.

1. What is the purpose of developing this site?

The City aims to explore market interest and the potential disposal of a portion of surplus parking along Klipfontein Road for complementary uses that will support the Athlone Stadium. The objectives are to:

- Unlock the land's economic value.
- Introduce active, people-friendly uses that improve safety and create jobs.
- Reconfigure parking to maintain capacity and improve circulation.

Currently, the precinct lacks supporting activity. The proposal will create a vibrant environment where visitors stay longer, support local businesses, and enjoy a safe, inclusive precinct anchored by sport.

2. What are the City's objectives in releasing this site to the market?

The City's vision is to optimise the precinct through a commercial node development that:

- Drive economic and social growth.
- Enhances the stadium experience beyond match days.
- Unlocks the site's full potential for commercial uses, in line with forward-planning policies.

- Ensures the stadium remains a Strategic Asset for the residents of Cape Town and the surrounding communities.

3. What's the Spatial Planning and Integrated Vision?

- The proposal has been explicitly developed to align with all relevant policies and plans, including:
 - Municipal Spatial Development Framework (MSDF): Urban inner core within a metro-scale development corridor.
 - Cape Flats District Spatial Development Framework (2023): Development Focus Area and mixed-use intensification zone.
 - Athlone CBD Precinct Plan and Urban Design Framework: Supports mixed-use activation of Klipfontein Road.
 - Integrated Development Plan (IDP): Objectives 1.5B (Land Packaging Initiative) and 1.5C (Accelerated Land Release Initiative).
 - A Land Use Management (LUM) application approved in 2023 to align this vision with the District Plan.
- The redevelopment does not erode the precinct's identity; it aims to unlock the value of this underutilised area while preserving sport as the core focus.
- The current proposal does not include residential development.

4. What are the benefits of the proposed disposal?

- New business and employment opportunities.
- Improved safety and security through passive surveillance and regular activity.
- Structured parking and better circulation that protect the stadium's operational capacity.
- Financial returns that will be reinvested into the precinct to unlock its full development potential.
- A vibrant, people-friendly destination that supports sporting and community events.
- The intention is to replicate successful precincts like the DHL Stadium area—where sport remains the anchor for a dynamic environment.

5. How will the sale process be conducted?

The disposal will follow a competitive bidding process in line with:

- The City's Supply Chain Management (SCM) Policy.
- The Municipal Asset Transfer Regulations (MATR).
- The Municipal Finance Management Act (MFMA).

6. How will concerns regarding traffic congestion and parking be addressed?

- Studies have been completed to ensure continued functionality and compliance, including:
 - A feasibility study assessing parking demand, access, safety, and operational impact.
 - Transport modelling confirming the local road network can accommodate additional trips without exceeding capacity.
- Structured parking will be integrated into the proposed redevelopment to maintain event capacity and improve traffic flow, safety, and access management during peak times.
- Redesigned pedestrian routes, new gates, and improved lighting will enhance safety and functionality.
- Ensure SASREA (Safety at Sports and Recreational Events Act) compliance.

In terms of parking, this means:

- Adequate Capacity: The parking layout must provide enough spaces to accommodate the anticipated event attendance without causing congestion or creating unsafe conditions in surrounding streets.
- Emergency Access: Parking and circulation routes must allow clear, unobstructed access for emergency vehicles at all times. This may reduce the number of bays or require reconfiguration of parking layouts.
- Controlled Entry and Exit: SASREA requires secure and well-managed ingress and egress. This often means designing vehicle access points with controlled gates, security checks, and traffic management measures to avoid bottlenecks.
- Pedestrian Safety: There must be clear separation between pedestrian walkways and vehicular areas, with designated crossings, barriers, and signage to prevent accidents.

7. What about crime and future safety in the area?

- Addressing safety is a central consideration. The project includes measures to improve passive surveillance and create regular foot traffic to reduce the risk of crime linked to inactive spaces.
- Structured parking, improved lighting, and new landscaping are envisaged to create a safer and more attractive environment. This is aligned with the City's Urban Design Policy and the *Design and Management Guidelines for a Safer City*.

8. What about heritage and cultural significance?

- The City recognises Athlone Stadium's cultural and historical significance as a symbol of resilience and unity.

- A Heritage Impact Assessment will accompany any future site development plans if triggered under Sections 34 and 38 of the National Heritage Resources Act.
- Cultural heritage will be celebrated through landscaping, interpretive installations, and public art.

9. Future Land Use

- The City unequivocally confirms there is no intention to demolish the existing Athlone Stadium.
- The stadium remains a Strategic Asset for the benefit of the City and its residents. The redevelopment proposal does **not** include the disposal of the core sporting facility but is limited to an underutilised overflow parking area along Klipfontein Road.
- The redevelopment proposal specifically excludes the field, stands, and core sporting infrastructure.
- No residential housing is included in the proposal. The project is limited to complementary commercial and supporting uses aimed at activating the Klipfontein Road frontage, improving safety, and supporting the stadium's long-term sustainability.
- The site was selected due to its underutilised status, alignment with the Athlone CBD Precinct Plan and District Spatial Development Frameworks, and location within an identified development corridor, not as a replacement for affordable housing initiatives.
- Broader human settlements programmes are addressed through other targeted City initiatives and land release processes.

10. What does “commercial node” mean?

This is an area zoned for business, retail, and ancillary uses. The site is zoned General Business 5, which allows mixed commercial development to create activity around the stadium. No residential development is included.

12. What about community concerns and participation?

Public consultation has included:

- Engagements included the MSDF and DSDF processes, Athlone CBD Precinct Plan workshops, and the previously completed rezoning process.
- A non-statutory pre-registration phase began on 14 May 2025.
- The formal 30-day comment period runs from 6 June to 7 July 2025.
- Public awareness efforts were also supported by media statements published on 11 December 2024 and 6 June 2025.
- All processes comply with the MFMA, MATR, and Municipal Systems Act.

Ongoing engagement will continue, and all feedback will inform the next phases.

All Interested and Affected Parties (IAPs) are encouraged to register to:

- Receive updates.
- Submit comments on the proposals.

Community input will be carefully considered before final decisions are made.

13. Where can I get more information or submit feedback?

Visit:

capetown.gov.za/general/property-development-department-projects

Or contact:

Development.Athlone@capetown.gov.za

Public notices, and information sessions will be advertised.

14. What oversight will Council provide?

All commercial disposals are circulated to the relevant Subcouncil for comment. These are included in reports to Council, which is the statutory body authorised to approve public participation and disposals.

The proposal did not serve at the Portfolio Committee because, by delegation, individual property transactions are overseen by Subcouncil, the Mayoral Committee, and full Council.

Public notices and information sessions will be advertised.

15. City's commitment to transparency and inclusive development?

The City remains committed to:

- Respecting the heritage and identity of Athlone Stadium.
- Maintaining sport as the precinct's anchor use.
- Ensuring it remains a Strategic Asset for the benefit of Cape Town residents and surrounding communities.
- Transparent, inclusive engagement at every stage.
- Unlocking economic opportunities that improve safety, create jobs, and sustain this vital facility for generations to come.