faith.

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500172766

Erf 20878, 18 Solomon Mahlangu Crescent, Mandela Park, Khayelitsha

Development Management

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VALIENTE CONSULTING

MOTIVATION REPORT

LAND USE MANAGEMENT APPLICATION

Regularisation of
Mandela Park Stadium

Erven 20880, 20881 & unregistered Erven 20878 and 20879, Khayelitsha



PREPARED FOR

City of Cape Town
Recreation & Parks
Enquiries: Mr Siraaj Slamang

PREPARED BY

Valiente Consulting

DATE

October 2026

ANNEXURES

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SECTION 1 INTRODUCTION

1.1 BACKGROUND

Mandela Park Stadium is an established public sports facility centrally located within Khayelitsha. The stadium precinct extends across four cadastral properties, namely Erven 20880 and 20881 and unregistered Erven 20878 and 20879, Khayelitsha. The sporting use of the site, including the athletics track and sports field, dates back to at least the 1990s. In 2010, the existing stadium pavilion was constructed as part of the City of Cape Town's investment in sporting infrastructure associated with the 2010 FIFA World Cup.

Structural concerns were subsequently identified in relation to the pavilion canopy, resulting in the affected portion of the facility being closed to public use. Building plans for the replacement of the canopy were submitted to the City's Building Control Department. During this process, it was identified that the existing stadium development does not fully comply with the current Development Management Scheme (DMS), including the fact that the pavilion extends across three separate cadastral properties. The building plans could therefore not be approved until the underlying land use and cadastral matters had been addressed.

Given the safety concerns associated with the existing canopy, its replacement was subsequently undertaken as emergency works by the City's Recreation and Parks Department. Notwithstanding the completion of these works, the relevant building plan approval remains dependent on the regularisation of the existing stadium development from a land use planning perspective.

The purpose of this application is therefore to regularise Mandela Park Stadium in its existing form and to bring the facility into compliance with the applicable provisions of the DMS. This will establish an appropriate land use planning framework for the existing development and enable the associated building plans to be approved. The regularisation process will furthermore support the statutory compliance of the facility, including compliance with the Safety at Sports and Recreational Events Act, 2010 (Act No. 2 of 2010) (SASREA).

Mandela Park Stadium is a long-established community sporting facility that serves the broader Khayelitsha area and provides important infrastructure for organised sport, recreation and community activities. The current application does not seek to introduce a new land use or materially expand the existing stadium use, but rather to regularise an existing municipal facility that has operated from the site for several decades. Regularisation is therefore important to ensure that the facility can continue to operate safely, lawfully and effectively and fulfil its role in providing accessible sporting and recreational opportunities to the surrounding community.

1.2 BRIEF & PURPOSE OF THIS REPORT

Valiente Consulting have been appointed by Bigen Africa Services (Pty) Ltd (Bigen) on behalf of the City of Cape Town under 'CONTRACT 266C/2021/22: PROVISION OF PROFESSIONAL CONSULTANT SERVICES FOR CONSTRUCTION AND RELATED PROJECTS FOR COMMUNITY SERVICES AND HEALTH AND OTHER DIRECTORATES WITHIN THE CITY OF CAPE TOWN' to prepare a land use management application for the regularisation of the Mandela Park Stadium located in Khayelitsha.

The Power of Attorney is signed by the City's Mr Siraaj Slamang and is attached as ***Annexure A.***

1.3 PROPERTY DESCRIPTION

Erven 20880 and 20881, Khayelitsha are held under Title Deed No. T17395/1996, attached hereto as ***Annexure B***. Unregistered Erven 20878 and 20879 comprise unregistered portions of Erf 19165, Khayelitsha, as depicted on General Plan No. L.282/1988, attached hereto as ***Annexure C***. These portions are held under Certificate of Registered Title No. T82804/1992 and are owned by the City of Cape Town and attached as ***Annexure D***.

SUBJECT PROPERTY	REGISTERED OWNER	TITLE DEED	EXTENT
Erf 20880, Khayelitsha	GOVERNMENT (Republic of South Africa)		±2,97 Ha
Erf 20881, Khayelitsha	GOVERNMENT (Republic of South Africa)		±3,15 Ha
Unregistered Erf 20878, Khayelitsha	CITY OF CAPE TOWN	Still held under parent deed of Erf 19165, Khayelitsha (T82804/1992)	±6,77 m²
Unregistered Erf 20879, Khayelitsha	CITY OF CAPE TOWN	Still held under parent deed of Erf 19165, Khayelitsha (T82804/1992)	±6,09 Ha

TABLE 1: PROPERTY DESCRIPTION AND OWNERSHIP

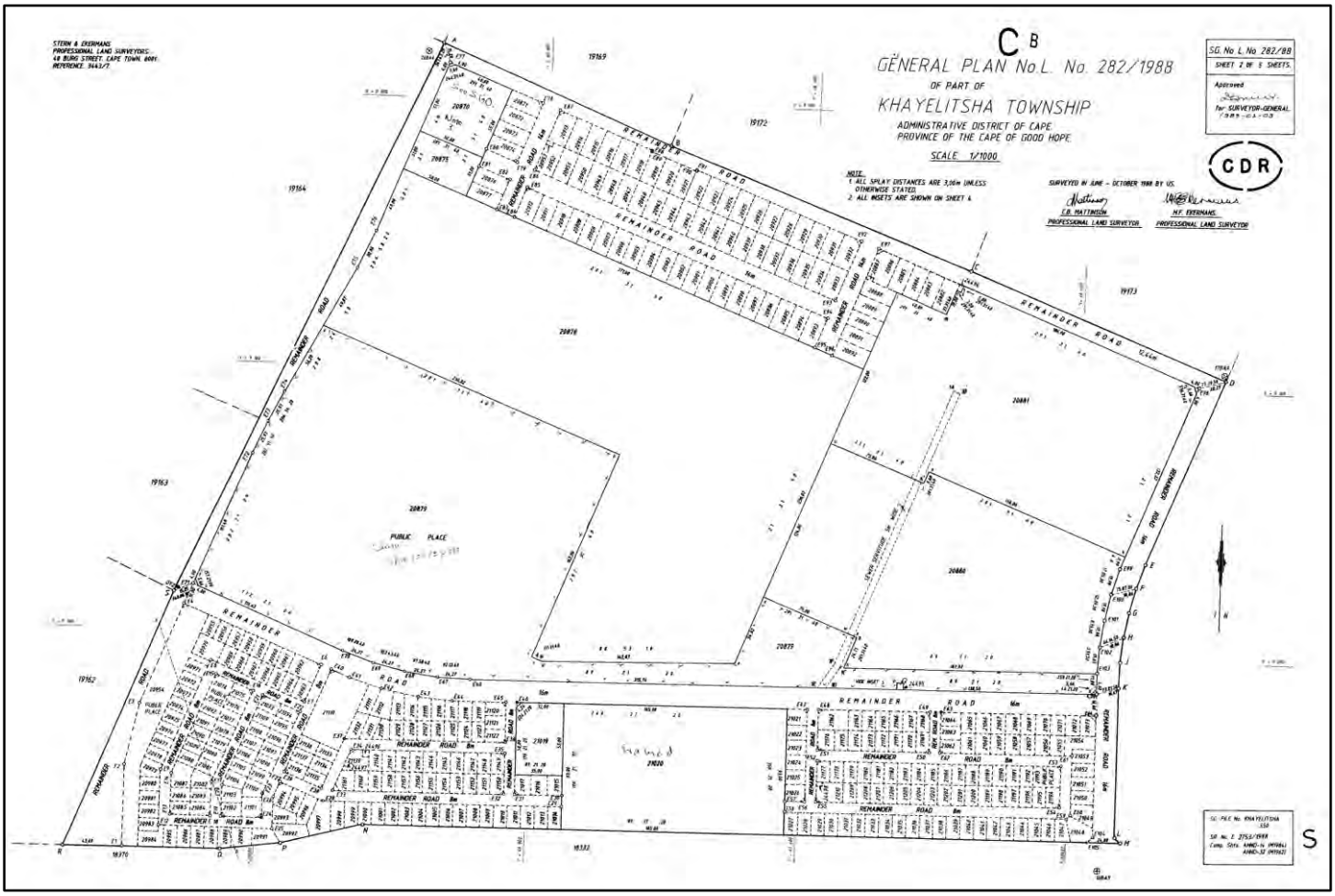


FIGURE 1: GENERAL PLAN NO. L.282/1988 (SHEET 2 of 5) ANNEXURE C

1.4 PROPOSED APPLICATION DETAILS

The following applications are made in respect of Erven 20880 and 20881 and unregistered Erven 20878 and 20879, Khayelitsha in terms of Section 42 of the City of Cape Town Municipal Planning By-law (2015) (as amended 2025):

- In respect of Unregistered Erf 20879, Khayelithsa the closure of a public place in terms of section 4 of the City of Cape Town: Immovable Property By-law (2015).
- Application in terms of section 60(1)(b) of the City of Cape Town Municipal Planning By-Law (2015) for the amendment of General Plan No. L.282/1988 for the closure of Public Place on Unregistered Erf 20879, Khayelitsha and the creation of one ordinary erf.
- Application is made in terms of Section 42(d) for the subdivision of Erf 20881 into Portion A measuring ±0.21ha and the Remainder measuring ±2.94ha.
- Application is made in terms of Section 42(d) for the subdivision of Erf 20880 into Portion B measuring ±1.39ha and the Remainder measuring ±1.58ha.
- Application is made in terms of Section 42(d) for the subdivision of Unregistered Erf 20879 into Portion C measuring ±0.75ha, Portion D measuring ±0.18ha and the Remainder measuring ±5.16ha.
- Application is made in terms of Section 42(a) for the following:
    - Rezoning of Portion A from Community 1 (CO1) to Community 2 (CO2);
    - Rezoning of Portion B from Community 1 (CO1) to Community 2 (CO2);
    - Rezoning of Portion D from Community 2 (CO2) to Open Space 2 (OS2).
- Application is made in terms of Section 42(f) for the consolidation of Portions A, B, C, Remainder of Erf 20879 and Erf 20878, Khayelitsha
- Section 42(b): The permanent departure to depart from the parking provisions outlined in Chapter 15 of the DMS to provide 125 parking bays in lieu of 200 parking bays.

SECTION 2 CONTEXTUAL INFORMANTS

2.1 LOCALITY

The Mandela Park Stadium is an existing sports and recreational facility located in Mandela Park, Khayelitsha, Cape Town. Within the broader regional context, the stadium is situated within the Mandela Park neighbourhood, to the south of the Khayelitsha CBD and in close proximity to the Khayelitsha railway station and surrounding residential areas. At a local scale, the stadium precinct is bounded by Tambo Road, Steve Tshwete Road and Oscar Mpetha Road, which provide access to and define the immediate context of the site.



FIGURE 2: CADASTRAL CONTEXT AND LOCALITY PLAN (ATTACHED ANNEXURE E)

2.2 ZONING

Erven 20880 and 20881, Khayelitsha, are currently zoned Community Zone 1 (CO1), while Unregistered Erven 20878 and 20879 are zoned Community Zone 2 (CO2), in terms of the City of Cape Town Municipal Planning By-Law (MPBL). Official zoning extracts for all four properties were obtained from the City of Cape Town and are attached as ***Annexure F***.

The surrounding zoning context is predominantly characterised by Residential Zone 2 (R2) properties, reflecting the established residential nature of the surrounding Mandela Park area. Other complementary land use zones are also present within the broader context, including Open Space zones and additional Community-zoned properties.



FIGURE 3: ZONING CONTEXT

2.3 EXISTING AND SURROUNDING LAND USES

Erven 20878 and 20879, Khayelitsha, are currently developed and utilised as part of the Mandela Park Stadium, an established sports and recreational facility serving the surrounding community.

Erf 20881 is partially developed with the Sizimisele Technical High School, which occupies approximately 50% of the property. The remainder of the property is partially vacant, with a portion encroached upon by the existing Mandela Park Stadium development. Erf 20880 is similarly partially vacant, with a portion of the existing stadium development extending onto the property.

The surrounding area is predominantly residential in nature, comprising established residential neighbourhoods, together with various community and open space uses that support the surrounding Mandela Park community.

2.4 SPATIAL POLICY CONTEXT

2.4.1 City of Cape Town Integrated Development Plan July 2022 – June 2027 (IDP)

The City of Cape Town's Integrated Development Plan (IDP) for 2022–2027 provides the strategic framework for the implementation of the City's objectives and the allocation of resources across social, economic, environmental, spatial and infrastructural priorities.

Of particular relevance to the Mandela Park Stadium is the IDP's priority relating to public space, environment and amenities. Under Objective 11, "Quality and safe parks and recreation facilities supported by community partnerships", the City recognises sport and recreation facilities and public parks as important components of Cape Town's community fabric.

These facilities contribute to social cohesion, provide opportunities for recreation and physical activity, and support healthy and active lifestyles.
The IDP specifically identifies the following considerations relevant to sport and recreation facilities:

1. Quality community facilities: The City seeks to provide quality and safe community facilities, with particular emphasis on areas of greatest need and vulnerable communities.
2. Sport and recreation facilities: The IDP recognises sport and recreation facilities as important community assets that provide opportunities for healthy exercise, recreation and social interaction.
3. Optimisation of existing facilities: The City aims to optimise and rationalise its existing portfolio of community facilities to ensure that these facilities better respond to the needs of surrounding communities.
4. Community partnerships and activation: The IDP promotes the effective management, development and utilisation of sport and recreation facilities through quality recreation programmes and partnerships with communities.
5. Safe and accessible community spaces: The City places emphasis on creating and maintaining community facilities that provide safe spaces where residents can gather, participate in activities and strengthen social networks.

The Mandela Park Stadium is an established municipal sports facility serving Khayelitsha and the surrounding communities. The regularisation of the existing stadium and associated land uses is therefore consistent with the broader objectives of the IDP, particularly insofar as it supports the continued use, management and improvement of an established community sporting facility.

The application does not seek to introduce an unrelated land use into the area, but rather to regularise an existing public sporting facility and its associated development across the affected properties. The proposal consequently supports the IDP's objective of maintaining and optimising existing sport and recreation infrastructure and ensuring that community facilities can continue to serve the needs of surrounding residents.

2.4.2 City of Cape Town Municipality Spatial Development Framework (MSDF) 2023

The City of Cape Town Municipal Spatial Development Framework (MSDF) determines the spatial vision, policy parameters and development priorities for Cape Town. The framework seeks to prioritise, coordinate and align investment in public infrastructure and guide the growth and development of the city over the longer term.

The MSDF forms part of the City's broader Integrated Development Plan (IDP) framework and provides the spatial basis for directing public and private investment in a manner that supports spatial transformation, sustainable urban development and improved access to opportunities and services.

The Mandela Park Stadium is situated within the Urban Inner Core, which is identified as a priority area for public and private investment. The Urban Inner Core is targeted for intensified and diversified development and investment to support spatial transformation, inward growth and improved access to services, employment opportunities and public infrastructure. The location of the stadium within this area is particularly relevant given its established role as a public sport and recreation facility serving Mandela Park and the broader Khayelitsha community.

The continued use and regularisation of the Mandela Park Stadium support the MSDF's objective of optimising existing public infrastructure within established urban areas. The stadium represents an existing community asset located within a well-established residential area and provides access to sport, recreation and community activities for the surrounding population. Regularising the facility will assist in securing its continued and effective utilisation and enable future management and investment within an appropriate statutory framework.

The policy guideline tables contained in the MSDF provide guidance for the assessment of land development applications and the preparation of sector plans, lower-order spatial plans, policies, guidelines and implementation plans. These policy guidelines are informed by the development principles contained in SPLUMA and seek to promote inclusive, equitable and efficient spatial planning and land use management, while supporting the City's desired inward-growth urban form.

In this regard, the regularisation of the Mandela Park Stadium is consistent with the broader spatial objectives of the MSDF. The application seeks to regularise an established municipal sport and recreation facility rather than introduce a new or incompatible land use. It will facilitate the continued use and management of existing public infrastructure within the Urban Inner Core and support the provision of accessible community and recreational facilities within Khayelitsha.



FIGURE 4: CITY OF CAPE TOWN MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

2.4.3 Khayelitsha, Mitchells Plain & Greater Blue Downs District Plan

The MSDF provides the overarching spatial direction for the District Spatial Development Frameworks (DSDFs), which translate the MSDF's vision and policy objectives at a more detailed district and subdistrict level. The Mandela Park Stadium is located within the boundary of the Khayelitsha, Mitchells Plain & Greater Blue Downs District Plan.

The stadium is situated within Subdistrict 6 (Greater Khayelitsha) and forms part of an established urban area characterised predominantly by residential development supported by community facilities, public open spaces and associated social infrastructure.

The regularisation of the Mandela Park Stadium is aligned with the strategic objectives of the District Plan, particularly insofar as it supports the retention and optimisation of established community and recreational infrastructure within existing residential areas. The stadium serves as an important sporting and recreational facility for Mandela Park and the broader Khayelitsha community and represents an established land use within the area.

The continued use of the site for sporting, recreational and associated community purposes is therefore considered compatible with the surrounding urban context. The regularisation of the existing facility will support its continued operation and management, while contributing to an integrated and sustainable settlement pattern in which residents have convenient access to sport, recreation and community facilities.

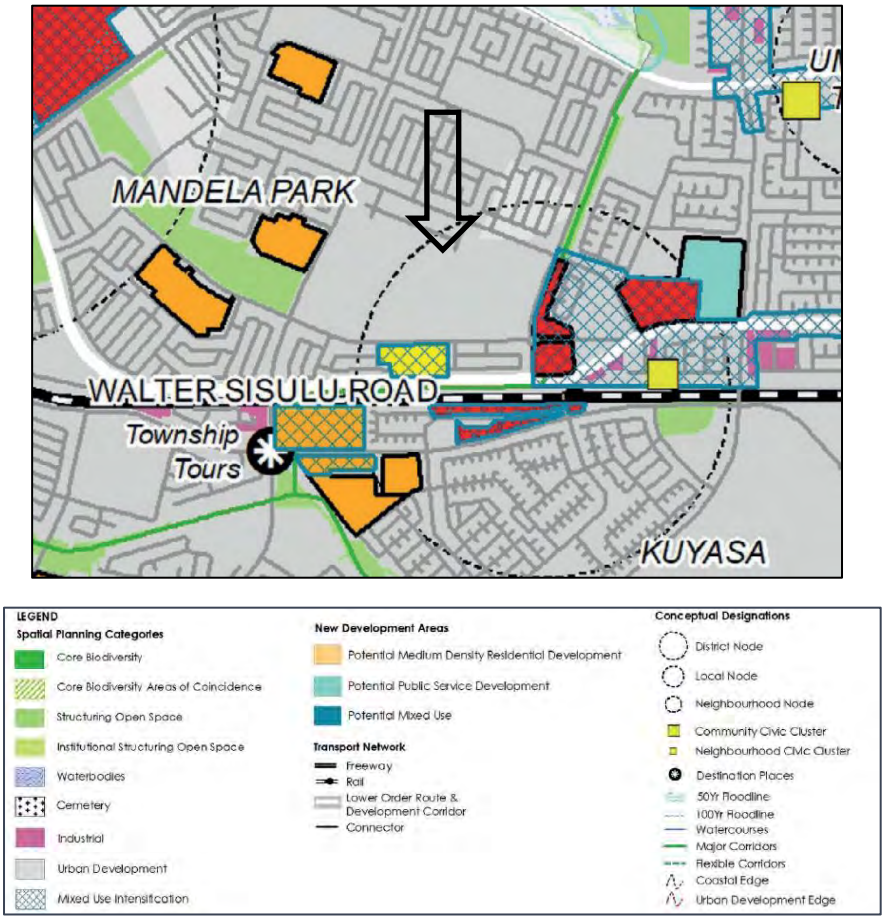


FIGURE 5: KHAYELITSHA, MITCHELLS PLAIN & GREATER BLUE DOWNS DISTRICT PLAN DISTRICT PLAN (SUB-DISTRICT 6)

2.4.4 Community Services & Health Infrastructure Plan (2019 -2034)

The Community Services and Health Infrastructure Plan (CSHIP) is a strategic infrastructure and investment framework that guides the planning, provision and optimisation of community services and facilities across Cape Town. The plan supports long-term infrastructure planning and investment decision-making and seeks to ensure that community facilities respond effectively to population growth, urbanisation and changing community needs.

Of particular relevance to the Mandela Park Stadium is the plan's recognition of sport and recreation facilities as important components of the City's broader community infrastructure network. Such facilities contribute to the quality of life of residents by providing opportunities for sport, recreation, physical activity and community interaction.

CSHIP promotes a coordinated and rational approach to the provision and management of community facilities, with an emphasis on addressing historical inequalities in access to social infrastructure and ensuring that facilities are appropriately located and accessible to the communities they serve. The optimisation and effective utilisation of existing facilities form an important part of this approach.

The Mandela Park Stadium represents an established municipal sporting and recreational facility within Khayelitsha and provides important social infrastructure to Mandela Park and the surrounding communities. The regularisation of the existing stadium will assist in securing its continued use and appropriate management and will provide a statutory basis for future investment, maintenance and improvement of the facility.

The proposal is therefore consistent with the broader objectives of CSHIP by supporting the retention and optimisation of existing community infrastructure and facilitating continued access to sporting and recreational opportunities within an established and historically underserved urban community.

2.4.5 Designing Quality Places: Urban Design Policy (2024)

The Designing Quality Places: Urban Design Policy provides guidance for the creation of sustainable, vibrant and inclusive places throughout Cape Town. The policy emphasises the importance of creating environments that are functional, attractive, safe, environmentally sustainable and socially inclusive, while promoting local identity, a strong sense of place and responsiveness to the surrounding urban context.
The policy is guided by overarching design principles aimed at achieving a more resilient and spatially integrated city aligned with the City's strategic objectives and IDP. These principles are translated into nine policy objectives:

- Objective 1: Ensure legible spatial structure
- Objective 2: Create good quality open space through placemaking.
- Objective 3: Contribute to the creation of healthy and safe communities
- Objective 4: Design streets as positive public space
- Objective 5: Promote intensity, diversity and adaptability of uses
- Objective 6: Ensure positive interfaces onto the public realm
- Objective 7: Provide support to sites of informality
- Objective 8: Value and enhance green open spaces
- Objective 9: Respond to the character and identity of an area

The regularisation of the Mandela Park Stadium aligns with the objectives of the Urban Design Policy, particularly Objectives 2, 3, 6 and 9. As an established sporting and recreational facility, the stadium contributes to the provision of quality community space, supports healthy and active lifestyles and provides a venue for sporting, recreational and community activities.

The stadium is an established and recognisable component of the Mandela Park urban environment. Its continued use and appropriate regularisation will support the effective functioning of the facility, reinforce its relationship with the surrounding public realm and residential neighbourhood, and contribute to the retention of an important community asset that responds to the character and needs of the surrounding area.

2.4.6 Spatial Policy Conclusion

The spatial planning policies of the City of Cape Town collectively recognise the important role of sport, recreation and community facilities in creating inclusive, healthy and sustainable communities. These policies support the provision, retention and optimisation of social infrastructure within established urban areas, particularly where such facilities serve communities that have historically experienced inequalities in access to public amenities.

The applicable policy framework places emphasis on accessibility, spatial integration, safety, quality public spaces, efficient use of existing infrastructure and responsiveness to the needs and character of surrounding communities. Established sporting facilities such as the Mandela Park Stadium contribute directly to these objectives by providing accessible opportunities for sport, recreation, physical activity and community interaction.

The regularisation of the Mandela Park Stadium will secure the statutory land use framework necessary to support the continued operation, management and future improvement of an established municipal facility. The proposal is therefore considered consistent with the applicable spatial policies and strategic objectives of the City of Cape Town and supports the continued provision of important community and recreational infrastructure within Mandela Park and the broader Khayelitsha area.

SECTION 3 THE PROPOSAL

3.1 PREVIOUS APPROVALS

To establish the planning history of the property, Zoning Extracts were requested to determine whether any prior land use management applications had been submitted in respect of the site. The City confirmed, through the issued extracts, that an application for amendment of the General Plan and subdivision and rezoning was previously approved. Howvwe this approval has lapsed.

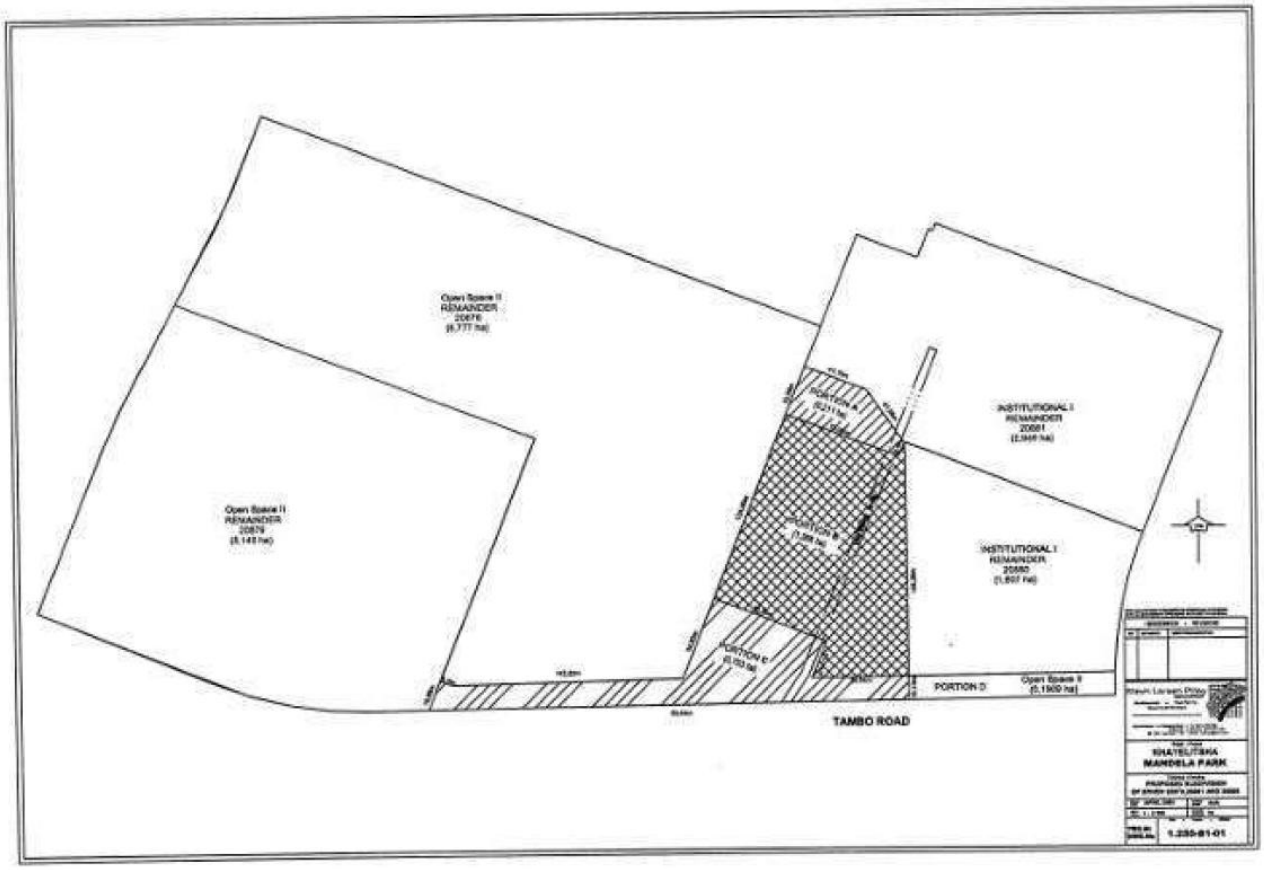


FIGURE 6: COPY OF PREVIOUS APPROVAL (AS RECEIVED FR THE CITY)

3.2 PLANNED UPGRADE AND PROPOSALS

Mandela Park Stadium is an established public sports facility and the sporting use of the site, including the athletics track and sports field, dates back to at least the 1990s. In 2010, the existing stadium pavilion was constructed as part of the City of Cape Town's investment in sporting infrastructure associated with the 2010 FIFA World Cup.

The stadium currently accommodates a range of sporting and recreational facilities, including:

- Two soccer pitches;
- An athletics field and running track;
- Hardcourts; and
- Informal five-a-side soccer facilities.

In accordance with the City's Community Services and Health Infrastructure Plan (CSHIP, 2019), Mandela Park Stadium has been identified for further investment and upgrading as part of the Integrated Recreation Facility (IRF) programme. The intention is to enhance the existing sporting infrastructure and improve the overall functionality and accessibility of the precinct. 2

The broader development proposals include the upgrading of existing facilities, the provision of additional sporting and recreational amenities, formalised parking areas and improved internal vehicular circulation and linkages.

During 2023 - 2024, the City appointed a multidisciplinary professional team to assess the condition of the existing stadium infrastructure, including its compliance with the Safety at Sports and Recreational Events Act, 2010 (Act No. 2 of 2010) (SASREA). These investigations identified structural concerns relating to the existing pavilion, particularly the canopy structure, which resulted in the affected portion of the facility being closed to public use.

Building plans for the replacement of the canopy were subsequently submitted under case ID 1700610255 to the City's Building Control Department. During the assessment process, it was identified that the existing stadium development does not fully comply with the applicable provisions of the Development Management Scheme (DMS). In particular, the pavilion extends across three separate cadastral properties, resulting in land use and cadastral constraints that prevent the approval of the associated building plans.

Given the safety concerns associated with the existing canopy, its replacement was subsequently undertaken as emergency works by the City's Recreation and Parks Department. Although these works have been completed, the formal building plan approval remains dependent on the regularisation of the existing development from a land use planning perspective.

In parallel with these interventions, the City has undertaken further improvements and planning for the stadium precinct through a separate appointment of Bigen Africa. The scope of these works includes:

- Installation of a synthetic soccer pitch, which has been completed;
- Design of formalised parking facilities serving the stadium; and
- Design of additional hardcourts and recreational areas.

The above interventions form part of the City's broader objective to improve the quality, functionality and safety of Mandela Park Stadium as an important community sporting facility.

The primary purpose of the current land use management application is therefore to regularise the existing stadium development, rather than to seek approval for a new sporting facility. The application seeks to address the existing land use and cadastral discrepancies and establish an appropriate statutory planning framework for the stadium in accordance with the applicable provisions of the DMS.

The proposed regularisation will facilitate the approval of the outstanding building plans, support compliance with SASREA requirements and provide a suitable land use planning basis for the continued operation and future upgrading of Mandela Park Stadium.



FIGURE 7: CONCEPT FACILITY LAYOUT

3.3 SPECIALIST REPORTS

The following specialist assessments were undertaken to inform the planning and upgrading of the Mandela Park Integrated Recreational Facility (IRF), including the identification of infrastructure requirements and measures to improve the functionality, accessibility and safety of the facility.

3.3.1 Transport Study

A Transport Study (attached ***Annexure G***) was undertaken to assess the existing and proposed transport arrangements at Mandela Park IRF, with particular emphasis on pedestrian and vehicular access, internal circulation, parking provision and compliance with the Safety at Sports and Recreational Events Act, 2010 (Act No. 2 of 2010) (SASREA).

The study included an assessment of the proposed master plan, focusing on the layout and functionality of parking areas, vehicular circulation routes, public transport access and pedestrian movement. Alternative design concepts were investigated to identify opportunities to improve accessibility, circulation and safety within the facility.

The assessment concluded that, although further improvements to the proposed layout would be beneficial, the scope for substantial amendments is limited by existing infrastructure and the associated costs of implementing major changes. Ideally, public transport access would be separated from private vehicular movement, with a pedestrian-only zone established along the central circulation route between the athletics track and soccer fields.

Notwithstanding these constraints, the study identified several practical measures to improve the proposed parking and circulation arrangements, including:

- Introducing a one-way circulation system for buses;
- Relocating the bus embayment to the northern side of the parking area to allow passengers to disembark directly onto the sidewalk;
- Widening the internal access to the athletics stadium parking area to accommodate bus turning movements without encroaching onto pedestrian walkways;
- Providing raised pedestrian crossings at the venue entrance where pedestrian and vehicular movements intersect;
- Providing dropped kerbs at the venue entrance to facilitate bus movements from the overflow parking area into the adjoining road reserve; and
- Ensuring that the event safety and security planning arrangements provide unobstructed access and egress for emergency and essential service vehicles during events.

Overall, the Transport Study confirms that the proposed parking and circulation arrangements can be improved through targeted interventions without requiring extensive alterations to the existing infrastructure. The recommendations provide guidance for the further refinement of the facility's access and circulation arrangements, with particular emphasis on pedestrian safety, public transport functionality and emergency vehicle accessibility.

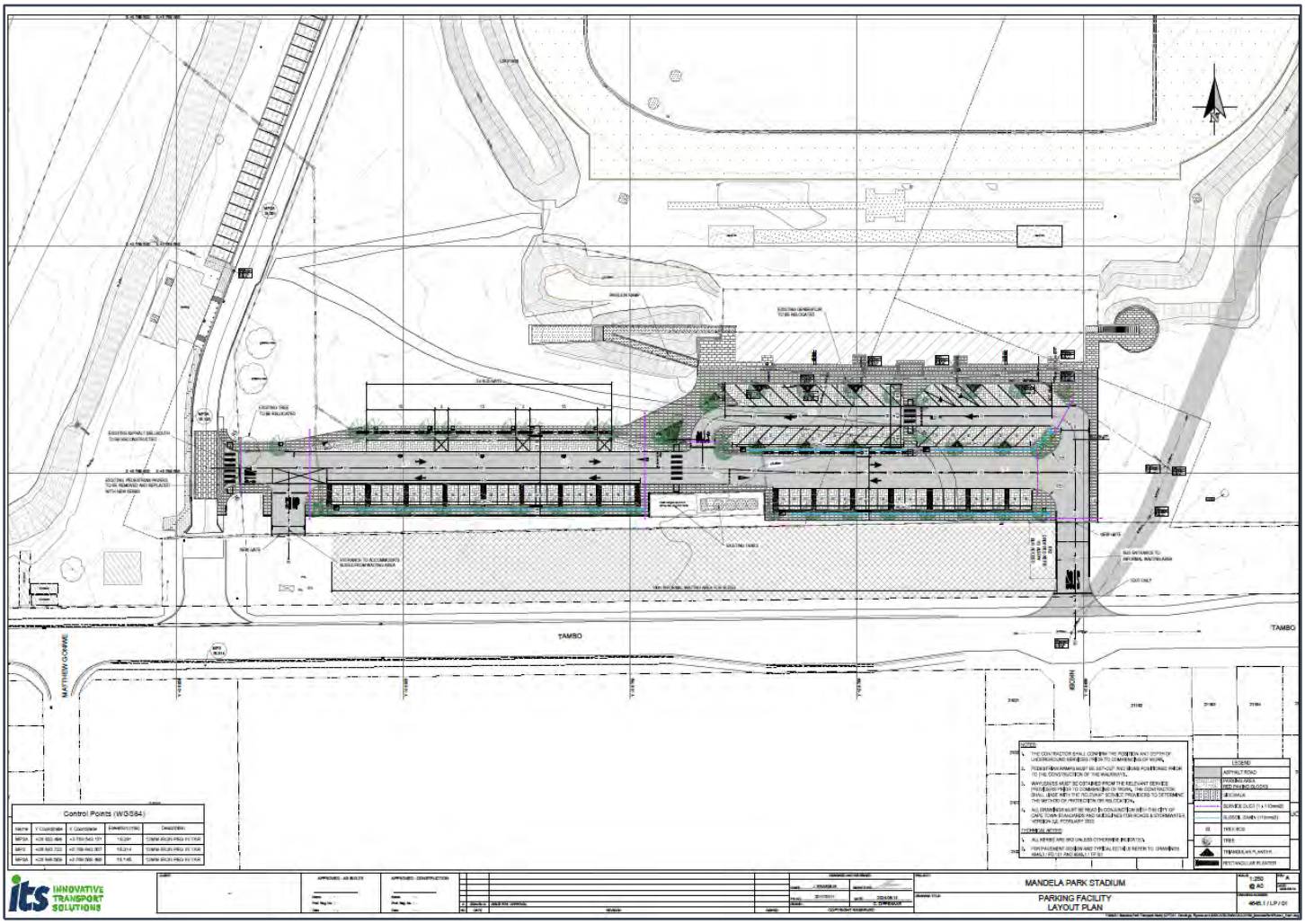


FIGURE 8: MANDELA PARK PARKING FACILITY LAYOUT PLAN

3.3.2 Bulk Services Availability Report

Bigen Africa was appointed by the City of Cape Town to undertake a Bulk Services Availability Assessment (attached ***Annexure H***) for the proposed upgrading of Mandela Park Integrated Recreational Facility (IRF). The purpose of the assessment was to evaluate the availability and capacity of existing municipal engineering services, identify potential infrastructure constraints and determine the extent of additional infrastructure required to accommodate the proposed upgrades.

The assessment considered water supply, sanitation, stormwater management, internal roads, solid waste removal and electrical infrastructure. The key findings are summarised below.

Water Supply and Sanitation
The facility is served by existing municipal water and sewer infrastructure, with water mains located along Tambo Road and Oscar Mpetha Road. The surrounding sewer network includes a 150 mm diameter sewer main along Tambo Road and a 350 mm diameter sewer main along Oscar Mpetha Road.

The assessment confirmed that the existing buildings are already serviced and that no additional water demand or sewage flows were anticipated under the master plan assessed. Consequently, no additional bulk water or sewer infrastructure was identified as necessary to accommodate the proposed upgrades.

Stormwater Management
An updated Stormwater Management Report was prepared by Bigen Africa in October 2026 (attached ***Annexure I***) to assess the stormwater management requirements associated with the upgrading of Mandela Park IRF, particularly the installation of the synthetic soccer pitch.

The assessment considered the existing stormwater infrastructure, anticipated runoff and site-specific conditions. Following further investigations and consideration of the groundwater conditions encountered during construction, the stormwater management proposals were revised to make use of the existing municipal stormwater network.

The revised drainage arrangements have subsequently been implemented, with the synthetic pitch's subsoil drainage system connected to the existing municipal stormwater infrastructure. The updated report documents the implemented solution and provides recommendations for stormwater management associated with future improvements to the facility.

Roads and Internal Circulation

The proposed internal road infrastructure is to be designed in accordance with the City of Cape Town's applicable engineering standards and specifications. The upgrading proposals as received from ITS include improvements to internal circulation and parking arrangements to enhance accessibility and the functionality of the facility.

Electrical Infrastructure
The stadium falls within Eskom's electricity supply area and is currently supplied through an existing 500 kVA miniature substation located near the stadium entrance. Eskom confirmed that the existing connection could be increased to a Notified Maximum Demand (NMD) of 500 kVA.

The assessment identified additional electricity demand associated primarily with the proposed lighting of sporting facilities, parking areas and recreational spaces, as well as potential future administration facilities. An upgrade of the existing electrical supply to approximately 150 kVA was identified, together with associated improvements to the internal electrical distribution infrastructure, including a new main distribution board.

Solid Waste Management
Solid waste removal will need to be considered and confirmation should be obtained from the City.

Conclusion

Overall, the engineering services assessments indicate that the existing water and sanitation infrastructure can accommodate the proposed upgrades without requiring additional bulk infrastructure. The stormwater management arrangements have also been addressed through an updated assessment and the implementation of a revised drainage solution.

The findings provide a technical basis for the continued operation and upgrading of Mandela Park IRF, with no significant bulk engineering services constraints identified in respect of the existing stadium regularisation.

3.4 PROPOSED APPLICATION DETAILS

To regularise the existing Mandela Park Stadium development and facilitate the proposed minor upgrades to the facility, the following land use applications are required:

3.4.1 Public Place Closure

Unregistered Erf 20879, Khayelitsha, is currently designated as a public place on General Plan No. L.282/1988. The property forms part of the existing Mandela Park Stadium precinct and accommodates portions of the established sporting and recreational facilities.

Although the property is designated as a public place, it has historically been utilised as part of the broader municipal sporting facility. The proposed closure is therefore intended to regularise the cadastral status of the property and facilitate its incorporation into the formal stadium precinct.

Application is accordingly made for the closure of the public place in terms of Section 4 of the City of Cape Town: Immovable Property By-law, 2015, together with an application in terms of Section 60(1)(b) of the Municipal Planning By-Law for the amendment of General Plan No. L.282/1988 to reflect the closure of the public place and the creation of one ordinary erf.

The proposed closure is an important first step in the regularisation process, enabling the subsequent subdivision and consolidation of the affected properties. The closure will not result in the discontinuation of the established sporting and recreational use of the site, but will instead facilitate the formalisation of the existing stadium development.



FIGURE 9: PUBLIC PLACE CLOSURE PLAN (ANNEXURE J)

3.4.2 Proposed Subdivision

The existing Mandela Park Stadium development extends across several cadastral properties, with portions of the stadium infrastructure and associated facilities situated across existing erf boundaries. The current cadastral configuration does not correspond with the physical extent and functional layout of the stadium precinct.

To address these discrepancies, it is proposed to subdivide Erven 20880 and 20881 and Unregistered Erf 20879 to create appropriately configured portions for subsequent rezoning and consolidation.

Application is therefore made in terms of Section 42(d) of the MPBL for the following subdivisions:

- Erf 20881: Subdivision into Portion A, measuring approximately 0.21 ha, and the Remainder, measuring approximately 2.94 ha.
- Erf 20880: Subdivision into Portion B, measuring approximately 1.39 ha, and the Remainder, measuring approximately 1.58 ha.
- Unregistered Erf 20879: Subdivision into Portion C, measuring approximately 0.75 ha, Portion D, measuring approximately 0.18 ha, and the Remainder, measuring approximately 5.16 ha.

The proposed subdivisions have been informed by the existing development footprint and the need to establish a consolidated cadastral property that accommodates the stadium and its associated infrastructure.

Portions A, B and C will be incorporated into the consolidated stadium property, together with the Remainder of Erf 20879 and Erf 20878. Portion D will be retained as a separate property and rezoned to Open Space Zone 2 (OS2).

The proposed subdivisions will therefore facilitate a more appropriate cadastral configuration, distinguishing the land required for the consolidated stadium from the remaining portions of the affected properties.

It should be noted that the existing sewer servitude traversing Erven 20879, 20880 and 20881 remains unaffected.

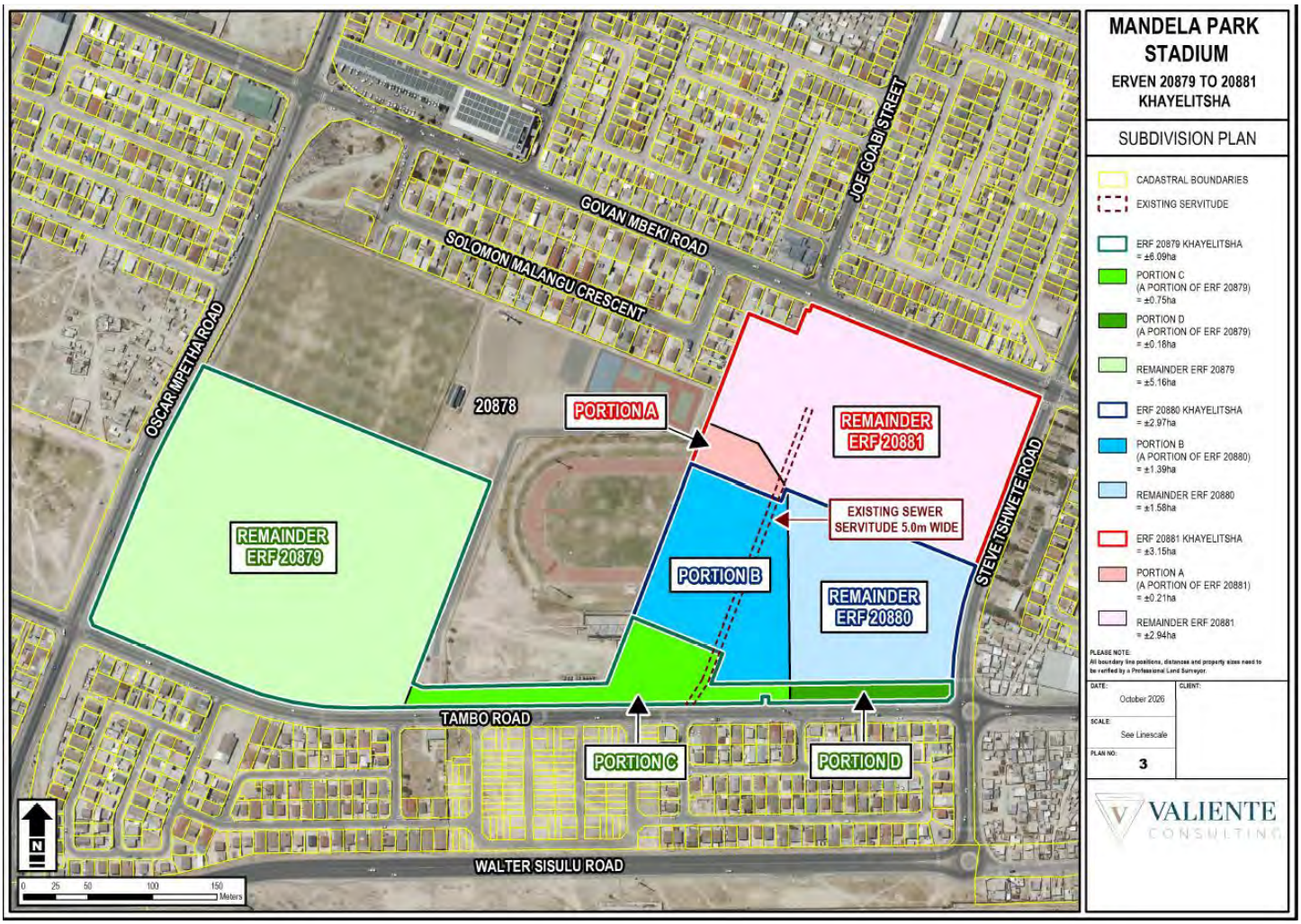


FIGURE 10: PROPOSED SUBDIVISION PLAN (ANNEXURE K)

3.4.3 Proposed Rezoning

As discussed previously, the properties comprising Mandela Park Stadium are currently subject to different zoning categories. Erven 20880 and 20881 are zoned Community Zone 1 (CO1), while Unregistered Erven 20878 and 20879 are zoned Community Zone 2 (CO2).

The existing zoning configuration does not adequately reflect the extent of the established stadium development, particularly where the facility extends onto portions of the adjoining CO1 zoned properties.

Application is therefore made in terms of Section 42(a) of the MPBL for the following rezonings:

- Portion A of Erf 20881: Rezoning from Community Zone 1 (CO1) to Community Zone 2 (CO2).
- Portion B of Erf 20880: Rezoning from Community Zone 1 (CO1) to Community Zone 2 (CO2).
- Portion D of Unregistered Erf 20879: Rezoning from Community Zone 2 (CO2) to Open Space Zone 2 (OS2).

The rezoning of Portions A and B to CO2 is intended to align these portions with the zoning of the existing stadium properties, thereby establishing a consistent land use framework for the consolidated sporting facility.

Portion D will be rezoned to OS2 and retained as a separate cadastral property, thereby providing for an appropriately zoned open space component outside the consolidated stadium property.

The proposed rezonings are therefore primarily intended to align the statutory zoning of the affected properties with their intended functions and to facilitate the formal regularisation of the existing stadium development.

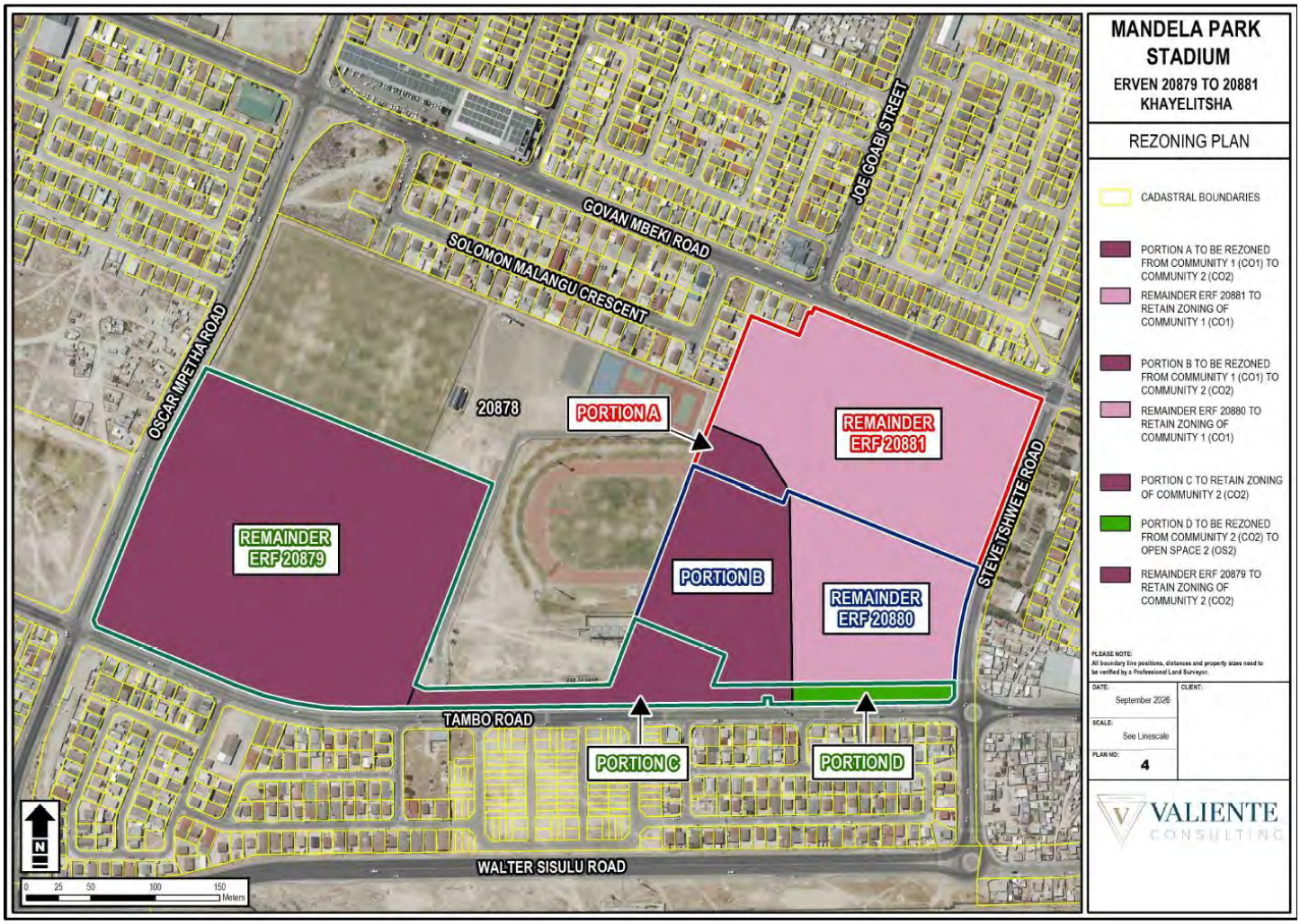


FIGURE 11: PROPOSED REZONING PLAN (ANNEXURE L)

3.4.4 Proposed Consolidation

Following the proposed public place closure, subdivisions and rezonings, it is intended to consolidate the various portions comprising the stadium into a single cadastral property.

Application is therefore made in terms of Section 42(f) of the MPBL for the consolidation of the following properties:

- Portion A of Erf 20881;
- Portion B of Erf 20880;
- Portion C of Unregistered Erf 20879;
- Remainder of Unregistered Erf 20879; and
- Unregistered Erf 20878.

The purpose of the consolidation is to establish a single cadastral entity that accommodates the existing stadium development and its associated sporting and recreational infrastructure.

At present, the stadium pavilion and associated facilities extend across multiple cadastral boundaries. This has created challenges from a building control and land use management perspective, particularly in relation to the approval of building plans for the existing pavilion and replacement canopy.

The proposed consolidation will address these cadastral constraints by incorporating the affected portions into a single property, thereby eliminating internal erf boundaries that currently intersect the stadium development.

The consolidated property will be zoned Community Zone 2 (CO2), consistent with the existing and intended use of the stadium precinct. Portion D will remain separate and will be zoned Open Space Zone 2 (OS2).

The consolidation will also facilitate more coordinated management, maintenance and future upgrading of the facility by the City of Cape Town.



FIGURE 12: PROPOSED CONSOLIDATION PLAN (ANNEXURE M2088)

3.4.5 Proposed Parking Departure

Mandela Park Stadium is partially located within a PT2 area, although the majority of the facility falls within a PT1 area in terms of the City's public transport accessibility classifications.

In accordance with Chapter 15 of the Development Management Scheme (DMS), the applicable parking requirement for a recreation or sports complex within a PT1 area is one parking bay per 10 seats or persons.

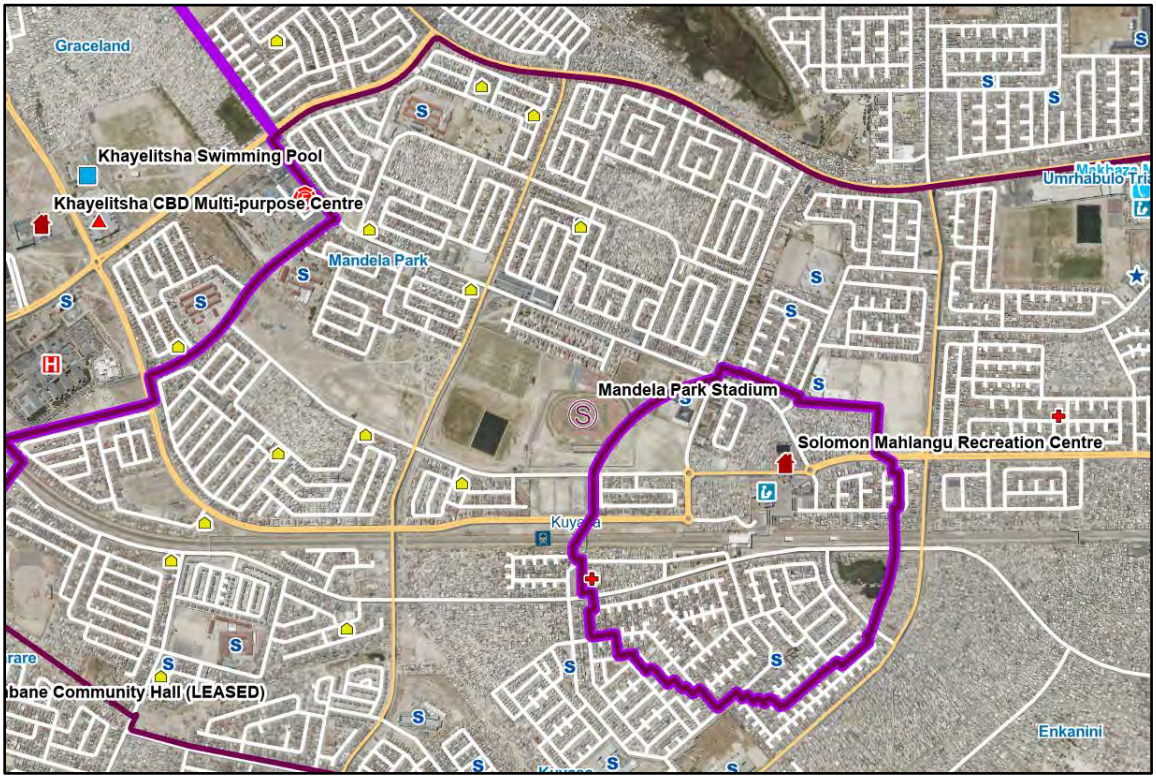


FIGURE 13: MANDELA PARK STADIUM LOCATION IN PT1 & PT2 AREA

Based on a maximum stadium seating capacity of approximately 2 000 spectators, the applicable parking requirement is calculated as follows:

2 000 spectators ÷ 10 = 200 parking bays

The proposed parking layout accommodates 125 parking bays, resulting in a shortfall of 75 bays relative to the prescribed DMS requirement.

Application is therefore made in terms of Section 42(b) of the MPBL for a permanent departure from the parking requirements stipulated in Chapter 15 of the DMS, to permit the provision of 125 parking bays in lieu of the required 200 parking bays.

The proposed departure is motivated by the following considerations:

- **Existing and Established Facility**
  Mandela Park Stadium is an established municipal sporting facility that has been operational for several decades. The current application seeks to regularise the existing development rather than establish a new stadium or introduce a substantial increase in spectator capacity.

  The parking departure should therefore be considered within the context of an existing public facility and the practical constraints associated with accommodating additional parking within an established sporting precinct.

- **Public Transport Accessibility and Bus Parking Provision**
  The stadium is located within an established urban area in Khayelitsha and serves the surrounding residential communities. A significant proportion of spectators and facility users access the stadium on foot or by means of public and organised transport, particularly buses during larger sporting events.

The proposed parking layout specifically accommodates this travel pattern through the provision of a large dedicated bus parking area.

This provision is particularly relevant in the context of the stadium's parking requirements, as buses accommodate substantially more passengers than private vehicles and therefore reduce the number of individual vehicles requiring parking.

Furthermore, the stadium is partially situated within a PT2 area, reflecting the availability of public transport accessibility within portions of the precinct.

The provision of dedicated bus parking together with the stadium's accessibility from surrounding residential areas, supports a reduced reliance on private vehicle parking.

- **Nature and Frequency of Stadium Activities**
  The parking requirement is calculated based on the maximum spectator capacity of approximately 2 000 people. However, this represents the potential capacity during larger sporting events and does not necessarily reflect the parking demand associated with the day-to-day operation of the facility.

  The stadium accommodates a variety of sporting and recreational activities, including athletics, soccer and community-based sporting programmes. These activities generate varying levels of attendance and parking demand depending on the nature and scale of the event.

  During larger organised sporting events, a substantial proportion of spectators are transported collectively by buses, further reducing the demand for individual private vehicle parking.

  The maximum theoretical parking requirement should therefore be considered in the context of the intermittent nature of larger sporting events and the actual transport arrangements associated with the facility.

- **Existing Site Constraints and Efficient Land Utilisation**
  The stadium precinct accommodates several existing and proposed sporting and recreational facilities, including soccer fields, an athletics track, hardcourts and associated infrastructure.

  The provision of an additional 75 private vehicle parking bays would require a substantial area of land, potentially reducing the space available for sporting and recreational activities.

  Given the established nature of the facility and the City's objective of maximising the recreational value of the precinct, the proposed parking provision represents a reasonable balance between accommodating private vehicles, providing dedicated facilities for buses and retaining land for community sporting purposes.

- **Transport Planning and Circulation**
  A specialist Transport Study was undertaken to assess the proposed parking layout, internal circulation and pedestrian and vehicular access arrangements within the Mandela Park IRF precinct.

  Although the study did not specifically assess or motivate the proposed reduction in the number of parking bays, it considered the functionality of the parking areas and made recommendations to improve vehicular circulation, bus access and pedestrian safety.

  The recommendations included the introduction of a one-way circulation system for buses, improvements to bus parking and passenger drop-off arrangements, and measures to improve pedestrian and vehicular movement within the facility.

These recommendations support the proposed approach of accommodating different modes of transport within the precinct, with particular consideration given to the movement and parking requirements of buses during sporting events.

- **Conclusion**

  The proposed parking departure is considered reasonable in the context of Mandela Park Stadium's established use, its accessibility from surrounding residential communities and the significant role of organised bus transport in accommodating spectators during larger events.

  The provision of 125 private vehicle parking bays, together with a large dedicated bus parking area provides a combination of parking facilities that responds to the operational characteristics of the stadium.

  Furthermore, the intermittent nature of maximum spectator attendance, together with the availability of pedestrian access and public transport, supports a reduced requirement for private vehicle parking.

  The proposed permanent departure is therefore considered appropriate and will facilitate the regularisation of the existing stadium development without compromising the continued use of the precinct for sporting and recreational purposes.

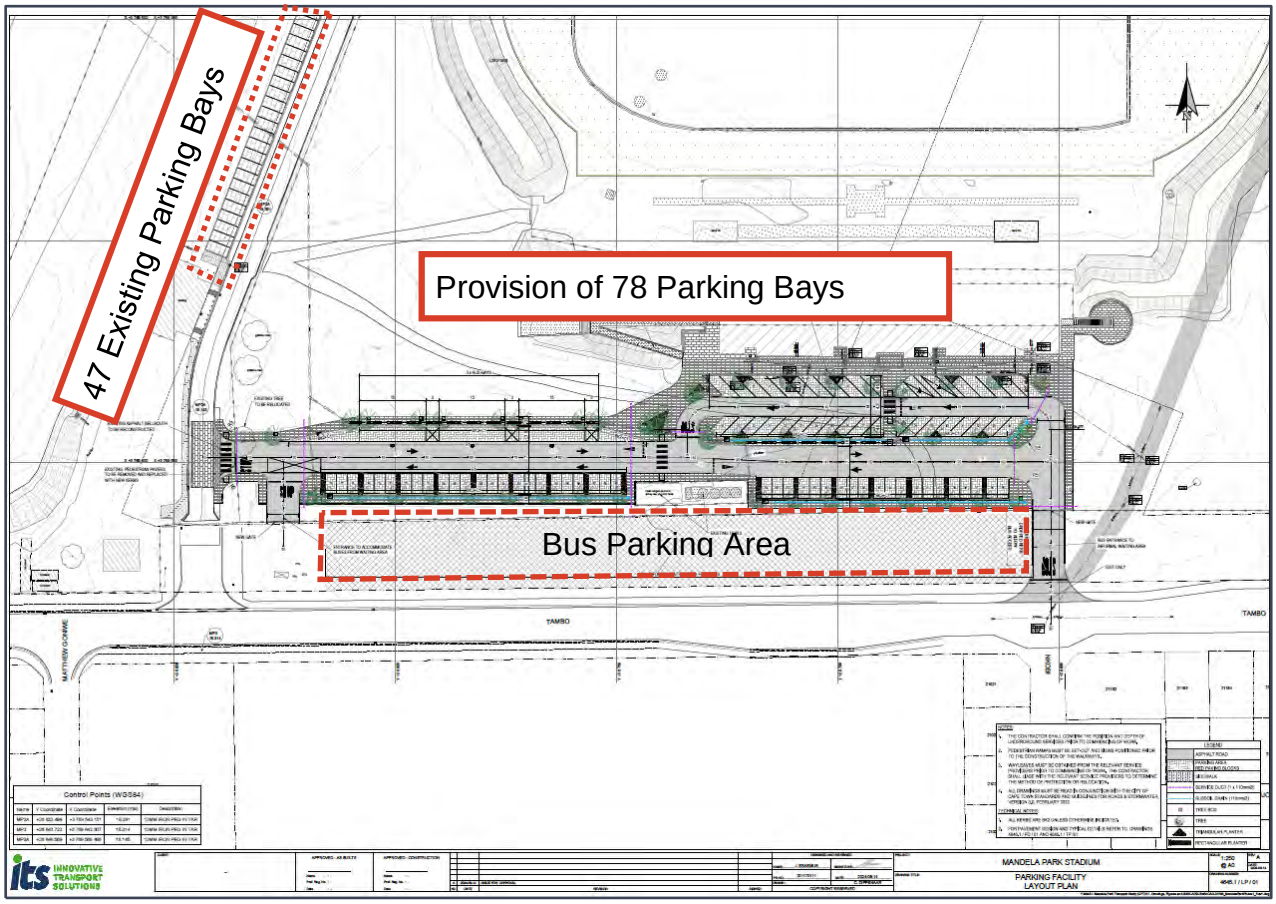


FIGURE 14: MANDELA PARK PARKING FACILITY LAYOUT PLAN

3.5 PRE-APPLICATION CONSULTATION

A pre-application meeting was held on 30 July & 06 August with various officials officials of the City of Cape Town. A record of the meeting is attached as ***Annexure N***.

SECTION 4 MOTIVATION IN TERMS OF SECTION 99 OF MPBL

Section 99 of the City of Cape Town Municipal Planning By-Law (MPBL) sets out the criteria for deciding on land use applications. The following motivation demonstrates how the proposed regularisation of Mandela Park Stadium complies with the relevant requirements and assessment criteria.

4.1 SECTION 99(1)

The application complies with the minimum threshold requirements set out in Section 99(1) of the MPBL, as the proposed regularisation of Mandela Park Stadium is consistent with the applicable Municipal Spatial Development Framework (MSDF) and does not conflict with the relevant spatial planning policies.

The application seeks to formalise an established municipal sporting facility within the existing urban environment of Khayelitsha. The proposal does not introduce an incompatible land use, but rather seeks to align the existing development with the applicable provisions of the Development Management Scheme (DMS).

4.2 SECTION 99(2)

The application is considered to satisfy the relevant criteria contemplated in Section 99(2) of the MPBL for the following reasons:

a) The proposal is consistent with the relevant Municipal Spatial Development Framework (MSDF) and Khayelitsha District Spatial Development Framework (DSDF), as discussed in Section 2.4 of this report. The regularisation supports the retention and improvement of established community sporting and recreational infrastructure within the existing urban environment.

b) The application seeks to regularise Mandela Park Stadium through the proposed public place closure, amendment of the General Plan, subdivisions, rezonings, consolidation and permanent parking departure. These applications are necessary to address existing cadastral and land use discrepancies and establish an appropriate statutory planning framework for the facility.

c) The proposal supports the objectives of the City's relevant spatial planning and social development policies by facilitating the continued provision and upgrading of public sporting and recreational infrastructure. Mandela Park Stadium provides an important community facility that promotes participation in sport, physical activity, recreation and social interaction. The regularisation will support the City's ongoing investment in the facility, including improvements to infrastructure, accessibility and safety. The proposal also contributes to the broader objectives of promoting social inclusion, community development and improved quality of life within Khayelitsha.

d) The proposal is considered desirable as contemplated in Section 99(3) of the MPBL, as motivated in Section 4.3 below.

e) The granting of the application is not anticipated to negatively affect the existing rights of surrounding property owners or the general public. The stadium is an established municipal facility, and the proposed applications primarily seek to formalise its existing use and cadastral configuration. The proposed public place closure will not result in the discontinuation of the established sporting and recreational function of the site.

f) The application includes the consolidation of several properties and subdivided portions to establish a single cadastral property accommodating the existing stadium development. The proposed consolidation is necessary to address the current situation where the stadium pavilion and associated infrastructure extend across multiple cadastral boundaries. The consolidation will facilitate building plan approval and improve the coordinated management of the facility.

g) The application is consistent with the development principles contained in Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) (SPLUMA), particularly the principles of spatial justice, spatial sustainability, efficiency and good administration. The proposal supports the continued provision of accessible public sporting infrastructure within an established urban community, while promoting the efficient use and management of existing municipal land and infrastructure.

4.3 SECTION 99(3)

4.3.1 Socio-Economic Impact

Mandela Park Stadium is an established public sporting and recreational facility that serves the surrounding communities of Khayelitsha. The stadium provides an important venue for organised sport, athletics, recreational activities and community events, contributing to social interaction, physical wellbeing and community development.

The proposed regularisation will have a positive socio-economic impact by securing the statutory planning framework necessary for the continued operation, maintenance and upgrading of the facility. The stadium forms part of the City's broader investment in community sporting infrastructure through the Integrated Recreation Facility (IRF) programme, which seeks to improve the quality and accessibility of recreational amenities.

The continued improvement of the facility will provide opportunities for greater participation in sport and recreation, particularly among young people, while supporting community-based sporting programmes and organised events. Access to safe and functional sporting infrastructure contributes positively to social cohesion, youth development and the overall quality of life of surrounding residents.

The proposed upgrades and ongoing maintenance of the facility may also generate temporary employment opportunities during construction and support operational and maintenance-related activities.

The regularisation of Mandela Park Stadium is therefore considered to have a positive socio-economic impact by facilitating the continued provision and improvement of an important public sporting facility.

4.3.2 Compatibility with Surrounding Uses

Mandela Park Stadium is situated within an established urban area of Khayelitsha, characterised predominantly by residential development interspersed with community facilities, educational institutions and public open spaces.

The stadium has formed part of the surrounding urban environment for several decades, with sporting activities on the site dating back to at least the 1990s. The existing facility is therefore well established and forms an integral part of the community infrastructure serving the surrounding residential neighbourhoods.

The proposed applications do not seek to introduce a new or incompatible land use, but rather to regularise the existing stadium development and establish an appropriate cadastral and zoning configuration.

The proposed rezoning of the relevant portions to Community Zone 2 (CO2) will align the zoning of the consolidated stadium property with its established sporting and recreational function. The separate rezoning of Portion D to Open Space Zone 2 (OS2) will similarly provide an appropriate zoning framework for the designated open space component.

The proposed public place closure, subdivisions and consolidation are primarily intended to address existing cadastral discrepancies and will not materially alter the established relationship between the stadium and surrounding land uses.

The proposal is therefore considered compatible with the surrounding urban environment and consistent with the established character and function of the area.

4.3.3 Impact on External Engineering Services

The proposed regularisation is not anticipated to result in significant additional demand on existing municipal engineering services, as Mandela Park Stadium is already established and serviced.
A Bulk Services Availability Assessment undertaken by Bigen Africa confirmed that the existing water and sanitation infrastructure can accommodate the upgrades assessed without requiring additional bulk infrastructure.

Stormwater management requirements have also been addressed through an updated assessment undertaken in October 2026 and the implementation of revised drainage arrangements.

Accordingly, the proposed regularisation is not anticipated to have a significant negative impact on existing external engineering services.

4.3.4 Impact on Safety, Health, and Wellbeing of the Surrounding Community

The proposed regularisation will contribute positively to the safety and wellbeing of the surrounding community by facilitating statutory compliance and the continued improvement of an established public sporting facility.

Previous structural assessments identified concerns regarding the stadium pavilion canopy, which was subsequently replaced as emergency works undertaken by the City's Recreation and Parks Department. The approval of the associated building plans remains dependent on resolving the existing land use and cadastral discrepancies.

The current application will facilitate building plan approval and support compliance with the Development Management Scheme and the Safety at Sports and Recreational Events Act, 2010 (SASREA).

Furthermore, the specialist Transport Study identified measures to improve pedestrian safety, vehicular circulation, bus access and emergency vehicle movement within the precinct.

The regularisation will therefore support the safer and more effective operation of the stadium while promoting continued access to sporting and recreational opportunities.

4.3.5 Impact on the Biophysical Environment

The proposed regularisation is not anticipated to result in significant negative impacts on the biophysical environment.

Mandela Park Stadium is an established sporting facility within an existing urban area, and the site has already been substantially modified through the development of sports fields, an athletics track, the pavilion and associated infrastructure. The proposed applications are primarily administrative and cadastral measures intended to formalise the existing development and do not, in themselves, involve substantial new development or disturbance of previously undeveloped natural areas.

The proposal is therefore not expected to result in material additional environmental impacts.

SECTION 5 CONCLUSION

The proposed land use applications for Mandela Park Stadium are considered necessary and appropriate to regularise an established municipal sporting facility and ensure compliance with the applicable provisions of the City's Development Management Scheme (DMS).

The application includes the public place closure, General Plan amendment, subdivisions, rezonings, consolidation and permanent parking departure. Collectively, these applications will address existing land use and cadastral discrepancies, facilitate the approval of outstanding building plans and support compliance with applicable statutory safety requirements.

The proposal will not introduce a new or incompatible land use, but will formalise an established sporting facility that has served the Khayelitsha community for several decades. The proposed parking departure is considered reasonable, taking into account the facility's accessibility, the use of organised bus transport and the provision of dedicated bus parking and overflow facilities.

The application is not anticipated to result in significant negative impacts on surrounding properties, municipal engineering services or the biophysical environment. Instead, it will facilitate the continued management, maintenance and improvement of an important community sporting facility.

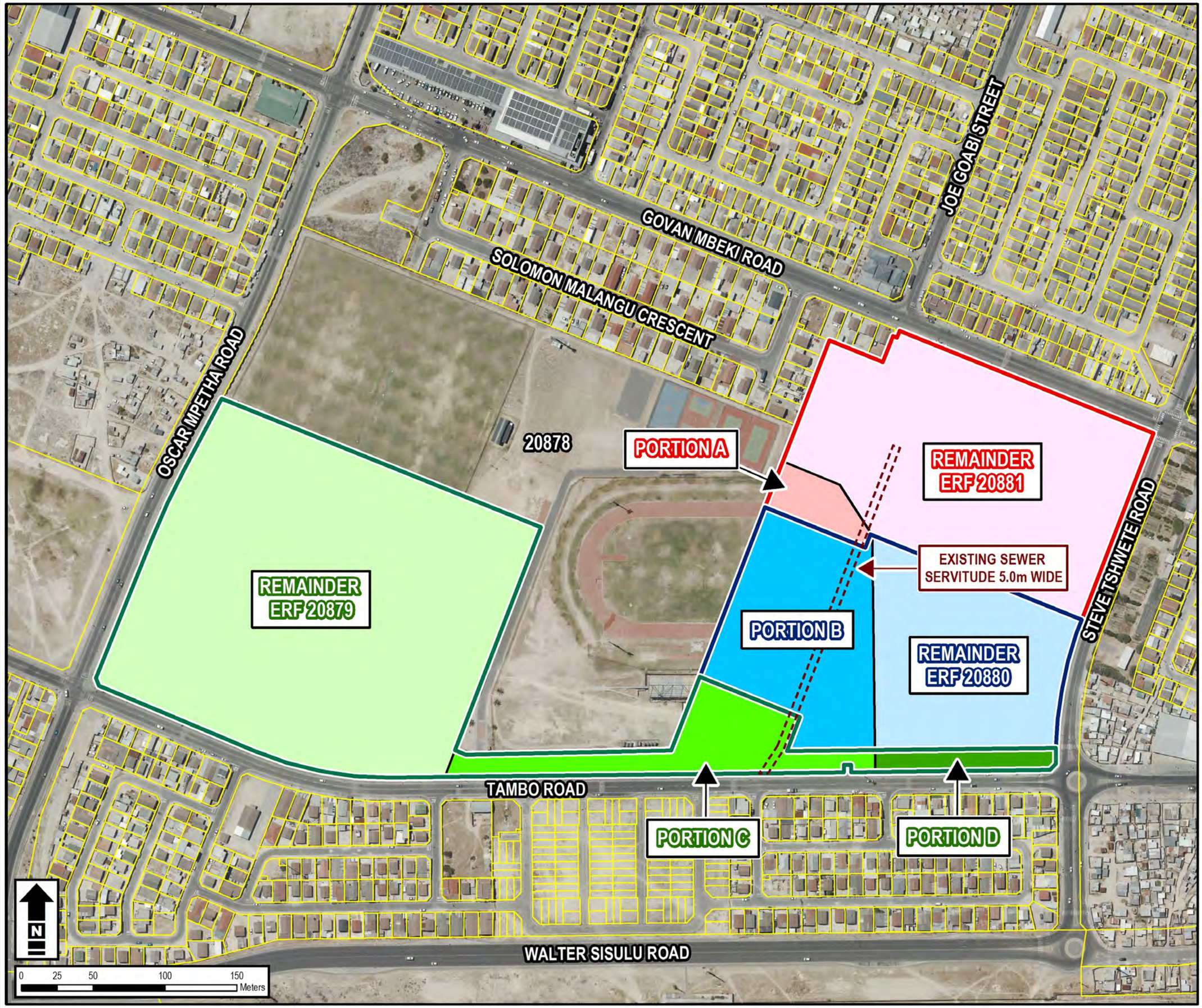
The proposal is considered consistent with the applicable spatial planning frameworks, the development principles of SPLUMA and the relevant assessment criteria outlined in Section 99 of the MPBL.

In light of the above, the proposed land use applications are considered desirable and appropriate and are accordingly **recommended for approval**.

MANDELA PARK STADIUM

ERVEN 20879 TO 20881 KHAYELITSHA

SUBDIVISION PLAN



- CADASTRAL BOUNDARIES
- EXISTING SERVITUDE
- ERF 20879 KHAYELITSHA = ±6.09ha
- PORTION C (A PORTION OF ERF 20879) = ±0.75ha
- PORTION D (A PORTION OF ERF 20879) = ±0.18ha
- REMAINDER ERF 20879 = ±5.16ha
- ERF 20880 KHAYELITSHA = ±2.97ha
- PORTION B (A PORTION OF ERF 20880) = ±1.39ha
- REMAINDER ERF 20880 = ±1.58ha
- ERF 20881 KHAYELITSHA = ±3.15ha
- PORTION A (A PORTION OF ERF 20881) = ±0.21ha
- REMAINDER ERF 20881 = ±2.94ha

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

DATE:	CLIENT:
October 2026	
SCALE: See Linescale	
PLAN NO: 3	

VALIENTE CONSULTING