



Muizenberg Park Bowling Green Lease Options

July 2024



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Timeline & Context to Date

- Long history of **efforts by the community** (FOMP since 2012?)
- Failed **attempt at a lease** application by FOMP in 2019 (not suitable for commercial reasons)
- The **MID approached** by Gregg O in Jan 2023 “[W]e have the greens, but they aren’t being used, let’s do something”
- The MID asked the **community for proposals** and received ~21
- Attempt at **management agreement** was shut down by CoCT Property Management. **Deemed insufficient** due to profit generating ability – a **competitive process** is therefore required.
- A local property owner has **donated the design services** of a local architecture firm. Together with the Recreation and Parks Dept - a Master Plan design process is underway.
- A **detailed brief** has been formulated by the design team and is accepted by all parties involved.
- This master plan design aims to ensure that any commercial **activity on the greens fits within the overall** use and upgrade of the Muizenberg park as a whole.
- The MID has also **adjusted its Business Plan accordingly**, to ensure that we are within mandate to engage in such a Public-Private Partnership.
- **FOMP continues to drive activity** in the park under its MOA with the City through volunteer efforts & collaboration with the MID.
- **Goal of this session:** to reach agreement on how exactly we’re going to tee up the auction of the green/s to commercially activate the space & serve the community.

The Park Sections

#	Name	State / Use
a	Upper Park – “The Caprivi Strip”	SC19 is responsible for the interdict required to have squatters removed in a humane way.
b	Lower Park	Generally neat, needs more cleaning. The stream on the northern side has had ~R500k of investment it's restoration of a neighbour
b1	Public Toilet . Outhouse	Not used. Bad condition of building.
b2	Parking Lot	Acceptable. More lighting needed
c	Bowling Greens	There are two bowling greens, see next slide
d	Old Club House	Occupied by Coastal Management – phase 2 upgrade has been recently completed.

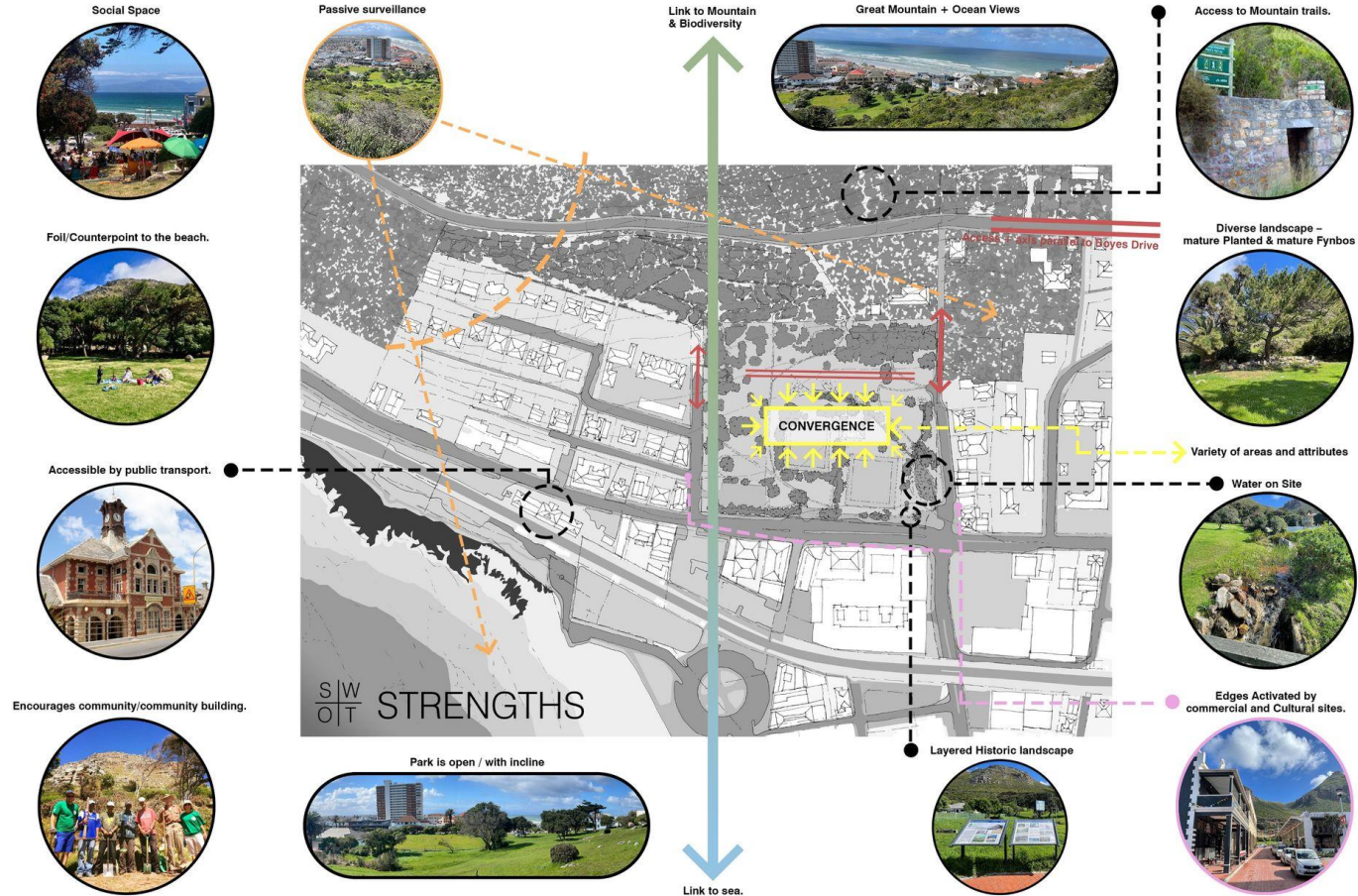


Bowling Greens

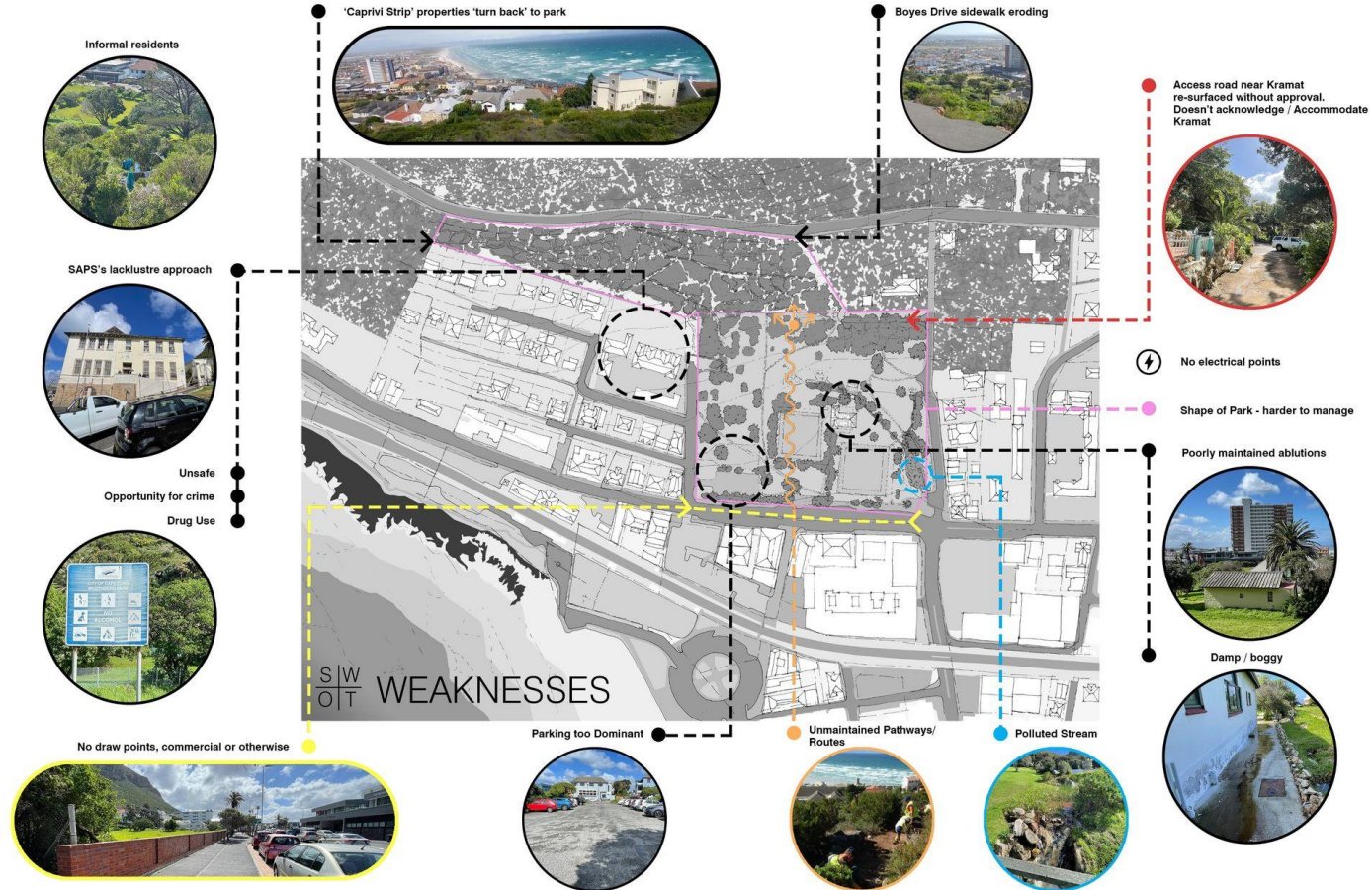
#	Description	State
b1	Public Toilet	Not used. Bad condition of building. This would need to be upgraded
c1	Lower Green	Levelled ground
c2	Upper Green	Levelled ground *suspect archaeological site subject to survey
d	Old Club House	Occupied by Coastal Management



Determinants | Strengths



Determinants | Weaknesses



Determinants | Opportunities

A small, brown and white bird is perched on a pink flower in a field. The background shows a blue sky and distant mountains.



Potable water points/ Electrical point

Wheelchair accessible

[illegible]

Determinants | Threats

Unsocial use / littering / drugs / prostitution



Growing Informal Occupation



Time / Fashionable Fads quickly fall into disuse



No balustrade



Proximity of Roads



Climate Change



Mountain Fires



Flooding

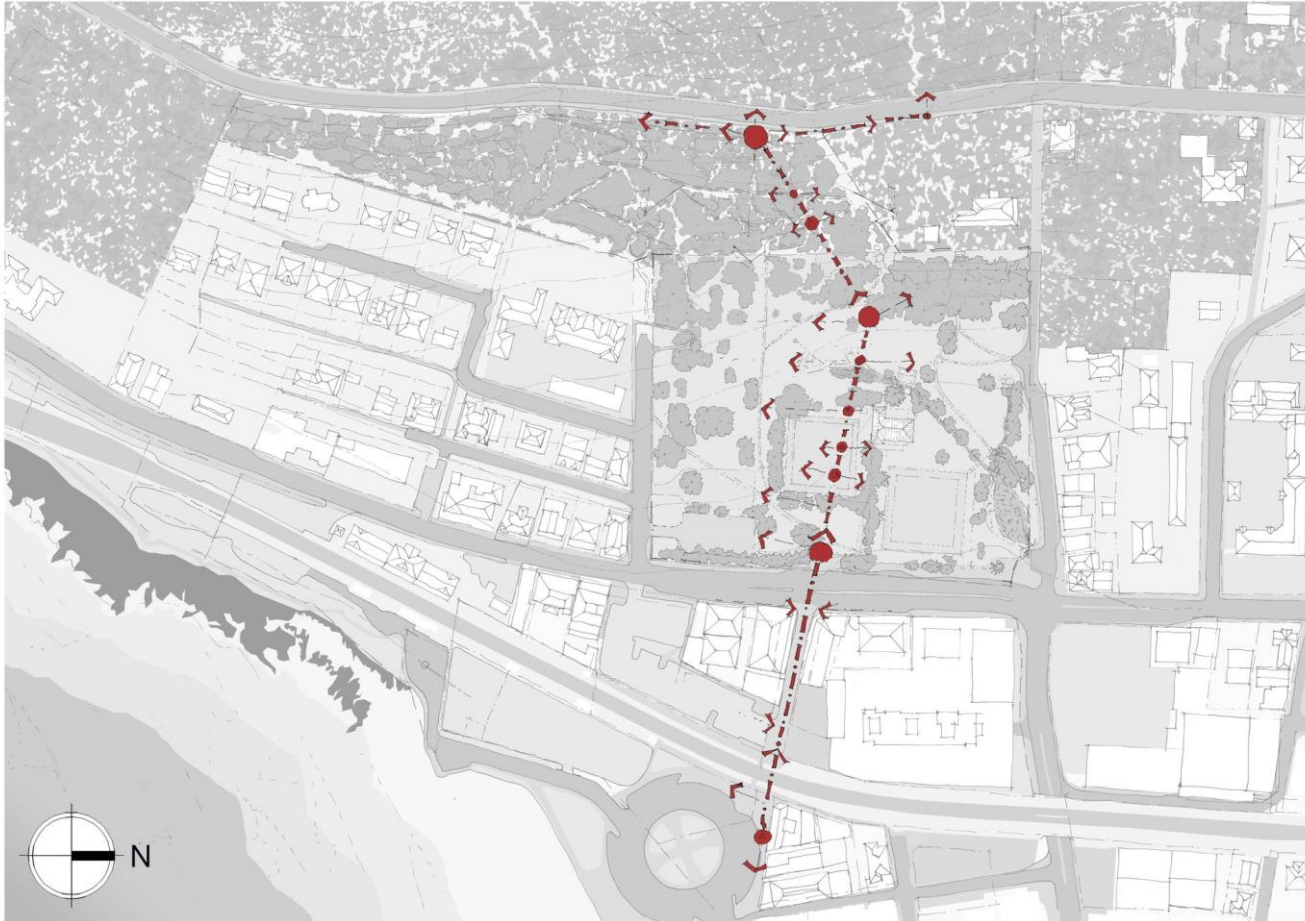


Mountain Erosion



Potentially Missing unique Opportunities

Determinants | The 'Spine'



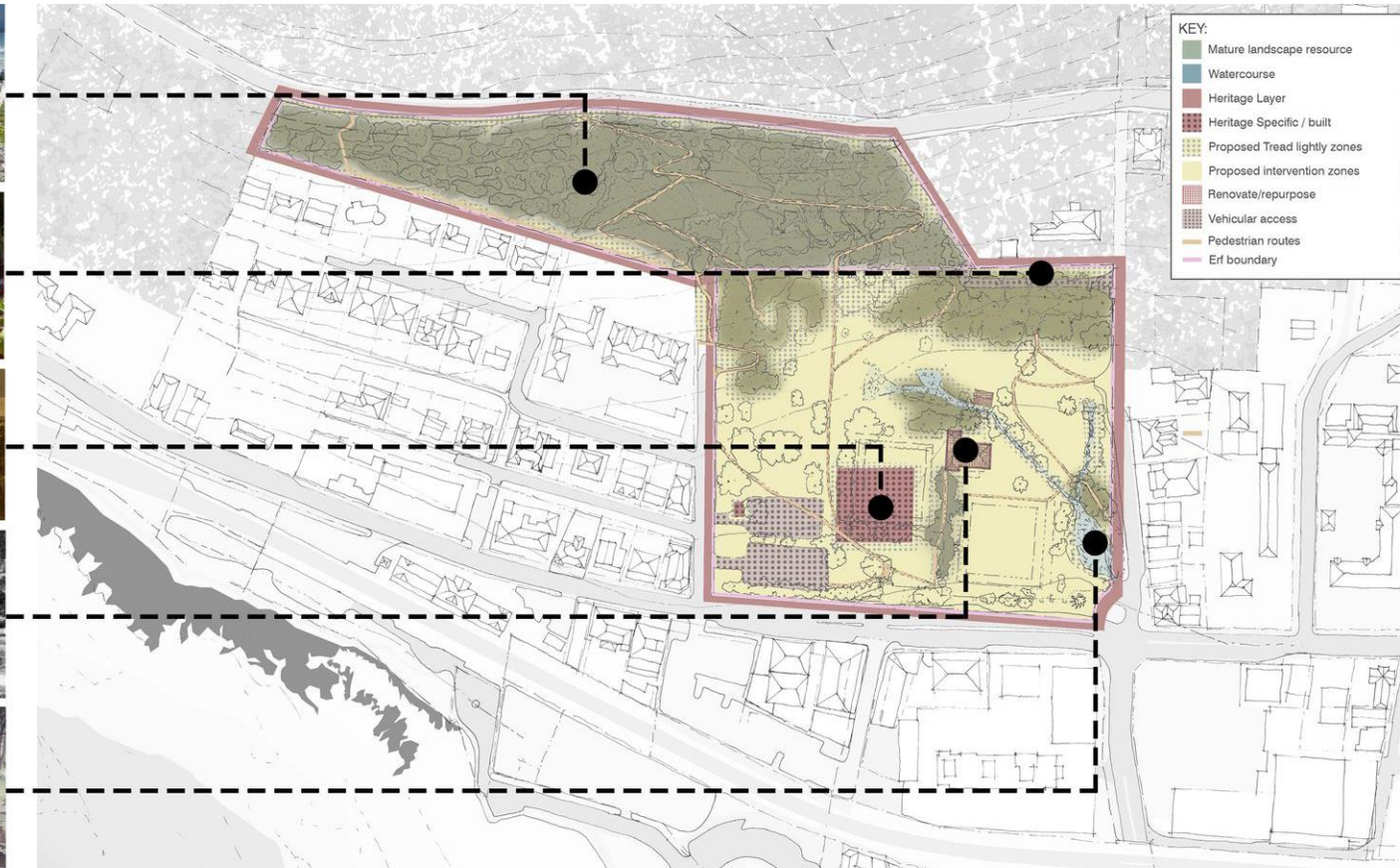
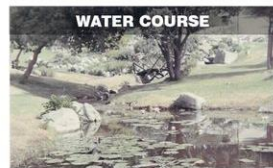
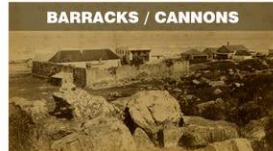
Determinants | Movement and Edge















Determinants | Climate



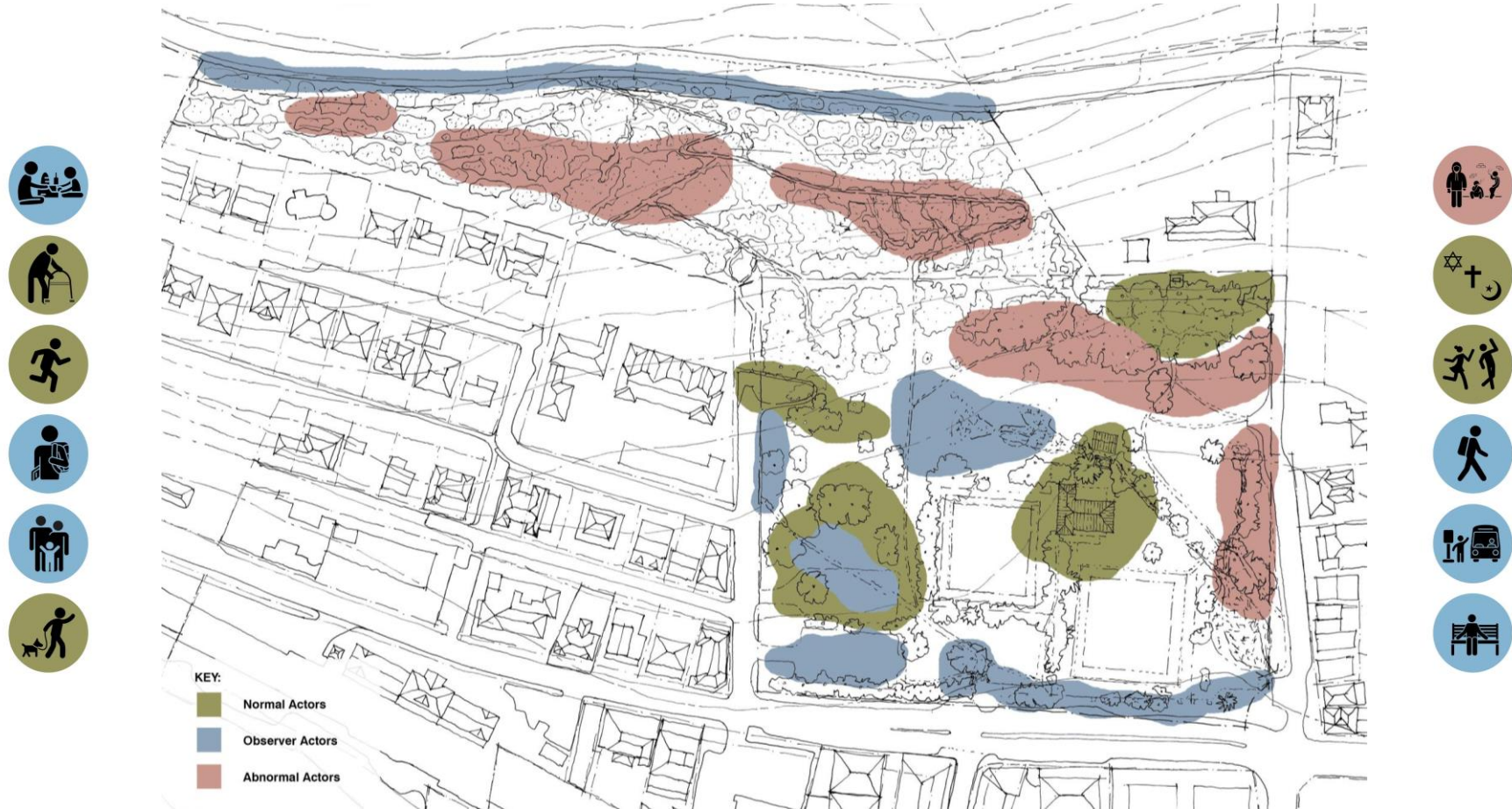
Determinants | Heritage



Determinants | Park Users

NORMAL / OBSERVER / ABNORMAL ACTORS					
					
Lunch-time user / Picnicker	Elderly / Retiree	Fitness Enthusiast / Active user	False Bay College Students	Young Families	Dog walker
					
Antisocial user	Religious user	Event goer	Transitory user	Commuter	Casual user

Determinants | User Mapped



Concept Drawings

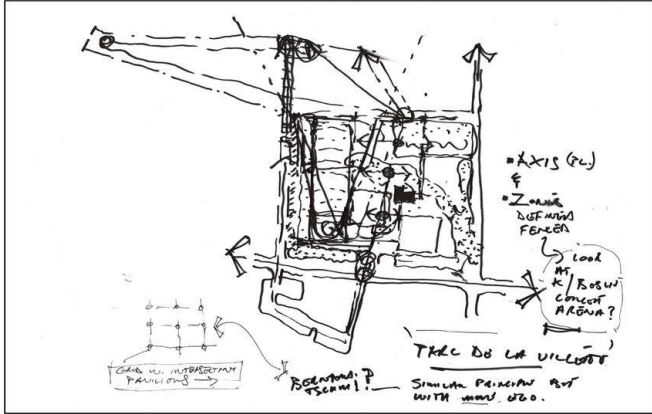


Figure 1.

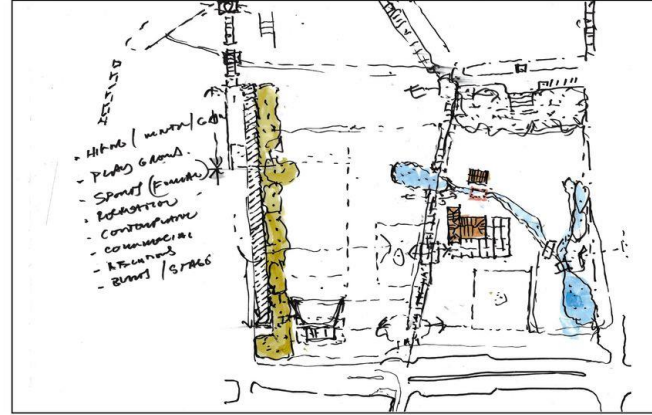


Figure 2.



Figure 3.

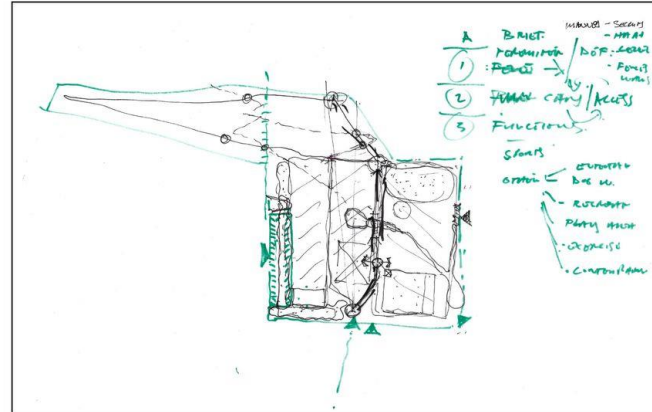


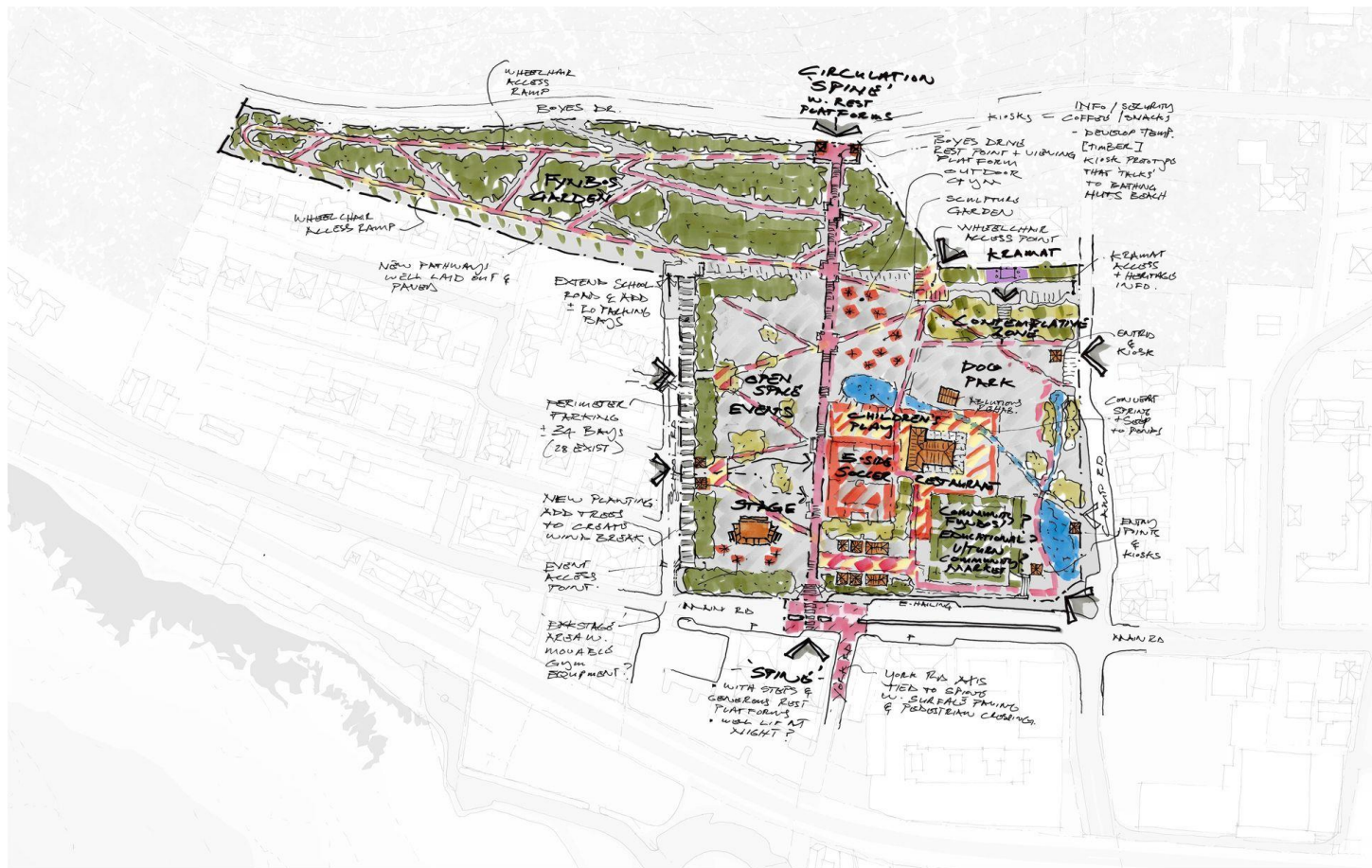
Figure 4.

Park Designs (WIP) | Concept Usage Diagram

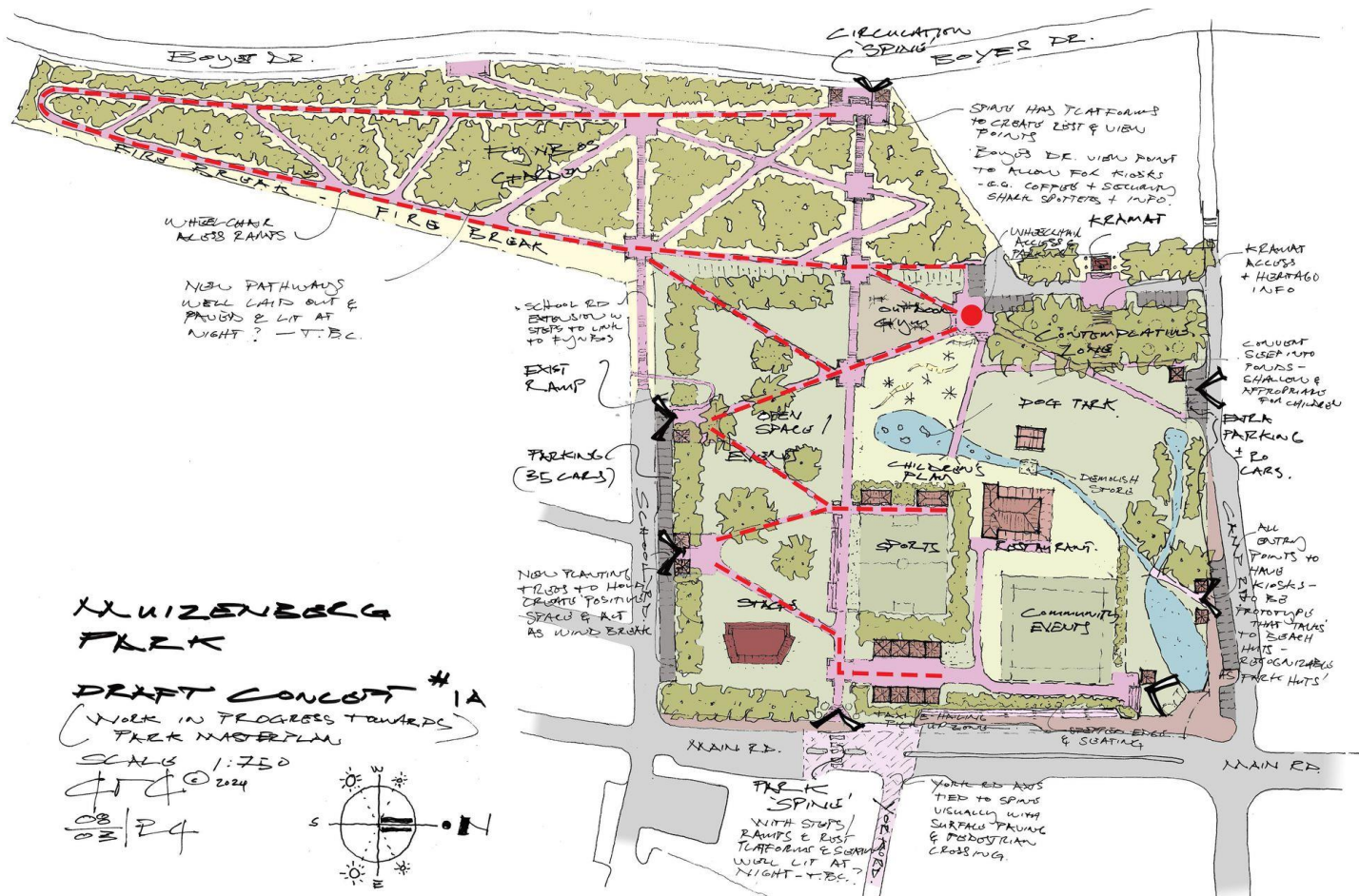


Park Designs (WIP)

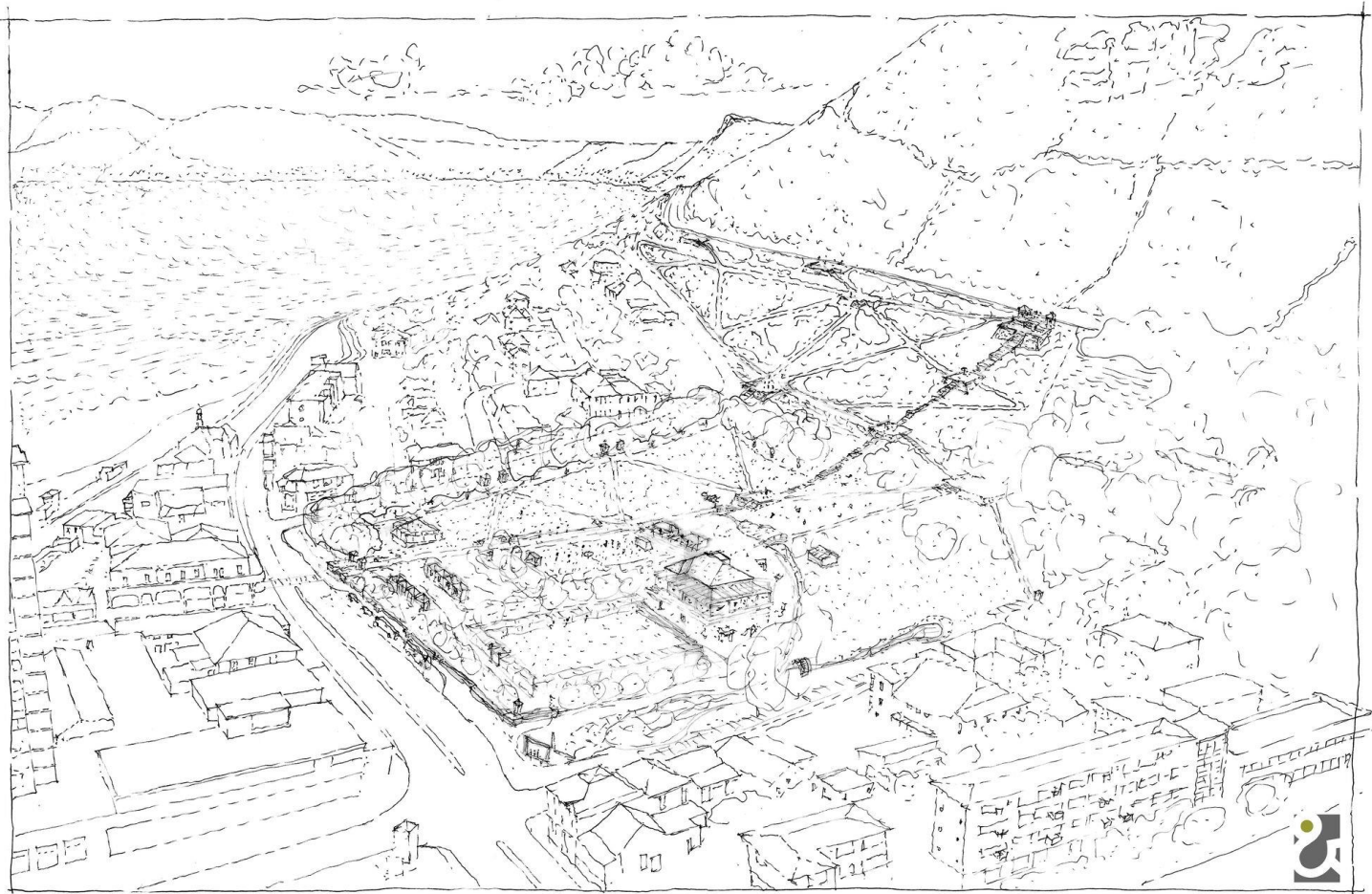
Draft SDP #1A



Draft SDP #1B



Park Designs (WIP) | Concept Perspective



Options

1. **Lease just one green** - padel only. Make this the lower green. Provide a schematic layout of how this would work with the surrounding area. Variant: instead of padel - it's a multi-purpose sports area.
2. **Lease both greens.** Upper one is a market type space which provides overflow space during concerts and is temporary structures which house multiple local vendors. Lower green is Padel. Variant of option 2

Important considerations:

- the lease will be auctioned - so it must be clearly valuable commercially
- we should be relatively strict on how it will work with the rest of the park.
- all standard land use limitations will apply. Consent uses are likely in play.



Option One | Only One Green



Option Two | Both Greens



Options

	Concerts	Accessibility	Inclusive Use	Economic Development
Auction Top Green Only		✓		✓
Auction Both – Top for Mixed Use Sport, Lower for Market area	✓	✓	✓	✓

Post Meeting Summary



A meeting to discuss this document was held on the 16th July 2024, at the Coastal Management offices. It was agreed we pursue the preparation of documents enabling us work with the City to auction off the bowling greens as follows:

- Top green would be used for 3 padel courts and amenities for free public use. Amenities would include the upgrading of the ablution facilities.
- Bottom green would be for a community market type use (ala Oranjezicht Market)

The Team

From Left to Right:

Gregg Oelofse – Coastal Management

Neil Harrison – FOMP + MID

Nicci Giles – FOMP

Simon Roberts – MID

Simon Leil-Cock – CoCT

Asanda Mdladlamba – CoCT

Andre Rademeyer – AR Architects

Izabel Sherry – CoCt

Mike Romyn – MID,
Ward 64 Committee Member

