



12 May 2026

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COMMENT ON THE PROPOSED LEASE OF CITY LAND, ERF 3138 PINELANDS, ST STEPHEN ROAD, PINELANDS FOR SPORTING PURPOSES: PINELANDS HOCKEY CLUB

GENERAL THOUGHTS

Some lease applications do come to the PRRA to comment on. To date, usually a repeat of an existing lease. This is a **new application** on what is often considered a recreational sports space. Unlike our other open spaces, which are maintained by CoCT Parks, the Oval is maintained by a CoCT Recreation. It is much better maintained and hence a much loved space by many residents. Been the home of cricket for decades. Hockey joined the space in the 1980s. Both Cricket and Hockey share the use and payment of the leased Club House. Athletics also have clubhouse on the opposite side. Frisbee started using the space a while ago. More recently, soccer has been informally using the space. Families often walk their dogs off lead: which is a very contentious in itself.

The site is zoned Public Open Space 2 (“OS2”). Please see attached supporting imagery.





PRRA THOUGHTS

PRRA has not had much input on the Oval because the sporting codes seemed to be happily co-existing. This lease application has effectively ripped the community in half. There are numerous concerns from some residents which include the extent of Astro turf, why the lease would include so much of the lower Oval field, sound levels, light levels, continued access to the space by residents and dogs. At the info session, the PHC did address many of these points, but they remain a concern for residents not in favour of Astro Turf.

What is clear is that Hockey does need a local Pinelands space for its Astro turf to remain a Pinelands sporting code. And it makes sense to have it on the space used extensively for sporting activities, and to which they have consistently had financial input.

BUT it seems that more formal input will be needed, particularly from CoCT in order for PRRA to evaluate whether to support the lease application or not, the extent of the lease, and what the conditions of the lease will be if granted. Clarity on what other PP will take place in the future in order to make the decision.

PRRA HERITAGE THOUGHTS

All heritage developments require clear structured input and some of this is missing. The Oval falls into the Heritage Protection Overlay Zone. It is recognised as a Grade IIIB heritage resource situated within the Heritage Protection Overlay Zone ("HPOZ"). See image below.





As such, any development or physical intervention on the site is subject to the requirements of the City of Cape Town Municipal Planning By-Law and associated heritage procedures. Section 162 of the Municipal Planning By-Law specifically states that any development, alteration, construction, physical intervention, **landscape alteration, fencing, excavation**, or addition of structures within an HPOZ requires approval by the City and must follow the prescribed heritage and planning process. This clearly includes the proposed astro turf development and associated infrastructure. This proposal requires proper assessment through the relevant planning and heritage application procedures, including the submission and evaluation of a detailed Site Development Plan (“SDP”).

The following is required to assess the possibility of a lease:

1. A formal Site Development Plan must be submitted and circulated as part of the process.
2. The SDP must form part of the assessment informing any lease consideration.
3. The proposal can only be meaningfully evaluated once the full development impact is understood.

Some aspects the SDP could include. Much of this was explained at the info session and should form part of the official SDP.

- the exact location of the astro facility
- the extent and positioning of fencing
- fence heights and visual permeability
- lighting design and potential light spill impacts
- circulation and public movement routes
- integration with informal recreation uses
- parking and operational impacts
- landscape treatment
- heritage mitigation measures
- the cumulative impact on the social significance and openness of the Oval.



IN SUMMARY

The professionals serving the PRRA Planning and Heritage structures are obligated to ensure that due process is followed in accordance with the law and accepted planning practice. They would not be fulfilling their fiduciary responsibilities if they failed to insist upon the submission and proper review of a complete SDP prior to any support being granted for the lease application.

Importantly, this position should not be interpreted as opposition to development.

Rather, it is a request for lawful process, technical clarity and informed decision-making. The current application does not comprehensively place interested and affected parties, Heritage Western Cape, or the PRRA in a position to fully evaluate the impact of the proposal. A coordinated development plan will allow a meaningful look at the proposal and whether ultimately appropriate, detrimental, or capable of sensitive integration into the Oval landscape.