



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

## **Case ID 1500165607**

**Erf 1142, 133 Carmine Drive,  
Annandale Farm, Burgundy**

### **Development Management**

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Prepared For:

# ERF 1142, BURGUNDY

## Rezoning Padel Courts



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## SECTION 1: BACKGROUND

### 1.1. INTRODUCTION AND BRIEF

Urban Dynamics has been appointed to prepare, submit, and facilitate the rezoning application on behalf of . This application seeks rezoning approval in terms of Section 42(a) of the City of Cape Town Land Use Planning By-law (2015, as amended in 2025) for a sports centre on Erf 1142, Burgundy.

**It should be noted that the indoor padel courts and associated sports centre building on Erf 1142 have already been approved by the City under Case 1500139204. The current application therefore does not introduce a fundamentally new development but rather builds upon the existing approval through the inclusion of complementary recreational and community-oriented facilities, including a gym, coffee shop and children's play area.**

The proposed facilities will enhance the recreational infrastructure within Burgundy Estate, catering to local residents and visitors while aligning with municipal spatial planning objectives. The facility will include indoor padel courts, a coffee shop, gym, kids play area and landscaping to ensure a well-integrated and user-friendly environment.

This report outlines the property details, zoning and land use context, compliance with spatial policies, environmental and heritage considerations, and the provision of engineering services. It further motivates the desirability of the proposed facilities in terms of municipal planning principles and its contribution to the social and economic well-being of the community.

### 1.2. PROPERTY DESCRIPTION AND OWNERSHIP

The subject property, Erf 1142, Burgundy, is owned by  
Table 1 contains the full property description information:

**Table 1: Property information**

| Property           | Extent    | Title Deed | SG Diagram         | Owner |
|--------------------|-----------|------------|--------------------|-------|
| Erf 1142, Burgundy | ±1.0246ha |            | S.G. No. 2612/2022 |       |

Enclosed herewith are Annexures A-C, which comprise of the full Title Deed, SG Diagram, and application form. According to the SG diagrams there are no formal servitudes registered over Erf 1142, Burgundy.

### 1.3. APPLICATION DETAILS

Application is hereby made in terms of the City of Cape Town Land Use Planning By-law 2015 (as amended 2025):

- a) **Rezoning** of Erf 1142, Burgundy in terms of Section 42(a) of the By-law from Agriculture<sup>1</sup> to General Business 2 to accommodate a gym, coffee shop and the padel courts already approved as part of Case 1500139204;

- b) Amendment of a **Site Development Plan (SDP)** on Erf 1142 in terms of Section 42(i) to permit a restaurant and gym in addition to the padel courts, as approved under Case 1500139204.
- c) Site-specific motivation to permit a coffee shop and gym within a structuring open space designation.
- d) **Amendment of conditions** in respect of an existing approval (1500139204) in terms of Section 42(i), as follows:

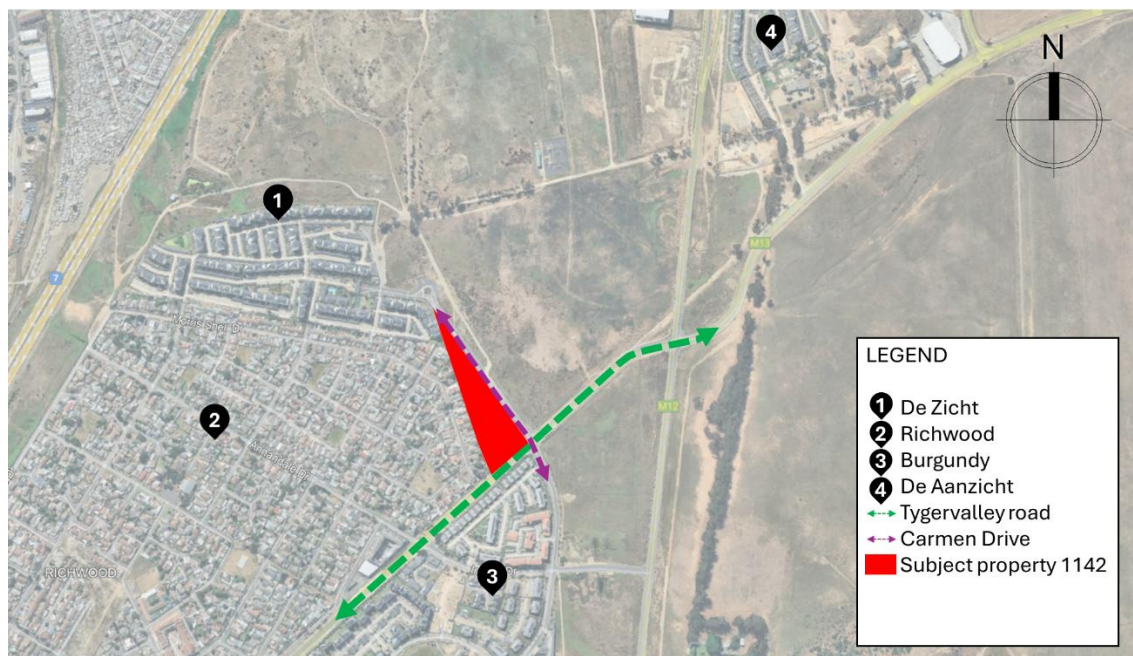
**2.1** The development of the property shall be substantially in accordance with the site plan with ~~Drawing No.: 01.40.001 rev G dated 01/10/2024.~~ **Drawing No.: 01.40.002 rev 0 issued 05/05/2026.**

**2.2** Landscape Plan must be implemented in accordance with ~~Drawing number: 135-5.3; Rev:F, dated 26 November 2025,~~ with **Drawing number: 135-5.3; Rev:G dated 5 June 2026,** compiled by Terra + Landscape Architects.

## SECTION 2: CONTEXTUAL INFORMANTS

### 2.1. LOCALITY

The subject property, Erf 1142, is situated within Milnerton, adjacent to Carmine Drive and opposite the De Zicht development. **It is strategically positioned near existing residential developments and road networks, ensuring ease of accessibility for users.**



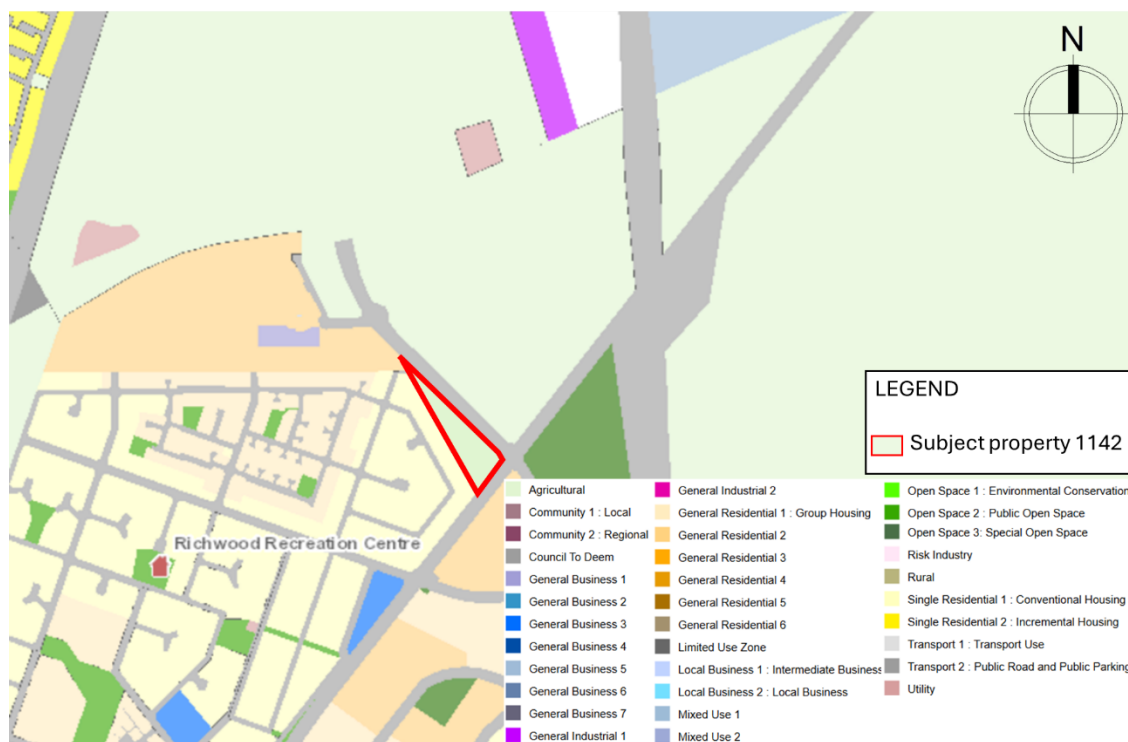
**Figure 1: Local Context**

The application site is highly accessible that will create a value-added amenity in a predominantly residential area.

## 2.2. ZONING CONTEXT

The subject property is zoned Agricultural Zone (AG). According to the City of Cape Town's Development Management Scheme, the Agriculture Zone (AG) permits various land uses as consent uses which includes:

- **Tourist Facilities:** means amenities for tourists or visitors such as lecture rooms, restaurants, gift shops, restrooms and recreational facilities, but does not include a hotel or tourist accommodation.



**Figure 2: Zoning Context**

The approved padel court use aligns with the permissible uses for Agriculture Zone (AG), but as agreed with the municipal officials, a rezoning is required to accommodate the proposed gym and coffee shop.

## 2.3. LAND USE CONTEXT

The surrounding area is primarily medium-density residential, with adjacent developments such as De Zicht and Richwood. The proposed sports facility will complement the existing land uses, providing a recreational amenity to the residents and broader community.

The proposed gym and coffee shop are intended as complementary ancillary uses to the already approved indoor padel court and sports centre development, enhancing the overall functionality and usability of the recreational facility.

## 2.4. POLICY CONTEXT

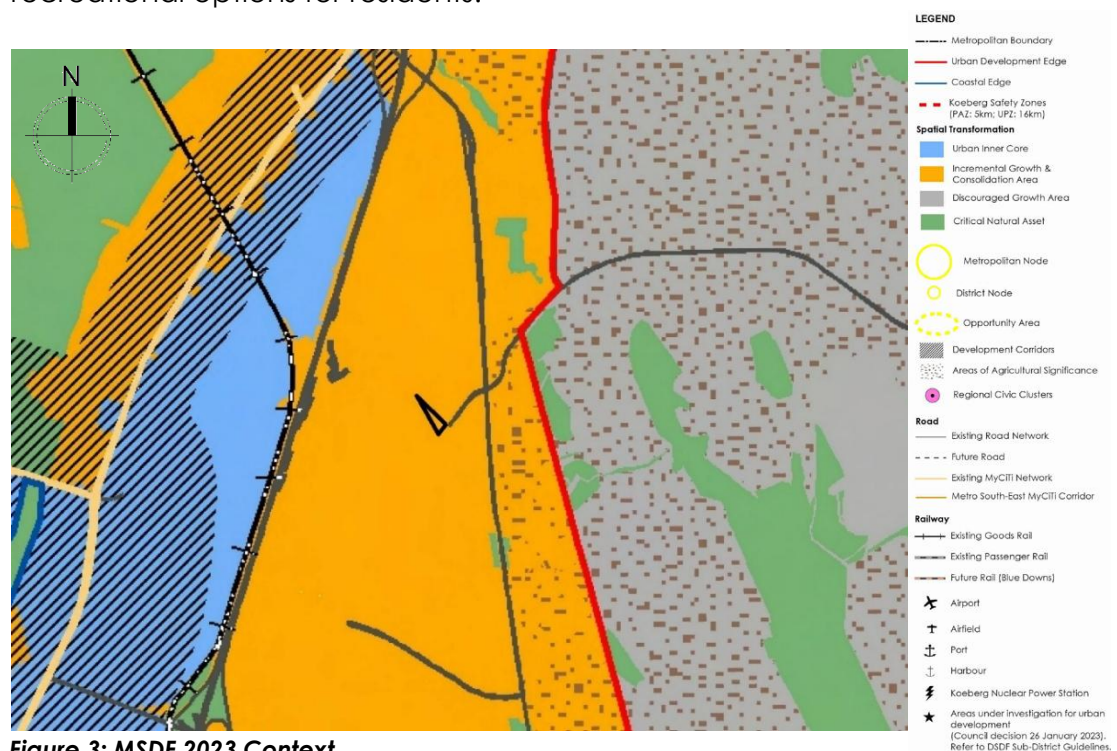
This section outlines how the proposed consent use aligns with the City of Cape Town Spatial Policies. The relevant policies are summarised in the table below:

**Table 2: Policy Compliance**

| Policy Framework                                           | Compliance                                                                |
|------------------------------------------------------------|---------------------------------------------------------------------------|
| City of Cape Town Spatial Development Framework (SDF) 2023 | ✓                                                                         |
| Northern District Plan 2023                                | ✓<br><b>A site-specific motivation is included as part of Section 4.4</b> |

### 2.4.1. Alignment with the Spatial Development Framework (SDF) 2023

The SDF's designation of Burgundy Estate as an "Incremental Growth and Consolidation Area" supports the integration of recreational amenities like padel courts. This designation encourages the development of mixed-use spaces that enhance community engagement and promote active lifestyles. By incorporating padel courts, the proposal will contribute to the SDF's objective of fostering sustainable urban growth and providing accessible recreational options for residents.



#### 2.4.2. **Alignment with the Northern District Plan (2023)**

The Northern District Plan's identification of the site within a "Structuring Open Space Area" highlights the value of open spaces in urban planning. The inclusion of padel courts within this area aligns with the plan's emphasis on creating accessible recreational spaces that serve the community's needs. The proposed facilities enhance the open space network, providing facilities that encourage physical activity and social interaction, thereby contributing to the overall quality of life.

The proposed padel courts align with key spatial objectives outlined in the Northern District Plan:

- **Enhancing Recreational and Community Spaces:** The proposed facilities are positioned within a predominantly residential area and will be a positive addition to quality open space areas (City of Cape Town, 2023, p. 82).



**Figure 4: Northern District Plan 2023**

Site-specific motivation to permit a coffee shop and gym within a structuring open space designation is included as part of Section 4.4.

#### 2.5. **ENVIRONMENTAL**

The site (Erf 1142) is not located within a designated environmentally sensitive area refer Annexure D.

The determination by DEA&DP (20 September 2022) confirms that the broader Burgundy Estate development, including Phase F (which includes erf 1142), had already been assessed under previous environmental regulations and was exempt from additional environmental authorisation due to transitional arrangements.

Further confirmation from GroenbergEnviro (26 August 2022) indicates that the site has undergone prior environmental assessment, and previous mining activities, infrastructure installation, and phased development have already disturbed the land. The proposed padel courts align with previously assessed land uses, which **included recreational facilities**, and do not constitute a listed activity under NEMA that would require further environmental approval.

**However, as the proposal now includes a rezoning application to a business zoning with business uses, an environmental application process will be required. It should nevertheless be noted that the site already benefits from an existing Record of Decision (ROD) and forms part of an area previously approved for urban development and recreational uses. The environmental application process is therefore considered largely administrative and procedural in nature.**

## **2.6. HERITAGE**

No known heritage resources are affected by the construction of these proposed facilities and is currently vacant. A Notice of Intent to Develop for the rezoning of the site will be submitted in terms of Section 38 of the National Heritage Resources Act No. 25 of 1999.

## **2.7. CIVIL SERVICES, ELECTRICITY AND ACCESS STATUS QUO**

Access can be obtained from Carmen Drive and there is services infrastructure in the area to accommodate the proposed uses.

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## SECTION 3: THE PROPOSAL

### 3.1. BACKGROUND

The proposed padel courts on Erf 1142 will provide an accessible recreational space for both residents and external users, promoting active living and community engagement. Designed to complement the existing community, the facility fits seamlessly into the current environment. Section 3 highlights the development parameters applicable to the proposed land uses.

### 3.2. SITE LAYOUT & LAND USES

The proposed site layout for the sports facility is illustrated below in figure 5, refer Annexure E.

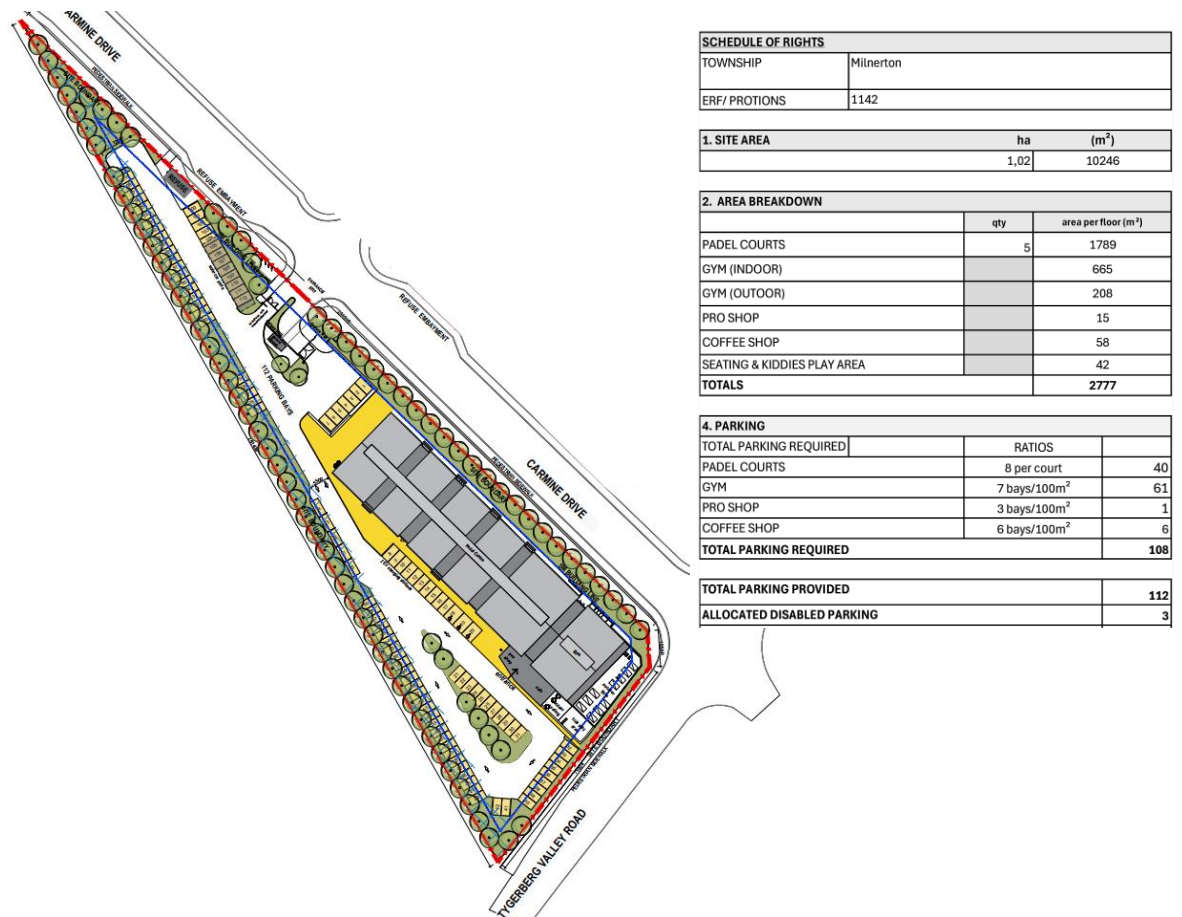


Figure 5: Site Plan

- Five padel courts with appropriate surfacing and fencing.
- Coffee shop for players and spectators.
- Kids play area
- Gym for local residents.
- Landscaping to enhance the aesthetic appeal and integrate with the surrounding environment.
- 112 parking bays allocated to the facility.

### 3.3. **ACCESS**

It should further be noted that the amended access arrangement and entrance configuration were informed through engagement and consultation with the adjacent landowner during the design refinement process. The revised entrance position and layout were specifically considered to improve accessibility, traffic flow and overall compatibility with adjoining properties, while ensuring an appropriate interface with the surrounding development context.



**Figure 6: 3D illustrations of proposed access**

### 3.4. **LANDSCAPING**

The proposed landscaping will comprise a combination of soft and hard landscape elements, including indigenous trees, shrubs, groundcovers, and paving. Plant species will be carefully selected to promote biodiversity, minimise water consumption, and ensure compatibility with local environmental conditions. In line with current environmental management practices, no plant species known to host the Polyphagous Shot Hole Borer (PSHB) beetle is included within the landscape proposal.

### 3.5. FLOOR PLANS

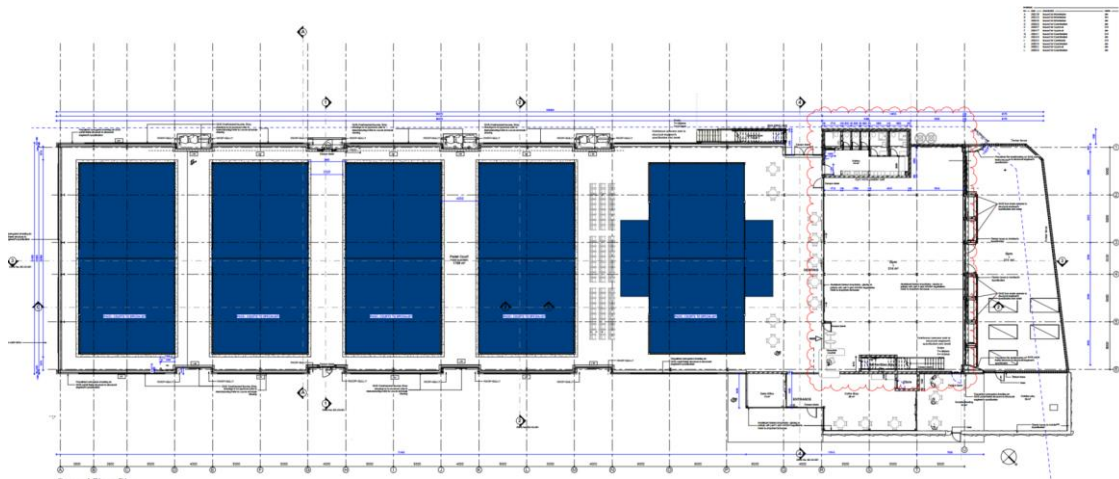


Figure 7: Ground floor

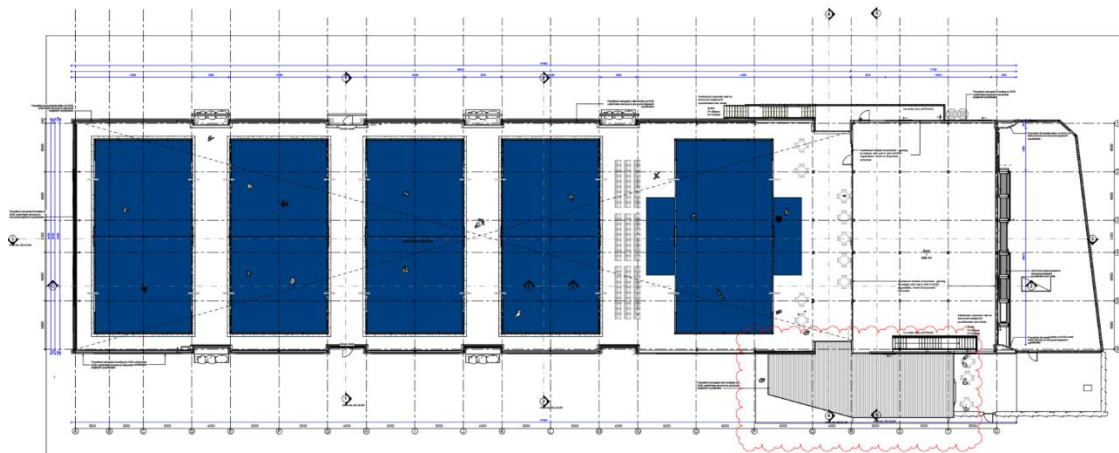


Figure 8: First floor

### 3.6. DEVELOPMENT PARAMETERS

The proposed development parameters applicable to the site are as follows:

Table 3: Development Parameters

|                | Parameter                                                                                                                                                                                           | Proposed                                 | Impact          |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------|
| Size           | ±1.03ha                                                                                                                                                                                             | ±1.03ha                                  | No impact       |
| Zoning         | Agriculture                                                                                                                                                                                         | GB 2 (Padel courts, restaurant and gym)  | S42(a) rezoning |
| Building lines | Common boundary 0m<br>Street boundary 0m                                                                                                                                                            | Common boundary 5m<br>Street boundary 5m | No impact       |
| Floor factor   | 2.0                                                                                                                                                                                                 | <0,5                                     | No impact       |
| Coverage       | 100%                                                                                                                                                                                                | <30%                                     | No impact       |
| Height         | 15m                                                                                                                                                                                                 | <15m                                     | No impact       |
| Parking        | <b>Required: ±108 Bays</b><br>Padel courts: 8 per court = 40<br>Gym: 7 bays/ 100m <sup>2</sup> GLA = 61<br>Restaurant: 6 bays/ 100m <sup>2</sup> GLA = 6<br>Shop: 3 bays/ 100m <sup>2</sup> GLA = 1 | Provided: 112 bays                       | No impact       |

### **3.7. TRANSPORT**

Trafficon Engineers prepared a traffic impact statement with regards to parking, access and trip generation for the padel court development (Annexure F).

The conclusions of the report are as follows:

- The anticipated trip generation is calculated to be 84 for the AM peak period and 128 for the PM peak period for Erf 1142.
- A total of 112 parking bays are provided which exceeds the parking requirements of 40 bays for the padel courts, 61 bays for the gym, 1 bay for the PRO shop and 6 bays for the coffee shop (A total requirement of 108 parking bays).
- The proposed access to the development is via an existing carriage way crossing on Carmine Drive with no surrounding obstructive vegetation. As such, access spacing requirements and sight distance are compliant.
- The access will include access control with one ingress and one egress lane with a 25m queue storage capacity (three vehicle lengths) for the ingress lane.
- An access queue length assessment indicated a 90th percentile queue length of 2 vehicles which is accommodated by the 25m queue storage capacity.
- Pedestrian access is located adjacent to the gatehouse with existing sidewalks along Carmine Drive.
- The full TIA undertaken has indicated no infrastructure upgrades required with all latent development added including the trips from the padel courts, gym and coffee shop.

The recommendations of this report are as follows:

- No infrastructure upgrades or mitigation measures are required for the proposed five padel courts plus gym and coffee shop.

Consequently, there are no traffic-related reasons why this development may not proceed.

### **3.8. CIVIL ENGINEERING SERVICES AND INFRASTRUCTURE**

Inani Engineers prepared a Civil Engineering Services Report detailing the proposed arrangements for water supply, wastewater disposal, stormwater management, and solid waste management associated with the development of the sports centre on Erf 1142, Burgundy (Annexure G).

#### **Water**

There is sufficient bulk water supply, storage and conveyance capacity to cater for this development. A water connection stub pipe is available for this development to connect to the existing COCT infrastructure. A 7-day pressure tests have been completed; with static pressure measured at 7.76 Bar to 8.19 Bar and Dynamic pressures averaged at 6.3 Bar during the abstraction testing.

#### **Sewer**

The site falls within the Potsdam WWTW catchment that has capacity constraints. However, the SOP of COCT allows development to continue should the ADWF be less than 4.0 kl/day. Therefore this application is limited to an expected 3.03 kl/day. Sewer connection will be possible to the existing gravity sewer network of COCT in Tygerberg Valley Road, full development capacities to be targeted after Potsdam capacity constraints are lifted.

#### **Stormwater**

A Stormwater Management Plan have been approved for the site as the proposed development is larger than 4000m<sup>2</sup>, as required by the CoCT's Management of Urban Stormwater Impacts Policy (2009). The internal stormwater system will comprise of permeable paving and an internal pipe network that will connect to an open stormwater channel in Tygerberg Valley Road south of the site.

#### **Roads**

The site is serviced by a comprehensive road infrastructure network. The proposed access to the development is from Carmine Drive. The site requires 108 parking bays but provides a total of 112 bays.

#### **Solid Waste**

Refuse generation will be minimal and handled using wheelie bins for storage and for kerbside placement on refuse collection days. The waste strategy for the ultimate application of this site could be incorporated into the waste strategy of the De Buurt Residential Development on the adjacent property (Erf 1141) by the same developer.

### 3.9. ELECTRICAL ENGINEERING SERVICES AND INFRASTRUCTURE

Lyners Engineers prepared an Electrical Engineering Services Report detailing the proposed arrangements for electrical supply associated with the development of the sports centre on Erf 1142, Burgundy (Annexure G).

**The area of the proposed development falls within Eskom's area of supply and the maximum electrical load for the entire complex is estimated at 82kVA (119A three-phase). A breakdown of the load is shown below:**

| Feature      | Load [kVA] |
|--------------|------------|
| Padel Centre | 24         |
| Area Lights  | 0.5        |
| Guardhouse   | 3          |
| EV Chargers  | 54         |
| Refuse Room  | 0.2        |
| <b>TOTAL</b> | <b>82</b>  |

The electricity reticulation network will be designed for the anticipated maximum load to avoid the need for future upgrading of the development supply.

Eskom is required to confirm the available capacity on the existing MV overhead line along Carmine Drive to facilitate the installation of the proposed pole-mounted transformer to supply the required 82kVA (119A three-phase) for the new De Buurt Padel Centre on Erf 1142, Richwood.

Eskom will supply all external medium voltage services up to and including the proposed transformer and new low voltage bulk meter kiosk with supply cable and meter to provide the development with adequate power. These works will commence at the soonest possible convenience.

Based on the specialist engineering investigations undertaken, there are adequate existing municipal and bulk engineering services within the surrounding area to accommodate the proposed development on Erf 1142. Where upgrades, optimisation measures or service connections are required, these have been identified and addressed within the respective specialist reports. The proposal can therefore be appropriately serviced in terms of transport, civil engineering and electrical infrastructure without resulting in unacceptable impacts on the existing service network.

## SECTION 4: MOTIVATION & DESIRABILITY

### 4.1. DESIRABILITY – SECTION 99 OF THE CITY’S MPBL (2019)

The proposal aligns with Section 99 of the MPBL, ensuring land-use compatibility, economic benefits, and social value.

| Category                                 | Compliance | Nature of Impact    |
|------------------------------------------|------------|---------------------|
| Socio-economic impact                    | comply     | positive            |
| Compatibility with surrounding land uses | comply     | positive            |
| Impact on health and safety              | comply     | positive            |
| Impact on heritage                       | comply     | none                |
| Impact on the biophysical environment    | comply     | none                |
| Impact on civil services and transport   | comply     | Can be accommodated |

The padel courts will offer a variety of benefits to the community:

- They will enhance recreational infrastructure, providing an exciting new facility for local residents.
- The courts will provide a low-impact sports option, making them accessible to people of all ages and fitness levels.
- They will improve community well-being by promoting physical activity and encouraging social interaction among residents.

### 4.2. REZONING ERF 1142 TO GENERAL BUSINESS 2 (GB2)

The proposed rezoning of Erf 1142 from Agricultural 1 (AG) to General Business 2 (GB2) is consistent with the City of Cape Town's Spatial Development Framework (SDF 2023), which encourages the efficient use of land within established urban areas. This rezoning will facilitate the establishment of a mixed-use development, aligning with the City's objectives for infill development and urban consolidation. The proposal supports the integration of residential, commercial, and recreational uses, which is crucial for optimizing existing infrastructure, reducing urban sprawl, and fostering sustainable urban growth.

Rezoning Erf 1142 to GB2 will enable the development of essential community facilities, such as a coffee shop, gym, and padel courts, which will serve both the new proposed residential community and the surrounding area. These facilities are expected to enhance local economic activity, providing employment opportunities during both the construction phase and in the long term. This commercial component complements the residential development, promoting local economic growth and enhancing the overall quality of life for residents. The inclusion of these amenities further supports the creation of a well-integrated, sustainable community within the Burgundy Estate area.

Furthermore, the rezoning is in full compliance with the City's Densification Policy (2012), which aims to promote higher-density development within existing urban footprints. The proposed facilities on Erf 1142 will support the

broader residential development on Erf 1141, fostering economic viability and providing accessible services to residents. The mix of residential and commercial uses will enhance the functionality of the site, ensuring that the development contributes positively to the local economy, supports the City's growth management objectives, and aligns with sustainable urban planning principles.

#### **4.3.SITE-SPECIFIC MOTIVATION: STRUCTURING OPEN SPACE DESIGNATION**

In terms of the Northern District Spatial Development Framework (DSDF, 2023), the broader area encompassing Erf 1141 and Erf 1142 forms part of a Structuring Open Space area intended to support ecological connectivity, recreational opportunities and landscape structuring within the northern growth corridor.

The proposed application for Erf 1142 must be considered within the context of the broader De Buurt development, which includes both Erf 1141 and Erf 1142 and has been planned holistically as an integrated mixed-use and recreational environment. While Erf 1142 will now proceed as a separate land use application process, the spatial planning, landscaping and open space structuring of the two erven remain interconnected and complementary.

**Importantly, the recreational component of Erf 1142 has already been approved by the City through the existing approval for the indoor padel courts. The current application therefore does not introduce a fundamentally new land use or building but rather refines and expands the approved recreational offering through the inclusion of complementary facilities such as the gym, coffee shop and children's play area.**

The proposal integrates recreational and landscape elements into the broader open space network on Erven 1141 & 1142. The development is not characterised by a carefully structured recreational node supported by substantial landscaped areas.

A key structuring element within the broader De Buurt development is the Eskom powerline servitude, which establishes a significant north-south open space and landscaped area across the site. This proposal, together with the associated pocket parks, landscaped pedestrian routes and recreational spaces across Erven 1141 and 1142, forms part of an integrated network that promotes connectivity, accessibility and spatial cohesion.

It is further important to note that the broader area was never intended to remain entirely undeveloped or function solely as passive open space. The site forms part of a larger urban development area that has historically been earmarked for phased urban and recreational development as part of the Burgundy Estate expansion, and which is subject to an existing Record of Decision (ROD) and associated environmental approvals for the broader development area. The Structuring Open Space designation must therefore be interpreted within the context of an integrated urban environment where open space, infrastructure servitudes, landscaped areas, recreational facilities and

development parcels collectively contribute to the broader spatial structure of the area.

The proposed sports centre on Erf 1142 further contributes to the broader recreational role envisaged for the area by providing accessible community-oriented facilities within a rapidly growing residential catchment. In addition to the approved padel courts, the inclusion of the gym, coffee shop and children's play area creates a family-oriented recreational destination that encourages social interaction, active lifestyles and longer-term activation of the surrounding residents.

The site development plan demonstrates that the built form remains concentrated within defined development pockets, while substantial portions of the site are retained for landscaping, circulation spaces, pocket parks and visual relief. The proposal therefore maintains the overall spatial intent of the Structuring Open Space designation while introducing recreational infrastructure that enhances the functionality and accessibility of the broader open space system.

The proposal accordingly supports the objectives of the DSDF by:

- Retaining and integrating the primary powerline servitude open space corridor into the broader landscape framework;
- Providing a network of landscaped pocket parks, pedestrian connections and recreational spaces across the greater De Buurt development;
- Improving access to recreational facilities and amenities for the surrounding residential communities.

On this basis, the proposed rezoning and the amended site development plan for Erf 1142 represent a **contextually appropriate and policy-aligned response** to the DSDF designation and contribute positively to the spatial structuring of the broader De Buurt development area.

## SECTION 5: CONCLUSION & RECOMMENDATION

In conclusion, the construction of the five indoor padel courts on Erf 1142 will not only enhance the recreational offerings in the area but also contribute positively to the local community by providing a facility that supports active living, social interaction, and well-being. The proposed facility aligns with the greater intent of the City of Cape Town's Spatial Development Framework and Northern District Plan, fostering sustainable urban growth and improving the quality of life for residents. Furthermore, the application complies with environmental, heritage, and infrastructural considerations, ensuring a minimal impact on the surrounding area.

Given the proposal's positive impact on the community, and the careful planning involved, it is recommended that the application for the following be approved in terms of

- 1.4.1. Rezoning** of Erf 1142, Burgundy in terms of Section 42(a) of the By-law from Agriculture<sup>1</sup> to General Business 2 to accommodate a gym, coffee shop and the padel courts already approved as part of Case 1500139204;

**1.4.2.** Amendment of a **Site Development Plan (SDP)** on Erf 1142 in terms of Section 42(i) to permit a restaurant and gym in addition to the padel courts, as approved under Case 1500139204;

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**1.4.4. Amendment of conditions** in respect of an existing approval (1500139204) in terms of Section 42(i), as follows:

**2.1** The development of the property shall be substantially in accordance with the site plan with ~~Drawing No.: 01.40.001 rev G dated 01/10/2024.~~ **Drawing No.: 01.40.002 rev 0 issued 05/05/2026.**

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