

PROPOSED MUPINE GOLF COURSE DEVELOPMENT

Background

1. The Mupine Golf Course is owned by Old Mutual
2. They see the Golf Course as no longer ecologically or environmentally viable to maintain. They propose that this rental housing development would obtain the best returns on investment for their policyholders
3. The land already has development rights for residential accommodation *for Old Mutual employees.*
4. The current application is to remove aspects of the Title Deed conditions e.g such as being able to *to open it up to the general public* and not just for OM employees. See “A” below under “Application” (at end of this letter) for the list of departures applied for.
5. The aim is to offer “affordable rental housing”
6. This is aimed at people within the range of R7500 to R22000 monthly income – it can be combined income
7. Old Mutual will retain ownership of the rental development – and ensure it is well managed and maintained
8. In the future there may be the possibility that they could put units up for sale

They propose that it supports the City’s plans for:

- **Spatial development framework (SDF):** to develop affordable housing on sites close to the city i.e “infill sites” – close to work opportunities and good access to basic services and transport
- **Transport orientated development (TOD):** to discourage the use of private vehicles and promotes public/non- motorised transport methods through improvements of pedestrian/cycle networks and rail and bus routes.
 - Reduced parking bays to LIMIT cars in the development: 0.75 bays per unit which would be rented
 - Location near a major rail station and potential future bus route
 - Provide pedestrian and bicycle lanes

The Mupine development concept:

Secure, self- contained and self -sustained; “Village Concept” to create a sense of neighbourhood and community; Energy and water saving methods; promote walking within the development; adequate public green space; children’s play space and recreational area. Proposed to include an education facility, crèche and community centre and small scale retail space for basic needs along Forest Drive Ext. The current concept includes a piece of land that belongs to PRASA (railways) where they would have recreational facilities.

700 housing units to accommodate about 2000 people in a mix of bachelor, one, two, three bed units and loft/penthouses. Units could range in size from 32 m² studios up to 90m² lofts/duplexes. Blocks of 2, 3 and 4 storeys; to attract singles, young families, established families; and possibly retired people. Aim is to try and maintain many of the trees.

They propose benefit to the neighbouring communities through:

Potential ideas such as creating a well-lit pedestrian friendly precinct around OM, the station and the Mupine/Conradie development; Expected upgrade of OM station, fast-track of My Citi and Golden Arrow bus routes being considered by City; possible reduction in traffic if OM employees live there, OM employees using upgraded public transport (currently of the 7000 employees at OM , only 17% use the rail to get to work); ; existing vehicle owners move close to town and so reduce traffic from other areas.

PRRA and Thornton RPA concerns:

- Recreational facilities: PRASA recently privately sold off the River Club land without public knowledge. OM cannot rely on being able to use this land indefinitely for recreational space. It should be provided for within the development
- Reduced parking ratios of 0.75 per unit: Anfield Village has one bay per unit and there is already overspill onto Forest Drive Ext for parking . What about visitors parking?
- All healthy mature trees to be maintained
- What about permanent employees who want to buy?
- Schools: Even though parents/adults may work at e.g. OM or close by – they still need to transport their children to schools. Pinelands schools are at capacity already. OM should include a small primary school within the development e.g. similar to the new Grace Primary design. OM can't rely on the schools to be developed at Conradie
- Access to shops other than proposed "basic needs"
- No taxi ranks should to be included – taxis ranks should be at upgraded OM station
- Houses should *face onto* the green open spaces
- There is only one entry and exit point – safety in emergencies?

The Application: view the full Application on the Thornton RPA website

The document is LONG and gets technical with jargon – so here is a summary of what is applied for :

A. Departures required:

1. **Usage of the land:** To permit blocks of Flats, Places of instruction, Place of Assembly (community hall/club facilities) and Business Premises (shops and offices) as a primary right in the Special Zone B Annexure *in lieu of* insurance Office, Blocks of Flats, Residential Building and Group house;
2. **Changes to setbacks:** To permit a *building line of 0m in lieu of 4.5 and 7.5 m* for portions of the proposal which do not abut onto a railway line
3. **Reduced parking:** To permit the provision of a **combined total of 525 parking bays in lieu of 1644 parking bays** for dwelling units, places of instruction, places of assembly and business premises

b. Deletion/Amendment of the following Title Deed restrictions related to erfs 3079 and 3116 that are no part of the consolidated erf 4211

Restrictive conditions to be *deleted* relate to

- Conducting the business of on insurance Society; the right to erect offices and other buildings necessary for the carrying on of such business
- The right to erect hostels, flats or houses for occupation as tenants by employees of the land owner
- The right to erect a cafeteria and a social and sporting club to provide a means for recreation - for the use of its staff and their 'families;
- The right to have a bank agency, hairdressing salon and garage for the exclusive use of staff
- the right to erect caretakers' cottages
- No building or portion thereof except boundary walls and fences shall be erected nearer than 25 feet (7,87m) to any street line which forms a boundary of these erven, nor within 15 feet (4,7m) of any boundary
- The offering of undeveloped land to Garden Cities prior to any other party
- The displaying of advertisements
- The right to lay and maintain underground pipes
- The prohibition of undertaking anything noisome. injurious or objectionable on the properties
- keeping the undergrowth under control to prevent a nuisance

Restrictive conditions to be *amended* (formerly erf 3116) relate to

(iv) No building or structure or any portion thereof except boundary wall and fences shall be erected nearer than 20 ft. to the boundaries thereof ."

To:

(iv) No building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 20 ft. to the boundary designated by the line BC on diagram SG Number 7795/1953 attached to T1240/1955."