

Dear Ms Gola

I write on behalf of the Pinelands Athletic Club (PAC) to reiterate in the strongest terms our objection to the proposed lease of Erf 3138, Pinelands to the Pinelands Hockey Club. The history of the process which has now culminated in a Public Participation Process, as presented by the Pinelands Hockey Club is, in our opinion, biased and does not reflect the experience of the other clubs affected by their proposals. We submit extracts from correspondence and Minutes of PAC meetings in support of our objection:

OBJECTION: THE PROPOSED DEVELOPMENT OF THE ASTROTURF HAS NOT BEEN NEGOTIATED – IT IS BEING IMPOSED ON THE ATHLETIC COMMUNITY

From an email dated 3 May 2023

1. We affirm the Pinelands Athletic Club (PAC) Committee's initial decision that we cannot endorse the current plan as it stands but we support the concept of a Pinelands Community Sports Club and are committed to negotiation towards a mutually acceptable alternative.
2. We acknowledge the work Mr Thonissen has put into investigating alternatives and recognise the passion he has for promoting hockey in Pinelands and surrounding areas.
3. However, we wish to place the following on record:
 - 3.1 Minutes of the PAC Committee meeting of 6 June 2016 reflects that informal discussions on a possible Pinelands Community Sports Club were held with Kaare James and Damian Will.
 - 3.2 At no time in the intervening 6 years to December 2022 was any further approach made to PAC to discern the needs of the Athletics community or share any potential ways in which the present facilities could be utilized optimally by the various sporting codes.
 - 3.3 Nevertheless, PHC entered into ongoing discussions with Cannons Creek School over a number of years and then engaged with CoCT – without ever consulting with PAC.
 - 3.4 PAC has responded to the original proposal but none of these concerns have been deliberated or resolved.
 - 3.5 The above leaves PAC with the impression that our needs and wishes are irrelevant to the process and does not inspire confidence going forward that the Athletics community will be taken seriously.

Nothing has transpired over the past 3 years to change this impression

OBJECTION: INACCURATE INFORMATION PROVIDED

From a discussion document provided for the PAC Committee Meeting of December 2022

"Funding: The Pinelands Hockey Club and Cannons Creek will fund the project completely. Cannons Creek Independent School has all the funds required to complete the project immediately".

At the Public Participation Meeting held on 18 March 2026 this statement was refuted unequivocally by the Principal of Cannons Creek Independent School. Can the information now being presented by Pinelands Hockey Club be accepted at face value?

OBJECTION: INCOMPLETE INFORMATION PROVIDED

No geological survey, environmental impact assessment or traffic management plans have been conducted in support of such extensive developments. Pinelands Hockey Club is seeking blanket permission develop 60% of the Oval as it pleases without providing detailed information to ensure the continued safe operation of existing sporting codes. The current proposed site layout also does not reflect the site layout that was originally presented to PAC.

OBJECTION: ALLEGATIONS OF NON-COMPLIANCE AND UNDER-UTILISATION

A letter from Pinelands Hockey Club dated 13 March 2026 (para **Utilisation**) states that apart from Soccer, no other club has formally booked the Lower Oval as required by CoCT. In an email addressed to Mr Abubakr Momath dated 14 June 2024 Pinelands Athletic Club attempted to formally book the Lower Oval for their annual 10km road race scheduled for Sunday 28 July 2024. Mr Momath undertook to forward the email to the booking office on our behalf. To date we have not received a reply.

Given this lack of response from CoCT booking office to a formal request, it is possible that Pinelands Cricket Club and other sporting codes have had a similar experience. To calculate utilisation of the field based on booking records is called into question. A visit to the Oval any afternoon of the week will reveal significant utilisation by many different groups, both sporting and local community (who presumably do not need to book the field)

IMPACT ON PINELANDS ATHLETIC CLUB

Like the Hockey Club, Pinelands Athletic Club has been in existence since 1937. It too has deep roots in the community and a proud heritage of sporting excellence. Since its inception Pinelands Athletic Club has produced 21 Springbok and Master Springbok Athletes. In addition, at the recent Two Oceans Marathon activities, 5 current members of PAC were honoured for holding various Two Oceans Records.

The Club also maintains a strong commitment to giving back to the community and to supporting worthy causes: the annual Hohenort 15km event presented in January each year raises funds for the Woodside Special Care Centre in Rondebosch (this year donating R25 000 to the organisation) with the mid-year 10km event being dedicated to the Kensington Home for the Aged (R20 000 donated in 2025).

A possible placement of the proposed Astroturf as per the current proposal by the Pinelands Hockey Club is directly in front of the PAC Clubhouse, physically encroaching on the clubhouse such that club members (of which there are 435 registered members) will prevent easy access to the facilities we lease from the City of Cape Town. The impact on the club will be significant, affecting our weekly Time Trial and training activities as well as the annual PAC 10km race, and limiting the social interaction of club members which is a vital part of any sporting body. Current parking is already a problem and would be significantly exacerbated by the PHC proposal.

COUNTER PROPOSAL

Pinelands Hockey Club did investigate alternative options in 2022 and found many to be “earmarked” for alternative use. It is now 4 years later – have things changed in that time. Old Mutual sports fields on Jan Smuts Drive were to be closed to all sports, but Padel courts have now been constructed. Does this mean that Old Mutual has rescinded their decision? There are already 2 existing, somewhat derelict astroturf fields: refurbishment is far more economical than a new construction!

The Police sports fields across the road from Old Mutual also remain unused.

The question remains: should unused sport facilities not be rationalized and just ONE field made available to an immediate upgrade to benefit both hockey and the local community, instead of limiting an existing multi-use facility to single use and destroying a heritage site which is of enormous significance to the greater Pinelands community?

IN CONCLUSION

Pinelands Athletic Club, with its large membership, would be seriously restricted by the PHC proposal. PAC therefore strenuously objects to any proposal which would have this impact and could potentially result in the closure of the club. We request that serious consideration be given to alternative sites and ask CoCT to facilitate rationalisation of unused, now derelict sport fields within Pinelands to the benefit of all the sporting codes.