

Pinelands Community Sports Club Business Plan (DRAFT PROPOSAL v2 for submission to City of Cape Town)

Submitted on behalf of and approved by Pinelands Hockey Club Committee 2023

Prepared by: JC Thonissen CA (SA)

- *Pinelands Community Member (38 years)*
- *Pinelands Hockey Club Member (23 years)*
- *Founder of the Pinelands Education Infrastructure Trust (IT001443/2021) which is a registered PBO and whose aim is to fundraise for and develop facilities on the Pinelands Oval for the benefit of the Pinelands Community schools and clubs*

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Contact details

Jack Thonissen CA(SA)

C: 072 444 7274

E: jack_thonissen@hotmail.com or pinelandstrust@gmail.com

“The road to hell is paved with good intentions” - Proverb

Report submitted to:

- Riad Davids - Ward 53 Councillor (Pinelands)
- Wadiah Bedford - Head: Area: Recreation and Parks Department
- Sirraaj Slamang - Leases: Area: Recreation and Parks Department
- Moir Scholtz - Pinelands Sports Club (PSC)
- Mutual Sports Club Chair and Committee
- Ultimate Chile Frisbee Club Chair and Committee
- Pinelands Athletics Club Chair and Committee
- Pinelands Cricket Club Chair and Committee
- Cannons Creek School Principals and SGB



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1. Aim / Vision

1.1 Give hockey a home

Build an astro turf for Pinelands specifically including usage for Pinelands Hockey Club (PHC) and Cannons Creek School. Both club and school require a home field with a clubhouse, changing rooms and bar/tuckshop facility right next to the field.

This will ensure the PHC has a home field and is a financially sustainable club. A new field with a clubhouse generating income would increase costs but also provide revenue and thus ability to maintain and re-surface the facility in the future. The converse however would be true as a field alone will only increase cost with no increase in revenue. The Pinelands Hockey Club has fallen behind many other Western Cape hockey clubs which have already developed a facility like this namely Western Province Cricket Club (WPCC), Constantiaberg Hockey Club (Bergvliet Sports Association), Stellenbosch Hockey Club (Maties), University of Cape Town Hockey Club (UCT), Central Hockey Club etc. This facility is long overdue and the usage for the community is proven to be exceptional.

Cannons Creek is within walking distance (800m) from the Pinelands Oval and has no land available at the school for an astro turf hockey field. They have a thriving youth hockey program which they need to provide a facility for.

1.2 Build one central club - TEAM “Together Everyone Achieves More”

Establish a central “Pinelands Community Sports Club” (PCSC) to lease, manage, maintain and develop the whole Pinelands Oval precinct sports facilities, including clubhouses, liquor licenses, facilities and fields for the benefit of ALL clubs on the precinct.

The Pinelands Community Sports Club becomes the “main” overarching sports club to which all local clubs and sports codes affiliate with an official starting membership of over 1,000 members and growing to 3,000 members.

One central clubhouse (currently the Cities clubhouse leased to Pinelands Athletics Club) will be upgraded and become the main clubhouse for all clubs as it services both the top and bottom Oval fields equally.

The PCSC becomes financially strong, independent and self-sustaining with the role of building and maintaining world-class facilities for use of clubs and the broader community. And per the Cities policies, less reliant on City funding.

1.3 City Of Cape Town as our guide

Follow the clear laws and policies outlined in [City of Cape Town Sport Asset Management Policy](#).

2. Objectives

2.1 Engage with all resident / existing clubs regarding their current facility, maintenance and operational needs, future plans and build consensus to find common ground.

2.2 Form the Pinelands Community Sports Club (PCSC) which does not impact club operations but affiliates all clubs to a central club to secure leases, liquor licenses, build revenue streams and

2.3 Develop a plan to maximise usage of City owned facilities (fields and clubhouses) to ensure inclusivity, sustainability and benefit to the clubs, community and general public.

2.4 Present a final business plan to the City of Cape Town (noting where consensus was not achieved and where the City needs to make a decision).

2.5 As the Pinelands Community Sports Club, formulate a Site Development Plan (SDP) approved by the City with a 25 year horizon.

2.6 Build Pinelands Community Sports Club into a Category 1 club with Category 1 affiliate clubs and a sustainable business model using ancillary services to generate revenue (central bar, catering, facility rental etc).

2.7 Sign and secure a single long-term lease of 10 years (plus option to renew for 10 years) with the City over the whole precincts sports fields. Ultimately existing clubhouses too.

2.8 Submit an application to adjust the playing surface of half the bottom Oval field from grass to astro turf to allow the hockey astro turf field to be laid.

2.9 Get approval and complete Project 1 - a R9mil investment to build an international spec astro turf field and floodlights on the Bottom Oval field.

2.10 Agree on upgrade to a central clubhouse for the benefit and service of all clubs.

2.11 Continue to generate revenue, invest and develop and complete approved facility development projects as outlined.

3. Processes

3.1 Processes followed and the meetings held

Please note it's impossible to document every single email / interaction / informal meeting / discussion. But a summary of the main interactions are highlighted as follows:

2015: Pinelands Hockey Club mandated Jack Thonissen and the astro subcommittee to start the process of securing an astro turf hockey field.

May 2015: PHC met with PCC (Steven Westraad, Neal Tosefsky) to outline plans for the astro and central club.

Oct 2015 & April 2016: Cannons Creek School and Pinelands Hockey Club meet and agree in principal to work together.

May 2016: PHC met with PAC (Kaare James, Damian Will) to outline plans for the astro and central club.

2017, 2018 & 2019: PHC met with Cannons Creek School to re-affirm plans and discuss funding.

2022: Cannons Creek School and Pinelands Hockey Club meet and agree that funding is in place and want to build an astro together ideally at the Pinelands Oval fields.

November 2022: PHC, OM Sports, Cannons Creek School joint meeting with City of Cape Town to discuss proposal of the astro turf.

November 2022: PHC met with Ultimate Chilli Chair to discuss the astro proposal.

December 2022: PHC met with full PAC Committee with Ward Councillor Riad Davids to discuss the astro proposal.

Nov/Dec 2022: PHC and Ultimate requested meetings with Pinelands Cricket Club (PCC) via email and WhatsApp and did not get a response. PCC did meet with Riad Davids the Ward Councillor during this time.

13 Feb 2023: Joint meeting of Pinelands Clubs (Cricket, Frisbee, Hockey and Athletics). PHC proposed a joint meeting with the COCT.

27 Feb 2023: PHC, PCC, Ultimate, PAC, OM Sports, Cannons Creek joint meeting with City of Cape Town to discuss proposal of the astro turf. Outcome of the meeting was to submit a proposal to all clubs so they can discuss with their committees and then meet again.

Throughout this process, information was requested from the clubs to ascertain membership numbers, facility usage, facility goals, concerns and synergies. The clubs were requested to sign a resolution to outline synergies and differences but only the hockey club submitted the signed resolution. It was suggested PHC submit a proposal for all clubs and the City to comment on before making a final proposal jointly or PHC to make their own final proposal if no consensus amongst the clubs.

3.2 COCT Facilitator suggestion

The COCT suggested we find a facilitator to work through each clubs wants / needs / disagreements.

No club has volunteered a facilitator since the last joint meeting.

As Pinelands Hockey Club we believe that any facilitator supplied or paid for by any member club could be considered biased (by any / all clubs) and therefore the process would be compromised (flawed) from the start.

Should the COCT require this group to follow an arbitration / facilitated process, the COCT would need to supply and pay for an independent facilitator as they have done with other clubs in the past. As well as supply clear timelines for the facilitator and clubs.

Currently we are not aware of any legislation that requires this process.

3.3 Processes and decision timelines going forward

24 April 2023: Proposal submitted to all clubs for discussion.

3 May 2023 (15h30): Joint meeting called with all clubs and COCT to discuss this proposal. This gives enough time for all clubs to engage with the full written proposal, the various scenarios they need to decide on and to draft any clear counter-proposals.

31 May 2023 deadline for agreement of all clubs and signing of resolutions. Should the clubs agree, we form PCSC and agree on a Constitution. Should no suitable working agreement be found, PHC will consider applying for a lease on the Pinelands Top or Bottom Oval fields to secure the land (sports field) to build the R9mil astro turf close to our existing clubhouse. And potentially explore application to join the existing PAC lease on that bottom field clubhouse.

15 June 2023 deadline Ward Councillor Riad Davids to make his recommendation to COCT to make a decision based on all the clubs submissions.

30 June 2023 deadline for COCT to make a final decision based on Ward Councillor recommendation and based on all the clubs submissions.

4. Current situation analysis

4.1 Current site overview and usage

Top Oval Clubhouse - currently shared by Pinelands Hockey Club and Pinelands Cricket Club (6 months each). Ultimate Chilli Frisbee club also has access. Clubhouse has bar, toilets, showers, change rooms and large meeting room.

Bottom Oval Clubhouse - used by Pinelands Athletics Club all year around. Main usage on a Thursday evening but also adhoc use with views to open more regularly. Has bar, toilets and small meeting room. Can't fit all their registered members into the clubhouse at a single time.

Top Oval Field - has cricket pitch and very old floodlights. Cricket nets on side of field. Used during daylight for 6 months of the year by Pinelands Cricket Club. Chilli Ultimate Frisbee uses field all year round during daylight and night time (lights required). Pinelands Hockey Club only adhoc use for fitness / running and for annual mini hockey program.

Bottom Oval Field - has cricket pitch and no floodlights. Cricket nets on side of field unused and in disrepair (concrete surface unplayable). Cricket field used very infrequently by Pinelands Cricket Club as usage report will show.



4.2 Current clubs and their usages

Proposed use of facilities and how existing users will be accommodated outlined below:

Field usage

	Members estimate	Existing <u>field</u> usage	NEW proposed <u>field</u> usage	Existing <u>Clubhouse</u> usage	NEW proposed <u>clubhouse</u> usage
Pinelands Hockey Club	150	Adhoc usage of any grass fields for fitness/ running only. Can't play hockey on grass anymore (astro required).	Bottom Oval half field required to construct R9mil astro turf & lights	Top clubhouse usage (6 months of year) - bar, meeting room, change room etc.	Invited to join one central upgraded / improved clubhouse for all clubs (ideally the Bottom Oval Clubhouse upgraded to service BOTH fields centrally)
Pinelands Athletics Club	350	No fields required or used. Only access required via field to their bottom clubhouse.	None required.	Bottom clubhouse usage (every Thursday for 12 months of year) - bar, toilets and meeting room.	
Pinelands Cricket Club	50	Top field usage for 6 months of the year shared with Frisbee. Bottom field usage required in terms of cricket league rules (used very infrequently).	No usage of bottom Oval field at all due to usage by soccer & hockey. Club would need to find a second cricket field.	Top clubhouse usage (6 months of year) - bar, meeting room, change room etc.	
Chilli Ultimate Frisbee Club	55	Top field usage for 12 months of the year shared with Cricket.	No change. Additional usage of bottom field possible once it has floodlights.	Top clubhouse usage (12 months of year only for toilets).	
Old Mutual Soccer Club	400	No usage	Bottom Oval half field required to create one soccer field. Floodlights required for seniors.	None	

Cricket is the only sport affected by “losing” their second field however this field is very under utilised and it is already proved possible to secure a second field at another club or local school. See **Addendum A** where by the Pinelands High School has offered support as they have three cricket fields and can “easily assist” PCC with a cricket field. They have even said they can help at zero cost.

4.3 Current leases

The lease process for the Athletics Club has been concluded, they have an active lease expiring 31 August 2031. The COCT indicate this lease could be cancelled and incorporated as part of Pinelands Sports Club.

An application has been submitted, Case 130005387 for the Top Oval Field Club House by the Pinelands Sports Club. Public participation process was due to begin early 2023.

The COCT outlined there was an opportunity to include both fields as part of this lease application but the clubs can't agree so that is a missed opportunity.

The Oval top and bottom grass fields are not currently formally leased and clubs are required to book directly from the City.

4.4 Current affiliations

Pinelands Sports Club (PSC) was formed in 1986 and has an existing Constitution with the Pinelands Cricket Club and Pinelands Hockey Club currently affiliated.

Proposal already adopted to include the Chilli Ultimate Frisbee Club as part of the PSC too. The adjusted Constitution is has recently been signed by all parties.

Pinelands Athletics Club is not affiliated to PSC and operating independently.

All clubs have Constitutions, functioning committees and are affiliated to their senior sports bodies in the Western Province / Western Cape and ultimately with their national sporting bodies.

Pinelands Sports Clubs

Pinelands Sports Club				Old Mutual Sports Club			
<i>affiliated</i>	<i>affiliated</i>	<i>affiliated</i>	<i>Independent / unaffiliated</i>	<i>affiliated</i>	<i>affiliated</i>	<i>affiliated</i>	
Pinelands Cricket Club (PCC)	Pinelands Hockey Club (PHC)	Ultimate Chilli Frisbee Club (UC)	Pinelands Athletics Club (PAC)	OM Soccer Club	OM Hockey Club	Various other clubs	

4.5 Clubs feedback summary

4.5.1 Pinelands Hockey Club - no objections. Keen to go ahead and combine into a central sports club clubhouse and build the hockey astro (R9mil investment) with Cannons Creek School as a partner. If building the astro on the bottom field, would require central clubhouse to be the current Pinelands Athletics Club Clubhouse. If building the astro on the top field, can use existing Pinelands Sports Club clubhouse of which we already share with cricket / frisbee. Pinelands Hockey Club has been an equal partner sharing costs of the fields and clubhouse at the Pinelands Oval since the 1980s. PHC wants the central clubhouse and sports clubs to generate income to benefit ALL the clubs and not just any single club as that is wholly unsustainable. For e.g. as astro on bottom field with the PAC solely making the profits off the bar would kill the PHC as a clubhouse has to provide revenue to all clubs involved in the facility.

4.5.2 Pinelands Cricket Club - objects to re-purposing of the bottom cricket field and has cited WP Cricket rules requiring two fields plus an impact on their club. Does not want OM Soccer to join due to load on grass fields.

4.5.3 Pinelands Athletics Club - does not require the bottom field in terms of usage but needs to maintain access to the bottom clubhouse from both sides. Wants to retain their own clubhouse independently. Raised a number of objections (parking, neighbours etc) that form part of the public participation process as neighbours need to raise themselves. Indicated they might be willing to allow usage of their clubhouse as long as they maintain control and take the bar profits.

4.5.4 Ultimate Chilli Frisbee Club - wants security of tenure on top grass field with upgraded lights and guarantee of booking slots. Does not want OM Soccer to join as worried about quality of grass field (pitch maintenance) and fewer booking slots for them.

4.5.5 Old Mutual Hockey Club and Soccer Club - urgent requirement from these clubs to find a permanent home for their sports immediately (from 1 April 2023). However OM Soccer are not currently pressuring anyone for usage of the Pinelands Oval fields and continue to seek a home to train (currently playing all away matches). Mutual Hockey Club are now nomadic and are trying to secure astro bookings wherever they can which is unsustainable. They will book time at the Pinelands Astro.

4.6 Other potential facilities

OM Sports has conducted a significant search for soccer fields. PHC has also considered alternative options for a synthetic field and clubhouse.

Clyde Pinelands (City Owned)

Current Users: Clyde Pinelands AFC and JMI. 3 fields (one is not in good condition used by JMI), Usage is very high as 2 clubs on sharing facility. The FMC (Facility Management Committee) will not allow a third club to be added. The clubhouse has had many issues with security (theft and vandalism) and installing any new lights will certainly result in cable theft as criminals are busy stripping the cables on the canal which are a lot less accessible than new lights on the Clyde fields would be.

Oude Molen Technical High School

Currently not hiring out their facilities to any third parties as they doing rehabilitation. The existing astro was part paid by OM Sports Club but lease has expired and school has not renewed it. Also no clubhouse or bar facility is available on the premises so no option to make it a permanent home for a club.

SAPS Pinelands

OM Soccer was given green light by previous chair of their Sports section to play soccer however she has subsequently retired and now they have to wait until new chair is appointed. There is space for a second football pitch or astro but it has rubble that needs to be cleared or levelled. Also SAPS can't give you security of tenure (lease) and won't allow you to run a clubs own bar / clubhouse on premises.

Pinelands High School

Do not want to hire out fields to Football clubs due to the damage caused by JMI Academy in past. They recently re-laid their fields and not wanting to have it damaged by a club the size of Mutual FC. However, they have indicated their cricket fields have spare capacity and they would be willing to assist with an additional cricket field.

Green School (Pinehurst Primary School)

OM Soccer used facility during covid when Mutual Park was shut down. It is a single field which is useful for minis (u7 to u11) but too small for the juniors.

Other Pinelands schools (Pinelands North and Pinelands Primary)

Said no to OM Soccer usage. Again no point building an astro on school premises for a club as can't be sustainable there (sell alcohol or have autonomy).

Bob Cox - the fields at Ndabeni circle

Owned by the Department of Public Works (SAPS cricket fields). They confirmed that it is not for hire as it is earmarked for development of SAPS Provincial offices / development.

SAPS Open Fields

On the other side of the kennels next to the Pinelands Business Park is a piece of land that is also SAPS Sports ground. Public works owns it but is not commenting on it.

Open parks / fields in Pinelands

Residents have already objected to OM Soccer using any of the open fields / parks and have called security/police. No park or open field like Julianaveld is suitable as there is no existing infrastructure at all. There are no existing toilets or services or a clubhouse (making club sport unsustainable revenue wise) and the fields are protected and unsecured with cable theft a major concern with brand new floodlights. The costs of a new clubhouse, security fences and an astro turf is prohibitive and hence this is part of the multiyear plan based on existing infrastructure. PCC may want to use Julianaveld as their second cricket field as they already have a primary home field and clubhouse.

Sports Field in Thornton

Currently used by Santos Football Club. The city noted there is a dispute between the club and the Mosque next door over part of the property resulting in a legal battle.

Surrounding areas

OM Sports also looked wider including Maitland Garden Village, Royal Road Maitland, Schools in Goodwood and these fields are all fully utilised with soccer or rugby already.

Summary

Fields controlled by national government departments like SAPS or Public Works or Dept of Education are not easily accessible even for an established soccer club. OM Sports / OM Soccer has been trying for 12 months already to access soccer fields unsuccessfully. Never mind finding a field on which a R9mil permanent synthetic astro can be built. Schools are not an option for clubs needing a clubhouse and bar to self-sustain.

COCT (Sports dept) has not been able to identify or suggest any other suitable fields for the PHC clubhouse / astro turf or OM Soccer Club.

Ward Councillor Riad Davids (Ward 53) has not been able to identify or suggest any other suitable fields for the PHC clubhouse / astro turf or OM Soccer.

Investing R9mil in an astroturf hockey field on land that can be legally leased long term and is secure (safe) are non-negotiable anyway for PHC and Cannons Creek.

4.7 Other concerns raised

In the preliminary discussions with clubs the following concerns were raised which do not need to be addressed by this proposal as these are issues that the public can raise in the public participation process or solved by the main sports club (by all clubs).

Oval field used by dogs - The Pinelands City Improvement District (CID) which has been approved will start their program in July 2023 and has outlined spaces for 6 dog parks around Pinelands. For more on their plan please refer to www.pinelandscid.co.za . Dogs and sport can't easily share the same facility. You can't have dogs defecating on the sports field that humans are coming into contact with to catch a ball / frisbee. Dog owners do not all clean up after themselves and it has been an on-going problem.

Parking - the following parking is available currently and any final development plan can address parking further.

- Scout hall parking - 32 official bays
- Hockey / Cricket club parking - 72 official bays
- Running club parking (off Forest Drive service Road) - 65 unofficial bays
- Bottom oval field parking (off Uitvulgt road) - 25 unofficial bays (but potential for more)
- Municipality - 66 official bays
- Town Hall - ? bays to be confirmed
- Currently there are a minimum of 235 parking bays with potential for more

Hockey used to have 4 x hockey grass fields being used at one time at the Oval. One astro turf field is not going to bring excessive traffic. It's 32 players maximum per game (16 per team including subs). Hockey does not traditionally get many spectators. Plus we can dictate to members and spectators where there is parking for them using a car guard.

Another potential solution to assist with any traffic and parking is a one way ring road entering at the PAC gate and running down the side and back of the fields and exiting at the bottom of Uitvlugt road parking. There may be more than one solution.

Usage / Noise - The fields have for 80 years been used as sports fields and that usage has not changed and it not proposing to be changed at all. Residents bought next to sports fields and they are still active sports fields. Can agree that all sport will be done by 9pm latest every night.

Lights - Floodlights technology results in minimal spillover of light. So there will be no affect on neighbours at all by upgrading or installing new lights. In fact, it should improve.

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5. Background Facts & Observations

5.1 Field Hockey is no longer played on grass at all. All official leagues are required to be played on astro turf completely.

5.2 The challenge for most sports clubs is not just access to any field or facility but it's also about creating a fully serviced club with additional income streams (other than club affiliation fees) to make the club financial sustainable and self sufficient.

5.3 Accessing a field at a school (for cricket or hockey) on a permanent basis is not sustainable as bar / ancillary revenue cannot be generated by the club to make it financially viable. You are not allowed to set up a bar or restaurant / catering and sell alcohol on school premises that are government owned.

5.5 Clubs compete with one another and other Western Cape clubs have been able to build astro turfs, indoor centres, squash courts, bars, restaurants and amazing facilities to service their community. If your club has a single field with no proper facilities surrounding your sport, you will not attract / grow membership and community involvement. Sport is social and needs facilities for the community to enjoy before, during and after the actual activity.

5.5 Sports Clubs only survive and are sustainable if they have their sports fields / facilities in very close approximation to their clubhouse (which generates bar and other forms of revenue). This means a very very short walking distance of less than 25m.

5.6 Pinelands Hockey Club needs their own astro turf to ensure their survival as only hockey clubs with their own facilities will survive long term. Pinelands Hockey Club was formed in 1937 and has a 85 year history. Was once the biggest club in Africa and can grow back to 300 + members with their own astro field.

5.7 Pinelands Athletics Club municipally leased clubhouse is wholly under utilised. PAC core usage of this clubhouse is once a week on Thursdays and it can't house all 350 of their members. A larger upgraded central clubhouse will no doubt help grow the club further and service their members better. There is a direct need to upgrade and better utilise this clubhouse for more than the few members it can currently accommodate. It could service ALL clubs and both fields equally. The existing top field clubhouse could be used to generate a permanent revenue stream for ALL clubs (restaurant, exercise studio, squash courts etc).

5.8 Old Mutual Soccer Club (400 members) has been removed from Old Mutual premises and requires a new soccer field from 1 April 2023 for league matches. Training venues is a major issue for them (lights also needed in the evening after work).

5.9 Old Mutual Hockey Club (75 members) does NOT have an official home after being removed from Oude Molen Technical High School. School refused to renew their lease as is their legal right. Mutual Hockey Club require an astro turf home asap and confirmed they would use the Pinelands astro turf.

5.10 Langa Hockey Club (producing 20 provincial representatives recently) has written a letter of support to PHC as their turf is over-utilised and they will directly benefit from the the new proposed Pinelands Astro turf. See **Addendum B** for their letter of support.

5.11 Khayelitsha Hockey Club does NOT have a home and is already funding transport to Langa Hockey Club (can re-route to Pinelands at no extra cost). Under-privileged club would directly benefit from the Pinelands astro turf.

5.12 Cannons Creek Independent School has a booming hockey program and this astro turf would be in walking distance from school (800m). They are a main funder of this project as they have already raised development levies from their parents. They have NO ground available at their current school premises for a standard size hockey field. They have built their school from the ground up over the last 25 years on all municipal land available. They have unsuccessfully sought additional land across Pinelands for sport over the last number of years.

5.13 In meetings with all two government primary schools (Blue and Red School), they all indicated they would hire a hockey astro turf but needed to build classrooms currently.

5.14 The third government primary school (Green school) is building a multipurpose turf for multi sports and it will not be hockey specific. A government school premises offers a club no opportunity to develop sustainably.

5.15 Senior club sports require floodlights on their fields to ensure adults can use the facility after work hours when it is dark. It may be cheaper to do ONE set of lights for the bottom Oval to cover both hockey and soccer/frisbee fields.

5.16 It has been suggested that it would be better to build an astro at the Clyde Pinelands fields but this is false. Those fields have a working FMC (Facility Management Committee) and are fully (over) utilised by JMI, Clyde Soccer Club and Softball. Plus a hockey facility there is hard to protect with cable theft of brand new floodlights highly probable.

5.17 It's clear that across SA and specifically in the Western Cape, clubs like Western Province Cricket Club and Bergvliet Sports Association have formed a successful central club made up of multiple sports codes / clubs and schools to become successful and self sustaining (requiring minimal or no City resources).

5.18 Pinelands Hockey Club has been at the Pinelands Oval facility since the 1980s playing hockey on all four grass fields available during winter. Cricket used the same two fields during summer. PHC have historically enjoyed equal rights of usage of the fields at the Oval with cricket and have also contributed to more than 50% of the central clubhouse costs every year. At no stage has the hockey club ever given up any rights to the Oval fields or clubhouse in writing or via lack of financial support or otherwise. PHC paid for the floodlights in full (plus all maintenance) up to approximately 2006 when hockey became a fully astro turf (synthetic field) sport with no more leagues being played on grass. The club was forced to hire third party facilities to survive. The hockey club paid-for lights were then a major benefit to Ultimate Chilli Frisbee Club who could find a rare home base. Most hockey clubs were in the same situation without their own astro and it was still a level playing field. Now most clubs have their own astroturf field.

5.19 All the Pinelands clubs have amazing histories. However history does not dictate the future best use of municipal owned facilities / land. City policies and a best use case must still be applied.

6. Laws and City policies

Currently the Pinelands Sports Clubs are classified as Category 3 clubs (City Dependent) which means we require the Dept Recreation and Parks to manage and maintain a sport asset (Pinelands Oval fields). The Cities policy dictates we need to move to a Category 2 clubs (mixed model partnership) and then finally a Category 1 clubs (Self sufficient).

6.1 As per the City of Cape Town Sport Asset Management Policy, the City has established the following principals under it's policy directives, namely:

7.1.1 One size does not fit all. Local communities have different needs and any institutional policy must consider this.

7.1.2 Creating a sense of ownership of facilities. The City, Sporting Bodies or Clubs and Sport Assets Co-ordinating Committees must have a say in the management of assets in order to take ownership and to ensure better control.

7.1.3 Recreation should receive a focus and this should, to a large extent, be initiated by Sport Assets Co-ordinating Committees in partnership with the City as these committees are closer to the sporting community and should have their pulse on what is required in the various communities.

7.1.4 Greater access to assets. Communities should have greater access to assets to increase the number of active participants in sport and recreation. Gate-keeping and preventing public access to a sporting asset will not be permitted. Any allegations of gate-keeping will be investigated by the City and if found guilty litigation will be instituted in accordance with the occupancy agreement.

7.1.5 Promotion of sustainable public access within reasonable and responsible field usage thresholds.

6.2 This policy has strategic alignment to:

6.2.1 the Integrated Development Plan (IDP) foundations and priorities, in particular to:

- OBJECTIVE 11 Quality and safe parks and recreation facilities supported by community partnerships
- OBJECTIVE 15- A more spatially integrated and inclusive City, through the provision of equitable access to economic opportunities and social amenities."

6.2.2 The Organisational Development and Transformation Plan (ODTP)

Priority:1 Excellence in basic service delivery - committing to excellence in customer service.

Priority 9: Building integrated communities – using existing facilities to support activities.

Priority 11: Operational Sustainability - ensuring continuity of service delivery by making the most efficient use of resources.

6.2.3 The Municipal Spatial Development Framework (MSDF)

This policy is aligned to the policy statements and guidelines of the both the MSDF and District Spatial Plans, by ensuring that adequate and equitable distribution of social and recreational facilities through spatial distribution exist, create a balance between addressing critical backlogs, addressing the needs of new development areas and provide fewer facilities of a better quality where resources are too scarce to accommodate all requirements and support a mutually beneficial mix of recreational opportunities.

6.3 The Cities policy is required to ensure “The optimal use of all sport assets, through facilitating the involvement of many sports codes, both well-known and lesser-known, through cooperative and coordinating management structures. Use of sport assets must be sustainable and within sustainable usage, environmental limitations and in terms of an occupancy agreement.”

6.4 It is a clear law and requirement as per City policies to work together as Pinelands sports clubs due to the following Principles of a Sports Co-ordinating Committee:

7.3.1 One Sport Assets Co-ordinating Committee per sport precinct or sport assets.

7.3.2 All sporting codes including recreation bodies to affiliate with relevant Sport Assets Co-ordinating Committee per precinct or asset.

7.3.3 Any club with no affiliation to a Sport Assets Co-ordinating Committee will not be provided with facility usage, unless booking evidence through Department of Recreation and Parks booking system can be provided.

7.3.4 Official representative and equal representation of sporting fraternity

7.3.5 No club or Sport Assets Co-ordinating Committee can occupy a sport asset or precinct without any occupancy agreement entered into with the City: Department(s): Recreation & Parks and Prop Management i.e. lease / management agreement/booking.

7.3.6 Department of Recreation and Parks will provide an oversight and governance role into the management, maintenance and upkeep of Sport Assets Co-ordinating Committees and sport assets or precincts.

The Roles and Responsibility of Sport Assets Co-ordinating Committee are outlined:

7.5.7 In order to be officially recognized a Sport Assets Co-ordinating Committee must have a structured constitution approved by the City, as part of an occupancy agreement.

7.5.8 Sport Assets Co-ordinating Committee must submit quarterly financial statements.

7.5.9 The City can request annual audited financial statements where necessary.

7.5.10 Sport Assets Co-ordinating Committee must host an Annual General Meeting.

7.5.11 Also a signed-off membership list of the Sport Assets Co-ordinating Committee to ensure transparency.

It is very clear the astroturf and central clubhouse proposal clearly meets the Cities policies in terms of their Sport Assets Improvement and Maintenance objectives as follows:

7.8.1 In the design and planning of new or existing assets, the City should be encouraged to build multi-functional sports assets. This will:

- (a) Contribute to the optimal use of assets;
- (b) Contribute to rationalization of assets;
- (c) Contribute to integrated sport and recreation programmes and activities;
- (d) Contribute to diversification in sports and recreation;
- (e) Contribute to the alleviation of spatial imbalances; and
- (f) Contribute to the planning and investment of asset infrastructure investment.

7.8.8 Through partnerships with Sport Assets Coordinating Committees, sport- clubs or codes and sport federations, promote rationalization and optimisation, whereby clubs amalgamate or absorb smaller clubs. The formation of new clubs and new sporting entities is discouraged. This will prevent under-utilisation of sport assets.

Conclusion: The Cities policy is law and the City has a clear mandate to implement the policy and the clubs a clear responsibility to align. The astroturf proposal along with one umbrella Pinelands Community Sports Club clearly ticks all the boxes of the Cities policy. Blocking of hockeys astro field development and the formation of a central clubhouse would be considered gatekeeping and prevent rationalization and optimisation.

7. Usage of Pinelands Oval (Bottom Field)

7.1 COCT bookings

Official bookings of the top and bottom Oval field for the last 12 months has been requested from the COCT booking office. These official bookings are expected to show the bottom Oval field wholly under-utilised.

7.2 Current cricket vs Hockey / Soccer usage

Example: Looking at an average Saturdays usage on the bottom field of a hockey astro and soccer field vs a single cricket field.

Pinelands Bottom Oval - Field Usage Comparison					
		Option 1		Option 2	
Start time	End time	Cricket field		Hockey astro turf	Soccer field
08h00	09h00	Match 1 (4hours) = 22 players		Match 1 (32pax)	Match 1 (24pax)
09h00	10h00			Match 2 (32pax)	Match 2 (24pax)
10h00	11h00			Match 3 (32pax)	Match 3 (24pax)
11h00	12h00			Match 4 (32pax)	Match 4 (24pax)
12h00	13h00	Match 2 (6 hours) = 22 players		Match 5 (32pax)	
13h30	15h00			Match 6 (32pax)	Match 5 (28pax)
15h00	16h30			Match 7 (32pax)	Match 6 (28pax)
16h30	18h00			Match 8 (32pax)	
18h00	19h30	no play possible		Match 9 (32pax)	
19h30	21h00	no play possible		Match 10 (32pax)	
Total usage		22 + 22 = 44		320 + 152 = 472	
		44 pax / players		vs	472 pax / players

Cricket gives opportunity to 44 players to use the field on a Saturday (2games x 22pax).

Soccer gives opportunity to 152 players to use the field on a full Saturday (6 matches)

Hockey gives opportunity to 320 players to use the field on a full Saturday (10 matches). Hockey alone (even without soccer) results in 7.3 times more usage for sports persons on the bottom Oval field. Hockey is played 9 to 12 months of the year (winter and summer leagues).

Plus hockey will be played additionally as follows:

- Every single afternoon of the week (school hockey)
- Every single evening of the week under lights (club hockey)
- Some Sundays for additional club fixtures

7.3 Current cricket usage 2022/2023 season

Current Pinelands Cricket Club fixtures analysis as per the fixtures for WP club cricket for current season here - <https://www.clubcricket.co.za/latestnews/download-final-draft-of-2022-23-wpca-club-fixtures/>

Fixtures started on 15 Oct 2022 and run until end of March 202 (6 month season annually).

Three teams at Pinelands Cricket Club:

- 1st Div A
- Reserve B
- Div 3A

25 match days	Home Fixtures
10 days	1 home fixture
5 days	2 home fixture
4 days	3 home fixture
6 days	0 home fixture

There are 10 match days where one field is needed. There are only 5 days when both home fields are needed, but there are 4 dates where the fixtures indicate 3 home games. However as PCC does not have three fields, presumably they play games on a Sunday. If on a Sunday, this changes the number of days when only 1 field is used to 14 days.

The cricket fields have also been rented out to third party schools, clubs, private academies and events however these uses should not be central to the PCC's survival or operations.

A maximum of 9 fixtures can't prevent an entire R9mil development when:

1. Hockey and soccer can play 10 fixtures each in a single day
2. There are alternative cricket fields available (for e.g. at Pinelands High School) on a Saturday or Sunday usage. Plus additional slots on Sundays on existing Pinelands Top Oval field for double headers.

Conclusion:

In order to utilise the facilities at the Pinelands Oval more effectively and provide a top class playing facilities to the wider sporting community, the development of an Astro turf hockey field, a football / frisbee field and improved clubhouse facilities at the Oval should be our top priority.

This can be effectively managed by the establishment of the Pinelands Community Sports Club based on this proposal.

8. Project Overview / Site Development Plan

A plan of upgrades / facility developments are outlined as follows:

1. Project 1 - Pinelands Hockey Astro Turf & Floodlights
2. Project 2 - Upgrade of lights on Top Oval
3. Project 3 - Padel courts
4. Project 4 - Installation of Floodlights on Bottom Oval
5. Project 5 - Pinelands Sports Club - Central Clubhouse
6. Project 6 - Squash courts
7. Project 7 - Multipurpose indoor sports centre
8. Project 8 - Athletics track

Projects - Site / Facility Development Plan

	Project	Estimate Amount	Funded by	Potential additional partners	Status	Estimate d Timeline
1	Bottom Oval Hockey Astro and lights	R9 000 000	Cannons Creek Independent School, Pinelands Hockey Club (PHC), Pinelands Education Infrastructure Trust (PEIT)	Old Mutual Hockey Club, Langa Hockey Club	Fully funded	Completed in 2023
2	Top Oval Lights	R 500 000	Chilli Ultimate Frisbee (CUF), Pinelands Cricket Club (PCC)	Old Mutual Soccer Club (OMSC), Cape Town Flying Disc Association (CTFDA), Ghost Ultimate Frisbee Club, COCT	Lights secured. Funding for electrical work required	Completed in 2023
3	Padel Courts	R4 000 000	PSC, PEIT	Outside funding from Padel company	Fully funded	Completed in 2023
4	Bottom Oval Soccer field lights	R 500 000	Old Mutual Soccer Club	Old Mutual Soccer Club	Partially funded	Completed in 2023
5	Clubhouse upgrade	R4 000 000	Pinelands Sports Club (PSC), PHC, PCC, Pinelands Athletics Club (PAC), CUF, PEIT	Old Mutual Soccer Club (OMSC), Property developers / private funders	Yet to be funded	Completed in 2024
6	Squash courts	R3 000 000	PSC & Cannons Creek	New Pinelands Squash Club? Old Mutual Squash comes across?	Yet to be funded	Completed in 2025
7	Multipurpose Indoor sports centre	R7 500 000	PSC, PHC, PCC, PEIT, Cannons Creek.	Western Province Hockey Union (WPHU), Pro Series Indoor (PSi)	Yet to be funded	Completed in 2028
8	Athletics track	R4 000 000	PSC, PAC, PEIT		Yet to be funded	Completed in 2030
		R32 500 000	capital investment (donation to the City)			

EXAMPLE of a SDP

PLEASE NOTE THIS IS NOT A FINAL SDP or our formal proposal but just an example our volunteer architect drew up for us to show what is possible on the site.



Our proposal would like the central sports club to work together determine and rank the priorities and agree on a SDP with the City.

9. Pinelands Hockey Astro Turf (Project 1)

Investment: R9mil investment to build an international spec astro turf field and floodlights.

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.

Position: On Top or Bottom Oval field

Usage:

The City favours the use of astro turf as it's used all year round with minor maintenance and is unaffected by the weather (no waterlogged grass fields for example).

Hockey astro turf will be greatly used by number of clubs and schools as follows:

- **Pinelands Hockey Club** - funder and driving partner of the project
- **Cannons Creek Independent School** (primary and high school) - funder and driving partner of the project
- **Mutual Hockey Club** (without a formal home)
- **Langa Hockey Club** (letter of support received already as can't support their growth requirements)
- **Khayelitsha Hockey Club** (no astro turf - using Langa field)
- **Pinehurst Primary** (Green school) - govt primary school
- **Pinelands Primary** (Blue school) - govt primary school
- **Pinelands North Primary** (Red school) - govt primary school
- All primary and high schools in Western Province who will play league matches and tournaments
- All hockey clubs in Western Province who will play league matches and tournaments
- Adhoc usage by other organisations, touring groups etc. Hockey touring teams are travelling to Cape Town more and more.

Timeline: Completed in 2023 - must start approval processes immediately

10. Central Club with sustainability / maintenance plan

Together, all clubs form the Pinelands Community Sports Club (PCSC) to generate revenue from sales of liquor, cool drinks, food, facilities etc to become self sustaining.

PCSC to employ a club manager and relevant staff (bartender etc) as needed.

Facilities management costs to be paid and managed by the PCSC centrally for all clubs.

An **example** of how Old Mutual Sports Club works:

All golf, squash, soccer, tennis and hockey club members pay the following **annual** fee to the main OM Sports Club per year:

- R240 for senior members (R20 per month)
- R60 for junior members (R5 per month)
- R120 (R10 per month) or in some cases NO fee was charged for the running club members

In return they had all their facility development and maintenance costs covered by the central club. However the central club could opt to charge members R0 affiliation fees. Or maybe R0 to existing members and R60 to NEW members. The point is, all clubs can decide together jointly.

There is NO CHANGE / interference to the operation of the individual clubs. They still have their own constitution, committee, finances and autonomy.

An agreement or main sports club Constitution can outline the next 5 to 25 years of relationships between the individual sports clubs and the central sports club so there is no ambiguity.

The main change is there is a central sports club which takes control for facility maintenance and capital infrastructure projects. The central club holds the liquor license and employs the staff to run the clubhouse and facilities effectively. Already this would save individual clubs R15,000 liquor license cost.

For example, if we fund and build padel courts for R4mil, the R20,000 to R40,000 rental income generated per month would go into the main sports club to maintain the facility and grow the clubs facilities to assist attracting more members.

Members of the individual clubs will get a central club membership card which will entitle them to discounts on the bar prices etc.

An example of a central club Constitution is the WPCC Constitution which can be viewed here - https://docs.google.com/document/d/1KbSzHYU3E0ejUBKrgxPY8PytbUcaUFwf/edit?usp=share_link&ouid=101404768097709834637&rtf=true&sd=true

There are plenty of examples of central clubs with multiple sports clubs affiliations that have been successfully nationally and provincially. Western Province Cricket Club, Bergvliet Sports Association etc.

The existing Pinelands Sports Club (PSC) Constitution was drafted in 1986 and would need to be updated (and accepted) or fully re-drawn to allow a multi-club approach. It's currently inadequate in dealing with voting deadlocks etc and the PSC not been audited in years. A simple clear Constitution would suffice.

PCSC - Projected income and expense statement		
Income	1 218 000	
Affiliation fees	0	R0 per annum per member
Padel lease / rental	480 000	R40,000 per month estimate
Bar revenue	120 000	R10,000 per month estimate
Tuckshop rental	18 000	R1,500 per month estimate
Restaurant / Catering rental	240 000	R20,000 per month estimate
Parking fees	?	non members could pay for parking?
PEIT fundraising	240 000	Fundraising PBO trust for facilities
Advertising / signage revenue	120 000	
Additional clubhouse rental	?	Functions, CID office, shops, restaurants, physio rooms, meeting rooms, doctors rooms
Expenses	549 000	
Club manager	120 000	estimate
Bar tender	90 000	estimate
Field Maintenance	300 000	estimate
Liquor license	15 000	actual
DSTV & SABC license	12 000	estimate
Cleaning service	12 000	estimate
Miscellaneous	?	unknown
Surplus	669 000	for facility upgrades / developments

11. Benefit to the General Public

The benefits to the general public are very clear:

1. Pinelands and the wider community ends up with a well maintained, sustainable, easily accessible and affordable world class sport facilities.
2. Everyone welcome to join the Pinelands Sports Club, an affiliate club or visit the facility (inclusive).
3. Safe place for youth to visit and develop skills. Keep youth active and healthy and off the streets.
4. The multi sports club creates a safe space for leisure and families.
5. Astro turf used all year around as the surface is all-weather and better than grass which is highly affected by weather and requires greater maintenance (City resources).
6. Installing flood lights extends usage of the fields at night as adults are not available to play sport during the work day.
7. Affiliated club members are from Pinelands and ALL surrounding communities hence benefiting more Western Cape residents who are members but also visitors who enjoy usage from other schools / clubs.
8. Ancillary services create a number of permanent jobs (facility maintenance, bar tenders, club manager etc) which is a core goal of the COCT to alleviate poverty.
9. Support of previously disadvantaged clubs like Langa and Khayelitsha Hockey Clubs.

12. Going forward

SCENARIO ANALYSIS - See attached four scenarios attached. Clubs are welcome to create their own best case scenario for all clubs to consider. See **Addendum C** attached.

RESOLUTION - All club committees to discuss, vote and sign the attached resolution to state what they agree and disagree with and then also make written counter-proposals.

PROPOSAL - At next joint meeting this proposal to the City will either be finalised as a joint proposal between one, two, three or four clubs. Or it will be a single proposal from the Pinelands Hockey Club.

In the absence of any majority consensus agreement between the clubs, the only other option left to the Pinelands Hockey Club is apply for a lease on either Oval field as well as secure access to a clubhouse that makes the most sense (closest to that field). We may also have to work with other clubs like Mutual Hockey Club, Mutual Soccer club etc to make it a viable proposal.

CONCLUSION

Frisbee and Athletics are largely unaffected by the astro turf placed on the bottom field.

Cricket only has 3 senior teams (max 50 members). 3 teams of members can't justify using two full cricket fields plus nets when the usage of the second field is exceptionally limited. Every scenario of rationalisation and optimisation result in cricket using one field at the Pinelands Oval and a second field elsewhere (for e.g. Pinelands High School) to allow hockey to get a single field.

Athletics is mainly affected as the bottom field clubhouse (currently leased to their club) would be best placed to service both fields and all clubs. They will benefit from a top class clubhouse upgrade and still maintain great usage for their members.

Pinelands Hockey Club used to have four grass hockey fields and now is applying for a single astro turf field with an investment (effectively a donation to the City) of R9mil. A central club Constitution, a central clubhouse and hockey astro turf (and potentially soccer /frisbee field) plus padel and squash courts would benefit the facility and entire community ensuring fair rationalisation and maximum usage optimisation.

The City of Cape Town should support a starting investment of R9mil as the cricket club can access an additional field and this is in line with their policy of providing recreational, sustainable sports facilities to as wide a base as possible.

Addendum A - PHS email

Addendum B - Langa Hockey Club letter of Support

Addendum C - Scenarios outlined

Addendum D - Club Resolution

Let's work together and build a sports club for the benefit of the entire and wider Pinelands Community!