

A property development would save sports club

Michelle Swart finds out about another Rondebosch development that is awaiting the go-ahead

ALL going well, another development will be breaking ground in the Cape Town suburb of Rondebosch. Rawson Developers will be asking council permission to start a development that will be named Rondebosch Oval on a 3ha site off Park Road owned by the Marist Sports Club.

In the past three years the company has launched Rondebosch Oaks, River's Edge and The Rondebosch residential projects in this area successfully.

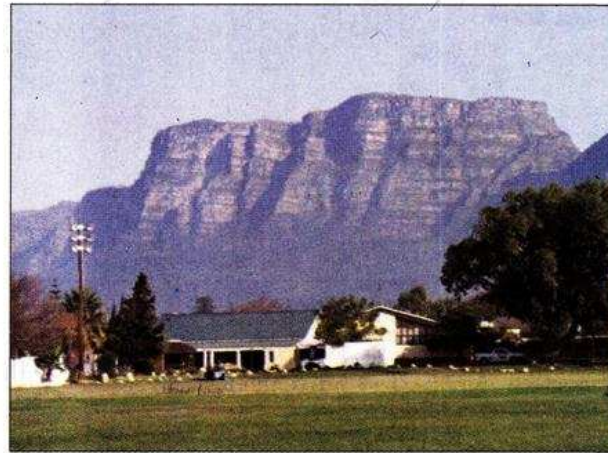
Paul Henry, MD of Rawson Developers, says the good news is that Rawson's proposal, if accepted, will result in the cricket ground and the existing bowling green being kept intact, while a new and more contemporary clubhouse with a half Olympic-size heated pool is also on the cards.

The entire development, including the clubhouse and facilities, will be protected by a secure perimeter wall, 24-hour guards and high security access.

The 77 houses and apartments in the precinct will vary in size from 55m² to 170m².

Rawson's architect Gordon Hart says that the style chosen for the development, although modern and including large areas of glazing, can be described as having a timeless quality as it incorporates the traditional spatial relationships of walls to windows and roof.

He says that in line with current trends all the north, west and



The view from the 3ha site in Rondebosch where Rawson Developers hope to get the go-ahead for a 77 unit development that will be named Rondebosch Oval.

east-facing glazing will be shaded, and further energy savings will be achieved by certain units having solar heating and low-voltage lighting.

A public meeting was recently held attended by about 120 people to explain the project to local residents and other concerned parties and to elicit their comments.

"It cannot be said that all those present were in favour of the scheme, but many were and we did receive useful suggestions," says Henry.

"We will now probably make further amendments and then submit the application to the city council for their comments."

Henry says that Rawson originally worked on a project to develop a first phase of townhouses. However, many local residents and certain city councillors objected that tackling such a development in piecemeal fashion might result in its not having the uniformity and high standards that could be ensured if the full development was vetted and approved at the outset.

Accordingly the company put forward a more holistic plan for the whole site and commissioned consulting engineers P D, Naidoo

& Associates to calculate the scheme's electric, water and sewage consumption and to report whether the local networks could handle this satisfactorily.

The report was satisfactory, says Henry.

Rawson Developers also commissioned consulting engineers Arcus Gibb to do a traffic assessment, with special emphasis on the effect the development might have on local traffic. This report, too, indicated that the scheme would not be disruptive, he says.

"Heritage SA has now given the development their go-ahead and it looks as if we should be able to satisfy not only the conservationists but also the architectural experts and our local neighbours as well."

Professor Ramesar, chairman of the Marist Sports Club, which sold the land to Rawson, says the new development will ensure the long-term survival of the club.

"In recent years we have been short of members and therefore of funds, despite efforts being made to attract new members. The new development, if accepted, would mean that we would not have to close shop nor sacrifice the sporting facilities to a developer

determined to make use of the entire site."

A further advantage of the new project, he says, is that it will allow about 200 less affluent people to live in this attractive area where, under normal circumstances, they would not be able to afford a home. It will also add value to existing properties throughout the local neighbourhood.

Says Henry: "What would be very gratifying is that if we do get council's approval we will be able to keep the club alive while still producing a product that will satisfy the urgent demand for accommodation in the area."

Knowledge Factory's SAPTG statistics indicate that there are 2 972 sectional-title homes in Rondebosch, accounting for 41% of the property in the area. The figures show that 169 sectional title properties were sold in the past 12 months at an average value of just over R1m.

The predominant price-band for sectional title property in Rondebosch is R1m to R1.5m.

Price: From R850 000 to R1.8m
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