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Motivation Report

Proposed Rezoning and
Subdivision of a Portion of the
Remainder of Erf 464, George.

504255

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1. Introduction

1.1 Application

Herewith application for the following:

- (i) In terms of **Section 15(2)(d)** of the George Municipality Land Use Planning By-Law, 2015, for the **subdivision** of the Remainder of Erf 464, George, into Portion A ($\pm 118,5$ ha) and the Remainder.
- (ii) In terms of **Section 15(2)(a)** of the George Municipality Land Use Planning By-Law, 2015, for the **rezoning** of the above-mentioned Portion A from “undetermined use zone” to a “subdivisional area”.
- (iii) In terms of **Section 15(2)(d)** of the George Municipality Land Use Planning By-Law, 2015, for the **subdivision** of Portion A, into 162 portions consisting of Portions 1 (Business Zone I), Portions 2, 4, 14, 16 and 18 (General Residential Zone IV), Portions 3, 5, 7, 8, 10, 12, 13, 22 and 23 (Community Zone I), Portion 6 (General Residential Zone VI), Portions 9, 11, 15 and 17 (Open Space Zone II), Portions 19, 20 and 21 (General Residential Zone II), Portions 24 – 131 and 133 - 153 (General Residential Zone I), Portions 132 and 154 – 161 (Open Space Zone III) and Portion 162 (Transport Zone II) as shown on the proposed subdivisional plan, in order to allow for the proposed development of a university/research institute/academy and related ancillary uses.
- (iv) In terms of **Section 18(1)(a)** of the George Municipality Land Use Planning By-Law, 2015, for the **permanent departure** from the standard Zoning Scheme Provisions, as set out in Chapter 8 of the George Integrated Zoning Scheme By-Law, 2017, in terms of parking requirements of “Business Premises” from 6 bays per 100m² GLA to 4 bays per 100m² GLA.
- (v) In terms of **Section 15(2)(o)** of the George Municipality Land Use Planning By-Law, 2015, for **consent use** to permit a Conference Facility on the portion zoned as Community Zone 1, Boarding Houses on the respective portions zoned as General Residential Zone IV and Shops on the respective portions zoned as General Residential Zone VI as primary use, as set out in Schedule 1 of the George Municipality Land Use Planning By-Law, 2015.

1.2 Purpose of Memorandum

- (i) To gather all relevant information regarding the proposed rezoning and sub division proposal into one document;
- (ii) To analyse all relevant information regarding the natural and manmade environment, and
- (iii) To motivate the need and desirability of the proposed rezoning and subdivision of a Portion of the Remainder of Erf 464, George, in terms of the Land Use Planning By-Law for George Municipality, 2015, in order to enable the relevant governing bodies to make an informed decision.

1.3 Pre-Application Consultation

In terms of **Section 37** of the George Municipality Land Use Planning By-Law, 2015 –

- (1) The Municipality may require an owner of land who intends to submit an application or his or her agent to meet with the authorised employee and, where applicable, with employees of other relevant organs of state for a pre-application consultation before he or she submits an application to the Municipality in order to determine the information and documents that must be submitted with the application.
- (2) The Municipality may issue guidelines regarding—
 - (a) applications that require a pre-application consultation;
 - (b) the nature of the information and documents that must be submitted with an application;
 - (c) the attendance of employees from the Municipality or other organs of state at a pre-application consultation; and
 - (d) the procedures at a pre-application consultation.
- (3) The Municipality must keep minutes of the proceedings of a pre-application consultation.

In terms of this application and the development proposal contained herein, a number of concept development workshops and pre-application consultation sessions were held with the project stakeholders and relevant municipal officials.

1.4 Information Required in terms of Section 38 of the By-Law

TABLE 1: INFORMATION NEEDED IN TERMS OF SECTION 38 OF THE BY-LAW

Information Required	Location	Yes	No
Application form, completed and signed by applicant	Appendix A		
Power of Attorney (Procuration)	Appendix B		

Proof that the person is authorised to act on behalf of the Client (George Municipality)	Appendix C: Letter of Appointment		
Proof of Registered Ownership	Appendix D		
Bondholder’s Consent	N/A		
Written motivation for the application based on the criteria referred to in Section 65	See Report		
Copy of the Surveyor-General’s diagram	Appendix E		
Locality Plan and Site Development Plan (Concept Plan)	Appendix F		
Subdivisional Plan	Appendix G		
Proof of Payment of Application Fees	Appendix H		
Copy of Title Deed	Appendix I		
Conveyancer’s Certificate indicating that the application is not restricted by any condition contained in the title deed.	Appendix J		

1.5 Applicant Detail

George Municipality is the lawful owner of the property as stated on the registered title deed of the property (GEQ15-15/1922). Attached please find a copy of the Title Deed, **GEQ15-15/1922** (Appendix J).

Aurecon South Africa (Pty) Ltd, in their capacity as consultant for George Municipality, was authorised by the George Municipality to sign any and all relevant documentation which may be necessary for the proposed planning application on behalf of the Municipality. The procuration signed by the George Municipality, appointed Aurecon South Africa (Pty) Ltd. as the lawful agent to prepare and compile the documentation required for the change in land use rights and subdivision for a Portion of the Remainder of Erf 464, George. Attached please find a copy of Aurecon’s appointment letter and Service Level Agreement.

TABLE 2: APPLICANT DETAILS

Applicant, full name and title	Aurecon South Africa (Pty) Ltd. Reg No. 1977/003711/07
Contact Person	Rudolf Schröder
Street Address	Suite 201 2 nd Floor Bloemhof Building 65 York Street George 6529
Telephone Number	+27 44 874 2165

Email Address	Rudolf.schroder@aurecongroup.com
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2. Property Particulars

2.1 Property Description, Registered Owner & Title Deed

The property that forms the site of application is known as the Remainder of Erf 464, George. The registered owner of the property as reflected on the title deed GEQ15-15/1922 is the George Municipality. See Appendix J for a copy of the Title Deed (GEQ15-15/1922). Attached please also find a copy of Aurecon’s appointment letter and Service Level Agreement authorising Aurecon to submit an application on the Municipality’s behalf (Appendix C).

2.2 Locality

The Remainder of Erf 464, George (outlined in the blue lines in the image below) consists of a larger portion of land including road reserves. It is proposed that a Portion, approximately 118.5 ha, of this Erf be developed as detailed in this application.

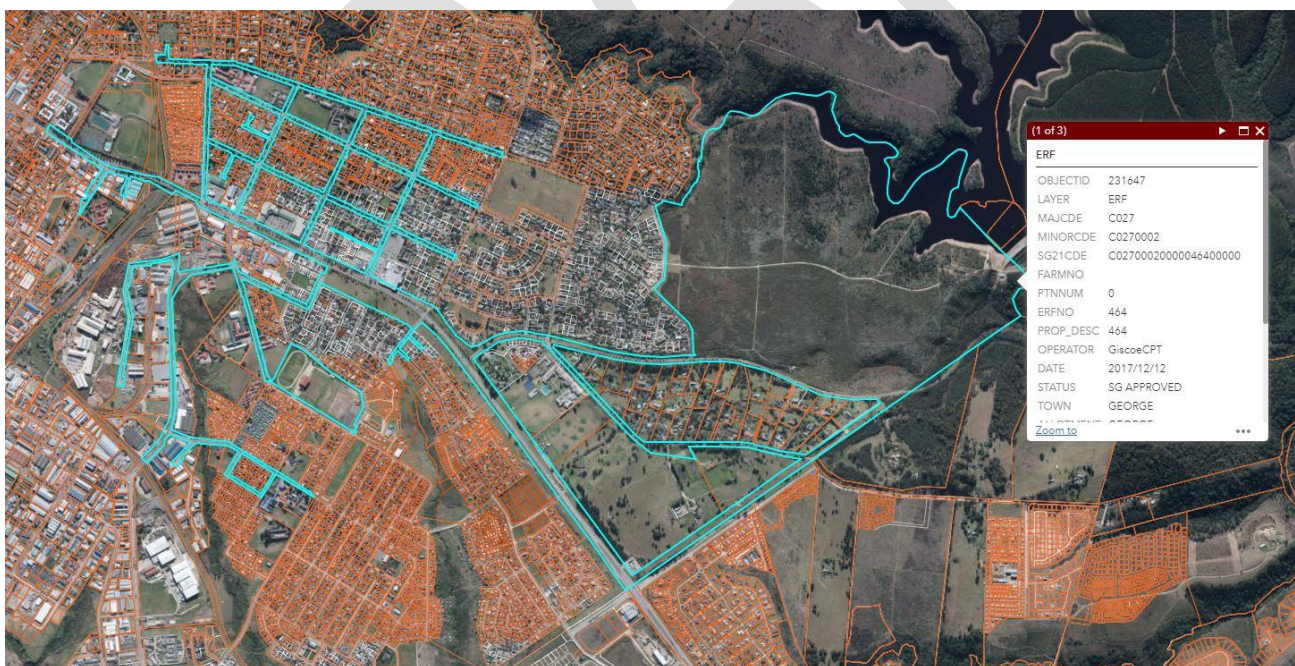


FIGURE 1: LOCALITY MAP OF THE REMAINDER OF ERF 464, GEORGE

The location of the site of application (a Portion of the Remainder of Erf 464, George), is illustrated in figures 2 and 3 below.

Proposed Rezoning and Subdivision of a Portion of the Remainder of Erf 464, George

The site is situated in the North-Eastern part of George, bordering the Southernmost boundary of the Garden Route Dam. The site is bordered by a higher order road to the South, namely Madiba Drive that leads to the NMMU Saasveld Campus. The neighbourhoods of Eden George and Loerie Park are situated directly to the West of the site. The Glenwood Agricultural Holdings are located south of Madiba Drive. The area is characterised by a mountainous area to the north, with residential uses to the West and South of the site. The site is currently vacant, with various gravel roads on the site being utilised for recreational activities.

The property is situated approximately 2km north from the N2 highway, with access to the site currently being provided through the N9 (Knysna Road) linking in with Madiba Drive. The site can also currently be accessed via Stander Road to the West of the site.



FIGURE 2: LOCALITY MAP OF THE PORTION OF THE REMAINDER OF ERF 464, GEORGE

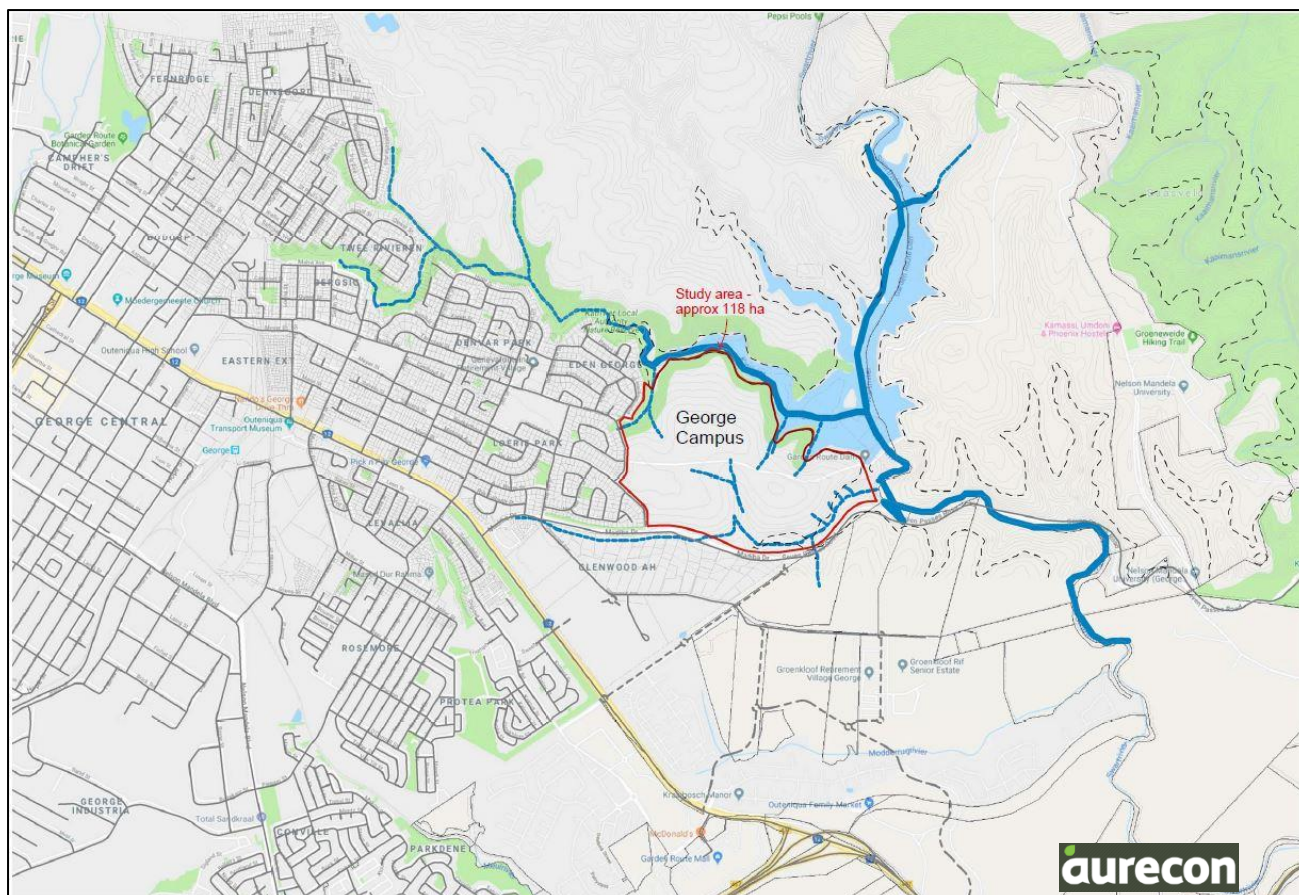


FIGURE 3: LOCALITY AND CONTEXTUAL MAP OF THE PORTION OF THE REMAINDER OF ERF 464, GEORGE

2.3 Extent

The total extent of the Remainder of Erf 464 George is not available. The portion of the erf that will be subdivided and rezoned as part of this application measures approximately 118.5 hectares in extent.

2.4 Jurisdiction

George Municipality, Western Cape Province, South Africa.

2.5 Restrictive Title Conditions

There are no conditions in the title deed of the property that are deemed as being restrictive to the proposed development.

Please refer to the attached Copy of Title Deed GEQ15-15/1922 (Appendix J).

2.6 Applicable Zoning Scheme and Current Zoning

The George Integrated Zoning Scheme By-Law, 2017 is the applicable Zoning Scheme for the site.

The site is currently zoned as '**Undetermined Use Zone**' in terms of the George Integrated Zoning Scheme By-Law, 2017.

In terms of the George Integrated Zoning Scheme By-Law, 2017, the objective of **Undetermined Use Zones** is to enable the Municipality to defer a decision regarding a specific land use and development management provisions until the circumstances affecting the land unit have been properly investigated; or until the owner of the land makes an application for rezoning; or a zoning determination is made by the Municipality. The objective of this zoning is furthermore to create a zone to which land could revert back to when rights under current zonings, other than Single Residential Zone I, were not exercised, especially in cases where changes in the planning context occurred since the current zoning was granted.

In terms of the George Integrated Zoning Scheme By-Law, 2017, no primary uses, or consent uses are listed under 'Undetermined Use Zone'.

2.7 Site Analysis

The Portion of the Remainder of Erf 464, George, (hereafter referred to as 'the site of application') is located in the north-eastern regions of the town of George, which as a whole forms part of the Garden Route District (previously known as the Eden District). This town is located to the east of Wilderness, with a strong coastline forming the southern boundary of the town. Directly to the north of the site is characterised by mountainous areas, which plays a key role in the location of the Garden Route Dam, which forms most of the northern boundary of the site.

Most of the areas to the east and to the south of the site has been developed, with residential land uses making up the majority of developments in these areas. Towards the east and the north of the site is vast areas of land that is being used for forestry.

The area that is planned as part of this rezoning and subdivision application is approximately 118.5 hectares in extent and has historically been utilised for agricultural purposes. The site has steep slopes towards the western and southern boundaries, with various portions of steep slopes spread across the site. A strong riparian zone forms part of the southern and south-eastern boundary of the site, as well as forms a small slither along the edge of the Garden Route Dam.

With the exception of the dam wall and related infrastructure and a public toilet structure, there are currently no other unnatural permanent structures on the site. Temporary structures on the site include telephone poles and a small wendy-house with a boom gate, with is used to control access onto the site. In addition, temporary toilets and bins have been strategically placed on the site, where the public usually partakes in recreational activities.

Proposed Rezoning and Subdivision of a Portion of the Remainder of Erf 464, George

Access is gained from a sole control access point: a gravel road which stretches across the site in a west-east direction can be accessed along Stander Street, which forms the western boundary of the site. See the below associated images for more detail with regards to the above mentioned.



Pictures 1 & 2: Main site access point - Access granted off Stander Road.



Pictures 3 & 4: Current public space – Tree areas being used as ‘picnic’ spot



Pictures 5 & 6: Vacant site – No permanent structures on site, mainly covered in various vegetation types.



Pictures 7 & 8: Madiba Drive – Steep slopes on the southern boundary of the site as visible from Madiba Drive.



Pictures 9 & 10: Stander Street – Steep slopes as seen from Stander Street (Western Boundary of the site).

2.7.1 Topography

The site is characterised by an undulating landscape with steep slopes on the western, southern, eastern and northern boundaries of the site. Flatter areas are located towards the middle of the site. The lowest points of the site are located along the southern boundary of the site, which forms part of a riparian buffer. The east-west ridge bisects the terrain and forms a natural watershed which creates two main drainage areas to the north and the south. The area towards the southern boundary of the site drains via riparian zones and natural drainage channels. The northern part does not have any prominent natural drainage courses. This allows stormwater run-off to drain in a general direction to the dam as general run-off.

Attached please find contour plan (Appendix X)

2.7.2 Vegetation, unique ecological habitats and sensitive areas

The entire study area can be described as a highly disturbed and formerly transformed habitat. Until recently, most of the study area was covered by a commercial pine tree plantation. Only a very narrow belt along the Garden Route Dam shore, the public picnic area and the small river along the southern boundary of the site was free of pine trees. Originally the area would have consisted of Fynbos on the flatter “upland” areas and Forest/Thicket in the valleys and on valley slopes. Some remnants of these natural vegetation types persisted

during the forestry cultivation period and are the source for the current apparently natural vegetation cover.

The study area consists of four broad habitat types and these are:

- Pioneer fynbos;
- Pioneer Thicket/Forest and remnant Thicket/Forest;
- Highly disturbed areas with an ephemeral weed cover; and
- Wetland habitat.

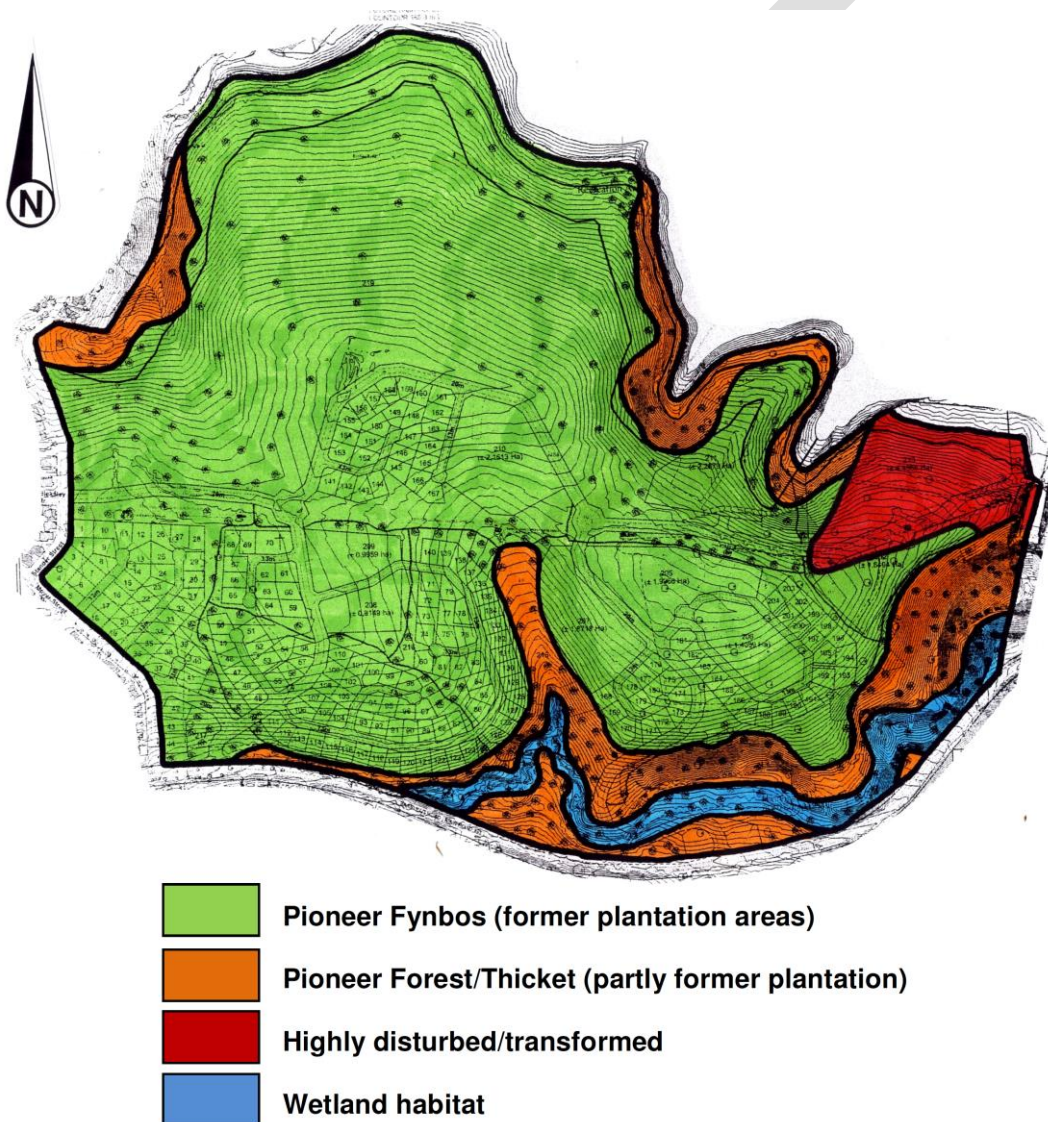


FIGURE 4: VEGETATION OF THE GARDEN ROUTE DAM AREA

Other than the very small and isolated patches of remnant forest, there is no original natural vegetation type on the study area. All of the area was either transformed (plantations) or otherwise impacted (picnic area, roads and alien plant invasions). The area thus does not contain any significantly sensitive intact/original vegetation and most of it consists of resilient

pioneer vegetation – which can currently be classed as being of relatively low sensitivity. The small forest patches, which are not pristine, but have also been impacted by the loss of “supportive’ forest edge and Fynbos vegetation, represent relatively sensitive vegetation on the study area.

The wetland along the drainage on the southern boundary is similarly impacted, and additionally so, by the frequent discharge of raw sewerage effluent from a pump station next to it.

Surprisingly, one survivor of the original Fynbos vegetation occurs along the south-facing slopes above and adjacent to the drainage line that lies along the southern boundary. This is the bulb geophyte, which has been either dormant as a bulb during the period when the area was covered with pine trees or was able to flower and produce despite the alien pine tree cover.

Furthermore, the study area does not lie within any part of a Critical Biodiversity Area (CBA). It is, in fact, mapped as a transformed area. The lower reaches of the minor river along the southern boundary does lie within an Ecological Support Area (ESA). The ESA will remain unaffected by the proposed development as no physical development is planned for this part of the site. In terms of biodiversity, the proposed development will not compromise any CBA or ESA of the general area.

In summary, the study area consists of a formerly highly transformed landscape in which the original Forest and Fynbos vegetation was replaced by commercial pine tree plantations. In addition to this, the Garden Route Dam permanently replaced lower-lying valley floor and drainage line vegetation with an artificial water storage body. In 2012 the vegetation still consisted of typical pioneer Fynbos, but it had become severely infested with alien vegetation. The areas of Forest/Thicket had also matured but were also more infested with invasive alien vegetation. Vegetation sensitivity in terms of the proposed development can be related to the remnants of Forest/Thicket vegetation and recovering Forest/Thicket vegetation and the population of critically endangered *G Fourcadei* plants on the south-facing slopes near to the southern boundary. In addition, due to the previous land use of this terrain, there are no highly sensitive elements present on the terrain. The proposed development will in fact assist in creating sensitive areas through a long-term process of rehabilitation and the introduction of conservation-worthy vegetation on suitable areas of the terrain.

See annexure X for the Biodiversity Sensitivity Analysis

2.7.3 Floodplains and flood lines

Only two areas on the terrain area subject to flooding; the one being the bank of the dam; while the natural drainage course, along the southern boundary is also subject to potential flood conditions. These areas on the terrain that is subject to possible flooding are excluded

from any planned development. Information regarding the current full supply level of the dam as well as the future high level of the dam once the dam wall is raised has been obtained and included on the layout drawing. The natural drainage course is protected by a riparian buffer which prevents any development from taking place within areas that might potentially be subjected to flooding.

2.7.4 Soil formations

The terrain is situated in an area where the oldest rock formations in the area is the formation of the Kaaimans group. The band running through the terrain is a Saasveld member consisting of andalusite schist. The top-soil covering this formation consists mainly of a grey silty soil that can occasionally, due to high clay content, cause problems with foundations and other structures. These conditions are, however, common to large parts of George, where development has already taken place and where notable problems have not been experienced.

Further input from Geotechnical Reports could be beneficial here. Confirmation of Geotechnical Studies required.

2.7.5 Current Land Use, Existing buildings and structures

The site is currently vacant, with the exception of various access routes being used to access recreational activities (cycling and running trials) towards the north-east of the site. Adjacent to the dam, on the north-east portion of the site, is a public area that is used for picnics and fishing activities; however, the site is not zoned accordingly.

With the exception of the dam wall and related infrastructure and a public toilet structure, there are currently no other unnatural permanent structures on the site. There are currently no other existing buildings or permanent structures located on the site. A permanent structure was previously constructed on the site; however, this structure is not in working or habitable condition and has severely deteriorated over the last couple of years.

Several temporary structures are located on the site, including portable toilets, a controlled access and security point and a temporary access gate.

2.7.6 Access routes

- Currently, the only access point to the site is off Stander Street.
- A formalised gravel road runs from West to East across the site.
- There are several informal dirt tracks across the site.
- The site is located approximately 2 km north from the N2 and east from the George CBD.
- The site is located adjacent to a residential area and the Garden Route Mall is located approximately 2km south of the site.

- The Go George BRT (Bus Rapid Transport) system currently in operation in George does not directly access the site; however, the closest BRT stop is located within 1 km from the site (Glenwood stop).

A Traffic Impact Assessment is currently being undertaken by SMEC. This assessment will inform what future road upgrades might need to be implemented as a result of this development.

2.7.7 Urban Edge

The current Urban Edge excludes large parts of the site; however, the Urban Edge is currently being amended by the Municipality. The newly proposed Urban Edge includes the majority of the site.

No development will take place on the portions of the site which will not be included within the newly amended urban edge.

Please see annexure x for a map of the newly amended urban edge.

2.7.8 Surrounding Land Use

The **area to the west of the property** is a collection of neighbourhoods (Loerie Park, Eden George and Denvar Park). The main land use in this area is Single Residential Zone I with a few selected developments being zoned as General Residential Zone II, located further to the east. Found in the neighbourhood is a variety of strategically placed open spaces / green spaces for recreational activities. These spaces are zoned Open Space Zone I.

The **area to the south of the property** is zoned Agricultural Zone II. Although the zoning is Agriculture Zone II, the main land use is residential in this area. The area is a conglomeration of small holdings, which is permitted under Agricultural Zone II zoning. Further to the south, a golf driving range and a horse riding club is located on municipal land. The zoning for these land use is listed as Open Space Zone II.

The **area to the east of the property** consists of large scale agricultural practices. The area directly to the east of the property is thus zoned Agricultural Zone I.

The **area to the north of the property** consists of the Garden Route Dam and further agricultural practices. A small buffer area around the Garden Route Dam (a major water resource), forms part of the Katrivier Local Nature Reserve and is thus zoned as Open Space Zone IV. The agricultural areas to the north of the Garden Route Dam is also zoned as Agricultural Zone I.

In general, the area surrounding the site is characterized by a combination of residential land uses to the south and east, with large scale agricultural practices taking place to the west

and north of the site. The development proposal presented in this application has taken these land uses into consideration and these considerations are reflected in this development proposal. See figure 5 below for a map illustrating the surrounding land uses around the site.

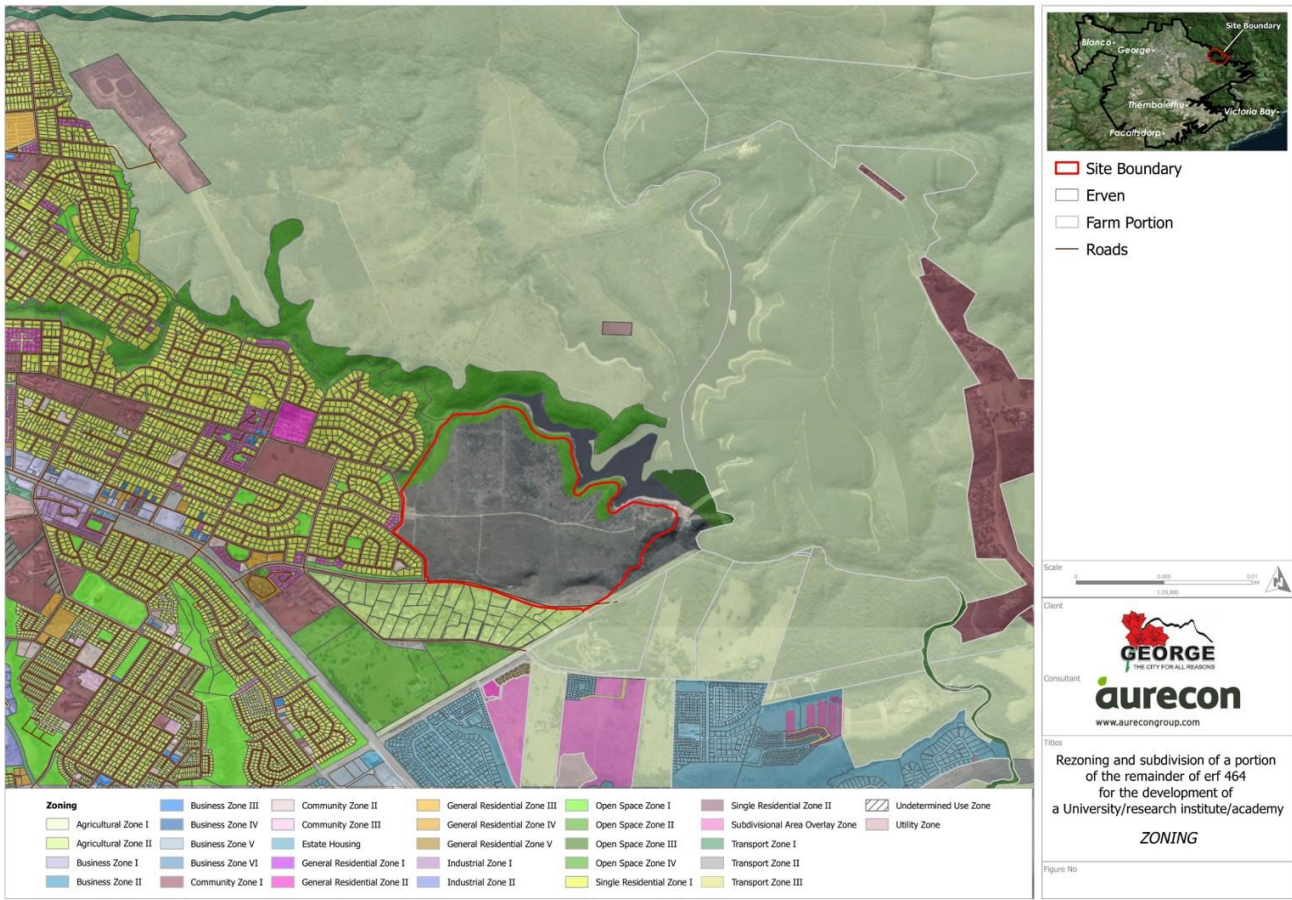


FIGURE 5: ZONING MAP ILLUSTRATING THE SURROUNDING LAND USES AROUND THE SITE

2.7.9 Physical Constraints

With inputs from the environmental studies and investigations as well as the spatial planning data, a contextual analysis map for the site has been created that indicates the unique environmental features of the sites as well as the physical constraints of the site that need to be incorporated into the layout design of the development.

The drawing below illustrates the riparian buffers around the drainage areas as well as the urban edge and existing infrastructure and topography that contribute as form giving elements in the layout design:

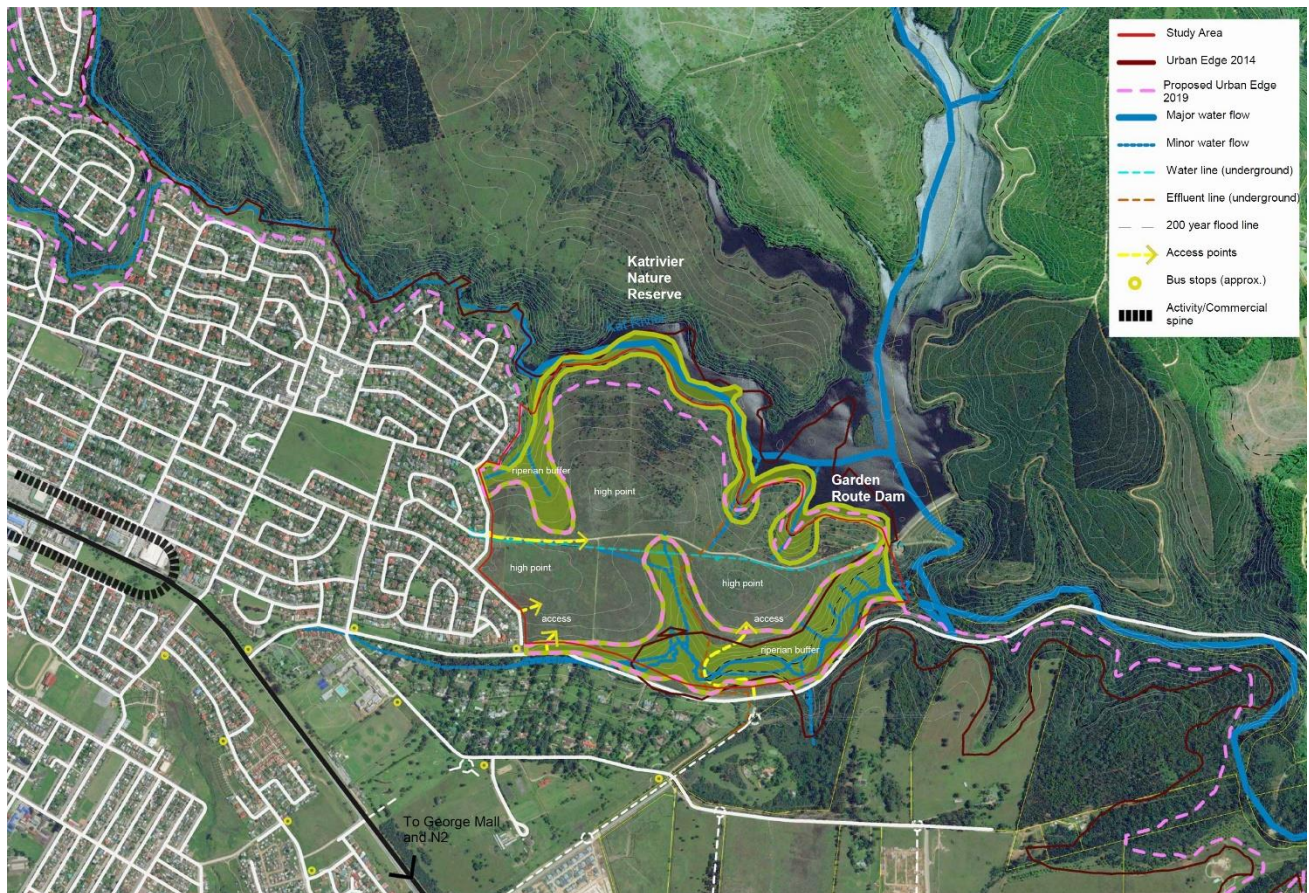


FIGURE 6: CONTEXTUAL ANALYSIS MAP ILLUSTRATING RIPERIAN BUFFERS AND EXISTING INFRASTRUCTURE ON THE SITE.

3. Proposed Development

3.1 Development Introduction

The George Municipality has appointed Aurecon South Africa (Pty) Ltd to prepare and submit an application for the rezoning and subdivision for the development of a portion of the Remainder of Erf 464, George, for the purposes of a university/research institute/academy.

A previous application was submitted for the facilitation of a mixed-use development consisting of business and residential development of the land adjacent to the Garden Route Dam, which included a proposed layout plan, a basic assessment report (BAR) and selected town planning applications. In addition, a Visual Impact Study and Social Impact Study was conducted and submitted for approval; however, the Minister of Local Government, the Department of Environmental Affairs and Development Planning (DEA&DP), only supported selected aspects of the proposed development. In turn, this meant that approval was only granted for the construction of a hotel and tourism business development on a portion of the Remainder of Erf 464.

Subsequent to the above mentioned, the George Municipality has appointed Aurecon South Africa (Pty) Ltd to prepare and submit an application for rezoning (including departure and consent use, if required) and subdivision in order to establish suitable rights on the site for the purposes of a university/research institute/academy in order to maximise the potential social, economic and environmental benefits on this site and to allow the entire community to harness these benefits. After various feasibility studies, socio-economic analyses, stakeholder workshops and site visits with a range of specialists, Aurecon has developed a concept for this proposed university/research institute/academy, upon which this rezoning and subdivision application is based.

3.2 Development Proposal

As part of the project contract, Aurecon prepared three alternative development proposals for the site of application and evaluated these various alternatives together with the project team and municipal officials. The three development concepts were extensively workshopped whereby the positives and shortcomings of each alternative were deliberated on. This then culminated in the development of a preferred development concept.

The aim of the preferred proposal is to fit best with the existing character of the town; conform to the envisioned nature of this space; encompass good planning practices/principles (Inclusivity, integration, accessibility, sustainability); protect and enhance the high quality natural environment in and around this area and; suggest land uses which will make the best of the site of application.

Figure 7 below illustrates the final preferred concept plan, which has also been presented to the municipal council for approval. This concept (development proposal) is based on extensive environmental, social, economic, heritage, infrastructure and urban design inputs from various specialists.



FIGURE 7: FINAL PREFERRED DEVELOPMENT CONCEPT

3.2.1 Campus – University / Research Institute / Academy

The key component of this development proposal is the proposed campus. The basis of this development proposal is the provision of educational spaces and facilities, which is collectively referred to as the campus. This development proposal thus places strong emphasis on the clustering of a variety of buildings, which will vary slightly in use. The core of the campus is located centrally in the eastern half of the site. This campus is strategically located on the flatter slopes on the site and is intended to be a key attraction to the site. The design has thus made provision for selected prominent buildings towards the southern parts of the site, so that these selected buildings would be visible from Madiba Drive.

Findings from socio-economic studies indicate that a university/research institute/academy would become a regional attraction and would greatly contribute to the growth of George. Due to the nature of such institutions, this development proposal illustrates a focused cluster of various buildings in order to accommodate various institutions on the site. The diversity of institutions will be a crucial part of the creation of a mixed-use, vibrant, inclusive, sustainable and technologically advanced educational precinct in George. The proposed placement of these buildings also eliminates the possibility of the creation of exclusive spaces and further encourages foot traffic through these spaces through the inclusion of NMT infrastructure. Due to the envisioned diversity of these educational institutions, an expansion of the core campus is proposed towards the north-west of the main campus. This expansion continues the

inclusive, vibrant and sustainable nature of the main campus by also emphasising pedestrian movement and by harnessing and maintaining the presence of natural vegetation and green corridors which will allow the open spaces to be managed better.

The development proposal illustrates the continued fine-grained nature of the buildings in order to ensure that all activities on this site is visually similar, with urban design practices guiding the finer detail within this proposal.

3.2.2 Supporting Land Use – Residential

The residential land uses are seen to be first and foremost to support the campus environment and could also evolve and grow into various products that can be used for students during term and holidaymakers during the holidays. A variety of types of housing is planned that could cater for undergrad students, lecturers, visiting lecturers, post grad students through to single residential erven. The varied public uses, which takes full opportunity of the scenic nature of the site, are accessible to the community of George as well as the campus users.

A mix of Single Residential and Group Housing land uses are proposed on the south-eastern portion of the site, as well as on a smaller portion towards the north-western boundary of the site. This is to ensure greater integration between the existing neighbourhood and the newly proposed land uses towards the north-west of the site. There is currently existing demand for a range of housing opportunities in this area, together with predicted increase in demand due to the proposed development. It is estimated that this provision of residential space on the site will also absorb the demand for on-site housing by future employees, post-graduate students and other users of this space. It is envisioned that these residential spaces would be based on the principles of inclusivity, integration, choice, variety and sustainability. These residential opportunities would also generate a substantial income for the municipality, through rates and taxes accrued from such residential units. Another obvious residential component is the inclusion of spaces for on-site student housing. Student housing is proposed in clusters on the eastern portion of the site, and in dispersed locations around the extended campus. These student housing opportunities are strategically designed in order to provide a range of housing options in order to ensure affordability and choice.

3.2.3 Recreational Spaces

The inclusion of adequate recreational spaces on the site is also an important aspect of the development proposal. In order to conform to a variety of best practice guidelines and regulations, this development proposal includes several sports fields in key locations around the site. Most notable is a campus sports oval, large enough for a cricket field or athletics track, which would provide a good-quality space in which to host various events for the benefit of the entire community. These facilities could be shared by the various institutions on the site and will be open to public use at dedicated times. Additional sports fields (international standard rugby / soccer fields) are located towards the northern boundary of the site in order

to nurture the aesthetic beauty of the site. These recreational spaces are also strategically located in order to ensure that these facilities do not cause a nuisance to the existing residential developments adjacent to the site. These spaces will simultaneously act as public spaces in off-peak times.

3.2.4 Hotel and Tourism Business Development

As previously approved by DEA&DP and the Minister of Local Government, this development proposal retains the idea of the construction of a hotel and tourism business development on a portion of the site (north-eastern portion of the site). It is felt that the inclusion of these uses has been well argued in previous applications and that the potential benefits which can be extracted from these uses can now be further enhanced through the inclusion of the proposed additional land uses. It is envisioned that the inclusion of hotel and business facilities will attract a variety of users and will become an important role player in stimulating the local economy. The inclusion of hotel and business facilities would act as a major attraction use which will not only attract the wider community, but which will also ensure that the site is utilised at all times of the year. In addition, these facilities will greatly encourage the integration of various income levels and will provide pedestrian activity which would in turn support other uses on the site. The strategic location of these proposed facilities would extract the natural beauty which is harnessed on this site and thus has the potential to attract investment into surrounding land uses. The Hotel area can be linked to the business area with a pedestrian bridge and this precinct could also include a Business School and possible tourism related training facilities.

Adjacent to the above-mentioned hotel and business uses is a proposed waterfront commercial area. This area has been strategically placed to capitalise on the potential of the integration between land and water. Due to the popularity of this portion of the site, the inclusion of commercial space ensures that public access and usability is retained on this site. This commercial area would accommodate formal trade and retail activities which would attract the general public and be a retail space that will serve the campus. The strategic placement of these commercial uses also ensures that users filter through the overall site, thus further activating the rest of the site. In addition, the nature of this space will contribute greatly to safety through surveillance and activity spaces. This commercial space is also envisioned to provide local entrepreneurs with viable spaces within which to apply their trade. This waterfront commercial area does however not only focus on formalised commercial activity, but also includes the provision of ample public spaces/open spaces in an attempt to retain the existing interest in the use of this space for recreational activities. The vibrancy created through the integration of public/open spaces and commercial activities would enhance the social, economic and environmental uses of this site and will thus ensure further inclusivity of all members of society.

3.2.5 Inclusivity and Accessibility

Due to the desire to make this development highly inclusive and accessible, a well-designed road network is integrated throughout the site. Good planning practices aimed at taking the focus away from car-oriented development has been incorporated. This development proposal thus seeks to find a good balance between access roads, NMT infrastructure and the hierarchy of the various internal roads. With the intention of providing access through public transport to the site, via a proposed extension of the Go George BRT services, it is imperative that the site is not only accessible through one access point. As such this development proposal introduces two new access points along Madiba Drive, which will be accompanied by the formalisation of the existing informal access point along Stander Road. With multiple access points to the site, inclusivity is encouraged, and traffic congestion is relieved.

3.2.6 Natural Assets and Preservation Areas

As per the findings of the various environmental studies undertaken on the site, this development proposal places strong emphasis on the preservation and enhancement of natural assets present on the site. This development proposal has strategically harnessed the high-quality vegetation in order to allow these natural systems to flourish and contribute to the sustainability of this proposed development. As illustrated in this development proposal, riparian areas are located along the southern boundary of the site. The riparian areas have been maintained in the development proposal and selected buffer areas has been placed around these riparian zones. In order for the natural environment to maintain its functionality, this development proposal further makes use of green belts throughout the site and at strategic locations these green belts are used as buffers and beautification tools. Understanding the importance of the functions of the natural resources on this site played an integral role in the layout of the proposed residential, educational, commercial and public spaces.

3.3 Proposed Rezoning and Subdivision

The Remainder of Erf 464, George, is located within the municipal boundaries of the George Municipality. Subsequently the George Integrated Zoning Scheme By-Law (2017) is applicable to the development proposal discussed in the sections above, in terms of regulating and controlling municipal zoning.

The site is currently zoned as 'Undetermined Use Zone' (refer also to Figure 5). However, the various land use rights which would be required for the implementation of this development proposal falls outside of the parameters of the current zoning (Undetermined Use Zone) and therefore rezoning is applied for in order to allow for a change in land use on the property. To allow for the proposed development as indicated in the above section, it is proposed that the site be rezoned from "Undetermined Use Zone" to "Sub-Divisional Area", as per subsection 20(2) of the Land Use Planning By-Law for George Municipality, 2015. Approval of this rezoning to subdivisional area would allow this Portion of the Remainder of

Erf 464 to be viewed as a single entity – Portion A. Put differently, upon approval of this application, the site (subdivided as Portion A) will be rezoned to subdivisational area and will be a single entity (Portion A) as depicted in figure X below:



FIGURE 8: PORTION OF THE REMAINDER OF ERF 464 TO BE ZONED AS SUBDIVISIONAL AREA

In order to make provision for the proposed development on this subdivisational area (Portion A), the intention is then to further subdivide the subdivisational area (Portion A) into 162 separate portions as per the subdivision plan below (also see **Annexure X** for the subdivision plan).



FIGURE 9: PROPOSED SUBDIVISION PLAN

The newly subdivided portions will then be zoned to the appropriate use zones to accommodate the campus and range of supporting land uses as proposed in the development proposal. The use zones proposed in terms of the George Municipality Integrated Zoning Scheme By-Law (2017) includes the following:

- Community Zone I
- Business Zone I
- Single Residential Zone I
- General Residential Zone II
- General Residential Zone IV
- General Residential Zone VI
- Open Space Zone II
- Open Space Zone III
- Transport Zone II

The above subdivision plan illustrates the proposed 162 portions, in addition to the newly proposed zoning being applied for. Also refer to **Appendix X** for the proposed subdivision plan.

In terms of the George Municipality Integrated Zoning Scheme By-Law (2017), the following definitions (listed in alphabetical order) apply to the potential land uses / activities presented in the development proposal:

“Business Premises” means a property from which business is conducted and:

- a. Includes a shop, big box retail, supermarket, restaurant, liquor store, two electronic or mechanical playing devices, plant nursery, office, funeral parlour, financial institution and building for similar uses, place of assembly, place of leisure institution, hotel, hospital, conference facility, rooftop base telecommunication station, and multiple parking garage;
- b. Includes also the following land uses above ground floor only –
 - (i) Flats,
 - (ii) Caretaker’s quarters,
 - (iii) Backpackers lodge,
 - (iv) Youth hostel, as well as
 - (v) Boarding houses; and
- c. Does not include a place of entertainment, gambling place, motor repair garage, industry, noxious trade, risk activity, adult entertainment, adult services, or adult shop.

“Conference Facility” means a place where information is presented and ideas or information exchanged among groups of people or delegates, and includes the supply of meals to delegates.

“Convenience Shop” means a small retail concern that is open long hours and that typically stocks a range of everyday items such as groceries, snack foods, candy, toiletries, soft drinks, tobacco products, newspapers and magazines.

“Dwelling House” means a building containing only one dwelling unit, together with such outbuildings as are ordinarily used with a dwelling house, including:

- (a) a storeroom and garaging;
- (b) a second dwelling unit or additional dwelling, with a floor area which does not exceed 60 m², provided that application for consent use must be submitted if the second dwelling or additional dwelling unit is larger than 60 m²;
- (c) a braai room;
- (d) renewably energy structures for household purposes;
- (e) home occupation;
- (f) letting to lodgers;
- (g) a bed and breakfast establishment; and
- (h) home child care.

“Flats” means a building containing three or more dwelling units of which at least one does not have a ground floor, together with such outbuildings, open space and private roads as are ordinarily associated with flats.

“Function Venue” means a building or structure used for functions, weddings and expos on what is mainly rural property.

“Group Housing” means a group of separate or linked dwelling units where every dwelling unit has a ground floor, which units may be cadastrally subdivided but are planned, designed and built as harmonious architectural entity in an ordered way and integrated with communal private open spaces, private roads and parking.

“Hotel” means a property used as a temporary residence for transient guests, where lodging and meals are provided, and -

(a) includes –

- (i) a restaurant or restaurants;
- (ii) conference, entertainment facilities and a chapel that are subservient and ancillary to the dominant use of the property as a hotel;
- (iii) premises which are licensed to sell alcoholic beverages for consumption on the property;
- (iv) flats;
- (v) a wellness centre;
- (vi) a boarding house; and

(b) does not include –

- (i) a liquor store;
- (ii) a backpacker’s lodge
- (iii) a dwelling house, or
- (iv) a dwelling unit.

“Occasional Use” means a temporary departure granted by the Municipality for a specific occasion or event that may include -

- (a) craft markets;
- (b) circuses;
- (c) religious gatherings;
- (d) film shoots;
- (e) builder’s yards;
- (f) seasonal camping sites; and
- (g) other outdoor events.

“Office” means property used for the conducting of an enterprise primarily concerned with administrative, clerical, financial or professional duties, and includes -

- (a) medical consulting rooms; and
- (b) a clinic.

“Place of Instruction” means -

- (a) a place for education or training at pre-school, school or post-school levels, including-
 - (i) creche;
 - (ii) nursery school;
 - (iii) primary school;
 - (iv) secondary school;
 - (v) college;
 - (vi) university; or
 - (vii) research institute; and
- (b) includes the following ancillary uses –
 - (i) a boarding hostel;
 - (ii) sports and recreation centre;
 - (iii) a civic facility for the promotion of knowledge to the community, including –
 - 1. a public library;
 - 2. place of worship;
 - 3. public art gallery;
 - 4. museum;
 - 5. place of instruction in sport where the main objective is instruction rather than participation of the public as competitors or spectators; and
- (c) does not include a reformatory or a conference facility.

“Place of Leisure” means a place used predominantly for commercial leisure activities that may attract relatively large numbers of people, operate outside normal business hours or generate noise from such activities on a regular basis, including—

- (a) a cinema;
- (b) theatre;
- (c) amusement park/ centre;
- (d) dance hall;
- (e) ball room hall;
- (f) gymnasium;
- (g) sport centre;
- (h) skating rink;
- (i) pool room;
- (j) pub; and
- (k) a sports and recreation centre.

“Private Open Space” means land not designated as public open space which is used primarily as a private site for sport, play, rest or recreation, or as a park or nature conservation area and -

- (a) includes ancillary buildings, infrastructure, and public land which is or will be leased on a long-term basis; and
- (b) does not include shops, restaurants and gymnasiums.

“Public Open Space” means -

(a) land, with or without access control —

- (i) owned by the Municipality or other organ of state;
- (ii) not leased out by the Municipality or that other authority on a long-term basis,
- (iii) set aside for the public as an open space for recreation or outdoor sport and designated as public open space; and

(b) includes a park, playground, public or urban square, picnic area; public garden, nature area and ancillary buildings and infrastructure.

“Restaurant” means a commercial establishment where meals and liquid refreshments are prepared or served or prepared and served to paying customers primarily for consumption on the property and may include licensed provision of alcoholic beverages for consumption on the property, and the option for customers to purchase food for consumption off the property.

"Sports and Recreation Centre" means an outdoor or indoor sports and recreation facility which may be public or privately owned and which may include sports grounds and fields, golf courses, a sports stadium, as well as ancillary and subservient facilities and amenities like a clubhouse with a restaurant and shop, gymnasium, ablution facilities, stores, and related administrative buildings.

3.4 Proposed Development Parameters

In terms of normal planning practices, the municipality has to set conditions that make provision for aspects such as density requirements, main land uses and the extent thereof, a detailed phasing plan or framework, including main transport routes, main land uses, bulk infrastructure, requirements of organs of state, public open space requirements and physical development constraints.

The following parameters apply in terms of the George Municipality Integrated Zoning Scheme By-Law (2017):

TABLE 3: GEORGE MUNICIPALITY TOWN PLANNING SCHEME DEVELOPMENT PARAMETERS

Zoning	Community Zone I	Business Zone I	Single Residential Zone I	General Residential Zone II	General Residential Zone IV	General Residential Zone VI	Open Space Zone III	Open Space Zone II	Transport Zone II
Land use Description	Campus - University/Research Institute/Academy	Waterfront commercial development	Free standing dwelling houses	Medium density residential / Group housing	Apartments / Flats / Student Housing	Hotel	Parks / Natural Assets / Preservation Areas	Recreational Spaces / Sports fields	Roads
Primary Use	Place of instruction	Business premises	Dwelling house	Group Housing	Flats	Hotel	Nature conservation area	Private open space	Public Street
Application for Consent use	Conference facility	none	none	none	Boarding house	Shop	none	none	none
Minimum erf size in m²	not applicable	not applicable	600	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable
Building lines	(i) The street building line is at least 5 metres. (ii) Side and rear building lines are at least 5 metres. (iii) The general building line encroachments in the by-law apply.	(i) The street building line is 0 metres. (ii) Side and rear building lines are 0 metres, provided that the Municipality may lay down common building lines in the interest of public health and safety or in order to enforce any other law or right. (iii) Minor architectural and sunscreen features may project beyond the street boundary building line, provided that such features do not project more than 250 millimetres beyond the street.	(i) The street building line is 4 metres. (ii) Side and rear building lines are 2 metres.	On perimeter of site: (i) a street boundary building line of 5 metres applies where the group housing site abuts an external public street; (ii) side and rear boundary building lines are 3 metres along the perimeter of the group housing site; and (iii) the general building line encroachments in this By-law apply. Within site: (i) street boundary building lines on internal roads are 0 metres; provided that any garage door facing the road must be set back at least 5 metres from the kerb of such internal road; and (ii) side and rear boundary building lines within the group housing site are 0 metres, unless the Municipality requires a building line for fire-fighting purposes, in which case the common boundary building lines must be determined by the Municipality.	(i) The street building line is at least 5 metres. (ii) Side and rear building lines are at least 4,5 metres. (iii) The general building line encroachments in the by-law apply.	(i) The street building line is 0 metres. (ii) Side and rear building lines are 0 metres, provided that the Municipality may lay down common building lines in the interest of public health and safety or in order to enforce any other law or right. (iii) Minor architectural and sunscreen features may project beyond the street boundary building line, provided that such features do not project more than 250 millimetres beyond the street.	not applicable	not applicable	not applicable
Coverage %	60%	100%	325m ² or 50% whichever is greater for stands smaller than 1000m ² and 500m ² or 40% whichever is greater for stands larger than 1000m ²		60%	100%	not applicable	not applicable	not applicable
FAR	1.2	3	not applicable	not applicable	1	3	not applicable	not applicable	not applicable

Proposed Rezoning and Subdivision of a Portion of the Remainder of Erf 464, George

Height	(i) The highest point of a building to the top of the roof may not exceed 12 metres, provided that there is no height limit for a bell tower, steeple, minaret or similar architectural feature designed to accentuate the significance of a building. (ii) The general provisions regarding earth banks and	The highest point of a building may not exceed 15 metres to the top of the roof.	(i) The height of a dwelling house may not exceed 6,5 metres to the wall plate in all cases, and 8,5 metres to the ridge of the roof in the case of a pitched roof. (ii) The general provisions regarding earth banks and retaining structures in the by-law apply.	(i) The height of dwelling units may not exceed 6,5 metres to the wall plate in all cases, and 8,5 metres to the ridge of the roof in the case of a pitched roof. (ii) The general provisions regarding earth banks and retaining structures in the by-law apply.	(i) The highest point of a building may not exceed 15 metres to the top of the roof. (ii) The general provisions regarding earth banks and retaining structures in the by-law apply.	The highest point of a building may not exceed 15 metres to the top of the roof.	not applicable	not applicable	not applicable
Parking: (Departure application for parking requirements of Business)	1.5 bay per classroom/office plus 1 per 6 students	4 bays per 100 m ² GLA	2 bays per dwelling	2 bays per dwelling unit 0.25 bays/unit for visitors	1.75 bays per dwelling 0.25 bays/unit for visitors	1.25 bays/bedroom	not applicable	not applicable	not applicable
Density (dwelling units per hectare)	not applicable	not applicable	1 dwelling per erf	35	not applicable	not applicable	not applicable	not applicable	not applicable
Open space	not applicable	not applicable	not applicable	Within a group housing site, outdoor space of at least 50 m ² per dwelling unit must be provided, which may include private or communal open space or any functional outdoor space which is inaccessible to motor vehicles, but excludes roads, service yards and parking areas.	(i) Every block of flats must have access to an outdoor living area on the land unit, which may include private or communal open space, but excludes roads, service yards and parking area. (ii) An outdoor living area of at least 10% of the total erf area must be provided; such outdoor living area(s) must be of reasonable proportions and location to allow for leisure or recreational use by residents, and may include open	not applicable	not applicable	not applicable	not applicable

With the above table (Table 3) outlining the development parameters, it becomes evident that the zoning categories as set out in the George Integrated Zoning Scheme By-Law (2017) does not list all of the envisioned land uses as primary uses. As a consequence, several consent uses will need to be applied for in order to allow for all the land uses proposed in the development proposal. Please refer to **Section X** (Application Particulars) of this report for more information regarding these consent uses and the relevant applications accompanying this information.

Proposed Consent Use and Departure

3.5 Visual Impacts / Aspects

A Visual Impact Assessment (VIA) was undertaken in 2019 by Paul Buchholz (**Annexure X**). The purpose of the VIA was to determine the visual impact that the proposed development would have on the landscape and the receptors in the landscape. Important to note is that the VIA report states that: “Visual Impact Assessments should not be an obstacle in the approval process of a proposed development. Visual input, especially at the early concept stage of the project, can play an important role in helping to formulate design alternatives, as well as minimising impacts, and possibly even costs, of the project” (Buchholz, 2019: 6).

The VIA report states that the proposed development is located on an elevated landform (hill & ridgeline) and is therefore visually exposed to a potentially large area. As such, the VIA report refers to several pieces of policy which regulates and refers to Visual Impact. Based on the results of this policy review and the visual assessment, a visual constraints map was produced and is depicted as **Figure X** below:

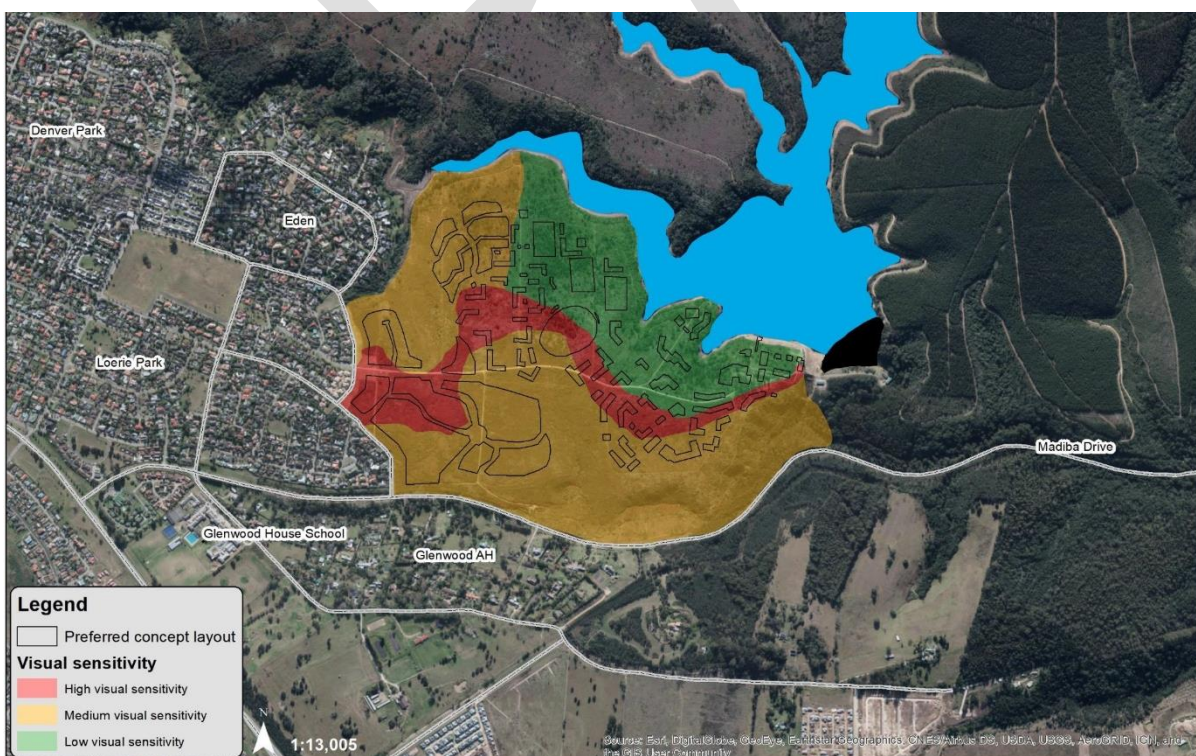


FIGURE 10: VISUAL CONSTRAINTS MAP ILLUSTRATING VISUAL IMPACTS FROM PROPOSED DEVELOPMENT

Based on Figure X above, the report recommends that the development must be designed so that buildings, structures, and other improvements do not extend above the existing ridgelines (high visual sensitivity) or alter the ridge profile significantly when viewed from the public streets, roads, water bodies or facilities. Furthermore, the VIA report recommends that Ridgelines and prominent hillsides should be retained as open space through appropriate clustering and/or transfer of density to other parts of the development site.

Infrastructure should be designed to conform to the natural topography and hillside setting of the project site. Buildings and associated infrastructure located on the hillsides (moderate and low visual sensitivity) below ridgelines should follow the contours of the site and blend with the existing terrain to reduce bulk and mass. Infrastructure should be positioned to allow adequate space for tree planting and other vegetation screening interventions. Roof forms and rooflines should be broken into smaller building components to reflect the irregular forms of surrounding natural features. The slope of the roofs should be oriented in the same direction and the natural slope. Please refer to the VIA report (Annexure X) for more detail in this regard.

It is the opinion of the applicant that all of the recommendations made in the VIA report was considered during the planning and design phases of this development proposal. Many of the aspects of the proposed development was specifically considered by Professional Town Planners and an Urban Designer and as such the development proposal is highly sensitive to the potential Visual Impacts. It is also in the best interest of all stakeholders involved in this development proposal to ensure that the site and its surrounds are as aesthetically pleasing as possible. Therefore, the VIA will be carefully consulted by the future Architects, as most of these above-mentioned factors and guidelines are aimed at the design of the proposed buildings, which only occurs after this application has been approved.

3.6 Civil Services: Executive Summary

A full-service report was prepared for the proposed development. A copy of the report is attached to this report as **Appendix X**.

TABLE 4: SUMMARY OF CIVIL ENGINEERING SERVICES

External Engineering Services	
Access	Input from Engineering Report needed here
Storm water	Input from Engineering Report needed here
Sewer	Input from Engineering Report needed here
Water	Input from Engineering Report needed here
Electrical	Input from Engineering Report needed here

Internal Engineering Services	
Roads	Input from Engineering Report needed here
Storm water Drainage	Input from Engineering Report needed here
Sewerage	Input from Engineering Report needed here
Water	Input from Engineering Report needed here
Waste	Input from Engineering Report needed here

4. Application Particulars

The previous sections of this report has provided an overview of the site context and the various components of the site analysis undertaken to date. Furthermore, previous sections of this report has detailed the potential impacts and the required approvals which will be needed for the legal implementation of the proposed development. However, due to the complicated nature of this project, this section will reiterate specifically what it is that is being applied for in this application. As such, this application is for:

- (i) In terms of **Section 15(2)(d)** of the George Municipality Land Use Planning By-Law, 2015, for the **subdivision** of the Remainder of Erf 464, George, into Portion A (±118,5 ha) and the Remainder.

It is the intention to subdivide the Remainder of Erf 464 so that Portion A (the site) becomes a single entity and is no longer part of the Remainder of Erf 464, George. Please refer to Figure 8 for a detailed depiction of the newly proposed Portion A.

- (i) In terms of **Section 15(2)(a)** of the George Municipality Land Use Planning By-Law, 2015, for the **rezoning** of the above-mentioned Portion A from “undetermined” to a “sub divisional area”.

The current zoning of the site (currently listed as a Portion of the Remainder of Erf 464, George) is “undetermined use zone”, which means that no entities of the proposed development are permissible under this zoning. As such, it is necessary to rezone this entire site (proposed Portion A) to “subdivisional area” so that the site can be further subdivided and rezoned according to the required zonings as set out in the George Integrated Zoning Scheme By-Law, 2017. Please also refer to Figure 5 (Zoning Map) for more information regarding the current zoning of the site, as well as the surrounding zoning.

- (ii) In terms of **Section 15(2)(d)** of the George Municipality Land Use Planning By-Law, 2015, for the **subdivision** of Portion A, into 162 portions consisting of Portions 1 (Business Zone I), Portions 2, 4, 14, 16 and 18 (General Residential Zone IV), Portions 3, 5, 7, 8, 10, 12, 13, 22 and 23 (Community Zone I), Portion 6 (General Residential Zone VI), Portions 9, 11, 15 and 17 (Open Space Zone II), Portions 19, 20 and 21 (General Residential Zone II), Portions 24 – 131 and 133 - 153 (General Residential Zone I), Portions 132 and 154 – 161 (Open Space Zone III) and Portion 162 (Transport Zone II) as shown on the proposed sub divisional plan, in order to allow for the proposed development of a university/research institute/academy and related ancillary uses.

In terms of the proposed subdivisions mentioned above, please refer to Annexure X for a detailed subdivision plan. It is essential that Portion A (subdivisional area) be subdivided according to the subdivision plan in order to allow for the George Municipality to sell of these pockets of land as required. In addition, it is imperative that Portion A (the site) be subdivided according to the subdivision plan so that these individual pockets can be rezoned appropriately to allow for the various proposed land uses discussed in the development proposal.

The cumulative size of the respective portions being applied for are as follows:

TABLE 5: CUMULATIVE SIZES OF RESPECTIVE SUBDIVISION PORTIONS

Portion Number	Cumulative Size (ha)
1	4.31
2, 4, 14, 16 and 18	6.91
3, 5, 7, 8, 19, 12, 13, 22 and 23	22.15
6	1.15
9, 11, 15 and 17	8.22
19, 20 and 21	4.97
24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 159, 151, 152 and 153	9.32
132, 154, 155, 156, 157, 158, 159, 160, 161	52.08
162	9.39
Total	118.50

- (iii) In terms of **Section 15(2)(a)** of the George Municipality Land Use Planning By-Law, 2015, for the **rezoning** of the above-mentioned 162 Portions (as per the subdivision plan) from “subdivisional area” to “Community Zone I”, “Business Zone I”, “Single Residential Zone I”, “General Residential Zone II”, “General Residential Zone IV”, “General Residential Zone VI”, “Open Space Zone II”, “Open Space Zone III” and “Transport Zone II” respectively.

This report has stated that it is vital that Portion A (subdivisional area) be further subdivided into 162 portions, in order to allow for the individual rezoning of the 162 subdivided portions. As such, this section of this application entails applying for the rezoning of the 162 subdivided portions of the site. After approval of the application for rezoning of Portion A from “Undetermined Use Zone” to “Subdivisional Area”, the entire Portion A will be zoned as “Subdivisional Area”. It is now that this application requests approval to rezoning the 162 portions from “Subdivisional Area” to the zonings depicted in the table below:

TABLE 6: NEWLY PROPOSED ZONING OF THE 162 SUBDIVIDED PORTIONS

Portion Number	Proposed Zoning
1	Business Zone I
2, 4, 14, 16 and 18	General Residential Zone IV
3, 5, 7, 8, 19, 12, 13, 22 and 23	Community Zone I
6	General Residential Zone VI
9, 11, 15 and 17	Open Space Zone II
19, 20 and 21	General Residential Zone II
24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 159, 151, 152 and 153	Single Residential Zone I
132, 154, 155, 156, 157, 158, 159, 160, 161	Open Space Zone III
162	Transport Zone II

- (iv) Departure from the standard Zoning Scheme Provisions, as set out in Chapter 8 of the George Integrated Zoning Scheme By-Law, 2017, in terms of parking requirements of “Business Premises” from 6 bays per 100m² GLA to 4 bays per 100m² GLA.

Traffic Engineering inputs needed here.

- (v) In terms of **Section 15(2)(o)** of the George Municipality Land Use Planning By-Law, 2015, for **consent use** to permit a Conference Facility on the portion zoned as Community Zone 1, Boarding Houses on the respective portions zoned as General Residential Zone IV and Shops on the respective portions zoned as General Residential Zone VI as primary use, as set out in Schedule 1 of the George Municipality Land Use Planning By-Law, 2015.

Due to the George Municipality Land Use Planning By-Law, 2015, listing the above uses as consent uses, the development proposal requires that consent use be applied for to include these uses as primary uses under the respective zonings. Approval of these consent uses will enable the proposed development to include a conference facility, boarding houses and shops on the site. It is also seen as crucial uses which are envisioned to play a significant role in the success of the proposed development.

5. Desirability of Proposed Development

The desirability of the proposed development on a Portion of the Remainder of Erf 464, George, will be motivated in the sections below:

4.1 Economic Impact

The proposed development will support densification within the urban boundaries by introducing a variety of land uses on land that is currently vacant. Importantly, it is the nature of this proposed development that will dramatically enhance the economic growth of George. This development is intended to introduce a university/ research institute/academy into the town of George, which is currently a missing feature of this town. This development will thus increase the marketability of George as both a major tourist / coastal destination and an educational hub. It is the presence of a university/research institute/academy in this area that will attract visitors from various parts of the country and further abroad. The above-mentioned immigration of people will not only uplift the tourism industry within George but will also increase the demand for other products and services within George, thus automatically positively influencing the local economy of George.

Although the university/research institute/academy is the key component of this proposed development, it is important to understand that the accompanying land uses will also influence the local economy and generate an income, not only for the general public, but also

for the municipality. Firstly, the development of residential units will contribute towards addressing the housing demand in this area. In addition, rates and taxes accrued from these housing opportunities will generate income for the municipality. Another income stream for the municipality would be the sale of these portions of land to private developers for the purpose of providing residential opportunities on selected portions of the site. Secondly, the proposed business and hotel component of the development proposal will further promote tourism and contribute to the local economy. The business and hotel component will complement the proposed education component of this development and vice versa.

The proposed development will also generate a significant amount of employment opportunities, during the construction phase and operational phase. The increased job creation will automatically increase the economic growth of George. The proposed land uses have largely been determined based on the positive influence that these land uses would have on the economy.

4.2 Social Impact

The proposed development on a Portion of a Remainder of Erf 464, George, will hold a number of significant social impacts in both the short and long term. Although the social impacts of any activity cannot always be fully predicted and addressed, it is envisioned that the social impacts from the proposed development will be mostly beneficial.

The decision from DEA&DP to not support the previous application for residential development on this site was mostly based on the fact that the previously proposed land uses would be exclusionary and only beneficial to a small portion of the population. This then became the biggest consideration for the decision to develop a university/research institute/academy on this site. The proposed university/research institute/academy would be fully inclusive and would encourage the use of its services to all members of society. This proposed development would enhance the social opportunities for all members of society and would generate social upliftment in a way that very few other land uses would. There are currently no other institutes of this nature in George, thus this proposed institution would create a unique opportunity from which all members of George and further abroad could benefit. Education would also create social upliftment in the long term by indirectly addressing any unemployment issues in George. Therefore, it is envisioned that this development proposal would hugely contribute to social upliftment in George, both in the short and long term.

4.3 Compatibility with Surrounding Land Use

The site is located within the urban edge and is largely surrounded by existing residential and agricultural land uses. Residential land uses presented within this development proposal has been strategically located in order to lessen the impact on surrounding residential land uses and to conform to the grain already in existence within this area of George. Therefore, the residential component of this development proposal will fit well with existing land use in the

area and proposed within the parameters of the SDF. In addition, the other surrounding land uses being agricultural, contributes to the aesthetic character envisioned for this university/research institute/academy and accompanying land uses (business, hotel, residential, waterfront etc.). In addition, the existing surrounding land uses conform to the low noise level requirements for a university/research institute/academy. The proposed land uses proposed on this site is also not intrusive on the surrounding land uses and several measures has been taken in the design to ensure that this remains the case.

4.4 Impact on External Engineering Services

Motivation to be taken from Engineering Services Report.

4.5 Impact on Safety, Health and Well-Being of the Surrounding Community

The proposed land uses are compatible with the surrounding existing land uses and therefore, no negative impacts on safety, health and well-being of the surrounding community is anticipated. In contrary, the nature of the activities proposed in this development proposal would be of such nature that it would increase foot traffic in the area and thus contribute to the safety of the area through increased surveillance. No excessive pollution would be generated on site and the nature of the proposed activities would not have any effects on the health of the surrounding community.

4.6 Impact on Heritage

A Record of Decision (RoD) from Heritage Western Cape (HWC), dated 13 August 2007, was issued which states that no further study is required, and the development may proceed with no conditions. Seeing that the site has since been used for forestry and has been vacant for the last couple of years, it is not envisioned that there would have been any further impact on Heritage aspects on the site, and thus no further Heritage Studies will take place in this regard.

Find attached a copy of the RoD from HWC (Appendix X).

4.7 Traffic Impacts, Parking, Access and other Transport Related Considerations

Motivation to be taken from TIA Study and Reports.

6. Planning Principles

The following section will aim to show that the development proposal conforms and aligns with all the spatial planning legislation which affects development in the George area.

5.1 Spatial Planning and Land Use Management Act (2013)

Along with the George Municipality Land Use Planning By-Law, 2015, which came into operation on 1 September 2015, the Spatial Planning and Land Use Management Act (SPLUMA) and the Western Cape Land Use Planning Act (LUPA), both came into operation on 1 July 2015. According to this new legislation, the following planning principles should be considered for all new developments:

- i. **Spatial justice:** *'To address past spatial imbalances through improved access to and use of land, with particular focus on equitable access to those who were previously excluded.'*

The cornerstone of this development proposal is the inclusion of a large-scale university/research institute/academy, which will not only ensure that the land is used more equitably, but which will be aimed at providing access and upliftment opportunities to all members of society. Although it is not necessarily confirmed which institutes will provide these services on this site, it can be assumed with great confidence that the educational system will also ensure that specific opportunities are created to benefit those who were previously excluded. It is through these beneficial opportunities, together with the inclusive, integrated and sustainable design of this proposal, that spatial justice will be ensured in this development proposal.

- ii. **Spatial sustainability:** *Protecting agriculturally and environmentally valuable land whilst ensuring that the land markets are well-functioning. Current and future costs of infrastructure for development as well as limiting urban sprawl, have to be considered in terms of spatial sustainability.*

The vast variety of environmental studies undertaken in preparation of this application has captured the environmental value of this land and has consequently ensured that all development proposals are located in areas which will not cause detrimental harm to the environment. The development proposal also focuses on harnessing the energy and advantages of the environmental resources found across the site. With the site being vacant and being located inside of the urban edge, the development proposal would not be contributing to urban sprawl and would in fact be increasing densities within the urban edge, whilst simultaneously ensuring the protection of environmental resources. Infrastructure will be provided on the site as required and as necessary, with various components of the future infrastructure being beneficial to the community as a whole (extension of public transport networks for example). Thus, it is felt that this proposed development will strongly conform to this principles of SPLUMA by ensuring the spatial sustainability of the area through this development.

- iii. Efficiency:** *Optimum use of existing resources and infrastructure and minimising negative financial, social, economic and environmental impacts.*

The development of the property supports the optimum use of existing resources as the site is currently vacant. It is felt that the site has huge potential which is currently not being realised or harnessed. The activities and land uses presented in the development proposal will ensure that existing resources are optimally utilised and that environmental impacts are minimised, as depicted in the environmental studies and associated reports. Due to no financial, social and economic activities currently taking place on the site, it is felt that these aspects cannot and will not be negatively affected by this proposed development.

- iv. Good governance:** *An integrated approach to development and efficient streamlined application procedures with timeframes being adhered to by all parties, are supported.*

The proposed development is in accordance with the forward planning prepared by the local authority for the area. The proposed development therefor supports the principle of good planning and the integrated approach followed by George Municipality. It is felt that good governance will add to the efficient and streamlined development procedures and is in fact imperative and fundamental to the successful operation of a development of this size and stature.

- v. Spatial resilience:** *Flexibility in spatial plans, policy and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.*

The proposed development will dramatically contribute to increasing the education levels of the community and will generate income through job creation and stimulating the local economy through trade within George. This will contribute towards ensuring sustainable livelihoods in the community in both the short term and long term.

5.2 Western Cape Provincial Spatial Development Framework (2014)

To address the spatial challenges identified in the WCPSDF, the PSDF takes the Western Cape on a path towards:

- More inclusivity, productivity, competitiveness and opportunities in urban and rural space-economies;
- Better protection of spatial assets (e.g. cultural and scenic landscapes) and strengthened resilience of natural and built environments; and
- Improved effectiveness in the governance of urban and rural areas.

Further, the PSDF builds on OneCape 2040's vision of "a highly-skilled, innovation driven, resource efficient, connected, high opportunity and collaborative society". For each of these societal attributes aspired to OneCape 2040 identifies thematic 'big step' changes that need to take place. The PSDF envisages the spatial expression of these themes as follows:

- Educating Cape: Everyone has access to a good education, and the cities, towns and rural villages are places of innovation and learning.
- Working Cape: There are livelihood prospects available to urban and rural residents, and opportunities for them to find employment and develop enterprises in these markets.
- Green Cape: All households can access basic services that are delivered resource efficiently, residents use land and finite resources prudently, and safeguard their ecosystems.
- Connecting Cape: Urban and rural communities are inclusive, integrated, connected and collaborate.
- Living Cape: Living and working environments are healthy, safe, enabling and accessible, and all have access to the region's unique lifestyle offering.
- Leading Cape: Urban and rural areas are effectively managed.

In terms of the above listed goals and vision set out by the Western Cape PSDF, it is felt that the development proposal conforms, supports and enhances the requirements of the Western Cape PSDF. The development proposal is built on inclusivity, productivity, competitiveness and opportunity and the proposed land uses fully rely on these principles. The proposed development also aims to fully protect and enhance the natural assets of the site and has incorporated these assets as a key part of the development proposal.

With regards to the vision as set out by the Western Cape PSDF, the proposed development directly meets the vision in that it proposes to establish an educational institution / place of learning and innovation, with the intentions of providing an opportunity to attain good quality education to all members of society. Furthermore, should this development proposal be accepted, the vision of 'working cape' will be addressed as a variety of short and long-term employment opportunities would be created through the proposed development, both during the construction and operational phases of the proposed development. As emphasised throughout this application, this development proposal relies on the safeguarding of the natural ecosystems. It is also felt that this development will strongly contribute to 'Connecting the Cape' as the nature of the proposed development will not only attract people from all over George, but also all over the region, country and world, while simultaneously creating a unique area within which to work, live, learn and play.

In this regard, it is believed that the proposed development is fully aligned with the Western Cape PSDF and could potentially be a catalytic development through which to illustrate the spatial goals and vision of the Western Cape PSDF.

5.3 George Municipal Spatial Development Framework (2013)

Include SDF 2019

Informed by the strategic direction taken by the Municipality's Integrated Development Plan (IDP), the Municipal SDF is meant to spatially depict the municipality's strategy and its spatial development objectives. As such, the IDP and SDF aims to:

- Target the services economy – specifically the technology, tourism and business and financial services sector – as foundation on which to build the local economic base;
- Give priority to address the needs of vulnerable communities, and developing the human capital for a service economy;
- Create humane and living environments by: delivery of services to all households; upgrading of informal settlements and degraded neighbourhoods; housing delivery to the subsidy market; promotion of 'green' household technologies; and protection of the municipal area's natural and cultural heritage; and
- Building institutional excellence in the provision of a high standard of services to consumers, and functioning effectively as developmental local government;
- Ensuring all members of public and organised business and other organisations have the opportunity to participate in the decision-making process. It is of utmost importance that a culture of participation is nurtured.

The SDF is the spatial manifestation of the municipal development agenda. The spatial perspective provides the development context for the SDF with a planning Vision, Mission and Objective. As such, the SDF details 5 development objectives:

- Restructuring and integrating the dysfunctional urban fabric, together with a public transport system and urban renewal interventions;
- Strengthening the economic vitality by enhancing the Regional and Local Space Economy, Strategic Developments to Diversify and Strengthen the Economy, Consolidating and reinforcing nodes of economic activity, and Infrastructure Services Provision;
- Creating Quality Living Environments through Sustainable Urban Growth Management, managing a hierarchy of City Activity Nodes, the use of Strategic vacant land to take up new development demand, the densification of Urban Areas, and the provision of Housing & Public Facilities;
- Safeguarding the Environmental Integrity and Assets by establishing a city-wide open space system and environmental corridors, maintaining the functionality of Critical Biodiversity Areas, applying the principles of the Spatial Planning Categories, mitigating against impacts of Climate Change, managing Visual landscapes and corridors as well as Heritage resources; and

- Enhance the Rural Character and Livelihood by protecting the Productive Landscape, managing the Subdivision of Land and by enhancing the Rural Livelihood and promoting integrated rural development

Also of importance is the Municipality's Vision, as encapsulated in its Integrated Development Plan (IDP): ***“George strives to be the best medium sized city in the Country, using all available resources sustainably to the benefit of the community in a growing and a thriving city”.***

With the above-mentioned vision, development strategies and development objectives in mind, it is felt that the proposed development supports, enhances and conforms to the George Municipality SDF. The development proposal is largely aimed at the services industry, potentially offering a new service in George, one which could potentially educate the community to better address the municipal challenges and one which will simultaneously address these challenges itself. This development proposal will enhance and grow the local economy through attracting people to the proposed services offered on site and through the creation of tourist attracting land uses.

It is further felt that the addition of a university/research institute/academy is imperative to becoming the best medium sized city in the country and will attract the amount and the type of investment which is needed to ensure rapid sustainable economic growth. This development could directly and indirectly benefit all communities in the jurisdiction of the municipality and could contribute to the existing human capital within the community. With the intentions of making use of sustainable technologies (such as solar panels etc.), this development could largely contribute to the sustainability of George. As previously mentioned, the environmental resources on this site is harnessed by this development proposal and will become a pivotal part of the design, and ultimately the success, of this development proposal. This development is of the correct stature and magnitude so that the local municipality can use this development to illustrate its intentions of becoming a developmental authority and in so doing growing the economic, social and environmental opportunities for all members of the community.

With public participation processes in place, the development will be understood and explained to the community, while presenting the community with a variety of opportunities within which to provide input, insight and knowledge into this catalytic development proposal. This development proposal has the potential to integrate the various segments of George by attracting a mix of land uses to this strategic location and by harnessing the existing transport network to provide opportunities across the town. In this manner the regional and local space economy is given great potential to grow and become a strategic economic node within George, all while placing emphasis on the environmental sustainability of this resourceful town.

Spatially, the SDF identifies three precincts for the realisation of economic opportunities: 1) The Eastern Gateway, the Hans Moes Kraal precinct and the Western Gateway. The site

(Portion of the Remainder of Erf 464) falls partly within the Eastern Gateway. The Eastern Gateway Precinct is described as: "The Eastern Gateway mixed-use node, comprising the Garden Route Mall, surrounding vacant land, the Destiny Africa site and underutilised land adjacent to the N2. It is here that commercial activity can be strengthened, and new cultural and conference facilities established".

In conclusion, it becomes evident that this development proposal is not only in line with the MSDF (2013) but has the potential to be hugely advantageous to the entire community and George as a whole. Through the adoption of inclusivity, integration, accessibility and sustainability, the proposed development will harness the vast potential of George to become a catalytic development through which to grow social, economic and environmental opportunities for all members of society.

Urban Design

Refer to the Case Studies and the Urban Design Report in this and the Previous Section

7. Public Participation

A thorough public participation process was followed as part of the previous Basic Assessment process submitted by John Sharples in 2014. A substantial list of Interested and Affected Parties (I&AP's) were recorded, together with a detailed list of responses received at the time. Another public participation process will be undertaken in conjunction with the required environmental processes in due time.

As such, the proposed subdivision and rezoning of a Portion of the Remainder of Erf 464, George, will be advertised in terms of the provisions for public participation as set out in Section 45 of the George Municipality Land Use Planning By-Law, 2015.

Notice of the proposed subdivision and rezoning of a Portion of the Remainder of Erf 464, George, will be published in two official languages in the local newspaper (The George Herald), as prescribed by the George Municipal Land Use Planning By-Law, 2015. In addition, site notices in both Afrikaans and English will be placed in strategic locations on the site in order to notify all I&AP's of the intentions of this application.

Furthermore, existing databases for the entire George area will be used to send out Background Information Documents (BIDs) to all I&AP's; however, it will ultimately be the responsibility of the George Town Council to decide whether and how feedback will be given to the public regarding this application.

8. Recommendation

The following should be taken into account when considering the proposed rezoning and subdivision of a Portion of the Remainder of Erf 464, George, for approval:

- The property is currently vacant and is thus deemed to be underutilised.
- The property is located within the urban edge and within an area that has been earmarked for development.
- The proposed subdivisions will allow for the sale of portions of land as required and will ease the management responsibilities of the municipality.
- The proposed changes in land use will complement the existing land uses on surrounding properties due to the nature and size of the proposed development and will unlock the potential of the site.
- The proposed development will not impact negatively on the surrounding area.
- The proposed development is in line with all the forward planning frameworks and plans which guide development in and around George (Spatial Planning and Land Use Management Act; Western Cape Spatial Development Framework; and the George Municipal Spatial Development Framework).
- The development proposal will adhere to all guidelines and restrictions prescribed by Council in terms of the George Municipality Land Use Planning By-Law, 2015 and the George Integrated Zoning Scheme By-Law, 2017.
- The proposed development will be hugely beneficial in terms of social, economic and environmental aspects and will thus contribute to the sustainable development model of George Municipality.
- The proposed development is planned and in line with the required specialist inputs and accompanying reports.

In view of the above, it is recommended that the George Municipal Council look favourably upon this application.

9. References

Buchholz, P. 2019. Visual constraints report for the development of a Portion of the Remainder of Erf 464, George. Prepared for: Sharples Environmental Services CC. Revision 1. Pp. 1-28.

DRAFT

Appendix A - Application form, completed and signed by applicant

DRAFT

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to life*

Appendix B

—

Power of Attorney (Procurator)





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Appendix C

—
Proof that the Person is
Authorised to Act on Behalf of the
Client (George Municipality)





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Appendix D



Proof of Registered Ownership of
the Property



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Appendix E

—
Copy of the Surveyor - General's
Diagram



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Appendix F

—
Locality Plan and Site Development
Plan (Concept Plan)



Appendix H – Subdivision Plan

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Appendix I – Proof of Payment of Application Fees

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Appendix J – Copy of Title Deed

DRAFT



— 1m Contours



Client



Consultant



Titles

Rezoning and subdivision of a portion of the remainder of erf 464 for the development of a University/research institute/academy




CONTOURS MAP

Figure No

Appendix K – Amended Urban Edge

DRAFT



-  Erven
-  Farm Portion
-  Newly Proposed Urban Edge



Client:



Consultant:



Titles:

Rezoning and subdivision of a portion of the remainder of erf 464 for the development of a University/research institute/academy
PROPOSED URBAN EDGE MAP

Figure No

Appendix M – Record of Decision (RoD) from Heritage Western Cape (HWC)

DRAFT

e-mail: bseptemb@pgwc.gov.za
13-08-2007



Heritage Western Cape hereby notifies:

Ron Martin Heritage Consultancy
7 Suikerbossie Street
FOREST VILLAGE
7100

RECORD OF DECISION

**Of its comments, decisions and recommendations in terms of the National
Heritage Resources Act (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)**

For: proposed rezoning and development
At: Garden Route Dam development, remainder Erf 464, off Saasveld Road,
George

DECISIONS, COMMENTS AND RECOMMENDATIONS:

Your Notification of Intent to Develop dated 23 July 2007 refers.

I can hereby confirm that in terms of section 38(B) of the National Heritage Resources Act 25 of 1999:

- no further study is required and the development may proceed, with no conditions.

Please note that this decision applies to the heritage related aspects of the development only and does not exonerate the applicant from obtaining approvals from other relevant authorities.

**For Chief Executive Officer: Heritage Resource Management Service
p.p. Heritage Western Cape**

- Copy to George Municipality, P O Box 19, George, 6530

www.capegateway.gov.za/culture_sport

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: Private Bag X9067, Cape Town, 8001
• Fax: +27 (0)21 483 9842 • E-mail: hwc@pgwc.gov.za

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• Fax: +27 (0)21 483 9842 • E-pos: hwc@pgwc.gov.za

Appendix N – Urban Design Report

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