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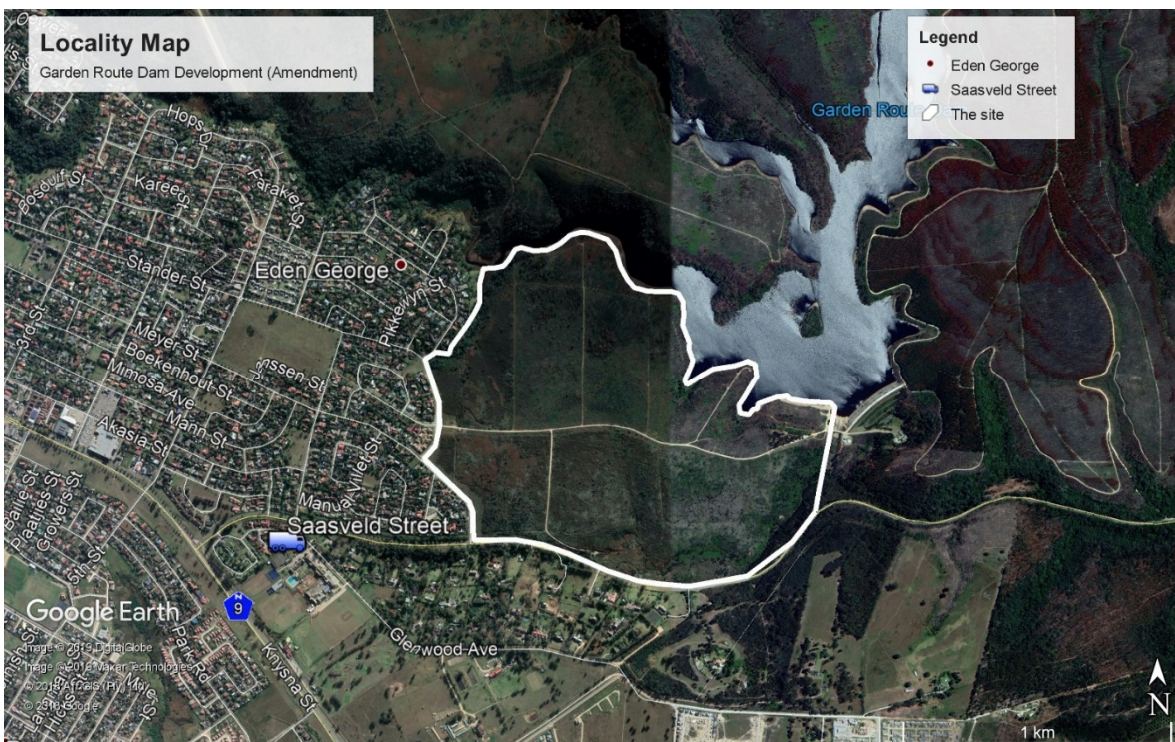
PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE

Date: 20 June 2020

INTRODUCTION - Sharples Environmental Services cc (SES) has been appointed by the George Municipality (the proponent) to compile this Draft Scoping Report in accordance with the National Environmental Management Act (NEMA) Environmental Impact Assessment (EIA) Regulations of 2014, as amended, for the proposed Garden Route Dam Development and associated infrastructure on a Portion of the Remainder of the Erf 464 in George.

SESc is part of a multi-disciplinary team that was put together to ensure that the social, economic as well as biophysical components are considered to create a sustainable development. The team comprise Town Planners, Civil Engineers, Environmental Assessment Practitioners and various specialists; namely Aquatic, Biodiversity, Socio-Economic, Traffic and Visual.

LOCATION DESCRIPTION – The proposed development 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.



DESCRIPTION OF PROPOSED ACTIVITY –

The site on which the development is proposed is approximately 118.5 ha in extent.

It is proposed to construct a tertiary education campus, with associated residential units and open spaces. The Public Open Spaces account for > 57% of the development proposal. The following is proposed to be developed as per the **Site Layout Plan**.

Development Proposed	No.	Size (ha)	%
Community Zone 1: Campus – University / Research Institute / Academy	8	13.66	12%
Business Zone 1: Waterfront Commercial Development	1	4.66	4%
General Residential Zone 6: Hotel	1	1.55	1
General Residential Zone 2: Medium Density Residential / Group Housing	3	5.47	5%
General Residential Zone 4: Apartments / Flats / Student Housing	4	4.84	4%
Single Residential Zone 1: Free Standing Dwelling Houses	91	5.76	5%
Open Space Zone 2: Recreation Spaces / Sports Fields	3	7.57	6%
Open Space Zone 3: Parks / Natural Assets / Preservation Areas	5	67.39	57%
Transport Zone 2: Roads	1	7.60	6%
TOTAL DEVELOPMENT FOOTPRINT		118.5	100%

The proposed development will also entail the construction and installation of service infrastructure which includes internal water reticulation, sewer, internal roads, electrical infrastructure, stormwater infrastructure and parking areas. The Layout plan can be viewed in Appendix A.

A brief description of the proposed land uses follows:

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.

Recreational Spaces (Open Space II)

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 make use of 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.

Preservation areas and Natural Assets

This development proposal places strong emphasis on the preservation and enhancement of the 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 the development layout, riparian areas are located along the southern boundary of the site. The riparian areas have been maintained and selected buffer areas have 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.

Hotel and Commercial Waterfront Area

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).

Residential Uses

A diversity of residential typologies is planned that could cater for undergrad students, lecturers, visiting lecturers, post grad students through to single residential erven. A mix of Single Residential and Group Housing land uses are proposed on the south-western portion of the site, as well as on a smaller portion towards the north-western boundary of the site. This is to facilitate integration between the existing neighbourhood and the newly proposed land uses towards the north-west of the site by maintaining a social gradient that honours the existing density of the residential neighbourhood. Student housing is proposed in clusters mostly on the eastern portion of the site, and in dispersed locations around the extended campus. The southern boundary of the site is line by a biodiversity buffer, allowing for transition onto the low density residential area of Glenwood.

LEGAL REQUIREMENTS

Environmental Authorisation

National Environmental Management Act 107 of 1998

In terms of Government Notice No. R. 327, R.325 and R. 324 and listed activities therein, environmental authorization needs to be obtained. As such an application for Environmental Authorisation is being applied for.

Water Use License Application

National Water Act 36 of 1998

In terms of Section 21 of the National Water Act, 1998 (Act 36 of 1998) a WULA is required for the following water uses:

Section 21 (c): impeding or diverting the flow of water in a watercourse; and

Section 21 (i): altering the beds, banks, course or characteristics of a watercourse.

In terms of Section 41 (4) of the NWA (1998), the public are invited to register as an I&AP and comment on the WULA for a period of **60 working days**. The pre-application has been submitted via the national electronic system and to the Breede Gouritz Catchment Management Agency (BGCMA), as the competent authority, to commence with the WULA process.

DEVELOPMENT SITE: BIOPHYSICAL CONTEXT

In terms of biodiversity, various sections of the of the site are categorised as part of Critical Biodiversity Areas (CBA). The CBAs occurring on site are:

- Aquatic CBA (2) and Wetland CBA: Concentrated in the centre southmost section of the site
- Terrestrial CBA (2): Concentrated around the Aquatic CBA and further east toward the terrestrial CBA (1)
- Terrestrial CBA: A small section on to the Eastern boundary of the site

These areas were considered during the layout, and therefore a large portion of the site would remain natural, ensuring the conservation of biodiversity.

PUBLIC PARTICIPATION - Public participation plays an integral part of the *Garden Route Dam Development* process and is required in terms of NEMA and NWA. Public participation is initiated by notifying potential Interested and Affected Parties (I&APs) of the proposal and by inviting potential I&APs to register as an I&AP and/or submit initial comment, if they wish to do so.

I&APs are requested to raise any issues of concern or comments on the Environmental Authorisation process during the 30-day registration and commenting period and the Water Use Licencing process during the extended 60-day registration and commenting period.

OPPORTUNITY TO REGISTER & COMMENT AS AN I&AP - You are hereby given an opportunity to register as an I&AP and raising your issues or concerns by responding to this notice and sending it to SES within the designated time periods.

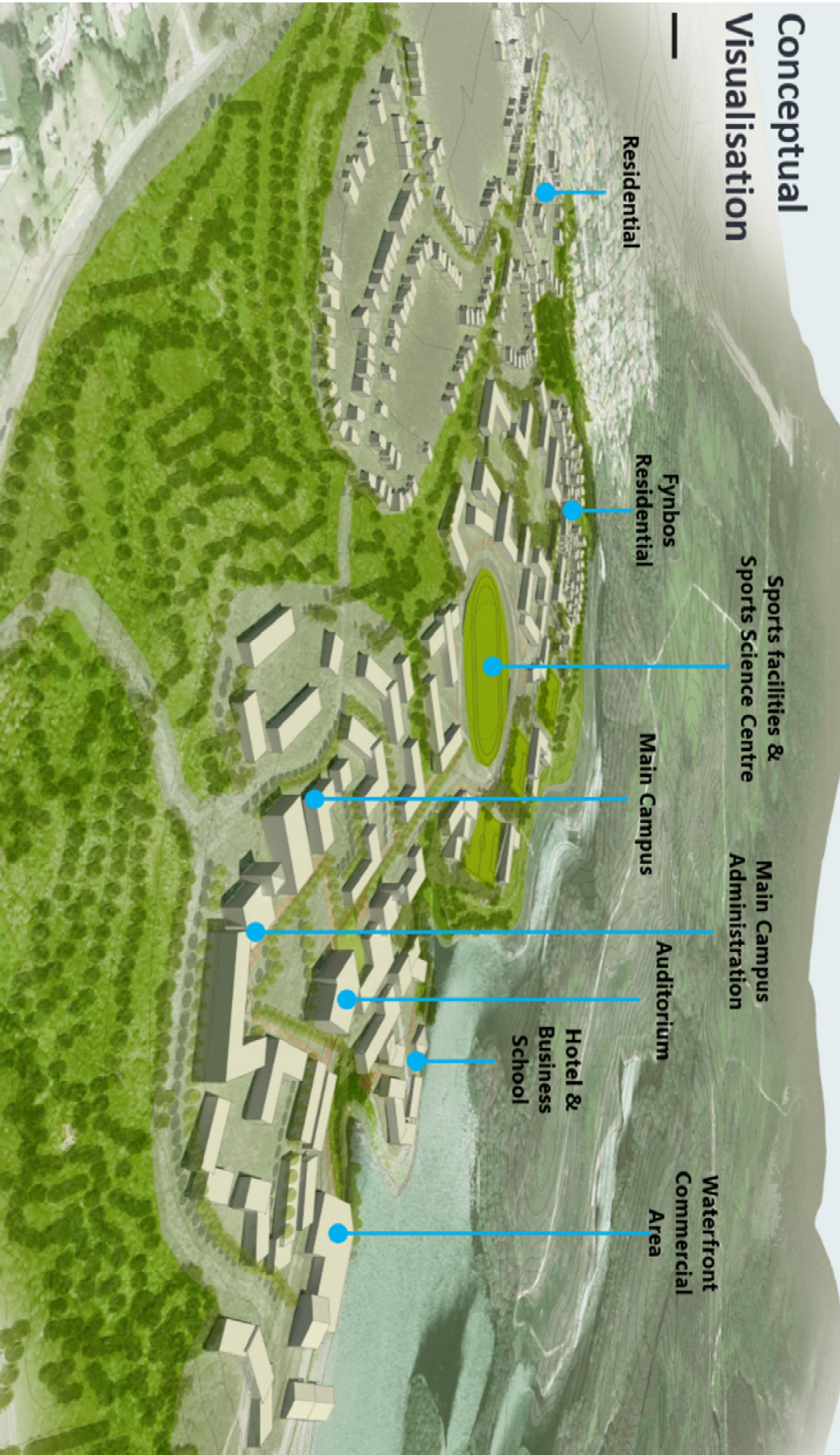
By registering as an I&AP, you will be kept updated as the process continues and will be informed of the decision-making authority, the Department of Environmental Affairs & Development Planning (DEA&DP)'s decision.

Your registration request and or comments on the Environmental Authorisation process must reach us **no later than 20 July 2020**, while comments on the Water Use Licencing process must be submitted **no later than 19 August 2020**. Please provide your name, contact details (preferred method of notification e.g. email address or fax number) and an indication of any direct business, financial, personal or other interest which you have in the application. **Correspondence throughout the remainder of the process will be distributed to Registered I&APs.**

NOTE: if you have already registered as an Interested and Affected Party when the Background Information Document was sent out on the 25 July 2019 then you do not need to reregister. If you have further comments or want to check if you are registered please contact the Environmental Assessment Practitioner below.

Further information on this application can be obtained from **Betsy Ditcham** at Tel: 021 554-5195 | Fax: 086 575 2869 ; email: betsy@sesc.net or postal address: PO Box 447, Milnerton, 7435.





APPENDIX B: LAYOUT MAP FOR THE PROPOSED AMENDMENT GARDEN ROUTE DAM DEVELOPMENT



- Environmental Impact Assessments • Basic Assessments • Environmental Management Planning
- Environmental Control & Monitoring • Water Use License Applications • Aquatic Assessments

