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Motivation Report

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

504255

GEORGE
THE CITY FOR ALL REASONS

Contents

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1. INTRODUCTION

1.1 Background

The George Municipality appointed Aurecon South Africa (Pty) Ltd. to prepare and submit an application for the rezoning and subdivision (including Departure and Consent use) 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. The Minister of Local Government, of 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 appointed Aurecon South Africa (Pty) Ltd. to prepare and submit an application for rezoning (including Departure and Consent use) 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 the benefits thereof.

After various 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.

An application for the Rezoning (including Departure and Consent use) and Subdivision of the Remainder of Erf 464 George, is thus hereby submitted in terms of Section 15 of The George Municipality Land Use Planning By-Law, 2015 in order to establish suitable rights for the purposes of a university/research institute/academy.

1.2 Application

Herewith application for the following:

(i) In terms of **Section 15(2)(a**) of the George Municipality Land Use Planning By-Law, 2015, for the **rezoning** of the Remainder of Erf 464, George, from “Undetermined use zone” to a “Subdivisional area”, to make provision for:

- 8 Community Zone I erven
- 1 Business Zone I erf
- 1 General Residential Zone VI erf
- 3 General Residential Zone II erven
- 4 General Residential Zone IV erven
- 91 Single Residential Zone I erven
- 3 Open Space Zone II erven
- 5 Open Space Zone III erven
- 1 Transport Zone II erf,
- 1 Remainder Undetermined use zone erf (the Remainder of Erf 464, George)

as shown on the proposed Subdivision plan (attached as Annexure G).

(ii) In terms of **Section 15(2)(b)** 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 100m^2 GLA to 4 bays per 100m^2 GLA; and by reducing the standard FAR of "Business Premises" from 3.0 to 1.0.

(iii) 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 I, Boarding Houses on the respective portions zoned as General Residential Zone IV and Convenience shops on the respective portions zoned as General Residential Zone VI as well as Convenience shops on the respective portions zoned as General Residential Zone IV as primary use, as set out in Schedule 1 of the George Municipality Land Use Planning By-Law, 2015.

(iv) **Subdivision** of the Remainder of Erf 464, George in accordance with the attached Subdivision plan (attached as Annexure G) in terms of **Section 15(2)(d)** of the George Municipality Land Use Planning By-Law, 2015, in order to give effect to the above approved Subdivisional zoning.

1.3 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 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.

1.4 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, several concept development workshops and pre-application consultation sessions were held with the project stakeholders and relevant municipal officials.

A formal pre-application consultation application form was submitted to the Municipality on 23 July 2019 and feedback was received on 24 July 2019. The recommendation included the notification of additional external departments and it was recommended that the application be submitted for consideration. An additional pre-application consultation was held on 19 February 2020 where the updates to the layout plan and application was discussed.

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

In terms of Section 38 of the Land Use Planning By-Law for George Municipality, 2015, an application must be accompanied by the following information and documents:

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

Information Required	Location	Yes	No
Application form, completed and signed by applicant	Annexure A	X	
Power of Attorney (Procuration) & Proof that the person is authorised to act on behalf of the Client - Aurecon's appointment letter and Service Level Agreement	Annexure B	X	
Proof of Registered Ownership (Title Deed)	Annexure C	X	
Bondholder's Consent	N/A		
Written motivation for the application based on the criteria referred to in Section 65	See Report	X	
Copy of the Surveyor-General's diagram	Annexure D	X	
Locality Plan	Annexure E	X	
Site Development Plan (Concept Plan)	Annexure F	X	
Subdivision Layout Plan	Annexure G	X	
Proof of Payment of Application Fees	No application fees are due as it is the Municipality's own application.		X
Conveyancer's Certificate indicating that the application is not restricted by any condition contained in the title deed.	Application to be referred to the Municipality's legal department for comments		X
Minutes of pre-application consultation	Annexure H	X	

1.6 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** (Annexure C).

The George Municipality appointed Aurecon South Africa (Pty) Ltd to submit an application for rezoning and subdivision on their behalf. 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 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
SACPLAN Registration number:	A/151/2009
Street Address	Suite 201 2nd Floor Bloemhof Building 65 York Street George 6529
Telephone Number	+27 44 805 5400
Email Address	Rudolf.schroder@aurecongroup.com

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 Annexure C 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 (Annexure B).

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.

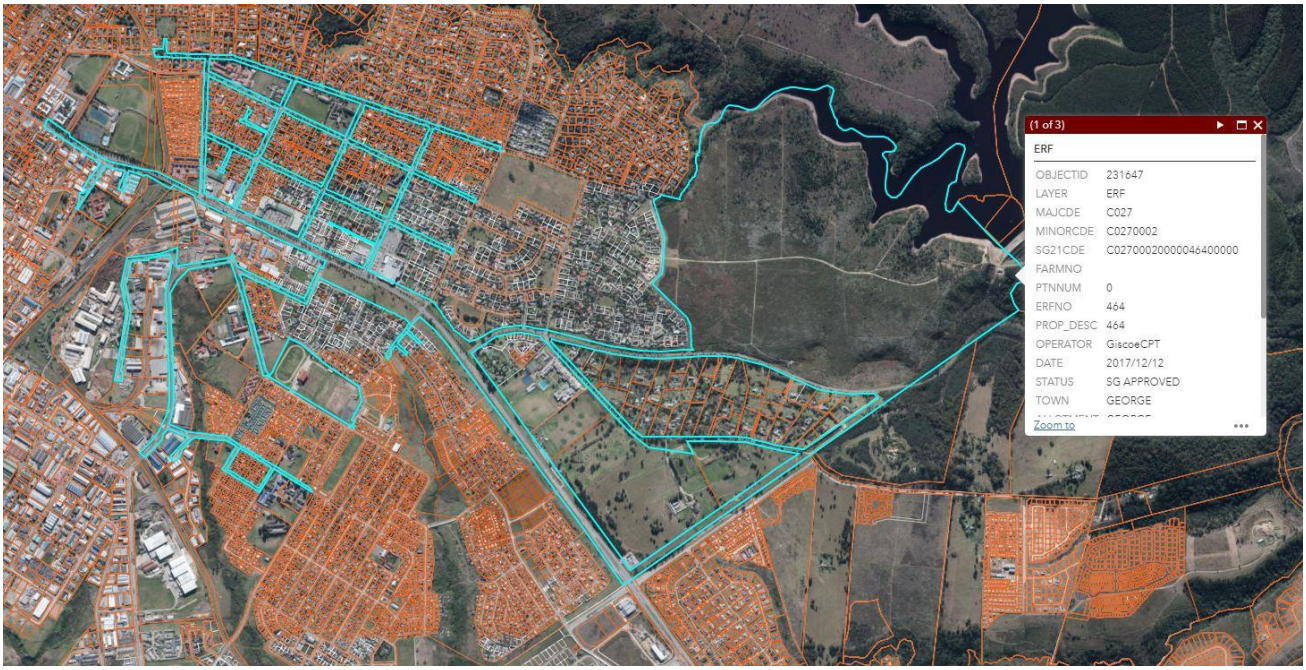

FIGURE 1: LOCALITY MAP OF THE REMAINDER OF ERF 464, GEORGE

The location of the the portion of the Remainder of Erf 464, George that is planned as part of this rezoning and subdivision application, is illustrated in figures 2 and 3 below. Also see the Locality Map attached as Annexure E.

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.

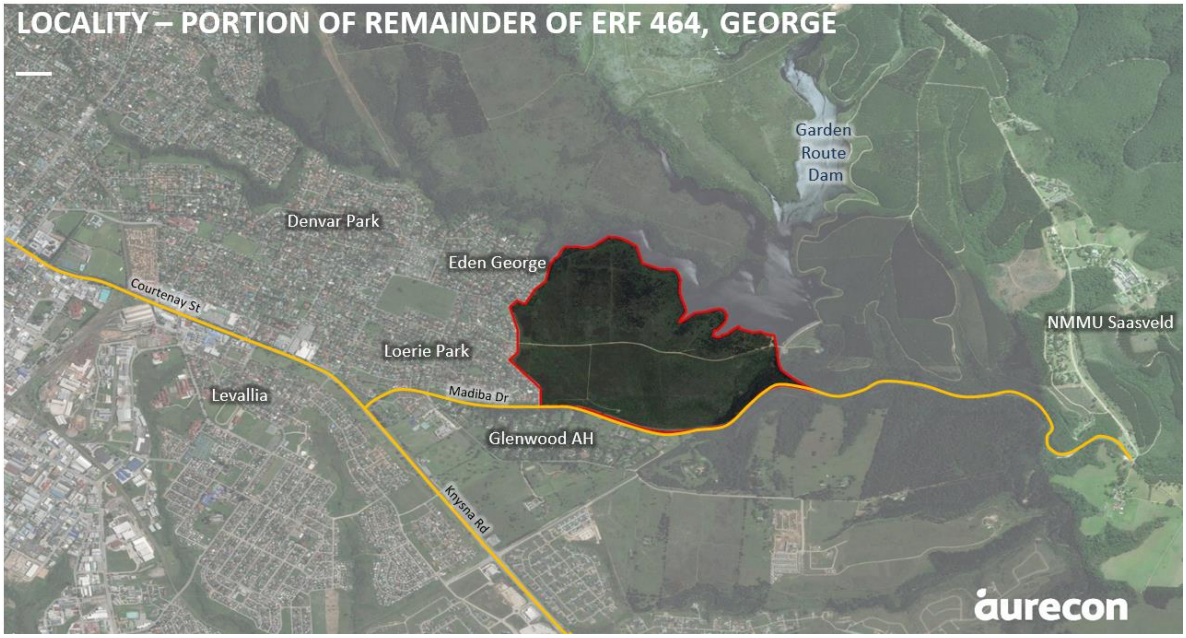

FIGURE 2: LOCALITY MAP OF A PORTION OF THE REMAINDER OF ERF 464, GEORGE (SITE THAT IS PLANNED FOR THE USE OF A UNIVERSITY AS PART OF THIS REZONING AND SUBDIVISION APPLICATION)

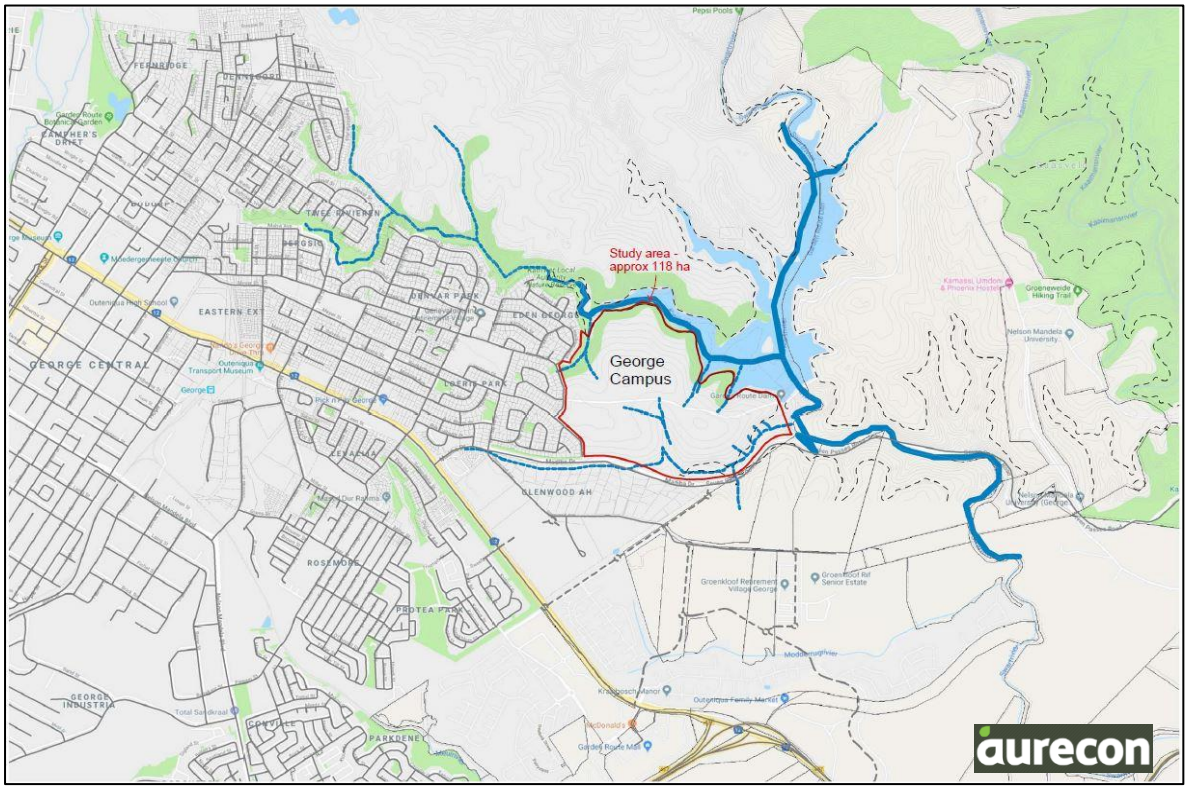

FIGURE 3: LOCALITY AND CONTEXTUAL MAP OF THE PORTION OF THE REMAINDER OF ERF 464, GEORGE

2.3 Extent

The total extent of the Remainder of Erf 464 George is not available. The portion of the erf that will be rezoned as part of this application measures approximately 118.5 hectares in extent. See subsequent sections of this report for more detail in this regard.

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 (Annexure C). The Municipality's Legal Department will be requested to provide confirmation that the application is not restricted by any condition contained in the title deed.

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, that is planned as part of this rezoning and subdivision 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 west 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 play 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 west 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 eastern 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 along a small slither on 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, which is used to control access onto the site. In addition, temporary toilets and bins have been strategically placed on the site, in areas where the public most often partakes in recreational activities.

Current access to the site 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.

FIGURE 4: SITE PHOTOS

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 a contour plan of the site (Annexure I).

2.7.2 Vegetation, unique ecological habitats and sensitive areas

Various environmental investigations have been conducted during the previous planning process as well as during the current planning process. A recent Biodiversity Sensitivity Analysis was conducted by Conservation Management Services in December 2018 to highlight opportunities and constraints of the study site from a vegetation and natural habitat perspective. The study was updated and the biodiversity impacts of the proposed development layout assessed during August 2019.

The majority of the property was a former pine plantation area which has undergone substantial disturbance. The study site has been exposed to no less than three uncontrolled burns during the last 12 years and has been substantially invaded by alien invasive plants during this period. The site can therefore 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.

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.

Some 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.

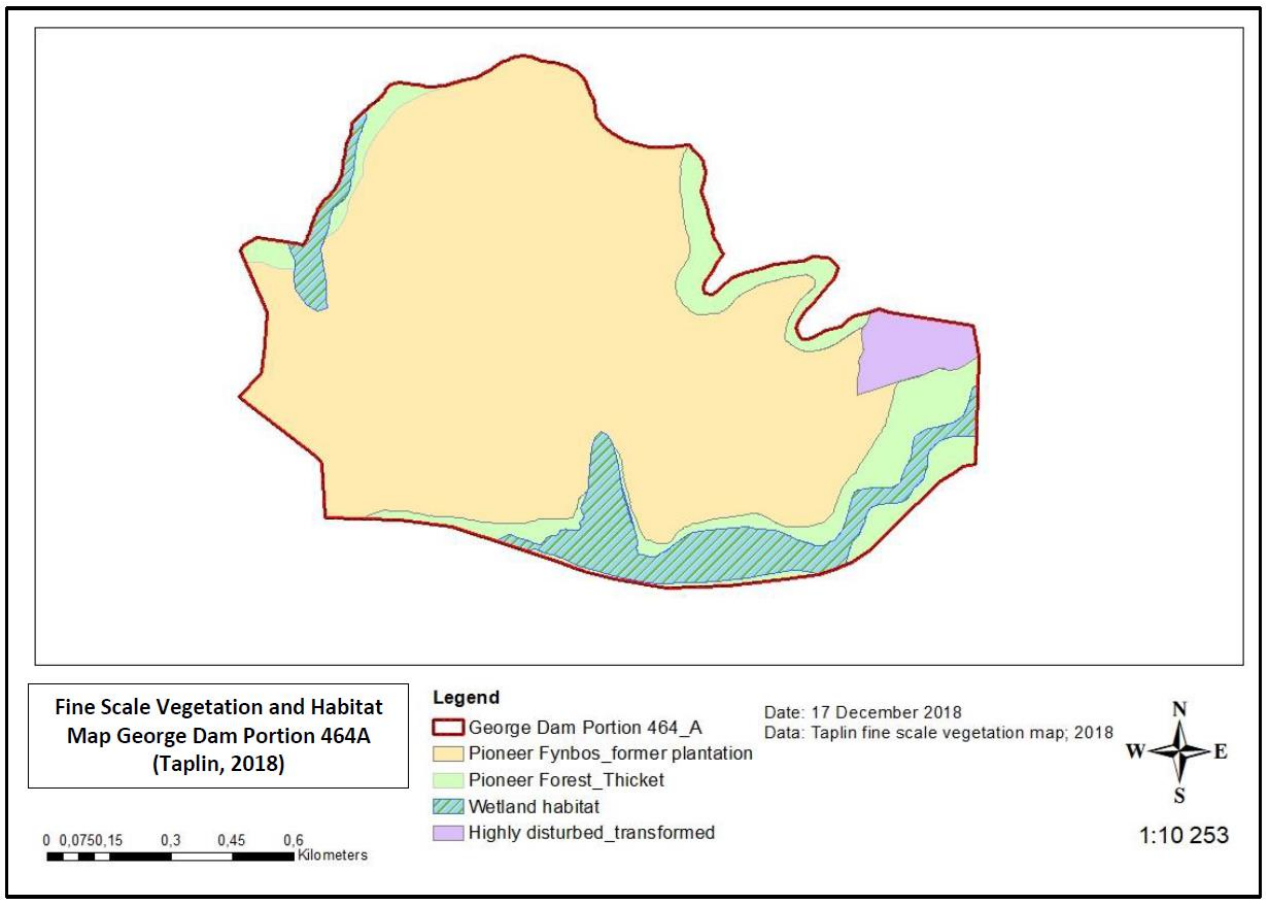

FIGURE 5: VEGETATION OF THE GARDEN ROUTE DAM AREA (SOURCE: TAPLIN-2018)

A small part of the study area to the South and South-East are part of CBAs as illustrated in Figure 5 below.

The CBA will remain unaffected by the proposed development as no physical development is planned for this part of the site.

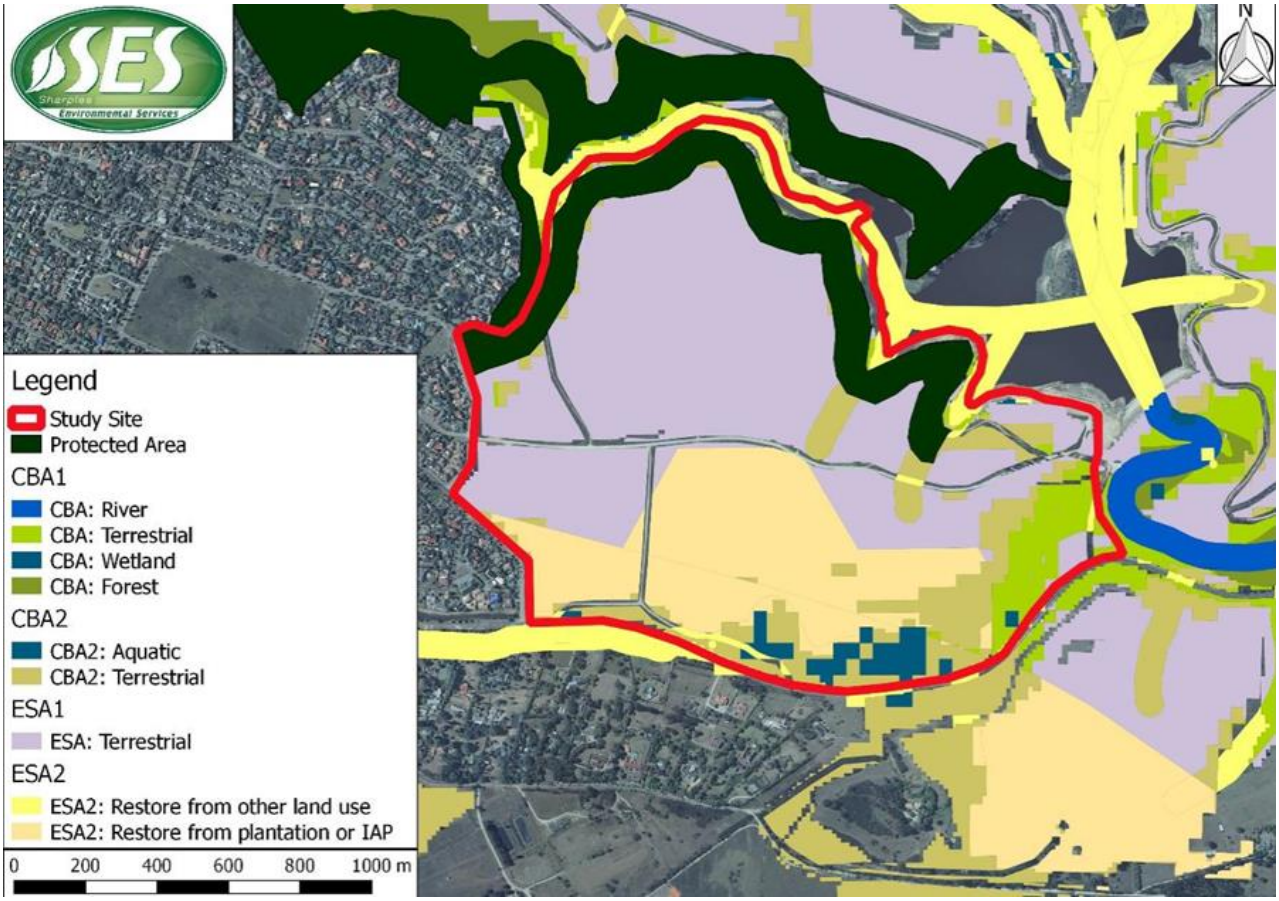

FIGURE 6: CRITICAL BIODIVERSITY AREA (CBA) AFFECTING THE STUDY AREA

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. The vegetation consists of typical pioneer Fynbos, but it had become severely infested with alien vegetation. The areas of Forest/Thicket had also matured but are 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 study site has opportunity for both development and the conservation of biodiversity and landscape connectivity if developed suitably. 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.

2.7.3 Floodplains and flood lines

Only two areas on the site that is being planned as part of this rezoning and subdivision application are 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 flooding. These

areas on the terrain that is subject to possible flooding are excluded from any planned development. 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. As such, the development proposal put forth in this application has carefully included the riparian buffer mentioned above.

Raising of the Garden Route Dam Spillway

Information regarding the full supply level of the dam as well as the new high level of the dam after the spillway has been raised was obtained and included on the layout drawing. The full supply level of the dam was on 180.30m above sea level. The full supply level of the dam has been increased to 182.5m above sea level now that the raising of the dam wall is complete. The new 1 in 200 year flood line is on contour 184,00m.

Floodline Determination – Fraser Consulting Civil Engineers

Fraser Consulting Engineers CC were appointed to determine the 1 in 50 year and 1 in 100 year floodlines for the tributary of the Swart River alongside the southern boundary of the site. The confluence of this tributary and the Swart River is 200m downstream of the Garden Route Dam Wall. The floodline as determined by Fraser Consulting is illustrated in the image below and has been indicated on the Subdivision layout plan.

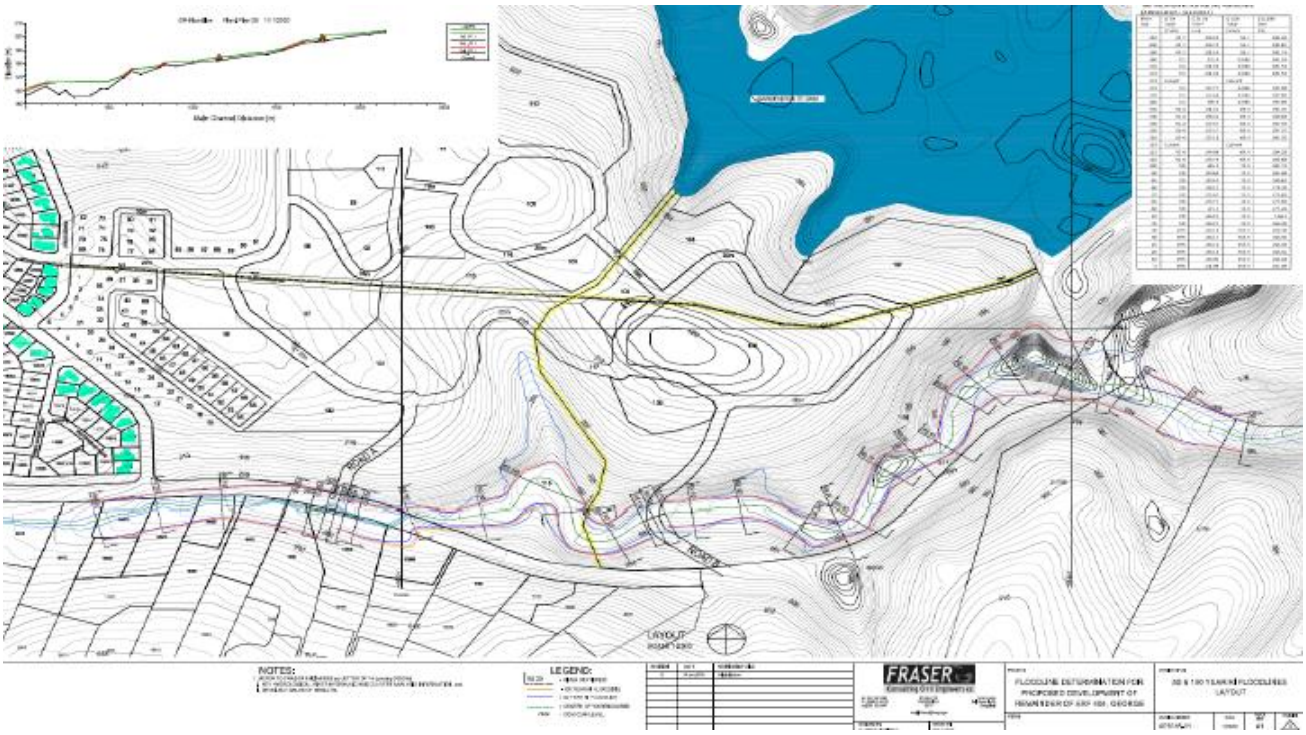

FIGURE 7: FLOODLINE DETERMINATION

Refer to the Civil Engineering Services Report as well as the Stormwater Management Plan attached as Annexures N and O respectively for further details regarding the floodlines and Floodline Determination Report.

2.7.4 Freshwater Habitat Assessment

A freshwater habitat assessment was conducted by Sharples Environmental Services during January 2019 and updated in September 2019.

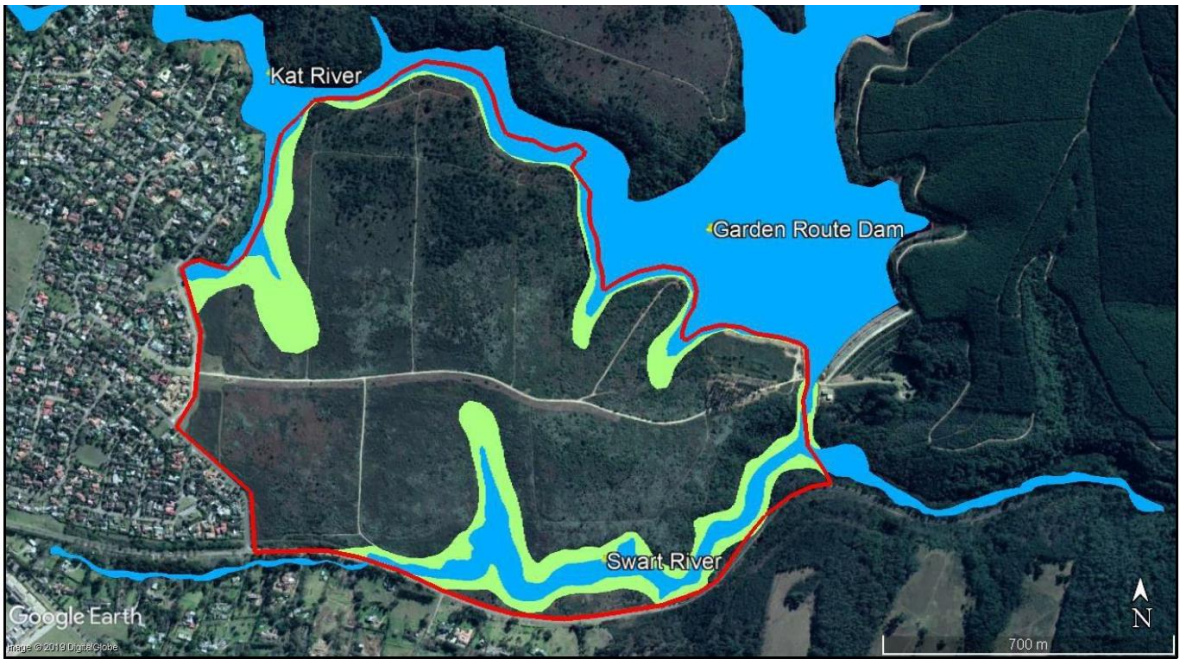

FIGURE 8: FRESHWATER HABITAT – WATER COURSES AND RIPARIAN HABITAT

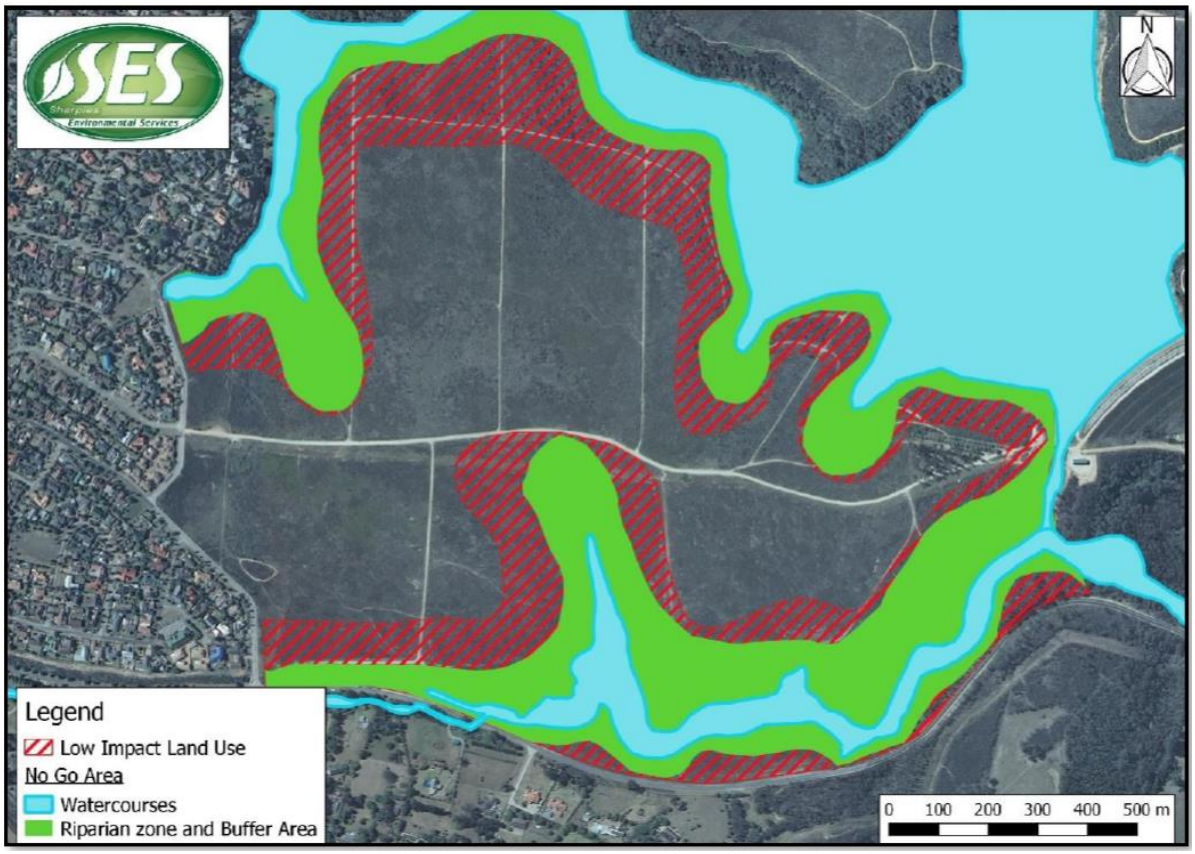

FIGURE 9: RIPARIAN ZONE AND BUFFER AREA WITH ADDITIONAL "LOW IMPACT" BUFFER AREA (INDICATED IN RED)

> *"The area entitled 'Low Impact Land Use' (red lines) must be restricted to low conflict land uses, such as essential services and recreational areas. The objective of this space is to prevent the freshwater buffer areas from being utilized and by rather providing and area for interaction with the environment outside of the buffer areas. It is important that the environment is incorporated into the design, and utilised for low impact activities (such as pathways, cycling tracks, picnic areas, etc.) so that the community are afforded the benefits of ecosystem services and take ownership of these habitats". - Sharples Environmental Services cc Sept 2019*

The findings and recommendations of the Freshwater Habitat Assessment have been incorporated into the layout design of the proposed development.

2.7.5 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. A detailed site specific geotechnical investigation will be conducted prior to construction to inform engineering designs and foundation options.

2.7.6 Current Land Use, Existing buildings and structures

The site is currently vacant, with the exception of various access routes which are currently 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, related infrastructure, a sewer pump station on the southern border of the site along Madiba Drive 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.

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

2.7.7 Current Site Access

- Currently, the only access point to the site is via an existing access road off Stander Street.
- A gravel road runs from West to East across the site towards the dam wall.
- 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), along Madiba Drive.

2.7.8 Urban Edge

The Municipal Urban Edge delineation in respect of this site has been refined during the revision of the Municipal Spatial Development Framework, adopted in May 2019. The revised urban edge now excludes riparian areas and areas known to be of conservation worth but still includes the majority of the site. No development is planned outside of the Urban Edge.

Please see Annexure J for a map of the position of the urban edge.

2.7.9 Surrounding Land Use

The **area to the west of the property** is a collection of neighbourhoods (Loerie Park, Eden George and Denver 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 sites is 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 west, with large scale agricultural practices taking place to the east 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 6 below for a map illustrating the surrounding land uses around the site.

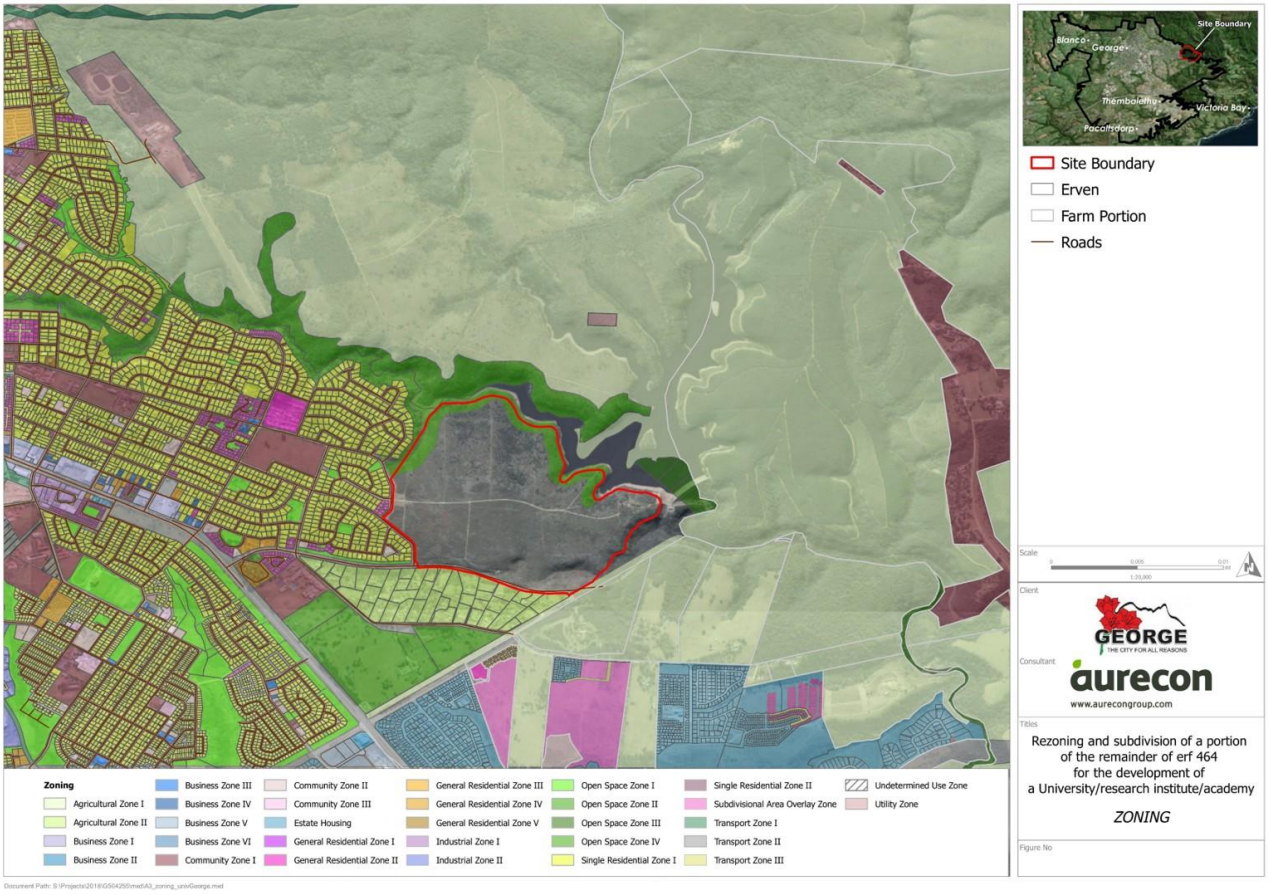

FIGURE 10: ZONING MAP ILLUSTRATING THE SURROUNDING LAND USES AROUND THE SITE

2.7.10 Physical Constraints

With inputs from the environmental studies and investigations as well as the spatial planning data, a contextual analysis of the site has been conducted that integrates the unique environmental features of the site as well as the physical constraints of the site that need to be incorporated into the layout design of the development. The riparian buffers around the drainage areas as well as the buffers around the sensitive vegetation and the urban edge and existing infrastructure and topography are all contributing factors to the form giving elements in the layout design.

3. PROPOSED DEVELOPMENT

3.1 Development Introduction

The George Municipality 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 Assessment (VIA) and Social Impact Assessment (SIA) were 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 appointed Aurecon South Africa (Pty) Ltd. to prepare and submit an application for rezoning (including departure and consent use) 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 the benefits thereof. After various 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. This development proposal is discussed in detail in the subsequent sections of this report.

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 selected 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 and sustainability); protect and enhance the high quality natural environment including water catchments in and around this area and; suggest land uses which will make the best use of the site of application.

Figure 10 below illustrates the preferred concept plan, which has also been presented to the municipal council for approval. This concept (development proposal) is based on environmental, social, economic, heritage, infrastructure and urban design inputs from various specialists, and has been further refined as more detailed planning progressed and more in-depth studies were conducted.

FIGURE 11: PREFERRED DEVELOPMENT CONCEPT - LINC ARCHITECTURE | URBAN DESIGN

As more detailed planning and investigations have been conducted, the development concept has been further refined and improved to culminate in the proposed subdivision layout plan that forms the basis of this rezoning/subdivision application.

3.2.1 Campus – University / Research Institute / Academy

The key component of the 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. The 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. The campus is strategically located on the flatter slopes of 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.

The vision of the main campus and how the various land uses will interact with each other are illustrated in the image below:

FIGURE 12: FIGURE DEPICTING THE VISION FOR THE PROPOSED CAMPUS - LINC ARCHITECTURE | URBAN DESIGN

Findings from various 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 size and 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 proposed development and 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 Western portion of the site. This is to ensure greater integration between the existing neighbourhood and the newly proposed land uses towards the 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 could 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 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.

The images below illustrate examples of what the layouts for the proposed student housing accommodation being planned for on the campus could possibly look like and how it will be integrated with the university uses:

FIGURE 13: EXAMPLES OF STUDENT HOUSING APARTMENT BLOCKS (NOTE: ACTUAL DESIGNS OF BUILDINGS WILL BE CONDCUTED BY ARCHITECTS AND WILL DIFFER FROM THESE EXAMPLES).

FIGURE 14 - DEPICTION OF POSSIBLE LAYOUT OF STUDENT HOUSING UNITS

FIGURE 15: FIGURE DEPICTING POSSIBLE STUDENT HOUSING UNITS INTEGRATED WITH THE MAIN CAMPUS - LINC ARCHITECTURE | URBAN DESIGN

3.2.3 Natural Assets and Preservation Areas & Recreational Spaces

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 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. 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.

The extensive natural features on the site forms a key component of the overall design of the proposed development as illustrated in the image below.

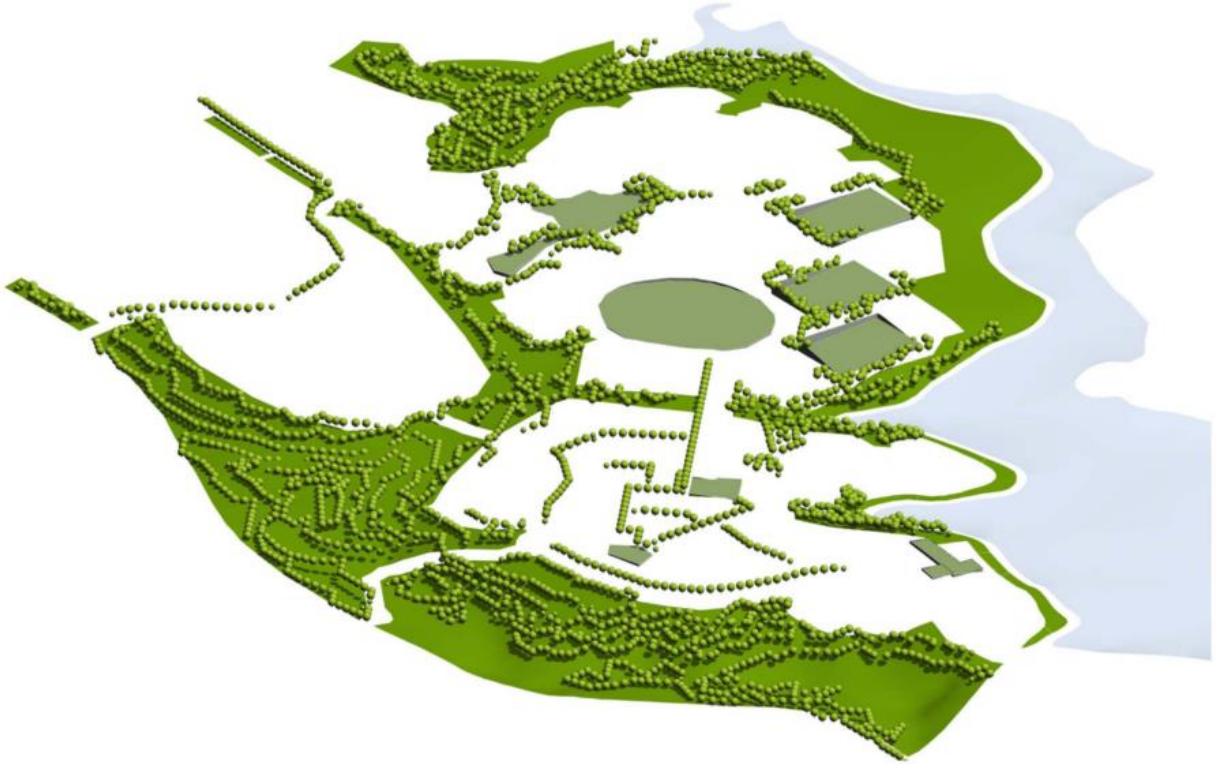

FIGURE 16: FIGURE DEPICTING THE NATURAL FEATURES ON THE SITE - LINC ARCHITECTURE | URBAN DESIGN

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 part 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.

The natural beauty of the site can further be enjoyed by the public through the inclusion of picnic areas along the water's edge as well as exploring the natural features of the surroundings such as the picturesque Garden Route Dam and Katrivier Nature Reserve.

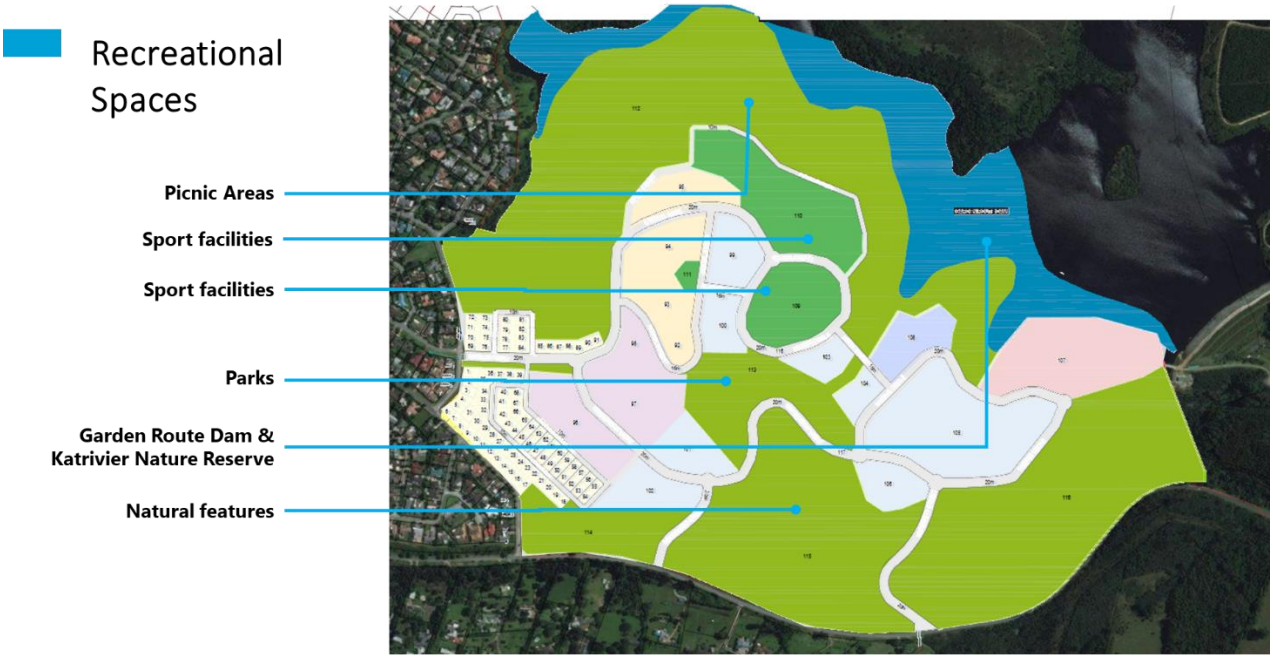

FIGURE 17: RECREATIONAL SPACES & NATURAL FEATURES OF THE SITE

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 school 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.

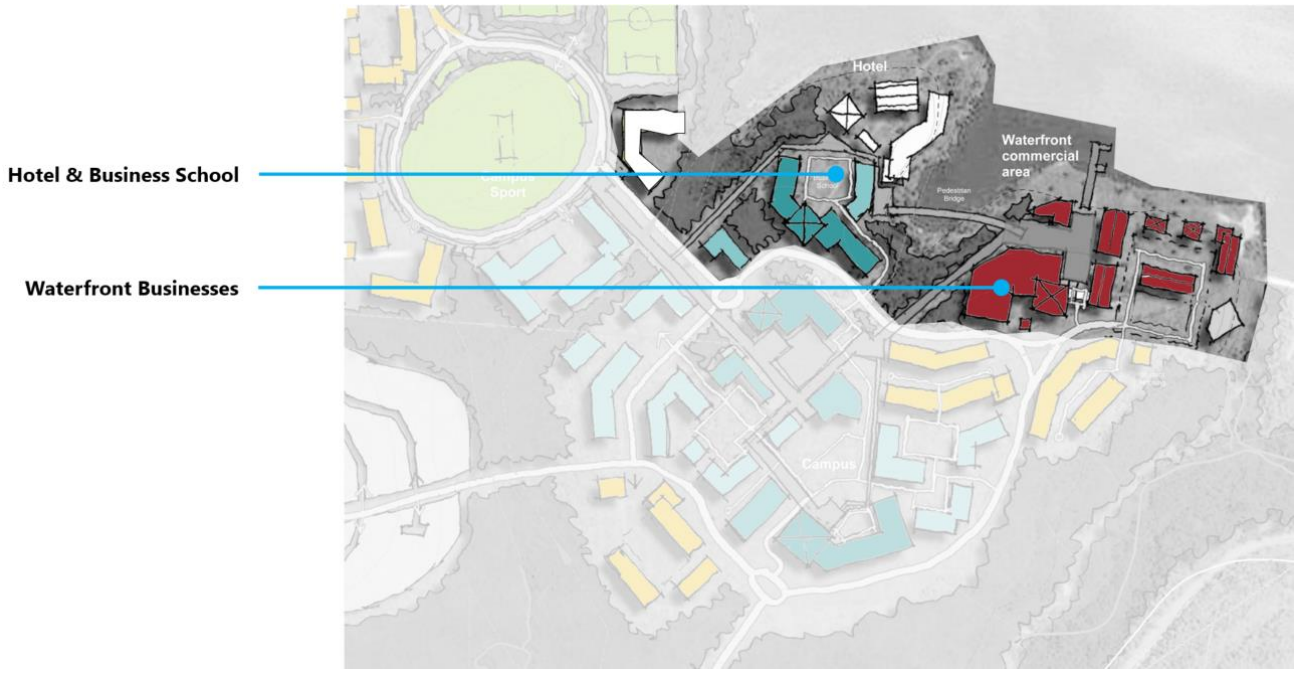

FIGURE 18: FIGURE DEPICTING THE PROPOSED HOTEL AND WATERFRONT PRECINCTS

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.

4. ADDITIONAL GUIDING DOCUMENTS

In preparation of this application, several concept development workshops and pre-application consultation sessions were held with the project stakeholders and relevant municipal officials. From these workshops and consultation sessions, many ideas and concepts were developed and incorporated into the design of the development proposal. However, further research and analysis was also done prior to and during the planning process of this development proposal. The final development concept has also been guided by additional studies such as the engineering reports, the traffic impact assessment, the visual impact assessment and the various environmental studies discussed in some detail in the previous sections.

4.1 Case Studies

As part of a feasibility assessment for the development of a university/research academy/institute, a case study document was compiled. This case study document was essentially a desktop review of case studies examining similar university developments and was produced in support of the application to develop a portion of the Remainder of Erf 464, George, for the purposes of a university/research institute/ academy. It is aimed at reviewing local and international trends in the development of educational and business precincts through reviewing 10 case studies outlining the key factors that lead to success and/or failure of these types of institutions. The document is broken down into two main sections. A brief discussion of the different types of education institutions, precincts and/or learning platforms is provided, followed by an in-depth discussion on the case studies enlisted under each theme. The lessons learned from each case study were adopted and incorporated during the planning and design phases of the proposed development being applied for in this application.

The proposed George University campus is designed to be an infill development that is compact and walkable, and offers a mix of uses, and will create a sense of place. One of the lessons learned from the case studies report includes that 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 campus will be accessible to prospective students within George and surrounding towns, providing students the opportunity to live and study close to home, as well as providing students from other towns an opportunity to reside not only on campus, but also in George.

Please See Annexure K for the New George University Case Study Document 2019.

4.2 Urban Design Report

Further to the above case studies document, an Urban Design Report has been prepared by Linc Architecture | Urban Design, illustrating the various elements that were considered in the planning and design phases of this development proposal. This report deals with various contextual analyses before presenting three different development options. These development options were then workshopped with a range of municipal officials from various departments, before a preferred option was identified. This preferred option was then further workshopped and amended before finalisation. The outcome of this process is the development proposal put forth in this application that formed the basis for the proposed rezoning and subdivision layout plan. Furthermore, the Urban Design Report also provides insight on the urban framework developed for this project, before further detailing the campus and the various elements that would make this development a success.

The below images illustrate a visual representation of what the proposed development could potentially look like once developed. The massing model serves as an indication of the foreseen building heights and building placement and density. The model below also illustrates the movement network and natural features of the site that are incorporated into the design.

Please refer to Annexure L for the Urban Design Report by Linc Architecture | Urban Design detailing the urban design process and considerations that ultimately lead to the development of the final development proposal contained in this application.

FIGURE 19: 3-DIMENSIONAL DEPICTION OF THE PROPOSED CAMPUS - LINC ARCHITECTURE | URBAN DESIGN

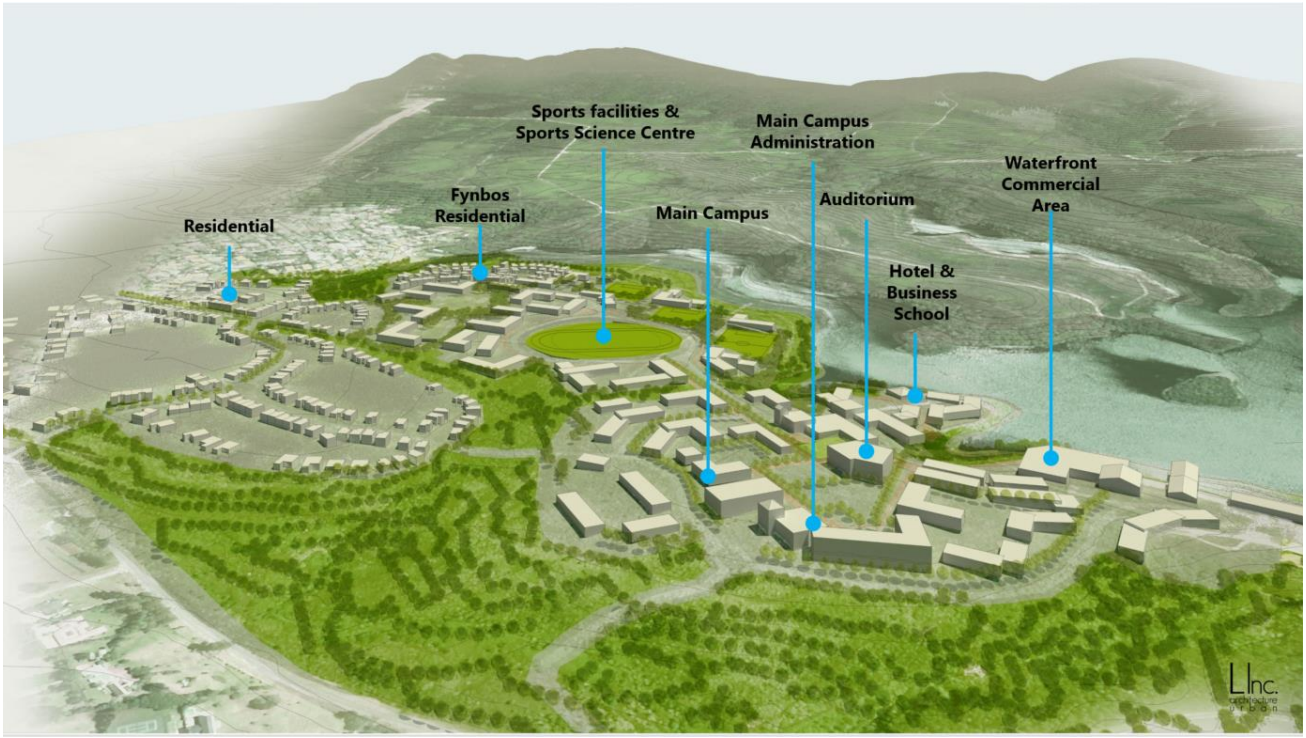

FIGURE 20: LOCALITY OF KEY STRUCTURING FACILITIES ON THE PROPOSED DEVELOPMENT - LINC ARCHITECTURE | URBAN DESIGN

4.3 Visual Impacts / Aspects

A Visual Impact Assessment (VIA) was undertaken in 2019 by Paul Buchholz (Annexure M). 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 17 below:

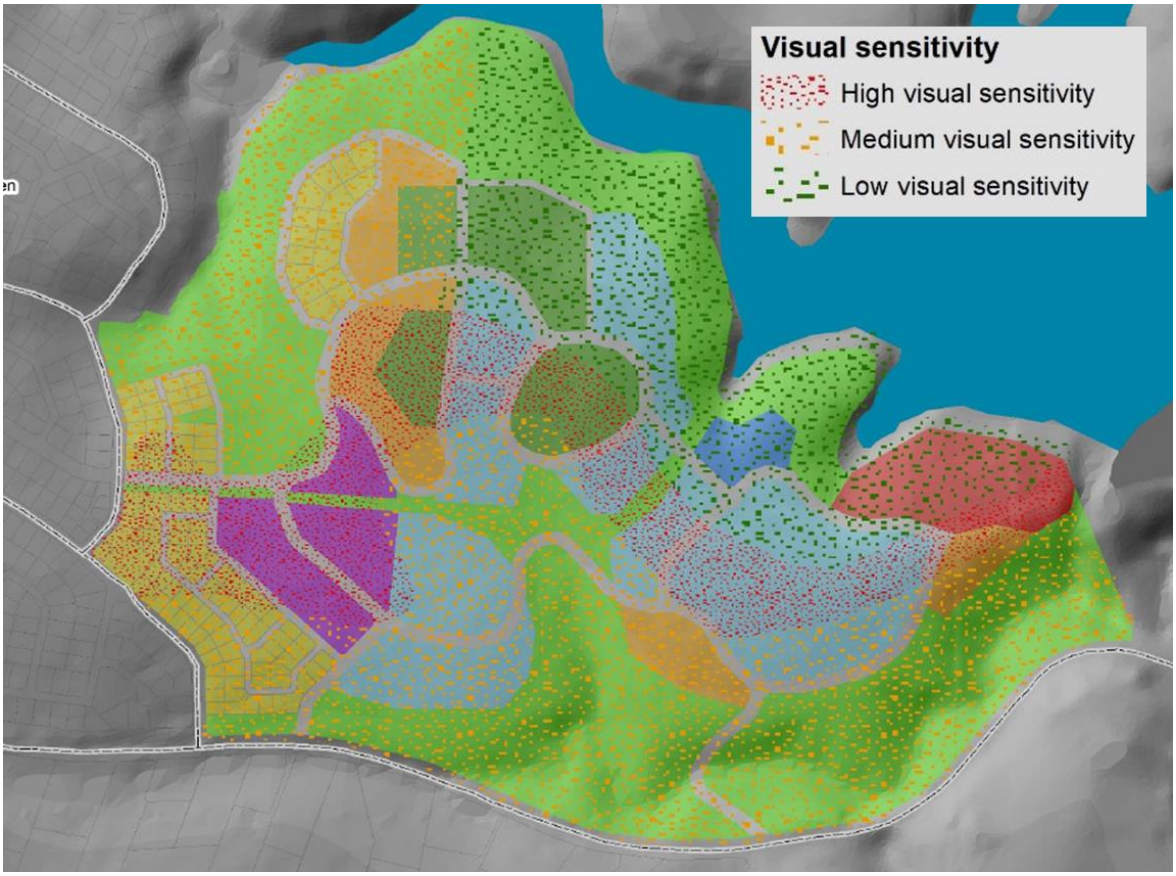

FIGURE 21: VISUAL SENSITIVITY MAP - BUCHHOLZ, 2019

Based on Figure 18 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. If buildings and structures are located within the high visual sensitive area the highest point of all infrastructure should not exceed 5.5 meters. Structures should be sited below the ridgeline to preserve a natural topographic and

vegetative profile. 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 (medium 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 roofs should be oriented in the same direction as the natural slope.

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.

The layout of the campus has been designed in order for the campus to be strategically located on the flatter slopes of 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. But as stated in the VIA, the design and height of the buildings is a key aspect that must be considered by the architects.

4.4 Civil Engineering Services Report

A Civil Engineering Services Report was prepared for the proposed development by Aurecon South Africa (Pty) Ltd. The purpose of the investigation was to determine the current infrastructure and services that are available to the site in order to assess what upgrades will be required so that there is sufficient civil infrastructure to service and support this proposed development. The investigation covered the availability of bulk services supply as well as the internal reticulation of potable water, sewage, solid waste and access to the site.

A copy of the report is attached to this report as Annexure N.

TABLE 3: SUMMARY OF CIVIL ENGINEERING SERVICES - AURECON SOUTH AFRICA (PTY) LTD

External Engineering Services	
Access	Access to the proposed development area during construction will be provided East from Stander Street. No upgrades to the existing road infrastructure are required at this point in time. This road will however be upgraded following construction of the internal roads. The two (2) main access roads to the campus after construction will be North from Madiba Drive, whereby the design of the roads will be a combination of earthworks, filling and a bridge over the existing watercourse on site. The watercourse crossing might be a combination of culverts and earth fill, but this can only be confirmed during the design stage. Any other upgrades to the existing road infrastructure are shown on the Traffic Impact Assessment (TIA) conducted by SMEC Consulting.
Storm water	No bulk stormwater systems are required as the stormwater will be dispersed via a number of stormwater outlets into the existing natural watercourse. Accumulated stormwater will be dispersed by means of energy dissipating structures to minimize the effect of peak runoff downstream. Details regarding this is provided separately in the stormwater Management Plan as compiled by Aurecon (Refer to Annexure O).
Sewer	Wastewater generated from the proposed development will gravitate to the existing Glenwood PS as well as the proposed Erf 464 pump stations and pump sewage through rising mains and gravity pipelines to the Glenwood PS. And from there into the existing system towards the Outeniqua Waste Water Treatment Works, where it will be treated. Although the Outeniqua Waste Water Treatment Works currently does not have capacity, upgrades are underway which will be able to accommodate the development by the time construction is estimated to commence.
Water	George is supplied with water mainly from the Garden Route Dam, but makes use of various other pumped sources such as from the Gwaiing River. The water is purified at the George WTP's (water treatment plant). Water is supplied to all areas within George through a network of bulk water lines distributing water to and from each reservoir supply area. The George Municipal Water Master Plan indicates that the proposed development falls within the George Main zone. According to the investigations, the existing WTP's and network has insufficient capacity to accommodate the proposed development.
Electrical	The Municipality's Electrical Department is currently assessing the total electrical demand of the proposed development as assessing the current

	electrical capacity and will advise whether any upgrades will be required to accommodate the proposed development.
Internal Engineering Services	
Roads	The road width will be 4.5m minimum. All road surfaces will be either Cape seal, Asphalt or Paved surface; Sub-base and base materials will be imported; Sub-surface drainage, where applicable, will be installed; Barrier kerbs will be installed around bellmouths. Bellmouth's radius minimum 10m. The design criterion for roads is as follows: Road reserve widths are will determine actual road width to be constructed; Design life of the roads is 20 years; Sub-grade CBR – 15 to 20. Sub-base CBR – 45min. (processed crushed stone); Base course CBR – 80min. (processed crushed stone); Surfacing - Asphalt, cape seal or paving; Minimum road grade 0.475 %; Minimum road crossfall 2 %
Storm water Drainage	The storm water system forms an integral part of the road and urban planning layout. The system rests on three legs, the minor system, the major system and an emergency system. The minor storms are catered for in the pipe system while the major storms are routed through a linked system of roads and public open spaces using attenuation techniques. The emergency system recognizes failure of the minor and major system by storms greater than provided for in major system or in the event of malfunction of the minor system by providing continuous overland flow routes to minimize flooding of residential areas.
Sewerage	The drainage for the site is in different directions due to the topography of the site. Due to this, two (2) pump stations is required to pump the sewerage to the existing sewerage system adjacent to the site. The minimum design criteria of the sewer drainage will the following: A conventional waterborne sewerage system will be provided with single connections to individual erven; The main sewer line will be constructed within roads reserves and/or midblock, site topography depending. Design parameters: Average daily flow - 500ℓ / erf / day; Peak factor – Harmon formula: Extraneous flow – 15 %: Minimum velocity – 0.7m per second; Minimum cover to pipes: 0.80m within road reserves. Minimum pipe size: 110mm diameter for house connections: 160mm diameter for sewer mains; Minimum gradients: 110mm diameter house connection 1:60: main lines at 80% capacity; House connection depth shall generally be 0.8m but at least be able to drain 60% of an erf; Maximum manhole spacing of 80m.
Water	The design criteria for the internal water infrastructure is generally as per the "Red Book" guidelines and specifically as follows : An average domestic consumption per day per erf dependent on landuse classification; Peak factors for the development will be calculated in accordance with Figure 9.9 of the "Red Book"; Minimum pressures for the network are calculated for the fire flows of 30ℓ per second and peak

	demand at the point of lowest pressure under peak flow conditions; Valves to be placed such that a maximum of 4 valves need to be closed to isolate a section of pipeline; Valves to be spaced so that the length of main included in an isolated section does not exceed 600m. All valves to be installed at T-pieces where applicable and not within the road surface. Minimum cover to pipe to be 0.8m within road reserves.
Waste	Refuse removal will be dealt with once a week as applicable to all the current residential areas in the George Municipal area. Solid waste is based on an estimated 3.5 kg/person/day. Based on preliminary discussions with George Municipality the existing solid waste site will be able to accommodate the additional solid waste generated by the development.

Refer to Annexure N for the full Civil Engineering Services Report including details of the investigations and bulk infrastructure capacity analysis that were undertaken.

5. 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, as well as an outline of the proposed developemnt. 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, in order to clarify the exact details of the application, this section will reiterate specifically what it is that is being applied for in this application.

5.1 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 6). 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 the Remainder of Erf 464 to be subdivided into the various portions as depicted on the Subdivision Layout Plan, attached as Annexure G.

In order to make provision for the proposed development, the intention is to subdivide the subdivisional area into 117 separate portions as per the subdivision plan below (also see Annexure G for the Subdivision Layout Plan), as well as the Remainder Undetermined use zone erf (the Remainder of Erf 464, George).

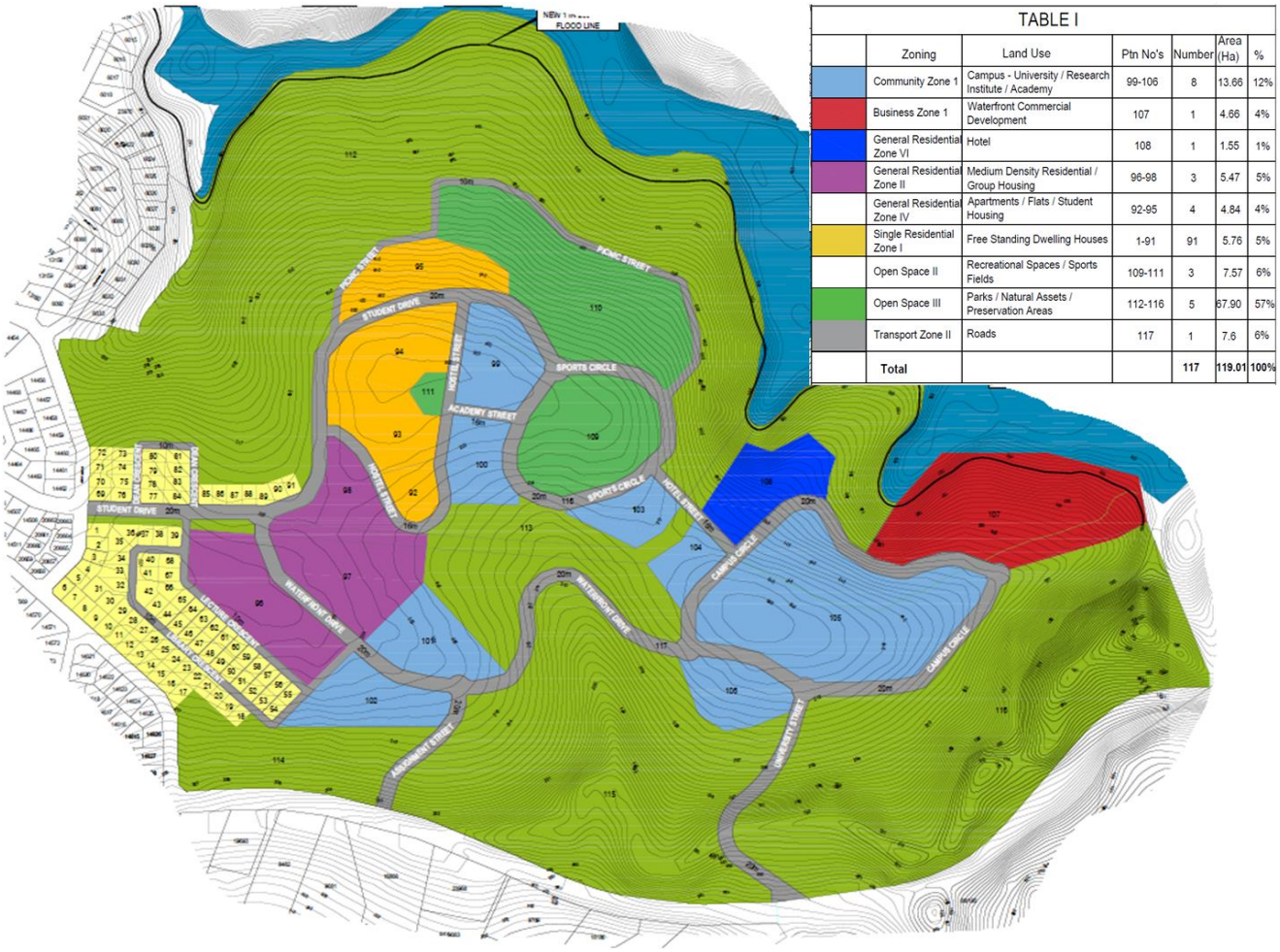

TABLE I

	Zoning	Land Use	Ptn No's	Number	Area (Ha)	%
	Community Zone 1	Campus - University / Research Institute / Academy	99-106	8	13.66	12%
	Business Zone 1	Waterfront Commercial Development	107	1	4.66	4%
	General Residential Zone VI	Hotel	108	1	1.55	1%
	General Residential Zone II	Medium Density Residential / Group Housing	96-98	3	5.47	5%
	General Residential Zone IV	Apartments / Flats / Student Housing	92-95	4	4.84	4%
	Single Residential Zone I	Free Standing Dwelling Houses	1-91	91	5.76	5%
	Open Space II	Recreational Spaces / Sports Fields	109-111	3	7.57	6%
	Open Space III	Parks / Natural Assets / Preservation Areas	112-116	5	67.90	57%
	Transport Zone II	Roads	117	1	7.6	6%
	Total			117	119.01	100%

FIGURE 22: 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) include the following:

Use Zones		Number of Erven
• Community Zone I		**8**
• Business Zone I		1
• General Residential Zone VI		1
• General Residential Zone II		3
• General Residential Zone IV		4
• Single Residential Zone I		91
• Open Space Zone II		3
• Open Space Zone III		5
• Transport Zone II		1

The Subdivision Layout Plan illustrates the proposed 117 portions, in addition to the newly proposed zoning being applied for. Refer to Annexure G for the proposed Subdivision Layout

Plan that forms the basis of this application. The above portions will be subdivided from the Remainder Undetermined use zone erf (the Remainder of Erf 464, George).

5.2 Proposed Access Points

The site will be served by three accesses, as follows:

- Access 1 along Stander Street (opposite Arthur Bleksley Street);
- Access 2 along Madiba Drive (between Meyer Street & Access 3); and
- Access 3 along Madiba Drive (opposite Road 1 of Kraaibosch Roads Master Plan).

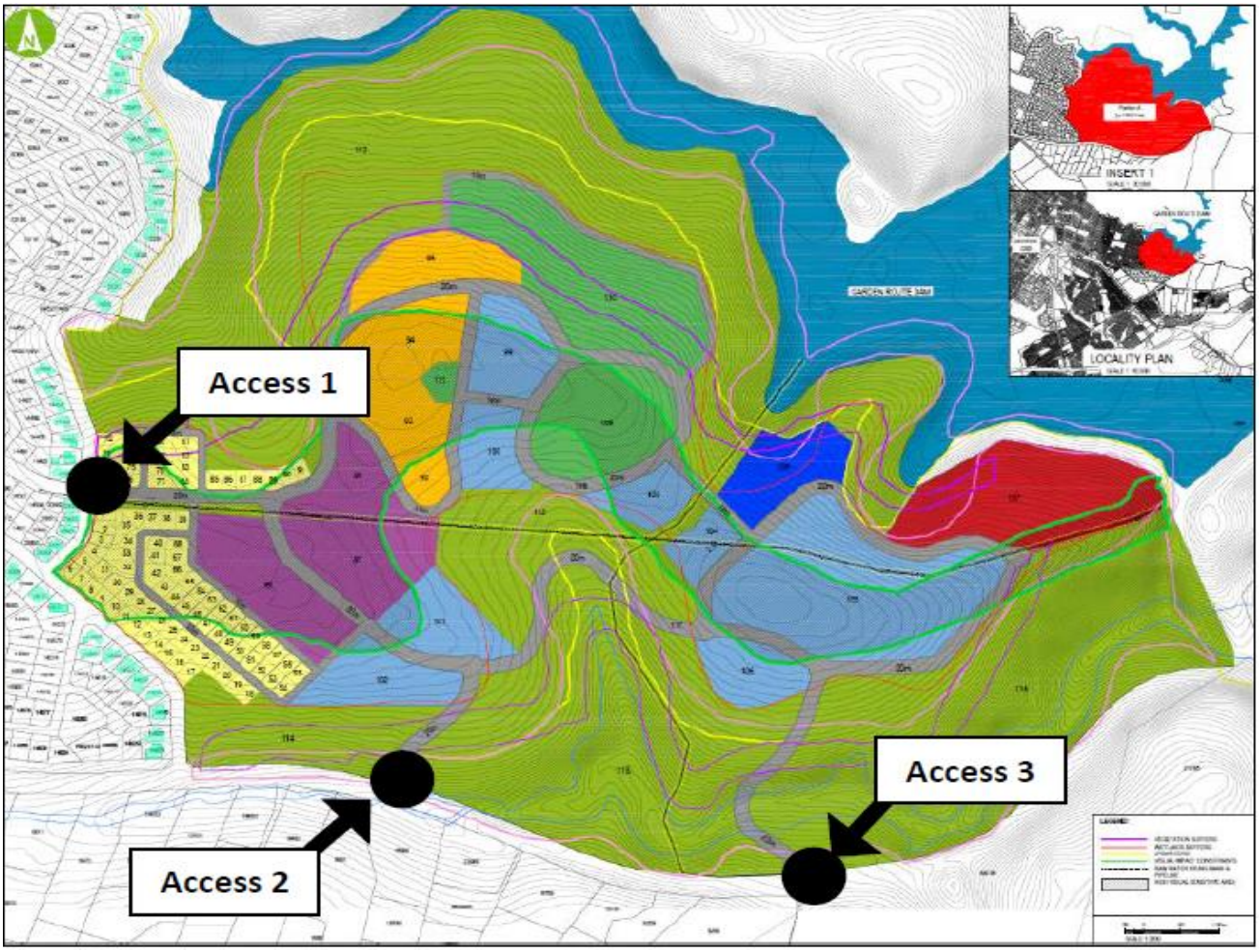

FIGURE 23: PROPOSED ACCESS POINTS

A Traffic Impact Assessment was undertaken by SMEC and provide some guidance as to road upgrades that might become necessary due to this development.

The Traffic Impact Assessment is attached as Annexure P.

5.3 Application

Herewith application is made for the following:

I. Rezoning
II. Departure
III. Consent Use
IV. Subdivision

As more fully described in the sections below:

5.3.1 Rezoning

In terms of **Section 15(2)(a)** of the George Municipality Land Use Planning By-Law, 2015, for the **rezoning** of the Remainder of Erf 464, George, from "Undetermined use zone" to a "Subdivisional area", to make provision for:

- 8 Community Zone I erven
- 1 Business Zone I erf
- 1 General Residential Zone VI erf
- 3 General Residential Zone II erven
- 4 General Residential Zone IV erven
- 91 Single Residential Zone I erven
- 3 Open Space Zone II erven
- 5 Open Space Zone III erven
- 1 Transport Zone II erf,
- 1 Remainder Undetermined use zone erf (the Remainder of Erf 464, George)

as shown on the proposed Subdivision Plan (attached as Annexure G).

The current zoning of the site (currently known as 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 the proposed site of development to a "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 6 (Zoning Map) for more information regarding the current zoning of the site, as well as the surrounding zoning.

5.3.2 Departure

In terms of **Section 15(2)(b)** of the George Municipality Land Use Planning By-Law, 2015, application is made for **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 100m^2 GLA to 4 bays per 100m^2 GLA and by reducing the standard FAR of “Business Premises” from 3.0 to 1.0.

Due to the nature of the proposed development being a university / campus with a strong focus on pedestrian movement, public transport and NMT transport modes, it is envisaged that the standard parking requirements for the erf that will accommodate business premises will not be applicable.

The traffic impact study conducted by SMEC further substantiates the traffic impacts of the proposed development. The retail component proposed in the development is specifically designed for the needs of the campus and implies that the users will have a very low car ownership.

George is currently served by three phases of the George Integrated Public Transport Network (George IPTN). As Kraaibosch and the George Campus is rolled out, it is anticipated that these developments will be well served by an extended Phase 1 of the George IPTN which will further reduce the parking requirements of the business site.

5.3.3 Consent Use

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. In terms of **Section 15(2)(o)** of the George Municipality Land Use Planning By-Law, 2015, application is thus made 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 Convenience shops on the respective portions zoned as General Residential Zone VI as well as Convenience shops on the respective portions zoned as General Residential Zone IV 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 primary uses which are envisioned to contribute to the success of the proposed development.

5.3.4 Subdivision

Subdivision of the Remainder of Erf 464, George in accordance with the attached subdivision plan (attached as Annexure G) in terms of **Section 15(2)(d)** of the George Municipality Land Use Planning By-Law, 2015, in order to give effect to the above approved

Subdivisional zoning, 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 G for a detailed Subdivision Layout Plan. To enable the George Municipality to sell of pockets of land as required to potential developers, it is required the Subdivisional area be subdivided according to the subdivision plan. The subdivision is also required in order for these individual pockets to 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 4: CUMULATIVE SIZES OF RESPECTIVE SUBDIVISION PORTIONS

Zoning	Portion Number	Cumulative Size (ha) / Total Developable Area (ha)
Community Zone 1	Portions 99 – 106	13.66
Business Zone 1	Portion 107	4.66
General Residential Zone VI	Portion 108	1.55
General Residential Zone II	Portions 96 – 98	5.47
General Residential Zone IV	Portions 92 – 95	4.84
Single Residential Zone I	Portions 1 – 91	5.76
Open Zone II	Portions 109 – 111	7.57
Open Zone III	Portions 112 – 116	67.39
Transport Zone II	Portion 117	7.60
Total		**118.50**

The above portions will be subtracted from the overall size of the Remainder Undetermined use zone erf (the Remainder of Erf 464, George).

5.4 Proposed Development Parameters

In terms of normal planning practices, the municipality 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 proposed development parameters for the various use zones applied for in terms of the George Municipality Integrated Zoning Scheme By-Law (2017), are described in table 6 below:

The following additional development conditions are also proposed for the development:

1. The detail design of the development on the Waterfront business site should be dealt with as a separate task involving professional engineering and architectural input.

2. Architectural Guidelines should be drawn up to aesthetics of all development components.

3. All erven, other than the erven zoned Single Residential Zone 1, Open Space III and Transport Zone II should be subject to the approval of a site development plan prior to the submission of building plans.

4. A servitude 6 meter wide to be registered in favour of the George Municipality on the position of the two existing 600mm raw water rising mains and the 450mm treated effluent pipelines indicated on the layout as a black dashed line.

5. If buildings and structures are located within the high visual sensitive area (indicated on layout drawing) the highest point of all infrastructure should not exceed 5.5 meters.

TABLE 5: 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; Convenience shop	Convenience 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	(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	not applicable	not applicable	not applicable
Coverage %	60%	100%	325m² or 50% whichever is greater for stands smaller than 1000m² and 500m² or 40% whichever is greater for stands larger than 1000m²	not applicable	60%	100%	not applicable	not applicable	not applicable
FAR	1,2	1 - Subject to departure application approval for reducing the Standard FAR of Business premises from 3.0 to 1.0.	not applicable	not applicable	1	3	not applicable	not applicable	not applicable

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
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 retaining structures in this by-law apply.	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:	1.5 bay per classroom/office plus 1 per 6 students	4 bays per 100 m² GLA - Subject to departure application approval for parking requirements of	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 m² 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

5.5 Definitions of Land Uses

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 this application for the proposed development:

"Boarding House" means a building where lodging is provided, and includes ancillary communal cooking, dining and other communal facilities for the use of lodgers, together with such outbuildings as are normally used in connection with a boarding house; and -

a. Includes a building in which rooms are rented for residential purposes, a guest house or guest lodge, a home for the aged, a residential facility or handicapped persons or orphans; and
b. Does not include a hotel, dwelling house, second dwelling, backpackers' lodge or group house.

"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 m^2, provided that application for consent use must be submitted if the second dwelling or additional dwelling unit is larger than 60 m^2;

(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.

"Shop" means property used for the retail sale of goods and services to the public and -
a. Includes a retail concern where goods which are sold in such a concern are manufactured or repaired, a funeral parlour, flats above ground floor, service trade, ancillary sale of alcoholic beverages, clinic and the sale of motor vehicles; and
b. Does not include a hotel, industry, supermarket, motor repair garage, open air motor vehicle display, service station, restaurant, adult entertainment, adult services, adult shop or liquor store.

"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.

6. 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:

6.1 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. Investment in education, office space and retail facilities etc., would generate significant direct economic output from construction activity as well as economic outputs from the operational phase of this development. 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.

The development will also facilitate the operations of business services, retail spending and education/training which will have longer lasting impacts on the local community. In addition, the increase in human capital via higher levels of educational attainment will generate higher incomes in the region, both in the short and longer terms.

6.2 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 were planned to 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.

The proposed development will bring social and economic opportunities to the residents of the municipality and the town in particular. Businesses in the town and residents alike will benefit greatly from ‘new consumers’ that will use local business services and facilities. 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 campus will be accessible to prospective students within George and surrounding towns, providing students the opportunity to live and study close to home, as well as providing students from other towns an opportunity to reside not only on campus, but also in George.

6.3 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 MSDF. 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.

6.4 Residential Motivation

The residential land uses that are planned as part of the university development, is purely seen as a component of the university and an ancillary and complimentary land use to the university uses. 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.

A mix of Single Residential and Group Housing land uses are proposed on the western portion of the site. This is to ensure greater integration between the existing neighbourhood and the newly proposed land uses towards the 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.

On-site student housing are also proposed 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. The table below provides information regarding the maximum permitted building sizes of the various erven based on the zoning rights and site size. The building square meters in the table below is based on the maximum FAR multiplied with the extent of the erven.

TABLE 6: TABLE DEPICTING THE MAXIMUM PERMITTED BUILDING SIZES

Zoning	Land use Description	FAR	Density (dwelling units per hectare)	Building square meters	number of dwelling units	Area (Ha)	% of Area
Community Zone I	Campus - University/Research institute/Academy	1,2	na	163920	1000	13,66	12%
Business Zone I	Waterfront commercial development	1	na	46600	na	4,66	4%
General Residential Zone VI	Hotel	3	na	46500	na	1,55	1%
General Residential Zone II	Medium density residential / Group housing	na	35	na	191	5,47	5%
General Residential Zone IV	Apartments / Flats / Student Housing	1	na	48400	1210	4,84	4%
Single Residential Zone I	Free standing dwelling houses	na	1 dwelling per erf	na	91	5,76	5%
Open Space Zone II	Recreational Spaces / Sports fields	na	na	na	na	7,57	6%
Open Space Zone III	Parks / Natural Assets / Preservation Areas	na	na	na	na	67,39	57%
Transport Zone II	Roads	na	na	na	na	7,60	6%
Maximum estimated number of residential units that could potentially be developed:					**2492**	**118,5**	**100%**

The Campus / university uses will predominantly be developed on the erven zoned as "Community Zone 1", which includes a "place of instruction" as its primary use. The erven zoned as "General Residential Zone IV" are earmarked for student housing apartments. With a permitted building size of 48 400m^2, a total of approximately 1210 student housing apartments could be developed on these erven, at an average size of approximately 40m^2 per apartment. It is envisaged that a further 1000 student housing units could potentially be developed on the erven zoned as "Community Zone 1" (that will accommodate the campus buildings), as "a place of instruction" includes for the development of a boarding hostel. The total number of student housing units (including the group housing and single residential) will thus be in the region of around 2492. Note that these numbers are only indicative estimates - the primary focus and use of the proposed development is for the establishment of a university/research institute/academy. The final building sizes and number of units will only be finalised once the site development plans and buildings plans have been drafted by Architects and will also be informed by market demands at the time of implementation of the proposed development.

TABLE 7: TABLE DEPICTING THE INDICATIVE NUMBER OF DWELLING UNITS PER ZONING TYPE

Zoning	Number of Dwelling Units
Community Zone I	1000
General Residential Zone II	191
General Residential Zone IV	1210
Single Residential Zone I	91
Maximum estimated number of residential units that could be potentially developed on the site:	**2492**

There is also a demand in George for residential erven not situated in exclusive gated estates. As per the MSDF, the municipality needs to avail undeveloped land in its possession to stimulate economic growth and develop catalytic sites to induce the appropriate response in the private sector. 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.

The image below illustrates the erven in the layout plan that are earmarked for residential uses that are planned to accommodate the various student housing typologies on the site:

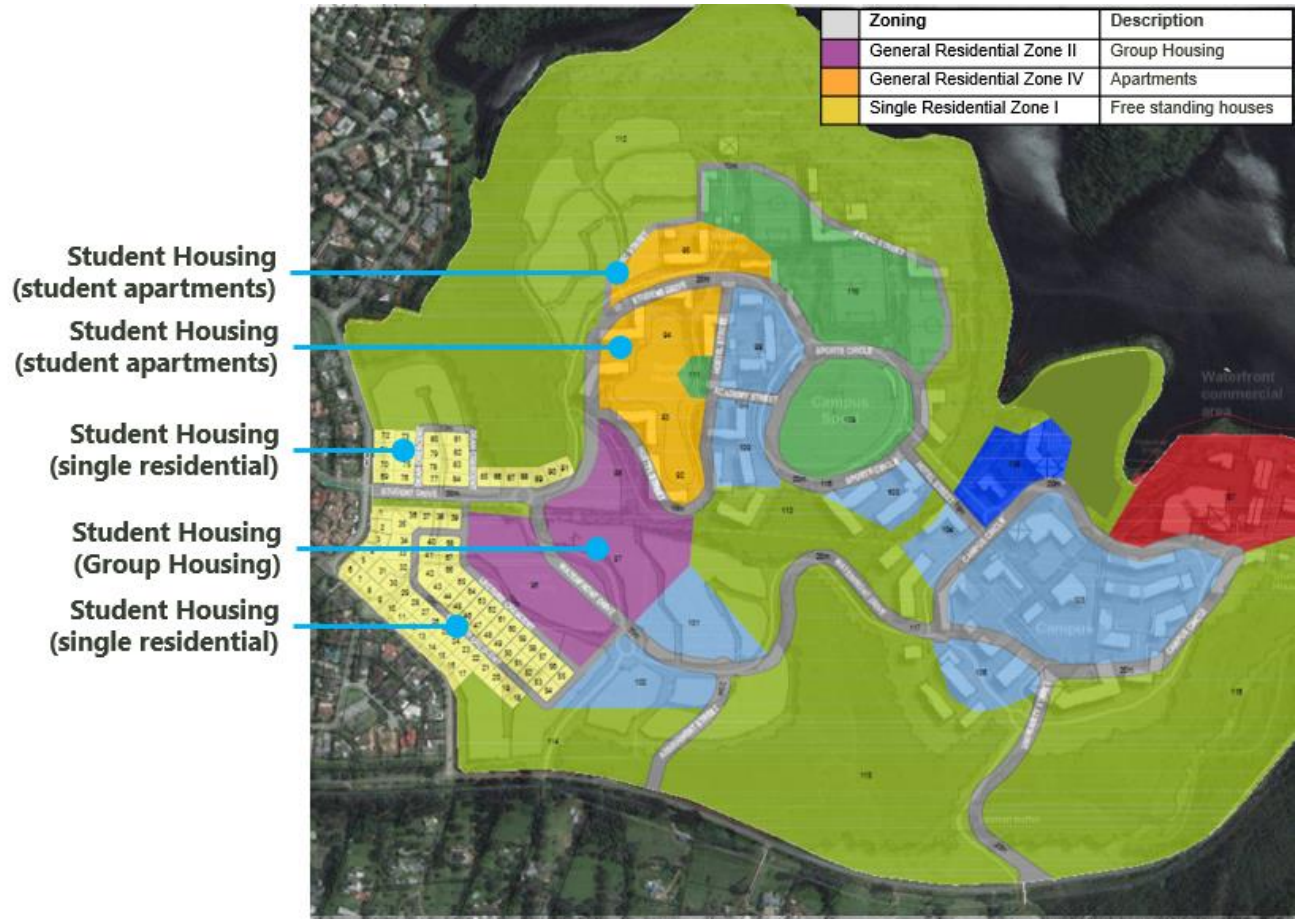

FIGURE 24: FIGURE DEPICTING VARIOUS TYPES OF STUDENT HOUSING ON THE CAMPUS

Residential Demand

It is envisaged that the university could potentially accommodate between 7000 to 8000 students based on the size of the site of development and range of facilities that are planned, when the site is developed to its full potential.

Ideally the university will need to provide on-site housing for approximately 40% of the total student numbers, which means a total demand of approximately 2800 to 3200 residential units (student housing units – apartments and boarding hostel).

The estimated maximum residential yield that can be accommodated in the development is to therefore only provide on-site housing for approximately 2500 students (36% of 7000 students). This also include other residential opportunities that are planned (191 group housing units and 91 free standing housing units) are residential opportunities that could cater for lecturers, visiting lecturers, post grad students as well as to contribute towards the demand for vacant residential sites in the municipal area.

The planned student accommodation on the site could also evolve and grow into various products that can be used for students during term and holidaymakers during the holidays. This will ensure year-round activity on the site and be a source of tourist accommodation in a remarkable setting.

6.5 Impact on External Engineering Services

GLS Consulting is appointed by the George Municipality to update and maintain the Municipality's Water and Sewer Master Plans. As part of the engineering investigations, GLS was appointed to specifically analyse the demand of the proposed development on the bulk services available and to advise on what upgrades may be required.

The report prepared by GLS is a technical report that indicates upgrades required in the water and sewer networks in the vicinity of the proposed development. In terms of **bulk water infrastructure, there is insufficient capacity in the existing network** to accommodate the proposed development, with the implementation of certain additions and adjustments to the existing water system. Although the **Outeniqua Waste Water Treatment Works currently does not have capacity** to treat effluent from the proposed development, upgrades are underway which will be **able to accommodate the development by the time construction is estimated to commence**.

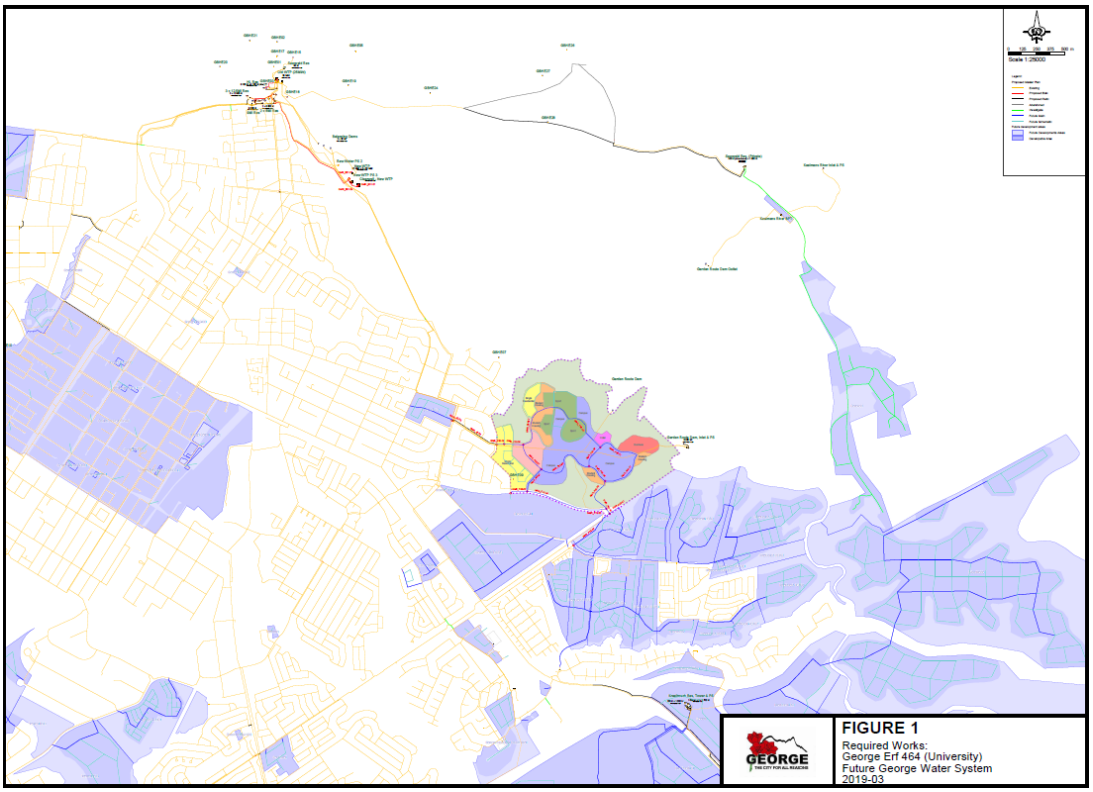

FIGURE 25: FIGURE DEPICTING THE WATER INFRASTRUCTURE REQUIREMENTS

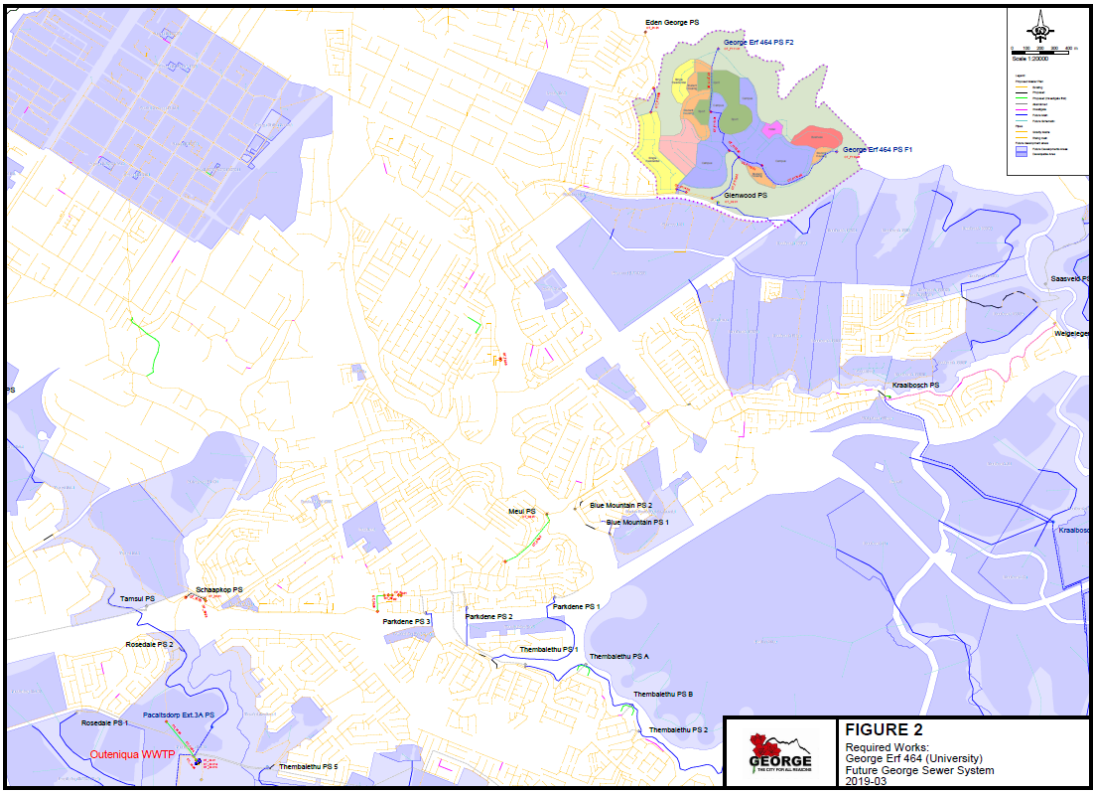

FIGURE 26: FIGURE DEPICTING THE SEWER INFRASTRUCTURE REQUIREMENTS

Refer to the Civil Engineering Services Report as well as the Stormwater Management Plan attached as Annexures N and O respectively for further details regarding the bulk services capacity and requirements.

6.6 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.

6.7 Impact on Heritage

During the previous planning process, 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 (Annexure Q).

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

A traffic impact study was conducted which provides details regarding the traffic impact of the proposed development as well as detail any potential road upgrades that will be required due to the proposed development. The study also examines the envisaged parking requirements taking into consideration the public transport facilities and NMT transport modes.

In terms of Transit-Oriented Development (TOD), the development is ideally located along major public transport routes so that it can be seen as a TOD project, as encouraged by the George MSDF (2019). The figure below depicts the 5 key elements of TODs, which is also a good depiction of the key elements which informed the planning and design phases of the proposed development. With the proposed development being mixed use of nature, providing a live, work and learn environment on site, extracting the benefits of TOD becomes much easier and affordable for the municipality. It is therefore important for the future IPTN to carefully depict and plan how public transport could service the campus in the short and longer terms, in order to possibly shape the proposed development into a catalytic TOD project in George.

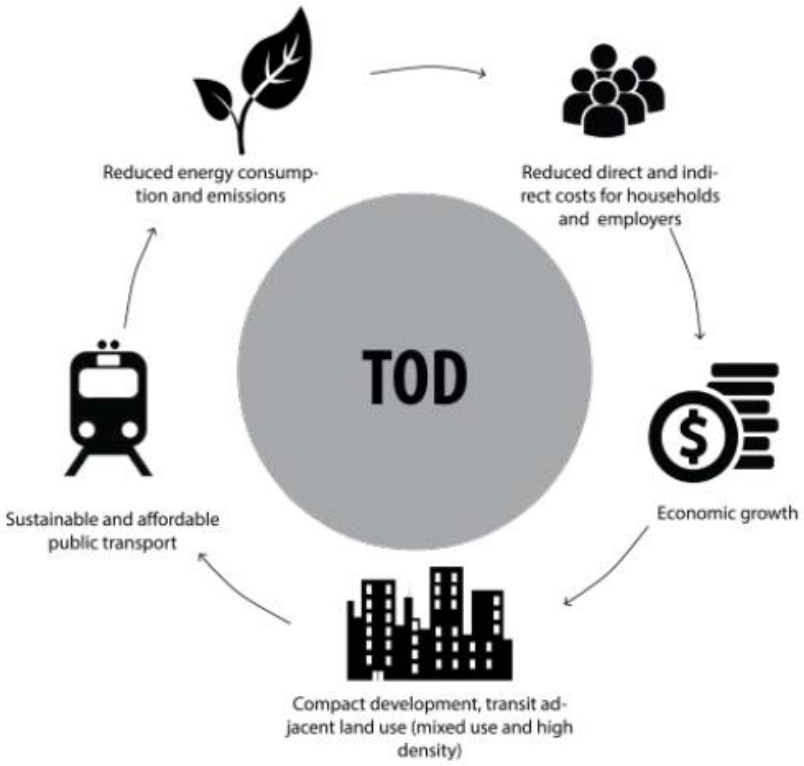

FIGURE 27: 5 KEY ELEMENTS OF TRANSIT-ORIENTED DEVELOPMENT

There is also a strong pedestrian focus built into the design of the development. The campus area is connected to the business area and the sport and student housing area with a Campus Walk. Additional walkways and pathways should also be planned to run throughout the development and to use the opportunities alongside the green belts to create strong connections to the various precincts of the development. The Main campus is in close proximity to both the Waterfront business area, the hotel area and the sport facilities. Other departments and/or other symbiotic academies are dotted in groups along the Campus Walk. 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.

The areas on the edge of the dam and sports fields present great opportunities for public parks, picnic areas and recreational activities. These are connected to the Waterfront business area via walkways and paths. Parking areas are broken up into small pockets throughout the development to avoid large unsightly parking lots.

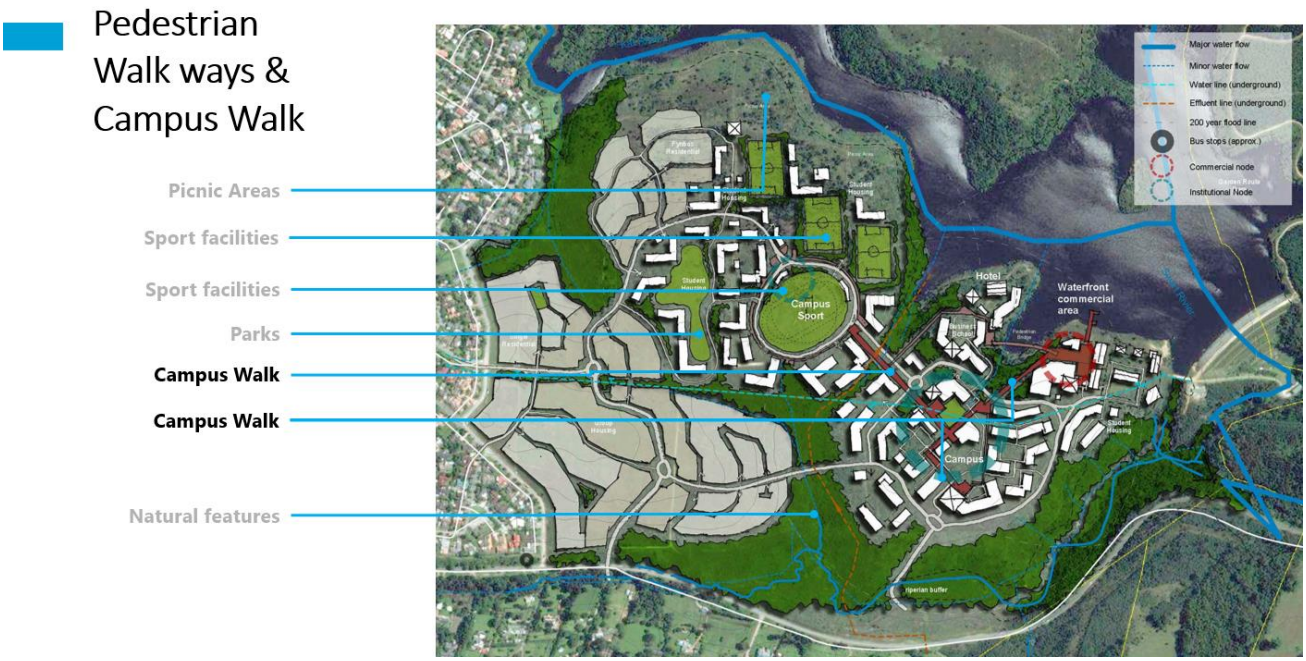

FIGURE 28: FIGURE DEPICTING PROPOSED CAMPUS WALK AND PEDESTRIAN WALK WAYS ALONGSIDE GREEN BELTS TO CREATE STRONG CONNECTIONS TO THE VARIOUS PRECINCTS OF THE DEVELOPMENT

The Campus walk is seen to connect the main administration complex of the campus to a Campus square with supporting student facilities, cafeterias and a proposed auditorium. This walk then further connect to the hotel and business area along the waterfront as well as west to the Sport Science complex and the bulk of the student housing. Various departments and possible mutually beneficial service providers are positioned alongside this promenade. Please see the Urban Design Report attached as Annexure L for further detail and a more in-depth graphic explanation.

Refer to the Traffic Impact Assessment attached as Annexure P.

7. ALIGNMENT OF DEVELOPMENT WITH PLANNING LEGISLATION

The following section motivates the proposed development from a planning legislation perspective and shows that the development proposal conforms and aligns with all the spatial planning legislation which affects development in the George area.

7.1 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 institutions 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. The land in its current state does not contribute to land markets and is classified as under-utilised at present. The development of under-utilised land within the urban edge, supports the objective of limiting urban sprawl. 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 principle 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 development of this site is envisaged to harness synergies from connection with planned mobility networks, opening up and improving access to the Eastern Node, which in turn would stimulate the growth of this node. 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. This proposal is aligned with current spatial planning and policy applicable to the area and therefore does not require deviation.

7.2 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.

7.3 George Municipal Spatial Development Framework (2019)

In response to the trends, challenges and opportunities briefly discussed above, together with the IDP's vision of 'A City for Sustainable Future', the supporting Spatial Planning Vision to guide the George MSDF is to:

> Develop George as a resilient regional centre of excellence for inclusive, smart urban and rural prosperity.

There are three spatial drivers that give from to the George MSDF. These are applied both at the scale of the Greater George Area and the city of George.

- The first is the **natural and rural environment which must be protected** and managed to ensure it is able to function optimally as a basis for supporting and nourishing prosperous and resilient settlement and economic activity in George.

- The second is the **settlements** and, within the city of George, the **system of corridors and nodes which must be reinforced** and developed in a managed way to function as a **productive and efficient system**.

- The third is the **regional accessibility network** that links the settlements to one another within the Greater George Area, as well as to opportunities further afield. This includes the local accessibility network (motorised and non-motorised) connecting people and activities along corridors to nodes within the city of George, enabling choice and participation in society and the economy within the urban areas. Within the George city area, four principal public transport corridors and a system of priority nodes are identified as strategically important in the MSDF.

With regards to the above-mentioned spatial drivers, it is the opinion of Aurecon that the proposed development, and thus this application, is in line with the intentions set out in the MSDF. Importantly, the MSDF lists the site (a Portion of the Remainder of Erf 464, George)

as 'proposed development' zone, thus the MSDF and the contents thereof are already structured and integrated around the idea of this site being developed in the near future. The site has been calculated into the municipal spatial budget, informing what amount of vacant and under-utilised land is available to absorb growth within the urban edge over the next 5 to 10 years. The vast amount of vacant and under-utilised land within the current urban edge does not support any expansion of the urban edge over the short term.

Nonetheless, firstly with regards to the above-mentioned spatial drivers, the development proposal has been subject to environmental assessment processes and has placed strong focus on the preservation and conservation of the natural environment throughout the design process of this development proposal. The natural environment is a key part of the development proposal in that it is not only envisioned to provide desired aesthetics, but the proposed development will also ensure improved management of the natural features present on this site. Seeing that the MSDF seeks to balance urban growth needs with the importance of protecting and rehabilitating the integrity of natural systems, the proposed development is the ideal form of growth to support this notion and provide a basis for sustainable, resilient and high-quality settlement and economic growth in George.

Secondly, the George MSDF makes reference to a network of existing and proposed mixed use nodal centres within the George city area. The MSDF identifies the Eastern Commercial Node as a Secondary Integrated Public Transport & Land Use Priority Node or Centre. This Secondary node is classified as a sub-regional mixed-use node, focused presently on the commercial potential of the N2, but also containing a mix of residential and work opportunities; comprising the Garden Route Mall, the Eden Meander, surrounding zoned business and commercial zoned land adjacent to the N2. Although the MSDF does not make specific reference to the subject property, it is envisioned that the proposed development conforms to the classification of the Secondary node as mentioned above, seeing that the proposed development is located in close proximity to the N2 and the Garden Route Mall. Of importance is that this node will be established with a focussed niche, which will not compete with or cannibalise the market targeted by the investments in the Eastern Node, but rather complement it. Also, this proposed development would require public sector investment and is thus in line with the spatial designation of investment priorities as set out in the MSDF.

Thirdly, as already mentioned, the proposed development is located in close proximity to the N2, making it easily accessible from a local and regional perspective. This is often crucial to the success of educational facilities, due to the wider-reaching catchment of possible users of such institutions. In addition, the performance of the movement network and the viability of the public transport system (be it mini-bus taxis or the Go George bus system), in particular, is highly dependent on settlement form and the distribution, mix and density of land use in these settlements, and a clear road hierarchy with good connectivity. The development proposed is located directly north of Madiba Drive, meaning that access to the site via private and public transport will be possible, increasing the plausibility of this development in terms of local and regional accessibility. Furthermore, as stated in the MSDF, a bigger focus is also

being placed on Non-Motorised Transport (NMT) and therefore the development proposal has also placed a strong focus on NMT in and around the site.

In an attempt to support the above-mentioned spatial drivers, the George MSDF sets out **three overarching strategies** which should be implemented over the lifespan of this MSDF. It is thus imperative that the development proposal aligns with these strategies in order to ensure that the proposed development ultimately conforms to the MSDF. As such, the next part of this report will illustrate how the proposed development aligns with these strategies:

Three overarching strategies of the MSDF:

1) **Consolidate: Making what we have work better for our people**

The objective of this strategy is to promote city and settlement building that improves liveability and raises prospects - offering all residents access to the services, facilities and opportunities of urban living at the scale of the city, town and village. The challenge is to ensure that social investment not only addresses basic human needs, but also develops human capital and builds community - needed for a thriving and prosperous service economy.

As per the MSDF, the above strategy is to be achieved through various policies. These policies are listed below:

Policy A

Prioritise Infrastructure that invests in people and their socio-economic mobility and resilience

Policy B

Direct public and private fixed investment to existing settlements reinforcing their economic development potential. In this way the impact of public and private investment is maximised, the majority of residents benefit, and the Municipality's natural and productive landscapes are protected.

Policy C

Maintain a compact settlement form to achieve better efficiency in service delivery and resource use, and to facilitate inclusion and integration.

In light of this objective and the subsequent policies, this development proposal aligns with the MSDF in that this development will allow the municipality to support households and economic asset building, while not exhausting infrastructure budgets. With this development being located inside of the urban edge, municipal services around the site are already operational, thus no major infrastructural expansions would be required. Furthermore, this proposed development will ensure that public facilities and public spaces are clustered and are in fact located in direct access to public transport routes. With the proposed development

being mixed use of nature, the municipality would directly be investing in high quality, public and private, social infrastructure, which is a high priority of the MSDF.

This proposed development was also designed in a way that requires public transport access in order to maximise accessibility to all citizens of George and the wider region. This would also conform to the policy of enhancing public transport and NMT connectivity within George. Taking the above-mentioned into consideration, this proposed development would greatly direct public and private fixed development to existing urban areas, massively reinforcing their economic development potential. It is also important to understand that this development is not aimed at reducing the function of the CBD as the urban activity and service centre but would rather act as an ancillary node which will attract further economic investment in George as a whole. Due to this proposed development being located within the urban edge, urban sprawl would not be encouraged and instead would ensure further inclusion and integration.

2) Strengthen: Build on George's foundations for growth and Resilience

The objective of this strategy is to strengthen George's natural and built assets that support life and livelihoods, offer the potential for further prosperity, as well as buffer the impacts of climate change to life and property. In other words, to enable George to grow off a sustainable and resilient base.

As per the MSDF, the above strategy is to be achieved through various policies. These policies are listed below:

Policy D

Manage the use of land in the Municipal area in a manner which protects natural ecosystem functioning and values ecosystem services, respecting that these are assets that underpin the economy and settlement and their resilience.

Policy E

Safeguard the municipality's farming and forestry areas as productive landscapes, equal in value to urban land.

Policy F

Manage the growth of urban settlements in George to ensure the optimum and efficient use of existing infrastructure and resources and in turn, secure the Municipality's fiscal sustainability and resilience, while preventing further loss of natural and agricultural assets.

In light of this objective and the subsequent policies, this development proposal aligns with the MSDF in that it greatly aims to protect the natural assets on the site and integrates the existing ecosystems into the design of the development. The proposed development is designed with significant buffers around all sensitive environmental features on the site and

it would be in the best interest of the proposed development to preserve and enhance these natural features in and around the site. Furthermore, a visual impact assessment has also been undertaken based on the development proposal (see Annexure M) and as such has ensured that the development proposal does not significantly affect the visual landscape or any other scenic landscapes. This development is also in the urban edge and would thus not lead to the loss of agricultural land (farming and forestry).

In addition, the MSDF states: “support the opening-up and development of destinations at entry points to special, unique places of scenic, heritage and recreational value that provide public access, amenity and activities, and tourist attractions in the rural and natural landscape, designed sensitively and in harmony with their surrounds” (George MSDF, 2019: 87). This greatly reflects the fundamental features of what this development intends through its inclusive and mixed-use nature, while simultaneously being envisioned as a major tourist attracting development located within George.

3) Smart Growth: Invest in the Catalysts for Social and Economic Prosperity

The objective of this strategy is to identify the policies that should guide generative and inclusive renewal and growth at the street scale. The focus is on identifying priority investment locations and clarifying how public and private investment should take shape so that settlements offer inclusive, accessible opportunities that support human capital growth. Transforming public spaces into safe, lively places of community and business life that improves attractiveness of George for investors and the whole community is at the heart of this strategy.

The MSDF firstly lists the 10 principles of Smart Growth as follows:

- Mix Land Uses;
- Take advantage of compact building design;
- Create a range of housing opportunities and choices;
- Create walkable neighbourhoods;
- Foster distinctive, attractive communities with a strong sense of place;
- Preserve open space, farmland, natural beauty, and critical environmental areas;
- Strengthen and direct development towards existing communities;
- Provide a variety of transportation choices;
- Make development decisions predictable, fair and cost effective;
- Encourage community and stakeholder collaboration in development decisions;

In terms of the 10 principles of Smart Growth, this development proposal is fully in line with these principles. These principles were also used during the design phases of the development proposal and was often used as the guiding principles during the various participative workshops held during planning processes.

Furthermore, as per the MSDF, the above strategy is to be achieved through various policies. These policies are listed below:

Policy G

Support place-making interventions through building economic infrastructure and upgrading the public environment in priority investment locations to promote inclusivity and invite private sector response.

Policy H

Celebrate built heritage assets in a manner that contributes to renewal, urban quality and opportunity

In light of this objective and the subsequent policies, this development proposal aligns with the MSDF in that the development proposal is for mixed uses, which in turn would mean that this development would offer places to live, work and play all within close proximity to one another. Furthermore, place-making and scale were also one of the key aspects taken into consideration by the urban design specialist (see Annexure L for Urban Design Report) during the design phases of this development proposal. As such, this development proposal has taken the above policies into consideration and focuses on the provision of high quality open spaces which promote NMT, integration and which are integrated with the surrounding land uses.

In conclusion, it becomes evident that this development proposal is not only in line with the George MSDF (2019) 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.

8. 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 is undertaken in conjunction with the required environmental processes.

The proposed subdivision and rezoning of the Remainder of Erf 464, George, will also 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 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.

9. RECOMMENDATION

The following should be taken into account when considering the proposed rezoning and subdivision 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 or lease 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 yield significant benefits 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.

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REFERENCES (not attached as Annexures)

- George Municipality Land Use Planning By-Law, 2015
- George Integrated Zoning Scheme By-Law, 2017
- Biodiversity Sensitivity Analysis - Conservation Management Services
- Freshwater Habitat Assessment - Sharples Environmental Services
- Spatial Planning and Land Use Management Act (2013)
- Western Cape Provincial Spatial Development Framework (2014)
- George Municipal Spatial Development Framework (2019)
- George Municipality 2017 – 2022 Integrated Development Plan (IDP)

ANNEXURES

ANNEXURE	DESCRIPTION
A	Application Form, completed and signed by Applicant
B	Power of Attorney (Procuration - Aurecon's appointment letter and Service Level Agreement)
C	Proof of Registered Ownership (Title Deed)
D	Copy of the Surveyor-General's Diagram
E	Locality Plan
F	Site Development Plan (Concept Plan)
G	Subdivision Layout Plan
H	Minutes of pre-application consultation
I	Contours Map
J	Urban Edge Drawing
K	New George University Case Study Document 2019
L	Urban Design Report - Linc Architecture | Urban Design
M	Visual Impact Assessment
N	Civil Engineering Services Report
O	Stormwater Management Plan
P	Traffic Impact Assessment
Q	ROD Heritage Western Cape