



GEORGE
TEL: +27 (0) 44 873 4923 **FAX:** +27 (0) 44 874 5953
EMAIL: info@sescs.net **WEBSITE:** www.sescs.net
ADDRESS: 102 Merriman Street, George 6530
PO BOX: 9087, George , 6530

CAPE TOWN
TEL: +27 (0) 21 554 5195 **FAX:** +27 (0) 86 575 2869
EMAIL: betsy@sescs.net **WEBSITE:** www.sescs.net
ADDRESS: Tableview, Cape Town, 7441
PO BOX: 443, Milnerton, 7435

COMMENTS AND RESPONSES REPORT

PRE-APPLICATION CONSULTATION

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



APPLICANT:	George Municipality Contact: Ms D Power
ENVIRONMENTAL CONSULTANT:	Sharples Environmental Services cc Betsy Ditcham (EAPASA: 1480)
DEA & DP PROJECT REFERENCE:	16/3/3/6/7/1/D2/19/0087/20
SES REFERENCE NUMBER:	21/GRD/PREAPP/CRR/08/2020
DATE:	August 2020



Table of Contents

1. Introduction.....	4
1.1. Background Information.....	4
1.2. Public Participation.....	4
1.2.1. Objectives	5
1.2.2. What is an Interested and Affected Party?	5
1.2.3. Roles and Responsibilities of the Stakeholder	5
2. Public Participation to Date	6
2.1. Pre-Application Phase	6
2.1.1. Identification of Key Stakeholders.....	6
2.1.2. Notification Procedures.....	6
3. Comments and Responses	8
3.1. Summary of Main Concerns Raised by Stakeholders	8
3.1.1. Access for cyclists / runners to the trails and canoeists to the dam	8
3.1.2. Need for a new University at this site & Viability Post-Covid 19.....	9
3.1.3. Type of Education proposed at the University	9
3.1.4. Misconception that the development is proposing low cost housing	10
3.1.5. Negative Social impacts relating to Students (Noise, drunkenness, car racing, littering, protesting etc.)	10
3.1.6. Loss of Natural Area and Beauty	11
3.1.7. Potential pollution of the dam and the water resource.....	11
3.1.8. Littering.....	13
3.1.9. Property Price impacts	13
3.1.10. Traffic.....	13
3.1.11. Public Participation during Covid-19 lockdown.....	14
4. Proposed Public Participation Process during the EIA Phase.....	15
5. Conclusion	15

LIST OF APPENDICES

ANNEXURE A: THE PREFERRED SITE LAYOUT PLAN

ANNEXURE B: STAKEHOLDER DATABASE

ANNEXURE C: NOTIFICATION OF STAKEHOLDERS

APPENDIX D: PROOF OF LETTER DROP & SITE NOTICES

APPENDIX E: COMMENTS & RESPONSES TABLE

APPENDIX F: ARTICLES PUBLISHED BY THE GEORGE HERALD

1. Introduction

1.1. Background Information

George Municipality proposes to develop a college and/or universities precinct, housing, student accommodation, sports fields and recreational open spaces on a portion of the remainder Erf 464, near the Garden Route Dam in George. **This property falls within the urban edge of the George Municipality.**

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

Table 1: Size and number of each respective aspect proposed

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

1.2. Public Participation

Public participation is understood to be a series of inclusive and culturally appropriate interactions aimed at providing stakeholders with opportunities to express their views, so that these can be considered and incorporated into the decision-making process. Effective public participation requires the disclosure of relevant and adequate project information to enable stakeholders to understand the risks, impacts, and opportunities of the Proposed Project.

Basic reasons why we involve public in EIA:

- The environment is held in public trust, therefore use of environmental resources is everyone's concern.
- Public participation is proper, fair conduct in public decision-making activities. Focus on vulnerable and disadvantaged person and offer equitable participation due to historical issues.
- A way to ensure that projects meet the citizens' needs and are suitable to the affected public.
- The project carries more legitimacy, and less hostility, if IAPs are able to contribute towards the decision-making process.
- Finally, the final decision is informed when local knowledge and values are included and when expert knowledge is publicly examined.

1.2.1.Objectives

The objectives of the public participation process can be summarised as follows:

- Identify relevant individuals, organisations and communities who may be interested in or affected by the Proposed Project;
- Clearly outline the scope of the Proposed Project, including the scale and nature of the existing and proposed activities;
- Identify viable Proposed Project alternatives that will assist the relevant authorities in making an informed decision;
- Identify shortcomings and gaps in existing information;
- Identify key concerns, raised by Stakeholders that should be addressed in the subsequent specialist studies;
- Highlight the potential for environmental impacts, whether positive or negative; and
- To inform and provide the public with information and an understanding of the Proposed Project, issues and solutions.

1.2.2.What is an Interested and Affected Party?

An I&AP is defined as any person, group of persons or organisations interested in or affected by an activity, and any organ of state that may have jurisdiction over any aspect of the activity.

The difference between an I&AP and a registered I&AP:

- An I&AP can be directly or indirectly impacted on by a proposed activity.
- A registered I&AP is a person whose name has been placed on the list of registered I&APs. According to the PPP Guidance document, 2017, only registered I&APs will be notified:
 - Of the availability of reports and other written submissions made to the Competent Authority by the Applicant, and be entitled to comment on these reports and submissions; and
 - Of the outcome of the application, the reasons for the decision, and that an appeal may be lodged against a decision.

For the purpose of this report, registered I&APs will be referred to as Stakeholders.

1.2.3.Roles and Responsibilities of the Stakeholder

The roles of stakeholders in a public participation process usually include one or more of the following:

- Assisting in the identification and prioritisation of issues that need to be investigated;
- Making suggestions on alternatives and means of preventing, minimising and managing negative impacts and enhancing Proposed Project benefits;
- Assisting in or commenting on the development of mutually acceptable criteria for the evaluation of decision options;
- Contributing information on public needs, values and expectations;
- Contributing local and traditional knowledge; and
- Verifying that their issues have been considered.

In order to participate effectively, stakeholders should:

- Become involved in the process as early as possible;
- Register as a stakeholder;
- Advise the EAP of other stakeholders who should be consulted;
- Contribute towards the design of the public participation process (including timeframes) to ensure that it is acceptable to all stakeholders;
- Follow the process once it has been accepted;

- Read the material provided and actively seek to understand the issues involved;
- Give timeous responses to correspondence;
- Be respectful and courteous towards other stakeholders;
- Refrain from making subjective, unfounded or ill-informed statements; and
- Recognise that the process is confined to issues that are directly relevant to the application.

2. Public Participation to Date

2.1. Pre-Application Phase

Due to the history of the project and public nature of the activity, a pre-application public participation process was undertaken in order to obtain comments on the proposed project prior to submission of the Draft S&EIA application.

2.1.1. Identification of Key Stakeholders

Section 41 of the 2017 EIA Regulations states that written notices must be given to identified stakeholders as outlined in Error! Reference source not found..

Relevant authorities (Organs of State) have been automatically registered as I&APs. In accordance with the EIA Regulations, 2017, all other persons must request in writing to be placed on the register, submit written comments or attend meetings in order to be registered as stakeholders and included in future communication regarding the project.

A desktop assessment was undertaken in order to ascertain the erven and farm numbers of the adjacent affected landowners & occupiers. In addition, the list of I&APs from the previous environmental authorisation process was consulted and relevant contacts included onto the register. **Appendix B** provides a list of stakeholders registered on the project database, along with the date on which they registered. The stakeholder database will be updated throughout the Scoping and EIA process.

2.1.2. Notification Procedures

Direct Notification

Notification of the proposed project was issued to potential Interested and Affected Parties (I&APs) and stakeholders, via direct correspondence (i.e. email). The purpose of the notification was to offer potential I&APs and Stakeholders the opportunity to register on the project database and provide input into the process at a very early stage of the process (i.e. prior to the submission of the application form) to ensure the major concerns had been considered adequately, reducing the potential for amendments to the report following formal commencement of the process.

All notifications distributed to registered stakeholders are included in **Appendix C** of this report.

Advertisement

Notification of the proposed project was issued to the general public via an advertisement. A newspaper advertisement was placed in the local newspaper (George Herald) notifying potential Interested and Affected Parties (I & AP's) of the availability of the Pre-Application Draft Scoping Report and inviting I & AP's to register on the database as Registered Interested & Affected Parties. A copy of the advertisement is included as **Appendix C**.

Letter drop

A letter drop was conducted in order to notify adjacent land owners of the proposed project. Evidence of the letter drop can be found in **Appendix D**.

Site Notice

Site notices, in English, have been placed at the proposed entrances to the development site, notifying potential Interested and Affected Parties (I & AP's) of the availability of the Pre-Application Draft Scoping Report and inviting I & AP's to register on the database as Registered Interested & Affected Parties. Evidence of the site notices can be found in **Appendix D**.

Availability of the Draft Scoping Report

The Pre-Application Draft Scoping Report was placed on public review for a period of 30 days from **19 June 2020 – 20 July 2020 (30+ days)**. An electronic version of the report was placed on the SES website to be accessed by the public. Based on requests by Stakeholders, the commenting period for the Pre-Application Draft Scoping Report (DSR) was extended until **21 August 2020**.

Social Media and Word of Mouth.

Due to the immense interest in this project we have already registered over 500 I&APs. We are aware of the Facebook posts and surveys, the WhatsApp message groups and the press articles which have generated this interest in the proposal. This not only indicates the application is very widely known but that the public notification is sound.

Unfortunately, due to COVID 19, the post office was not open and the Background Information Document (BID) could not be posted. As such, we therefore personally hand delivered the BID to the properties surrounding the Garden Route Dam, ensuring all COVID-19 safety precautions were taken, i.e. sanitising, wearing of face masks and social distancing, in line with our Public Participation Plan which was approved by the Department of Environmental Affairs and Development Planning (DEA&DP).

We are committed to informing people of the development. Apart from personally hand delivering BIDs, we have placed an advertisement in the George Herald and have placed three notices on site informing the public of the proposed development. We have also emailed the BID to as many identified Interested and Affected Parties as well as Authorities as possible and have put the various documents on our website for download.

It should be noted that there are a number of opportunities for I&APs to comment on the proposal. We welcome comment from all sectors of the community but more specifically we would like to understand what issues of concern the I&APs may have on the proposal. A large amount of time and effort has gone into preparing the proposal and reports and investigating the impacts of the proposal on the receiving environment and we want those who may have comments to raise their issues of concern in order for us to address them in a comprehensive manner.

This is an opportunity to get involved in the legislative processes but it is imperative that I&APS read through the reports, understand the proposals and raise issues of concern which can be addressed.

3. Comments and Responses

Comments received from registered stakeholders have been captured and responded to within the comments and response tables included in Appendix E. The original comments and responses are included in Appendix E.

3.1. Summary of Main Concerns Raised by Stakeholders

To view all comments received in writing during the first phase of public participation (Pre-Application Scoping Phase) please refer to Appendix E. In summary, the Key Issues raised in the "Pre-Application Scoping Phase" were as follows:

- Socio-Economic concerns:
 - Access for Cyclists, Runners, Hiker and Canoeists
 - Need for a new University at this site & Viability Post-Covid 19
 - Type of Education Proposed
 - Type of housing
 - Social Impacts related to students, including noise, protesting, littering and disturbance of the peace
- Biological concerns:
 - Loss of Natural Area and Beauty
- Technical concerns:
 - Pollution of the Garden Route dam and George water supply
 - Stormwater
 - Litter
 - Impacts on existing property prices
 - Public Participation process
 - Traffic considerations

For ease of reference, these main concerns are addressed in the following sections.

3.1.1. Access for cyclists / runners to the trails and canoeists to the dam

The proposal aims to improve access for cyclists, trail runners, walkers and canoeists, fishermen, amongst others to the existing recreational areas around the dam. This area has historically been used by the public as a recreational area and the proposal aims to enhance this aspect. As such, an Open Space of approximately 67ha is proposed around the development area to be utilised for these uses. Many cyclists, runners and walkers utilise the main gravel road which leads to the dam wall as access to the trails situated on the eastern and northern side of the dam wall. George is fortunate to have such areas for recreation and many residents use these areas both on weekdays and weekends. There are also trails on the area to be developed but some of these trails are currently overgrown. There are a large number of open areas in George which need to be maintained by the City's parks and gardens Department on a weekly basis. The City's budget to maintain parks and gardens is not going to be able to cover the maintenance and construction of paths and trails on this property and therefore developing paths and trails in tandem with the development of the area is the only way a long-term sustainable system of paths and trails can be implemented.

Another way to ensure the use of the area for recreation is the development of the "waterfront precinct", which was approved some years ago. The aim of the waterfront is to have coffee shops, canoe hire and possibly a sports hall, amongst other facilities, to cater for the various sports enthusiasts. This area could then become the focal venue for future sporting events.

Currently, the majority of sporting activities at the dam take place on an ad-hoc basis. Ultimately, when the campuses, sports fields and waterfront is developed, this will not only serve as a central place for recreation events to be organised and held from, but will also serve to provide the students with the ability to obtain semi-professional guidance and instruction in their chosen sporting disciplines.

In order to ensure this is done in an inclusive manner and that the conditions as per the Environmental Authorisation (EA) are adhered to, the various sporting bodies are encouraged to become part of the Environmental Liaison Committee (ELC). This ELC would be invited to attend meetings during construction to help unpack the conditions of the EA so that the right structures are implemented at the right time and that appropriate monitoring takes place so that the Environmental Management Plan (EMP) is adhered to. By providing constructive input into the EIA process, the various sporting disciplines such as trail runners, road runners, mountain bikers, canoeists, fishermen etc, can add value to the process and ensure that their needs are encapsulated in the Environmental Reports and Environmental Authorisation.

Through the establishment of more formal paths and walkways which do not currently exist, the safety of the area will be improved. Local hiking, running, biking clubs and fishing clubs would be able to assist with monitoring the trails and feeding any issues back to the Municipality to address.

3.1.2.Need for a new University at this site & Viability Post-Covid 19

The question was raised as to why a new Campus is being proposed when there is an existing campus in close proximity which is not currently at capacity.

More space is needed over the next 20 to 30 years as George expands and more and more students need a place for tertiary education purposes. As we enter the Fourth Industrial Revolution we will need more space for students, not only for traditional careers but for the careers that the Fourth Industrial Revolution will bring. The COVID 19 pandemic has taught us that as much as the world changes it also stays the same. At the beginning of the pandemic there were many recommendations and ways of treating the disease which were radically changed as new information and understanding of the disease became evident. As the world moves through this pandemic and will face the next one, the fundamentals that drive the economy and society don't change. At the beginning of the pandemic the "work from home and study from home" were seen by some as the solution to not only stopping the disease spreading but also the need for institutions of learning. We are now understanding both the upsides and downsides to the work and learn from home lifestyle. This includes such factors as the impact of students interacting with each other and access to the internet and computers and other learning tools. What works in first world situations does not always apply to third world situations. The COVID 19 pandemic will not quell the need for more institutions of learning in South Africa.

In the future, without further expansion of education facilities current and future generations will have to leave George so that they can attend educational facilities in other Cities simply because those courses are not offered in George.

3.1.3.Type of Education proposed at the University

The key component of the proposed development is the establishment of a university/ research institute/ academy. George Municipality owns the land in question, Remainder of Erf 464, George and there has been interest and inquiries from various institutions to establish tertiary education institutions in George. The Municipality is preparing the land and securing development rights through the town planning and environmental authorisation processes. After the development rights are secured, the Municipality will follow a process endorsed in terms of the provisions of the Municipal

Finance Management Act and Municipal Asset Transfer Regulations to call for proposals from suitable developers and partners to facilitate the process.

3.1.4. Misconception that the development is proposing low cost housing

The property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation process. As explained in Section 4.2.1.2 of the Draft Scoping Report, the residential portions of the proposal are not allocated for low-cost housing. A variety of types of housing are planned that could cater for undergrad students, lecturers, visiting lecturers, and post grad students through to single residential erven. In order to ensure greater integration between the existing neighbourhood and the newly proposed land uses, the erven abutting Meyer and Stander Streets are designed to be the same or similar size to those that are currently located on the Western side of the road.

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.

The remainder of the development is for student housing, universities / colleges and small shops etc. It is proposed to create a campus precinct with the allowable buildings and uses of the buildings as per their respective zoning schemes.

3.1.5. Negative Social impacts relating to Students (Noise, drunkenness, car racing, littering, protesting etc.)

It is acknowledged that there may be more noise, public disturbance and possibly even protesting associated with the provision of the campus and student housing. Unfortunately, these are part of modern day social ills in South Africa and around the world and the extent of which cannot be predicted with any accuracy.

While more people in the area would result in an increase in noise, this is normally at an acceptable level. There would be noise associated with soccer, cricket or other sporting games but given the size of the site in question it is unlikely that this will noise would reach unacceptable levels at current surrounding houses. There are also bylaws in terms of noise that have to be adhered to and to date the City of George has been successful in ensuring that excessive noise generation is dealt with in a timely fashion. Drunkenness and car racing would be dealt with by the various enforcement officials.

Similarly, the blanket statement that universities lead to rioting are unfounded. Universities from time to time do see protests, most of which are peaceful. Marches for worthwhile causes are also sometimes held at universities. They are places where freedom of expression is upheld. The people attending these demonstrations be it for Woman's rights or animal rights or any other matter are the sons and daughters of the very city the university is located in as well as residents from out of town. Protests and marches are events which have to be controlled and are an aspect of modern society which must be conducted in an orderly fashion but one does not have the right, not to be affected by a march. The very idea of a march is to bring the plight of the march to the attention of the surrounding population and the population in general. Universities from the older generations point of view may be seen as institutions which generate marches but from the students' point of view, university's are primarily institutions which enable them to build a better life for them and their family.

3.1.6.Loss of Natural Area and Beauty

It is agreed that there will be a change in the sense of place of the Garden Route Dam area, as confirmed by the Visual Impact Assessment prepared by Paul Buchholz in August 2019.

As a result of the development, the “natural beauty” of this area will be decreased as there will be less natural vegetation than there currently is on site. This has been identified as one of the biggest impacts which would take place as a result of this development. Unfortunately, the change in the sense of place in George is a daily occurrence. The entire area is changing rapidly as more and more people move from the economically and security challenged areas of our country to the Garden Route and, more specifically, George. This is illustrated by areas that now home the Garden Route Mall, Kraaibosch and Groenkloof Retirement Village, which were forestry plantations 20 years ago.

As the loss of the natural beauty of the area is a negative impact, mitigation measures have been included in the development of the preferred layout alternative. These ideas and concepts came from the use of an Urban Designer, a Visual Impact Assessor, and the Aquatic and Ecological specialists. These Specialists proposed both ecologically and aesthetically motivated methods to mitigate the effect of the loss of the natural beauty of the area. The enhancement of open spaces and the strategic placement of sports fields and other infrastructure has been used to mitigate these impacts. In addition to this, formal walk ways and cycle and mountain bike paths would be developed to ensure that not only are they maintained and protected but also designed in a way that shows off the scenic views. The visual impact assessment took this aspect into account and made the following recommendations:

- 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.
- 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 (moderate and low visual sensitivity) below ridgelines should follow the contours of the site and blend with the existing terrain to reduce bulk and mass.
- Infrastructure should be positioned to allow adequate space for tree planting and other vegetation screening interventions.
- Roof forms and rooflines should be broken into smaller building components to reflect the irregular forms of surrounding natural features.
- The slope of roofs should be oriented in the same direction as the natural slope.

These recommendations have been taken into consideration when developing the preferred layout.

3.1.7.Potential pollution of the dam and the water resource

The Stormwater Management Plan, compiled by Aurecon in January 2020, addresses the potential for pollution of the water resource.

It is proposed that open cut-off channels will be used where the site permits. Channels with longitudinal slopes flatter than 4% will be earth channels and those between 4% and 10% will be grass lined channels. Both earth and grass channels promote infiltration. For slopes steeper than 10% (1:10), the channels will be stone pitched or lined with either concrete or Reno mattresses to prevent scouring or

erosion. The utilization of Reno mattresses creates a high friction factor and thereby reduces the velocity of stormwater.

The following mitigation measures need to be considered for water pollution:

- Develop, implement and monitor catchment litter management and water quality strategy;
- Ensure adequate provision of sanitation services;
- Ensure adequate provision of solid waste management services;
- Where possible make use of a SuDS treatment train to manage water quality;
- Install local / regional litter traps (as suggested in the report); and
- Ensure that all attenuation facilities have adequate forebay's with extended attenuation to allow for adequate sedimentation
- Develop a stormwater management plan that incorporates the management of peak flows, litter and water quality. Such a plan should incorporate a lifecycle costing of the required maintenance to ensure that adequate resources are available so that design, once implemented, can be adequately managed – and perform as intended.

The aquatic ecologist notes that should residual impacts still be anticipated after the stormwater mitigation measures have been considered, it may be necessary to investigate large scale measures, such as an infiltration berm/ trench/swale (along the contour) directly upslope of the riparian zone of the dam. Although construction of such a structure has a large disturbance footprint in close proximity to the dam it may slow surface runoff velocities and trap pollutants prior to the water reaching the dam in the operational phase. It is only recommended if absolutely necessary and only for the dam side of the development.

Currently the water from the GRD is sent to the Water Treatment Works for purification before use and half of Denneoord already drains along the Kat River to the GRD.

In terms of the sewage management, the sump of the pump station would receive the sewage flow and act as a storage vessel from where sewage is periodically pumped. The sump would comprise an active volume and a relatively small internal emergency storage volume depending on the size of the sump however, it is preferred that an extended emergency storage facility be built especially due to the sensitive nature of this development are. The active volume is defined by the operating levels of the sump.

The emergency storage capacity provides additional safety when the pumps fail, in that it provides time for the Municipality's maintenance operatives to make the necessary repairs as well as catering for normal power outages. A minimum storage capacity that is equivalent to four to six hours' flow (George Municipality suggest 8 hours flow) at the design flow rate would be provided. The emergency storage would be provided outside of the pump station.

In terms of break downs, the pump stations would be provided with emergency mobile generator units, to allow the continued operation of the pump stations during prolonged interruptions to the power supply. The suggestion of using mobile generators rather than having a permanent generator room is due to the fact that the emergency storage tank will have enough "downtime" capacity for normal power outages. Mobile generators can be stored at the Municipality's Maintenance facility in close proximity to the development where it can be better maintained.

The pump stations would also be given a telemetry system to control the operations of the pump stations and report any problems to the 24-hour emergency monitoring point, which would notify the relevant response team of any technical issues at the pump stations.

3.1.7.1 Water Availability

Many years ago through the foresight of the engineers of the George Municipality developed a water management strategy which included a number of interventions to ensure George does not run out of potable water now or in the future and that the water supply keeps up with water demand. This included raising the dam wall and water transfer pumping schemes amongst other initiatives which have already been implemented. Part of those initiatives are also the clearing of alien vegetation and ensuring that users do not waste water and therefore water restrictions are in place from time to time. The proposed development will take place over the next 10 to 30 years and in that time the provision of water from the various water resources will also be upgraded.

3.1.8. Littering

Unfortunately, littering is prevalent throughout South Africa. There is the perception within certain communities that littering creates jobs and people litter in order to provide someone with a job cleaning it up. While the George Municipality does employ teams to pick up the litter, there are also some local residents who organise private clean-ups in the area. This is likely the same thing that will happen at the proposed development site, where people utilising the area may litter and others, some of whom are paid and others who are not, would have to clean it up.

Systems will therefore need to be put in place to educate and enforce correct litter management and eliminate litter before it enters the dam. To this end, a high level litter management plan has been compiled, which can be expanded upon to form a comprehensive litter mitigation strategy for the development.

3.1.9. Property Price impacts

It is likely that the prices of property surrounding the campus will increase over the long term due to the location of the properties and the fact that people can walk to work, the sports facilities and the campus. There may be micro fluctuations both in location and price depending on location but overall it is likely that the property prices will increase compared to those not located near the campuses. This is discussed in detail in the Socio-Economic Baseline Report, compiled by Tony Barbour in February 2019.

Barbour (2019) provides case studies from existing universities and clearly describes the benefits the development of these have had on the towns within which they occur.

3.1.10. Traffic

There are approximately 45 383m² of planned paved roads in the proposed development. Road widths vary from 4.5m – 7.4m wide with Barrier/Mountable kerb and channels on the lower side of the roadway and concrete channels at intersections.

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

- Access 1 along Stander Street (opposite Arthur Bleksley Street);
- Access 2 along Saasveld Road (between Meyer Street & Access 3); and
- Access 3 along Saasveld Road (opposite Road 1).

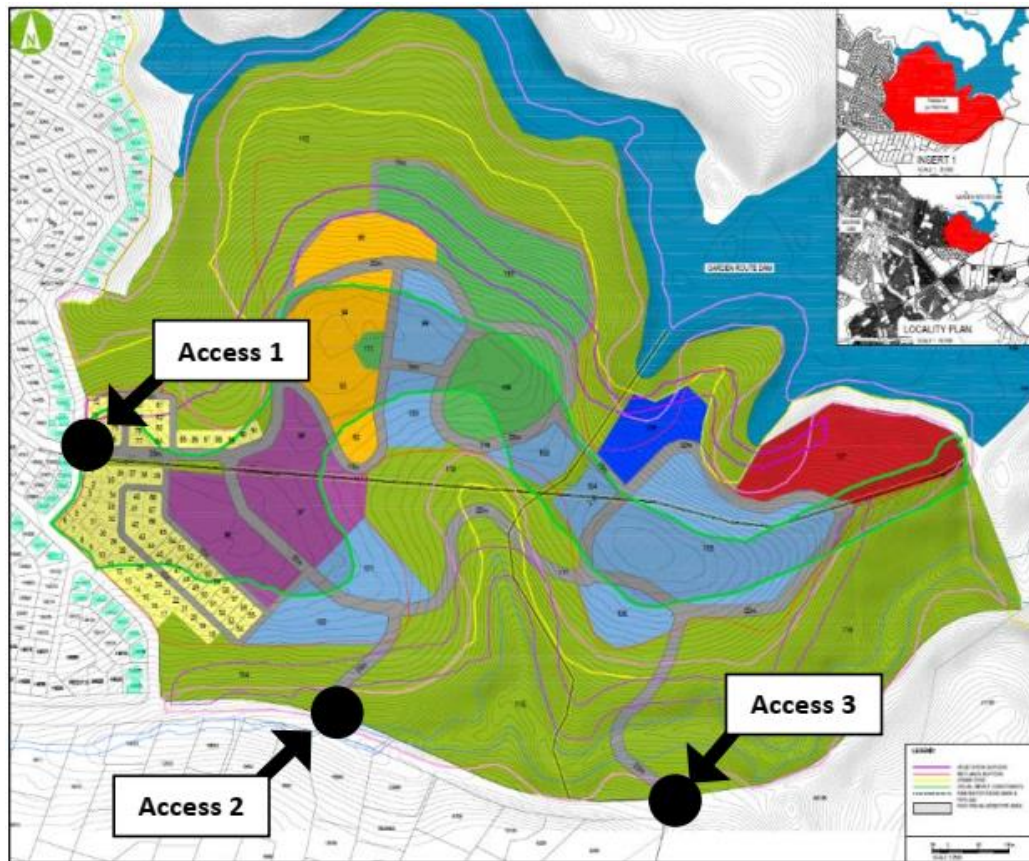


Figure 1: Proposed Site Accesses (Source: Aurecon 2019)

A Traffic Impact Assessment was compiled by SMEC in November 2019. This study anticipated that Phase 1 of the planned development would generate 758 and 1 483 new vehicular trips during the Weekday AM and PM Peak Hours respectively, and with Phase 2 it would generate a total of 1 480 and 2 763 new vehicular trips during the Weekday AM and PM Peak Hours respectively. Based on these anticipated additional trips, the key intersections were investigated and upgrades / changes recommended to alleviate the effect on traffic.

3.1.11. Public Participation during Covid-19 lockdown

On 05 June 2020, Government Notice No. 650, *Directions Regarding Measures to Address, Prevent and Combat the Spread of Covid -19 Relating to National Environmental Management Permits and Licences*, was released. These Directions stated how Public Participation was to be conducted during the Level 3 Lockdown. As per the Directions, a Public Participation Plan was compiled and submitted to DEA&DP for agreement.

As per the agreed Public Participation Plan, the Pre-Application Draft Scoping Report was placed on public review for a period of 30 days from **19 June 2020 – 20 July 2020 (30+ days)**. An electronic version of the report was placed on the SES website to be accessed by the public. Based on requests by Stakeholders, the commenting period for the Pre-Application Draft Scoping Report (DSR) was extended until **21 August 2020**. The full description of notification of the public is included in Section 2.

In addition to what was conducted for the Pre-Application Draft Scoping Report, the following was undertaken to notify the public of the proposed project when the applicant originally proposed a substantive amendment to the approved Environmental Authorisation:

- Letter drop with Background Information Document;

- Advertisement;
- Site Notice; and
- Interviews with the following key stakeholders:
 - Delia Power, George Municipality, 20/08/2019;
 - Rudolf Schröder, Aurecon, 20/08/2019;
 - Dr Dennis Farrel: George Business Chamber, 10/09/2019;
 - Professor Rob Fincham: NMU, Saarsveld campus and George Sustainable City Forum, 10/09/2019
 - Mr Stephen Stead, George Sustainable City Forum, 10/09/2019;
 - Anton Schmidt, NMU, Saarsveld campus, 10/09/2019;
 - Joshua Louw, NMU, Saarsveld campus, 10/09/2019
 - Bianca Currie, NMU, Saarsveld campus, 10/09/2019;
 - Marin Loubser, NMU, Saarsveld campus, 10/09/2019;
 - Mr Hennie Pienaar, property owner, Glenwood, 10/09/2019
 - Mrs Debbie Pienaar, property owner, Glenwood, 10/09/2019;
 - Mr Wagner de Bruin, property owner, Glenwood, 10/09/2019;
 - Jackie Debowski, Confluent, 11/09/2019;
 - Keith Eden, property owner, Eden George, 11/09/2019;
 - Ken Pearce, property owner, Eden View, 11/09/2019;
 - Johann de la Rey, property owner, Eden View, 11/09/2019;
 - Sonja Wolfaard, property owner, Eden View, 11/09/2019;
 - John Pierce, Wilderness Ratepayers' Association, 12/09/2019;
 - Chris Hall, property owner, Loerie Park, 4/10/2019.

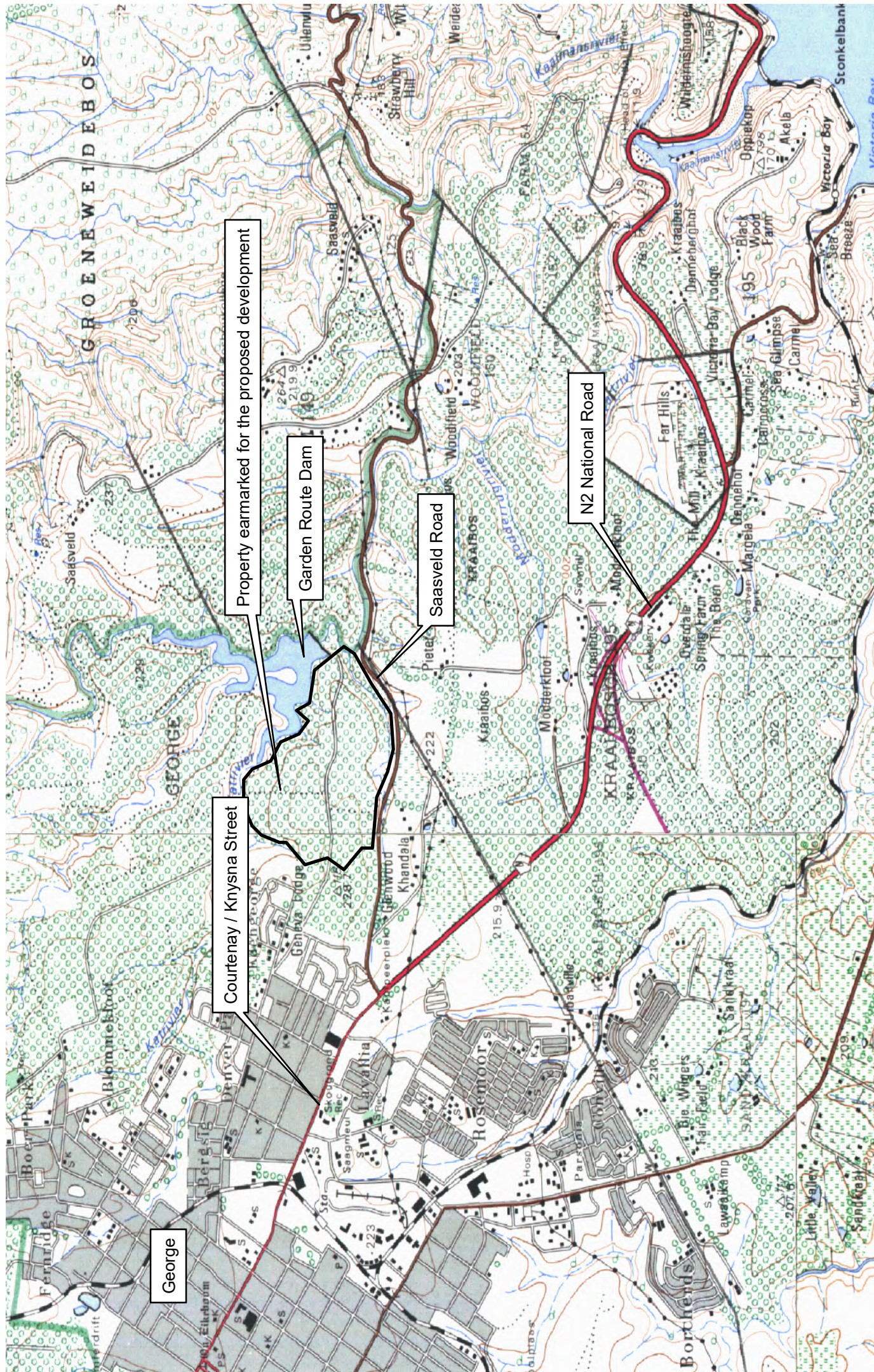
4. Proposed Public Participation Process during the EIA Phase

The Environmental Impact Assessment Report, still to be compiled, will take into account all comments received from interested and affected parties, commenting Authorities and the Competent Authority during the two Public Participation Phases on the Scoping Report. In addition, further changes to the layout, development proposal or proposed specialist input to be undertaken, will be informed by the comments received during the Scoping Phase Public Participation Periods.

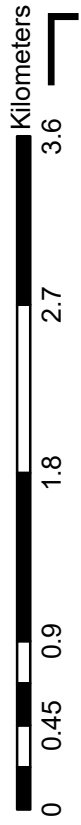
There is however only 1 opportunity for the public and commenting authorities to provide input during the EIA Process. There is one 30 day PP period on the Draft EIA Report, after which the report is revised and submitted for final decision making.

5. Conclusion

Where applicable the comments received and relevant responses, as provided above, have been addressed in the Post-Application Draft Scoping Report as indicated in the summary tables. Where they have not been included in the Draft Scoping Report, they have been addressed in the summary tables attached.



1:50000 Map indicating the location of the proposed
Garden Route Dam development



ORGANISATION	CONTACT PERSON
STATE DEPARTMENTS	
Western Cape Government: Department of Environmental Affairs and Development Planning - Development Management (Region 3)	Mr. Gavin Benjamin
Western Cape Government: Department of Environmental Affairs and Development Planning - Development Management (Region 3)	Ms Shireen Pullen
Western Cape Government: Department of Transport and Public Works	Mr. Lyle Martin
Western Cape Government: Department of Agriculture	Mr. Cor van der Walt
Breede-Gouritz Catchment Management Agency	Mr. Carlo Abrahams
Garden Route District Municipality	Ms. E. Douglas
Department of Agriculture Forestry and Fisheries	Mrs. M Koen
ORGANS OF STATE	
CapeNature	Mr. Colin Fordham / Ms Megan Simons
Eden District Municipality: Planning and Economic Development	Mr. Lusanda Menze
Eden District Municipality: Roads	Mr. John Godfrey
Eden District Municipality: Community Services	Ms. Nina Viljoen
George Municipality: Municipal Manager	Mr. Trevor Botha
George Municipality: Civil Engineering Services	Mr. Reggie Wesso / Ms. Lindsay Mooiman
George Municipality: Electrotechnical Services	Mr. Steyn van der Merwe
George Municipality: Land Use Management	Mr. Clinton Peterson
George Municipality: Spatial Planning, GIS and Environmental Management	Ms. Delia Power
George Municipality: Human Settlements	Mr. Charles Lubbe

Ward Councillor - Ward 18	Cllr. Donovan Gultig
Ward Councillor - Ward 11	Cllr. Cokiswa Lesele
REGISTERED INTERESTED AND AFFECTED PARTIES	
Land Owner	Dr. S.J.P. Badenhorst
Saasveld NMMU Campus	Magda Eybers, Academic Administration
	Alet van Tonder marketing and corporate relations
	Lee-Anne Groener
MTO forestry	Mr Geoff Taylor
	Mr. Marius Davids
Adjacent landowners / Occupiers	
	Mr. Greg Young
Interested and Affected Party	Mrs M.S. Moretti
Interested and Affected Party	Mr. Peter Risi
Interested and Affected Party (trustee of Pieterkoen Trust, which owns Portion 21 of the Farm Kraaibosch 195 (farm to the South of the George dam))	Mrs. W.R.G. Branford
Adjacent landowner Erf 8927	
Adjacent land owner Remainder of Erf 8490	
Newly registered I&APs	
Interested and Affected Party	Wynand Loftus
Interested and Affected Party	Waldi Lubbe
Occupant 103 Stander Street	Martinus Esmeyer
Hllbillies MTB	Emile Kaselowski
Interested and Affected Party	Graham Savage
Outramps Crew Group	Diane Turner
	And Marge Webster
Interested and Affected Party	Eugene Knottenbelt
Neil Lyners and Associates (RF) (Pty) Ltd	Martyn Le Roux
Interested and Affected Party	J.L Strydom
Interested and Affected Party	Phillip Rosser
Chandler Consulting	Dean Chandler

Interested and Affected Party	Frans van Aardt
Interested and Affected Party	Chris Hall
George Sustainable City Forum	Stephen Stead and Dr. Dennis Farrell
SANParks	Maretha Alant
Interested and Affected Party	Wilderness Ratepayers and Residents Association
	John Miller
Botanical Society of South Africa	Jo-Anne King
Manager Garden Route Botanical Garden	Finn Rautenbach
Edenvue Homeowners Association	Ken Pearce
Thousand Sensations (Pty) Ltd	Alewijn Dippenaar
Interested and Affected Party	Jacques van Reenen
Interested and Affected Party	Elsabe Gouws
Interested and Affected Party	Sonjia Wolfaardt
Interested and Affected Party	Jackie Dabrowski
Interested and Affected Party	Hennie Pienaar and Debbie Pinaar
Interested and Affected Party	Pauline Cloete/Kai Tikqoa Conservancy
Interested and Affected Party	Dr. Dennis V. Farrell
Interested and Affected Party	Adri Joubert
Interested and Affected Party	Professor Robert Fincham
Interested and Affected Party	Abrie de Swart
Strawberry Hill Erf 388 Hoekwil, Member Outramps CREW group	Bill Turner
Meyer Street (180)	Kevin Diedericks
105 Stander street, Lorie park, George, 6529	Martino Truter
George Herald Newspaper	Alida de Beer
Private	Alan Cook
Gourikwa Koisan Stamhuis	Barry Jacobs
Private	Johan van Zyl
Private	Zane Erasmus
Private	James Thorne
46 Union Street, George, 6529	Florus Prinsloo
Private	Lorraine Kolarich
Private	Bru Mar
Private	Christelle Botha
Private	Philip du Toit
EARP	Piet Earle / Gerrie Earle
Cave Klapwijk and Associates	Alan Cave
Private	Gerrard Williams

Private	Brett Ellis
Private	Nils Molzen
Loeriepark Resident	Wikus van der Walt
25 Ds DF du Toit Crescent / Veldwater Groundwater Specialists	Sonia Veltman
George Municipality, Dept CES	Lindsay Mooiman
Architectural Professional practicing in George	Francois Swanepoel
Private	Andre Brink
Private	Ben Truter
Private	Marthinus Coleman
Private	Andre van Gend
Private	Roy Kruger
Private	John North
Private	Ruan Espach
Private	Chris Cato
Shekina Construction	Pieter Wolmarans
Private	Henk Louw
Private	Jurie Naude
Private	Jacques Wessels
George Wild Walkers	Michelle Uhlig
Loeriepark Resident	Anton Alberts
Arthur Bleksley 26, Loerie Park	Manie Engelbrecht
Private	Ms. Suléne Brand
Aardvark Press Publishing (Pty) Ltd	Tracey Whitelaw
Icon Architects	Warren Labuschagne
NKD Partners	Dean Hahn
Forest Road, Heatherlands, George, 6529	Clint Fife
86 Trafford Road Kingswood Gold Estate George 6529	Barbara Royce
Private	jillian black
Hillbillies MTB	Emile Kaselowski
Private	Colene Sevenster
Private	Paul Tack
Private	Sabrina Schnetler
Private	Paul Hansen
Forest Nursery Systems cc 34 Caledon street, George, 6529, South Africa	Heinz Reinstorf
Laerskool George-Suid	Alphia Engelbrecht
Marshan Franco Properties	Karl Rohrbeck
Private	Cayley Lewin
Millers Attorneys	Madeleine Goldie
Private	Ingrid Van Wyk
Private	Zane
Private	Ilse Harms
Private	Johanna Vermeulen
Private	Roelf Vermeulen
CapeEAPrac	Carin Naudé
Private	Brian Groenewald
25 Parakiet Street Genevafontein	Nadia du Pré-Wilkens

3 Arthurblesley Street, Loerie Park, George	Daniel Wiese
Private	Yani Espach
11 Erica Road Heatherlands George.	Jim Wright
Private	Chris Greffrath
Private	Hildi Vermeulen
Erf 25864 and Erf 25863	Gerhard Gouws
5A Jasmyn Street, George	Garth Mackway-Wilson
Private	jan britz
Private	Christo Boshoff
Private	Marike Pringle
PO Box 4880 George East 6529	Cliff Coombe
Private	Vanessa du Toit
Brink Stokes Mkhize Architects & landscape architects	Brian Stokes
Private	Shirley Bulon
Energy Africa Recruitment	Elaine Alberts
Private	Julia Mc Gregor
Private	Jacques du Plessis
Private	Deon de Swardt
Private	Jacques Lenferna
Outeniqua Canoe Club	Rouen Heiberg
Private	Ian Rautenbach
Private	Prof. Willem Luyt
Private	Ken Patrick
Private	JJ Volschenk
Private	Nicole Leschinsky
Raadslid Vryheidsfront Plus George	Adv. Gert van Niekerk
Private	Susan Kemp
Private	Ken Gie
Private	Barbara Wood
Private	Nicole Mullins
Private	Jacques du Plessis
Private	Chandre Boshoff
Private	Tia
Private	Charissa van Dyk
Private	Attie Botes
Private	Rossouw Du Toit
Private	Mauritz Snyman
7 Kersoog Street Eden George 6529	Paddy & Jill Black
Private	Leon de kock
Private	Samuel John Nienaber
Private	Monre Botha
Private	Esmari Jacobs

Private	Sanel Borman Johan Borman
7 Spreeu street, Eden, GEORGE	Richard Müller
ERF 15095 Glenwood	C.M. Rourke (Mr)
Private	Desiree Burger
Cape Estates	Arno de Vos
Kraaibosch Security Estate	Arno de Vos
Magnolia Ridge Properties	Arno de Vos
Private	John Miller, Henry Paine, and Sally Kennedy
28 Heriot Drive GEORGE	Margaret Heunis
Private	Gerrie Jansen van Rensburg
Eden Cycling	Marike Vreken
Private	GM du Preez en R du Preez
Private	Jan Nel
Private	Mike Lewin
Private	Yolind Strydom
Private	Adèle Jansen van Rensburg
Private	Brett Ellis
166 Meyerstraat, Loeriepark, George	Andri Nepgen
Private	Melt Louw
28 Heriot Drive Genevafontein	Arno Heunis
Private	Franz Rabie
Private	Ron Boon
Private	D F Heunis
Berg-en-Dal Stapklub/ Hiking Club	Mareta Strydom
Private	Donovan Maree
33 Berghaan St, Bergsig	Josh Crane
35 Berghaan street	Gina de Freitas
Private	Beverley Schuin
Private	Willie Jooste
Private	JJB Esterhuizen
RealNet Properties	Dirk Swart
G Savage & Associates Professional Land surveyor, P O Box 752 George 6530, 46 Albert Street, George 6529	G Savage PLS
22 Arthur Bleksley Street Loerie Park George	Graham Peck
Private	PAUL GODWIN
Private	Catherine Fourie
Private	Craig van den Heuvel
Private	Jackie Rossouw
Private	Kathryn Vroom
Private	Pauline Lourens
Private	Hetta Naude
Private	Jaen Lee Barnard

Private	Mark Swift
Private	Ruaan Ferreira
Private	James Jackelman
Private	Wayne de Jager
Private	Johan Coetzee
Private	Mike Viljoen
Private	GP Greeff
Private	Warren Lange
Private	Chloe Guerbois
Private	Francois Joubert
Private	Stephen Steyn
Private	Phil Barrett
Private	Mat Wooley
Private	Jerian Spaans
Private	Muriel Hau Yoon

Betsy Ditcham

From: Betsy Ditcham <betsy@sescs.net>
Sent: 19 June 2020 01:04 PM
Subject: 30-DAY COMMENTING PERIOD: PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM
Attachments: GRD BID Pre-App PPP_17 June 2020.pdf

Importance: High

Tracking: **Recipient** **Read**

'Betsy Ditcham'
'jackie@confluent.co.za'
'Juan.Prodehl@westerncape.gov.za'
'Grace.Swanepoel@westerncape.gov.za'
'corvdw@elsenburg.com'
'brandonl@elsenburg.com'
'cabrahams@bgcma.co.za'
'emmy@gardenroute.gov.za'
'Melanie Koen'
'cfordham@capenature.co.za'
'msimons@capenature.co.za'
'info@gardenroute.gov.za'
'nina@gardenroute.gov.za'
'tbotha@george.gov.za'
'lc mooiman@george.gov.za'
'svdmerwe@george.gov.za'
'cpetersen@george.gov.za'
'clubbe@george.gov.za'
'clesele@george.gov.za'
'magda.eybers@mandela.ac.za'
'alet.vantonder@mandela.ac.za'
'Geoff@mto.co.za'
'mariusd@mto.co.za'
'gregyoung@xsinet.co.za'
'Melinda.moretti@gmail.com'
'vpeterisi@gmail.com'
'justin.branford@igen.co.za'
'wynandloftus@gmail.com'
'waldi.lubbe@shell.com'
'marthinus@paradiseadventures.co.za'
'emile.kaselowski@gmail.com'
'g.savage@telkomsa.net'
'di@strawberryhill.co.za'
'webstermarge900@gmail.com'
'eugene1@mweb.com'
'Martyn le Roux'

Recipient**Read**

'lamontjls@gmail.com'
 'prosser@telkomsa.net'
 'dean@chandlerconsult.co.za'
 'vanaardtf@gmail.com'
 'ghcchall@gmail.com'
 'stephen@sustainablecityforum.org'
 'dennis@sustainablecityforum.org'
 'maretha.alant@sanparks.org'
 'jdmiller@cloudnetworks.co.za'
 'pierre@techtrust.co.za'
 'joanne.isobel.king@gmail.com'
 'manager@botanicalgarden.org.za'
 'carola@intekom.co.za'
 'dyndev@mweb.co.za'
 'jacques@eezicut.com'
 'christinevr65@gmail.com'
 'gouws.elsabe@gmail.com'
 'lekkerlees72@gmail.com'
 'jackie@confluent.co.z'
 'henniep@etime.co.za'
 'dsp@mweb.co.za'
 'paulinecloete05@gmail.com'
 'dennis@alfaomega.co.za'
 'a.joubert.trust@gmail.com'
 'dgultig@george.gov.za'
 'Fincham@ukzn.ac.za'
 'RobertJohn.Fincham@mandela.ac.za'
 'abriejdeswart@gmail.com'

Admin (Rekords)

Read: 2020-06-19 01:07 PM

Betsy Ditcham

Read: 2020-06-19 01:21 PM

justin.branford@igen.co.za

Read: 2020-06-19 01:47 PM

Trevor Botha

Read: 2020-06-19 01:59 PM

John

Read: 2020-06-19 02:35 PM

Pienaar gesin George

Read: 2020-08-04 08:46 PM

manager@botanicalgarden.org.za

Read: 2020-09-28 02:10 PM

Dear Commenting Authorities, Organs of State and Potential Interested & Affected Parties (I & AP's).

THE 30-DAY COMMENTING PERIOD ON THE PRE-APPLICATION DRAFT SCOPING REPORT FOR THE PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE

Sharples Environmental Services cc (SES) has been appointed by George Municipality (applicant), to undertake the Environmental Authorisation process in terms of the National Environmental Management Act, 1998 (Act No. 107 of

1998) and the Environmental Impact Assessment Regulations, 2014, as amended, for the proposed University Precinct Development at the Garden Route Dam, George.

This email serves to inform you that the **Pre-Application Draft Scoping Report (DSR)** is now being made available for comment. A Background Information Document has been appended for reference.

The document is also available for download from our website (www.sescc.net) under the "Public Documents" section.

The DBAR is available for comment until **20 July 2020**. Comment on the document and proposed activity must therefore be submitted in writing on or before 20 July 2020 by means of the following: Fax: 086-575 2869, email: betsy@sescc.net or postal address: PO Box 443, Milnerton, 7435.

Please do not hesitate to contact me if you have any queries.

Kind regards

Betsy Ditcham
Director Cape Town

TEL: (021) 554 5195 | CELL: 082 456 6918
FAX: 086 575 2869 | EMAIL: betsy@sescc.net

Unit 1 A2 | The Avenues | Parklands | Cape Town
PO BOX 443 | Milnerton | 7435
WEB: www.sescc.net

SES
Sharplet Environmental Services

ENVIRONMENTAL IMPACT ASSESSMENTS
ENVIRONMENTAL AUDITING AND MONITORING
ENVIRONMENTAL MANAGEMENT PLANS
AQUATIC ASSESSMENT
WASTE AND WATER LICENSES
PROJECT MANAGEMENT
REHABILITATION AND CLOSURE PLANS

PROFESSIONAL SERVICE
1998



GEORGE
TEL: +27 (0) 44 873 4923 FAX: +27 (0) 44 874 5953
EMAIL: info@sesc.net WEBSITE: www.sesc.net
ADDRESS: 102 Merriman Street, George 6530
PO BOX: 9087, George, 6530

CAPE TOWN
TEL: +27 (0) 21 554 5195 FAX: +27 (0) 86 575 2869
EMAIL: betsy@sesc.net WEBSITE: www.sesc.net
ADDRESS: Tableview, Cape Town, 7441
PO BOX: 443, Milnerton, 7435

NOTICE OF PRE-APPLICATION DRAFT SCOPING REPORT AND WATER USE APPLICATION (WULA):

OPPORTUNITY TO REGISTER AS AN INTERESTED & AFFECTED PARTY (I&AP) AND COMMENT ON THE PROPOSED DEVELOPMENT

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

LOCATION: The proposed development is located on the remainder of the Erf 464 within George, Western Cape.

DEVELOPMENT DESCRIPTION: The George Municipality proposes to develop a college and/or universities precinct, housing, student accommodation, sports fields and recreational open spaces on a portion of the remainder Erf 464, near the Garden Route Dam in George.

LISTED ACTIVITIES: A Full Scoping and Environmental Impact Assessment Process will be undertaken in terms of the 2017 EIA Regulations, as amended (GN No R. 324 – 327 of 7th April 2017), as part of the application for Environmental Authorisation to the Department of Environmental Affairs & Development Planning. The proposed development triggers the following “listed activities” in terms of the 2017 EIA Regulations:

Listing Notice 1 (GNR No. R. 327) Activities 9, 10, 11, 12, 14 & 28.

Listing Notice 2 (GNR No. R. 325) Activity 15.

Listing Notice 3 (GNR No. R. 324) Activity 4, 12 & 14.

Water Use License: A full Water Use License Application process will be undertaken in terms of the National Water Act of 1998 (Act No. 36 of 1998). The proposed development includes the following water uses activities; **Section 21(c), (e), (g) and (i).**

OPPORTUNITY TO PARTICIPATE: Potential Interested and Affected Parties (I&APs) to the EIA process are invited to register and provide comment on this proposal. I&APs must provide their comments together with their name, contact details (preferred method of notification, e.g. e-mail or fax number) and indicate any direct business, financial, personal or other interest they have in the application to the contact person indicated below within 30 days, or in the case of the Water Use Process 60 days, from the date of this notice. Requests for registration and/or comment must reach us before or on 20 July 2020 and 18 August 2020 respectively.

AVAILABILITY OF REPORT: This report is available on SES's website: www.sesc.net, as well as through contacting the consultant below.

I & AP REGISTRATION AND COMMENT PERIOD: 20 June 2020 to 20 July 2020 (NEMA Process) and 19 August 2020 (WULA Process).

FOR MORE INFORMATION CONTACT: Betsy Ditcham Tel: 021 554 5194 / Fax: 086 575 2869 / Email: betsy@sesc.net / P.O Box 443, Milnerton, 7435





GEORGE
TEL: 027 06 44 673 9033 FAX: 027 06 44 674 1000
EMAIL: info@ses.net WEB SITE: www.ses.net
ADDRESS: 102 Mithras Lane, George 6730
PO BOX 1051, George 6730

CAPE TOWN
TEL: 027 06 21 304 1197 FAX: 027 06 575 2869
EMAIL: info@ses.net WEB SITE: www.ses.net
ADDRESS: Suburban, Cape Town, 7841
PO BOX 443, Mithras, 7835

NOTICE OF PRE-APPLICATION DRAFT SCOPING REPORT AND WATER USE APPLICATION (WULA):

OPPORTUNITY TO REGISTER AS AN INTERESTED & AFFECTED PARTY (I&AP) AND COMMENT ON THE PROPOSED DEVELOPMENT

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

LOCATION: The proposed development is located on the remainder of the Erf 464 within George, Western Cape.

DEVELOPMENT DESCRIPTION: The George Municipality proposes to develop a college and/or universities precinct, housing, student accommodation, sports fields and recreational open spaces on a portion of the remainder Erf 464, near the Garden Route Dam in George.

LISTED ACTIVITIES: A Full Scoping and Environmental Impact Assessment Process will be undertaken in terms of the 2017 EIA Regulations, as amended (GN No R. 324 – 327 of 7th April 2017), as part of the application for Environmental Authorisation to the Department of Environmental Affairs & Development Planning. The proposed development triggers the following "listed activities" in terms of the 2017 EIA Regulations.

Listing Notice 1 (GNR No. R. 327) Activities 9, 10, 11, 12, 14 & 28.

Listing Notice 2 (GNR No. R. 325) Activity 15.

Listing Notice 3 (GNR No. R. 324) Activity 4, 12 & 14.

Water Use License: A full Water Use License Application process will be undertaken in terms of the National Water Act of 1998 (Act No. 36 of 1998). The proposed development includes the following water uses activities, Section 21(c), (e), (g) and (i).

OPPORTUNITY TO PARTICIPATE: Potential Interested and Affected Parties (I&APs) to the EIA process are invited to register and provide comment on this proposal. I&APs must provide their comments together with their name, contact details (preferred method of notification, e.g. e-mail or fax number) and indicate any direct business, financial, personal or other interest they have in the application to the contact person indicated below within 30 days, or in the case of the Water Use Process 60 days, from the date of this notice. Requests for registration and/or comment must reach us before or on 20 July 2020 and 19 August 2020 respectively.

AVAILABILITY OF REPORT: This report is available on SES's website: www.ses.net, as well as through contacting the consultant below.

I & AP REGISTRATION AND COMMENT PERIOD: 20 June 2020 to 20 July 2020 (NEMA Process) and 19 August 2020 (WULA Process).

FOR MORE INFORMATION CONTACT: Betsy Ditcham Tel: 021 554 5194 / Fax: 086 575 2869 / Email: bds@ses.net / P.O. Box 443, Mithras, 7435

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





GEORGE
TEL: +27 (0) 44 873 4923 FAX: +27 (0) 44 874 5953
EMAIL: info@sesc.net WEBSITE: www.sesc.net
ADDRESS: 102 Maryman Street, George 6530
PO BOX: 9087, George, 6530

CAPE TOWN
TEL: +27 (0) 21 554 5195 FAX: +27 (0) 86 575 2869
EMAIL: betsy@sesc.net WEBSITE: www.sesc.net
ADDRESS: Tableview, Cape Town, 7441
PO BOX: 443, Milnerton, 7435

NOTICE OF PRE-APPLICATION DRAFT SCOPING REPORT AND WATER USE APPLICATION (WULA):

OPPORTUNITY TO REGISTER AS AN INTERESTED & AFFECTED PARTY (I&AP) AND COMMENT ON THE PROPOSED DEVELOPMENT

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

LOCATION: The proposed development is located on the remainder of the Erf 464 within George, Western Cape.

DEVELOPMENT DESCRIPTION: The George Municipality proposes to develop a college and/or universities precinct, housing, student accommodation, sports fields and recreational open spaces on a portion of the remainder Erf 464, near the Garden Route Dam in George.

LISTED ACTIVITIES: A Full Scoping and Environmental Impact Assessment Process will be undertaken in terms of the 2017 EIA Regulations, as amended (GN No R. 324 – 327 of 7th April 2017), as part of the application for Environmental Authorisation to the Department of Environmental Affairs & Development Planning. The proposed development triggers the following "listed activities" in terms of the 2017 EIA Regulations:

Listing Notice 1 (GNR No. R. 327) Activities 9, 10, 11, 12, 14 & 28.
Listing Notice 2 (GNR No. R. 325) Activity 15.

Listing Notice 3 (GNR No. R. 324) Activity 4, 12 & 14.

Water Use License: A full Water Use License Application process will be undertaken in terms of the National Water Act of 1998 (Act No. 36 of 1998). The proposed development includes the following water uses activities; **Section 21(c), (e), (g) and (i).**

OPPORTUNITY TO PARTICIPATE: Potential Interested and Affected Parties (I&APs) to the EIA process are invited to register and provide comment on this proposal. I&APs must provide their comments together with their name, contact details (preferred method of notification, e.g. e-mail or fax number) and indicate any direct business, financial, personal or other interest they have in the application to the contact person indicated below within 30 days, or in the case of the Water Use Process 60 days, from the date of this notice. Requests for registration and/or comment must reach us before or on 20 July 2020 and 18 August 2020 respectively.

AVAILABILITY OF REPORT: This report is available on SES's website: www.sesc.net, as well as through contacting the consultant below.

I & AP REGISTRATION AND COMMENT PERIOD: 20 June 2020 to 20 July 2020 (NEMA Process) and 19 August 2020 (WULA Process).

FOR MORE INFORMATION CONTACT: Betsy Ditcham Tel: 021 554 5194 / Fax: 086 575 2869 / Email: betsy@sesc.net / P O Box 443, Milnerton, 7435

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





GEORGE
TEL: +27 (0) 44 873 4923 **FAX:** +27 (0) 44 874 5953
EMAIL: info@sesc.net **WEBSITE:** www.sesc.net
ADDRESS: 102 Merriman Street, George 6530
PO BOX: 9087, George , 6530

CAPE TOWN
TEL: +27 (0) 21 554 5195 **FAX:** +27 (0) 86 575 2869
EMAIL: betsy@sesc.net **WEBSITE:** www.sesc.net
ADDRESS: Tableview, Cape Town, 7441
PO BOX: 443, Milnerton, 7435

Public Participation Process for Proposed University Precinct Development at the Garden Route Dam and Associated Infrastructure on a Portion of the Remainder of Erf 464, George

Tiaan Fortuin of Sharples Environmental Services cc (SES) undertook a letter drop on Friday 19th of June 2020 whereby a Background Information Document (BID) was hand delivered to the adjacent landowners regarding the abovementioned proposal. The Background Information Document (BID) was placed within the post boxes and at the front gates where there were no post boxes available. In addition, site notices were erected at different locations as seen from Figure 1. Pictures were taken at the locations where the BIDs were dropped off and where the site notices were erected. Waypoints were also recorded at each location where the BIDs were dropped off and where the site notices were erected. The waypoints of the locations were recorded using a handheld GPS (Garmin Montana Global Positioning System) and captured using Geographical Information System) GIS for further processing. Please refer to Figure 1 for the locations (Erven) of the BID drops and site notices.



Figure 1: Waypoints indicating the locations of the BID drops and Site Notices

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





GEORGE
TEL: +27 (0) 44 873 4923 **FAX:** +27 (0) 44 874 5953
EMAIL: info@sescs.net **WEBSITE:** www.sescs.net
ADDRESS: 102 Merriman Street, George 6530
PO BOX: 9087, George, 6530

CAPE TOWN
TEL: +27 (0) 21 554 5195 **FAX:** +27 (0) 86 575 2869
EMAIL: betsy@sescs.net **WEBSITE:** www.sescs.net
ADDRESS: Tableview, Cape Town, 7441
PO BOX: 443, Milnerton, 7435

As seen from Figure 1 (waypoint map), we started with the BID drops at waypoint 150 (Seven Passes Road and ended at waypoint 236 (Dikkop Street). The following amount of BIDs were dropped at each Street/Road

- 11 BIDs were dropped at Seven Passes Road
- 11 BIDs were dropped at Meyer Street
- 12 BIDs were dropped at Stander Street
- 22 BIDs were dropped at Dikkop and Bokmakierie Street

The Site Notices were erected at the following locations:

- The first site notice was erected at waypoint 149 (Seven Passes Road)
- The second site notice was erected at waypoint 204 (Meyer Street)
- The third site notice was erected at waypoint 205 (Garden Route Dam pump station fence)

To conclude, the abovementioned measures were undertaken during the delivery of the Background Information Documents to the adjacent landowners.



Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	Can you please circulate a clearer copy of the SDP. The one forming part of the submission is not legible.	19 June, 2020	Dean Chandler	Chandler Consulting	A higher resolution copy of the preferred Proposed Development Plan was circulated.
	This is the part that is not legible SEE IMAGE IN ORIGINAL COMMENT				
	<p>Thank you for the proposed document.</p> <p>1) Currently, members of the public is able to enjoy the natural beauty of the dam and its surroundings and is a major drawcard to tourists and people relocating to George.</p> <p>The asset that is the dam and natural surroundings have a positive effect on property values in the area.</p> <p>There are many people going for runs, using the access road to launch their canoes, and the dam is used by the hundreds of cyclists in the town to enjoy the trails around the dam, from as early as 4am in summer to as late as 10pm at night.</p> <p>Building a university as proposed In your document will effectively block access and the public from enjoying the natural oasis that is the dam.</p>	19 June, 2020	Emile Kaselowski	Hillbillies Mountain Bike Club	Please refer to Sections 3.1.1 and 3.1.8 of the Comments and Responses Report.
	<p>2) There is a terribly culture among the current generation of students of destruction of property and strikes by burning tyres when they don't get their way. Having the main entrance of the university in out quiet neighborhood will bring havoc with it.</p> <p>Take a look at north and south campus entrances in Port Elizabeth as an example. Even when students strike up at Saasveld, is the campus closed.</p> <p>As is currently the case in lockdown, saasveld is closed and remains off limits.</p> <p>The same will happen if a university is built, absorbing the only access road that the public has.</p>				Please refer to section 3.1.4 of the Comments and Responses Report.
	<p>To conclude:</p> <p>In your proposal you state the emphasis to preserve the natural beauty, but for whom? Definitely not the people who visit the dam who wish to get away from the hustle and bustle. We already have a university that could just be expanded. Building a university and taking away a very big</p>				Please refer to section 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	natural oasis from the public will negatively affect property values, negatively affect quality of life for many people who visit the dam for recreational purposes. So my question: How will the development take into account, and preserve the access that the public currently has to have access to the dam?				
	I have scrutinized the document dated 20 June 2020, more specifically Appendix B, and discovered that there appears to be no residential development planned directly in front of 180 to 184 Meyer street. However, should this not be so i need to point out that there is a borehole 10 meters from the road in front of 180 Meyer street. This borehole was initiated by the municipality a couple of years back when we had a severe drought and they were trying to find an emergency water source. It is not to visible from the road due to plant growth but it is a concrete structure with a protruding pipe . Just thought i should mention this.	21 June, 2020	Kevin Diedericks	Private individual	This information has been passed on to the engineers.
	I am a journalist for the George Herald and would like to report on the progress of the proposed project.	22 June, 2020	Alida de Beer	George Herald	The series of articles and responses is included in Appendix F of the Comments & Responses Report.
	We received a complaint about the proposed tertiary precinct at the GR Dam from a resident who got a notification of the draft scoping report "shoved" in their gate, which she feels is an irresponsible way notifying the public given the extent of the development. May we please have Sharples' comment - is that the only way in which the public is being informed? If not, how is the public being made aware?				
	1. Please can you urgently email me a layout drawing of the proposed development. 2. The drawing in the info I have is too "architectural " for my liking .	22 June, 2020	Alan Cook	Private individual	Layout drawing was circulated.
	See the attached message below. I am grossly disappointed that Sharples have not included me as an interested and Affected Party as you have indicated as per e mail below.	22 June, 2020	Eugene Knottenbelt	Private individual	This was an administrative oversight. As requested a copy of the Pre-Application Scoping report and

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	Kindly forward the THE 30-DAY COMMENTING PERIOD ON THE PRE-APPLICATION DRAFT SCOPING REPORT FOR THE PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE				proposed preferred layout was circulated.
	<p>1. The abovementioned document received by this Department on 19 June 2020 refers.</p> <p>2. It is understood from your submission that the proposed development entails the establishment of a tertiary education campus, with associated residential units and open space areas. This also includes a hotel, a waterfront commercial development, mixed residential developments and recreational facilities. The overall footprint of the proposed development will be approximately 119 hectares.</p> <p>3. In light of the above, a Scoping and Environmental Impact Assessment Process is applicable to the proposed development. You are advised that when undertaking the Scoping/EIA Process, you must take into account all applicable guidelines, including the guidelines developed by the Department. These can be downloaded from the Department's website, (http://eadp-westerncape.kznsshf.gov.za/your-resource-library/policies-guidelines). In particular, the guidelines that may be applicable to the proposed development include, inter alia, the following:</p> <ul style="list-style-type: none"> ➤ Circular EADP 0028/2014: One Environmental Management System ➤ Guideline for the review of specialist input in the EIA process, June 2005. ➤ Guideline for involving biodiversity specialists in the EIA process, June 2005. ➤ Guideline for environmental management plans, June 2005. ➤ Guideline on Alternatives (March 2013) ➤ Guideline on Need and Desirability (March 2013) 	22 June, 2020	Shireen Pullen	Department of Environmental Affairs and Development Planning Development Management (Region 3)	<p>The Department's summary of the proposed development is noted.</p> <p>The listed guidelines have been taken into consideration in the compilation of the Scoping Report.</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	➤ Guideline on Public Participation (March 2013)				
	<p>4. Public Participation</p> <p>It is accepted that a public participation process (PPP) as indicated in the PPP Plan will be undertaken (plan accepted via email on 11 June 2020). As you are aware, hard copies of reports cannot be made available for the public at this stage at public places during Lockdown Levels 3 & 4 of the COVID-19 Risk Adjusted Approach.</p> <p>Although much of the public participation process can be done electronically via e-mail, you are kindly requested to be mindful not to exclude persons who do not have access to e-mail or do not have sufficient data to download large documents. The public participation plan must therefore also state how I&APs will be notified, and how reports will be made available where an I&AP does not have access to e-mail or does not have sufficient data to be able to download large files.</p> <p>Please be advised that according to Regulation 41(2) the person conducting a public participation process must <i>“take into account any guidelines applicable to public participation”</i>.</p> <p>When notifying I&APs of the application the minimum information to be provided in a notice, which include placing an advertisement or fixing a notice board, must contain, inter alia, whether a Basic Assessment or Scoping & EIR process is to be followed and information on how to register as an I&AP. A register of I&APs must be opened, maintained and made available to any person requesting access to the register in writing. The register must also be submitted together with the final EIAR. In addition to the above, please ensure that this Department’s Planning component is provided with an opportunity to give input on the proposal. The sooner they are involved in the process, the better.</p>				<p>The Department’s requirements in terms of Public Participation are noted and have been followed.</p>
	5. Heritage				Noted.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	It is noted that Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), is applicable to the proposal and that A Notice of Intent to Develop, dated 23 July 2007, was submitted to Heritage Western Cape (HWC) during the previous EIA for the development of the Garden Route Dam. A Record of Decision was issued by HWC on 13 August 2007 which states that <i>"no further study is required and the development may proceed, with no conditions."</i> Due to the time that has elapsed since, you are urged to submit another NID to Heritage Western Cape in order for them to indicate whether they maintain their comment.				
	6. One Environmental System It is also understood that the proposal will require a Water Use License in terms of the National Water Act, 1998 (Act No 36 of 1998) in addition to the Environmental Authorisation in terms of the NEMA EIA Regulations, as amended. In light of the one environmental system, it is now a requirement to synchronise these processes in order to ensure that all processes are duly informed by one another. It is therefore the duty of the Environmental Assessment Practitioner ("EAP") to take note of the timeframes and synchronise the three processes.				The One Environmental System has been taken into account with the timing of the project.
	7. Protocols and Specialist Reports On 20 March 2020 the National Minister of Environment, Forestry and Fisheries gazetted the procedures for the assessment and minimum criteria for reporting on identified environmental themes in terms of Section 24(5)(a) and (h) and 44 of the NEMA, when applying for environmental authorisation (including Waste Management Licences). The procedures came into effect 9 May 2020. This Directorate therefore recommends that these protocols be formally integrated into the project proposal from this point forward. In light of the above, this Directorate advises that any specialist performing work related to any of the fields of practice listed in Schedule I of the Natural Scientific Professions Act, 2003 (Act 27 of				All specialist studies were conducted prior to 9 May 2020, and as such, the requirements of the protocols do not apply.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	2003) must be registered with the South African Council for Natural Scientific Professions ("SACNASP") in any of the prescribed categories [Section 18] and further to this, only a person registered with the SACNASP may practise in a consulting capacity [Section 20]. It will therefore be prudent of such specialists performing specialist studies or preparing specialist reports to provide proof of compliance with this Act.				
	8. Services Please ensure that there are sufficient service-infrastructure and services available to support the proposed development. Written confirmation by the local municipality is crucial to the success of this application.				Written confirmation will be provided in the final submission.
	9. Need and Desirability 9.1. In terms of the NEMA EIA Regulations, when considering an application, the Department must take into account a number of specific considerations including inter alia, the need for and desirability of any proposed development. 9.2. As such, the need for and desirability of the proposed activity must be considered and reported on in the SR and Environmental Impact Assessment Report (EIAR). The final EIAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability. Refer to the Department's Guideline on Need and Desirability (March 2013).				The proposed development's Need and Desirability is discussed in Section 7 of the Scoping Report and has followed the Department's Guideline. The strategic context of the site will be discussed in the EIAR.
	10. Pre- Application Consultation 10.1. This Department acknowledges all previous pre-application engagements and avails itself further to provide further guidance and advice in terms of Regulation 8 on the process requirements and the administration of your application.				Noted
	10.2. Please note that the pre-application consultation is an advisory process and does not pre-empt the outcome of any future application which may be submitted to the Department.				Noted
	10.3. No information provided, views expressed and/or comments				Noted

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	made by officials during the pre-application consultation should in any way be seen as an indication or confirmation: ➤ that additional information or documents will not be requested ➤ of the outcome of the application				
	11. Please ensure the Scoping Report ("SR") and plan of study for EIA comply with all the information requirements outlined in Appendices 2. Care must be taken that the EAP does not collapse the scoping process by including specialist input prior to a plan of study being "accepted".				Specialist input included in the Scoping Phase is baseline reporting aimed to assist with identifying areas where further investigation is needed.
	12. The Department awaits the submission of the Application Form prescribed by the EIA Regulations, 2014 (as amended).				Noted
	13. Please note that it is an offence in terms of Section 49A(1)(a) of the NEMA for a person to commence with a listed activity unless the Competent Authority has granted an Environmental Authorisation for undertaking it. Failure to comply with the requirements of Section 24F of the NEMA shall result in the matter being referred to the Environmental Compliance and Enforcement Directorate of this Department. A person convicted of an offence in terms of the above is liable to a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.				Noted
	14. Kindly quote the abovementioned reference number in any future correspondence in respect of this p[sic].				Noted
	15. This Department reserves the right to revise initial comments and request further information from you based on any new or revised information received.				Noted
	Ons as die Gourikwa Khoisan stamhuis versoek graag om te registreer en ingesluit word in hierdie Ontwikkeling. Gesprekvoering moet met die streek se Eerste Inheemse mense gehou word en ook erken en ingesluit word in die Projek.	24 June, 2020	Barry Jacobs	Gourikwa Khoisan stamhuis	The Municipality has been advised to discuss the proposed development with the Gourikwa Khoisan representatives.
	I am totally opposed to this development as it would irreversibly spoil one of the most beautiful areas in George; an area used so much by walkers, hikers, runners, cyclists and nature lovers. An area untouched	25 June, 2020	Johan van Zyl	Private individual	Please refer to section 3.1.1 and section 3.1.5 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	by development and which should remain so for our children and grandchildren. Please keep me up to date with developments especially public meetings.				No public meetings have been scheduled at this stage.
	1. Receipt is herewith acknowledged of your letter/email dated 19 June 2020. 2. Kindly note that the matter is receiving attention and that a further communication will be addressed to you as soon as circumstances permit.	25 June, 2020	Lyle Martin	Transport and Public Works Western Cape Government	Noted
	I do not agree with any form of property development around the source of our towns drinking water. Having lived in Jhb for a couple of years and visited Hartebeespoort dam on many occasions... That is one of the most disgusting places I have been to. It almost always smells like a long-drop. This development should not happen	20200626	James Thorne	Private individual	Please refer to section 3.1.6 of the Comments and Responses Report.
	I am one of the originators of the Garden Route Skills Mecca concept and therefore support this project as an integral element of the Skills Mecca concept. I also serve as an external Council Member of the Council of the South Cape TVET College and therefore have a significant interest in ensuring that the new College / University collaborates with the existing tertiary institutions in the George area. I am also a published expert on apprenticeship systems and have huge interest in ensuring that work based learning programmes form the basis of the offerings from the new College / University and NOT purely academic programmes.	28 June, 2020	Florus Prinsloo	Private individual	Your support is noted.
	I am in support of this project as it furthers the concept of the Garden Route Skills Mecca as is referenced on Pages 65 to 66 of the George Municipality IDP by the following quote " <i>As the Skills Mecca is developed and grows, each municipality needs to determine what can they bring to the table that does not already exists elsewhere in the district. Where existing training exist, grow such facilities in a manner that will benefit the district first as well as the local municipality. Such a</i>				Your recommendations will be taken into account during the detailed design and implementation stages of the project.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p><i>collaborative approach is not easy but is the best way to grow a world class skills mecca.</i> " The caution therefore is that the learning facility should not duplicate but rather complement existing learning programmes in the area. Employment creation for local George residents should be the absolute primary objective of the project both during the build and operational phases. For example, a long term plan must be developed to ensure that Teachers at the facility are even now identified for development within the student population at local schools, NMU Saasveld and South Cape TVET College. Programmes that are offered at the campus MUST be employment based - i.e. deliver programmes that are needed by the economy and NOT simple academic programmes. A work based learning approach needs to be considered. This is the best global approach to helping young people transition from school to the workplace. For further information refer to https://vdc.edu.au/vdc-news/work-based-learningand-its-role-in-cbt/</p>				
	<p>I have taken a look at "some" of the documents on your web site at this stage. My comments are thus general concerns that may or may not have been addressed in the extensive work that has gone into this project.</p> <p>Your 'google" map used in your report show a "Saasveld Street", while your text refers to the Madiba Drive. Please correct this as it is confusing.</p> <p>The development site is a very rare open public space providing opportunities for families to practice outdoor activities such as hiking, cycling and running. This needs to be recognised by the Municipality as first and foremost a resource that is available to its rate paying citizens. Secondly it is also a popular venue for tourists who are attracted to the area by its beauty and lack of development. Tourism revenue is going to be a critical issue in the post Covid- 19 era. Don't kill the goose that lays the Golden Egg. Any development should thus only take place in this area if these factors are recognised. Access for the public to the Dam Wall, parking area, and roads, and cycle paths needs to be guaranteed</p>	29 June, 2020	Zane Erasmus	Private individual	Please refer to section 3.1.6 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	throughout the development phase, and most importantly after the development has completed.				
	While the construction of a tertiary education facility may be important, it is not clear exactly what education will be provided there. The NMU provides a Natural Science based education. Is this facility an extension of NMU, or has it been constructed for another sector?. In your map you refer to a Hotel Business School. It is not clear whiter this is in fact a Hotel, or a Business School to train Hoteliers? If it is a separate Hotel then I would very strongly oppose this development as unlike the Educational facility, there is no need for an additional Hotel in the George Area.				Please refer to section 3.1.3 of the Comments and Responses Report.
	This is a unique area and there are more than enough commercial shopping mall type developments in George already. An additional one at the edge of the Dam is totally unnecessary and will despoil the area. The George Area and surrounding environs is increasingly experiencing wild runaway veld fires. Has this been taken into account with the design and layout of proposed building?				The Waterfront development has already been approved as part of a previous process. The aim of the waterfront is to have coffee shops, canoe hire and possibly a sports hall, amongst other facilities, to cater for the various sports enthusiasts. Fire management will be further investigated in the Environmental Impact Assessment Report.
	I do not agree with any form of property development around the source of our towns drinking water. Having lived in Jhb for a couple of years and visited Hartebeespoort dam on many occasions... That is one of the most disgusting places I have been to. It almost always smells like a long-drop. This development should not happen	03 July, 2020	Lorraine Kolarich	Private individual	Please refer to section 3.1.7 of the Comments and Responses Report.
	Kindly note that we're working through a backlog and according to directive issued commenting of documents are not mentioned during this lockdown period but we still aim to assist as far as we possibly can.	05 July, 2020	Melanie Koen	Forestry-Western Cape Department of Agriculture, Forestry	The pdf of the Draft Scoping Report was circulated.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	Kindly forward the Draft Bar in pdf format in order to comment as your link cannot be accessed to peruse the document, kindly make contact with me after forwarding the document in order to attend to it.			and Fisheries	
	It is unthinkable that anyone would think of building this monstrosity on this site when there are many other places in Pacaltsdorp, Blanko or by the airport that it can be done The noise, traffic, pollution etc would destroy the environment and atmosphere of this popular recreational area. People move/live in George to live in natural surroundings and to get away from concrete jungles, this would be devastating for the natural area.	06 July, 2020	Bru Mar	Private individual	Please refer to sections 3.1.2, 3.1.5, 3.1.7 and 3.1.10 of the Comments and Responses Report.
	There is already a university at Saasveld why is a new development required? Just expand the existing university. The Garden Route Dam is the only water source for George and surrounds. What happens if the water gets contaminated? No need to take this risk. The municipality has lots of other property that can be developed which is not environmentally sensitive.	07 July, 2020	Gerrard Williams	Private individual	Please refer to sections 3.1.2 and 3.1.7 of the Comments and Responses Report.
	Could you please furnish me with BID and Draft Scoping Report with regards to the following: PRE-APPLICATION DRAFT SCOPING REPORT FOR THE PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE.	07 July, 2020	Brett Ellis	Private individual	The BID and Pre-Application Draft Scoping Report were distributed as requested.
	Concerns regarding the need for an international quality athletics /rugby/ cricket ground, given the existence of George rugby stadium (with brilliant accessibility), as well as Rosemoore stadium and Conville swimming pool, all dispersed through town. Are these even fully utilised?	07 July,2020	Christelle Botha	Private individual	The utilisation capacity of the current sporting facilities in George will be discussed in the Environmental Impact Assessment Report.
	Concerns regarding continuous accessibility for runners, walkers, hikers, bikers around dam and into trails surrounding dam.				Please refer to section 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	Concerns regarding feasibility of commercial waterfront...				The Waterfront development has already been approved as part of a previous process. The aim of the waterfront is to have coffee shops, canoe hire and possibly a sports hall, amongst other facilities, to cater for the various sports enthusiasts.
	Access via Kraaibosch Way - does that mean that the road will at last connect at Glenwood Agricultural Holdings? As for the last couple of years the municipality insisted that it is not their responsibility and that the area is not included in George suburban area. Will this proposed tertiary institution be developed in collaboration with an existing entity - an add-on to NMMU, South Cape College (which students, currently, are not encouraged to apply for certain local job opportunities!), Akademia (currently renting in town) or is it envisaged that a new institution will be established?				Please refer to sections 3.1.10 and 3.1.3 of the Comments and Responses Report
	The development needs to be on the other side of dam as part of old Saasveld forestry college, now NMU campus. A small car park could perhaps be built on now proposed new site with access over dam wall by foot and bicycle. Or is NMU closing down. I question the motive of having two universities next to each other. The Saasveld site has more than enough open area to develop. This development needs to be Reconsidered and debated on merit as to why on this side of the dam.	07 July,2020	Nils Molzen	Private individual	Please refer to section 3.1.2 of the Comments and Responses Report. The NMU is not closing down but more space is needed over the next 20 to 30 years as George expands and more and more students need a place for tertiary education purposes. As we enter the Fourth Industrial Revolution, we will need more space for students, not only for traditional careers but for the careers that the Fourth Industrial Revolution will bring.
	My parents stay in the George area and we are interested in new	07 July,2020	Philip du Toit	Private individual	Noted. See point 3.1.9

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	developments in and around the area and the effect it could have on the property markets.				
	<p>Herewith also find my initial comments and concerns regarding the proposed development:</p> <p>1. The development of a University or College within a 3km radius of an existing one (NMU Saasveld Campus) is questionable as it is not practical.</p>	07 July,2020	Wikus van der Walt	Private individual	<p>Please refer to section 3.1.2 of the Comments and Responses Report. More space is needed over the next 20 to 30 years as George expands and more and more students need a place for tertiary education purposes. As we enter the Fourth Industrial Revolution, we will need more space for students, not only for traditional careers but for the careers that the Fourth Industrial Revolution will bring. NMU cannot be forced to expand or offer specific courses and therefore other colleges which may be able to offer new courses need a campus to do so.</p>
	2. It is also known what type of culture is associated with such establishments with the recent 'fees must fall' marches and riots which will definitely impact negatively on the existing residential area and its residents. Can assurances be given that this will not happen or that it does not become a nuisance to existing residents?				<p>Please refer to section 3.1.5 of the Comments and Responses Report.</p>
	3. Demographics need to be considered and emphasized, especially with the establishment of sports fields such as soccer fields. Again majority of adjacent residents do not practice or support this sport.				<p>Noted. It is envisaged that the sports fields can be used for a variety of sports and by residents for ad hoc sporting activities similar to what currently occurs at most existing campus sports fields.</p>
	4. How will the current recreational use (biking, hiking, jogging, picnicking, canoeing, etc) by locals of the area be impacted upon?				<p>Please refer to section 3.1.1 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	5. Safety and security of residents and their property will have to be ensured during all phases of the development. I look forward in seeing further specialist reports in this regard. I hope that you will find this in order.				Your concerns are noted and have been discussed in the Socio-Economic Baseline Assessment.
	We live approx 200-300m away from the current George dam entry and would like to register as I&AP for the comments on the Environmental application and WULA. If not for WA groups and FB I would not have known about your information or the pending application and dates. I read somewhere the PPP process where problematic with the lockdown and you delivered information documents to the area – we didn't get any, so would like to know how this is inclusive if addresses so close to the proposed development is not even made aware.	08 July, 2020	Sonia Veltman	Private individual	Please refer to section 2 of the Comments and Responses Report, which discusses how Public Participation was conducted for this phase. We have registered over 500 Interested and Affected Parties to date.
	I believe this email contains all info needed to register as I&AP, you can use this as preferred method of comms as the physical address failed before it seems. We have a definite long term interest when the suburb we chose to live in because of its safety, silence and serenity will be massively affected by the increase in traffic, pedestrians and noise levels (especially over weekends) as a result. I believe property value will diminish greatly when neighbourhood safety goes down. Probably the most important living condition that affects SA'cans and choice of area today.				Please refer to section 3.1.9 of the Comments and Responses Report. The property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation process.
	I also have a great concern over the protection of the Garden Route Dam as sole water source to the area, both in quality and quantity. I do not believe the application is inclusive of waste discharge as surface runoff? It needs to be addressed. With current levels of development and restrictions, this is just not a feasible option – putting more pressure on an over allocated resource with a water works that from time to time struggle to deal with organic matter as it is.				Please refer to section 3.1.7 of the Comments and Responses Report.
	As resident of George my family and I hold an interest in the proposed dam development which, should it proceed, will hamper continued access to the public asset, the dam and surrounding areas.	13 July, 2020	John North	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	There are no future plans to allow access to, or even to cross, the dam spillway, which is a major route to reach MTB trails on the dam side. Basically, we risk losing a natural public asset used for recreation and one of the few remaining areas that the public can visit safely.				
	This development ignores the existing infrastructure at Saasveld; this will become wasted if another facility is developed closeby. Instead the current positioning as nature reserve with access to all facilities by the public should be developed as is suitable for sensitive water storage areas. This type of development is in the interest of all citizens as clean water is a basic human need.	13 July, 2020	Andre Brink	Brink Stokes Mkhize Architects & landscape architects	Please refer to sections 3.1.1, 3.1.2 and 3.1.7 of the Comments and Responses Report.
	I would like to register as an interested and affected party for the proposed development at the Garden Route dam site.	13 July, 2020	Ruan Espach	Private individual	You are hereby registered
	I have the following comment regarding the water use application for the proposed development at the Garden Route dam. With regards to the assertion that a water use license is required for the proposed development under section 21 (c) and (i), I would argue that a water use license is also required under section 21 (a) & (b) if water for construction works will be taken from the dam, which is likely to take place. Also, directly or indirectly, waste will find its way in the dam via stormwater runoff, thereby also falling under water use section 21 (f)&(g). Recreational use of the dam will no doubt also be included for the hotel, tourism and residential part of the development (section 21 (k) as mentioned in the report. Please can you supply me with the dates and scope of the initial project proposal as well as the latest stormwater management plan.				The water use licencing process is being conducted by a specialist, who will ensure all potential uses are applied for.
	Regarding the summary table of impacts after mitigation, I don't see how all the negative impacts associated with this development can only have low to medium impact, but not providing space for another tertiary institution and not providing sports facilities (the dam area is already an amazing open air sports facility with full, uninterrupted				The impacts tables are based on the guidelines provided by the relevant authorities. Please refer to section 3.1.9 of the

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	public access) has a high negative impact? Have you considered that property values may be negatively affected by this development? I'd appreciate any feedback you can provide on my comments above.				Comments and Responses Report which discusses the potential impact on property prices.
	I am totally opposed to the proposed development on the shores of our dam, its the only nearby public space to enjoy hikes and bikeriding safely! I dare not even speak of the risk of pollution to our water scarce resource, our dam!!! Our natural resources and public spaces need to be preserved	13 July, 2020	Andre van Gend	Private individual	Please refer to sections 3.1.1 and 3.1.7 of the Comments and Responses Report.
	Please include a route so we can still use our favourite place to escape from everyday reality and just enjoy riding our bikes.	13 July, 2020	Ben Truter	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.
	My concerns with the proposed development is: there are no future plans to allow access to, or even to cross, the dam spillway, to reach our trails on the dam side. Basically, we risk losing a natural public asset used for recreation and one of the few remaining areas that the public can visit safely.	13 July, 2020	Marthinus Coleman	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.
	I fully support the proposed Dam development as stated on the current circular. As land close to the town centre becomes less and less available it is inevitable that "all" open spaces will soon be taken up for "housing" developments by the government. Our people need land to live on and education facilities and work places in close proximity is a magnificent option for people. An idyllic setting such as the dam environment will add value to George and all surrounding areas. The few people who object to the development are usually the people who have everything they need in life and are now only looking for leisurely enjoyment to the detriment of others who need opportunity. It is much more preferable to have professional developments taking place in George than having the government ultimately having to "force" programs onto municipalities to ensure that land is allocated for low cost developments.	13 July, 2020	Roy Kruger	Private individual	Your support is noted.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>Please could you advise me to how we can go about to object against the proposed development.</p> <p>This is one part of George that we as public can still safely use for recreational use being it for a walk, or mountain bike ride on the trails and around the dam.</p> <p>I also choose to have clean water and a safe place to go enjoy unspoiled nature. Traffic is already a issue with only 3 main routes including the main road towards town and industrial area. Development comes with a price and to turn it into Joburg and sit in traffic for a hour trying to travel 10 or so Km's twice a day is not why we live in George.... I remember staying in Wilderness bringing the kids to school every day leaving at 6:45 dropping them of around 7 o clock and get to Virgin Active no later than 7:10. Staying in Loerie Park now it takes me 20 to 25 min to get to Virgin active and the kids are all out of school so dont even have to drop them anymore.</p>	13 July, 2020	Anton Alberts	Private individual	Please refer to sections 3.1.1, 3.1.7 and 3.1.10 of the Comments and Responses Report. Unfortunately, the population of George has expanded massively over the last 20 years and with that expansion comes the frustration of living in a City. The influx of residents creates the need for further infrastructure and is a worldwide phenomenon and not something the City of George will escape.
	<p>I would like to "register" my disapproval to the proposed development at the Garden Route Dam.</p> <p>I believe this is a sensitive area as it is next to Georges main water supply reservoir.</p> <p>This area should be kept safe and clean for future town citizens.</p> <p>There is plenty of other open space available to develop a university in George.</p>	14 July, 2020	Clint Fife	Private individual	Please refer to section 3.1.7 of the Comments and Responses Report.
	<p>This is my vote AGAINST the development of the university at our Garden Route Dam.</p>	July 14, 2020	Colene Sevenster	Private individual	Your objection is noted however the EIA process does not work on a vote system. Rather it seeks amongst other things, to mitigate the negative impacts and enhance the positive impacts.
	<p>As an avid mountain biker and property owner in George. I feel strongly that the area should still be available to public in general and more specific outdoor lovers and cyclist. Some of the best mountain bike trails are in this area and access via the dam wall and surrounding area</p>	July 14, 2020	Chris Cato	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	is paramount to enjoy the great outdoors. Please do not spoil this area!!				
	I looked at the lay-out and what you say is probably correct but the whole one side of the dam will be out of bounds for cyclist and nature lovers. Surely there is other areas that would suit the university complex even better. I am in disagreement with building it there.				Please refer to section 3.1.1 and 3.1.2 of the Comments and Responses Report.
	Please reconsider the development, the risk to our drinking water and loss of access to nature (to hikers and bikers) will negatively impact the town.	July 14, 2020	Henk Louw	Private individual	Please refer to sections 3.1.1 and 3.1.7 of the Comments and Responses Report.
	I firmly object to any development on the banks of the Garden Route Dam -this area needs to be kept as a natural area and I feel development would lead to pollution of our towns water supply. We already have the Salvinia (Kariba Weed) which has been introduced by someones pond overflowing into the dam. Since covid- 19 I have noticed a large increase in the number of people exercising around the dam -many families getting out together with children on bicycles etc which is a positive for a healthy lifestyle. Should they start construction in the area I expect access will again be denied as was the case when raising the dam wall. A large number of cyclists also use this area to access the trails in the Nelson Mandela University area which are also a tourist attraction. Furthermore I do not believe our town needs another hotel, shops (there are already plenty of empty ones in town) and Nelson Mandela University has ample space for expansion. Development would lead to traffic congestion in the area and make the road down to the dam unsafe for recreational users.	July 14, 2020	Jill Black	Private individual	Please refer to sections 3.1.7, 3.1.1, 3.1.2 and 3.1.10 of the Comments and Responses Report. Note that the Hotel and Waterfront development have already been approved as part of a previous authorisationprocess and are included in this proposal for inclusionary purposes.
	Urban Design Report for the Development of a portion of the remainder of erf 464, George for purposes of a University/ Research Institute/ academy refers.	July 14, 2020	Manie Engelbrecht	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	Thank you for investigating this proposed development as well as the impact thereof on a natural resource. It is of great concern that this development will not allow access to, or entrance via the dam spillway, which will result in us (enthusiastic mountain bikers and hikers) not having access to mountain bike trails and hiking trails. Thus we risk losing a natural public asset and one of the few remaining areas that the public can visit safely.				
	It is also of great concern the student housing that will be built so close to the residential homes of Loerie Park. I have a great concern with regards to the possible impact that student life/ culture will have on the peace and tranquillity we as residents dearly appreciate in our neighbourhood.				Please refer to section 3.1.5 of the Comments and Responses Report.
	I am further greatly concerned about the proposed access roads to the development and the impact thereof of traffic in our neighbourhood.				Please refer to section 3.1.10 of the Comments and Responses Report.
	Lastly, I am concern what the impact will be on our natural water resource and the natural environment surrounding the dam. We have an obligation to preserve this natural resource for our children and the community of George. I am strongly against this development.				Please refer to sections 3.1.6 and 3.1.7 of the Comments and Responses Report.
	The proposed development at George dam leaves a few concerns and questions. We are a group of hikers who loves the safety and outdoors that this site brings. With the proposed development we will no longer have access to this recreational facility. Also there is other land available - why here? There is also many wildlife that's natural habitat will be exposed and deviled by the building and noise pollution. Please reconsider.	July 14, 2020	Michelle Uhlig	George Wild Walkers	Please refer to sections 3.1.1 and 3.1.2 of the Comments and Responses Report.
	The cycling club uses the road going down to the dam & is now going to be restricted How are non residents going to access the dam?	July 14, 2020	Sabrina Schnetler	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.
	I do not think that this will be beneficial to our town I think the influx of people will be devastating especially in the area that has been dedicated for this project The surrounding suburbs will definitely be				The annual wage bill for the proposed George educational facility is estimated to be in the

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>affected regarding the high volume of people that will be entering this area I am not convinced that we will have enough water for everyone Once Sallywood is up & running we will be running out of resources quickly!!!</p> <p>I understand the need to create jobs & I also agree that done correctly & HONESTLY things could work but I'm not convinced that the right people would be helped Also who would be paying the rates & taxes to pay the municipality????</p>				<p>region of R 650-700 million. A percentage of the wage bill will be spent in the local economy (rates and taxes, entertainment, maintenance, purchase of consumables and durable products etc.), which in turn will benefit local businesses. The proposed George education facility will therefore significantly benefit the local economy of George.</p>
	<p>Herewith concern about the proposed sports fields, hotels, housing and university on the remainder of erf 464:</p> <ul style="list-style-type: none"> Access for hikers, cyclist & family walking will be cut off and restricted. No access (off from tarred roads) to hiking and mountain biking trails in the mountains during construction (as happened with the construction of the new dam wall) 	July 14, 2020	Sulène Brand	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.
	<ul style="list-style-type: none"> Currently (during lockdown) this dirt road is the only access for cyclist to trails as the University is closed for access, how will access be gained if the University is for some reason closed again or closed in future with anyone without a student card? This dirt road is currently a big attraction for families and active people to walk to the dam and get exercise with their dogs and kids on bicycles, as well off any tarred roads as a safe environment for family and kids to play and enjoy the "Garden Route atmosphere". 				Please refer to section 3.1.1 of the Comments and Responses Report.
	<ul style="list-style-type: none"> The sport stadiums causes a lot of noise for residential homes around the area, as well as peace disturbance when hiking in nature. 				Please refer to section 3.1.5 of the Comments and Responses Report. There will not be a sports stadium

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<ul style="list-style-type: none"> Currently music and sport can be heard from the university to across the dam area when hiking. although the current sport facilities is probably 7km (as the crow flies) away, what if the sport facilities are less than 1km away? 				but rather sports fields
	<ul style="list-style-type: none"> Part of the garden route's attractions are these open areas for hiking and enjoying the beauty it has to offer. 				Please refer to section 3.1.6 of the Comments and Responses Report.
	Thank you for investigating this proposed development as well as the impact thereof on a natural resource.	July 14, 2020	Alpha Engelbrecht	Laerskool George-Suid	
	It is of great concern that this development will not allow access to, or entrance via the dam spillway, which will result in us (enthusiastic mountain bikers and hikers) not having access to mountain bike trails and hiking trails. Thus we risk losing a natural public asset and one of the few remaining areas that the public can visit safely.				Please refer to section 3.1.1 of the Comments and Responses Report.
	It is also of great concern the student housing that will be built so close to the residential homes of Loerie Park. I have a great concern with regards to the possible impact that student life/ culture will have on the peace and tranquillity we as residents dearly appreciate in our neighbourhood.				Please refer to section 3.1.5 of the Comments and Responses Report.
	I am further greatly concerned about the proposed access roads to the development and the impact thereof of traffic in our neighbourhood.				Please refer to section 3.1.10 of the Comments and Responses Report.
	Lastly, I am greatly concerned what the impact will be on our natural water resource and the natural environment surrounding the dam. We have an obligation to preserve this natural resource for our children and the community of George. I am strongly against this development.				Please refer to sections 3.1.6 and 3.1.7 of the Comments and Responses Report.
	My name is Cayley and I live in George and would just like to comment about the proposed dam development. I understand the reasoning for the dam development, however I think a large proportion of the George community stay in the area because they love the outdoors and this includes doing things like hiking, walking and running in the surrounding areas. I feel the George dam is a huge attraction point where many families enjoy precious time together with their animals and removing this will not only affect the biodiversity of	July 14, 2020	Cayley Lewin	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	the area (providing a green belt to George) but further take away a recreational area that plays a significant role in George and to the community.				
	Keeping natural parks and spaces open, is one of the main attractions of this town. The dam provides access to many of the trails in the surrounding area, of which are frequently used by the George community. During challenging times being outside and being with animals and in nature is often the escape our community needs to 'cope'. Being an Occupational Therapist myself, part of my profession is taking into consideration the communities mental health and to a large extent the dam, having access to the trails and being outdoors, is a very healthy coping mechanism for the George community to have access to, where they can spend time relaxing and recharging with family and friends, so not only will we take away access to the environment, but we may end up reducing the communities access to healthy coping mechanisms and opportunities to recharge, which if anything, at a time during corona will be quite harmful.				Please refer to section 3.1.1 of the Comments and Responses Report.
	The outdoor surroundings, the hiking and access to such areas is one of the main attractions of George. By removing or limiting this access this will have a very negative effect on the families and sporting clubs in the area.				Please refer to section 3.1.1 of the Comments and Responses Report.
	<p>I am a member of the George Hillbillies mountain bike club. We are concerned about the access to trails around the Garden Route dam when you have developed the area.</p> <p>I work for a Swedish company and have spent many months in Sweden during the past 20 years. Their unique regulation of access of public spaces including forests to all members of public is a roll model for other countries.</p> <p>George is a mecca for mountain bike riders, and is right up there with places like Stellenbosch and Sabie. We dont ask that you stop the development. We only kindly ask for continued access to the forests and trails around your intended development area.</p>	July 14, 2020	Heinz Reinstorf	George Hillbillies mountain bike club	Please refer to section 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	Please, we have to save out natural surroundings! That is the beauty of our town. There are enough developments on the eastern side of town. Having residential houses and businesses close by our drinking water can certainly also bring a pollution effect in the equation which cannot happen. George is situated in the heart of the Eden and we HAVE TO keep safe our natural beauty. Hope you can help by putting an end to this development.	July 14, 2020	Johanna Vermeulen	Private individual	Please refer to sections 3.1.6 and 3.1.7 of the Comments and Responses Report.
	I would like more information on this proposed development. We live in George and cycle on our mountain bikes around the George dam area on average once a week. We access the area by crossing at the dam wall where we find it to be safe. We would appreciate it if you could keep us advised of the development.	July 14, 2020	Madeleine Goldie	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.
	I am shocked to here about this development. This is one George's most beautiful areas and we can not allow a development to take place here. This is selfish. We as residents ALL currently have access to walk or cycle around this beautiful natural area. An development will only give access to certain people and residents that live there which is unfair and selfish. Hope you can help to put an end to this development!	July 14, 2020	Roelf Vermeulen	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report. The property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation process.
	With regards to the proposed university development at Garden Route Dam; we register our interest as a local Estate Agency, "Marshan Franco Properties" (http://www.francoprops.co.za/), in George, to be involved in the marketing and selling of the residential developments	15 July, 2020	Karl Rohrbeck	Marshan Franco Properties	Your request is noted.
	Herewith my motivated objection to proposed university precinct	15 July, 2020	Eugene		Please refer to Sections 2 and 3.1.11 of the Comments and

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>development at the Garden Route Dam and associated infrastructure.</p> <p>I must query the timing of the opening of the report for comment by IAP's and the General Public. The country is in lockdown facing an unprecedented threat to our wellbeing and the economy due to the Covid 19 pandemic. It would appear as this is a strategic move with a questionable agenda.</p> <p>BACKGROUND</p> <p>The 2014 development proposal included residential erven, group housing units, town housing and flats as well as the establishment of a hotel and a tourism business site group, the latter being at the water's edge of the Garden Route Dam.</p> <p>Against all expectations the DEA approved the establishment of the hotel and tourism business site but rejected the housing proposals. This against a multitude of protests at the spoiling of a natural area, the creation of an eyesore and the great potential for the pollution of George's only source of drinking water.</p> <p>Residents of the affected areas have in the meantime been biding their time as the realities of the day showed as expected that there was no need for a further hotel as many had closed their doors due to competition by the B&B industry. Furthermore, as the economy weakened, many businesses closed down and business property owners in the CBD and even the mall have since been fighting a losing battle to retain economic occupancy levels. There is a glut of business premises in George and Covid 19 has exacerbated this.</p> <p>I and many other affected property parties will be appealing this ruling</p>		Knottenbelt		<p>Responses Report, which address Public Participation processes.</p> <p>Please refer to section 3.1.2 of the Comments and Responses Report which addresses site selection.</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>should the current proposal go forward to the next stage.</p> <p>REVISED DEVELOPMENT PROPOSAL</p> <p>The revised proposal includes a University Precinct, medium dense group housing and which apartments/ flats /student housing together with the hotel and tourism business from the earlier proposal.</p> <p>LOCATION</p> <p>These all straddle or lie on the northern side of the current access road which in turn follows the natural watershed. Thus all runoff, stormwater and possible sewage spillages will end up in the dam which is our only source of drinking water, recently the dam has had Kariba weed growing in the water across the length of the wall, signs on pollutants and other undesired nutrients. There would be less objections if future developments were located on the southern side of the current access road/watershed, right down to and along Madiba drive. This would also address my following points of objection, i.e access and negative impact on the adjacent suburbs of Eden and Loerie Park.</p>				
	<p>ACCESS</p> <p>If the development takes place as proposed in the report, the character of Loerie Park and Eden will be adversely affected. Where Stander, Arthur Bleksley and Meyer street carry local traffic mostly light vehicles and occasional service vehicles, this will change dramatically with busses, taxis, delivery vehicles in high volumes using this access road at all times of day into the evening rendering it unsafe for residential pedestrian traffic. No more walking of mom, dad, gran, the kids and the dogs. Not to talk of the greatly increased traffic noise, air pollution. The mixed bunch of people which the report refers to as being the target for the commercial enterprises will lead to a spike in crime. A quiet</p>				<p>Please refer to sections 3.1.10 and 3.1.9 of the Comments and Responses Report. We are unsure how you determine that a “mixed bunch of people” you refer to will lead to a spike in crime? The property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	residential neighbourhood would be transformed into city living with the associated detriments. The net result of this will be a drastic drop in property values and in our quality of life.				Public Participation process.
	<p>UNIVERSITY PRECINCT</p> <p>The revised proposal makes provision for a university precinct/research institute/academy. Inclusive to the university precinct/research institute/academy are student residences, associated infrastructure and “social facilities” (?) and sports fields.</p> <p>There is no need for a university precinct/research institute/academy.</p> <p>On the eastern side of the Garden Route Dam is the George campus of the NMU. This learning institution has all the expertise needed for expanding their current curriculum and facilities to meet all future needs. It would be duplicating what is already available.</p> <p>In para1.3 of the report it is stated that the “Municipality has received a number of requests for areas where a university precinct can be established”. I challenge you to identify/ produce such requests.</p> <p>Student villages have in the recent past been areas where protests, littering and willful destruction of property infrastructure are the order of the day. We do not need this in what is essentially a residential neighbourhood.</p>				<p>Please refer to sections 3.1.2 and 3.1.5 of the Comments and Responses Report. More space is needed over the next 20 to 30 years as George expands and more and more students need a place for tertiary education purposes. As we enter the Fourth Industrial Revolution, we will need more space for students, not only for traditional careers but for the careers that the Fourth Industrial Revolution will bring.</p>
	<p>HOTEL AND TOURISM BUSINESS DEVELOPMENT</p> <p>Extract from para 4.2.1.4: (The comments in red, highlighting and embolding are mine)</p>				<p>The Waterfront and hotel developments have already been approved as part of a previous authorisation process.</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report

Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p><i>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.</i></p> <p>Looks like a full blown shopping center vis envisaged here. At the water's edge? Heard of the Centurion Lake fiasco?</p> <p><i>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. A commercial sector will link the hotel area and the waterfront area to create a hub for students and citizens alike. 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 (why a bridge?) and this precinct could also include a Business School and possible tourism related training facilitie . “</i></p> <p>This is new. Now a Business School as well?</p>				<p>The aim of the waterfront is to have coffee shops, canoe hire and possibly a sports hall, amongst other facilities, to cater for the various sports enthusiasts.</p> <p>The report states that the Hotel could include a Business school in order to provide additional training facilities.</p>
	<p><i>“Adjacent to the above-mentioned hotel and business school is a proposed waterfront commercial area. This area has been strategically placed to capitalize on the potential of the integration between land and water.(?) Due to the popularity of this portion of the site (?), the</i></p>				<p>Your interpretation is noted, however, it is envisioned that vendors would be formalised and limited to allocated areas.</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report

Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p><i>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. (sounds like a shopping centre with a flea market and informal traders--alongside our drinking water!)</i></p>				
	<p>CURRENT UTILIZATION OF THE AREA</p> <p>The area has always been a haven for cyclists , runners , joggers, canoeists, people walking their dogs as well as picnickers and fisherman. The dam wall further provided access to the forests and tracks on the eastern side of the dam. The mountain bikers and runners have over at least 20 years enjoyed this and have held regular events utilizing the areas both east and west of the dam. Over the last few years the mountain bike club has flourished with over 300 members and much time and effort has gone into the establishment of trails which has had a positive spinoff in the level of the sport amongst the youth. George has produced mountain bikers and sportsmen and women that represent the sport at the highest levels. This has been the</p>				<p>Please refer to section 3.1.1 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>training ground of Matthys Beukes, Gert Heyns, Robyn de Groot and many others. This is where the youngsters are trained. Furthermore the sport of trail running has taken off worldwide and they are also utilizing the trails built by the mountain biking club.</p> <p>The closure to the dam for the construction of the new spillway in 2019 gave rise to an increased utilisation of the area by all, as people took back what was denied them and now Covid 19 has brought a greater awareness , not only to residents in the area but across George. So much so that people are driving to the entrance from all over town and parking is a problem. There are literally hundreds of people, families with moms , dads, children, dogs walking to the dam, crossing the wall, many hiking as far as Pepsi polls and even into the lower slopes reaches of the mountain!</p> <p>The proposed development threatens this. It is certain that this will be contested tooth and nail.</p>				
	<p>CURRENT COMMERCIAL/BUSINESS ENVIRONMENT</p> <p>The economy of the country is in a downturn with little prospect of an improvement in the foreseeable future. As a consequence many shops and businesses have closed down. The situation has been exacerbated by the Covid 19 epidemic and businesses have been closing at an increased rate. There is a glut of commercial property, both in the CBD and in the industrial areas. There is no demand for any such new developments in George. The tourism industry has likewise been affected and as far back as 2014 when the development of the area was proposed, hotels were closing along the garden route. The hotel industry countrywide has been severely affected by the growing B&B sector. The construction of a new hotel anywhere in George, even along the coast would be a risky venture indeed. At the dam, bankruptcy/</p>				<p>Please refer to section 3.1.4 of the Comments and Responses Report.</p> <p>The Socio-Economic Impact Assessment to be conducted for the Environmental Impact Assessment Phase will address the need in the current environment.</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	insolvency and business rescue await, and heaven forbid, conversion into low cost housing or dereliction!				
	<p>COMMENT ON 10.2. CONCLUDING ENVIRONMENTAL STATEMENT:</p> <p>Extract(Comments in red, highlighting and embolding are mine)</p> <ul style="list-style-type: none"> ▪ “The proposed site is the best situated site for establishing the tertiary education campus (disagree, on what basis is this statement being made? It is not needed or desired). The proposed property to be developed is located entirely with the George Urban Edge and has been specifically set aside and planned for in various Municipal Planning Frameworks, including the SDF and IDP. ▪ The “No Go” alternative is the option of not developing the proposed campus and associated infrastructure development. The no-development option would result in a lost opportunity in terms of the employment opportunities associated with the construction and operation phase as well as the benefits associated with the provision of tertiary education for the community (Not so, there are ample education institutions in George). <p>A significantly high negative socio-economic impact significance would occur if the proposed development is not constructed in terms of the lost opportunity. This is nonsense!</p> <ul style="list-style-type: none"> ▪ The NO-GO alternative would result in the conservation of the site and prevention of any further development (status quo). Should the site not be developed, one can expect the current use of the open area for running, cycling and fishing within the site will continue (and flourish!) with the current level of security and safety concerns for the 				<p>Your disagreement is noted. Please refer to section 3.1.2 of the Comments and Responses Report.</p> <p>Security is currently provided by the Municipality at the dam as there were incidents in the past which meant that security had to be hired to protect the users of the dam.</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	recreational users.” The current level of security is great! There are so many users of the area that families and kiddies are moving freely without concern! It would appear as though the author is unaware of the current situation.				
	<p>SUMMARY</p> <p>I am opposed to the establishment of the university precinct and all its associated infrastructure as well as the establishment of a hotel, and business school and a commercial/ business area anywhere on the site.</p> <p>The current access road to the dam is generally on the watershed and runoff on the northern side destined to reach the dam, The proposed development will by nature carry runoff from paved areas as well as spills of all types Including blocked sewage lines) into our drinking water. To even consider that this be done on the edges/waterfront of our only source of clean water, an undisturbed are of beauty is sacrilegious and should be shunned with contempt.</p> <p>I therefore recommend the No-Go alternative regarding the proposal under consideration.</p> <p>VIABLE ALTERNATIVE</p> <p>Any development other than residential housing on the eastern side of the area, in character with that adjacent should rationally be on the southern side of the existing access road to the dam wall and be accessed from Madiba Drive to maintain security and preservation of the area on the northern side</p> <p>A belt of residential erven adjoining that existing on the northeastern side (Eden) up to the eastern side of the access road could be</p>				<p>Your opposition is noted.</p> <p>The stormwater management plan has been drawn up by Professional registered civil engineers who incorporated the latest stormwater management measures, specifically looking at protecting the dam’s water quality and minimising the impact of the proposed development on the water. A variety of options have been proposed that can be utilised to minimise erosion and silt as well as eliminate litter and sediment discharge into the dam. For example, litter traps can be constructed at strategic locations to reduce the litter load into the stormwater reticulation system. In addition, the stormwater management system has been proposed based on Sustainable Drainage System (SuDS) water treatment interventions</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>considered with certain provisos and retention of the access road while further residential erven could be developed provided that such not extend say beyond halfway to the dam. This area should be developed into parkland with indigenous trees and shrubs with pedestrian paths, running trails and cycling paths for kiddies. A parking area should be provided at the start to enable restricting vehicular access further down the road. This area should extend all the way, right up to the water's edge! No evil, polluting, ugly shops, restaurants, hotels, or commercial enterprises!</p> <p>The area south of the access road, right down to Madiba Drive and all the way down to the area below the spillway could be utilized as residential erven. Access thereto would be from Madiba Drive.</p> <p>This would have a positive effect on curbing uncontrolled access to the parkland and to the dam, enabling control to be exercised on the water and general environment.</p>				
	<p>Geliewe kennis te neem dat die VF+ George amptelik beswaar maak teen die beoogde ontwikkeling te George dam.</p> <p>Daar is genoegsaam beskikbare oop areas om dieselfde ontwikkeling te doen. Genoemde ontwikkeling mag dalk die sakke van 'n paar entiteite pas maar is nie in die beste belang van George en die ware belastingbetalers van George nie. Verdere argument sal op 'n meer formele platform gevoer word</p>	16 July, 2020	Adv. Gert van Niekerk	Vryheidsfront Plus	Your objection is noted.
	<p>I have lived in George my whole life. Grew up not 2 km away from the dam and now I live not even a km away with my family.</p> <p>I have seen how this town's natural environment been taken away for development and nothing else being put in the place of what was taken. Yes development needs to happen to sustain growth, but at what cost. The NMMU campus has vast space available to be used if that is just</p>	16 July, 2020	Brian Groenewald	Groenewald Family	Please refer to sections 3.1.1 and 3.1.2 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>planned properly. Is it even used to its full potential??</p> <p>The dam has always been a safe place where one could go take a stroll with one's family, cycling or jogging. With this development we are throwing away a part of George's rich heritage. The dam opened a year after I was born.</p> <p>Instead of trying to make money out of which ever corporate wants to develop here, can they not maybe sit with NMMU and see how they can work together to find a middle path.</p> <p>Hope you will reconsider this development.</p>				
	<p>Council must build at least two dams for water to supply the increasing population. What about possible sewage spills and contamination? You are not taking the people seriously. What happened to hospital you guys shot down?</p>	16 July, 2020	Christo Boshoff	Private individual	<p>Please refer to section 3.1.7 of the Comments and Responses Report.</p> <p>The hospital was another application on another property so not relevant to this application</p>
	<p>I am an interested and affected party to this rezoning application for the remainder of erf 464, George and hereby wish to submit objections and comments.</p> <p>In the view that the George dam is seen as a reserve and a recreational area:</p> <p>The indigenous and also alien vegetation is creating a barrier/buffer around this valuable water source and this greatly helps to avoid water pollution. This is the town's main source of fresh drinking water.</p>	16 July, 2020	Daniel Wiese	Private individual	<p>Your comment is noted. Please read the comments and response report for further information on the proposal</p>
	<p>The beauty of this area is adding to the inherent look and feel of George that has been a drawing card to the area for most of its existence. This development will be seen as an adulteration to the area.</p> <p>It serves as a recreational area for thousands of people to escape the town, left alone the elements of a large city that you want to introduce.</p> <p>If people have the desire for all these amenities as the developers are looking at, move to Cape Town, you will love it there. As I have lived just a stone's throw from the Green Point Stadium on Beach road I talk out of experience.</p>				<p>Please refer to section 3.1.1 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	As such, I would like to request the following by 17/07/2020: A record of all public participation processes for the rezoning application with minutes of meetings and the attendees. Dates of the publication of advertisements or notices of the rezoning application as well as the relevant media where the application was advertised. A copy of the rezoning application with any appendices.				Please contact Rudolf Schroder at Zutari for the planning report rudolf.schroder@zutari.com
	Reiterating the following objections as my own, I have the following objections to the rezoning application: I object to the proposed development and required rezoning due to the major impact that the development will have on the area due to pollution and habitat destruction that will be associated with this development. I object to the proposed development and required rezoning due to the major impact that the development will have on the quality of drinking water for all citizens of George due to pollution. I object to the rezoning due to the fact that citizens will be denied the right of access and safe passage to parts or all of this erf or bordering erven.				Please refer to sections 3.1.1, 3.1.6 and 3.1.7 of the Comments and Responses Report.
	I specifically object to the consent use for conference facilities, boarding houses and convenience shops until an inclusive public participation process is concluded where reasons for the deviation from the land-use planning by law are given, taking into consideration the current facilities available in George and their state of occupancy/usage.				Application was made for consent use to include uses such as conference facilities, boarding houses and convenience shops as these uses are all part of what is planned for the campus and the standard zoning categories that are applied for does not include these uses as a primary right.
	I hereby object to any development at or close to, The Garden Route Dam where our Drinking water comes from.	16 July, 2020	Deon De Swardt	Private individual	Your objection is noted. Please refer to section 3.1.7 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report

Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	I'd like to voice my concern and dismay at the proposed development and rezoning at George Dam. WE are very active outdoor members of George and often walk and mountain bike ride in the entire area at the dam. Our access will be closed off should this happen, not to mention the environmental impact this will create on the local ecological balance. An impact study that is carried out that determines "medium" risk is really unacceptable. That whole area needs to be left undeveloped so that our community can enjoy nature and our local drinking water not threatened on any possible way.	16 July, 2020	Elaine Alberts	Private individual	Please refer to sections 3.1.1 and 3.1.7 of the Comments and Responses Report.
	Herewith my comments with regards to your proposed development: <ul style="list-style-type: none"> Access from Madiba Drive to the new development should not be in the front of the current houses. The traffic and noise will have major negative impact on the neighbourhood . Move the access further away from the houses George residence should still have easy access to the Dam The group housing area should be less visible from the current house in Madiba Drive – limit the high and move further away. Good luck with the development.	16 July, 2020	Gerhard Gouws	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report. The visual impact of the group housing has been assessed in the Visual Impact Assessment and taken into consideration in the preferred layout.
	I support your concerns regarding the proposed developments at the George Dam. We must insist that the developers make public how they intend to ensure that the access of existing users to the dam spillway and the forest areas on the other side of the dam will be maintained. I regularly hike in the forest and want to continue doing so. This right of free access was ensured in the Saasveld/NMU campus development, including free parking, and should not be denied in this development. I also believe that we must insist on having more information made public on exactly what their intentions are regarding the "Waterfront Commercial Area".	16 July, 2020	GM Wilson	Private individual	The Waterfront and hotel developments have already been approved as part of a previous process. The aim of the waterfront is to have coffee shops, canoe hire and possibly a sports hall, amongst other facilities, to cater for the various sports enthusiasts.
	This is and has been a very popular place for runners, cyclists and walkers for many years. As a cyclist and runner myself and my wife as	16 July, 2020	Ian Rautenbach	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	well we would like to have the peace of mind that we will still have access to the dam after the development has been completed. This is one of the few places left that people can exercise safely. Thank you very much.				
	No access to damwal for cyclist horseback riders walkers and joggers.	16 July, 2020	Jacques du Plessis	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.
	Hi there I would like to sign or register to oppose the development at the Garden route dam , with regards to the Hotel en campus , we dont want that for The Garden route dam. Unsustainable and irresponsible. please advise.	16 July, 2020	Jacques Lenferna	Private individual	Your objection is noted.
	I wish to register as an interested and affected party regarding the proposed development at the George Dam precinct.	16 July, 2020	Jim Wright	Private individual	
	<p>As a rate payer and citizen of George I am concerned about the impact of development upon the environment vs the need to establish cash inflows from rates and taxes and increased business and employment opportunities in the city.</p> <p>The current NMU facilities already have an environmental affect on the natural vegetation and resources in this area. I have seen a decline in the management of waste and general cleanliness of this area over the last 15 years.</p> <p>This is directly as a result of the uncaring attitude of the students at this facility. They leave their rubbish outside of dustbins. Unfinished food in holders provided as takeaways from the canteen or dining rooms are cast into the bushes. Empty crisps packets, cool drink cans, alcohol bottles, condoms, etc are discarded in the area. The baboons are then attracted to this rubbish. And then I am not referring to baboons getting into rubbish bins. I am referring to rubbish randomly thrown around by students.</p> <p>If this was a first world country the environmental impact would have been very low , however we are a third world country with a majority of the population that does not have conservation and environmental issues as a higher priority - things are only getting worse.</p>				Please refer to section 3.1.5 and 3.1.8 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	In this area near where the development is proposed I have very recently spotted a pair of lynxes and another single lynx. There are waterbuck and other small deer in the area as well as a multitude of bird species. Leopard sightings have been reported in Saasveld. Development will scare away the existing wild birds and animals.				Your concern is noted and will be addressed in the Biodiversity Impact Assessment report. However, the caracal and bush buck you have seen are known to have large home ranges and therefore will move between this area and the riverine areas to the north and east of the dam. The remaining 67 ha of open space will serve as refugia for the various species which will be forced out of the areas to be developed over the next 10 years.
	The fynbos is now just starting to recover after the last fires - this bio zone should be developed and not eliminated. Without bees we will have no agriculture. A natural area for bees is a priority.				Noted
	It is amazing how sound travels across the water at George dam. I have clearly heard people talking from the opposite side of the dam. Thus noise pollution will also be a factor with future development in this area.				See point 3.1.5 of the Comments and Response Report.
	A major concern is scarcity of water and the danger of pollution of our major water resource for the city due to runoff from surrounding areas, fallout of toxic dust into the dam, the inadequate sewerage systems and the periodic seepage of raw sewerage due to equipment and pipeline failures.				Please refer to section 3.1.7 of the Comments and Responses Report.
	This area is also a lung to the city and an important natural wilderness area for recreation. It's loss will be a loss for every future generation. I have observed a change in the climate of George over the last three decades and in particular in areas where the natural vegetation or existing plantations has been disturbed or changed which indicates to				The effect of the development on Climate Change will be further investigated in the Environmental Impact Assessment Phase. However, George is predicted to

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	me as a non expert that this has a distinct effect in the precipitation of George and in particular of micro areas around George such as the dam precinct.				get dryer and therefore the Dam wall was raised as part of a strategy to provide water for the current and future population.
	<p>The city should rather consider developing land towards the George airport where natural vegetation has already been disturbed due to farming and preserve the existing fauna and flora around the foot of the mountains and George dam.</p> <p>I have not even addressed the contribution that an undisturbed natural veld area that is rehabilitated can have on the tourism potential of the area. Hiking, trail running, park runs and mountain biking have become sport types that are overtaking the popularity of golf. George is currently a golf mecca, but this is destined to change due to the growing popularity and wider appeal of these other outdoor sports - note should be taken of this trend.</p> <p>Preserve what we currently have and develop responsibly in areas where the environmental impact is low and the socioeconomic benefit is high.</p>				<p>Please refer to sections 3.1.1 and 3.1.2 of the Comments and Responses Report.</p> <p>The property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation process.</p>
	<p>It is with great concern that I lodge an official objection to the proposed development of a campus, recreational facilities and low cost housing at the dam.</p> <p>This is our only water resource and most residents are aware that any development near the dam will increase the risk of pollution which we cannot afford at any time, destruction of the wildlife and birdlife in the area, noise pollution to the nearby residential areas, increase in traffic that Stander/ Meyer streets cannot afford.</p> <p>The residents of this area we also be deprived of enjoying walks, cycling and peace and tranquility which will be replaced by noisy students with soccer matches taking place. What impact will the low cost housing have on the value of properties already there.</p> <p>The risk of the dam be polluted is too high to allow this development to gone ahead. We cannot stand in the way of future development is it is</p>	16 July, 2020	JJ Volschenk	Private individual	<p>Please refer to sections 3.1.1, 3.1.2 3.1.4, 3.1.6, and 3.1.7 of the Comments and Responses Report.</p> <p>The property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation process.</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	essential to ensure learning facilities and housing is provided but just choose a better more suitable place. Plenty municipal land is available and that can be earmarked for such a development- what about the old croc farm which is currently an eye sore or at the NMMU.				
	Please accept this mail as an objection to the proposed development planned for the area surrounding The Garden Route. There has been insufficient public participation on this proposed project.	16 July, 2020	Ken Patrick	Private individual	Please refer to Section 2 and section 3.1.11 of the Comments and Responses Report.
	<p>It is the water catchment area of the town dam. We already have a different weather pattern and it doesn't rain as much as 20 years ago. And the town keeps on growing. The dam wall was raised and it still isn't to full capacity yet.</p> <p>I honestly don't want drunk students driving through our quiet neighbourhoods. By now we know people don't adhere to the alcohol laws. What about the pollution it will most definitely create in a pristine environment and our drinking water. Why on earth does the municipality keep on trying to develop an area that is not suitable for high density housing etc. Who did the environmental impact study or who was bribed?</p> <p>It is a beautiful area where I love to walk and take visitors to see the exquisite unobstructed mountain view.</p> <p>Really what are they thinking?</p> <p>Money money money for a few already fat cats? And don't say it is job creation.</p> <p>A few people will have a job for a short time. And after that it will only be trouble for an already stressed environment.</p> <p>I am against the development.</p> <p>Rather upgrade to a more safe, leisure and cycling and recreational area that everybody can enjoy.</p>	16 July, 2020	Nadia du Pré-Wilkens	Private individual	<p>Please refer to sections 3.1.7, 3.1.5, 3.1.4 and 3.1.1 of the Comments and Responses Report.</p> <p>If you have not done so already, please read the full report compiled by the Independent Registered EAPs.</p>
	<p>I wish to object against this development for two reasons:</p> <p>1. The pollution of water sources, as the development will feed directly into the main water source of the town. This feed cannot be avoided.</p>	16 July, 2020	Willem Luyt	Private individual	Please refer to sections 3.1.7 and 3.1.10 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	2. The increase in traffic, that is not sustainable.				
	We have a definite long term interest when the suburb we chose to live in because of its safety, silence and serenity will be massively affected by the increase in traffic, pedestrians and noise levels (especially over weekends) as a result. I believe property value will diminish greatly when neighbourhood safety goes down. Probably the most important living condition that affects SA'cans and choice of area today. I also have a great concern over the protection of the Garden Route Dam as sole water source to the area, both in quality and quantity. I do not believe the application is inclusive of waste discharge as surface runoff? It needs to be addressed. With current levels of development and restrictions, this is just not a feasible option – putting more pressure on an over allocated resource with a water works that from time to time struggle to deal with organic matter as it is.	16 July, 2020	Sonia Veltman	Private individual	Please refer to section 3.1. of the Comments and Responses Report.
	OBJECTION TO THE REZONING AND SUBDIVISION OF THE REMAINDER OF ERF 464 GEORGE This application has recently come to our attention (less than 2 weeks) even though we live almost next door to the entrance (Erf 14466, Loeriepark). It is obvious that the Public Participation Process of 2015 has left many shortcomings in utilising its database for this application (2020), especially for nearest neighbours to the proposed development. Having had other local contacts forward the information and with limited time to peruse the documents to our disposal, as trustees and therefore owners, we would like to object to this rezoning application with the following concerns. George Dam sole source reservoir for the Garden Route The existing reservoir and treatment works has insufficient capacity for this development to go forward. It is even stated as such in the supporting documents. Although other sources of water are pumped, the George Dam remains the only significant reservoir for bridging longer term drought periods, as recently experienced. Even with the raising of the dam wall and the increased capacity, it is still under capacity for existing developments and alternative sites does not exist to increase storage				Please refer to sections 3.1.11, 3.1.7 and 3.1.4 of the Comments and Responses Report. Just for clarity it is important to note that we have over 500 interested and affected parties who have had over 150 days to raise concerns and objections.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	and reduce risk. Every large scale development, especially linked to housing, increases risk and reduces assurance of supply. The number of low cost housing (dense units) will have an even higher water need per surface area than a typical residential area. Something the Garden Route cannot risk, without alternative significant sources of water identified and secured.				
	<p><i>Storm water</i> The application mentions that no formal storm water management is required and run-off will run towards existing natural water courses, including direct run-off into the George Dam. The steep slopes of the proposed developed area, all but a small portion at the entrance from Stander street, slope directly towards the Garden Route dam reservoir. Storm water from these areas, currently unpolluted from anthropogenic influences, will be towards the sole source of water storage of the Garden Route.</p> <p>The storm water management plan specialist report also points to the direct runoff towards and into the dam, with an increased volume due to the current Greenfields nature of the area and the change in surface infrastructure, i.e. roofs and hard surfaces with more runoff generated, should the development go ahead. The report mentions all runoff from hard surfaces will need to be controlled and treated, to control quality and quantity. A few options are given on how it can be done, but it wasn't included as specific areas within the development plan. Previous experience in similar studies showed this type of intervention requires retention time in wetlands for water quality to be mitigated before the outflow point. The current area, no design included for this type of mitigation, simply doesn't allow for big enough areas with low enough slope for the construction of artificial wetlands, where this can be achieved. The George Dam may be an attenuation point for volumes of flow, but using it as such will increase the contaminant load to the drinking water source in equal measure. It should never be made an attenuation point for pollution.</p>				<p>We believe your concerns are addressed in 3.1.7 of the comments and response report</p> <p>The stormwater management plan has been drawn up by Professional registered civil engineers who incorporated the latest stormwater management measures, specifically looking at protecting the dam's water quality and minimising the impact of the proposed development on the water.</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report

Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p><i>Sewer</i> The existing pump stations do not handle the current load in times of high or extended rainfall periods – personal experience with backing up of sewerage systems enhanced in times of rain. The report states the under capacity as is and any further development will first have to see the upgrade of existing infrastructure before any development can continue. Too often this is overlooked and development occurs before upgrades with subsequent failures of sewerage systems and uncontrolled flows into drainage systems. Pump stations at Eden, George and Kraaibosch are already not maintained properly and often overflows. This is not new in South Africa and a leading reason why municipal water supply downgrades from blue drop status. Not only do the WWTW need to be upgraded, but likely all pump stations and/or lines leading to the WWTW. It wasn't clear from the assessment if these were considered and mentioning the Outeniqua WWTW upgrades does not automatically cover the rest of the infrastructure upgrades needed. This will put additional stress on the current system and any spillages /breakages will have a very direct negative effect on the drinking water of the Garden Route.</p>				<p>Your concerns have been communicated to the engineers and the engineers have commented as follows:</p> <p>The stormwater management plan has been drawn up by Professional registered civil engineers who incorporated the latest stormwater management measures, specifically looking at protecting the dam's water quality and minimising the impact of the proposed development on the water. A variety of options have been proposed that can be utilised to minimise erosion and silt as well as eliminate litter and sediment discharge into the dam. For example, litter traps can be constructed at strategic locations to reduce the litter load into the stormwater reticulation system. In addition, the stormwater management system has been proposed based on Sustainable Drainage System (SuDS) water treatment interventions</p>
	<p><i>Changing landscape to natural vegetation</i> This land has previously been used as agricultural land (pine plantations), but can be considered as naturally attenuated vegetation by now (more than 10 years not utilised the environmental laws consider it as natural veld). Be it historical Fynbos or other, the value to buffering and filtering potential surface</p>				<p>Please refer to section 3.1.6 of the Comments and Responses Report. The property was included in the Urban Edge in 2013, in other words, earmarked for urban</p>

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report

Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	pollution remains similar. The recent uncontrolled fires of October 2018 could also have eliminated some alien vegetation and allow more natural Fynbos to start settling, although this will possibly only be seen after the 2020 rainy season has past. With the lack of other invasive infrastructure the site definitely has the potential to be restored to a natural Fynbos area, which would support the natural protection of the water source to the area.				expansion through the Municipal IDP process which itself has a comprehensive Public Participation process.
	<i>Safety, health and well-being of the surrounding community</i> A blanket statement was made in the application regarding this topic and a very short paragraph written, which clearly show the lack of understanding of the current levels of safety and security and hence, the intrinsic health and well-being of the neighbourhood intact. Safety and security in the area drastically decreases with an increase in pedestrians and an increase in foreigners especially (the local neighbourhood watch can be contacted for confirmation of this, a well known phenomena in the area). More pedestrian activity will NOT increase surveillance in the area; surveillance is done via CCTV cameras and managed by Bergsig Buurtwag, the local security company. It will however, increase the load on surveillance as a result of the increase in pedestrians. Unfortunately, in this area, more pedestrians mean more cover for criminals and criminal activity. The existing character of the surrounding neighbourhoods is that of many elderly people and younger families (with toddlers / elementary aged children), whom chose this area because of the relative safety and freedom of movement. Pedestrians' movement mainly on the development does not guarantee they will move on foot to the entrances and it can be reasonably expected that the volume of busses and/or taxis will increase in the streets surrounding it. Taxis, is currently only allowed in the neighbourhood on specified roads. Very little traffic of this nature moves in the Loeriepark / Eden neighbourhood areas and an increase in numbers will result in a significant reduction in quality of life and freedom of movement and safety for existing residents. The Stander street access point is NOT				The Socio-Economic Impact Assessment to be included during the Environmental Impact Assessment Phase will address safety and security related to the development. The TIA discusses the impact of the traffic on the surrounding intersections and roads. There will be an increase in foot traffic and traffic including taxis. The extra vehicles will have to obey the traffic laws which are designed to ensure traffic and pedestrian safety. We are not sure who the "foreigners" are that you refer to but there is no legislation prohibiting anyone from walking down any street in George. The more people that use an area to get from A to B does not necessarily result in an increase in crime.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	currently a major public transport route. It is in fact a very quiet street with some traffic early morning and late afternoon. Traffic from outside areas (mostly less than 20 cars) is limited to weekends when locals park their cars at the entrance and walk the distance to the dam wall. If this entrance is developed into a vehicle gate, it will significantly impact on the volume of traffic in this area and restrict the freedom of residents, especially smaller children, in a currently considered safe environment to raise a family.				
	<i>The typical millennial UV culture</i> The greatest concern with a university development in the current South African political climate is the typical millennial University culture that is observed annually at every tertiary institution. Riots and unrest is part and parcel of the package and we can rightly assume this will be no different when fully developed. These riots can continue for weeks on end, with political influx of non-students joining the motion and increased safety issues for surrounding people and property. We cannot see how this can go ahead in this neighbourhood if this is even a slight possibility. It is the George Municipality's responsibility to deny any re-zoning that will risk local residents' safety and security.				Please refer to section 3.1.5 of the Comments and Responses Report.
	<i>Socio-economic need & impact</i> Current changes in the economic situation as a result of lockdown have seen monthly increases in available housing in the neighbourhoods. The shortage in housing is therefore not a consideration anymore. Greater consideration should have been given to the changing economic landscape currently and the need for any further development of this nature. Existing commercial properties are becoming available as tenants are unable to do business further and many large areas exist that can be re-developed, instead of natural areas in direct contact with the sole source water supply for the Garden Route. The question also remains how another development of the same kind is feasible a mere 3.5km away from the University at Saasveld. Will it not be funds better spent to upgrade this facility in partnership or, if need be, develop a more accessible property closer to				There is no evidence that the lockdown has caused more housing to become available, and the project is a 10 year project and therefore the lockdown should have no long term impact on the proposal.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	a larger portion of the population? The height of the buildings planned (portrayed in the report) for the “residential housing”, will have significant visual disturbances on the horizon and will cause property value to decline in the neighbourhood. This was a specific recommendation highlighted in the visual disturbances report which seems to have been ignored through what is portrayed in pictures in the application.				
	<i>Alternatives or the impact of the “No-go” option:</i> The alternative to this application is off course to deny the rezoning application and in light of above mentioned concerns; we sincerely hope this will be the result. The so called “No-go” option will simply mean that the existing increasingly troublesome socioeconomic impacts of the lockdown can be better mitigated, with more focus put on the existing university / research centre in Saasveld area, through an allocation of funding or re-investment, or investment in other infrastructure that has become available. The impact of the “No-go” option will be minimal in light of the decline in commercial viability of new businesses and shopping centres, as well as the well-known decline in tourism with possible long term negative effects. The “No-go” option will also mean more interest in local properties that has become available and hopefully less pressure on existing property owners.				Your interpretation of the No-Go alternative is noted.
	1. The abovementioned document received by this Department on 19 June 2020 refers. 2. The Directorate: Development Management (Region 3) hereinafter referred to as “this Directorate” has reviewed the document and comments as follows: 2.1 It is understood that the proposed development entails the establishment of a tertiary education campus, with associated residential units and open space areas. This also includes a hotel, waterfront commercial development, mixed residential developments and recreational facilities. The overall footprint of the proposed development will be approximately 119 hectares.	16 July, 2020	Shireen Pullen	Department of Environmental Affairs and Development Planning Development Management (Region 3)	Your understanding of the proposed development is noted.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	2.2 It is important to remember that the scoping process is limited to the identification of issues and impacts. In addition, it is also important to explain that it involves environmental and social scanning, site inspections, identification and rationale for inclusion and exclusion/dismissal of impacts, identification of required level of assessment, societal values, and community concerns.				Noted
	2.3 -Section 7 in the pre-app SR largely focuses on the need and desirability of a tertiary institution/university on the proposed subject property. The assessment of need and desirability must include all the components that forms part of the development proposal in the context of the preferred location. Furthermore, the final SR and EIAR must address the key questions listed on pages 10 – 18 of the Guideline on Need and Desirability, 2013. It is of outmost importance that the proponent/Environmental Assessment Practitioner specifically and explicitly demonstrates how the need and desirability considerations in the said guideline have been taken into account by comprehensively addressing these key questions in the final reports that will be submitted for review.				The Need & Desirability has been updated to show how the questions listed in the guidelines have been addressed.
	2.4 It is further noted that 2 layout alternatives and the no-go alternative has been considered. It must be noted that the EIA regulations require a full description of the process followed to reach the proposed activity, site and location of the development footprint within the site, including details of all the alternatives considered. The environmental attributes associated with the alternatives focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects must also be clearly described.				Noted
	2.5 National Web Based Environmental Screening Tool Report It is noted that the National Web Based Environmental Screening Tool Report has been attached to the Notice of Intent and the information is included in the pre-app SR. Please note that, in accordance with Regulation 16(1)(b)(v) the report must also be attached to the application for environmental authorisation.				Noted

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>2.6 Protocols or Minimum Information Requirements</p> <p>2.6.1 Please be informed that the applicable protocols or minimum information requirements, which were published in Government Notice No. 320 of 20 March 2020 (Government Gazette No. 43110 of 20 March 2020 refers), which came into effect on 9 May 2020, must be applied to the impact assessment process that must be followed; provided that if the specialist assessment affected by any of the protocols, was commissioned before 9 May 2020, then the applicant is allowed to continue and submit documents for decision-making, which do not need to comply with the requirements of the protocols. Proof that the specialist work was outsourced before 9 May 2020, is deemed to be sufficient to allow this on a case by case basis. In such instances, the specialist report need not to comply with the applicable protocol, but must comply with Appendix 6 of the Environmental Impact Assessment Regulations, 2014 (as amended).</p>				All specialist studies were compiled prior to 9 May 2020, and, as such, the requirements of the Protocols are not applicable.
	<p>2.6.2 In accordance to the above, where the applicable protocol applies to any specialist performing work related to any of the fields of practice listed in Schedule 1 of the Natural Scientific Professions Act, 2003 (Act 27 of 2003) must be registered with the South African Council for Natural Scientific Professions ("SACNASP") [1] in any of the prescribed categories [Section 18] and further to this, only a person registered with the SACNASP may practise in a consulting capacity [Section 20]; or</p>				Noted
	<p>2.6.3 Where a specialist assessment was commissioned prior to 9 May 2020, you are required to submit proof to the competent authority that the work was commissioned prior to said date (e.g. approved quotation for specialist assessment and/or proof of work being carried out). NB: This requirement does not make provision for the work to be done by an unregistered specialist and peer reviewed and signed off by a SACNASP registered specialist.</p>				Proof is included into the Post-Application SR.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	2.7 It is noted from the documentation that the subject property is located between the Garden Route Dam, the Kat River and Swart River that flows in an easterly direction on the southern boundary of the property. The Freshwater Specialist report also includes a map with the buffer areas indicated on it. However, please consider including an overlay of these buffers on the preferred alternative lay-out also in the draft Scoping Report to be submitted for comment.				Noted, this has been included.
	2.8 Due to the location of the proposed development site in close proximity to watercourses and wetlands, it is accepted that the proposed development will probably result in habitat disturbance/loss due to flow modifications, erosion and sedimentation. The pre-app SR notes that an application for a Water Use Licence Application (WULA) was already lodged. In light of the one Environmental System please ensure that the processes are synchronised to ultimately inform decision making. The final Environmental Impact Assessment Report (EIAR) must contain a final recommendation from the Breede Gouritz Catchment Management Agency (BGCMA), which indicates whether they have any issues that will hamper the issue of a decision on the Environmental Impact Assessment (EIA) process.				Noted
	2.7 Also note that all specialist reports must comply with Appendix 6 of the NEMA EIA Regulations. Appendix 6 (a) (ii) states that ALL specialist reports must contain details of the expertise of that specialist to compile a specialist report including a curriculum vita. Please ensure that all the specialist reports submitted with the final Environmental Impact Report (EIR) complies with this requirement.				Noted
	2.8 The information contained in the Services Report is noted. However, the final Report must contain an official letter from the Technical Services Department from George Municipality which confirms that the Municipality has sufficient unallocated capacity to service the proposed development. The aforementioned confirmation must be included in the final EIAR to be submitted to this Department for decision-making. Confirmation of sufficient service-infrastructure capacity and availability				Noted

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	is crucial to the success of this application.				
	2.9 It is noted that the pre-app SR contains a plan of study for EIA. Please note that the terms of reference (TOR) for the each of the identified specialist study must be informed by the issues and concerns raised by I&APs during the scoping process. The EAP is further responsible to judge which specialist inputs are required for a scoped assessment, including the compilation or review of specialist terms of reference. As such, the EAP is advised not to collapse the scoping process by including specialist studies, prior to a plan of study being accepted by the competent authority. Specialist inputs may however be used for a scoped assessment (exclusion insignificant issues or impacts).				Noted, baseline specialist input has been utilised for the scoping process.
	3. Kindly quote the abovementioned reference number in any future correspondence in respect of this pre-application. 4. This Department reserves the right to revise initial comments and request further information from you based on any new or revised information received.				Noted
	Our comments are directed to both the Land Use Application (Aurecon) and the Scoping Report and Water Licence Application (SES). Taken together, both applications are for the same development, namely a new university at the Garden Route Dam in George. The submissions cannot be reviewed in isolation from each other, nor can we ignore last year's well-hyped proposal of Destiny Africa/Sallywood. There are literally hundreds and hundreds of pages from both Aurecon and SES to read and understand. The several documents are filled with detailed information, substantive analysis, and creative thinking (as well as repetition and box-ticking).	17 July, 2020	John Miller	Private individual	
	1. As owner of the land, the Municipality is applying to itself for approval. Maybe this is allowed, but it makes no sense. One would think				The Municipality is preparing the land and securing development

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	that the land owner, the Municipality, would have to seek approval from some other institution. As this concept has obviously been under study for some time, one can only assume that the Municipality has been working with itself to be sure it will go forward. This does not bode well for a fair and impartial hearing of comments and objections. The momentum towards approval is real. We are left with a clear feeling that a university campus of some kind is a <i>fait accompli</i> .				rights through the town planning and environmental authorisation processes.
	2. Yes, the proposal is consistent with the Urban Edge and Spatial Development Framework, but if there is any evidence of actual demand for a new university in George, it has not been made public. We are told that “ <i>the Municipality has received a number of requests for areas where a university precinct can be established</i> ”, but no private company or individual would make this kind of investment if they didn’t see a demand for their product. So we ask – by whom and how is the campus going to be developed? Is there any kind of even a notional business plan that would suggest how this will all be financed, and what kind of education institution would succeed? Does the model require a phased development or will it be in a single development?				After the development rights are secured, the Municipality will follow a process endorsed in terms of the provisions of the Municipal Finance Management Act and Municipal Asset Transfer Regulations to call for proposals from suitable developers and partners to facilitate the process, which will be subject to criteria adopted through the approval process and executed by means of an agreement between the parties.
	3. We note that besides the well-established and growing George campus of Nelson Mandela University, both Sallywood City and the Garden Route Dam project envision new universities. Where does the George Campus of Nelson Mandela University fit into this proposal? NMU has been increasing its offerings and is building new student residences. Does the Garden Route Dam University intend to compete or collaborate with NMU? How? As NMU is a publicly funded university, the public has a right to know if our investment is to compete with a private entity.				It is foreseen that the new Campus/tertiary institute and the existing NMMU Saasveld Campus could complement and support each other, as both facilities could offer different courses and degrees. This could in turn also contribute towards positioning George as an attractive and sought-after centre of education.
	4. Whether the Municipality will be leasing the land to private interests, entering into some kind of public/private partnership, or selling it				The Municipality is continually planning for future resource

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	outright, there will remain an enormous demand for municipal engineering services of water, sewerage, electricity, roadworks, etc. And even in the unlikely event that a private developer assumes financial responsibility for all of it, the Municipality will still have a vital role to play which will require a budget and expertise. But, the Municipality is not now able to fulfil current demands for infrastructure maintenance much less attend to the demand for new infrastructure. We note in particular the Gwaiing, Skaapkop and Meulen Rivers, now choked with sewage as a consequence of outdated and broken municipal infrastructure. The Municipality simply is not able to keep up with repairs nor do they have the funds to upgrade existing treatment plants. As George doesn't now have the capacity to deliver the services it promises, we are concerned that it won't be able to plan and deliver to meet such a new demand as this major development. Planning should be underway now for the demands on water supply and distribution, sewage systems, electricity, roads and traffic, and much more.				demand.
	5. A university at the Garden Route Dam must be viewed in the context of the entirety of George. We learned last year of the proposal for another university campus at another major development site called Sallywood. With great enthusiasm, the Mayor at that time urged that it be fast-tracked. Sallywood City pronouncements said that the project would propel population growth by 100,000, which would increase the George population by 47% by some unknown future time, placing an impossible demand on the municipality without dramatic changes to its ability to manage activities, monitor conditions, and plan. Does the Municipality envision both of these projects going forward at the same time or will their construction be coordinated?				Land development rights at the Destiny Africa/Sallywood site has been existent since its approval in 2009. George Municipality owns the land in question, and there has been interest and inquiries from various institutions to establish tertiary education institutions in George. The Municipality is preparing the land and securing development rights through the town planning and environmental authorisation processes. After the development rights are secured, the Municipality

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
					will follow a process endorsed in terms of the provisions of the Municipal Finance Management Act and Municipal Asset Transfer Regulations to call for proposals from suitable developers and partners to facilitate the process, which will be subject to criteria adopted through the approval process and executed by means of an agreement between the parties. The successful bidder must ensure the development process is carefully managed to ensure compliance with the relevant development and environmental conditions, requirements and restrictions, which will be monitored by the municipality in terms of the agreement. The construction of this site is therefore not linked to the construction of the Sallywood site.
	6. In principle, there's nothing wrong with a multi-use development, so planning to include commercial, residential, business, conferencing and university in one place also makes a certain sense. (Please, no towers!) There is, however very little open land that is still owned by the Municipality that can be used recreationally. The area around the dam has clear advantages as a public recreation facility. Make public recreation on the George Dam waterfront the primary focus of any development there. Provide a public park, sports fields, picnic areas and waterfront facilities. If you proceed with the university project, public				Please refer to section 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	recreation use should not be limited to off-hours.				
	We urge a deliberate review that recognizes just how significant a change to the city that this project represents. Be cautious of developers' dreams and be careful that you follow correct procedures. Should the proposed university development proceed, we would like to be consulted and involved at all stages to ensure that the development proceeds in a sensitive way that is considerate to both the environment and the people of George.				Interested & Affected Parties will have the opportunity to provide input throughout the process.
	<p>1. Forestry is responsible for the implementation and the enforcement of the National Forest Act (NFA), Act 84 of 1998 as amended and the National Veld and Forest Fire Act, Act 101 of 1998 as amended (NVFFA). Thank you for giving Forestry this opportunity to comment on above application</p> <p>2. Forestry studied the supporting documents for the above mentioned application and the following points related to Forestry's mandate i.e. the implementation of the NFA are applicable</p> <p>a. Forestry request that a 20-30m buffer be allowed between the forest ecotones and any developmental proposal</p>	17 July, 2020	Melanie Koen	Forestry-Western Cape Department of Agriculture, Forestry and Fisheries	The Biodiversity Impact Assessment, to be conducted for the EIA Phase, will address the requests from DAFF.
	b. That indigenous forest patches/ as well as protected/ indigenous tress be incorporated (through detailed surveying) into any developmental proposal/ design- and be retained				
	c. Request that a more recent Plant Species Assessment of above property be conducted by a Specialist and that this Specialist report be forwarded to the Department for perusal with ample photo record templates of the whole study are- especially after the recent fires. As previous study was conducted in 2018 and a fire swept through the study area in that same year, the remnant indigenous forest patches, especially in the north-east of the study area (according to the report), seemed to have been affected; thus a request is made for a more recent Plant species assessment/ vegetation analysis by a specialist of the				

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	whole study area.				
	d. With previous mentioned study being conducted, the exact location of these forest patched/ protected/ indigenous trees be surveyed and overlaid within any developmental proposals to determine how these vegetation area will be impacted- this information to be compiled within a report.				
	e. Forestry will formally comment on the land-use application that's been forwarded for above property 3. Due to the Nation-Wide COVID-19 Lockdown, officials are working remotely for the duration of the lockdown period; and this site inspections are not conducted at this stage. Site inspection might be required at a later stage, in due course. once safe to do so 4. Forestry reserves the right to revise initial comment based on any additional information that may be received or obtained.				Noted
	As a resident of George, I am very concerned about the proposed development at the George dam. I strongly oppose such a development in that area. My concerns are around the lack of infrastructure in that area and in George to support such a big development, lack of space and water, as well as the impact on the quality of the dam water which is sure to be contaminated when such a large development and so many people reside there, with the activities envisioned to take place. Another concern is the destruction of the beautiful environment there, as well as the enormous traffic impact that will accompany the development. And lastly, the elimination of a beautiful recreational and exercise area from the lives of the George community, an area that has been loved and enjoyed tremendously by me and so many George residents for many, many decades.	17 July, 2020	Adèle Jansen van Rensburg	Private individual	Please refer to section 3.1 of the Comments and Responses Report.
	I note from your mail below that the "Water front development area" has already been approved – I assume by a previous municipality notice which we have missed as this was in fact one of our biggest concerns, because as you know, no other waterfront area in our entire country manage to remain successful in preserving the water or to be ongoing	17 July, 2020	Ingrid van Wyk	Private individual	The original environmental authorisation (dated 16 September 2014) and the Appeals environmental authorisation (dated 9 November 2015), which approved

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	aesthetically pleasing except for the V&A in Cape Town. This is George's main water source. Please can you also just confirm when this was published for comment and when it was approved as I would assume there were not any or sufficient objections received.				the following development on the site, were circulated: <ul style="list-style-type: none"> •The establishment of a hotel; •The establishment of a tourism business site; and •Associated infrastructure including road access.
	I have various concerns and comments with regards to the proposed university precinct development at the Garden route dam and associated infrastructure on a portion of the remainder of erf 464, George and overall, I am against to the current proposed plan to utilise the portion of the land. George is currently being rapidly developed with respect to business and residential areas and this means that there are less and less public areas available for recreational activities such as running, cycling, hiking etc. The proposed development falls directly onto one of these limited areas available to perform recreational activities.	17 July, 2020	Julia Mc Gregor	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.
	This development will not only block access to many trails that can be found on the other side of the dam wall but also reduce the limited amount of 'natural' space George. Pine plantations surrounding George have resulted in a significant loss of biodiversity around George and although this area is no longer in its original state with regards to vegetation (limited fynbos growth etc.) due to this area being used as a pine plantation, the area has recovered considerably well with regards to indigenous vegetation despite the lack of proper restoration and frequent uncontrolled fires. Therefore, this development will be encroaching on area that has great potential to be successfully restored to its natural biodiversity and is also home to a critically endangered fynbos plant, Gladiolus fourcadei. Has this proposed development adequately made provisions to ensure that this developed will not result in complete loss of this critically endangered plant with the development of this area?				Please refer to section 3.1.1 and 3.1.6 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>There is mention of parks, preservation areas etc, however, it does not mention what percentage of this open area will be used for parks (which do not contribute to the biodiversity of the area) and what percentage will be used to preserve the natural fynbos.</p> <p>In addition to this, I have a big concern about the polluting of the dam through sewage leaks and storm water runoff. The development is built right next to the dam in some parts which means the risk of pollution of the drinking water of George is high. Secondly, George has undergone rapid development in the last 10 to 15 years, but other than the recent increase in the spillway wall height, nothing has been done to increase the capacity of water available to the town. As a result of this, we are constantly on water restrictions in George and further development like this which will increase the number of people moving to George etc. will put even more strain on our water resource.</p>				<p>The provision of parks and formal conservation areas will be discussed in detail in the Environmental Impact Assessment Report which is still to be produced.</p> <p>Please refer to section 3.1.7 of the Comments and Responses Report with regards to potential pollution of the water source.</p> <p>The water restrictions are not on account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rainwater and apply water saving measures in their designs.</p>
	Therefore, what provisions are being made to protect our water				George already has a recycling

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	resource and ensure that the dam does not run dry? Has recycling of storm water or wastewater been considered for this development to reduce the pressure on our water resource.				plant installed to recycle wastewater but because of the operating costs this system is used only when necessary.
	As a resident of George, I am very concerned about the proposed development at the George dam. I strongly oppose such a development in that area. My concerns are around the lack of infrastructure in that area and in George to support such a big development, lack of space and water, as well as the impact on the quality of the dam water which is sure to be contaminated when such a large development and so many people reside there, with the activities envisioned to take place. Another concern is the destruction of the beautiful environment there, as well as the enormous traffic impact that will accompany the development. And lastly, the elimination of a beautiful recreational and exercise area from the lives of the George community, an area that has been loved and enjoyed tremendously by me and so many George residents for many, many decades.	17 July, 2020	Adèle Jansen van Rensburg	Private individual	Please refer to section 3.1 of the Comments and Responses Report.
	I would like to formally object against the proposed George dam development proceeding. I am a resident of George and stay in Pikkewyn street close to the dam. I fear that the development will have an adversely negative impact on the environment, the dam and water quality, the wildlife and nature surrounding the dam as well as the peace and quiet that so many other residents have invested a lot of money for to rent or own property close to the dam. The dam is a public space and unique to the area with the beautiful wildlife and special plants growing in the area. The massive influx of development, more people and commercialization of the land (re-zoning) will have an irreversible negative impact. I cannot approve or condone this reckless and utterly money driven idea and will dedicate my time, money, efforts, specialties and anything else I can spare to boycott and oppose this project that has been kept quiet until the 11 th hour and tried to be pushed through under the	17 July, 2020	Attie Botes	Turnkey Consulting	Please refer to section 3.1 of the Comments and Responses Report, which addresses your concerns. In addition, please refer to Section 2 which discusses the Public Participation process followed and proposed going forward. Also please note that this process has attracted over 500 interested and affected parties and is part of legal process which takes the better part of 300 days to complete.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	noses of the residents who have not been afforded an opportunity for meaningful consultation!				
	I would like to register and voice my concerns regarding the development at George Dam. The area is a nature conservancy, under has to be treated as such: open to the public under controlled conditions, protecting the environment, and only allowing non-motorised access to the Dam spillway and beyond. The area already has problems with water, sewerage and power supply and will probably be overburdened with further development.	17 July, 2020	Barbara Wood	Private individual	Please refer to sections 3.1.6 and 3.1.7 of the Comments and Responses Report.
	This proposed development is going to take away hours of enjoyment and recreation from bikers, hikers, and casual walkers. Interesting cycling and hiking paths and routes will be destroyed including massive stretches of indigenous fauna and flora. Our main concern is that our main access to the dam and across the dam will be blocked. The municipality should preserve this oasis in George and move this development to an area which will not be detrimental to the George Dam and surrounding areas.	17 July, 2020	Beverley Schuin	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.
	I'd like to make my voice heard with regards to the proposed development at the dam. I think it would shatter the nature and beautiful natural environment in the area. I am a hiker, trail runner and cyclist so I enjoy and appreciate all parts of the dam, its trails and its views. I have spotted much bird and animal life near and around the dam and I believe more and any development will chase them far away, that would be a great pity. Also, do you really think there will be enough water for everyone from one water source? George will become an overdeveloped city if we exploit it too much and I don't think we have the infrastructure or resources to provide for everyone involved. Please, please reconsider this. It will disrupt the peace, safety, bring criminal elements and frighten off	17 July, 2020	Chandre Boshoff	Private individual	Please refer to sections 3.1.1 and 3.1.6 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	any wildlife in the area.				
	<p>Ek reageer op 'n WhatsApp boodskap – 16 Julie 2020 – ontwikkeling by die Tuinroete George dam.</p> <p>BEOOGDE HERSONERING VAN ERF 464</p> <p>Ek het die raadslid van wyk 18 gebel en navraag gedoen oor meer inligting, ek kan nie 'n ingeligte besluit neem oor iets waarvan ek niks weet nie. Ek wou by die raadslid weet wat is die rede vir die hersonering van die bogenoemde Erf 464, want hersonering word normaalweg gedoen wanneer daar be-oog word om 'n perseel, in hierdie geval Erf 464, te ontwikkel.</p>	17 July, 2020	D F Heunis	Private individual	<p>Dankie vir u kommentaar. Lees asseblief die Comments and Response report en die verslae wat op die webwerf beskikbaar is.</p>
	By verdere ondersoek het ek die volgende inligting gekry. "The George municipality land use planning by-law, 2015 purposes of a University /Research/Institute/Academy", beplan om op Erf 464 die bogenoemde projek goed te keur. Die inwoners van Bergsig, Loeriepark en Eden is in nie teen ontwikkeling uiteraard gekant nie, maar binne die George damsone wil ons nie ontwikkeling sien nie om die volgende redes:				Please refer to section 3.1.7 of the Comments and Responses Report.
	` Eerstens, die George dam is ons enigste bron van water vir die hele George munisipale gebied, en ons wil nie die risiko loop om die dam te laat besoedel nie, besoedeling sal onafwendbaar wees indien binne die damsone gebou gaan word.				
	Tweedens, daar is sekerlik oorgenoeg oop ruimtes wat benut kan word vir die bou van die beplande 'university/research/institute/academy', wat buite die George damsone sal val.				Please refer to section 3.1.2 of the Comments and Responses Report.
	` Derdens, die damsone is 'n ontspannings gebied vir die inwoners van George en omgewing, wat indien die beoogde kompleks gebou gaan word, die mense van George, hulle ontspannings gebied sal moet prysgee.				Please refer to section 3.1.1 of the Comments and Responses Report.
	Vierdens, dit wil my voorkom of publieke deelname glad nie 'n prioriteit van die George munisipaliteit is nie. Ek stel voor dat die George munisipaliteit die Minisipale Stelsels-Wet 32 van 2000 in ag behoort te neem, waarin publieke deelname 'n demokratiese reg behoort te wees binne die konteks van die munisipale regering.				Please refer to sections 2 and 3.1.11 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	Vydens, is daar ooit daaraan gedink kom eers 'n omgewings impakstudie te laat doen op die perseel waar die voorgename kompleks beplan word?				Hierdie proses is deel van die Omgewings Impak Studie en die verdere inligting is beskikbaar op die webwerf. See Section 2 of the Comments & Responses Report.
	<p>I was recently made aware of the possible development around the George Dam. The building of a new university. As a Georgiet (raised here, finished Matric here, went to study at Stellenbosch University, worked abroad and settled in George with my husband and baby daughter) I have noticed the growth and development of our once little town into an almost city.</p> <p>I believe if done right this can have a positive effect on George. But, I have also noticed as I followed Facebook discussions of the proposed development most people were against it for the following reasons:</p> <ul style="list-style-type: none"> - The possible pollution of the dam - The effect on water availability for all of George - The recreational activities that was enjoyed there will no longer continue - The traffic increase - Student behaviour - vandalism, drinking etc. <p>SEE ORIGINAL COMMENT FOR IMAGE</p> <p>Thus, I suggest, MAKE IT SUSTAINABLE a SMART CITY if you will. Put up rainwater capturing systems. Make use of solar panel roof tiles. Research ways to dispose of sewage waste without taxing the sewage system. Cultivate a sustainable culture among students. Create clubs that clean up the beach, plant veggies for the community etc.</p> <p>SEE ORIGINAL COMMENT FOR IMAGE</p> <p>Oh and one last thing. Consider teaching courses that NMMU George</p>	17 July, 2020	Desiree Burger	Private individual	The Draft Scoping Report does identify the need for renewable energy sources and green building principles to be investigated as part of the development, both of which will be further explored in the detailed Environmental Impact Assessment Report. George is already classed as a City due to the influx and increase in the population size. It is envisaged that instruction in a more diverse range of careers will be provide as we move into the 4 th Industrial Revolution over the next 30 years.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	Campus does not teach				
	<p>Regarding the rezoning of the George dam Erf 464 and proposed development, as a Data Scientist working remotely from George, I have been working for firms in the US, specifically in the collection and analysis of commercial and residential data. My personal experience draws upon countless realworld events where construction of low cost housing and the rezoning of previously public spaces has directly caused the surrounding property values to undergo extreme volatility. This volatility is extremely complex and a true prediction on negative or positive outcomes is not possible. With regards to the new university proposed near existing residential zoning, the overwhelming trend identified is reduced property values for family homes as investors flock to finance student accomodation. At 26 I'm already a property owner in Bergsig and find it outrageous that decisions like these are made without proper and extensive referendum with the immediate community.</p> <p>This email serves as my distinct objection to the development planned at the George Dam, as well as my personal, plea to those in charge not to sell the soul of the town to foreign investors who are snatching infrastructure all over Africa & Europe with the aim of leveraging their investments to gain a controlling stake in daily governance and extending their power to censor across borders.</p> <p>Goerge already suffers from bottlenecked road, highschoools at capacity, minimal police presence, non-existant hospital parking and little recreational space, undertaking this venture would undercut all efforts to address these pain points. Extending commercial opperations on public spaces would be a massive blow to the residents of George.</p>	17 July, 2020	Donovan Maree	Private individual	Please refer to sections 3.1.2, 3.1.4 and 3.1.9 of the Comments and Responses Report.
	<p>As inwoner van Bergsig area (wat nie geken is in hierdie saak nie), skaars 1km vanaf die Garden Route dam maak ek ten sterkste beswaar teen die beoogde ontwikkeling by die dam.</p> <p>Siende dat dit die rustigheid van die area gaan belemmer, asook 'n groot negatiewe impak op die veiligheid van die area gaan hê, kan</p>	17 July, 2020	Esmari Jacobs	Private individual	Please refer to sections 3.1.4, 3.1.5 and 3.1.11 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>hierdie ontwikkeling NIE geduld word nie. Na gelang van wat gebeur het vroeër hierdie jaar by Suid Kaap College, kan ek net dink hoe gaan dit hier in ons buurt lyk as hier 'n universiteit gebou word.</p> <p>En sprake van lae koste behuising? Dit teenaan George se enigste bron van water? Ek kan myself nie indink hoe die besoedeling in so 'n area ons drinkwater en ons natuurlike pragtige dam area gaan beskadig nie! Ook maak ek beswaar teen die feit dat die inwoners van die area so op kort kennisgewing hiervan verwittig is, en die geleentheid gegee is om beswaar te kan aanteken. Dit alles te midde die Covid19 pandemie. Dit is kommerwekkend dat 90% van die mense met wie ek al gepraat het in die area, nie eers hiervan bewus is nie.</p>				
	I am one of the big mountain biking community that loves riding the trails by the dam and Saasveld and would seriously be annoyed if we were not able to ride and enjoy them!	17 July, 2020	Franz	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.
	Any development around a nature sensitive area will become polluted. The dam area is a bird sensitive area were birders can go and practice there hobby development will not only destroy the birds natural habitat but area will become inaccessible to do birding	17 July, 2020	Gerrie Jansen van Rensburg	Private individual	Please refer to sections 3.1.1 and 3.1.6 of the Comments and Responses Report.
	<p>I am vehemently opposed to the development of the proposed rezoning of the George Dam to make way for a university. My reasons are as follows.</p> <ul style="list-style-type: none"> I believe there is more than enough development land available for the proposed project on the grounds of the existing Nelson Mandela University. 	17 July, 2020	Arno Heunis	Kraaibosch Residential Estate PTY Ltd	Please refer to section 3.1.2 of the Comments and Responses Report. More space is needed over the next 20 to 30 years as George expands and more and more students need a place for tertiary education purposes. As we enter the Fourth Industrial Revolution, we will need more space for students, not only for traditional careers but for the careers that the Fourth Industrial Revolution will bring. NMU cannot be forced to expand or offer specific courses and therefore

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
					other colleges which may be able to offer new courses need a campus to do so.
	<ul style="list-style-type: none"> George already has water restrictions in place, and the influx of people would put more strain on our water supply. 				<p>Please refer to section 3.1.7.1 of the comments and response report.</p> <p>The water restrictions are not on account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rainwater and apply water saving measures in their designs.</p>
	<ul style="list-style-type: none"> Initial building could lead to the pollution of our main water source. 				Please refer to section 3.1.7 of the Comments and Responses Report.
	<ul style="list-style-type: none"> The influx of people to the area will have a detrimental effect on the surrounding neighbourhoods such as Loerie Park, Eden, Denver Park and Bergsig, which could lead to noise pollution, straining of current road infrastructure and even a possible increase in crime. 				These concerns will be addressed in the Socio-Economic Impact Assessment to be conducted in the Environmental Impact Assessment Phase.

Comments and Response Table Pre-Application Phase:

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

Comments Received during the Pre-application (30-Days) Public Participation on the Scoping Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<ul style="list-style-type: none"> A university with such close proximity to the above mentioned neighbourhoods could also affect property values negatively. 				Please refer to section 3.1.9 of the Comments and Responses Report.
	<ul style="list-style-type: none"> Building the university around the dam could harm the ecosystem and cause environmental damage. 				Please refer to section 3.1.6 of the Comments and Responses Report.
	<ul style="list-style-type: none"> Due to current economic constraints upgrading the existing Nelson Mandela University would be far more viable. 				Please refer to section 3.1.2 of the Comments and Responses Report.
	<p>1. We refer to the notice on the municipal website and hereby comment on the Pre- Application Scoping Report by Sharples Environmental Services and the land use planning application by Aurecon.</p> <p>2. Our company is one of the main developers and owners of land in the George municipal area. As such it is an interested and affected party concerning all proposed property development activities within the municipal area. Please place our company's name on the register of interested and affected parties. All notifications concerning the environmental process may be transmitted to ourselves by email.</p> <p>3. We first need to record our concern regarding the public participation process being undertaken.</p> <p>3.1. We seriously doubt the validity and transparency of this process of such a huge and game changing development on public land during the current Covid-19 pandemic and Level 3 lock down stage. We doubt if the current lock down situation will afford the general public and especially the most affected landowners' sufficient opportunity to comment efficiently. The circulation and sale of newspapers are at a historical low and not everybody is aware of land use applications being placed on the municipal website.</p>	17 July, 2020	Arno de Vos	Kraaibosch Residential Estate PTY Ltd	Please refer to sections 2 and 3 of the Comments and Responses Report which respond to Public Participation. Your company has been placed on the I&AP register.
	<p>3.2. The development of such an important piece of public land in such a sensitive area, should be publicised much wider and efficiently.</p>				Please refer to sections 2 and 3 of the Comments and Responses Report which respond to Public Participation. Your company has

Comments and Response Table Pre-Application Phase:

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

					been placed on the I&AP register.
	3.3. The applicants also mention that meetings with stakeholders were held. Who are these stakeholders and should the people of George and directly affected landowners not be the stakeholders who should have been consulted? It seems that the proposal was decided upon already and will be foisted upon the inhabitants of George.				Please refer to section 3.1.11 of the Comments and Responses Report.
	<p>4. In terms of our understanding the competent environmental authority is required to consider, assess and evaluate the socio, economic and environmental impacts of proposed activities, including disadvantages and benefits, and its decision must be appropriate in the light of such consideration and assessment. We submit that environmental authorization and rezoning approval for the proposed Garden Route Dam Development should not be approved, inter alia for the reasons set out below.</p> <p>5. The proposal should inter alia be assessed in terms of broader spatial planning principles. The assessment in terms of those principles should occur through the lens of how it contributes or detracts from achieving spatial justice, sustainability, efficiency and so forth, in relation to the settlement and planning system as a whole as opposed to concerning a single development or application in and of itself.</p>				<p>The Motivation Report submitted with the Scoping Report and town planning application provides a detailed section on the alignment of the proposed development with spatial frameworks at both the local and provincial level as well as planning legislation. Refer to Section 7 of the Motivation Report specifically. As guided by SPLUMA the spatial principles that govern planning at all three levels of government are discussed in the Motivation Report, which includes:</p> <ul style="list-style-type: none"> ➤ spatial justice, ➤ spatial sustainability, ➤ efficiency, ➤ good administration and ➤ spatial resilience. <p>Detailed elaboration on compliance with the above-mentioned principles are found in the motivating memorandum and need not be repeated here.</p>
	6. Our main concern does not relate to the need for the proposed type of development but concerns the desirability of the proposed development. We submit that it is not the right place for locating the				Please refer to section 3.1.2 of the Comments and Responses Report. The George Municipal Spatial

Comments and Response Table Pre-Application Phase:

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

	<p>type of land use/ activity being proposed and that environmental authorization will have to be refused due to lack of desirability of the proposed land use.</p> <p>6.1. The authorities are required to apply certain principles when deciding environmental and land use applications. Amongst those principles are that the competent authorities should discourage the phenomenon of urban sprawl; and promote residential densification and more compact cities.</p>				<p>Development Framework promotes densification in suitable built-up areas, and target strategically located vacant land for infill urban development. There is no risk of decentralisation as the business component is small and localised and is focussed on an entertainment and recreation niche as opposed to the corporate and office niche of the CBD.</p>
	<p>6.2. The focus is to optimize the more efficient use of land and existing resources and to reduce the use of land that has a broader environmental value (i.e. land that could be used sustainably and beneficially for agricultural purposes, the conservation of biological diversity or heritage resources, (cultural landscape), the protection of natural resources/ ecosystems of high conservation value or the aesthetic quality of the environment.</p>				<p>The property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation process.</p>
	<p>6.3. During 2005 Minister Tasneem Essop adopted the 1st Provincial SDF (the "PSDF") for the Western Cape. It called for a tight urban edge. There is ample better located accessible serviced land available in other parts of town where the university can be developed. It was therefore wrong and irresponsible of the municipality to extend the urban edge to include the property concerned for purposes of the proposed development. Municipal mistakes should not be condoned.</p>				<p>The site has been earmarked for urban expansion since the adoption of the previous Municipal Spatial Development Framework in 2013 and has been included in the urban edge as a potential development expansion area ever since. Municipal Infrastructure Master Plans have also incorporated the site for future development since its inclusion in the urban edge in 2013. This was the basis for initiation of former land development applications on this site and supports this application as well. The proposed tertiary institution is thus in line with the Spatial Development</p>

Comments and Response Table Pre-Application Phase:

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

					Framework as well as other long term planning policies and strategies.
	<p>6.4. It is noted that the urban edge for this portion of municipal land has been amended and manipulated through the years since 2008 to suit the municipality's own development needs, whilst serviced and more suitable private land has been excluded from the urban edge, after first being included in the urban edge. Why does the municipality not adhere to the same PSDF and MSDF principles when municipal development initiatives are concerned?</p>				<p>The site was already partially included in the interim urban edge in 2006, which served as a base for determination of the urban areas. 2013 MSDF depicted a much wider urban edge than that depicted in the current MSDF. Both MSDF's were consultative processes wherein the Environmental authorities were thoroughly engaged, and public participation was followed. Adjustments to the urban edge over time resulted from these engagements to align with the PSDF and national policy. The municipality was never evasive about its intentions to promote infill development on this property. DEA&DP granted EA for development of a business component in 2014 based on the urban edge delineation and this application builds forward on that. Adaptations to the latest urban edge delineation in respect of this site in fact significantly reduces the amount of land earmarked as urban area because of conservation prerogatives and is not interpreted as manipulation. The development proposal had to be revised several times to adapt to the required environmental response demanded and has</p>

Comments and Response Table Pre-Application Phase:

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

					resulted in a smaller footprint.
	<p>6.5. The municipality recently extended the land use rights at the Destiny Africa site which also included a university. The close by NMU at Saasveld is continuously expanding their facilities and has for years trying to achieve independency from their main PE Campus. This campus has ample growth potential. The site of the old Urban's Sawmill is also ideally suited and there has been a proposal for a university business school and research facilities, which was shot down by the authorities in the past. The latter would have been an ideal brownfields and infill development with far better access to all communities and existing services.</p>				<p>Land development rights at the Destiny Africa site has been existent since its approval in 2009, no extension of land use rights has been granted since its approval. Neither of the alternative sites referred to are situated within the urban edge, although optimisation of the NMU campus site would not be viewed in a negative light had an application been submitted. The site does present several challenges in respect of surrounding biodiversity, infrastructure and accessibility.</p>
	<p>6.6. The applicant also refers to the development as infill development, but it is clearly a greenfields development. They also say it is not leading to urban sprawl, but it is as it is the extension of the urban footprint onto undeveloped and sensitive land. This is very much against the principles the Municipality advocates in its own SDF and the PSDF.</p>				<p>Given that the site is vacant and located inside the urban edge, the development proposal will not reinforce urban sprawl. The increase in the average density of the immediate area will result in the optimised use of existing infrastructure whilst simultaneously ensuring the protection of environmental resources outside the urban edge. The proposed development of vacant and under-utilised land is part of a strategy to render services in a more sustainable manner. The strategy is well aligned with the principles of the Spatial Planning and Land Use Management Act and supports the achievement of national strategic objectives outlined in the Integrated Urban</p>

Comments and Response Table Pre-Application Phase:

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

					<p>Development Framework, aimed toward achieving a fiscally sustainable urban environment. According to the CSIR Neighbourhood Guidelines for Planning and Design (2019) a brownfield site refers to an area with existing infrastructure (buildings, roads and municipal services) that has the potential for further development, i.e. expansion, upgrading, renovation and/or rezoning. They can also be existing residential or mixed-use neighbourhoods that present the opportunity for sites to be subdivided and, if required, rezoned. A brownfield project could take on several forms. It could involve the total redevelopment of an area and the upgrading of existing infrastructure, or the installation of new infrastructure. Infill developments on patches of vacant or underutilised land in a built-up area are also considered to be brownfield projects and serve as priority development areas to support urban growth over the medium term.</p>
	<p>6.7. Currently towns and cities are inequitable, inefficient, unsustainable, and expensive to manage and maintain. Responsible resources use requires the restructuring of urban areas. The intention is to increase their efficiency of urban settlements, etc. The intention of an urban edge is to establish limits beyond which urban development should as a rule, not occur; and to promote urban and environmental</p>				<p>The site was already partially included in the interim urban edge in 2006, which served as a base for determination of the urban areas. 2013 MSDF depicted a much wider urban edge than that depicted in</p>

Comments and Response Table Pre-Application Phase:

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

	<p>efficiency, effectiveness, and economy in the interest of all. The municipal decision to extend the urban edge to include the property for purposes of the proposed development does not contribute to the efficiency of the urban settlement, is not consistent with the Municipal Spatial Development Framework objectives to revitalize and strengthen the George CBD, to locate public facilities in association with major nodes and public transport routes, and so forth.</p>				<p>the current MSDF. Both MSDF's was a consultative process wherein the Environmental authorities were thoroughly engaged, and public participation was followed. Adjustments to the urban edge over time resulted from these engagements to align with the PSDF and national policy. The municipality was never evasive about its intentions to promote infill development on this property. There is no risk of decentralisation as the business component is small and localised and is focussed on an entertainment and recreation niche as opposed to the corporate and office niche of the CBD. The proposed development is situated approximately 5km from the industrial area and 4.5km from the CBD.</p>
	<p>6.8. The Garden Route Dam area is one of the most scenic parts of George and should be preserved as such. It is also an environmentally sensitive area and is the main source of water for George. To develop such a large part of the property with an unknown university seem to be letting the people of George down. Most of the university and student residences and flats will be multi storey buildings that will totally change the sense of place of the area.</p>				<p>Please refer to section 3.1.6 of the Comments and Responses Report.</p>
	<p>6.9. The area could rather be developed into a large outdoor recreational area which can cater for all the people of George. National and international sports events like mountain biking, kayaking and trail running can be easily introduced on the site and the surrounding forest with very low impact to the environment. This together with the previously approved small waterfront and hotel development could be a real regional asset.</p>				<p>Please refer to section 3.1.1 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>6.10. A previous residential proposal on the same land was refused by the Department of Environmental Affairs & Development Planning (DEA&DP) during 2014. We can therefore not understand why another attempt is being made, as the DEA&DP gave clear reasons for not approving the residential development.</p>				<p>The previous proposal was not fully accepted by DEA&DP as they believed the, then proposed, development failed to illustrate the integration of social, economic and environmental factors. These factors have been addressed in the new development proposal. The Applicant and any Applicant for that matter is welcome to reapply for approval on a property if the application is different from the previous application.</p>
	<p>6.11. The town planning report mentions that the housing will be i.e. for lecturers and university personnel but will also be marketed on the open market. They also said that there is a demand for erven and housing outside gated estates. It seems that the municipality is out of feel what is going on in the housing market, as only formal housing opportunities which are in security estates can be marketed successfully due to the crime and security in the country. Even in lower income areas this is now the norm. We also assume that the pockets of group housing erven which they say will be marketed to developers, will be smaller gated estates. This defies their objective of providing integrated and affordable housing opportunities.</p>				<p>The demand for housing in George is high. The Kraaibosch area mostly limits its supply to higher income consumers with a preference for exclusivity. The gated estate concept also raises the cost of living and impacts on long terms affordability. Strategic municipal owned land needs to be applied to respond to demand for more affordable housing and ensuring inclusivity and redress is achieved in the process. It promotes greater diversity through contributing to the housing mix prevalent in the local surrounding area.</p> <p>The intention is to provide on-site housing accommodation on the campus that is walking distance from the various university facilities. The private developments will not be able to</p>

Comments and Response Table Pre-Application Phase:

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

					meet the demand for housing that will be created by the university.
	6.12. The proposal is being earmarked as the George University development, but the proposed residential component of approximately 16% is significant! It is hidden behind the assumption that it will be filled with university personnel and related residents. What if the university is not viable and is not built or has to close down? This is not sustainable, and there is no way that these housing units will not be marketed on the open market. Universities are worldwide currently during the pandemic rethinking their existence and are looking towards online and distance learning. Is such a large university viable?				Please refer to section 3.1.2 of the Comments and Responses Report.
	6.13. There are a number of large middle to high income developments currently being processed in the Kraaibosch North area and only a stone's throw from the proposed university, which can instead be used to house these residents. These landowners have already invested heavily in infrastructure and applications in the area.				Noted, the demand for housing in George is high. The Kraaibosch area mostly limits its supply to higher income consumers with a preference for exclusivity. The gated estate concept also raises the cost of living and impacts on long term affordability. Strategic municipal owned land needs to be applied to respond to demand for more affordable housing and ensuring inclusivity and redress is achieved in the process. It promotes greater diversity through contributing to the housing mix prevalent in the local surrounding area.
	7. About Municipal services infrastructure and the municipality's service delivery mandate, it is noteworthy that: 7.1. the National Development Plan identifies infrastructure as essential for development and prioritizes upgrading informal settlements on suitably located land;				Noted
	7.2. the 2013 Western Cape Infrastructure Framework advocates a new approach to infrastructure - <i>"one that satisfies current needs and backlogs, maintains existing infrastructure, and plans proactively for a desired future outcome leading to resilient and inclusive growth"</i> ; and				Noted

Comments and Response Table Pre-Application Phase:

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

	7.3. The 2014 PSDF promotes the idea of using public infrastructure investment as primary lever (a) to be the leading driver of growth; and (b) to bring about the required urban and rural spatial transitions. The point of departure is that Infrastructure enables socio-economic development, it does not create it.				Noted
	8. In terms of our understanding the existing services infrastructure in terms of capacity and reach is inadequate and it will be necessary to use scarce municipal funds (earmarked to satisfy current needs and backlogs and to bring about spatial transitions) to establish additional bulk infrastructure with new link, connector and distribution networks serving the property. This will also be unacceptable.				The funding of infrastructure development for the proposed development will be sourced from a blended funding model which may include, but is not limited to, municipal grant funding, private development contributions, donor funding and other potential infrastructure grants provided for by provincial and national government departments. The exact funding model cannot be determined at this stage, as the exact development model is not yet known; however, the financing of the proposed development will not be the sole responsibility of the George Municipality.
	8.1. This proposal is in the eastern part of George that can currently not be serviced sufficiently with water and sewerage due to long awaited upgrades to the Outeniqua Wastewater Treatment Works. This is what developers in the eastern part of George were told and that they will have to wait until these upgrades were done before they can connect. Some of these developments already have rights. If these upgrades are done, will it then mean that this development will get preference for the provision of services?				Although the Outeniqua Waste Water Treatment Works currently does not have capacity, upgrades are planned which will be able to accommodate the proposed development by the time construction is estimated to commence.
	8.2. Another concern is the existing Eden, Glenwood and future sewerage pump stations as proposed. The maintenance of the other pump stations lower down in the Swart River has been neglected the last number of years, and frequent spillage has taken place into the river. Proof of this was submitted to the DEA&DP and George Municipality's Civil Engineering Department. We are concerned that this				Wastewater generated from the proposed development will gravitate to the existing Glenwood PS as well as the proposed Erf 464 pump stations. From there it will be pumped into the existing system

Comments and Response Table Pre-Application Phase:

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

	will also be the norm with the proposed pump stations. Some of the spillage could land in the Garden Route Dam which is our town's main source of water. The Swart River which is a tributary of the Kaaimans River will also be polluted.				towards the Outeniqua Waste Water Treatment Works where it will be treated. The pump stations and the likely impact on the dam will be assessed in the assessment phase.
	8.3. Storm water run-off is a great concern as a large area of the site will be covered with buildings, parking areas and roads. All this storm water with the pollution on these hardened surfaces will land in either the dam or the Swart River system. How will this be sufficiently addressed?				Please refer to section 3.1.7 of the Comments and Responses Report.
	9. We submit that the development proposal does not meet the following land use and spatial planning principles: 9.1. The development will not direct development towards the poor and will undermine integration. It will bring significant investment between an upmarket and high-income area, which are in direct conflict with the MSDF principles.				Municipal Infrastructure Master Plans have also incorporated the site for future development since its inclusion in the urban edge in 2013. This was the basis for initiation of former land development applications on this site and supports this application as well. The proposed tertiary institution is thus in line with the Spatial Development Framework as well as other long term planning policies and strategies. Through the proposed development of a university/research institute/academy, the Municipality will be able to maximise the potential social, economic and environmental benefits on this site which will allow the entire community to harness the benefits thereof, improving access, inclusivity and custodianship over the premises.
	9.2. It does not promote development in a location that is sustainable and will lead to urban sprawl. Large bulk infrastructure upgrades will have to take place, whilst there are areas which already have services				The principle of spatial sustainability is discussed in the town planning Motivational Report

Comments and Response Table Pre-Application Phase:

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

	accessible roads that can accommodate the university.				submitted with the application. The principle prescribes “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”.
	9.3. Although the proposal is in the urban edge according to the MSDF, we dispute the urban edge in this area as it was included despite large tracts of vacant land still available for development. This contradicting the MSDF which mentions that the urban edge revision should be considered every 5-years and that that it cannot pre-empt the EIA and rezoning processes. In this case the urban edge was moved to suit the municipal land and this development proposal.				The site has been earmarked for urban expansion since the adoption of the municipal spatial development framework in 2013 and has been included in the urban edge as potential land for expansion ever since. Municipal Infrastructure Master Plans have also incorporated the site for future development since its inclusion in the urban edge in 2013. The proposed tertiary institution is therefore aligned with the existing Spatial Development Framework as well as other spatial planning policies and strategies.
	9.4. It will lead to outward growth that will further put the capital and operating funding of the municipality under severe pressure. New bulk services upgrades will be needed and have to be maintained. Current investments and infrastructure are therefore not protected and supported.				Current and future investments in infrastructure are planned for and met by Municipal budgets made up of levies from tax payers and other sources for services rendered.
	10. We re-iterate that the proposal lacks desirability and environmental authorisation should therefore be refused.				Your opinion is noted.

Comments and Response Table Pre-Application Phase:

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

<p>We refer to the notice on the municipal website and hereby comment on the Pre- Application Scoping Report by Sharples Environmental Services and the land use planning application by Aurecon.</p> <p>2. Our company is one of the main developers and owners of land in the George municipal area. As such it is an interested and affected party concerning all proposed property development activities within the municipal area. Please place our company's name on the register of interested and affected parties. All notifications concerning the environmental process may be transmitted to ourselves by email.</p> <p>3. We first need to record our concern regarding the public participation process being undertaken. 3.1. We seriously doubt the validity and transparency of this process of such a huge and game changing development on public land during the current Covid-19 pandemic and Level 3 lock down stage. We doubt if the current lock down situation will afford the general public and especially the most affected landowners' sufficient opportunity to comment efficiently. The circulation and sale of newspapers are at a historical low and not everybody is aware of land use applications being placed on the municipal website.</p>		17 July, 2020	Arno de Vos	Cape Estates	Please refer to sections 2 and 3.1.11 of the Comments and Responses Report which respond to Public Participation.
<p>3.2. The development of such an important piece of public land in such a sensitive area, should be publicised much wider and efficiently.</p>					
<p>3.3. The applicants also mention that meetings with stakeholders were held. Who are these stakeholders and should the people of George and directly affected landowners not be the stakeholders who should have been consulted? It seems that the proposal was decided upon already and will be foisted upon the inhabitants of George.</p>					Please refer to section 3.1.11 of the Comments and Responses Report.
<p>4. In terms of our understanding the competent environmental authority is required to consider, assess and evaluate the socio, economic and environmental impacts of proposed activities, including disadvantages and benefits, and its decision must be appropriate in the light of such consideration and assessment. We submit that environmental authorization and rezoning approval for the proposed Garden Route Dam Development should not be approved, <i>inter alia</i> for the reasons set out below.</p>					Your opinion is noted

Comments and Response Table Pre-Application Phase:

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

	<p>5. The proposal should <i>inter alia</i> be assessed in terms of broader spatial planning principles. The assessment in terms of those principles should occur through the lens of how it contributes or detracts from achieving spatial justice, sustainability, efficiency and so forth, in relation to the settlement and planning system as a whole as opposed to concerning a single development or application in and of itself.</p>				<p>The Motivation Report submitted with the Scoping Report and town planning application provides a detailed section on the alignment of the proposed development with spatial frameworks at both the local and provincial level as well as planning legislation. Refer to Section 7 of the Motivation Report specifically. As guided by SPLUMA the spatial principles that govern planning at all three levels of government are discussed in the Motivation Report, which includes:</p> <ul style="list-style-type: none"> ▶ spatial justice, ▶ spatial sustainability, ▶ efficiency, ▶ good administration and ▶ spatial resilience. <p>Detailed elaboration on compliance with the above mentioned principles are found in the motivating memorandum and need not be repeated here.</p>
	<p>6. Our main concern does not relate to the need for the proposed type of development but concerns the desirability of the proposed development. We submit that it is not the right place for locating the type of land use/ activity being proposed and that environmental authorization will have to be refused due to lack of desirability of the proposed land use. 6.1. The authorities are required to apply certain principles when deciding environmental and land use applications.</p>				<p>Please refer to section 3.1.2 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

	Amongst those principles are that the competent authorities should discourage the phenomenon of urban sprawl; and promote residential densification and more compact cities.				
	6.2. The focus is to optimize the more efficient use of land and existing resources and to reduce the use of land that has a broader environmental value (i.e. land that could be used sustainably and beneficially for agricultural purposes, the conservation of biological diversity or heritage resources, (cultural landscape), the protection of natural resources/ ecosystems of high conservation value or the aesthetic quality of the environment.				Noted
	6.3. During 2005 Minister Tasneem Essop adopted the 1st Provincial SDF (the "PSDF") for the Western Cape. It called for a tight urban edge. There is ample better located accessible serviced land available in other parts of town where the university can be developed. It was therefore wrong and irresponsible of the municipality to extend the urban edge to include the property concerned for purposes of the proposed development. Municipal mistakes should not be condoned.				The site has been earmarked for urban expansion since the adoption of the previous Municipal Spatial Development Framework in 2013 and has been included in the urban edge as a potential development expansion area ever since. Municipal Infrastructure Master Plans have also incorporated the site for future development since its inclusion in the urban edge in 2013. This was the basis for initiation of former land development applications on this site and supports this application as well. The proposed tertiary institution is thus in line with the Spatial Development Framework as well as other long term planning policies and strategies.
	6.4. It is noted that the urban edge for this portion of municipal land has been amended and manipulated through the years since 2008 to suit the municipality's own development needs, whilst serviced and more suitable private land has been excluded from the urban edge, after first being included in the urban edge. Why does the municipality not adhere to the same PSDF and MSDF principles when municipal development				The site was already partially included in the interim urban edge in 2006, which served as a base for determination of the urban areas. 2013 MSDF depicted a much wider urban edge than that depicted in

Comments and Response Table Pre-Application Phase:

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

	initiatives are concerned?				<p>the current MSDF. Both MSDF's was a consultative process wherein the Environmental authorities were thoroughly engaged, and public participation was followed. Adjustments to the urban edge over time resulted from these engagements to align with the PSDF and national policy. The municipality was never evasive about its intentions to promote infill development on this property. DEA&DP granted EA for development of a business component in 2014 based on the urban edge delineation and this application builds forward on that. Adaptations to the latest urban edge delineation in respect of this site in fact significantly reduces the amount of land earmarked as urban area because of conservation prerogatives and is not interpreted as manipulation. The development proposal had to be revised several times to adapt to the required environmental response demanded and has resulted in a smaller footprint.</p>
	<p>6.5. The municipality recently extended the land use rights at the Destiny Africa site which also included a university. The close by NMU at Saasveld is continuously expanding their facilities and has for years trying to achieve independency from their main PE Campus. This campus has ample growth potential. The site of the old Urban's Sawmill is also ideally suited and there has been a proposal for a university business school and research facilities, which was shot down by the authorities in the past. The latter would have been an ideal brownfields</p>				<p>Land development rights at the Destiny Africa site has been existent since its approval in 2009, no extension of land use rights has been granted since its approval. Neither of the alternative sites referred to are situated within the urban edge, although optimisation</p>

Comments and Response Table Pre-Application Phase:

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

	and infill development with far better access to all communities and existing services.				of the NMU campus site would not be viewed in a negative light had an application been submitted. The site does present several challenges in respect of surrounding biodiversity, infrastructure and accessibility.
	6.6. The applicant also refers to the development as infill development, but it is clearly a greenfields development. They also say it is not leading to urban sprawl, but it is as it is the extension of the urban footprint onto undeveloped and sensitive land. This is very much against the principles the Municipality advocates in its own SDF and the PSDF.				Refer to response in 6.4 above. The rationale for the development is already endorsed in the MSDF and detailed motivation is provided in the land development applicant which was advertised concurrently with this application.
	6.7. Currently towns and cities are inequitable, inefficient, unsustainable, and expensive to manage and maintain. Responsible resources use requires the restructuring of urban areas. The intention is to increase their efficiency of urban settlements, etc. The intention of an urban edge is to establish limits beyond which urban development should as a rule, not occur; and to promote urban and environmental efficiency, effectiveness, and economy in the interest of all. The municipal decision to extend the urban edge to include the property for purposes of the proposed development does not contribute to the efficiency of the urban settlement, is not consistent with the Municipal Spatial Development Framework objectives to revitalize and strengthen the George CBD, to locate public facilities in association with major nodes and public transport routes, and so forth.				The objectives listed are agreed with, however note should be taken that the urban edge was not extended to accommodate the development, but in fact contracted. See 6.4 above. There is no risk of decentralisation as the business component is small and localised and is focussed on an entertainment and recreation niche as opposed to the corporate and office niche of the CBD. The proposed development is situated approximately 5km from the industrial area and 4.5km from the CBD.
	6.8. The Garden Route Dam area is one of the most scenic parts of George and should be preserved as such. It is also an environmentally sensitive area and is the main source of water for George. To develop such a large part of the property with an unknown university seem to be letting the people of George down. Most of the university and student residences and flats will be multi storey buildings that will				Please refer to section 3.1.6 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	totally change the sense of place of the area.				
	6.9. The area could rather be developed into a large outdoor recreational area which can cater for all the people of George. National and international sports events like mountain biking, kayaking and trail running can be easily introduced on the site and the surrounding forest with very low impact to the environment. This together with the previously approved small waterfront and hotel development could be a real regional asset.				Please refer to section 3.1.1 of the Comments and Responses Report.
	6.10. A previous residential proposal on the same land was refused by the Department of Environmental Affairs & Development Planning (DEA&DP) during 2014. We can therefore not understand why another attempt is being made, as the DEA&DP gave clear reasons for not approving the residential development.				The previous proposal was not fully accepted by DEA&DP as they believed the, then proposed, development failed to illustrate the integration of social, economic and environmental factors. These factors have been addressed in the new development proposal. The Applicant and any Applicant for that matter is welcome to reapply for approval on a property if the application is different from the previous application.
	6.11. The town planning report mentions that the housing will be i.e. for lecturers and university personnel but will also be marketed on the open market. They also said that there is a demand for erven and housing outside gated estates. It seems that the municipality is out of feel what is going on in the housing market, as only formal housing opportunities which are in security estates can be marketed successfully due to the crime and security in the country. Even in lower income areas this is now the norm. We also assume that the pockets of group housing erven which they say will be marketed to developers, will be smaller gated estates. This defies their objective of providing integrated and affordable housing opportunities.				Although gated estates are becoming more and more popular due to crime, gated estates are not crime proof but may lower the likelihood of crime. However, the security comes at a cost which many cannot afford. Therefore, single erven outside gated communities remain popular and if the communities work together which is becoming quite common crime can be reduced significantly.
	6.12. The proposal is being earmarked as the George University development, but the proposed residential component of approximately 16% is significant! It is hidden behind the assumption that it will be filled with university personnel and related residents. What if				Please refer to section 3.1.2 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	the university is not viable and is not built or has to close down? This is not sustainable, and there is no way that these housing units will not be marketed on the open market. Universities are worldwide currently during the pandemic rethinking their existence and are looking towards online and distance learning. Is such a large university viable?				
	6.13. There are a number of large middle to high income developments currently being processed in the Kraaibosch North area and only a stone's throw from the proposed university, which can instead be used to house these residents. These landowners have already invested heavily in infrastructure and applications in the area.				Noted, the demand for housing in George is high. The Kraaibosch area mostly limits its supply to higher income consumers with a preference for exclusivity. The gated estate concept also raises the cost of living and impacts on long terms affordability. Strategic municipal owned land needs to be applied to respond to demand for more affordable housing and ensuring inclusivity and redress is achieved in the process. It promotes greater diversity through contributing to the housing mix prevalent in the local surrounding area.
	7. About Municipal services infrastructure and the municipality's service delivery mandate, it is noteworthy that: 7.1. the National Development Plan identifies infrastructure as essential for development and prioritizes upgrading informal settlements on suitably located land; 7.2. the 2013 Western Cape Infrastructure Framework advocates a new approach to infrastructure - <i>"one that satisfies current needs and backlogs, maintains existing infrastructure, and plans proactively for a desired future outcome leading to resilient and inclusive growth"</i> ; and 7.3. The 2014 PSDF promotes the idea of using public infrastructure investment as primary lever (a) to be the leading driver of growth; and (b) to bring about the required urban and rural spatial transitions. The point of departure is that Infrastructure enables socio-economic development, it does not create it.				Noted

Comments and Response Table Pre-Application Phase:

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

	<p>8. In terms of our understanding the existing services infrastructure in terms of capacity and reach is inadequate and it will be necessary to use scarce municipal funds (earmarked to satisfy current needs and backlogs and to bring about spatial transitions) to establish additional bulk infrastructure with new link, connector and distribution networks serving the property. This will also be unacceptable. 8.1. This proposal is in the eastern part of George that can currently not be serviced sufficiently with water and sewerage due to long awaited upgrades to the Outeniqua Wastewater Treatment Works. This is what developers in the eastern part of George were told and that they will have to wait until these upgrades were done before they can connect. Some of these developments already have rights. If these upgrades are done, will it then mean that this development will get preference for the provision of services?</p>				<p>Although the Outeniqua Waste Water Treatment Works currently does not have capacity, upgrades are planned which will be able to accommodate the proposed development by the time construction is estimated to commence.</p> <p>It is not envisaged that this development will be operational before the upgrades have reached conclusion. As with any other developer/ development, the municipality does not reserve capacity but services those sites that are shovel ready. The cost for the upgrades will be leveraged from the successful bidder who will develop the site also with alternative sources of funding which is still being investigated.</p>
	<p>8.2. Another concern is the existing Eden, Glenwood and future sewerage pump stations as proposed. The maintenance of the other pump stations lower down in the Swart River has been neglected the last number of years, and frequent spillage has taken place into the river. Proof of this was submitted to the DEA&DP and George Municipality's Civil Engineering Department. We are concerned that this will also be the norm with the proposed pump stations. Some of the spillage could land in the Garden Route Dam which is our town's main source of water. The Swart River which is a tributary of the Kaaimans River will also be polluted.</p>				<p>Revenue and income from the annual university expenditure on engineering services, security, repairs and maintenance will benefit the local municipality and the economy and will ease the burden of maintenance on the municipality.</p>
	<p>8.3. Storm water run-off is a great concern as a large area of the site will be covered with buildings, parking areas and roads. All this storm water with the pollution on these hardened surfaces will land in either the dam or the Swart River system. How will this be sufficiently addressed?</p>				<p>Please refer to section 3.1.7 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>9. We submit that the development proposal does not meet the following land use and spatial planning principles:</p> <p>9.1. The development will not direct development towards the poor and will undermine integration. It will bring significant investment between an upmarket and high-income area, which are in direct conflict with the MSDP principles.</p>				<p>There is a prevailing demand in George in general not only for housing but also serviced sites, which can be developed by the owner. An increase in demand is also anticipated due to the proposed development. It is estimated that the provision of the proposed residential component will absorb some of the demand for on-site housing opportunities by future employees and post-graduate students and can also provide opportunity for other users. The principles of inclusivity, integration, choice, variety and sustainability will be upheld through offering a range of typologies at market related prices.</p> <p>The key component of this development proposal is the “campus”, with a range of educational spaces and facilities and ancillary uses, which includes residential accommodation for students which can be utilised to accommodate groups, visiting the area during the holiday season. The residential land uses are seen to be first and foremost to support the campus environment.</p>
--	--	--	--	--	--

Comments and Response Table Pre-Application Phase:

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

	<p>9.2. It does not promote development in a location that is sustainable and will lead to urban sprawl. Large bulk infrastructure upgrades will have to take place, whilst there are areas which already have services accessible roads that can accommodate the university.</p>				<p>The principle of spatial sustainability is discussed in the Motivational Report submitted with the town planning application and also in the Scoping Report. The principle prescribes “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”.</p> <p>The site has been earmarked for urban expansion since the adoption of the municipal spatial development framework in 2013 and has been included in the urban edge as potential land for expansion ever since. Municipal Infrastructure Master Plans have also incorporated the site for future development since its inclusion in the urban edge in 2013. The proposed tertiary institution is therefore aligned with the existing Spatial Development Framework as well as other spatial planning policies and strategies.</p>
--	---	--	--	--	--

Comments and Response Table Pre-Application Phase:

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

					<p>As such, given that the site is vacant and located inside the urban edge, the development proposal will not reinforce urban sprawl. The increase in the average density of the immediate area will result in the optimised use of existing infrastructure whilst simultaneously ensuring the protection of environmental resources outside the urban edge. The proposed development of vacant and under-utilised land is part of a strategy to render services in a more sustainable manner. The strategy is well aligned with the principles of the Spatial Planning and Land Use Management Act and supports the achievement of national strategic objectives outlined in the Integrated Urban Development Framework, aimed toward achieving a fiscally sustainable urban environment.</p>
	<p>9.3. Although the proposal is in the urban edge according to the MSDF, we dispute the urban edge in this area as it was included despite large tracts of vacant land still available for development. This contradicting the MSDF which mentions that the urban edge revision should be considered every 5-years and that that it cannot pre-empt the EIA and rezoning processes. In this case the urban edge was moved to suit the municipal land and this development proposal.</p>				<p>The site has been earmarked for urban expansion since the adoption of the previous Municipal Spatial Development Framework in 2013 and has been included in the urban edge as a potential development expansion area ever since. Municipal Infrastructure Master Plans have also</p>

Comments and Response Table Pre-Application Phase:

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

					<p>incorporated the site for future development since its inclusion in the urban edge in 2013. This was the basis for initiation of former land development applications on this site and supports this application as well. The proposed tertiary institution is thus in line with the Spatial Development Framework as well as other long term planning policies and strategies.</p> <p>The interim urban edge of 2006 included a portion of the site, approximately 94ha in extent. The initial MSDF for George was liberal and significant cut backs were made toward achieving the tight urban edge referred to, in collaboration with DEA&DP and the 2013 MSDF was adopted and confirmed to be credible. While the latter process resulted in a larger area included in the urban edge that that initially depicted in the interim urban edge in 2006, the 2019 MSDF displays a reduction in the area included in the urban edge to approximately 81ha.</p> <p>This cut back in the urban edge was a deliberate action of the municipality to align with the objectives and policies of the 2019 MSDF and set the example for responsible land development and</p>
--	--	--	--	--	--

Comments and Response Table Pre-Application Phase:

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

					adaptation to the natural environment.
	<p>9.4. It will lead to outward growth that will further put the capital and operating funding of the municipality under severe pressure. New bulk services upgrades will be needed and have to be maintained. Current investments and infrastructure are therefore not protected and supported.</p> <p>10. We re-iterate that the proposal lacks desirability and environmental authorisation should therefore be refused.</p>				<p>The proposed development is in line with a range of policies and principles as prescribed in the MSDF (refer to the Motivating Memorandum), but in particular with Policy B, which relates to funding:</p> <p><i>“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.”</i> Through the proposed development of a university/research institute/academy, the Municipality will be able to maximise the potential social, economic and environmental benefits on this site which will allow the entire community to harness the benefits thereof, improving access, inclusivity and custodianship over the premises.</p> <p>Your opinion is noted.</p>

Comments and Response Table Pre-Application Phase:

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

<p>We refer to the notice on the municipal website and hereby comment on the Pre- Application Scoping Report by Sharples Environmental Services and the land use planning application by Aurecon.</p> <p>2. Our company is one of the main developers and owners of land in the George municipal area. As such it is an interested and affected party concerning all proposed property development activities within the municipal area. Please place our company's name on the register of interested and affected parties. All notifications concerning the environmental process may be transmitted to ourselves by email.</p> <p>3. We first need to record our concern regarding the public participation process being undertaken. 3.1. We seriously doubt the validity and transparency of this process of such a huge and game changing development on public land during the current Covid-19 pandemic and Level 3 lock down stage. We doubt if the current lock down situation will afford the general public and especially the most affected landowners' sufficient opportunity to comment efficiently. The circulation and sale of newspapers are at a historical low and not everybody is aware of land use applications being placed on the municipal website.</p>		17 July, 2020	Arno de Vos & Fred de Kock	Magnolia Ridge Properties	Please refer to sections 2 and 3.1.11 of the Comments and Responses Report which respond to Public Participation.
<p>3.2. The development of such an important piece of public land in such a sensitive area, should be publicised much wider and efficiently.</p>					
<p>3.3. The applicants also mention that meetings with stakeholders were held. Who are these stakeholders and should the people of George and directly affected landowners not be the stakeholders who should have been consulted? It seems that the proposal was decided upon already and will be foisted upon the inhabitants of George.</p>					Please refer to section 3.1.11 of the Comments and Responses Report.
<p>4. In terms of our understanding the competent environmental authority is required to consider, assess and evaluate the socio, economic and environmental impacts of proposed activities, including disadvantages and benefits, and its decision must be appropriate in the light of such consideration and assessment. We submit that environmental authorization and rezoning approval for the proposed Garden Route Dam Development should not be approved, <i>inter alia</i> for the reasons set out below.</p>					Your opinion is noted

Comments and Response Table Pre-Application Phase:

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

	<p>5. The proposal should <i>inter alia</i> be assessed in terms of broader spatial planning principles. The assessment in terms of those principles should occur through the lens of how it contributes or detracts from achieving spatial justice, sustainability, efficiency and so forth, in relation to the settlement and planning system as a whole as opposed to concerning a single development or application in and of itself.</p>				<p>The Motivation Report submitted with the town planning application provides a detailed section on the alignment of the proposed development with spatial frameworks at both the local and provincial level as well as planning legislation. Refer to Section 7 of the Motivation Report specifically. As guided by SPLUMA the spatial principles that govern planning at all three levels of government are discussed in the Motivation Report, which includes:</p> <ul style="list-style-type: none"> ▶ spatial justice, ▶ spatial sustainability, ▶ efficiency, ▶ good administration and ▶ spatial resilience. <p>Detailed elaboration on compliance with the above mentioned principles are found in the motivating memorandum and need not be repeated here.</p>
	<p>6. Our main concern does not relate to the need for the proposed type of development but concerns the desirability of the proposed development. We submit that it is not the right place for locating the type of land use/ activity being proposed and that environmental authorization will have to be refused due to lack of desirability of the proposed land use.</p> <p>6.1. The authorities are required to apply certain principles when</p>				<p>Please refer to section 3.1.2 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

	deciding environmental and land use applications. Amongst those principles are that the competent authorities should discourage the phenomenon of urban sprawl; and promote residential densification and more compact cities.				
	6.2. The focus is to optimize the more efficient use of land and existing resources and to reduce the use of land that has a broader environmental value (i.e. land that could be used sustainably and beneficially for agricultural purposes, the conservation of biological diversity or heritage resources, (cultural landscape), the protection of natural resources/ ecosystems of high conservation value or the aesthetic quality of the environment.				Noted
	6.3. During 2005 Minister Tasneem Essop adopted the 1st Provincial SDF (the "PSDF") for the Western Cape. It called for a tight urban edge. There is ample better located accessible serviced land available in other parts of town where the university can be developed. It was therefore wrong and irresponsible of the municipality to extend the urban edge to include the property concerned for purposes of the proposed development. Municipal mistakes should not be condoned.				<p>The interim urban edge of 2006 included a portion of the site, approximately 94ha in extent. The initial MSDF for George was liberal and significant cut backs were made toward achieving the tight urban edge referred to, in collaboration with DEA&DP and the 2013 MSDF was adopted and confirmed to be credible. While the latter process resulted in a larger area included in the urban edge that that initially depicted in the interim urban edge in 2006, the 2019 MSDF displays a reduction in the area included in the urban edge to approximately 81ha.</p> <p>This cut back in the urban edge was a deliberate action of the municipality to align with the objectives and policies of the 2019 MSDF and set the example for responsible land development and adaptation to the natural environment.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>6.4. It is noted that the urban edge for this portion of municipal land has been amended and manipulated through the years since 2008 to suit the municipality's own development needs, whilst serviced and more suitable private land has been excluded from the urban edge, after first being included in the urban edge. Why does the municipality not adhere to the same PSDF and MSDF principles when municipal development initiatives are concerned?</p>				<p>The interim urban edge of 2006 included a portion of the site, approximately 94ha in extent. The initial MSDF for George was liberal and significant cut backs were made toward achieving the tight urban edge referred to, in collaboration with DEA&DP and the 2013 MSDF was adopted and confirmed to be credible. While the latter process resulted in a larger area included in the urban edge that that initially depicted in the interim urban edge in 2006, the 2019 MSDF displays a reduction in the area included in the urban edge to approximately 81ha. This cut back in the urban edge was a deliberate action of the municipality to align with the objectives and policies of the 2019 MSDF and set the example for responsible land development and adaptation to the natural environment.</p>
	<p>6.5. The municipality recently extended the land use rights at the Destiny Africa site which also included a university. The close by NMU at Saasveld is continuously expanding their facilities and has for years trying to achieve independency from their main PE Campus. This campus has ample growth potential. The site of the old Urban's Sawmill is also ideally suited and there has been a proposal for a university business school and research facilities, which was shot down by the authorities in the past. The latter would have been an ideal brownfields and infill development with far better access to all communities and existing services.</p>				<p>Land development rights at the Destiny Africa site has been existent since its approval in 2009, no extension of land use rights has been granted since its approval. Neither of the alternative sites referred to are situated within the urban edge, although optimisation of the NMU campus site would not be viewed in a negative light had an application been submitted. The site does present several</p>

Comments and Response Table Pre-Application Phase:

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

					challenges in respect of surrounding biodiversity, infrastructure and accessibility
	<p>6.6. The applicant also refers to the development as infill development, but it is clearly a greenfields development. They also say it is not leading to urban sprawl, but it is as it is the extension of the urban footprint onto undeveloped and sensitive land. This is very much against the principles the Municipality advocates in its own SDF and the PSDF.</p>				<p>The site is vacant and located inside the urban edge. The increase in the average density of the immediate area will result in the optimised use of existing infrastructure whilst simultaneously ensuring the protection of environmental resources outside the urban edge. The proposed development of vacant and under-utilised land is part of a strategy to render services in a more sustainable manner. The strategy is well aligned with the principles of the Spatial Planning and Land Use Management Act and supports the achievement of national strategic objectives outlined in the Integrated Urban Development Framework, aimed toward achieving a fiscally sustainable urban environment.</p> <p>Infill developments on patches of vacant or underutilised land in a built-up area are considered to be brownfield projects and serve as priority development areas to support urban growth over the medium term.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>6.7. Currently towns and cities are inequitable, inefficient, unsustainable, and expensive to manage and maintain. Responsible resources use requires the restructuring of urban areas. The intention is to increase their efficiency of urban settlements, etc. The intention of an urban edge is to establish limits beyond which urban development should as a rule, not occur; and to promote urban and environmental efficiency, effectiveness, and economy in the interest of all. The municipal decision to extend the urban edge to include the property for purposes of the proposed development does not contribute to the efficiency of the urban settlement, is not consistent with the Municipal Spatial Development Framework objectives to revitalize and strengthen the George CBD, to locate public facilities in association with major nodes and public transport routes, and so forth.</p>				<p>The site was already partially included in the interim urban edge in 2006, which served as a base for determination of the urban areas. 2013 MSDF depicted a much wider urban edge than that depicted in the current MSDF. Both MSDF's was a consultative process wherein the Environmental authorities was thoroughly engaged, and public participation was followed. Adjustments to the urban edge over time resulted from these engagements to align with the PSDF and national policy. The municipality was never evasive about its intentions to promote infill development on this property. There is no risk of decentralisation as the business component is small and localised and is focussed on an entertainment and recreation niche as opposed to the corporate and office niche of the CBD. The proposed development is situated approximately 5km from the industrial area and 4.5km from the CBD.</p>
	<p>6.8. The Garden Route Dam area is one of the most scenic parts of George and should be preserved as such. It is also an environmentally sensitive area and is the main source of water for George. To develop such a large part of the property with an unknown university seem to be letting the people of George down. Most of the university and student residences and flats will be multi storey buildings that will totally change the sense of place of the area.</p>				<p>Please refer to section 3.1.6 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>6.9. The area could rather be developed into a large outdoor recreational area which can cater for all the people of George. National and international sports events like mountain biking, kayaking and trail running can be easily introduced on the site and the surrounding forest with very low impact to the environment. This together with the previously approved small waterfront and hotel development could be a real regional asset.</p>				<p>Please refer to section 3.1.1 of the Comments and Responses Report.</p>
	<p>6.10. A previous residential proposal on the same land was refused by the Department of Environmental Affairs & Development Planning (DEA&DP) during 2014. We can therefore not understand why another attempt is being made, as the DEA&DP gave clear reasons for not approving the residential development.</p>				<p>The previous proposal was not fully accepted by DEA&DP as they believed the, then proposed, development failed to illustrate the integration of social, economic and environmental factors. These factors have been addressed in the new development proposal. The Applicant and any Applicant for that matter is welcome to reapply for approval on a property if the application is different from the previous application.</p>
	<p>6.11. The town planning report mentions that the housing will be i.e. for lecturers and university personnel but will also be marketed on the open market. They also said that there is a demand for erven and housing outside gated estates. It seems that the municipality is out of feel what is going on in the housing market, as only formal housing opportunities which are in security estates can be marketed successfully due to the crime and security in the country. Even in lower income areas this is now the norm. We also assume that the pockets of group housing erven which they say will be marketed to developers, will be smaller gated estates. This defies their objective of providing integrated and affordable housing opportunities.</p>				<p>The 2019 MSDF does not support gated estates as it promotes exclusivity and is not affordable to all of the community. The supply in new housing in George at present does not offer adequate diversity. The municipality would be contradicting its own MSDF and the PSDF if it did promote a layout involving gated estates.</p>
	<p>6.12. The proposal is being earmarked as the George University development, but the proposed residential component of approximately 16% is significant! It is hidden behind the assumption that it will be filled with university personnel and related residents. What if the university is not viable and is not built or has to close down? This is not sustainable, and there is no way that these housing units will not be</p>				<p>Please refer to section 3.1.2 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>marketed on the open market. Universities are worldwide currently during the pandemic rethinking their existence and are looking towards online and distance learning. Is such a large university viable?</p>				
	<p>6.13. There are a number of large middle to high income developments currently being processed in the Kraaibosch North area and only a stone's throw from the proposed university, which can instead be used to house these residents. These landowners have already invested heavily in infrastructure and applications in the area.</p>				<p>The demand for housing in George is high. The Kraaibosch area mostly limits its supply to higher income consumers with a preference for exclusivity. The gated estate concept also raises the cost of living and impacts on long terms affordability. Strategic municipal owned land needs to be applied to respond to demand for more affordable housing and ensuring inclusivity and redress is achieved in the process. It promotes greater diversity through contributing to the housing mix prevalent in the local surrounding area.</p> <p>The intention is to provide on-site housing accommodation on the campus that is walking distance from the various university facilities. The private developments they Kraaibosch is referring to will not be able to meet the demand for housing that will be created by the university</p>
	<p>7. About Municipal services infrastructure and the municipality's service delivery mandate, it is noteworthy that: 7.1. the National Development Plan identifies infrastructure as essential for development and prioritizes upgrading informal settlements on suitably located land;</p> <p>7.2. the 2013 Western Cape Infrastructure Framework advocates a new</p>				<p>Noted</p>

Comments and Response Table Pre-Application Phase:

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

	<p>approach to infrastructure - <i>“one that satisfies current needs and backlogs, maintains existing infrastructure, and plans proactively for a desired future outcome leading to resilient and inclusive growth”</i>; and</p> <p>7.3. The 2014 PSDF promotes the idea of using public infrastructure investment as primary lever (a) to be the leading driver of growth; and (b) to bring about the required urban and rural spatial transitions. The point of departure is that Infrastructure enables socio-economic development, it does not create it.</p>				
	<p>8. In terms of our understanding the existing services infrastructure in terms of capacity and reach is inadequate and it will be necessary to use scarce municipal funds (earmarked to satisfy current needs and backlogs and to bring about spatial transitions) to establish additional bulk infrastructure with new link, connector and distribution networks serving the property. This will also be unacceptable.</p> <p>8.1. This proposal is in the eastern part of George that can currently not be serviced sufficiently with water and sewerage due to long awaited upgrades to the Outeniqua Wastewater Treatment Works. This is what developers in the eastern part of George were told and that they will have to wait until these upgrades were done before they can connect. Some of these developments already have rights. If these upgrades are done, will it then mean that this development will get preference for the provision of services?</p>				<p>Revenue and income from the annual university expenditure on engineering services, security, repairs and maintenance will benefit the local municipality and the economy and will ease the burden of maintenance on the municipality.</p> <p>Although the Outeniqua Waste Water Treatment Works currently does not have capacity, upgrades are planned which will be able to accommodate the proposed development by the time construction is estimated to commence.</p> <p>It is not envisaged that this development will be operational before the upgrades have reached conclusion. As with any other developer/ development, the municipality does not reserve capacity but services those sites that are shovel ready. The cost for the upgrades will be leveraged from the successful bidder who will develop the site also with</p>

Comments and Response Table Pre-Application Phase:

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

					alternative sources of funding which is still being investigated.
	8.2. Another concern is the existing Eden, Glenwood and future sewerage pump stations as proposed. The maintenance of the other pump stations lower down in the Swart River has been neglected the last number of years, and frequent spillage has taken place into the river. Proof of this was submitted to the DEA&DP and George Municipality's Civil Engineering Department. We are concerned that this will also be the norm with the proposed pump stations. Some of the spillage could land in the Garden Route Dam which is our town's main source of water. The Swart River which is a tributary of the Kaaimans River will also be polluted.				George Municipality Civil Engineering Department is responsible for maintenance of infrastructure as this matter is an operational issue and not design related. Mitigation measures regarding the design did form part of the engineering services report.
	8.3. Storm water run-off is a great concern as a large area of the site will be covered with buildings, parking areas and roads. All this storm water with the pollution on these hardened surfaces will land in either the dam or the Swart River system. How will this be sufficiently addressed?				Please refer to section 3.1.7 of the Comments and Responses Report.
	9. We submit that the development proposal does not meet the following land use and spatial planning principles: 9.1. The development will not direct development towards the poor and will undermine integration. It will bring significant investment between an upmarket and high-income area, which are in direct conflict with the MSDF principles.				A variety of housing typologies are planned for students and personnel as part of the campus that could cater for undergrad students, lecturers, visiting lecturers, and post grad students. In order to ensure greater integration between the existing neighbourhood and the newly proposed land uses, the erven abutting Meyer and Stander Streets are designed to be similar in nature to those that are currently located on the Western side of the road. The principles of inclusivity, integration, choice, variety and sustainability will be upheld

Comments and Response Table Pre-Application Phase:

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

					through offering a range of typologies at market related prices.
	9.2. It does not promote development in a location that is sustainable and will lead to urban sprawl. Large bulk infrastructure upgrades will have to take place, whilst there are areas which already have services accessible roads that can accommodate the university.				Given that the site is vacant and located inside the urban edge, the development proposal will not reinforce urban sprawl. The increase in the average density of the immediate area will result in the optimised use of existing infrastructure whilst simultaneously ensuring the protection of environmental resources outside the urban edge.
	9.3. Although the proposal is in the urban edge according to the MSDF, we dispute the urban edge in this area as it was included despite large tracts of vacant land still available for development. This contradicting the MSDF which mentions that the urban edge revision should be considered every 5-years and that that it cannot pre-empt the EIA and rezoning processes. In this case the urban edge was moved to suit the municipal land and this development proposal.				The site was already partially included in the interim urban edge in 2006, which served as a base for determination of the urban areas. 2013 MSDF depicted a much wider urban edge than that depicted in the current MSDF. Both MSDF's was a consultative process wherein the Environmental authorities were thoroughly engaged, and public participation was followed. Adjustments to the urban edge over time resulted from these engagements to align with the PSDF and national policy. The municipality was never evasive about its intentions to promote infill development on this property. DEA&DP granted EA for development of a business

Comments and Response Table Pre-Application Phase:

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

					<p>component in 2014 based on the urban edge delineation and this application builds forward on that. Adaptations to the latest urban edge delineation in respect of this site in fact significantly reduces the amount of land earmarked as urban area because of conservation prerogatives and is not interpreted as manipulation. The development proposal had to be revised several times to adapt to the required environmental response demanded and has resulted in a smaller footprint.</p>
	<p>9.4. It will lead to outward growth that will further put the capital and operating funding of the municipality under severe pressure. New bulk services upgrades will be needed and have to be maintained. Current investments and infrastructure are therefore not protected and supported.</p> <p>10. We re-iterate that the proposal lacks desirability and environmental authorisation should therefore be refused.</p>				<p>Given that the site is vacant and located inside the urban edge, the development proposal will not reinforce urban sprawl. The increase in the average density of the immediate area will result in the optimised use of existing infrastructure whilst simultaneously ensuring the protection of environmental resources outside the urban edge.</p> <p>Your opinion is noted.</p>
	<p>Good day</p> <p>Please consider this email as my REJECTION of the proposal regarding the rezoning of erf 464 in George.</p> <p>The city of George does not have the capabilities to handle the influx of people that this development will bring. Schools are filled to capacity, there is a serious lack of parking at the hospitals, police services and emergency facilities for the amount of people already in George. We already have a university, why not just expand on it?</p>	17 July, 2020	Gina de Freitas	Private individual	<p>Please refer to sections 3.1.2, 3.1.4 and 3.1.9 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

<p>By building a university and low cost housing so close to residential properties with currently decent market values, this will cause the market values of these houses to drop tremendously. As a government and municipality focused on improving the economy, it is laughable that you think this is the way to do it. The property market in George will decrease, after seeing a steady rise in recent years.</p> <p>Please reconsider first improving the city by expanding roads, creating additional parking, etc, before moving on to such huge feats.</p> <p>Additionally, if additional low cost housing has to be created, please consider creating them in areas where it is similar in value to existing properties so as not to ruin the investments of those who have called George their home for so many years.</p> <p>I hope you will earnestly take these comments into consideration.</p>				
<p>Hiermee maak ons ernstig beswaar teen die beoogde ontwikkeling by die Tuinroete dam.</p> <ol style="list-style-type: none"> 1. Dit is tans 'n toeriste aantreklikheid, ngeskonde met pragtige natuurskoon. 2. Die area is 'n ontspanningsplek vir inwoners wat dit gebruik vir buitemurse aktiwiteite soos fietsry, draf, hengel ens. 3. Indien die beplande ontwikkeling voortgaan sal die dam en omgewing besoedel word en sy huidige aantrekkingskrag verloor. 4. Daar is talle ander gebiede wat beter geleë is vir so 'n ontwikkeling nl. die huidige Saasveld universiteit wat reeds baie in plek het, asook suid van die Mall. <p>Daar is ook baie ander gebiede rondom George wat ideaal vir so 'n ontwikkeling sal wees sonder om een van ons beste natuurlike omgewings op te mors.</p>	17 July, 2020	GM du Preez & R du Preez	Private individual	Please refer to sections 3.1.6, 3.1.1, 3.1.7, and 3.1.2 of the Comments and Responses Report.
<p>As an IAP resident of George, the proposed development of the watershed area at the Garden Route Dam is of concern.</p> <p>Obviously the George Municipality has a vested interest in the fiscal aspects of the proposed development.</p> <p>I am certain that the following points have been covered by many complainants, however, I must add my personal point of view.</p>	17 July, 2020	Jan Nel	Private individual	
<p>There are existing dwellings bordering on one of the water inlets to the dam, they have been in situ for decades and the residents are aware of the effects of pollution and contaminants to the George water supply.</p>				Please refer to section 3.1.7 of the Comments and Responses Report.
<p>The development of buildings very close to the waterline will</p>				Please refer to sections 3.1.2 and

Comments and Response Table Pre-Application Phase:

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

<p>undoubtedly introduce contaminants during the construction phase, no matter what type of preventative measures are taken. Post-construction will result in similar if not mass contamination of the dam water as residents and users of the developed area become lackadaisical in their lifestyle. Saasveld campus is a stunning environment that is conducive to the development of minds as a tertiary institution should be. There is absolutely no need to build a University bordering the dam as Saasveld has sufficient undeveloped land to erect additional lecture halls and accommodation. I understand that a certain area in this development is reserved for low-cost housing. This is a recipe for disaster, please do not construe this comment as racist or biased, it is a proven fact that low-cost housing developments produce a subculture of residents who have no regard for sanitation or cleanliness, which will spill over into the water and catchment area. I'll take moment to share some thoughts directly quoted from the Rand Water Board website, Causes of Water Pollution as more and more people move into cities and towns, a number of factors cause pollution: (in this case closer to the Garden Route Dam).</p>				<p>3.1.4 of the Comments and Responses Report.</p>
<p>1 the physical disturbance of land due to the construction of houses, industries, roads, etc.;; 2 chemical pollution from industries, mines, etc.;; 3 inadequate sewage collection and treatment; 4 increase in fertilizers to grow more food. These results in an increase in nutrients (nitrates and phosphates) in the water which causes enhanced plant growth (algal blooms). When this plant material dies and decays the bacteria uses the oxygen in the water. This lowering of oxygen levels results in the death of other water life that needs oxygen to survive, eg. fish, etc. This process is called eutrophication; litter, which causes disease and has a negative impact.</p> <p>Item 3 above is of importance in this discussion as we have had instances in the past where the sewer station in Dikkop Street has developed problems and raw effluent flowed into the Kat River straight into the dam, I do recall that a public outcry brought about a lethargic response from the George Municipality.</p>				<p>Please refer to section 3.1.7 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>The following statement from Municipal Engineering Manager Wesso sums up their attitude, Budgetary constraints Wesso says George Municipality acknowledges that several challenges contribute to the risk of river contamination. <i>"This includes ageing infrastructure, above-average population growth and related new infrastructure demand, as well as a significantly understaffed Civil Engineering Services Department combined with major legislative, procedural and budgetary constraints.</i></p> <p>(George Herald 3 May 2018).</p> <p>The George Municipality who is firmly behind the drive for this development will not change their attitude in substandard service delivery once this project, God forbid, is completed.</p> <p>The area around the dam should be developed with the planting of indigenous trees and shrubs which do not require the addition of fertilizers for their propagation. This area would flourish with natural growth and encourage the return of fauna and birdlife. Therefore a definite thumbs down for this development.</p>				<p>The open areas around the dam (the buffer areas between the development and the dam) will be managed to encourage indigenous vegetation growth.</p> <p>The proposal seeks to improve custodianship over the premises, specifically with regards to eradication of invasive species. The management criteria and parameters that will be applied will also contribute to improved security and prevention of illegal occupancy and refuse dumping and compel owners to only plant indigenous vegetation.</p> <p>The stormwater management plan has been drawn up by Professional registered civil engineers who incorporated the latest stormwater management measures, specifically looking at protecting the dam's water quality and minimising the impact of the proposed development on the water</p>
	I want to file on objection against the development of Erf 464. This will have a terrible effect on both the housing values in Bergsig and Eden as well as a terrible effect on the quality of water from our main source at the Dam.	17 July, 2020	Josh Crane	Private individual	Please refer to sections 3.1.7 and 3.1.9 of the Comments and Responses Report.
	Ek maak hiermee beswaar teen die bg ontwikkeling: Die kans wat die groter gemeenskap van George gegun is om hierop kommentaar te lewer, is te kort. Terwyl dit heelwaarskynlik wetlik gesproke korrek was, is dit te betwyfel of daar werklik genoeg gedoen is om die publiek redelikerwys hiervan in kennis te stel. Verder is daar heelwat ander areas waar dit gedoen kan word en waar een van George se groot pluspunte, nl die natuurskoon, nie vernietig sal word nie	17 July, 2020	Leon de Kock	Private individual	Please refer to sections 2, 3.1.11 and 3.1.2 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

<p>Ek reageer op 'n WhatsApp boodskap – 16 Julie 2020 – ontwikkeling by die Tuinroete George dam. BEOOGDE HERSONERING VAN ERF 464</p> <p>Ek het die raadslid van wyk 18 gebel en navraag gedoen oor meer inligting, ek kan nie 'n ingeligte besluit neem oor iets waarvan ek niks weet nie. Ek wou by die raadslid weet wat is die rede vir die hersonering van die bogenoemde Erf 464, want hersonering word normaalweg gedoen wanneer daar be-oog word om 'n perseel, in hierdie geval Erf 464, te ontwikkel.</p> <p>By verdere ondersoek het ek die volgende inligting gekry. "The George municipality land use planning by-law, 2015 purposes of a University/Research/Institute/Academy", beplan om op Erf 464 die bogenoemde projek goed te keur. Die inwoners van Bergsig, Loeriepark en Eden is in nie teen ontwikkeling uiteraard gekant nie, maar binne die George damsone wil ons nie ontwikkeling sien nie om die volgende redes:</p> <p>` Eerstens, die George dam is ons enigste bron van water vir die hele George munisipale gebied, en ons wil nie die risiko loop om die dam te laat besoedel nie, besoedeling sal onafwendbaar wees indien binne die damsone gebou gaan word.</p> <p>` Tweedens, daar is sekerlik oorgenoeg oop ruimtes wat benut kan word vir die bou van die beplande 'university/research/institute/academy', wat buite die George damsone sal val.</p> <p>` Derdens, die damsone is 'n ontspannings gebied vir die inwoners van George en omgewing, wat indien die beoogde kompleks gebou gaan word, die mense van George, hulle ontspannings gebied sal moet prysgee.</p> <p>` Vierdens, dit wil my voorkom of publieke deelname glad nie 'n prioriteit van die George munisipaliteit is nie. Ek stel voor dat die George muinisipaliteit die Minisipale Stelsels-Wet 32 van 2000 in ag behoort te neem, waarin publieke deelname 'n demokratiese reg behoort te wees binne die konteks van die munisipale regering. `</p> <p>Vydens, is daar ooit daaraan gedink kom eers 'n omgewings</p>	17 July, 2020	M Heunis	Private individual	<p>Please refer to section 3.1.7 of the Comments and Responses Report.</p> <p>Please refer to section 3.1.2 of the Comments and Responses Report.</p> <p>Please refer to section 3.1.1 of the Comments and Responses Report.</p> <p>Please refer to sections 2 and 3.1.11 of the Comments and Responses Report.</p> <p>Sharples Environmental Service have commenced with the Environmental Impact Assessment, which was circulated and released to the public for comment. See Section 2 of the Comments & Responses Report.</p>
---	---------------	----------	--------------------	---

Comments and Response Table Pre-Application Phase:

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

	impakstudie te laat doen op die perseel waar die voorgenome kompleks beplan word?				
	n definitiewe NEE vir daai nuwe ontwikkeling! Daai natuurlike dam en natuur moet net so bly dat mens die natuur bietjie kan geniet, anders kan ons netsowel in Kaapstad gaan bly	17 July, 2020	Mauritz Snyman	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.
	I am concerned about the following: - the removal of the fynbos in the area - devaluing George's beautiful and recreational area	17 July, 2020	Melinda Moretti	Private individual	Please refer to section 3.1.6 of the Comments and Responses Report.
	- the negative impact young students might have on the area when they riot and burn types				Please refer to section 3.1.5 of the Comments and Responses Report.
	- the pressure the development will put on the water and sewage services				Please refer to section 3.1.7 of the Comments and Responses Report.
	- pollution of our main water supply				
	no provision has been made for runners, hikers, and horse riders in the area - no parking at the dam - not having access to the dam wall - the area becoming privately own and cutting off the people of George to what makes George beautiful				Please refer to section 3.1.1 of the Comments and Responses Report.
	- only single story properties should be proposed higher buildings will remove the right of the view of the beautiful mountains from the residents in George.				Please refer to section 3.1.6 of the Comments and Responses Report.
	What will the development contribute? ...But, more importantly, what will it take away from our community in return? The balance sheet doesn't seem to balance out. It seems we will lose more than we gain. Don't develop the Garden Route Dam area. It's is not economically worth it. Don't you hear the public outcry against this development?	17 July, 2020	Melt Louw	Private individual	The Socio-Economic Baseline Report addresses the viability of the proposed development.
	The recent news of the proposed new development by the Garden Route Dam caused some controversy and as it goes rumours are rampant. Outeniqua Canoe Club has been utilising the Garden Route Dam for decades and more than most. Many of us paddling on the Dam almost daily. I believe a large concern for many of the sportsmen and families who utilise the Dam is access.	17 July, 2020	Mike Lewin	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	Will access to the Dam still be as open and easy as it is now? Will there be entrance fees going forward? We see so many families and people enjoying the trails and routes around the Dam so it is an important consideration. I believe clarification on the matter would count in your favour ito public buy-in.				
	I object to the proposed new development in the George dam area. The water will be polluted and loss of nature to us, the residents as well as the all the animals is unfair. It will create a heavy burden on natural resourses and as well as road infrastructure with more people and vehicles. Rubbish bags will lay all over the place The sneaky way to try and slip this past the george inhabitants is despicable.	17 July, 2020	Monre Botha	Private individual	Please refer to sections 3.1.7, 3.1.6, 3.1.10, 3.1.8 and 3.1.11 of the Comments and Responses Report.
	I object to this development for many reasons. This development will have massive negative impacts on the areas biodiversity; on the clean drinking water supplied to the whole town; on security and increased crime levels; noise and traffic pollution; sewerage waste into the dam and a fire hazard being built so close to the plantations. Many threatened species live in the area and they would be affected on a massive scale with such a large development. Students also have a culture of drinking and that is a dangerous combination being so close to a large body of water. It will cut off access for George residents to be able to enjoy using the dam and it will increase the foot traffic, cyclists and vehicles in the area which will take a massive toll on the roads and surrounding nature. There is also no space for expansion here. If it is about a zoning issue and the area needs to be zoned, rather have the area zoned as a green zone for Fynbos to grow. The residents of George deserve to have a say in this, which is not only our source of clean drinking water but the dam area is one of the few areas left for George residents to exercise and enjoy a healthy lifestyle. No to this development!	17 July, 2020	Nicole Leschinsky	Private individual	Please refer to section 3 of the Comments and Responses Report.
	I object to this development for many reasons. This development will have negative impacts on the areas biodiversity, on the clean drinking water supplied to the whole town; on security and crime levels; noise and traffic pollution; sewerage waste into the dam and a fire hazard	17 July, 2020	Nicole Mullins	Private individual	Please refer to section 3 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	being built so close to the plantations. It will cut off access for George residents to be able to enjoy using the dam and it will increase the foot traffic, cyclists and vehicles in the area which will take a massive toll on the roads and surrounding nature. There is also no space for expansion here. NO to this development!!!				
	I wish to object to this new development at Garden Route dam Dam. It is George's prime water source and to put up commercial buildings and student accommodation and group housing on the end of this water source is ridiculous . I have lived in Eden for 32 years and have walked ,run . hiked. cycled through this facility and now i see they don't appear to allow access to the public to get to most of these places on the far side of the dam wall. Why can they put the residential and commercial buildings on the side away from the water (overlooking the road to Saasveld so that any spillage ,effluent , general waste from students wont go near the water source . I cannot believe that the George municipality is actually considering this development .	17 July, 2020	P F Black	Private individual	Please refer to sections 3.1.1, 3.1.7 and 3.1.8 of the Comments and Responses Report.
	I hereby object against the proposed rezoning and development of Erf 464 for University development at the Garden Route Dam. A university development should rather use other areas like, either to combine with Nelson Mandela University at Saasveld or at the vacant area next to the George Tourist Resort next to the R102 or around the Mall. There is plenty space to develop, without hacking the space of plenty nature dwellers. This is the Garden Route and we should keep the garden around the dam. If there should be development, it should be to cater for persons to relax "in the garden". This should rather assist and embrace persons to park, walk, run, hike in safety. This is about the wellness lifestyle of the Garden Route inhabitants and tourists. If there should be any development on the site, let it rather be a simple restaurant with ablution blocks. Maybe an open-air amphitheatre. Imagine a symphony orchestra with the view of the mountains, overlooking the dam. We miss a golden opportunity here. Except for a small area at the Botanical Garden, there is nowhere in George that people can safely park and run/walk/cycle. Currently, every day there are plenty cars parking in the veld at the entrance to the dam. It if jampacked on weekends.	17 July, 2020	Richard Müller	Nelson Mandela University	Please refer to sections 3.1.1 and 3.1.2 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

<p>SEE ORIGINAL COMMENT FOR IMAGE</p> <p>This is on an afternoon in the middle of the week. We still have a chance to keep the “garden” in Garden Route. Else we are going to end off, trying to lure tourists to The Route.</p>				
<p>Please note that I strongly object to the Proposed University Precinct Development at the Garden Route Dam and associated infrastructure. Despite this project negatively impacting what is a public area of environmental value, the location of the project will no doubt have negative impact in other respects.</p> <p>I would also like to place on record that since 2011, I was personally trying to get permission for the development of an international university in George that would have had massive positive economic benefit for George and the Garden Route region. In 2014/2015 Donnie Gelderbloem even identified property for my consortium to build a school and university, linked to an academy. The George Municipality later engaged with South Cape College with respect to the same portion of land, without informing me, and when I found out about the status (2 years later) my consortium even offered to build a new campus for South Cape College at no cost to South Cape College, linked to the university development. I was later asked to engage with Professor Quinton Johnson and met with him twice. Needless to say, my efforts were repeatedly blocked by the George Municipality and around November 2017 I was called to a meeting with Donnie Gelderbloem who gleefully informed me that a new university site had been allocated in George (the one that is now being advertised), that it was in the George minutes (he even took out the minutes and showed me – if I remember correctly it was clause 119 of those minutes) and that me and my consortium were no longer able or permitted to continue with our university project in George. This is simply the tip of the iceberg. During the same period I was being similarly blocked with respect to the development of Rundle College school and Donnie Gelderbloem was even engaging with a questionable parent who was receiving official George Municipality documents linked to land that I was unable to obtain. After about a year of being abused in this respect I shared this</p>	<p>17 July, 2020</p>	<p>Ron Boon</p>	<p>Private individual</p>	<p>While the detail of the open bid processes in which the respondent participated can not be disclosed herein, the respondent understands that municipal land is disposed of in terms of the MFMA and Municipal Asset Transfer Regulations and afforded to qualifying bidders that meet the criteria of the bid.</p> <p>The decision to proceed with ennoblement of municipal land for a tertiary institution was based on several applications received at the time on various localities that were otherwise already committed or allocated toward serving other strategic objectives.</p> <p>As this site already holds an EA for development of a business component, consideration had to be given to the factors that would contribute to the viable operation of such business development, while responding to known demand and the objectives of the municipal IDP.</p> <p>Through the ennoblement of the land the time frame for development of the site, once the</p>

Comments and Response Table Pre-Application Phase:

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

	information with Mayor Melvin Naik. The last time I saw Donnie Gelderbloem he still had the file linked to the questionable individual and his apparent school development, which was actually Rundle College. You can rest assured that I have proof of all above statements and many more 'blockages' linked to education. I strongly object to the new proposed university precinct development at the Garden Route Dam.				developer takes over custodianship, is significantly reduced, resulting in limited loss of revenue incurred by the time that elapses during the application process.
	The recent news of the proposed new development by the Garden Route Dam caused some controversy and as it goes rumours are rampant. Outeniqua Canoe Club has been utilising the Garden Route Dam for decades and more than most. Many of us paddling on the Dam almost daily. I believe a large concern for many of the sportsmen and families who utilise the Dam is access. Will access to the Dam still be as open and easy as it is now? Will there be entrance fees going forward? We see so many families and people enjoying the trails and routes around the Dam so it is an important consideration. I believe clarification on the matter would count in your favour ito public buy-in.	17 July, 2020	Rouen Heiberg	Outeniqua Canoe Club	Please refer to section 3.1.1 of the Comments and Responses Report.
	1. The proposal at the outset threatens to pollute the only water source our City has.	17 July, 2020	Sam Nienaber	Private individual	Please refer to section 3.1.7 of the Comments and Responses Report.
	2. Especially in the Covid lockdown we have seen an increase of public numbers visiting the area for recreation. These are walkers - joggers - cyclists. the proposal will remove this facility as well as cutting off access to the zone on the East side of the dam towards the NMU – Saasveld Campus.				Please refer to section 3.1.1 of the Comments and Responses Report.
	3. Presently there are restrictions on how the water may be used for recreation. Once an hotel is approved all control currently exercised will lapse and pollution and abuse will prevail.				The nature of the development does not imply reduction in controls. The custodians of the site must ensure controls are upheld in accordance with an approved EMPr.
	4. There is unutilized land between Stander Street and Meyer Street opposite Genevafontein already zoned for education on which a university campus can be built. Why the dam				The site is owned by the Provincial Government and earmarked for a future school
	5. There is already an excess of business zoned premises in the city. We do not need more.				Provision must be made for growth in all sectors and the establishment

Comments and Response Table Pre-Application Phase:

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

					of a balanced mixed-use development assists in the viability and convenience for all users concerned. The business component will not only provide for the patrons of the campus but also for tourists and recreational uses. Cognizance must be taken that the ROD for the business component was already granted in 2014 and the merit, serving the proposed use has not changed, in fact has been enhanced as the initial proposal was limited to residential development only. The revised proposal supports improved inclusivity overall and sustainability of the business component.
	I would like my comments to the proposal for the garden route dam development. I am against this project as the dam is the ONLY source of our drinking water as well as a recreational area. The sewerage that would flow into the dam would create a lot of biological problems and affect the quality of the drinking water.	17 July, 2020	Susan Kemp	Private individual	Please refer to section 3.1.7 of the Comments and Responses Report.
	The traffic that will be generated from this project is too big for the current streets, as it is George is already suffering from too much congestion.				Please refer to section 3.1.10 of the Comments and Responses Report.
	Also, the value of properties in the area would fall and crime and vandalism would increase. The current NMU campus has many opportunities and space is available to extend campuses, lecture halls etc. I therefore vehemently oppose this development.				Please refer to sections 3.1.9 and 3.1.2 of the Comments and Responses Report.
	Het julle nou mal geword om voort te gaan met so n ontwikkeling, wil julle nou regtig alles verder opneuk....Regtig ons mense is gatvol vir mense wat net doen wat hulle wil... STOP HIERDIE NONSENS	17 July, 2020	TIA	Private individual	Your opinion is noted

Comments and Response Table Pre-Application Phase:

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

	Good afternoon Please find attached the SANParks comment.	17 July, 2020	Maretha Alant	SANParks	
	George Municipality proposes to develop a college and/or university precinct, housing, student accommodation, sports fields and recreational open spaces on a portion of the remainder Erf 464. The total extent of the Remainder of Erf 464 George is not available. The project area is approximately 118.5 hectares in extent. SEE ORIGINAL COMMENT FOR IMAGES				Noted
	Erf RE 464 George is in the buffer zone of the Garden Route National Park (GRNP) and adjacent to the potential protected area expansion footprint. Achieving a conservation outcome on this property is important to SANParks. SANParks supports the statement made in the Biodiversity Sensitivity Analysis, dated December 2018, that the study site has opportunity for both development, and the conservation of biodiversity and landscape connectivity, if developed suitably. SANParks reviewed the Draft Scoping Report and related Appendices. Our comments are listed below:				Your agreement with the statement is noted.
	1. Alternatives and Site Layout Plans. Environmental Authorisation (EA) was granted on 09 November 2015 by DEADP for: <ul style="list-style-type: none"> • The establishment of a hotel; • The establishment of a tourism business site (waterfront); • Public open space area that would mainly be used for recreational purposes; • The formalisation of the existing access road (dirt road) from Stander Street; • The installation of associated service infrastructure; and • The rehabilitation and conservation of the remainder of the site. <p>The Alternative that was authorised in 2015 listed above was not put forward as an alternative in this Draft Scoping Report. Only the 'No Go' alternative – no development option was put forward. The 2015 EA as approved is a satisfactory outcome for the maintenance and restoration of ecological infrastructure (EI), biodiversity conservation and landscape scale connectivity. A Waterfront and Hotel development and perhaps a business hub could generate income, while that natural assets on the</p>				Noted, this has been amended in the Post-Application Draft Scoping Report.

Comments and Response Table Pre-Application Phase:

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

	site are protected and rehabilitated where required.				
	SANParks objects to the 2 Alternatives currently proposed. Alternative 1 seems to be similar to the project that was only partially approved in 2015. Alternative 2 provides slightly improved natural corridors but high value fynbos and wetlands will be permanently transformed.				Your objection is noted.
	The proposed development footprints exceed the recommendation made in the Biodiversity Sensitivity Analysis. SANParks recommends that the development that was authorised by DEADP on 09 November 2015 is included as an Alternative to be assessed in the Final Scoping Report and in the EIA phase of the project. Pioneer fynbos and degraded wetlands should not be regarded as sites with high development potential. Ideally, alien vegetation should be cleared and natural ecological infrastructure restored. Value statements should be omitted (see below).				The No-Go Alternative has been revised in the Post-Application Draft Scoping Report. The property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation process to which we presume SANParks would have been invited.
	Extract from Draft Scoping Report dated June 2020 Alternative 1 and 2 will contribute to transformation of at least 50 ha of natural vegetation in Critical Biodiversity Areas (CBAs) and Ecological Support Areas. This is not a good conservation outcome on a landscape scale. 2. Current fire risk and presence of alien vegetation on site. SANParks take note that George Municipality is a member of the Southern Cape Fire Protection Association (SC FPA) and that at least 40% of the study area burnt in October 2018. SANParks recommends the implementation of an alien vegetation eradication programme on the property and Compliance with the National Veld and Forest Fire Act No. 101 of 1998 and National Environmental Management: Biodiversity Act No. 10 of 2004. In South Africa, the management of IAS is mandatory under NEM:BA.				The need for an Alien Eradication programme is noted. This programme can be compiled as a condition of approval.
	3. The George Dam area is a popular destination for hiking, running and mountain biking. This became more evident during the COVID-19 restrictions. SANParks recommends that the current network of roads and footpaths on Erf RE 464 are maintained for use by local residents. Perhaps local residents can assist with maintenance activities on a voluntary basis				Please refer to section 3.1.1 of the Comments and Responses Report.
	4. The concept of a university almost adjacent to a University. Nelson				Your recommendation is noted. A

Comments and Response Table Pre-Application Phase:

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

	<p>Mandela University (NMU), George Campus is located almost adjacent to Erf RE 464. Cooperation between the Universities could potentially be beneficial to both parties. If facilities could be shared the proposed development footprint could be reduced significantly.</p> <p>SANParks recommends that a meeting is set up with NMU to discuss possible collaboration before a final decision is made regarding the proposed university precinct.</p>				<p>meeting could be held between the two land owners but the purpose of the meeting remains unclear in that there will almost certainly be collaboration between NMU and the new colleges / university but they will be separate entities.</p>
	<p>5. Revision of Specialist Studies and additional Specialist Studies. SANParks supports the additional Specialist Studies and that previous studies are updated.</p>				<p>Noted</p>
	<p>Extract from Draft Scoping Report dated June 2020</p> <p>6. Availability of Municipal Services and number of people potentially resident on site. The number of people that will occupy the housing units need to be specified more clearly.</p>				<p>The infrastructure demands and any potential upgrades for the proposed development have been assessed by experts and is elaborated in the specialist reports that are attached as annexures to the Scoping Report and town planning application. 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 400m², a total of approximately 1210 student housing apartments could be developed on these erven, at an average size of approximately 40m² per</p>

Comments and Response Table Pre-Application Phase:

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

					<p>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.</p>
	Extract from Engineering Services Report dated 31 January 2020				The Campus / university

Comments and Response Table Pre-Application Phase:

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

	<p>The Engineering Services Report made calculations on how many persons will be utilising services on site but this was not discussed adequately in the Draft Scoping Report. How many beds will the Hotel have? How many people will be accommodated in the 3 x group housing, 5 x student housing and 3 x medium density residential footprints? The only clear proposal is for 126 free standing houses. Single or double story buildings should also be clarified.</p>				<p>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 400m², a total of approximately 1210 student housing apartments could be developed on these erven, at an average size of approximately 40m² 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 -</p>
--	---	--	--	--	---

Comments and Response Table Pre-Application Phase:

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

					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.
	<p>Extract from Engineering Services Report dated 31 January 2020</p> <p>Extract from Engineering Services Report dated 31 January 2020</p> <p>Extract from Draft Scoping Report dated June 2020</p> <p>SANParks recommends that George Municipality guarantee the availability of services upfront and that specific details regarding the number of people that will utilise the site are made available. From the information provided the George Municipality has insufficient capacity to support the proposed development.</p>				<p>Although the Outeniqua Waste Water Treatment Works currently does not have capacity, upgrades are planned which will be able to accommodate the proposed development by the time construction is estimated to commence.</p> <p>It is not envisaged that this development will be operational before the upgrades have reached conclusion. As with any other developer/ development, the municipality does not reserve capacity but services those sites that are shovel ready. The cost for the upgrades will be leveraged from the successful bidder who will develop the site also with alternative sources of funding which is still being investigated.</p>

Comments and Response Table Pre-Application Phase:

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

7. Proposed road network. The Access 3 road over the rare and endangered <i>Gladiolus fourcadei</i> , a highly sensitive area according to Specialist Studies, is not supported as it will fragment the landscape and have a negative impact on biodiversity conservation.					Noted, this aspect will be assessed in the impact assessment phase.
SANParks objects to access road 3 and recommends that this area remains natural to protect the rare and endangered <i>Gladiolus fourcadei</i> . SANParks supports the Plan of Study for the EIA phase but objects to Alternatives 1 and 2 currently on the table. We suggest that the development that was authorised by DEADP on 09 November 2015 is included as an Alternative in the Final Scoping Report and in the EIA phase of the project. SANParks reserves the right to revise initial comments if additional information becomes available.					Your comments and recommendations are noted. The development that was authorised is the no-go alternative
I am a cyclist and runner who spends a lot of time at the George dam. I am disappointed to hear that there is a proposed development which would restrict access to the wonderful trails at the dam. I am especially concerned about the inevitable pollution that any human development would cause and its impact on the George water supply. Since humans are automatically pollutants, how can the entire city's water be at risk?	17 July, 2020	Yolind Strydom	Private individual		Please refer to sections 3.1.1, 3.1.7 and 3.1.8 of the Comments and Responses Report.
As a resident adjacent to the proposed development for the past thirty years, I wish to submit my objection to the proposed development at the Garden Route Dam. My objection is based on the following: <ul style="list-style-type: none"> Firstly, the area around the Garden Route Dam has been available freely to the residents of George as well as tourists to the area to enjoy the natural and pristine beauty of the area around the dam. With the new development free access will be denied to the general public. The proposed layout shows no areas where roads lead to the water's edge for the public to access for recreation as has been allowed for many years. No public parking is indicated. The commercial development will restrict access to the water's edge where the public can enjoy leisure fishing and canoeing and such related activities as these developments extend to the water's edge. 	17 July, 2020	Phillip Rosser	Private individual		Please refer to section 3.1.1 of the Comments and Responses Report.
<ul style="list-style-type: none"> The proposal to reduce the required parking from 6 places to 4 places per 100m² (about a quarter) will create further congestion 					This statement is speculative and not supported by specialist inputs.

Comments and Response Table Pre-Application Phase:

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

	and is unacceptable				Consideration must be given to the profile of the targeted patrons and the availability of PT. The allowance of residence on the premises support NMT and minimises the need for parking. Larger parking areas, constitute void spaces that will inevitably contribute to higher water run-off, with resultant impact on the health of the riparian areas
	<ul style="list-style-type: none"> A high concentration of student activity in a residential area is not conducive to the tranquil neighbourhood that we have been living in for many years. It is a known fact that students have the tendency to be rowdy (parties etc) and the high-density student accommodation together with the sports field will worsen this impact. This all happening a mere 600 to 700 meters from our dwelling. The high-density student accommodation (blocks of flats) and the lower cost housing development will certainly have a negative impact on the value of the surrounding property. 				Please refer to sections 3.1.5 and 3.1.4 of the Comments and Responses Report.
	<ul style="list-style-type: none"> The proposed (limited) access roads, especially from Stander Street and Meyer Street will drastically increase the volume of traffic, especially in Meyer Street which is currently already used as a race track' by what is believed to be Nelson Mandela University students, on a daily basis. 				Please refer to section 3.1.10 of the Comments and Responses Report.
	<ul style="list-style-type: none"> Access via Madiba Drive (Saasveld Road) will be difficult and become very busy, as this is a very narrow single lane road. I trust that my objection to the proposed development will be taken into account. 				Please refer to section 3.1.10 of the Comments and Responses Report.
	I live in George and feel the recreational aspect of the area will be adversely affected.	17 July, 2020	Willie Jooste	Private individual	Please refer to section 3.1.1 of the Comments and Responses Report.
	EK IS DIE EIENAAR VAN 'N HUIS IN LOERIEPARK. EK ONDERSTEUN DIE ONTWIKKELING EN SAL GRAAG VERDER INLIGTING WIL ONTVANG.	17 July, 2020	Dirk Swart	Real Net	Your support is noted.
	I wish to formally notify you of my concern regarding the proposed GR dam development.	17 July, 2020	Graham Peck	Private individual	Please refer to section 3.1.10 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	<p>The development will result in enormous pressure on the traffic network in the Loerie Park area during the construction and post development periods.</p> <p>This relates especially to Arthur Bleksley Street which will be directly affected due to it's position. The street cannot be widened due to the pipeline reserve and the only solution would be to make it a "one-way" street from west (off Meyer St) to east (on to Stander St) and so avoid an increased traffic flow exiting the new area onto this narrow street.</p> <p>An access road to accommodate ALL construction vehicles must be established off the Sassveld road.</p>				
	<p>I AM A MEMBER OF THE HILLBILLIES MOUNTAIN BIKE CLUB AND HAVE HEARD OF THE PROPSALS THO DEVELOP THE LAND FROM THE BOOM DOWN TO THE DAM THIS I AM SURE WOULD LEAD TO LOSS OF ACCESS TO THE MANY BIKE RIDERS ,HIKERS ,WALKERS AND RUNNER WHO USE THE AREA.</p> <p>IT IS A BEAUTIFUL AREA WHERE ONE CAN GET BACK INTO NATURE WITHOUT ANY ACCESSESS PROBLEMS.</p> <p>GEORGE ALREADY HAS A UNIVERSITY, MANY RETAIL OUTLETS THAT ARE STANDING OPEN AND THE PROPERTY MARKET IS PRETTY QUITE FOR VARIOUS REASONS.</p> <p>THE DEVELOPMENT THAT HAS BEEN APPROVED ON THE SEASIDE OF THE N2 OPPOSITE THE GARDEN ROUTE MALL IS HUGE AND HAS BEEN STALLED FOR HOW MANY YEARS.</p> <p>IT SEEMS THAT THIS DEVELOPMENT WILL NOT BE NECESSARY FOR THE NEXT TWENTY OR SO YEARS.</p> <p>PLEASE NOTE MY OBJECTION TO THIS DEVELOPMENT</p>	17 July, 2020	Paul Godwin	Hillbillies mountain bike club	Please refer to sections 3.1.1 and 3.1.2 of the Comments and Responses Report.
	<p>1.Arthur Blekslystraat is 'n baie kort straatjie. Arthur Bleksley Street is a very short street.</p> <p>2.Waar Standerstraat in Arthur Bleksleystraat indraai is die waterpype wat water vanaf die dam na die Suiweringsaanleg vervoer, aan die linkerkant tot en met die parkie waar die pype dan oor die straat deur die park gaan na Van Kerwelstraat en verder.</p> <p>Where Stander Street turns into AB Street the water pipe from the dam to the purification plant is located on the LHS up to and across the small park where the pipes then carry on to Van Kerwel Street and further.</p>	17 July, 2020	JJB Esterhuizen	Private individual	<p>This information has been circulated to the project team.</p> <p>Please refer to section 3.1.10 of the Comments and Responses Report .</p>

Comments and Response Table Pre-Application Phase:

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

<p>3.Dit het tot gevolg dat Arthur Bleksleystraatjie nie breër gemaak kan word nie. The consequence thereof is that it will not be possible to widen AB Street</p> <p>4.Dit is skokkend dat die indruk geskep word dat Arthur Bleksleystraatjie as 'n toegangsroete na die ontwikkeling aangedui word. It is shocking that an impression has been created that AB Street is the Access route to the development site.</p>				
<p>5.Waar die waterpype oor die straat by die parkie gaan maak die straat 'n elmboog en is die straatjie baie nou. In die verlede het daar al ongelukke gebeur. Where the water pipes cross the street at the small park, the street makes Elbow and the street is very narrow. Accidents have occurred there in the past.</p>				
<p>6.'n Besige straat sal die veiligheid van die parkie in gedrang bring, omdat baie ouers met hulle kinders daar ontspan. A busy street will be detrimental to the safety of those using the park for Recreation</p>				
<p>7.Die omgewing se ouers met hulle baba's in stootwaentjies, klein kinders op fietsies volg hierdie veilige roete langs Arthur Bleksleystraatjie oppad dam toe, omdat Meyer en Standerstrate te besig is. Parents with prams and young children on bicycles are often seen on this Route along AB Street on their way to the dam because Meyer and Stander Streets are too busy.</p>				
<p>8.Volwasse en jong kinders op fietse volg ook hierdie roete verby die dam en verder. This route is also followed by adults and children on bicycles as well as Elderly folk walking for exercise.</p>				
<p>9.Omdat die ingange van die huise aan die Noordekant van die straatjie baie kort is, het gaste geen ander keuse as om langs die straat te parkeer nie. The entrances of the houses in AB Street are all on the Northern side And driveways are very short so that visitors are obliged to park in the street</p>				

Comments and Response Table Pre-Application Phase:

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

	<p>10.Ds. Du Toitstraat vorm ook nog 'n U-aansluiting by Arthur Bleksleystraat.</p> <p>It should be noted that Ds. Du Toit Street also makes a U junction into AB Street.</p> <p>Voorstel:</p> <p>1.Ons stel voor dat daar afgesien word dat Arthur Bleksleystraatjie as 'n toegangsroete na die ontwikkeling by die dam gebruik sal word.</p> <p>With respect we suggest that the plans to use AB Street as an access route to the dam be scrapped and that AB Street rather be closed to traffic other than Residents</p>				
	<p>Please find attached my objection / comments regarding the proposed development at the Garden Route Dam.</p>	19 July, 0202	Phillip Rosser	Private individual	
	<p>Objection:</p> <p>PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM</p> <p>As a resident adjacent to the proposed development for the past thirty years, I wish to submit my objection to the proposed development at the Garden Route Dam. My objection is based on the following:</p> <ul style="list-style-type: none"> Firstly, the area around the Garden Route Dam has been available freely to the residents of George as well as tourists to the area to enjoy the natural and pristine beauty of the area around the dam. With the new development free access will be denied to the general public. The proposed layout shows no areas where roads lead to the water's edge for the public to access for recreation as has been allowed for many years. No public parking is indicated. 				<p>Please refer to section 3.1.1 of the Comments and Responses Report</p>
	<ul style="list-style-type: none"> The commercial development will restrict access to the water's edge where the public can enjoy leisure fishing and canoeing and such related activities as these developments extend to the water's edge. 				<p>Please refer to section 3.1.1 of the Comments and Responses Report</p>
	<ul style="list-style-type: none"> The proposal to reduce the required parking from 6 places to 4 places per 100m² (about a quarter) will create further congestion and is unacceptable. 				<p>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</p>

Comments and Response Table Pre-Application Phase:

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

					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. 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.
	<ul style="list-style-type: none"> A high concentration of student activity in a residential area is not conducive to the tranquil neighbourhood that we have been living in for many years. It is a known fact that students have the tendency to be rowdy (parties etc) and the high-density student accommodation together with the sports field will worsen this impact. This all happening a mere 600 to 700 meters from our dwelling. The high-density student accommodation (blocks of flats) and the lower cost housing development will certainly have a negative impact on the value of the surrounding property. 				Please refer to sections 3.1.5 and 3.1.9 of the Comments and Responses Report
	<ul style="list-style-type: none"> The proposed (limited) access roads, especially from Stander Street and Meyer Street will drastically increase the volume of traffic, especially in Meyer Street which is currently already used as a race track' by what is believed to be Nelson Mandela University students, on a daily basis. 				Please refer to section 3.1.10 of the Comments and Responses Report

Comments and Response Table Pre-Application Phase:

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

	<ul style="list-style-type: none"> Access via Madiba Drive (Saasveld Road) will be difficult and become very busy, as this is a very narrow single lane road. <p>I trust that my objection to the proposed development will be taken into account</p>				
	Thank-you for the opportunity to comment on the George Dam University Development proposal. Please find attached the comments from SCF.	20 July,2020	Stephen Stead	Sustainable City Forum	
	<p>Thank you for the opportunity for the Sustainable City Forum (SCF) to comment on this development proposal. The SCF is a not for profit corporation, founded in 2019 to promote social and ecological well-being in city-regions, using the Garden Route region (Western Cape) as an initial base. The key objectives of the organisation are Good Governance, Social and Ecological Well-being and the Green Economy. We believe that the SCF objectives are relevant to raising concerns about this development proposal, in as far as the development has aspects that have negative consequences for long-term social and ecological sustainability, and the role of the Municipality to ensure these ideals.</p> <p>Concern 1: Post-COVID-19 Economics</p> <p>What is the relevance of this development to Post COVID-19 economics? There is mounting evidence, based on experience globally, and in South Africa and in George in particular, that tertiary educational trends following COVID-19 will alter significantly. Importantly, there will be a strong shift away from primarily on-site residential based structures, whether for teaching, practical learning or research, to online/ off-site interactions between mentors /teachers /lecturers /experts and learners.</p>				<p>Your background in noted.</p> <p>Please refer to section 3.1.2 of the Comments and Responses Report.</p>
	<p>Concern 2: Local George Heritage</p> <p>The development holds potential to conflict with the heritage of the existing Nelson Mandela University and the still older Saasveld Forestry Institution. The University, in its brief (just over ten years) history, has built significantly on the Saasveld international reputation. Forestry is a key area of learning at the University and a 'forgotten' industry in this landscape. The University is intent on revitalizing this heritage and its employment imperatives. Furthermore, the University and the George Campus in particular, have in its brief tenure, already developed</p>				<p>This will be further explored in the Socio-Economic Impact Assessment to be compiled for the Environmental Impact Assessment phase of the project.</p>

Comments and Response Table Pre-Application Phase:

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

	internationally recognized learning programmes in the broader area of natural resource management. The University and its pre-existing Saasveld facility should be recognized as George heritage and as such a mutually beneficial relationship needs should be incorporated.				
	<p>Concern 3: Securing a long-term Rates base for the City</p> <p>We question the ability of this development to align with the critical necessity to secure a long-term rates base for the George Municipality (GM) to continue service delivery for the greater George community in its current form.</p> <p>Sustainable rates collection is critical given the extraordinary costs incurred by GM due to the COVID-19 pandemic, allowing funding to address food and basic services for the poor in the municipality.</p> <p>Concern is raised that this educational based theme may end up becoming a 'white elephant' in the same way that Destiny Africa has stalled due to a lack of relevance to real/ foundational economics. It is also noted that this development was framed as the 'legacy' that the previous Mayor was to leave behind. Legacy developments typically fail in the African context, due to lack of commitment from the incumbents, who focus on their own legacies.</p>				<p>Revenue and income from the annual university expenditure on engineering services, security, repairs and maintenance will benefit the local municipality and the economy.</p>
	<p>Concern 4: Sensitivity to the Ecological constraints of the site</p> <p>There must be a concerted effort to reflect sensitivity to the ecological constraints and unique landscape of the site in the design. Independent wetland specialist review is deemed significant. An exclusion of all wetlands identified as significance by a fully qualified wetland specialist (with external review process) needs to be implemented. Further design mitigations must be incorporated, such as the use of permeable surfaces and sponge beds to manage storm water flows and to assist in passive ground water banking.</p>				<p>All relevant specialists have been consulted and their recommendations taken into consideration in the process. Further assessments will be completed in the EIR process.</p>
	<p>Concern 5: Wildfire risk</p> <p>It is critical that built-in mitigations to alleviate risks to wild fire are reflected in the design. There is a need to incorporate a road buffer around the development nodes to facilitate easy access of emergency services to areas that fall within a predominantly fynbos biome and will require periodic burning and to allow for management of runaway veld fires, as experienced in this area in 2018.</p>				<p>Fire management will be further explored in the Environmental Impact Assessment phase of the project.</p>
	Concern 6: Relevance to densification in the Central Business District (CBD)				<p>The recommendation is noted, and the practical application will be</p>

Comments and Response Table Pre-Application Phase:

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

	<p>We question the alignment of the development to GM's Spatial Development Framework (SDF) objectives regarding densification of the CBD and addressing the critical need for social housing development in the inner urban city context. Revenues generated from property sales should be directed to the development of social housing in the CBD by means of an off-set for the loss of biodiversity incurred by the development, should ecologically sensitive development of this area take place.</p>				<p>considered in the latter stages of the development. Note must be taken that social housing occurs within the proclaimed restructuring zone and is executed by a SHI which leverages from grant funding. The municipality in general does not act as the developer.</p> <p>The environmental sensitivities have been at the forefront of this proposal since its inception and the intention is to establish and maintain a development that is environmentally sustainable with responsible custodianship embedded in the agreements.</p> <p>The George Municipal Spatial Development Framework promotes densification in suitable built-up areas, and target strategically located vacant land for infill urban development. There is no risk of decentralisation as the business component is small and localised and is focussed on an entertainment and recreation niche as opposed to the corporate and office niche of the CBD.</p>
	<p>Concern 7: Environmental and Service Delivery Limitations It is critical to design within the environmental and service delivery limitations taking the provision of regional water, sewerage, electricity and traffic constraints into consideration. Are these limitations met within this development scenario?</p>				<p>Various specialists and technical teams have been consulted and their recommendations taken into consideration with developing the proposal.</p>
	<p>Concern 8: Openness and Transparency of Governance</p>				<p>The disposal of the land will be</p>

Comments and Response Table Pre-Application Phase:

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

	<p>Openness and transparency in the financial management of profits to developers from sales of large development parcels is required. Given the current legacy of corruption and nepotism in South Africa, it is requested that civil society members are given an overview role affording them insight into property sales/ property development such that land sales to developers do not lead to speculation or nepotism. Destiny Africa is a case in point, where the land was sold at below market rates under circumstances reflecting a lack of transparency into the transactions.</p> <p>The loss of land opportunity to GM by the ill-conceived sale of land for the Destiny Africa development has resulted in the loss of revenue from the lack of development of the site for approximately 15 years from loss of rates and taxes, because of a lack of real relevance in terms of foundational economics.</p>				<p>done within the prescripts of the MFMA and MATR. Under the current planning dispensation, the rights will lapse after 10 years and new application must be filed. The municipality has adapted its approach to disposal of land since the era referred to and agreements include performance criteria which will commit the developer to an agreed time frame for implementation.</p>
	<p>International best practice in urban city expansion recommends design review to assess relevance of the design to social and ecological constraints, as well as how long-term alignment to sustainable principles is incorporated in the design. This factor is strongly motivated by the Commonwealth Sustainable City Network.</p> <p>The following design principles and themes need to be reflected in the design:</p> <ul style="list-style-type: none"> • Response to climatic challenges, both current and future; • Landscape ecology that protects and enhances the site ecology; • Responsible consumption of resources; • Public transport systems that connect the city and change behavior by design; • Good governance that allows for high standards and best practice; • Design for people not motor vehicles, where urban areas create and integrate, sustainable communities; • The urban expansion that it is complete at every stage so that communities are not living in a construction site for the next 20 years; • Very clear design codes that allow the sustainable vision of the proposed development to extend well beyond the initial development phase; • Is aligned with smart city concepts and planning; and • Design to provide a catalyst for change. 				<p>Agreed. This is the intention. Please refer to the detailed motivation submitted as part of the Scoping Report and town planning application for all the planning principles that have been incorporated in the design of the proposed development.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>Concern 9: Pricing of erf stands</p> <p>There must be an agreement in principle, should this development be granted, that pricing of erf stands is such that middle income families are attracted to invest into George. Sale agreements must be conditionally tied to first owner development, and subject to penalty should the stand be sold on as a speculative venture that does not afford the greater George community a true, real value of the property development by means of employment.</p>				<p>Agreed. This is the intention</p>
	<p>Concern 10: Current use of an Open Space resource</p> <p>The George Dam is currently used as a public open space resource by a wide range of community members. This access should be deemed as heritage in terms of right of way. With the development of the resort, this facility will be lost to community members. As a possible off-set for this loss, a walkway around the dam should be constructed to allow George community members permanent access to the dam, with permanent, suitable and secure parking for vehicles.</p> <p>Please note that not addressing the above comments in design may be deemed a fatal flaw by SCF and result in the appeal of the development rights should they provided.</p> <p>We thank you again for the opportunity to comment on the proposed development and trust that the issues raised will be addressed in the further development of the proposal.</p>				<p>Please refer to section 3.1.1 of the Comments and Responses Report.</p>
	<p>I would like to provide comments specifically related to the freshwater impact assessment. These comments are based on Phase 1 of the assessment and should be addressed and incorporated in Phase 2 – the EIA.</p> <p>1. The report states that watercourses were classified according to Ollis et al (2013) and delineated using DWAF (2005) methods. However, the resulting map of watercourses within the site doesn't distinguish between different hydrogeomorphic types or between wetlands or drainage lines. This level of resolution is important because it dictates how the watercourse will be buffered from development. If it is a wetland there should be soil augering results to show where and how the wetland was delineated. In this case a riparian zone is not relevant. If it is a drainage line then it should be separated from wetlands and the riparian zone will then become the delineating feature. The report as it</p>	<p>21 July, 2020</p>	<p>Jackie Dabrowski</p>	<p>Confluent</p>	<p>Your comments will be addressed by the appointed Specialist in the Phase 2 Freshwater Impact Assessment.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>stands does not provide confidence that all watercourses at the site have been thoroughly investigated in terms of their classification and delineation.</p> <p>Correct classification of distinct HGM units is also important when determining how to manage stormwater which is usually discharged into watercourses. For instance, discharging concentrated stormwater flows into a drainage line is less detrimental than into an unchannelled valley bottom wetland</p>				
	<p>2. There are definitely indications of seasonal / temporary wetlands elsewhere on the property that have not been identified or discussed in the report. Along the main road on either side of the road are some fairly extensive areas of Wachendorfia and Cliffortia. that are obligate and facultative wetland plant species respectively. A few soil auger points also indicate hydromorphic soils at these points. These may be associated with stormwater to a degree, but appear to be too extensive in some areas for that to be the only factor. Either way, these areas must be inspected (including augering), mapped, and a conclusion reached in terms of their classification, delineation and buffering. This also suggests that there could be wetland areas elsewhere that have not been identified. The entire site must be adequately explored and mapped. I am happy to go out with the specialist and indicate the areas I mean for clarity.</p>				
	<p>3. There is a spot near the road (location attached) where water is welling up out of the ground continuously, and flowing down the hillside and road. This has been happening for many years, as historical photos as far back as 2013 (and maybe prior) show a difference in vegetation at this location. This upwelling of water has created wetland conditions (plants and at least 2 frog species) all the way down the slope. It may be a leak in the pipeline, so this would need to be ascertained. If it is a leak, caution will need to be exercised in repairing this leak because it has been left for so long that it's created a fairly extensive functional wetland.</p> <p>If not, it needs to be identified and mapped as a wetland.</p>				
	<p>4. Small point, but Fig. 8 indicates the wetland to the south of the property as the Swart River which is incorrect. It is an unnamed wetland tributary of the Swart River. The inflow of the Swart River from the north is what is dammed.</p>				

Comments and Response Table Pre-Application Phase:

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

5. With regard to buffering. The dam itself does not have a sizeable buffer of any sort. As a primary drinking water supply, the dam must be protected in addition to the surrounding watercourses.				
6. The stormwater and sewage reticulation plan have not been provided and very careful attention must be given to how these will be managed. There seems to be uncertainty as to whether the existing wastewater treatment facilities can cope with an additional development of this nature which must be clarified. The EIA must provide an overview of all classified watercourses in relation to stormwater and sewage services because a) this will inform water uses triggered for the WULA, and b) this will ensure that specific mitigation measures can be recommended to reduce impacts and that risks can be adequately assessed.				The Stormwater Management Plan and capacity will be included in the EIA.
7. Finally, drinking water supply reservoirs with water quality such as that currently found in the Garden Route Dam are in very short supply in South Africa. The residents of George are extremely lucky that this is the case, and it makes the treatment of water a less costly exercise for the municipality. This situation should not be taken for granted, as we have seen countless drinking water reservoirs succumb to the effects of eutrophication where the majority of ecological and recreational functions are severely compromised. Costs for water treatment also increase significantly. Water quality in the dam is already showing indications of eutrophication as the annual growth of Kariba Weed appears to be growing in extent each year. Therefore any development around the dam should fill a well-defined, clear and present need that balances the public interest with the maintenance of ecological infrastructure. I am not convinced that the proposed development justifies jeopardising the long-term sustainability of George's precious water resource. This comment basically deals with the need and desirability of the proposed development in its current form. Please feel free to contact me for clarification on any of these points. I am happy to provide further inputs if required.				A comprehensive discussion of Need & Desirability is included into the Scoping Report.
My objection is based on the following: Water and the Environment o Pollution threat to the only source of drinking water for George and the surrounding areas which will necessitate even more chemicals to purify.	21 July, 2020	Brett Ellis	Private individual	Please refer to section 3.1.7 of the Comments and Responses Report.
o An overburdening of scarce water resources – George is already on permanent water restrictions.				The water restrictions are not on account of a critical distress in

Comments and Response Table Pre-Application Phase:

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

					<p>respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rainwater and apply water saving measures in their designs.</p>
	o Destruction of wild life habitat.				Please refer to section 3.1.6 of the Comments and Responses Report.
	o The George Municipality has a duty of care to rehabilitate the area to its natural state.				Noted
	o Destruction of public open space and recreational area.				Please refer to section 3.1.1 of the Comments and Responses Report.
	o A public / private partnership with the Nelson Mandela Metropolitan University is a more beneficial option.				Please refer to section 3.1.2 of the Comments and Responses Report.
	<p>The issue of increasing the capacity of the dam was first raised in council in 1984/6. It has taken local government / politicians 36/4 years to resolve a foreseen and predictable problem.</p> <p>Considering the growth trajectory of Greater George the recent raising of the dam wall was the proverbial “finger in the dyke wall” solution. In an area that receives between 680mm and 950mm annually the people of George should not experience water restrictions but they do due to a lack of vision and planning. More developments in the pursuit of more revenue without parallel infrastructure upgrades will only to a crisis in the future.</p> <p>This whole proposal and its timing makes me feel very uncomfortable. Why has this all taken place during the COVID19 lockdown?</p>				<p>Please refer to section 3.1.11 of the Comments and Responses Report.</p> <p>The water restrictions are not on account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource</p>

Comments and Response Table Pre-Application Phase:

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

					<p>frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rain water and apply water saving measures in their designs.</p>
	<p>It has come to our attention that there is a proposed development for a university campus, sports fields, accommodation, waterfront business district.</p> <p>George is part of the Garden Route. The Garden Route having changed it's name from Eden last year to best advertise it's tourist attractions internationally.</p> <p>This development is not in keeping with this ideal. The picture perfect splendour of the dam and surrounding area is well known internationally and we as locals are privileged to be able to enjoy walking/cycling in this nature rich area.</p> <p>Any development will pose a significant environmental threat to the dam (our source of drinking water) and the surrounding environment. Look at the sewer spills affecting Vic Bay and Wilderness on a constant basis. Have you noticed the Fish Eagles and King Fishers at the dam. A beautiful site.</p> <p>Surely a development of this nature can be built near the airport (as previously proposed).</p> <p>We regularly walk to the dam as a young healthy family and are totally against a development of this nature due to the environmental impact, negative impact on our property values (low density suburb with houses priced at R1 500 000.00 and above).</p> <p>We would like to be included in any future discussions, as we feel that we are a affected party.</p>	21 July, 2020	Craig van den Heuvel	Private individual	<p>Please refer to sections 3.1.1, 3.1.7, 3.1.4 and 3.1.9 of the Comments and Responses Report.</p>
	<p>I would like to vote against any development ever taking place around the Garden Route Dam area.</p> <p>The reasons are manifold but the most important is water security. This dam is George and surrounds ONLY source of water and water</p>	21 July, 2020	Jackie Rossouw	Private individual	<p>Please refer to section 3.1.7 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

	storage and thus should be treated as precious and certainly any development will taint our water supply of this I have no doubt. No to any proposed development in this area.				
	I strongly disagree with the proposed usage of this land. There is a high risk of contamination to the water source as well as potential pollution to the surrounding area. This area certainly does not need a hotel and waterfront either.	21 July, 2020	Kathryn Vroom	Private individual	Please refer to section 3.1.7 of the Comments and Responses Report. It should be noted that the Hotel and Waterfront were already approved through a previous environmental authorisation process.
	I am concerned about this development for a number of reasons. There is a healthy animal and bird life in front of my house which will be no more. For example there are breeding eagle owls right here as well as fish eagles. Not to mention all the other species like bushbuck, bushpig, lynx, Nightjars, Francolin, Guinie fowl and Knysna Loeries that all frequent the area. These animals come right up to my house at 103 Stander. We got this place because it was quite and next to nature. The area around dam entrance is a quiet street and with proposed development it will become like a highway with all the traffic. At night the Eagle owls sit in the middle of the Tar road in front of my house very often. They will surely be hit by cars once there is traffic here. This area is one of the major recreation areas for locals to get into nature and this will all change if it is built up. My main concern being the destruction of the habitat of many species, that most people don't even realize are here since many of them only come out at night. On my night runs I often run into Lynx, Eagle owls, Bush pig, Bushbuck right in front of my house.	21 July, 2020	Marthinus Esmeyer	Paradise adventures	Your information on the surrounding wildlife is noted. Please refer to sections 3.1.1 and 3.1.10 of the Comments and Responses Report.
	The Garden Route dam is an important green lung for George where residents can exercise and enjoy outdoor life. During lock-down it became an enormously important place where residents feel safe and able to enjoy themselves in the open air. George is destined to become a sprawling metropole. This beauty spot must be preserved in its present natural state to serve as a place of	21 July, 2020	Pauline Lourens	GARDAG	Please refer to sections 3.1.1 and 3.1.6 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	<p>recreation. Although people don't necessarily picnic here, it is a place where residents feel at home and have a sense of belonging. It is ideal for jogging, walking and cycling as well as limited boating.</p> <p>It was at one time hailed as a crown in the jewel of tourism. The pine plantations and mountains frame the dam and visitors are always impressed with the sweeping views over the Outeniqua Mountains.</p> <p>Issues being raised:</p> <p>1. Unique place: Residents who live in close proximity feel once Erf 464 is developed (including the hotel and commercial development which does not have a riparian buffer zone) it will lead to a loss of a sense of place. Future generations will never have the privilege of enjoying the open air and the natural surroundings in the way that we are currently experiencing.</p>				
	<p>2. Visual impact: The campus will have a dramatic visual impact as it allows up to 5,5-metres height development; there will also be an enormous impact during construction with run-off and sedimentation taking place. Studies have shown that developed areas and hard surfaces do compound the climate-change effects. The catchment area of our dam should therefore be left undeveloped to prevent sedimentation and further hardening of surfaces.</p>				<p>Please refer to sections 3.1.6 and 3.1.7 of the Comments and Responses Report.</p>
	<p>3. Bulk Infrastructure upgrade concerns: Aurecon Engineers who are handling the rezoning application for Erf 464 have stated in their documents that both the Outeniqua Sewage works and the Denneoord water purification plant are currently operation at maximum capacity. They state "According to investigations, the existing WTPS and network has insufficient capacity to accommodate the proposed GM Master water plan /development." The question that needs to be asked, is how will George Municipality finance the upgrading of their water and sewage capacity when they are already hard pressed to maintain their existing infrastructure?</p>				<p>Although the Outeniqua Waste Water Treatment Works currently does not have capacity, upgrades are planned which will be able to accommodate the proposed development by the time construction is estimated to commence.</p> <p>It is not envisaged that this development will be operational before the upgrades have reached conclusion. As with any other developer/ development, the municipality does not reserve capacity but services those sites</p>

Comments and Response Table Pre-Application Phase:

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

					that are shovel ready. The cost for the upgrades will be leveraged from the successful bidder who will develop the site also with alternative sources of funding which is still being investigated.
	4. Economic sustainability: So many businesses are forced to close down during the Covid 19 pandemic. With the concomitant shrinking tax base the city is apparently not able to maintain the existing infrastructure, let alone upgrade their networks to accommodate new developments - which may or may not come off the ground. George Municipality's sewage network and system are not being maintained at optimum level. It has been understood that this year's budget is being cut by R80-million				The cutback in budget is a response to the pandemic, which like any other disaster or recession is not the norm. Failure to plan for future recovery will result in an inability to respond to demand and induce growth and employment creation when the time demands. On any property, embedded rights facilitates a swift response.
	5. Pollution levels: Kat River: Both Aurecon and Sharples have raised concerns about the sewage fall out amongst other from the Eden pump station. However, George Municipality stated in 2018 (when questioned about the unacceptably high E-Coli levels in the Kat River and the need to upgrade the Denneoord section of the sewage network) said that upgrading the sewer network adjacent to the Kat River is not a top priority. This is very alarming as this river is the main one feeding into the dam. Sharples Environmental Consultants in their EIA freshwater report state there is evidence that the Kat River is subjected to sewage spills and following tests done the River was given a low river health rating (F and D).				Please refer to section 3.1.7 of the Comments and Responses Report.
	6. White elephant: Development of bulk infrastructure and quays side construction is prohibitively high. The developer (we have not been told who this is) may not be able to sustain the commercial aspect (hotel shops) and the infrastructural maintenance costs will in the event of bankruptcy revert to the taxpayer.				The Socio-Economic Impact Assessment to be compiled for the EIA phase will address this concern.
	7. Kariba Weeds/High Nutrient levels: Local aquatic experts fear the eutrophication of the Kat River Nature Reserve and wetlands. The annual reappearance of Kariba weed may be an indication of high nutrient presence due to sewage run-off.				Please refer to section 3.1.7 of the Comments and Responses Report.
	8. Alternatively uses for the land: Sharples's aquatic expert proposes				See 3.1.1 of the Comments and

Comments and Response Table Pre-Application Phase:

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

and or supports the no-go proposal. Residents living nearby say they would not be against a low-impact development aimed at recreation and eco training. Schools from the country could be hosted in an eco camp/bush camp. Hiking and cycling trails would further enhance the popularity to locals and visitors/ tourists.					Response Report. Your recommendation is noted on an eco camp/bush camp but this area has been included in the urban edge.
9. The accessibility issue: The dam is at present accessible to the public at large. Once the municipal land has been sold to the developer, the dam may become off-limits. The town will be the poorer for it. The sad thing is that many people do not know what they will be missing because they either haven't discovered it as yet. It is a place that anyone can visit without paying an entrance fee. The more urbanised the Garden Route become the more value should be placed on our natural resources.					Please refer to section 3.1.1 of the Comments and Responses Report.
10. Prime water resource: Lastly, but not least important the development of Erf 464 will expose the dam to a certain amount of sewage fall-out. This risk is not acceptable as this is our main drinking water resource. Why should we go the same route as elsewhere in South Africa where tremendous problems are being experienced as a result of the contamination of scarce resources? Gardag feels that citizens are entitled to clean and good quality drinking water.					Please refer to section 3.1.7 of the Comments and Responses Report.
11. Water Security issue: George's drinking water resources are not infinite. NMU scientists are making dire predictions that at the current growth rate - our city will be running out of water in the near future. Why add to the future water provision problems by pollution it?					The stormwater management plan has been drawn up by Professional registered civil engineers who incorporated the latest stormwater management measures, specifically looking at protecting the dam's water quality and minimising the impact of the proposed development on the water.
I am very much against this development. We bought property on dam in Eden for the peace and quiet and abundant birdlife. In the area that is proposed development is home to forest buzzards, fish eagles and multiple other birds. There is lots of open areas on other side of dam wall and closer to NMMU on Wilderness side and development should much rather be on	22 July, 2020	Hetta Naude	Individual		Please refer to sections 3.1.2 and 3.1.7 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	that side. The construction etc will ruin the damwater and the water supply of George.				
	I would like to ad my voice to the: Proposed university precinct development at the garden route dam and associated infrastructure on a portion of the remainder of erf 464, george. I Do Not support this development in any way shape or form.	22 July, 2020	Jaen Lee Barnard	Private individual	Noted
	I would like to ad my voice to the: Proposed university precinct development at the garden route dam and associated infrastructure on a portion of the remainder of erf 464, george. I Do Not support this development in any way shape or form.	22 July, 2020	Mark Swift	Private individual	Noted
	I vote NO. Plain and simple.	22 July, 2020	Ruaan Ferreira	Private individual	Noted
	As a professional, the Scoping Report has, in my opinion, a number of technical shortcomings that would normally need to be addressed during the final scoping report. However, these shortcomings are - in the absence of a rational and reasonable description of the need, demand and desirability of the proposed development - wholly moot.	22 July, 2020	James Jackelman	Private individual	Your opinion is noted
	I am assuming that Chapter 7 ('Project need and desirability') is supposed to provide the rationale for the 'development proposal'. If so, I am afraid that it is (as currently formulated by your client?) wholly unconvincing.				You also need to look at the planning motivation which has been attached to the Scoping Report
	The EA, which was granted on 09 November 2015, appears to have come to the same/similar conclusion. It is thus not clear what has changed since the original concept proposal in 2014 to justify its resubmission. Considering the existing number of zoned, but as yet undeveloped, residential complexes and individual erven already approved in George, and the current weak market conditions, what is the argument for free standing housing, group housing, apartments and flats in a middle-upper income area? Assuming that there is some link between the housing units and the campus (this is not clear in the report), the fundamental assumption then is that a campus (and associated sports fields?) is a suitable development in this area and that there is a real demand and need for this. There seems to be no clear indication of the 'need' for this campus, nor of its nature.				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.
	The terminology jumps from university to research institute (why a campus for an institute?) to academy, so it is not even possible to				Please refer to section 3.1.3 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	critically assess the nature of the proposed 'campus'. The nature of the 'campus' will dictate the nature of the services and facilities. But is completely unclear what this campus is and who it serves. Who are the proponents of the campus? If it is NMMU, then it rather makes logistical sense to expand the footprint of the Saasveld satellite campus. Even if there is a good argument for the campus (??), then why do the students and staff have to be accommodated here.				
	<p>There are many properties/rooms to rent or buy in the immediate vicinity. Similarly, central George and the Saasveld campus have a plethora of under-utilised sports facilities, why do new facilities (and what type?) need to be developed on the site? The only development - and this is borne out by the 2015 EA - that has some semblance of viability is the hotel and linked waterfront development. However the financial viability of developing new tourism facilities and services in the next 4-5 years is probably highly risky for the industry, so even this proposal is highly questionable in context.</p> <p>So, I do find it perplexing that the proposal has even got this far along. Unfortunately, my inclination is (given the information available in the draft scoping report) that you recommend to your client to review other development options for the site (it provides for a natural iterative urban expansion of Eden George suburb - up to the urban edge- and associated light businesses) and (as a ratepayer) help save a further waste of municipal resources on this development proposal that is not well grounded in need, demand or desirability.</p> <p>Please note that an issue that is not well considered in the scoping report is the (unregistered) usufruct rights of access to recreational users of the dam and surrounds. I suspect that this may become very contentious.</p>				Please refer to sections 3.1.2 and 3.1.1 of the Comments and Responses Report.
	<p>I would like to enquire about the electricity requirement for the development and the impact on available capacity within the George municipality. I would additionally like to understand the suggested reticulation of MV from the proposed take-off point to the proposed MV mini sub and the traversed Way-leave erven.</p> <p>I am interested an affected party and look forward to being addressed as such.</p>	22 July, 2020	Wayne de Jager	SolarXgen Pty Ltd	The George Municipality Electrotechnical Services Department confirms that the proposed development is included in the general growth and development plans for the area supplied from its Glenwood

Comments and Response Table Pre-Application Phase:

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

					<p>substation. This pertains to the forecasted supply of electricity, based on the proposed rezoning and subdivision plan included in Annexure A.</p> <p>A new 66/11kV transformer will have to be installed at Glenwood Substation to cater for the future loads at Erf 464. No 11kV bulk link infrastructure is current available in the vicinity of Erf 464, George. This infrastructure will have to be installed by the developer/owner at their cost when required.</p> <p>Specific standard development conditions will be enforced on submission of the legal land use application, and detailed in a service agreement between the George Municipality and the developer once final approval has been issued.</p>
	<p>BGCMA have not formally received the documentation for comments, but I have been made aware of the documentation.</p> <p>I have also been on site on 10/07/2020, and the following was noted.</p> <ul style="list-style-type: none"> There are obligate wetland plants spotted on site, namely, <i>Wachendorfia</i> and <i>Cliffortia</i> sp., which could indicate the presence of wetland features. There are areas that show mottling on site, that could also indicate presence of wetland areas. There is a big wetland which seems to be artificial in nature, but has been in existence long enough to create permanent wetland habitat with biota. This appears to be from a leaking pipe, but has been in existence long enough to form a functional wetland, which could buffer some of the impacts which could affect the dam. <p>These areas are outside of the aquatic features that have been mapped</p>	24 July, 2020	Themabela Bushula	Breede-Gouritz Catchment Management Agency	<p>Carlo Abrahams was notified of the availability of the documentation for review on 19 June 2020 via email. Due to the Covid-19 restrictions, no hard copies or flash drives are being circulated unless explicitly requested.</p> <p>With regards to the site visit and comments, a location for the features found was requested.</p>

Comments and Response Table Pre-Application Phase:

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

	in the report "FRESHWATER HABITAT ASSESSMENT: PHASE 1 for the proposed Development of the remainder of Erf 464, adjacent to the Garden Route Dam, George", dated January 2019. This therefore means that development could encroach in these areas and may be lost forever. these are areas that could be dependent upon to also protect the Garden Route Dam, which is a major water supply system for George. It is my wish that these areas be included, or at least considered in the assessment, and afforded the protection that they require.				
	I do not agree with this proposed development in this bio sensitive area. It contains George dam and freshwater supply to all people in George and surrounding areas and make me an interested and affected party. Hope this will be handled with a good conscience and not by greed. Our descendants needs have to be taken into consideration and this proposed development will create a huge impact on clean fresh water supply to current and future generations of George.	25 July 2020.	Johan Coetzee	Private individual	Please refer to sections 3.1.6 and 3.1.7 of the Comments and Responses Report.
	As a registered IAF, I would like to register my comments and concerns on the proposed Garden Route Dam development. From the outset I would like to state that I am not opposed to development, in fact quite the contrary. However, there are serious concerns raised with conflicting information which I believe needs to be carefully addressed. I would also like to call on the copied recipients of this communication to please distribute further, register as Interested and Affected parties (IAF's) and have your say in protecting our environment.	25 July 2020.	Dean Chandler	Private individual	We acknowledge that you are not opposed to the development but you do have concerns
	1. Excessive increase in traffic load and congestion on existing suburban roads. These roads are already overburdened during peak times. Refer to the Saasveld / Knysna road and Saasveld Glenwood road intersections. Meyer and Stander streets are both narrow roads which currently do not even allow for passing traffic if there are stationary parked cars on one or both sides of these roads. It is understood that a traffic impact assessment is to be carried out but there will be a substantial infrastructure upgrade required to accommodate this and one has to wonder if this will ever be fully implemented (this could be evidenced by the fact that a condition of the authorisation for the raising of the garden route dam wall and spillway was that the alien vegetation to the perimeter of the dam was to be removed but this				Please refer to section 3.1.10 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	does not appear to have taken place at all despite the fact that the construction works have been complete for several months)				
	2. Impact on water supply. It took some 15 years or so for the raising of the existing level of the Garden Route dam wall and spillway to be completed so this has barely caught up with the ever increasing demand on this resource. The dam has also been silted up over the years so the capacity is also less than it potentially used to be.				<p>The water restrictions are not on account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rain water and apply water saving measures in their designs.</p>
	3. Impact on sewerage reticulation and waste water services. What spare capacity does the city's existing waste water treatment works have to manage the increased demand from this and other developments?				<p>Although the Outeniqua Waste Water Treatment Works currently does not have capacity, upgrades are planned which will be able to accommodate the proposed development by the time construction is estimated to commence.</p> <p>It is not envisaged that this development will be operational before the upgrades have reached conclusion. As with any other developer/ development, the municipality does not reserve capacity but services those sites that are shovel ready. The cost for</p>

Comments and Response Table Pre-Application Phase:

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

					the upgrades will be leveraged from the successful bidder who will develop the site also with alternative sources of funding which is still being investigated.
	4. Impact on solid waste management. What capacity does the city's existing landfill and solid waste disposal sites have to accommodate the increased pressure from this and other developments?				The solid waste that will be generated by the proposed development have been assessed and addressed in the civil engineering services report that was attached to the town planning application and to the Scoping Report. 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.
	5. Proximity of development to the region's sustainable drinking water supply and the negative impact that such a development will have in terms of pollution of this water source				Please refer to section 3.1.7 of the Comments and Responses Report.
	6. The potential visual impact and noise disturbance that this development will have on the existing peaceful suburbs of Eden and Loerie Park and the resulting potential negative impact on property values that could result.				Please refer to sections 3.1.6 and 3.1.9 of the Comments and Responses Report.
	With reference to the draft proposed rezoning document as prepared by Aurecon, the extent of the proposed development as illustrated in this report is substantially more impactful on these suburbs than that illustrated in the Annexure "B" SDP forming part of the Sharples EIA submission. From the illustrations below it is quite clear that the intentions are quite different. The proposal per Aurecon impacts substantially more on the existing suburbs of Eden and Loerie Park. In this regard I hereby register my objection in the strongest possible terms. There is already a huge outcry from the local residents in this regard and this must be readdressed. It is very concerning that two approval processes/applications from two				Two conceptual proposed layouts were included in Appendix C the Scoping Report, while only the preferred was included into the town planning application. This appears to be where the discrepancy originates.

Comments and Response Table Pre-Application Phase:

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

	different consultants (Sharples and Aurecon) run with contradictory information that could have a serious impact SHARPLES ANNEXURE B: SEE IMAGE IN ORGINAAL COMMENT				
	7. The current development proposal indicates development extending far further towards the north west of the existing access road to the dam wall than compared with previous development proposals. The fragmented impact on the site as a whole is far greater than that as illustrated in the Sharples report. Why is it necessary to impact to such an extent on one of the last remaining green lungs of our beautiful environment?				<p>Note that inner city growth eliminates the need for outward expansion – the city is surrounded by a green lung. We maintain mountain to coast corridors, we maintain catchment corridors and promoted integration of open space systems.</p> <p>Much of the former development has now been given off to riparian buffers in response to the demand to safeguard the water courses, hence the development focusses on the part of the site that are developable where minimal threat to the natural features is presented.</p> <p>Any pollution occurring in the catchment of the dam will impact on the dam including that from the Katriver and parts of Denneoord and Eden itself. Therefore a number of mitigation measures have been put in place including large buffer zones between the proposed development and the dam. These buffer zones are far larger than current buffer zones in the already established residential areas of George.</p>
	8. It is noted that some of the site diagrams used in the Aurecon report are inconsistent. For example, the diagram referred to when addressing				The preferred rezoning layout (Annexure G – Subdivision Layout

Comments and Response Table Pre-Application Phase:

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

	the habitat areas as below is substantially different to that in 6) above (the preferred rezoning layout). (this is possibly not significant as the majority green area in the middle is what is considered “pioneer fynbos” (former plantation areas)) SEE IMAGE IN ORGINAAL COMMENT				Plan in the Town Planning application) is the final layout plan that formed the basis of the application.
	9. Has the extent and siting of the proposed waterfront precinct adequately taken into account the raising of the dam wall and spillway i.e. has it been pushed back sufficiently far enough? It has become the norm that there is a significant variation in the level of water in the dam during different seasons and weather pattern fluctuations				The raising of the spillway for the Garden Route Dam has recently been completed which increased the capacity of the dam. The previous full supply level of the dam was on 180.30 m above sea level. The new full supply level of the dam is on 182.5 m above sea level. The new 1 in 200 year flood line is on contour 184 as indicated on the sub divisional layout plan of the proposed development. The proposed development is not planned in any areas that are within the floodlines.
	10. What is noted is that the land use allocation of the Sharples and Aurecon reports differ significantly in that the latter has 15 hectares (29%) more developed area i.e. 15ha (29%) less public open space. One has to question why the Environmental Impact Assessment being carried out is so different from the draft rezoning application. This is deeply concerning				Two conceptual proposed layouts were included in Appendix C the Scoping Report, while only the preferred was included into the town planning application. This appears to be where the discrepancy originates. The preferred rezoning layout (Annexure G – Subdivision Layout Plan in the Town Planning application) is the final layout plan that formed the basis of the application town planning application.

Comments and Response Table Pre-Application Phase:

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

11. Why a university/research institute/academy? Why compete economically with the existing Saasveld campus of NMMU which is currently under-resourced, offering only limited courses and students. I am very supportive of the concept of George becoming an academic hub for the Southern Cape. However, this should be done in a sustainable and complimentary manner. By introducing another university does this achieve this?					Please refer to section 3.1.2 of the Comments and Responses Report.
There may well be many other areas of concern to be raised by the general public but the intention of this communication is to make as many people aware of at least just some of the potential concerns. This process has been coming for many years and has evolved to some extent					Noted
The development is impressive and I like the idea of George becoming a "University Town" but please, not next to our dam. I and so many others enjoy the natural beauty of the area and pollution is such a global problem especially of our scarce water resources.	26 July, 2020	Mike Viljoen	Private individual		Please refer to sections 3.1.1 and 3.1.7 of the Comments and Responses Report.
<p>I would like here to firmly object to the proposed development of the Garden Route dam area for the following reasons:</p> <ul style="list-style-type: none"> - The water systems are already under critical pressures, the Garden Route dam wall has been raised but we are still experiencing stage 2 water restrictions as the dam is not filling up. - The proposed development is not only going to impact on the ecological infrastructures around the dam but also on the water use in George, by significantly increasing the number of residents (students, and other businesses related immigration). - The problem with degradation of ecological infrastructures reflects in aquifers not filling up anymore. Currently the level of blue gums and wattle infestation around the dam is posing serious concerns. I would not encourage any further degradation before this issue has been addressed. - Further development (population increase) should only be considered once our water situation has improved and this might take some time. - The ecological and public infrastructures in George are not yet able to support increasing population. - The development of higher education facilities in George should be encouraged closer to high density settlement to promote education in defavorised communities and not next door to an existing and 	05 August, 2020	Chloe Guerbois	Private individual		<p>Please refer to sections 3.1.7, 3.1.6, 3.1.2 and 3.1.7 of the Comments and Responses Report.</p> <p>The water restrictions are not on account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal. Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to</p>

Comments and Response Table Pre-Application Phase:

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

	developing campus. Thank you for the opportunity of commenting this proposed application,				harvest rain water and apply water saving measures in their designs.
	I work for the adjacent University, and as a resident, this directly impacts on many aspects of our town, since the plan is to build near our drinking water and most valuable shared recreational communal space.	07 August, 2020	Catherine Fourie	Private individual	Please refer to section 3.1.7 of the Comments and Responses Report.
	Attached please find my comments regarding the proposed university development at the Garden Route Dam.	11 August, 2020	Francois Joubert	Private individual	Thank you
	As an interested and affected party, I want to raise a few serious issues regarding the proposed university development, seeing as it will happen in very close proximity to my home and the homes of other residents of Eden and Loerie Park. The study area is for various reasons not the ideal site for the proposed university development. This beautiful, pristine piece of paradise is frequented by the whole community and is extremely popular with cyclists, runners, canoeists, tourists and people walking their dogs. The Garden Route Dam, surrounded by the majestic Outeniqua Mountains is a popular attraction for thousands of tourists and visitors, who enjoy the unspoiled nature and peace of this special place. This tranquil environment is also conducive to high levels of relaxation, stress reduction and even longevity and pain relief for nature lovers.				Please refer to section 3.1.1 of the Comments and Responses Report.
	It is therefore imperative that this unspoiled habitat and natural resource, where not even swimming is allowed, is protected at all cost from exploitation and intentional degradation and pollution. The proposed development borders on the suburbs of Eden and Loerie Park. As a resident, I am very concerned about the potential increase in traffic load and congestion on existing roads in our suburbs. These roads are already over-burdened during peak times.				Please refer to sections 3.1.6, 3.1.7 and 3.1.10 of the Comments and Responses Report.
	Another concern is the visual impact and noise disturbance that this development will have on our peaceful suburbs, and resulting negative impact on property values in the area. The developers and council will be well-advised to take cognisance of the Constitutional Court case in the Da Cruz decision, which compels city councils not to approve a development if it would detract value from neighbouring properties, which I believe is the case with this proposed development.				Please refer to section 3.1.9 of the Comments and Responses Report.
	Although the proposed development appears to be a laudable idea, if				Note the proposal is not for golf

Comments and Response Table Pre-Application Phase:

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

	you look past the grandiose plans, visions, spin and motivation for most developments, including golf courses, shopping malls, lifestyle estates, retirement villages, etc., which are job creation and poverty alleviation, the reality is that the proposed development will be detrimental to both the environment and the residents of adjacent suburbs.				courses, shopping malls, lifestyle estates, retirement villages, etc but for an institution of learning so that future generations can have a place to learn without been forced to seek instruction in another City.
	Another reality is that the proposed development is NOT feasible in a post-COVID world, in which hundreds, if not thousands, of brick-and-mortar university campuses will go out of business. This proposed concept of a brick-and-mortar university campus was clearly conceived in a pre-COVID era. It makes no sense to erect a white elephant, and in the process destroy our pristine Garden Route Dam ecosystem.				Please refer to section 3.1.2 of the Comments and Responses Report.
	In the wake of the COVID pandemic, most universities have shuttered their physical campuses and moved from the traditional campus environment to virtual settings. Most of the leading residential universities are expanding their existing open-distance learning programmes. This innovative approach focuses on increased access to educational training where barriers caused by time, place and space are eliminated. This approach leaves a small footprint, but has a big impact!				
	Open-distance learning equates inclusivity, diversity, affordability and accessibility, which perfectly align with the vision and principles of the National Development Plan (NDP).				
	The sad reality is that university campuses are not always centres of education and learning, but are often also places of violence and anarchy, where university property is vandalised and people's lives are threatened. There is always the real possibility that this kind of disruptive and violent behaviour could spill over from the proposed university campus to the adjacent, peaceful neighbourhoods and endanger the lives of residents. Residents need a hundred and ten percent guarantee that this unfortunate scenario will never materialize, but this is likely only if angels are enrolled as students. There can be no compromises regarding this matter, as the safety and well-being of peace-loving residents is non-negotiable				Please refer to section 3.1.5 of the Comments and Responses Report.
	As former president of the George Business Chamber, I was always supportive of any sustainable initiative that would benefit our beautiful city. I was also closely involved in the George Economic Summit a few years ago, where one of the central issues that was discussed was				Your opinion is noted. However the environment consists of 3 legs namely ecological, social and economic. If any one of these

Comments and Response Table Pre-Application Phase:

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

	<p>environmentally sustainable development.</p> <p>It will be nonsensical to support any proposed development that has the potential to compromise the pristine environment of the dam and its surroundings, as well as the peace of the adjacent neighbourhoods, and compromise the safety and security of residents in various ways.</p>				<p>aspects is left to operate in a vacuum it will prove unsustainable.</p>
	Find attached herewith, Berg-en-Dal Hiking Club's comments, as an Interested & Affected Party, on the proposed university precinct development at the Garden Route Dam.	16 August, 2020	Mareta Strydom	Berg-en-Dal Hiking Club	Thank you for your comments
	<p>My family tree can be traced back to the late 1770's when the first Gericke settled in this district roughly 30 years before George became a town. I am myself a native of George, having grown up here during the 1980's, and I have lived here all my life. I am also a registered South African Tourist Guide and know the George area, its surroundings and its history very well.</p> <p>I have recently been chosen as the chairperson of the Berg-en-Dal Hiking Club and as such, comment not only from my personal background and point of view, but also include the opinions of the majority of our club members in this letter. The Berg-en-Dal Hiking Club has a membership of more than 100 and as hikers we share a love for nature and keen desire to spend time in the pristine and beautiful environment surrounding us. Our club's hiking programme is compiled a calendar year in advance and hikes around the Garden Route Dam area are scheduled every second Tuesday (and has been for the last five years at least). Due to this regular presence in the area during all four seasons, we are in an excellent position to attest to the various outdoor activities that take place in the vicinity of the dam and know many of the people, not limited to club members, that make use of the area. These outdoor activities include hiking, mountain biking, kayaking, horse riding, walking their dogs, having a casual picnic or just taking a photograph of the magnificent scenery reflected on the water. One of the major advantages of the dam area, is its easy access to nature and the great outdoors. The bigger our city grows, the more we need tranquillity and an affordable escape from our hectic city lives, without having to drive 50 km to get there.</p> <p>Keeping al of this in mind, our claim to have a sound understanding as to the type and character suitable and successful to a development around the dam, is not a hollow one.</p>				<p>Please refer to sections 3.1.1, 3.1.2 and 3.1.5 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>Those of our members whose feedback about the environmental assessment for the proposed campus development I received, are in agreement – it is the wrong location for this development, or more correctly – it is the wrong development for this location.</p> <p>We would all welcome another university or academic research centre in George, but this is not the site for it. It is common knowledge that students and young people love the vibe and pulse of activity in a high density atmosphere – give them crowded café's and a busy atmosphere where things are "happening". Part of the student culture, is drinking and partying which often leads to loud brawls or other types of degenerate behaviour. And as we have seen during country wide riots not five years ago, students are often aggressive or violent when they take to the streets – road blocks, intimidation and vandalism are but a few of the negatives that can be associated with a student population. Furthermore, high density accommodation (as in this plan for a campus), increases the very real threat of water pollution. This is our city's water supply we are talking about, not to mention the effect it could have on the fauna and flora! This proposal is 180° opposite to the relaxing and restful atmosphere the dam provides to Georgians and it will not work. One should also carefully consider the viability of a university campus that includes residential facilities, taking into account the impact of the covid pandemic and the resultant metamorphosis of education systems worldwide. I currently work for an international non-profit organisation advocating global responsibility principles in higher education, networking mostly with deans and directors of business schools and management training centres. I can reliably say that many, many schools lean toward continuing virtually in the debate between virtual education and physical attendance of classes.</p>				
	<p>The proposal further shows a commercial waterfront area as part of the campus, with provision for retail shop outlets and a hotel. No, no, and again no. This is George, not Cape Town or Jo'burg. We do not have a natural harbour, a traditional area for trade and retail, that lends itself naturally to a Waterfront development. Nor do we need to create an artificial waterfront with the sole purpose of more retail outlets. The Garden Route Mall and the Eden Meander are not 2 km away and after more than three years, are not yet fully occupied. The water pollution</p>				<p>The waterfront development and hotel were authorised through a previous environmental process conducted in 2014 and are included to show that their integration has been taken into consideration.</p> <p>Please refer to section 3.1.7 of the</p>

Comments and Response Table Pre-Application Phase:

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

	threat may put our water supply under pressure in unpredictable ways, especially in light of the fact that we are a water scarce area.				Comments and Responses Report.
	The proposal mentions sustainable development – yet I see nothing sustainable in the development you have proposed for the dam area. You say there will be green lungs – well it is already green. The draft report mentions pioneer fynbos and pioneer thicket/ forest. Common sense says if these are left (or well managed) they will become established fynbos and forest, contributing and improving to the already scenic nature lovers' paradise. Will the planting of indigenous plants and trees be set as the standard and will the eradication of alien plants be a priority?				The proposal seeks to improve custodianship over the premises, specifically with regards to eradication of invasive species. The management criteria and parameters that will be applied will also contribute to improved security and prevention of illegal occupancy and refuse dumping and compel owners to only plant indigenous vegetation
	We are not against a development at the dam, as long as it builds on the values and enjoyment it currently provides for the citizens of George. The Garden Route Dam location is a unique and highly treasured outing for the people of George. The right development would do much to attract more tourists and give more local residents an opportunity to enjoy the beauty of nature on their doorstep. If the George Municipality wants to find the right development for the dam, we would recommend a low-density residential development with high levels of interaction with nature and dedicated paths for the various activities taking place there already. Give the horse-riding community a dedicated or preferential trail around the dam, give the mountain bikers a special route, do the same for the dog walkers and hikers. The right development would also include well chosen look-out points along the dam that can serve as target destinations for visitors and residents.				Your recommendations are noted and some of your suggestions are included in the proposals such as a low-density residential development with high levels of interaction with nature.
	George needs an attraction that is world class – the scenic beauty of the dam area can easily serve as the location for a nature-centred development that incorporates what we all love about this site – the view of the mountain, the easy accessibility to nature alongside the water and near forests, the fresh air and blue sky that make us remember that God originally put us in a garden called Eden. We all need time for reflection – without that we lose a part of what it is to be human. Please go back to your drawing boards and give us the right development for the dam.				Your recommendations are noted and we believe that what you are referring to will still be possible with the proposed development.
	We are a formally registered Bass Angling Club which has a long history	17 August	Mat Wooley	Outeniqua	Please refer to section 3.1.1 of the

Comments and Response Table Pre-Application Phase:

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

<p>in the Garden Route. Our club was constituted in the early 1990's and we are a paid up member of the <i>South African Bass Angling Association (SABAA)</i>, the only body that is recognized in South Africa and the exclusive custodians of the awarding of National Colours for Bass Angling.</p> <p>Our controlling body is also a registered entity with the international <i>Bass Angling Sportsmans Society</i>, which is known as <i>BASS</i>. This allows capped anglers who have achieved national honours to compete on international platforms throughout the world.</p> <p>In 2019 SABAA hosted the World Championships on the Vaal River which was contested by 14 countries and we were honoured to have won the event on our home waters. Our current world ranking is No. 2 at present, which has been achieved over the past 5 years through consistent good performances on the international stage.</p> <p>The <i>BASS</i> movement throughout the world was founded on the "<i>catch and release concept</i>", being strong conservationists that as a principle, release their catches back into the waters that are fished, to protect our present and future fishing environments.</p> <p>We have a proud history in the Garden Route and the associated community and have had the honour of producing many anglers that have come through our ranks, who have achieved Protea, President and Junior national and International colours.</p> <p>In the 90's we initiated the concept locally and we have since managed active conservation measures to protect the George/Garden Route Dam Black Bass population. We were also responsible for funding and building the current public slipway, through member initiatives and participation in order to grow our sport.</p> <p>We are currently registered fishing permit holders, issued by George Municipality, and users of battery operated boats only, which are allowed in terms of municipal regulations to be used to traverse the waters on the George/Garden Route Dam.</p>	2020		Bassmasters	Comments and Responses Report.
---	------	--	-------------	--------------------------------

Comments and Response Table Pre-Application Phase:

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

	<p>As long term users of George/garden Route Dam we would like to apply for recognition of our interest and ongoing use of the dam and its future facilities, which is now the subject of future commercial and waterfront development.</p> <p>We look forward to your response in this regard.</p>				
	<p>A letter was submitted to Betsy Ditcham on 18 August 2020 by Matt Woolley, elected Chairman of the Outeniqua Bass Masters, dated 17 August 2020 explaining our concerns regarding proposed project at the Garden Route / George dam.</p>	18 August 2020	Jerian Spaans	Outeniqua Bass Masters	Please refer to section 3.1.1 and 3.1.7 of the Comments and Responses Report.
	<p>I moved to George in 2010 by choice, after having lived and worked in both Johannesburg and Cape Town. I was attracted by the scenic beauty of the area, the low level of pollution and the close proximity to nature. Our family could go for walks in the forest, be at the beach in 15 minutes or quickly escape to the tranquillity of the mountainside. The George dam has been a favourite spot for walking and admiring the beauty of the mountain.</p> <p>Over the years I have noticed that our city planners pay little attention to capitalize on the natural beauty around us. When planning a new development, like the recent addition to the Garden Route Mall, I see no consideration given to incorporate the dominant natural attraction with a focus on the view of the mountain. It is simply an urban development that could have been copied and pasted from any other city in the country – no appreciation for the mountain and no architectural detail specific to the George location has been incorporated. This will have to change if George wants to be a tourist destination and be known for its interaction with the natural environment.</p> <p>Regrettably the Municipality does not seem to value the enjoyment we as residents and tourists derive from being in a place of scenic beauty. Where are the improvements to nature-trails in our surrounding areas? Where are the dedicated cycling routes for both mountain and road bikes? These elementary details to attractions many people value, have made Switzerland a top tourist destination. We have a magnificent</p>	18 August 2020	Gerhard Olivier	Private individual	<p>Please refer to section 3.1.1 of the Comments and Responses Report.</p> <p>Improvements to trails etc will be further incorporated into the proposed layout in the Environmental Impact Assessment Phase of the project.</p>

Comments and Response Table Pre-Application Phase:

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

	coastline that people drive thousands of kilometres to come see, but there are no formal pedestrian walkways such as those that attract tourists to Spain every year.				
	<p>The Garden Route Dam is certainly a place of natural beauty that offers tremendous potential if the correct development for it can be found and implemented with due consideration to the beauty and tranquillity of the natural environment. Looking at the proposed development in question, I however have no confidence that this will be the case. This seems to be a foolish attempt to create a high density, busy vibe student atmosphere in the middle of a nature lover's corner. And just to add some extra bling, a retail waterfront feature is being thrown in to make it look more like a down-town American TV scene. The development proposal needs much more detail and specific planning to incorporate the natural scenery and interaction with nature to ensure that whatever development takes place in future, the natural aesthetics are given their rightful place, value, and the attention they deserve. Just stating that the proposed development will be sustainable sounds nice, but without giving further detail, I have serious doubts that it will indeed have any element of sustainability. Plain common sense tells me that a campus would be much better situated in an urban setting like the "Die Bult" complex next to the provincial hospital in George. What is wrong with a low-density residential development around the dam that has a high level of interaction with nature and respects the reasons people currently visit and enjoy the dam?</p> <p>There are many people that would buy up another world class residential development like Fancourt in a flash – even without a golf course. How long will the George rate payers have to wait until some University thinks that the Garden Route Dam is a worthy destination and how likely will it be that the current dream is downgraded to an inferior low budget sprawl? It is necessary that the George municipality applies more environmental logic and gives us as residents a development that fits in with the atmosphere of the town we call home.</p>				Please refer to sections 3.1.2 and 3.1.6 of the Comments and Responses Report.
	This is official notice of objection to the proposed Garden Route Dam Development. George does not need another university, it can barely fill the current MMNU campus. If anything the current MMNU campus should first rather look at utilising the current space they are already	19 August 2020	Michelle Witteveen	Private individual	Please refer to section 3.1.2 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	occupying and see whether there is room for expansion there. There is already a large mall, with more than enough retail outlets and the CBD also has ample retail outlets and many unoccupied premises that should first be considered for utilisation. Many businesses are already suffering loss, to add more space would make the situation for them even more dire. By adding more residential space, there will be more B&Bs, which are also bringing down the hotel industry.				
	Further to the above, the area is currently being used for many recreational purposes, with runners, walkers, hikers and mountain bikers using this area, family picnics and so on. By allowing this development to go ahead, the community will be highly negatively impacted in not being allowed to use the space as they currently do.				Please refer to section 3.1.1 of the Comments and Responses Report.
	And then the biggest concern is pollution of the main (only) source of drinking water for the entire George community. This fact cannot be denied, litter, fuel run off and so on will end up in the dam, contaminating it potentially to the point where the water could become dangerous for consumption.				Please refer to section 3.1.7 of the Comments and Responses Report.
	This development cannot be allowed to go ahead and I truly hope that you take my comments, together with the many others I'm sure you've already received, and reconsider the proposal.				Thank you for your comment, we have received a large number of comments and have thoroughly read through them all.
	The Nelson Mandela University ("the University") owns property neighbouring the aforementioned erf, consequently it has registered as and Interested and Affected (I&AP) in line with the requirements of SESCO and will forthwith comment on the proposed development as set out below.	20 August 2020	Lee-Anne Groener	Nelson Mandela University	
	In relation to the Environmental Authorisation Process the University wishes to comment as follows: a. The critical questions are: Does the George Community need a development such as this. How desirable is the proposed development considering the challenges the pandemic pose and whether this development is in the public interest?				Please refer to section 3.1.2 of the Comments and Responses Report.
	b. Does the development offer economic sustainability?				Your opinion is noted. The environment consists of 3 legs namely ecological, social and economic. If any one of these aspects is left to operate in a

Comments and Response Table Pre-Application Phase:

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

					vacuum it will prove unsustainable. A socio-economic study conducted by Tony Barbour in 2019 highlights benefits associated with universities for a region. These benefits include attraction of highly competitive companies, production of more educated and higher earning workforce within a region and consumer behaviour that stimulates employment in local industries, all of which contribute to the overall investment potential of an area.
	c. Several environmental challenges need to be addressed.				
	d. The dam offers huge recreational value to the public, which was evident during lockdown level 3, which surely outweighs the need for such a development.				Please refer to section 3.1.1 of the Comments and Responses Report.
	e. The land earmarked for the development is a burden for the municipality for the following reasons: i. Alien invasion is out of control ii. Natural veld fire belt iii. This land is a huge expense for municipality to maintain iv. Poses a security risk.				Noted
	f. A needs analysis has to be completed for the development in order to determine what the vision is for the proposed educational facility.				A description of the Needs and Desirability of the proposed development is included in the Scoping Report.
	g. That the proposed development absolutely supports the education led sustainability for the Garden Route trajectory, which was initiated by town leaders a couple of years ago.				Noted
	h. What is missing from the proposal, is a strategic approach and vision for the land use and the educational led sustainability trajectory. How would this development support such, rather than being just another				This level of detail reflects only on a component of the development proposal. It will form part of a

Comments and Response Table Pre-Application Phase:

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

	individual stand-alone project?				business plan that is still being developed and is not required in terms of the legislation governing the EIA and land development applications. The detail in this regard will be developed in a separate process in conjunction with the Department of Higher Education and other stakeholders to inform the bid process and agreements with the service provider
	i. The biodiversity surveys are of a poor quality and must be reported on in the Environmental Impact Assessment ("EIA").				The biodiversity reports included into the Scoping Report are to provide baseline information as per the governmental requirements. More in depth studies are proposed for the EIA phase of the project.
	j. The scoping documents do not include all the sensitive species and habitat around the dam thus the environmental studies and reporting must be improved upon.				
	k. The EIA should include the environmental concerns with particular reference to the gladiolas found on the eastern slopes of the proposed area and several wetlands identified and not mentioned in the specialist's reports.				
	3. In relation to the Water Use Licence Application ("WULA") the comments are as follows: a. There are gaps in the scoping studies. The freshwater scoping document excludes: i. Storm water management ii. Sewerage reticulation				The stormwater management plan has been drawn up by Professional registered civil engineers who incorporated the latest stormwater management measures, specifically looking at protecting the dam's water quality and minimising the impact of the proposed
	b. Some wetlands around the dam have not been identified and should be included in the EIA.				
	c. There is some concern about water security, as this development will be located on the edge of George's main water source.				

Comments and Response Table Pre-Application Phase:

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

					development on the water.
	d. Concern that the water quality in the dam and downstream may be negatively impacted.				Please refer to section 3.1.7 of the Comments and Responses Report.
	e. The impact on the Swart River system and estuary must be considered in the EIA.				Noted, this aspect has been considered
	4. In conclusion, the EIA should seek to deliver a balance between the strategic, environmental, social and economic impact of the proposed development. It should further seek to address the George Municipal strategic approach to define a suitable spatial planning and land use management plan/policy for the George Municipal area and the concerns relating to water security.				Noted
	<p><u>Water related impacts – water quantity and water quality</u></p> <p>The existing reservoir and treatment works has insufficient capacity for this development to go forward. It is even stated as such in supporting documents. Although other sources of water are pumped, the George Dam remains the only significant reservoir for bridging longer term drought periods, as recently experienced. Even with the raising of the dam wall and the increased capacity, it is still under capacity for existing developments and alternative sites does not exist to increase storage and reduce risk. Every large scale development, especially linked to housing, increases risk and reduces assurance of supply. The number of low cost housing (dense units) will have an even higher water need per surface area than a typical residential area. Something the Garden Route cannot risk, without alternative significant sources of water identified and secured.</p>	20 August 2020	Sonia Veltman	Veltman Family Trust	<p>The infrastructure demands of the proposed development have been assessed by experts and is elaborated in the specialist reports that are attached as annexures to the town planning application.</p> <p>The water restrictions are not on account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rain water and apply water saving measures in their designs</p>

Comments and Response Table Pre-Application Phase:

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

					Please refer to section 3.1.4 of the Comments and Responses Report.
	<p><u>Pollution attenuation in the George Dam sole source reservoir for the Garden Route</u></p> <p>The typical contaminant load and monitored water quality in other waterfront developments, country wide, should be considered as baseline information to adjust risk and impact factors with and include appropriate mitigation measures, with these areas of contaminant mitigation included in the surface plans for the application. This can typically include artificial wetlands as mentioned in a specialist study, but was not considered and unpacked in terms of area and slope necessary to fulfil its function. It is our opinion the site does not hold sufficient space or effective slope for any water quality mitigation to be implemented and this must be considered the most serious impact to consider, given the effective sole source nature of the dam water supply. This also adds a Section 21(f) water use to the license application for the discharge of waste or water containing waste into a water source, specifically through the storm water canals planned for the site.</p>				Please refer to section 3.1.7 of the Comments and Responses Report.
	<p>The storm water management plan specialist report mentioned the direct runoff towards and into the dam, with an increased volume due to the current Greenfields nature of the area and the change in surface infrastructure, i.e. roofs and hard surfaces with more runoff generated, should the development go ahead. The report mentions all runoff from hard surfaces will need to be controlled and treated, to control quality and quantity. A few options are given on how it can be done, but it wasn't included as specific areas within the development plan. Previous experience in similar studies showed this type of intervention requires retention time in wetlands for water quality to be mitigated before the outflow point. The current area, no design included for this type of mitigation, simply doesn't allow for big enough areas with low enough slope for the construction of artificial wetlands, where this can be achieved. The George Dam may be an attenuation point for volumes of flow, but using it as such will increase the contaminant load to the drinking water source in equal measure. It should never be made an attenuation point for pollution.</p>				Please refer to section 3.1.7 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	<p><u>Storm water</u> The report has very little detail regarding formal storm water management and run-off will run towards existing natural water courses, including direct run-off into the George Dam. The steep slopes of the proposed developed area, all but a small portion at the entrance from Stander street, slope directly towards the Garden Route dam reservoir. Storm water from these areas, currently unpolluted from anthropogenic influences, will be towards the sole source of water storage of the Garden Route.</p>				<p>A comprehensive Stormwater Management Plan will be included into the Environmental Impact Assessment Report.</p>
	<p><u>Sewer</u> The existing pump stations do not handle the current load in times of high or extended rainfall periods – personal experience with backing up of sewerage systems enhanced in times of rain. The report states the under capacity as is and any further development will first have to see the upgrade of existing infrastructure before any development can continue. Too often this is overlooked and development occurs before upgrades with subsequent failures of sewerage systems and uncontrolled flows into drainage systems. Pump stations at Eden, George and Kraaibosch are already not maintained properly and often overflows. This is not new in South Africa and a leading reason why municipal water supply downgrades from blue drop status. Not only do the Outeniqua WWTW need to be upgraded, but likely all pump stations and for lines leading to the WWTW. It wasn't clear from the assessment if these were considered and mentioning the Outeniqua WWTW upgrades does not automatically cover the rest of the infrastructure upgrades needed. This will put additional stress on the current system and any spillages / breakages will have a very direct negative effect on the drinking water of the Garden Route.</p>				<p>All infrastructure upgrade requirements have been assessed and addressed in the engineering services report that was attached to the town planning application and to the scoping report. No upgrades other than those identified in the reports are foreseen.</p>
	<p><u>Changing landscape to natural vegetation</u> This land has previously been used as agricultural land (pine plantations), but can be considered as naturally attenuated vegetation by now (more than 10 years not utilised the environmental laws consider it as natural veld). Be it historical Fynbos or other, the value to buffering and filtering potential surface pollution remains similar. The recent uncontrolled fires of October 2018 could also have eliminated some alien vegetation and allow more natural Fynbos to</p>				<p>Noted. The proposal aims to conserve the most important and sensitive areas of vegetation.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>start settling, although this will possibly only be seen after the 2020 rainy season has past. With the lack of other invasive infrastructure the site definitely has the potential to be restored to a natural Fynbos area, which would support the natural protection of the water source to the area.</p>				
	<p><u>Socio-economic impact – Safety, health and well-being of the surrounding community</u> A blanket statement was made in the re-zoning application regarding this topic and it has not even been identified in the impacts listed for the basic assessment, which clearly show the lack of understanding of the current levels of safety and security and hence, the intrinsic health and well-being of the neighbourhood intact. Safety and security in the area drastically decreases with an increase in pedestrians and an increase in foreigners especially (the local neighbourhood watch can be contacted for confirmation of this, a well known phenomena in the area). More pedestrian activity will NOT increase surveillance in the area; surveillance is done via CCTV cameras and managed by Bergsig Buurtwag, the local security company. It will however, increase the load on surveillance as a result of the increase in pedestrians. Unfortunately, in this area, more pedestrians mean more cover for criminals and criminal activity.</p>				<p>The Socio-Economic Impact Assessment to be conducted for the EIA phase of the proposal will address these concerns.</p>
	<p>The existing character of the surrounding neighbourhoods is that of many elderly people and younger families (with toddlers / elementary aged children), whom chose this area because of the relative safety and freedom of movement. Pedestrians' movement mainly on the development does not guarantee they will move on foot to the entrances and it can be reasonably expected that the volume of busses and/or taxis will increase in the streets surrounding it. Taxis, is currently only allowed in the neighbourhood on specified roads. Very little traffic of this nature moves in the Loeriepark / Eden neighbourhood areas and an increase in numbers will result in a significant reduction in quality of life and freedom of movement and safety for existing residents.</p>				
	<p><u>The Access 1 point increase in traffic load</u> The Stander street access point (Access 1) is NOT currently a major public transport route. It is in fact a very quiet street with some traffic early morning and late afternoon. Traffic from outside areas (mostly less than 20 cars extra) is limited to weekends when</p>				<p>Please refer to section 3.1.10 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>locals park their cars at the entrance and walk the distance to the dam wall. If this entrance is developed into a vehicle gate, it will significantly impact on the volume of traffic in this area and restrict the freedom of residents, especially smaller children, in a currently considered safe environment to raise a family. This access point should be considered as an access point to the residential areas in its vicinity only.</p>				
	<p><u>The typical millennial UV culture</u> The greatest concern with a university development in the current South African political climate is the typical millennial University culture that is observed annually at every tertiary institution. Riots and unrest is part and parcel of the package and we can rightly assume this will be no different when fully developed. These riots can continue for weeks on end, with political influx of non-students joining the motion and increased safety issues for surrounding people and property. We cannot see how this can go ahead in this neighbourhood if this is even a slight possibility. It is the George Municipality's responsibility to deny any re-zoning that will risk local residents' safety and security.</p>				<p>Please refer to section 3.1.5 of the Comments and Responses Report.</p>
	<p><u>Socio-economic benefit relooked</u> Current changes in the economic situation as a result of lockdown have seen monthly increases in available housing in the neighbourhoods. The shortage in housing is therefore not a consideration anymore. Greater consideration should have been given to the changing economic landscape currently and the need for any further development of this nature. Existing commercial properties are becoming available as tenants are unable to do business further and many large areas exist that can be re-developed, instead of natural areas in direct contact with the sole source water supply for the Garden Route.</p>				<p>Please refer to section 3.1.2 of the Comments and Responses Report.</p>
	<p>The question also remains how another development of the same kind is feasible a mere 3.5km away from the NMMU at Saasveld. It is not a strategic location for partnership, with the NMMU not close enough for integration of functions, and too close with expected negative commercial impacts on each other in terms of competition for students. Will it not be funds better spent to upgrade the NMMU facility in partnership or, if need be, develop a more accessible property</p>				<p>Please refer to section 3.1.2 of the Comments and Responses Report.</p>

Comments and Response Table Pre-Application Phase:

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

	closer to a larger portion of the population?				
	The height of the buildings planned (portrayed in the report) for the “residential housing”, will have significant visual disturbances on the horizon and will cause property value to decline in the neighbourhood. This was a specific recommendation highlighted in the visual disturbances report which seems to have been ignored through what was portrayed in the rezoning application.				Please refer to section 3.1.6 of the Comments and Responses Report.
	<p><u>Alternatives or the impact of the “No-go” option:</u></p> <p>The alternative to this application is off course to deny the application and in light of above mentioned concerns; we sincerely hope this will be the result.</p> <p>The so called “No-go” option will simply mean that the existing increasingly troublesome socio-economic impacts of the lockdown can be better mitigated, with more focus put on the existing university / research centre in Saasveld area, through an allocation of funding or re-investment, or investment in other infrastructure that has become available. The impact of the “No-go” option will be minimal in light of the decline in commercial viability of new businesses and shopping centres, as well as the well-known decline in tourism with possible long term negative effects.</p> <p>The “No-go” option will also mean more interest in local properties that has become available and hopefully less pressure on existing property owners. The existing “sense of place” may well be one of the few neighbourhoods where this close to nature feeling still exists.</p>				Your interpretation of the No-Go is noted and in terms of the legislation we need to take into account the no-go impact on the socio-economic environment. It is likely that the down turn in tourism and shopping centres is a short term impact and not a long term trend over the 10 to 30 years this development will take to complete.
	CapeNature, as custodian of biodiversity in the Western Cape ¹ , would like to thank you for the opportunity to review the proposed Pre-Application Scoping Report (PreScoping) and wishes to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.	21 August 2020	Colin Fordham	CapeNature	Noted. Thank you for commenting
	According to National Biodiversity Assessment (2018) the vegetation units which will be impacted by the construction activities are the Critically Endangered Garden Route Granite Fynbos (Hardly Protected) and the Vulnerable Garden Route Shale Fynbos (Poorly protected). Both units are listed as a threatened ecosystems in terms of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) (NEM: BA). The Garden Route Granite Fynbos contains 4 threatened				Noted. Thank you for the background information

Comments and Response Table Pre-Application Phase:

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

plant species and 1% is formally conserved with 30% of its original extent remaining in a natural condition. The conservation target for this specific vegetation unit is listed as 23% of its original extent. The Garden Route Shale Fynbos contains 8 threatened plant species and 3 endemic plant species with 4% formally conserved and 44% of its original extent remaining in a natural condition. The conservation target for Garden Route Shale Fynbos vegetation unit is listed as 23% of its original extent.				
There are known non-perennial streams and the Garden Route Dam (located on the Kat River) on the property which are Freshwater Ecosystem Priority Areas (FEPAs) and will likely be impacted by the proposed construction activities. In addition to which the proposed development has resulted in the destruction of a variety of different classified as Protected Area, Critical Biodiversity Area (CBA), CBA 2, Ecological Support Area (ESA) and ESA 2 (WCBSP 2017).				Noted. Thank you for the background.
There are numerous reasons for WCBSP delineation of the layers on the Erf. Following a review of the application and appendices, and given the above mentioned sensitivity of the site, CapeNature would like to make the following comments/recommendations: 1. CapeNature maintains that the Department of Agriculture, Forestry and Fisheries (DAFF), as a custodian of forestry resources in South Africa, will need to provide clarity regarding the extent of any forestry vegetation communities or tree's present or not present within the extent of the property. In the interest of cooperative governance, CapeNature therefore defers this matter to DAFF and will not object to the findings\recommendations of DAFF.				Noted, comment from DAFF is included above.
2. CapeNature understands that any indigenous vegetation that requires removal will be rescued and used for rehabilitation purposes. CapeNature would like to reiterate that all endangered species or protected species listed in Schedules 3 and 4 respectively, in terms of the Western Cape Nature Conservation Laws Amendment Act, 2000 (Act No. 3 of 2000) may not be picked or removed without the relevant permit, which must be obtained from CapeNature. This is also to ensure that rescued plant material is accounted for and used in the rehabilitation or relocation process. To obtain such permits please contact the relevant Conservation Services Officials at the George CapeNature Regional Office or use the following website address				The need for permits is noted and will need to be obtained before removal of plants.

Comments and Response Table Pre-Application Phase:

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

http://www.capenature.co.za/permits-information/.				
<p>3. CapeNature would like to also remind the landowner that in terms of the Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983) (CARA), landowners must prevent the spread of alien invasive plants on the property. The level of alien infestation is therefore not be seen as reducing the sensitivity of a site, nor is the subsequent removal of alien vegetation from a property regarded as a mitigation measure due to this is being a legal requirement.</p> <p>Infestation by alien plants does not necessarily mean that an area is not important for biodiversity as some vegetation types are particularly prone to invasive alien infestation, but may recover when cleared of alien vegetation. The EAP needs to take cognisance of this fact in all statements regarding mitigation and determination of the No-Go Alternative impact.</p> <p>The landowner is legally required to remove all alien plants from the erf and therefore the NoGo Alternative has to take this into account. Feasibility of such removal operations are not considered either, as there are state assisted programmes (also for municipalities), in place to assist landowners who do not have the financial resources to remove alien plant species.</p>				<p>Your comment is noted and will be taken cognisance of. However it is costly to remove alien vegetation and with limited budgets the land owner does what they can with the limited resources. This development could provide an ongoing source of revenue to tackle alien plant on the landowners property.</p>
<p>4. In addition to CARA, in terms of the Alien and Invasive Species Regulations, NEM: BA, 2014, specific alien plant species (e.g. <i>Acacia cyclops</i>) are either prohibited or listed as requiring a permit; aside from restricted activities concerning, inter alia, their spread, and should be removed; without the use of heavy machinery (as this could trigger activities listed i.t.o. the EIA Regulations of 2014). All alien trees such as <i>Acacia cyclops</i> present at the property should be removed as they are a propagule source for further spread of invasive alien plants.</p>				
<p>5. There are several potential ecological impacts listed in section 9.2 of the PreScoping report. It is assumed these were extracted from various specialists studies impact assessment reports and that such reports will be made available for review in the later stages of this application? Please elaborate which other reports we can expect to review, as all stakeholders and members of the public need to see confirmation that the relevant specialists compiled the ecological impacts that were determined.</p>				<p>Your assumption is correct. All Specialist impact assessment reports will be included in the EIA phase. The full list of specialist reports to be included can be found in the Plan of Study for EIAR.</p>
<p>6. The Fynbos Forum Ecosystems Guidelines for Environmental</p>				<p>These requirements have been</p>

Comments and Response Table Pre-Application Phase:

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

<p>Assessment in the Western Cape provides guidelines for the compilation of biodiversity sensitivity analysis assessment. Given the sensitivity of the vegetation and conservation importance of the site this report will need to fully comply with de Villiers et al. (2016). In addition to these requirements CapeNature requires the revised report to address the following concerns:</p> <p>6.1. The Cape Floristic Region is largely a fire-dependent system and natural fire regimes must be maintained and managed in the landscape. The exclusion of fire from certain habitats will be considered unacceptable as this may ultimately cause the loss of species. Where appropriate, the location of fire-breaks should be indicated and these fire-breaks may be considered part of the development footprint. Fire-breaks must be brush-cut and vegetation must not be completely removed. Brush-cutting under power lines must occur as infrequently as possible as brush-cutting will lead to loss of species diversity over time. A fire-risk assessment can help inform an appropriate layout for developments adjacent to fire-prone vegetation.</p>				<p>communicated to the specialist and will be included into the revised report. Essentially due to the danger fire poses it will have to be excluded from the site. The local fire department does not allow burning of vegetation within the urban edge. Obviously, some of the vegetation will be removed for the development but that which is left will be separated from the development by a fire break which could be in the form of paths for walking and trail runs. It will be helpful if Cape Nature can provide examples of where fire has been used safely in urban areas to promote Fynbos diversity.</p>
<p>6.2. The biodiversity specialist needs to provide opinion regarding suitable fire regimes and fire management plans for the remaining natural vegetation on the property.</p>				<p>Noted</p> <p>The full Biodiversity Impact Assessment will include these requirements. The use of fences will be discouraged and it is envisaged that there will not be fences that cut of natural systems from each other.</p>
<p>6.3. All biodiversity impacts should be listed and rated accordingly. Of particular importance is the habitat fragmentation and cumulative impacts. CapeNature recommends that the specialist rate this impact accordingly and also advise regarding the applicants use of fences. Activities which may cause fragmentation of sensitive habitat leading to loss of ecological connectivity are not supported by CapeNature.</p>				
<p>6.4. The specialist should also provide comment regarding how this development may reduce the size of the current west ecological corridor adjacent to the dam itself and the impact this might may have on such ecological processes from a habitat fragmentation perspective. Given the extent of approved Kraaibosh developments to the south of the Saarsveld Road and the George SDF plans for the area, CapeNature remains seriously concerned regarding ecological corridors through the proposed development site. This development could easily remove a critical corridor along the kat river from the Outeniqua Reserve along the western edge of the dam. Therefore extensive and critical design at</p>				<p>Cape Nature has a lot of experience with corridors and how they should function and so is it an option that the specialist could tap into that knowledge base in order not only to save costs to the Applicant (and ultimately the rate payer) but that a collaborative effort will lead to a quicker and more accurate solution?</p>

Comments and Response Table Pre-Application Phase:

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

	regional scale is required, to confirm how the ecological corridors will function through the development. The design and size of the ecological corridors needs to be defined scientifically and modelled accordingly, based on abiotic and biotic requirements of the habitat and surrounding ecosystem. There are numerous literature sources that classify how to model such corridors. It is required that the consultant reference and consult the IUCN Guidelines for conserving connectivity through ecological networks and corridors (Hilty et al. 2020)6, to determine the suitability of such ecological corridors (https://portals.iucn.org/library/node/49061).				
	6.5. The report mentions how rehabilitation is planned. Rehabilitation of any disturbed ecosystems is only considered successful when the ecosystem has returned to an ecologically functional state and has a similar species assemblage as its natural state. Such applications must have a complete rehabilitation plan appended to submitted documentation.				Noted. The time taken to rehabilitate an area to its natural state may take many years but once the basic rehabilitation plan is in place, generally speaking nature does the rest as long as disturbances are kept to a minimum.
	6.6. Clearing of alien vegetation will not be considered as a mitigation measure that offsets the environmental impact of a development, as this is a legal requirement.				Noted. We as assessors do however need to rate it as a positive impact.
	6.7. Given how the area will transform, the development will need to consider serious mitigation measures, to prevent problem animals such as baboons from developing. Suitable mitigation measures include but are not limited to baboon proofing yards, and rubbish bins and employing baboon monitors. Once again the ecologist will need to assess this impact to determine how this may impact ecological corridor.				The full Biodiversity Impact Assessment will address this and it is a good point. Once again since Cape Nature has to deal with complaints about baboons and is familiar with methods to control them, would it be an option for the specialist to consult with CN on this matter?
	6.8. The applicant should consider establishing an indigenous plant nursery on site to house removed topsoil and seek for as much as is possible of the landscaping to be indigenous. Alternatively capacitating the George Botanical Gardens to be able to assist accordingly may be appropriate.				Noted. These recommendations will be considered and can be included in the EMP.
	6.9. CapeNature assumes there will still be an Biodiversity Impact Assessment Report provided.				The assumption is correct.

Comments and Response Table Pre-Application Phase:

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

	<p>7. The following aspects relate to the proposed change in land use:</p> <p>7.1. The LUA Handbook can be downloaded from CapeNature's website (https://www.capenature.co.za/about-us/2017-western-cape-biodiversity-spatial-planhandbook-download/) (Pool-Stanvliet et al. 2017) and should be referred to and referenced in all future applications submitted by the consultant. It should be noted that it is the landowner's responsibility to ensure his property is suitably maintained at a level consistent with LUA guidelines. It is recommended that the consultant critically assess how the proposed development land use will comply with this table to determine future compliance with the LUA guideline document.</p>				<p>Noted.</p> <p>The George Municipality Land Use Planning By-Law, 2015, regulates and control all municipal land-use planning within the jurisdictional boundaries of the George Municipality. This said By-law applies to all land situated within the George municipal area, including land owned by organs of state. All land use applications are to be submitted in terms of the provisions of the George Municipality Land Use Planning By-Law, 2015, which have been done.</p> <p>It must be noted that the property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation process. The inputs Cape Nature made during this process would have been taken into account when including it in the urban edge. As such the primary use of the area is urban and while natural system must and will be protected the loss of vegetation is going to result in benefits to the community in the form of jobs, economic knock on and educational facilities.</p>
	<p>7.2. The consultant also needs to refer to the reasons behind delineation of layers and critically assess how these may be compromised by the proposed development.</p>				<p>This is noted.</p>

Comments and Response Table Pre-Application Phase:

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

	<p>7.3. Depending on the biodiversity impact rating, a set aside may be required. It is recommended that all relevant sensitive areas, recommended for conservation or restoration into conservation, by the biodiversity specialist, be appropriately zoned for formal conservation (Open Space IV), and the boundaries of the Kat River Local Authority Nature Reserve modified to incorporate these areas. The Kat River Local Authority Nature Reserve is recognised as a Nature Reserve in terms of NEM:PAA, but is not currently NEM:PAA compliant.</p>				<p>This recommendation will be explored in the EIA Report.</p>
	<p>7.4. As per Schedule 1 of the George Integrated Zoning Scheme, it is recommended that a preferred alternative layout, strictly indicate the extent of proposed Open Space IV areas, to illustrate the extent of formal conservation area, be overlaid by the proposed development footprint. CapeNature only recognises Open Space IV as suitable conservation zoning, and does not consider any of the other Open Space categories as suitable conservation zoning, because of the listed consent uses. To ensure transparency, it is recommended the public also be reminded of the proposed consent uses that could be applied for within all Open Space zones.</p>				<p>Noted, the Scoping Report layouts have been revised as recommended.</p>
	<p>7.5. For the Kat River Local Authority Nature Reserve to become NEM:PAA compliant, a relevant consultant/specialist will need to conduct a site assessment of the entire Kat River Local Authority Nature Reserve and proposed expansion areas. This will involve a site assessment ground truthing the properties and then in turn these findings will need to be presented to the CapeNature Stewardship Review Committee for confirmation of the NEMPAA status. CapeNature will provide additional guidance in this regard once approached by the George Local Municipality.</p> <p>The Kat River Nature NEM:PAA compliance will entail the following (at landowner expense):</p> <p>7.5.1. Signing a Protected Area Management Agreement with CapeNature;</p> <p>7.5.2. Title Deed endorsement;</p> <p>7.5.3. Rezoning the entire area to Open Space IV;</p> <p>7.5.4. Compilation of a Protected Area Management Plan (PAMP) with a zoning scheme to separate the Conservation Zone from other permissible land use zones.</p> <p>7.5.5. Annual Management Authority Report / audits</p>				<p>Your clarity on the process is appreciated. Due to the costs of employing consultants and the cost of all these processes which ultimately land on the shoulders of the rate payer, what support is Cape Nature able to offer the Local Authority in order to limit costs?</p>

Comments and Response Table Pre-Application Phase:

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

	7.5.6. Cost implications for the landowner, as a surveyor diagram is required for title deed endorsement, rezoning costs, management plans and general management of the entire Kat River Local Authority Nature Reserve.				
	<p>8. CapeNature agrees with the botanist's classification of the highly sensitive vegetation to the south of the property as Critically Endangered Garden Route Granite Fynbos. Given the location of two roads transecting this portion of the property and transforming this habitat, the Fynbos Forum Ecosystems Guidelines for Environmental Assessment in the Western Cape provides classifies the vegetation unit as belonging to the Midlands and Mountain Fynbos Ecosystem grouping. de Villiers et al. (2016) further states the following regarding this ecosystem:</p> <p>"What are acceptable compensation measures or offsets for biodiversity loss?</p> <ul style="list-style-type: none"> • There are no acceptable biodiversity offsets or compensation measures for losing the habitat of Critically Endangered and Endangered species in midland and mountain fynbos. • In the rare event that it is impossible to avoid impacts on vulnerable ecosystems, sensitive habitats (such as wetlands), ecological corridors or vegetation boundaries , biodiversity offsets may be considered, but only after all standard mitigation has been carried out, as there may be residual impacts. Both the size and ecological condition of the land should be considered in selecting sites for offsets, and the provincial biodiversity offsets guidelines must be strictly applied. • For all types of land use, development footprints should be minimised. Large-scale developments of any type are not recommended. The focus should be on selecting land-use alternatives that maximise the retention of indigenous habitat and maintain species diversity and ecological processes. This means, for example, seeking less destructive methods of cultivating buchu (see, for example, Esler et al., 2014, pages 182 – 203), using local indigenous plant species in landscaping, and retaining wetland features as natural habitats and corridors within the development footprint. 				<p>Your agreement is noted. It must be noted that the property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation process. The inputs Cape Nature made during this process would have been taken into account when including it in the urban edge. As such the primary use of the area is urban and while natural system must and will be protected the loss of vegetation is going to result in benefits to the community in the form of jobs, economic knock on and educational facilities.</p>

Comments and Response Table Pre-Application Phase:

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

	<ul style="list-style-type: none"> Many of the rare species in these ecosystems are highly localised, and impacts on these populations can often be avoided through good environmental assessments and planning. Search and Rescue is an important of good practice when impacts cannot be avoided, but it does not constitute adequate mitigation for loss of rare and threatened species or habitats. Where Search and Rescue is used, follow the recommendations in Chapter 4 of these Guidelines." 				
	<p>In addition to which Garden Route Granite Fynbos is a reason for the CBA classification on site. Specific guidelines regarding CBA loss state the following regarding CBA loss (PoolStanvliet et al. 2017):</p> <p><i>"Ideally, development should be avoided in these areas. If they cannot be avoided it must be shown that the mitigation hierarchy has been applied if there is a proposal within a CBA. If the impact cannot be avoided or reduced to a residual low significance, a biodiversity offset may be considered as a last resort. However, a biodiversity offset should not be offered upfront and will be considered on a case by case basis."</i></p>				<p>Noted however the property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation process.</p>
	<p>CBA regions are areas delineated that are in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure. As stipulated in the Land Use Advice (LUA) Handbook (Pool-Stanvliet et al. 2017) although the sections cleared may have undergone a level of disturbance, this cannot be used as motivation for establishing of road through that south portion. CapeNature therefore insists that should the applicant proceed to require the roads leaving the property to the south that the botanical impact rating will be is high and will not be able to be mitigated. Therefore a biodiversity offset is likely to be the only alternative for the impact. This is a costly and time consuming exercise and will require additional specialist reports. In general CapeNature recommends that the two proposed roads to the south of the development, be ruled out as alternatives, given the biodiversity, freshwater and habitat fragmentation impacts they will have.</p>				<p>CapeNature's recommendation is noted and will be further explored in the revised Scoping Report. However the property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation Process through which Cape Nature would have already given input. Offsets within the urban edge can essentially be regarded as a form of tax which the rate payer will have to pay and therefore not a fair and just system. The two proposed roads will have a negative impact on the biophysical environment but a positive impact on the social and economic environment for without</p>

Comments and Response Table Pre-Application Phase:

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

					these roads there would be no way the development could proceed.
	<p>9. Concerning the freshwater specialist report, CapeNature's internal freshwater ecologist (Mrs Gouws) provided these comments.</p> <p>9.1. There are also pockets of ESA (terrestrial) in the north section, some CBA1 river/wetland in the south, south of the proposed area for the waterfront commercial development.</p> <p>Some CBA2 terrestrial areas have been mapped in the north section, close to the two dam arms, near the commercial waterfront area. A section of this will be covered in the waterfront area.</p> <p>CapeNature remains concerned about commercial development and how that would impact the wetlands in the south, depending on the hydrology on the site. Also, two roads are mapped that would cross this southern area where the wetlands are mapped to occur. This will need to be assessed in detail in the Phase 2 report.</p>				<p>Noted</p> <p>The Phase 2 report will address these comments / recommendations.</p>
	9.2. There are also sure to be some wetland areas associated with the Kat River arm of the dam, at the top N-W corner of the site. That section has been mapped as a river/wetland ESA2, please can the specialist confirm the presence of these in the phase 2 report.				
	9.3. It does seem like they included most of these area into the "riparian and buffer" open/green areas (open zone3). CapeNature remains concerned that the extent of this buffer area does not extent through the already approved commercial development.				
	9.4. Additional comment will be provided on the phase 2 report for the EIA and WULA process.				
	10. Using specialist findings, a detailed No-Go Areas map should be compiled and appended to the Environmental Management Programme (EMPr), overlaid with a detailed layout footprint. The aim of this map is to sensitise the owner to the location of sensitive habitat relative to mine footprints. This will also empower the Environmental Control Officer (ECO) to ensure the strictest level of compliance regarding the protection of sensitive habitat.				<p>Noted.</p> <p>This will be included into the EMPr.</p>
	11. A suitable stormwater management plan must be compiled to ensure that no erosion occurs on site or sediment rich runoff impacts any of the neighbouring habitat				A stormwater management plan will be included into the EIA Report.
	12. It is recommended that a construction footprint map be compiled (similar to Figure 5 (<i>See original comment</i>)). The illustration of roads for				The construction footprint map will be included into the EIA Report.

Comments and Response Table Pre-Application Phase:

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

	<p>instance passing through the valleys, does not illustrate the extent of cut and fill that would occur. This does not need to be an accurate engineering exercise, a worst case scenario buffer could be placed on each road to illustrate the extent of the footprint.</p> <p>This will also allow the EAP to confirm how many hectares in total of each different habitat will be removed if the competent authority approves the completion of the proposed scope of works. It will also allow for accurate impact determination by knowing the extent of construction.</p>				
	<p>To conclude, CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>				Noted
	<p>I did not study the whole scoping document as I am to upset.</p>	22 August	Eugene de Villiers	Private individual	Thank you for your concern and your concern is noted, however, please take the time to read the full report as it contains critical information on the project. Once you have read the whole report you may have a better understanding of the proposal. You will also see that the specific issue of concern does not change depending on the number of people who voice said issue.
	<p>Eden and Garden route are used to describe our area around George. Bird names like Loerie, Bosduif, Hamerkop, Kingfisher, etc. are also used frequently. Do we want to change al this to CONCRETE JUNGLE? The planned rezoning and development at the Garden route dam worries me.</p> <p>I am very concerned about the planned development of a university, hotel, apartments, commercial and student accommodation at the dam and I tried to raise the same level of concern among other George residents.</p>	2020			
	<p>Water as a scarce resource as we all know, as we've had water restrictions for some years now. It is not likely to improve drastically. The population around George has also grown a lot during the last 30 years and that puts extra pressure on our scarce resources.</p>				<p>See 3.1.7.1 for comment on your concerns</p> <p>The water restrictions are not on account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p>

Comments and Response Table Pre-Application Phase:

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

					Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rain water and apply water saving measures in their designs.
	I have previously, on some occasions, reported raw sewerage leaks at the Eden pump station into the Garden route dam. This happened when the pump station could not cope during heavy rains or load shedding. It must be serious as I've heard that a generator was installed to keep the pumps going during load shedding. No matter what developers tells us there are always problems. Fukushima nuclear reactor is a good example. All the plans and promises went to hell when nature acted.				Please refer to Section 3.1.7 of the Comments and Responses Report.
	The biggest part of the planned development, as I understand, is on the slope towards the dam. That means that any rubbish will wash into the dam, bits of tyres, oil and rubbish.				Please refer to the proposed layout, which show a large buffer zone between the proposed development and the dam. Please refer to Section 3.1.8 of the Comments and Responses Report.
	To build anything there will spoil OUR dam and its environment forever. This will only enrich a few people and only a few people will be able to brag about the nice view out of their office window. As far as I am concerned hotels are not doing well, business are suffering and restaurants are closing down. Students are also supposed to study and not stare out the windows.				Your opinion is noted. However many people over many years will benefit from attending university and or colleges on the site.
	People move from the cities (Stellenbosch, Bloemfontein, etc.) to enjoy our area. I have proof. Have a look at the Googleearth image of the Cape Peninsula. Except for table mountain and a bit of Tygerberg, there is hardly any green space left. Just look at the great photos posted on the George Herald FB page this week.				Your opinion is noted and we agree that George is a fantastic area to live and work. The proposal is to develop the area in a sensitive manner for the benefit of the majority.
	We don't need this development at our dam and I encourage everyone				Please refer to Section 1 of the

Comments and Response Table Pre-Application Phase:

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

	to show your dismay about it. Commenting on the draft scoping report is not going to be good enough, as they will just give you excuses and workarounds.				Comments and Responses Report which addresses the role Interested & Affected Parties have on the process. Due to the factors that make George a great place to live, it is expanding in population size every day and that requires places to live, work, study and shop etc. This is the reality of living in the Garden Route in South Africa.
	Why there? Lots of other space around George. It is also far from most potential students.				Please refer to Section 3.1.2 of the Comments and Responses Report.
	Who is going to make most money out of this? Corruption, Bribes, developers, etc.				The land will be sold off to various entities to develop including selected institutions and the money will go to the Municipality for their use in the budget.
	Be very carefull that the scoping report is not influenced by the party paing for it.				The EAPs responsible for compiling the Scoping Report are EAPASA Registered and Independent and have taken the findings of the specialists into account when compiling the Scoping Report.
	We don't need this here. Go somewhere else.				Your comment is noted but the Applicant believes this is the best location and we are in the process of determining this.
	Very pissed off.				
COMMENTS SUBMITTED VIA WARD 18 FACEBOOK PAGE SURVEY					
	Comments were submitted via the Ward 18 Facebook page, which requested I&AP's to submit their thoughts on the proposed development and so it is likely that some of the respondents did not read the full reports on the website and therefore do not fully understand the proposal.	20 August 2020	Various	Various	
	Against proposed rezoning		A. Scheepers		Noted

Comments and Response Table Pre-Application Phase:

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

Certain areas in George are again just forgotten when it comes to development? Please rather develop communities/areas that are in dire need of development! Our natural assets are defining of the Garden Route - why destroy it??		A. Scholtz		Please refer to Section 3.1.2 of the Comments and Responses Report.
Verhoed versteuring van die natuur! Behou ASB die natuurlike omgewing?		Adri Hough		Please refer to Section 3.1.6 of the Comments and Responses Report.
No, this should be declared a national park.		ALicia		Your opinion is noted but it is located within the urban edge.
Nature will be disturbed with rezoning and development		Alna de Waal		Please refer to Section 3.1.6 of the Comments and Responses Report.
We are already experiencing high traffic volumes in this area and in particular the street I'm residing in. Heavy trucks using this road on numerous occasions causing much damage to roads as we have experienced with the work at the dam recently raising the dam level. With so little water for a town already growing too rapidly, how can we EVER allow ANY development of this nature and magnitude. Thank you.		Aloma T la Grange		Please refer to Section 3.1.10 of the Comments and Responses Report.
I am greatly concerned what the impact will be on the environment around the dam~ being our towns main water resource. I am also greatly concerned about the proposed access road to the university and what the impact will be on the traffic/ peace and tranquility in our neighborhood. I am greatly concerned about the proposed student accommodation so close to the residential property and the impact thereof on noise levels.		Alphia Engelbrecht		Please refer to Sections 3.1.7, 3.1.10 and 3.1.5 of the Comments and Responses Report.
I am in favour of the idea.		Andrè H Olivier		Noted
An absolute NO! This is yet another attempt to destroy our natural forest and pelusion of our only natural water source. What happens to Saasveld with plenty unused ground covered with invaders and pine trees.		Andre Von Bratt		Please refer to Section 3.1.2 of the Comments and Responses Report.
There is already a university at saasveld with more than enough space for expansion. Why another one? George and it's student catchment does not have sufficient students for more than one university. Rather develop NMU at Saasveld to its full potential.		Andrew Mark McEwan		Please refer to Section 3.1.2 of the Comments and Responses Report.
The dam is a valuable and treasured resource. A large part of our famous cycling trail system exists there. Also development in the runoff areas of our drinking water system is a disaster waiting to happen.		Andrew Spangenberg		Please refer to Sections 3.1. and 3.1.7 of the Comments and Responses Report.
The site will have to be enclosed with security walls and fencing. And		Anita Otto		Please refer to Section 3.1.1 of the

Comments and Response Table Pre-Application Phase:

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

	would not be available to visit by all the local residents for exercising enjoyment and picnic.				Comments and Responses Report.
	Not for Campus as there is already a University near this site!!		Anita Otto		Please refer to Section 3.1.2 of the Comments and Responses Report.
	The Garden Route dam is a beautiful escape from the busy lives of our George people. Here we enjoy and love nature and it is the cornerstone of our town. Why develop and destroy the nature and one place that is accessible to us all?		Anja Louw		Please refer to Section 3.1.2 of the Comments and Responses Report.
	Please reserve the land around the dam in the natural state it currently is. Our children and their children deserve to enjoy the diversity of flora to be seen there. As a family we love to walk and relax around the dam. We often see many young families doing the same. A lot of bird life and flora will be destroyed with the current plans of development. A lot has already been destroyed by us humans, please leave a little for the birds and plants!		Anna Wilna Hugo		Please refer to Section 3.1.1 of the Comments and Responses Report.
	Scared that property prices will drop in this area and that the dam area will be polluted. Noise is also a question, as well as traffic in Stander Street as it is already a problem.		Annalene		Please refer to Sections 3.1.7, 3.1.9 and 3.1.10 of the Comments and Responses Report.
	I'm not against the development .The nature area that is proposed needs to be planted up with endemic vegetation, as this is fast disappearing from George with a lack of tree planting policies and no management of disappearing nature areas. This area is also a large recreational area for walkers, runners & cyclists. It is therefore necessary to have a wide natural belt along the side of the entrance road joining the dam wall with a wide pathway .If the horse riding club is relocated here it would make a lot of sense as they could easily go on out rides without having to go through any built up areas .		Anton Chevalier		Please refer to Section 3.1.1 of the Comments and Responses Report.
	No, the infrastructure around the dam area and surrounding suburbs is not sufficient. Increased noise pollution (Stander Street, Meyer Street). With the influx of people it could also increase the crime rate.		Arno		Please refer to Section 3.1.5 of the Comments and Responses Report.
	Enough spent on education in area		B		Your opinion is noted
	I have not been presented with any other options or choices. It is too sensitive an area for development.		Barbara Louise Benjamin		Please refer to the full Scoping Report for the Alternatives being presented.
	Don't build near or around the dam. It's a popular cycling zone. A spot where people still can experience nature		Barlow Smit		Please refer to Section 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	Municipality needs to sort out their current problems first. Too many irons in the fire and what about the impact on the environment.		Barry Daines		Please refer to the full Scoping Report which addresses the impacts.
	Totally against this development. It is part of the Witfontein area.		Barry Scholtz		Noted
	Development should not interfere with nature. Lots of other places to develop. Not at the dam!!!		Berna Petrie		Please refer to Section 3.1.2 of the Comments and Responses Report.
	We have one university in George why another one. Can Nelson Mandela University not be further developed?		Brigitte Stumpfe		Please refer to Section 3.1.2 of the Comments and Responses Report.
	It is unthinkable that someone would even think about building on that piece of land when there is other pieces of land in Pacaltdorp, Blanko or on the road to the airport that can be used People move/stay in George to get away from concrete jungles and be close to nature		Bruce Martin		Please refer to Section 3.1.2 of the Comments and Responses Report.
	It is ridiculous that anyone would think about developing around a major water source, in a water scarce area.		Bryn Edwards		Your opinion is noted
	The development strategy of the Municipality to develop green areas in and around George into high density area is breaking down the character of the Garden Route. This is spectacularly clear in their objectives like development of Garden Route Dam, Rooirivier Rif and Die Bult. You are breaking down the character of George guys. Move back to Johannesburg, Pretoria or CT to get the lovely city feeling you are yearning.		C Wepener		Your opinion is noted. However, the George Municipality is the applicant and is represented in council by many born and bred Georgians who are elected by the rate payers.
	Sustainable and green development is much needed to modernise South Africa. And a green, carbon-neutral campus is a great signal to the rest of the country. But if it's just a normal built up environment, rather keep the nature natural. :)		Cameron Wilson		Green building principles are being encouraged for the development.
	It is a Wilderness area and the George water supply! Many of the citizens visit this for recreation purposes and should it change it will only be accessible to a few people		Carole Coetzee		Please refer to Section 3.1.1 of the Comments and Responses Report.
	I would support a pristine environment without buildings and people.		Charl Bester		Your opinion is noted.
	No development		Charl Francois Bestef		Your opinion is noted.
	Concerned about water quality of the dam, also public access to the dam. Saasveld could rather be extended		Charl Joubert		Please refer to Sections 3.1.1, 3.1.2 and 3.1.7 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

					Responses Report.
	<p>The dam is our pride - a precious gem - open to every-one. A Campus on the dam would permanently deny many their birthright - enjoying nature at the dam. Many live in George for the sake of hiking, canoeing, and enjoying nature. I rather envisage this area to be repopulated with indigenous forests, cycling and walking paths and an opportunity to introduce the outdoors to the less privileged amongst us in a safe way. This area can easily be safeguarded against the scrupulous. A Campus here would be shortsighted in that access would be denied to many. All over the world lake-edges are utilized quite sensible for recreation. A Lake's shoreline is a primeval summons to primordial values. An opportunity like this should be embraced as a way to "refurbish" sanity to our population. Go and see how the people in George crave to be in the outdoors. Boys and girls constantly make walking and cycle trails, its heartbreaking to see that they are not safe and are being robbed so often - -</p> <p>Unlike the proposed - ONLINE TEACHING IN VIRTUAL CAMPUSES would be the future. If in future, the need for more campuses still prove to be real, erect it then adjacent to SAASVELD, that would make sense! We can't afford to convert precious opportunities like this into more empty stadiums. Please go and have a look and see what a dirty mess the student-houses bordering the forest at Saasveld end up to be, please familiarise yourself with the underutilization of the sports facilities at Saasveld !</p>		Charl Roux		Please refer to Sections 3.1.1 and 3.1.2 of the Comments and Responses Report.
	Our water supply and environment cannot sustain such a development.		Chris Delport		Your opinion is noted. See 3.1.7.1
	Don't think it will do our water usage good as we already experiencing water restrictions at times and the weather conditions are not improving.		Chrisne Delport		<p>The stormwater management plan has been drawn up by Professional registered civil engineers who incorporated the latest stormwater management measures, specifically looking at protecting the dam's water quality and minimising the impact of the proposed development on the water.</p> <p>The water restrictions are not on</p>

Comments and Response Table Pre-Application Phase:

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

					<p>account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rain water and apply water saving measures in their designs.</p>
	Please, this will have such a negative affect on our beautiful city!!! My answer is NO!!!		Christa Hunlun		Your opinion is noted
	Utilize existing university land.		Christian Fourie		Please refer to Section 3.1.2 of the Comments and Responses Report.
	<p>1) The George Dam area needs to be kept free from any development. It a major source of potable water for the region and as such should not be exposed to any significant human activity i.e university hotel waterfront development, residential dwellings, etc</p> <p>2) If additional university capacity is required/justifiable, then there are better lower cost/capital intensive options e.g.</p> <ul style="list-style-type: none"> • Nelson Mandela University has the land and infrastructure to increase its capacity without having to develop a site from scratch • If this is not an option, the a site with more suitable/flatter topography should be considered e.g. property near Glenwood School, end of York Street, etc • Proposed Sallywood City project. This has already provided for educational facilities and has the added attraction of financial investors which should lower the cost to George Municipality <p>3) Currently, university campuses and surrounding areas are hotbeds of</p>		Christopher Charles Hall		Please refer to Sections 3.1.2, 3.1.5, 3.1.7 and 3.1.9 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	student protest, unrest, property destruction and increased crime levels Any such development adjacent to the Loerie Park/Eden suburb will have a negative impact of the quality of living and a consequent reduction in the value of properties in the area.				
	There are already a university campus in George, eg Saasveld. Expand it if necessary. George already has a water shortage during the best of times. We do not need a larger influx of people for most of the year. Develop the area around the dam as a nature park where all Georgians can have access, if it need to be rezoned for any specific use, make it recreational.		Cornelia Maria Reitz		Please refer to Sections 3.1.1 and 3.1.2 of the Comments and Responses Report.
	It will deprive ordinary citizens of George to visit the dam. Such a huge development will definitely cause pollution not to mention the rubbish that will lay all over the place.		Danie van der Walt		Please refer to Sections 3.1.1 and 3.1.7/8 of the Comments and Responses Report.
	The area should not be ruined with businesses		Danie Van Tonder		Your opinion is noted but the proposal is primarily for educational facilities which may mean that courses not offered in George currently will be able to be offered.
	I am against because: What about traffic increase, taxis, cars buses etc for transport Increase in activities i.e unwanted elements, break ins etc. What when students held protest marches in a suburb and it became violent and residents react accordingly to protect their property Pollution of water and mess on the edges of the dam. This is a area used by residents for relaxing and exercising		Danie vd Walt		Please refer to Sections 3.1.10, 3.1.5 and 3.1.7 of the Comments and Responses Report.
	Not healthy to develop next to George main water reservoir, infrastructure also not to standard		Daniel Jordaan		Please refer to Section 3.1.7 of the Comments and Responses Report.
	1. Rezoning the dam for a university makes no sense as there is an existing campus with existing infrastructure and lots of room for extension. The cost of development/upgrading of the existing facility should be much lower than developing the dam. 2. The dam is a relatively small dam and the source of the town's water and must be protected from environmental contamination as far as possible. In particular, any areas from which there can be run-off into the dam must remain as undeveloped as possible - should be green		David Hall		Please refer to Sections 3.1.7 and 3.1.2 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	<p>zones. In its present form the development plan proposes a business area, university buildings and residential zones very close to the water's edge, which constitute a significant risk of contamination. Being a small dam, this could affect the water quality significantly and there are a number of contaminants which it is not possible to remove from water by conventional treatment.</p> <p>3. If the intention is to create a university campus separate from the existing campus, for whatever reason, there are more suitable sites available in George. The area at the southern end of York Street is a good example. Access to town, airport and highway is much more convenient and direct and, being flat, the cost of development would be significantly lower than the dam area, which is quite hilly. The contamination potential of such a site is much lower.</p> <p>4. It should be the goal of the municipality to protect and maintain the integrity of the water supply as far as possible. Development of the dam area should be resisted at all costs. If I was cynical I would suspect the influence of profit motivated property developers in this.</p>				
	It is contradictory to the EIA with 15 hectares more developed area		Dean Chandler		Two conceptual proposed layouts were included in Appendix C the Scoping Report, while only the preferred was included into the town planning application. This appears to be where the discrepancy originates.
	I think it's a disaster in the making!! We have enough space that we can leave the dam a a natural space which any city needs. I feel that this proposal has ulterior motives and I will hold the current municipal government accountable. It's a disgrace to even contemplate it!!		Dean Hahn		Your opinion is noted
	I am totally against it this is an area where many cyclist runners and hikers go..By development it will again be reserved for the more affluent persons and deny it to the ordinary citizens		Don Coetzer		Please refer to Section 3.1.1 of the Comments and Responses Report.
	<p>I believe this development will have an effect on our water supply since is built next to out main water supply.</p> <p>Traffic volume will increase.</p> <p>I enjoy walking on the paths around the dam. We won't be able to access the area anymore.</p>		Doret		Please refer to Sections 3.1.1, 3.1.7 and 3.1.10 of the Comments and Responses Report.
	I refer you to my letter of objections / concerns emailed to you on 11		Dr Francois		Noted.

Comments and Response Table Pre-Application Phase:

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

	August 2020 regarding the proposed development / rezoning of the Garden Route Dam which includes comprehensive arguments against the rezoning.		Joubert		
	The dam must still be available for all us George people to enjoy!!!		E Havenga		Please refer to Section 3.1.1 of the Comments and Responses Report.
	<p>i. There already is a university campus at saasveld which has ample space for further development</p> <p>ii. There is much unrest at university campuses today and the same attitude will probably be applicable at this new univeristy which would be detrimental to George and the local suburbs and property prices.</p> <p>iii. The traffic and people passing through will increase significantly in the area</p> <p>iv. A univerity does not have to be on a pristine site. Thats not the point of a university. There is much open flat ground elsewhere which may be used for this purpose.</p> <p>v. We cycle regularly in this area which is safe. The moment this area is urbanized crime will come with it and will be unsafe for cycling. Furthermore the neighbourhood would also be negatively effected crime wise.</p> <p>vi. This site should is extensively used by the residents for cycling, walking and recreational purposes. Building a University here will make it unaccessable for the local population.</p> <p>vii. The dam is the water source for George. A univerity would polute the water.</p> <p>viii. The proposed development would be detrimental to property values in Loeriepark and surrounding areas. No person wants to live next to or near a University. University of the Freestate is and example.</p> <p>viii. Keep the site as it is. It is a GEM as it is for George and is already an attraction for visitors and tourists.</p>		ELBERT LUKAS KRUGER		Please refer to Sections 3.1.2, 3.1.5, 3.1.10, 3.1.1, 3.1.7 and 3.1.9 of the Comments and Responses Report.
	The rezoning will destroy everything. It will effect our drinking water. Kill animal habitat and will be a big loss to george citizens		Elke Kruger		Your opinion is noted however please note the measures to be implanted to mitigate these impacts.
	The building of a university will destroy the nature and bring serious pollution like sewage and traffic		Elmarie Smit		Please refer to Sections 3.1.7 and 3.1.10 of the Comments and Responses Report.
	Julle is mal man! Bou nog n hospitaal en woonstelle wat bekostigbaar is		Elsona Fourie		Your opinion is noted

Comments and Response Table Pre-Application Phase:

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

We've had a water shortage for years now! How will this proposed rezoning impact the environment?		Elvera		Please refer to the full Scoping Report which addresses the impacts.
Against China's involvement - if it was funded by SA it would be more acceptable.		Estelle Maree		This is a municipal funded project, with no involvement by foreign investors.
Further removal of nature and cycling hiking in the area will be severely impacted		Eugene Fichardt		Please refer to Section 3.1.1 of the Comments and Responses Report.
If we rezone the garden route dam we loose a vital area where we as the george community can go for a walk ,run or bicycle ride with friends and family in a safe and peaceful environment in nature.		Eugene Rautenbach		Please refer to Section 3.1.1 of the Comments and Responses Report.
The unpoluted dam water is very important. Leasure facilities also very important for residents of George. Lots of other places to build. Old quarry for example.		Eugene Robert de Villiers		Please refer to Sections 3.1.1 and 3.1.7 of the Comments and Responses Report.
This is not going to be good for our suburb at all. There is already NMU and why a hotel and shops? Our eco system will be destroyed and the water will polluted. There are a lot of negatives to this project and one wonders who is making money out of this?!		Fiona Daphne Thomson		Please refer to Section 3.1.7 of the Comments and Responses Report.
There is an existing university, why not upgrade it and save money? There is a definite possibility of water pollution of the town's clean water supply, because of human encroachment. Is this another ANC job creation - Phakisa inisiative? Who will the beneficiaries ? Do the student numbers justify the building of a another university?		Francois Heunis		Please refer to Sections 3.1.2, 3.1.7 of the Comments and Responses Report.
Lets create a beautiful Marina		Frederik J Venter		Your opinion is noted
Development will spoil our beautiful environment. We must preserve mother nature for future generations.		Garth Meyet		Your opinion is noted
Rezoning of this area will take away what makes George and NMU so unique and special. It will result in the George dam being polluted due to the new residential area. It will take away a 'safe' space for outdoor activities. Eg cycling, walking. There will be a spike in crime in the area.		Gary Wagner		Please refer to Sections 3.1.1 and 3.1.7 of the Comments and Responses Report.
Will public access be allowed for recreational purposes to the dam and over the dam wall as is currently the case?		Geert De Decker		Please refer to Section 3.1.1 of the Comments and Responses Report.
Current infrastructure can't cater for more people		Gerhard Conradie		All infrastructure upgrade requirements have been assessed and addressed in the engineering services report that was attached

Comments and Response Table Pre-Application Phase:

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

					to the town planning application and to the scoping report. No upgrades other than those identified in the reports are foreseen.
	We live next to the Eden Sewer pump station. There is effluent running from it into the dam on a regular bases. If George Municipality can't prove that there is sufficient infrastructure the development should not proceed. Development is good, but should be done sustainably.		Gerrit		George Municipality Civil Engineering Department is responsible for maintenance of infrastructure as this matter is an operational issue and not design related. Mitigation measures regarding the design did form part of the engineering services report.
	No development whatsoever should be allowed within a 5km radius from a dam/reservoir. Fresh water is fast becoming the most sought after resource worldwide. We must protect it from possible contamination.		Gerrit le Roux		Please refer to Section 3.1.7 of the Comments and Responses Report.
	As it is our entrance/exit into Stander St is very dangerous. More traffic will definitely worsen the situation.		Gert J du Preez		Please refer to Section 3.1.10 of the Comments and Responses Report.
	Die Garden Route dam se waterkwaliteit gaan ernstig hierdeur geraak word. Die gebied is ook baie belangrik vir rekreasie-doeleindes.		Gert van Wyk		Please refer to Sections 3.1.1 and 3.1.10 of the Comments and Responses Report.
	Fatal to ecosystem. There are sufficient space to extend to the current infrastrature that are in place at the NMU.		Gertie van Rensburg		Please refer to Section 3.1.2 of the Comments and Responses Report.
	We got a university already. How will a second one be profitable. Sewage runs into our rivers when the drains get blocked and it take sometime week before it is cleared. It will contaminate our drinking water. Our city is growing and we can keep that area a green area		Gideon Bester Swart		Please refer to Sections 3.1.2 and 3.1.7 of the Comments and Responses Report.
	We need a university in George.Will help needy students.parents don't need to send child to cities.Housing for young couples are needed.Will be very good indeed.		Godfrey Peter Titus		Your support is noted
	Should build it elsewhere.		Graham Symons		Your opinion is noted
	Infra structure is not capable of handling this, denies access to the dam for most, will negatively affect property prices in this area....and generally will stuff up a pretty decent view and green zone.		Grant Lockyesr		Please refer to Sections 3.1.1 and 3.1.9 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	Geen Ontwikkeling rond om Garden Route Dam, behou die Natur soos dit nou is.👍		H.K.Mittermaier		Your opinion is noted
	The area around the Garden Route dam has been an oasis for thousands people who enjoys the area on a daily basis. The dam has been the most visited site in George for us a family. Please don't take away the beauty.		Hannah Vermaak		Your opinion is noted
	George need factories.. bring back..Coca-Cola...and all others.. because people need..JOBS...not a University..we are poor...and a University..WILL NOT SOLVE THE PROBLEM...!!		Hannetjie Maree		Your opinion is noted but part of the solution to no work is education and education is practiced in universities and colleges
	Happy for development but at a different location		Helen Marais		Please refer to Section 3.1.2 of the Comments and Responses Report.
	Looks good.		Hendrik Hubbard		Your opinion is noted
	Area is part of a greenbelt, any development in this area will have an impact on the dam		Hendrik Johannes Coetzee Smit		Please refer to the full Scoping Report which addresses the impacts.
	Great idea as we need an institute for higher education linked to Western Cape way of thinking, not the current stagnant NMMU way.		Henk Zonnestein		Your support is noted
	Great initiative		Herman Pieters		Your support is noted
	Concerns about pollution of Garden Route Dam; loss of access to recreational area - cycling routes. Road infrastructure already under pressure.		Hermanus Stephanus van der Merwe		Please refer to Sections 3.1.1 and 3.1.10 of the Comments and Responses Report.
	Cutting of trees and the impact of the beetle already have a devastating effect on the ecology of our city! Our natural environment must be preserved and cherished !		Hubrecht de Jager		Your opinion is noted
	Preserve as natural heritage! Rezoning will create the opportunity for unwanted and undesirable developments! This is an environmentally sensitive area. NO NO NO for any development!		Hubrecht de Jager		Your opinion is noted
	Public disorder in neighbourhoods		Ian McGibbon		Please refer to Section 3.1.5 of the Comments and Responses Report.
	Please do not destroy our Town George		Innis		Your opinion is noted
	Keep recreational areas open & intact		Jacques Wessels		Your opinion is noted
	An University will always to the good of George being a Educationist...		James van der		Please refer to Section 3.1.1 of the

Comments and Response Table Pre-Application Phase:

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

	Senior Education Specialist myself.		Vyver		Comments and Responses Report.
	Dit is n pragtige stukkie natuurlike groengordel wat dalk in n pieknieksone verander kan word tot voordeel van diehele gemeenskap. Indien hersoneer na woonbuurt, sal dit sekerlik vir n "veiligheidskompleks" wees vir die superrykes wat dan die res van die gemeenskap sal uitsluit tot nadeel van die stappers en fietsryers asook die roeiers van kanos wat die natuur so geniet		Jan Jacob Smit		Please refer to Section 3.1.1 of the Comments and Responses Report.
	Please ONLY developed the areas around the Garden Route dam with natural indigenous trees, grass and shrubbery. Let it be a natural nature reserve that all the populace of George and visitors can enjoy. If done it will be a major local and international tourist attraction. Then please do not make allowance for the development of a restaurant/s leave it natural. There are enough areas for the development of commercial properties in the Kraaibosch and beyond areas.		Jan Nel		Your opinion is noted and the proposal is to keep the natural systems functioning and the area able to be enjoyed by current and future generations
	It is a beautiful recreation area. Don't spoil it. Lots of land elsewhere for a University.		Janet Keel		Please refer to Section 3.1.2 of the Comments and Responses Report.
	This is a great initiative, we need development we need growth, the Southern Cape needs a worldclass University. Please ensure the tender includes upgrades of surrounding roads and infrastructure and us of local suppliers of goods and services.		Janke vd Merwe		Your support is noted
	Nou is die tyd om belangrike keuses te maak vir die beskerming van George se natuurbates waarvan die dam omgewing en berggebiede die belangrikste is. Nelsonmandela Univ kan uitgebrei word tot n prima akademiese instituut met sekerlik die beste ligging in die land. Nêrens is SA is daar onbesoedelde dam wat begrens word deur ontwikkeling nie. Leer mense dan nie lesse nie? Asseblief, terwille van die geslagte wat nog moet kom, behou die ruimtes waar hulle / ons nog kan asemhaal		Jannie van der Merwe		Please refer to Section 3.1.1 of the Comments and Responses Report.
	There had been 2 attempts in the past for rezoning this area and it had been rejected by George citizens. How many times do we have to stand up against personal and money driven attempts to destroy one of the best VIRTUES of the GARDEN route. With a little bit of imagination this area can be turned into a long term income generator and job creator without spoiling the horizon with concrete and brick		Jannie van der Merwe		Your opinion is noted. The Applicant may reapply for a proposal as long as it is different from the previous application
	Ons kan nie die natuurlike omgewing so verwoes nie. Sal nooit weer dieselfde wees nie. Die ontwikkeling gaan net oor geld. Nie oor die		Jean Gericke		Your opinion is noted

Comments and Response Table Pre-Application Phase:

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

	omgewing nie. Daar is reeds so baie bome uitgeroei!!				
	Ander ingang na dam asb. Standerstraat te besig. Studentebehuising moet nie so naby Standerstraat wees nie.		Johan de la Rey		Please refer to Section 3.1.10 of the Comments and Responses Report.
	Why don't they just expand the NMU (Saasveld) where most of the facilities are ?		Johan McCarthy		Please refer to Section 3.1.2 of the Comments and Responses Report.
	Please send me more information		Johann Schlebusch		The full Scoping Report will be circulated to all registered I&APs
	Rezoning promotes urban sprawl when our council should be focussed on renewing the inner city.		John North		Your opinion is noted
	Rather let it stay or become a nature park for all the citizens of George where they can exercise and enjoy the beautiful views and stay healthy and happy!		Kaléne		Your opinion is noted see point 3.1
	We want to Please keep the dam as is		Karen		Your opinion is noted
	Current university could be expanded if necessary. Insufficient infrastructure for proposed new project.		Karen Pelsler		Please refer to Section 3.1.2 of the Comments and Responses Report.
	Wrong position - right by the dam !		Karen Punt		Please refer to Section 3.1.2 of the Comments and Responses Report.
	The beauty of the dam and the surrounding areas will be decreased. It will no longer be an quiet and peaceful environment and we no longer be able too enjoy the nature of the dam.		Karien		Please refer to Section 3.1.1 of the Comments and Responses Report.
	No development should take place close to our water resources.		Karien van Reenen		Your opinion is noted
	I think they can build it somewhere else as I like George just the way it is		Karliën Verster		Your opinion is noted
	The rezoning of this property will affect the biodiversity of this area and will curtail the hiking/biking and recreational activities around the dam		Kenneth Charles Ball		Please refer to Section 3.1.1 of the Comments and Responses Report.
	It should not be close to the dam. And who is building it?		Kim Symons		The Municipality is preparing the land and securing development rights through the town planning and environmental authorisation processes. After the development rights are secured, the Municipality will follow a process endorsed in terms of

Comments and Response Table Pre-Application Phase:

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

					the provisions of the Municipal Finance Management Act and Municipal Asset Transfer Regulations to call for proposals from suitable developers and partners to facilitate the process, which will be subject to criteria adopted through the approval process and executed by means of an agreement between the parties. The successful bidder must ensure the development process is carefully managed to ensure compliance with the relevant development and environmental conditions, requirements and restrictions, which will be monitored by the municipality in terms of the agreement.
	The dam provides our drinking water..... pollution will rise if people live there		Leon Schutz		Please refer to Section 3.1.7 of the Comments and Responses Report.
	We do not need looting and burning from students in George. Develop Saasveld for this purpose.		Lienie Nel		Please refer to Section 3.1.5 of the Comments and Responses Report.
	Loerie Park not geared for huge influx of people and traffic. Entrance in Stander street is not a good idea.		Linda Kahts		Please refer to Section 3.1.10 of the Comments and Responses Report.
	It would be a very sad day for George residents to not be able to enjoy going to the dam for walks, runs, cycling and fishing. It's one of the safest places for people/kids to enjoy the outdoors.		Linda Searle		Please refer to Section 3.1.1 of the Comments and Responses Report.
	Keep the dam and surroundings natural as it is.		Linda van der Merwe		Your opinion is noted
	Please keep George beautiful and natural the reason why so many of us moved here		Lisle Huisamen		Your opinion is noted

Comments and Response Table Pre-Application Phase:

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

	I have lived in this area for 30 years. The dam area is used by people from all over the Garden Route for recreation. It is also our drinking water. The fynbos has recovered and it should be left as is.		Lorraine Kolarich		Please refer to Section 3.1.1 of the Comments and Responses Report.
	This will change the character of the area close to the dam.		Louwrens Punt		Please refer to Section 3.1.6 of the Comments and Responses Report.
	Please open a University here... George is in dire need of one... Would like my children to attend this University		Luanell		Your support is noted
	I'm all for development assuming the general public still had access to the current land and can also benefit directly or indirectly from said development		Luke Correia		Please refer to Section 3.1.1 of the Comments and Responses Report.
	Need more information before I can decide		Madeleine Goldie		The full Scoping Report will be circulated to all registered I&APs
	I'm very concerned about the environmental impact this will have and the access for all the George residents		Madre van zyl		The full Scoping Report will be circulated to all registered I&APs, which included the potential impacts of the development.
	<p>I have serious concerns with regards to the outlay of the current planned development specifically the following:</p> <ol style="list-style-type: none"> 1. Development so close to our city's main water resource 2. The impact this proposed development will have on nature and green area around the dam. George will lose an extremely loved and tranquil environment. 3. The proposed access road to the student accommodation will most definitely result in more traffic/ noise/ loss of peace and tranquility in the neighborhood. 4. I am strongly against the proposed student accommodation so close to my home and rest of the residents of Loeriepark. I have relocated from Bloemfontein 7 years ago and have personally experienced the disrespect and noisy lifestyle of students. Students are part of a subculture that usually has a total disregard for working adults with work and family responsibilities. Please investigate the impact of student life/ social activities/ organised unrest or protest actions has on the management of a university and impact on a residential neighbourhood as well as the environment. Loeriepark won't ever be the same once a university is built here. 5. I am an enthusiastic mountain biker and am devastated about the probability to lose access to a well loved mountain biking area. The 		Manie Engelbrecht		Please refer to Sections 3.1.7, 3.1.6, 3.1.5, and 3.1.1 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	George dam is a well loved area for a huge group of enthusiastic sportsmen and women~ professionals athletes / families. During the Covid pandemic the George dam provided a tranquil environment to which many athletes/ cyclists/ families escaped / appreciated and used to rejuvenate themselves and to find solace. Please don't take this space away from us/ from them. We need to conserve this area for future generations and respect nature~ for once lost will never be able to be restored.				
	This is such a beautiful area to enjoy George's nature while running and mountainbiking. Please preserve it.		Marali Olën		Please refer to Section 3.1.1 of the Comments and Responses Report.
	Our dam capacity may have been increased but Groenkloof are just over 1/2 completion. Our infrastructure can't handle the increase in population and let's not forget about SallyWood. NO NO NO NO NO		Marcelle Gould		Your opinion is noted. See 3.1.7.1
	We already have water restrictions. Overloaded public and private health sector . Road surfaces and current road infrastructure not coping with current growth. Policing , traffic policing , schools all overloaded .		Margaret Jeanne Viljoen		<p>Please see 3.1.7.1</p> <p>The infrastructure demands as well as the traffic impact of the proposed development have been assessed by experts and is elaborated in the specialist reports that are attached as annexures to the Scoping Report and town planning application.</p> <p>The water restrictions are not on account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this</p>

Comments and Response Table Pre-Application Phase:

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

					argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rain water and apply water saving measures in their designs.
	The rezoning of this property will be detrimental to the biodiversity of the area, and curtail public access to the hiking/biking trails and recreational pursuits		Margaret Louise Ball		Please refer to Section 3.1.1 of the Comments and Responses Report.
	Do not destroy one of the last green zones. Development not sustainable if the current infrastructures are not maintained and utilised		Margareta Muller		Your opinion is noted.
	Bad timing. People do not have time for this now.		Margaret		Your opinion is noted.
	Destroying the eco friendly leisure environment for many inhabitants of George, possibility of noise pollution and the inevitable water pollution of our safe and clean drinking water supply of our town.		Margrietha Heunis		Please refer to Sections 3.1.1 and 3.1.7 of the Comments and Responses Report.
	Keep our nature that is why we moved to George. Expand at the existing university.		Maria Johanna Magdalena Swarts		Please refer to Section 3.1.2 of the Comments and Responses Report.
	We need a hospital.. We need the dam outskirts for cycling and hiking to keep us healthy and fit.. Good for family		Marié Kotze		Please refer to Section 3.1.1 of the Comments and Responses Report.
	I choose to stay here for the rest and peace. I'm done with loud parties etc. Most of the students are students to party. No, no, no I need the peace and silence as it is.		Marie-Louisa Lehmann		Please refer to Section 3.1.5 of the Comments and Responses Report.
	Is the dam our only source of water? That is a very important question. Where there's people there's pollution.		Marietjie Kalp		Please refer to Section 3.1.7 of the Comments and Responses Report.
	It would not be beneficial at all, as water restrictions are crucial it would destroy the environment and drain the water supply to George even more.		Marika		The infrastructure demands and any potential upgrades for the proposed development have been assessed by experts and is elaborated in the specialist reports that are attached as annexures to the Scoping Report and town planning application. The water restrictions are not on account of a critical distress in

Comments and Response Table Pre-Application Phase:

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

					<p>respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rain water and apply water saving measures in their designs.</p>
	Big problem, will cause damage to the local indigenous plants and wildlife.		Marika		Please refer to Section 3.1.6 of the Comments and Responses Report.
	We will loose the beauty of what the dam is. Their is many other places for a University to be build.		Marike de Wet		Please refer to Section 3.1.6 of the Comments and Responses Report.
	Too close to the dam, we already struggle with polution in the dam and with developing that close you are being reckless. Rather upgrade and expand NMMU Saasveld to have more subject choices on the current and existing campus		Marike Fourie		Please refer to Section 3.1.7 of the Comments and Responses Report.
	Please save our dam. Totally against this rezoning!		Marita		Your objection is noted.
	Preserve as natural heritage site.		Maritza		Your opinion is noted.
	Too congested, destroying our resources. Not enough services in place to service current population/town size		Marius		The infrastructure demands as well as the traffic impact of the proposed development have been assessed by experts and is elaborated in the specialist reports that are attached as annexures to the Scoping Report and town planning application.
	What do they want to rezone it to??? I CANT COMMENT IF I dont know		Mark Dumbleton		Please refer to the full Scoping

Comments and Response Table Pre-Application Phase:

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

	what the issue is?				Report.
	This will an unwise decision for the neighborhood and George as a town. Rather build a new hospital...!		Marlene Quinot		Your opinion is noted.
	Need more detail		Martie du Brutn		Please refer to the full Scoping Report.
	The area surrounding the dam is one of the last peaceful and un-developed areas left in George. Developing the area will lead to noise pollution as well as a real danger of water pollution in the town's main water supply.		Martin		Please refer to Sections 3.1.5 and 3.1.6 of the Comments and Responses Report.
	What type of housing		Mathew James Beresford-Carter		Please refer to the full Scoping Report.
	Not enough water for the current residents of George, why develop?		Matthys Fourie		The infrastructure demands of the proposed development have been assessed by experts and is elaborated in the specialist reports that are attached as annexures to the Scoping Report and town planning application. The proposed development will hold many benefits to the George community as detailed in the reports submitted with the application.
	Noise.... use the current saasveld student area and develop that more effectively and aesthetically pleasing... Keep All the green areas unspoilt... and make an effort to make the current green belts in the town more effective and stop just hacking up what we have.... there is currently so little being done to current green areas and center of town.... NO to new development... and YES to better management of what we currently have in town..		Megan soekoe		Please refer to Section 3.1.5 of the Comments and Responses Report.
	We are in desperate need of new Hospitals and Clinics. We cannot accommodate an influx of people if we cannot give them medical care!!!!		Mev MJS Naudé		Your opinion is noted.
	The people love to use the dam for hiking and biking and running. Please don't spoil the bit of nature the whole family can enjoy		Michelle Jansen van Vuren		Please refer to Section 3.1.1 of the Comments and Responses Report.
	Housing is a problem in George. We need more housing developments		Michelle Lötze		Your opinion is noted. The George

Comments and Response Table Pre-Application Phase:

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

	under 1 million class closer to the CBD				Municipal Spatial Development Framework promotes densification in suitable built-up areas, and target strategically located vacant land for infill urban development.
	Please keep our most important dam safe and clean leave it green and protect our little bid of wild animals that is still left there.		Miena Klaassen		Your opinion is noted.
	NO DEVELOPMENT!!!		Mienie Ellis		Your opinion is noted.
	It would totally change the character of the area, and it won't be long before dogs will not be allowed as is the case at the current campus.		Minette van Schalkwyk		Please refer to Section 3.1.1 of the Comments and Responses Report.
	Increased stress on the water supply. Waste water and pollution flowing into the George drinking supply from such a close development. Decrease in property value due to the development. Increase in traffic where roads are not designed able to handle the volume. Increase in crime in the area. No positives for immediate residents?		MP Veltman		Please refer to Sections 3.1.7, 3.1.9 and 3.1.10 of the Comments and Responses Report.
	The dam area is one of the only safe places left 8n George for people to hike walk families and dogs run cycle fish canoe and I do not believe this privilege should be taken away from us.		Mrs Sandra Du Toit		Please refer to Section 3.1.1 of the Comments and Responses Report.
	This is our main water supply! Are we going the same way as the Vaal. ? Contamination? Bad idea! 😞		Mrs. M. Glaysher		Your opinion is noted.
	Protect the water source and build it across from the mall - lots of land there		Nannette van Rooyen		Your opinion is noted. The area you are talking about is private property and not the Municipalities property.
	Please leave the natural landscape surrounding George dam. As a child we use to have picnics at the dam, later we horseride there alot as well as hiking and cycling. It is beautiful please don't develop!		Naomi Viviers		Please refer to Section 3.1.1 of the Comments and Responses Report.
	We cannot destroy ALL of our nature. Please. Save what we have left of it!		Natasha Lisa Jacobson		Please refer to Section 3.1.6 of the Comments and Responses Report.
	Ontwikkeling langs die dam,hou n ernstige bedreiging in vir die goeie gehalte van watervoorsiening aan George.		Nellie van Wyk		The infrastructure demands and any potential upgrades for the proposed development have been

Comments and Response Table Pre-Application Phase:

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

					<p>assessed by experts and is elaborated in the specialist reports that are attached as annexures to the Scoping Report and town planning application.</p> <p>The water restrictions are not on account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rain water and apply water saving measures in their designs.</p>
	There's a lot of space where the trees got burned. Leave the damn		Nomcebo Gama		Your opinion is noted.
	Pollution of drinking water, infrastructure not sufficient in suburban area. Ecology will be disturbed. Disturbance of peace.		Ockert Scholtz		Please refer to Sections 3.1.7, and 3.1.5 of the Comments and Responses Report.
	<p>If done with the necessary buffers and protections and public retain access to the area for recreational uses (i.e. around the banks of the dam) I believe it could be good for George but I have the following concerns:</p> <ol style="list-style-type: none"> 1. Does George have sufficient water supply for new development (there was a moratorium on development a couple years ago, our supplies have not substantially increased (especially in light of climate change uncertainty). 2. With what water and do those sports fields get irrigated, given they 		Patrick Killick		<p>Please refer to Sections 3.1.7, and 3.1.5 of the Comments and Responses Report.</p> <p>The George Municipal Spatial Development Framework promotes densification in suitable built-up areas, and target strategically located vacant land for infill urban</p>

Comments and Response Table Pre-Application Phase:

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

share the valley with the drinking water dam, I assume the water will be raw water quality (not sewage or waste water) there will be little to no fertilizers, pesticides? 2. In the wake of the the fees must fall protests and other violent protests happening in South Africa, are tertiary institutions "good" neighbors (or do they invite unrest and destruction). 3. Should the focus not be to attract developments that target the densification and re-development of George CBD area to make it safer and more appealing to business.				development. There is no risk of decentralisation as the business component is small and localised and is focussed on an entertainment and recreation niche as opposed to the corporate and office niche of the CBD.
There should be enough space for this development to be done on the existing NMU campus grounds, without claiming this area which is extensively used by residents for recreational purposes		Pauline van den Berg		Please refer to Section 3.1.2 of the Comments and Responses Report.
Please send me all the relevant documentation with regard to the proposed rezoning		PC Barrett		Please refer to the full Scoping Report.
The dam is for our drinking water and families to experience nature. I am fully against rezoning and residential devolment of the area		Percy Bezuidenhout		Please refer to Section 3.1.1 of the Comments and Responses Report.
Leave our dam alone. No development please		Percy Bezuidenhout		Your opinion is noted.
Our water is too precious		Peter Veysie		Your opinion is noted.
Dont spoil nature!		Peter Zylstra		Your opinion is noted.
The planning and environmental impact for this venture has not been properly. This space can maybe be used for a normal Housing project, a Squash Court, Indoor Swimming Pool, Picnic areas etc. The Varsity can be built at the present vacant ground at Nelson Mandela University. It has the infrastructure in place . Just extend.		Peter-John Hannabus		Your opinion is noted. Please refer to Section 3.1.2 of the Comments and Responses Report.
We need our green spaces, development can move to other areas further away from the dam.		Petro Fourie		Please refer to Section 3.1.2 of the Comments and Responses Report.
Not enough water in the dam for the amount of people!		Petro Fourie		The infrastructure demands of the proposed development have been assessed by experts and is elaborated in the specialist reports that are attached as annexures to the Scoping Report and town planning application.
Not enough water in the Garden Route Dam. We do not need		Pieter Eksteen		The infrastructure demands of the

Comments and Response Table Pre-Application Phase:

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

	development around our only dam!				proposed development have been assessed by experts and is elaborated in the specialist reports that are attached as annexures to the Scoping Report and town planning application.
	George will not be able to accommodate the additional water demand as we are still under water restrictions and besides that we will be destroying our beautiful nature area around the dam.		Pieter van Tonder		<p>The infrastructure demands of the proposed development have been assessed by experts and is elaborated in the specialist reports that are attached as annexures to the Scoping Report and town planning application.</p> <p>The water restrictions are not on account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rain water and apply water saving measures in their designs.</p>
	Don't like the idea of further development on the borders of the dam - sewerage water often runs into the dam from the Eden pump station and development won't make it any better - also you keep on changing		PJ CROUS		Please refer to Section 3.1.7 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	the plans - why an university on the best piece of land - move everything towards saasveld road if you need to develop				
	The old Saasveld campus is run into a horrible state since NMU took over. Why build something new when you can even manage the existing university. Use your brain and think about this logically, the person who thought about this is not really very clever.		Reiner Schillack		Please refer to Section 3.1.2 of the Comments and Responses Report.
	Rezoning will spoil natural surroundings make its enjoyment exclusive. Also the largely pristine environment will become polluted which is great concern since this involves George's drinking water.		Reinet Saunders		Please refer to Sections 3.1.1 and 3.1.7 of the Comments and Responses Report.
	Keep the dam area clear of any development. Keep it natural. Develop elsewhere		Renier Prins		Your opinion is noted.
	It is quite obvious that no proper environmental impact study has been carried out. If it has it has been done by a moron.		Richard Welch		The EAPs responsible for compiling the Scoping Report are EAPASA Registered and Independent and have taken the findings of the specialists into account when compiling the Scoping Report. Could you please indicate the specific points in the report you think are written by a moron? "Moron" was coined in 1910 by psychologist Henry H. Goddard from the Ancient Greek word μωρός (moros), which meant "dull" and used to describe a person with a mental age in adulthood of between 7 and 10 on the Binet scale. I can assure you there were no 7 to 10 year olds involved in writing of these reports.
	A similar development were proposed at Le Grand development which would result in the decentralization of the existing CBD as well as unlocking economical potential of this area.		Ricus		This development proposal cannot be compared to Le Grand, situated 13km from the CBD and 9 km from the closest employment opportunities. There is no risk of decentralisation as the business component is small and localised

Comments and Response Table Pre-Application Phase:

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

					<p>and is focussed on an entertainment and recreation niche as opposed to the corporate and office niche of the CBD.</p> <p>The proposed development is situated approximately 5km from the industrial area and 4.5km from the CBD.</p> <p>The proposed development is situated 4km from the eastern node and presents opportunity to increase footfall to support growth of this node. With potential direct link roads, the node can be accessed via NMT means by residents and students alike.</p> <p>Ideally, an institution of this nature would be preferred within the CBD, however the CBD does not offer land large enough to yield a facility of suitable scale.</p>
	The Eden community needs outdoor space for leisure activities such as walking, hiking, picknicking, mountain biking, trail running, etc. These areas are diminishing at a rapid rate and we must stop this unnecessary development! There must be alternative, less sensitive areas which would lend themselves to the proposed development. Not to mention the threat to George's main water supply! The proposal definitely does not get my vote!		Robert de Reuck		Please refer to Section 3.1.1 of the Comments and Responses Report. This area was included in the Urban Edge in 2013 and went through a public participation process. Rezoning of properties and EIA processes do not work on a vote system.
	Expand the existing facility and leave the area unblemished.		Roger Duncan		Please refer to Section 3.1.2 of the Comments and Responses Report.
	The pristine surroundings of the Garden Route Dam should be maintained and developed for recreational use of everyone. Saasveld Campus should be the first choice for setting up additional educational facilities.		Rolf Stumpfe		Please refer to Section 3.1.2 of the Comments and Responses Report.
	We are supposedly in a green area - Tourists are invited to enjoy our nature. But, we don't have much nature left, do we??? Our		Ronelle Wagenaar		The urban edge serves the purpose to contain development and

Comments and Response Table Pre-Application Phase:

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

	infrastructure can in any case not tolerate more people!!				prevent outward expansion. The objective, among others is to safeguard the outer natural areas and optimise development on vacant and under-utilised land within the existing urban boundaries
	Once you start developing you will destroy nature and the natural look of the area around the dam!! We are proud to live in George with such pristine nature scenes. Please stop!!! And rethink your actions. Once you destroyed it it can't go back to what it was before.		Rose von Bratt		Your opinion is noted. Please see 3.1 of the comments and response report.
	This will be bad for the eco system we can not allow more wild animals to be pushed back up against the mountain away from their current habitat.		Rossouw du Toit		Your opinion is noted. Please see 3.1 of the comments and response report.
	I am for the rezoning provided normal public will still have access to enjoy the Dam and water quality is maintained.		Rouen Heiberg		Please refer to Section 3.1.1 of the Comments and Responses Report.
	Our kids need new and updated education structures in areas which are conducive to learning...also...the Dam area could very quickly become a low cost housing area... education infrastructure is much preferred.		Roy Kruger		Your opinion is noted.
	<p>This area is enjoyed by the public for its natural beauty. The development will spoil the environment permanently and lead to habitat loss of many fauna and flora species in the area.</p> <p>The increased stormwater runoff, with higher pollution due to the development (oil, rubbish etc.) will directly contaminate the dam water which is the main source of drinking water for George. This runoff will run into the dam close to the intake.</p>		Ruan Esapch		Please refer to Sections 3.1.1 and 3.1.7 of the Comments and Responses Report.
	I would like to see multiple case studies for such a development... some being a success e.g. Stellenbosch or Stanford and some that were not and the reasons so we can plan for success based on learnings from other cities. Perhaps an African success story e.g. Kenya, Botswana or Ghana could bolster the case for an African solution that will be more universally supported and not politically opposed.		Rudie Shepherd		Case studies are included into the Socio-Economic Baseline Assessment included into the Scoping Report.
	There is a university at NMU, dam needs to stay as is.		Rudolf Lubbe		Please refer to Section 3.1.2 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	Build more high schools instead for Children living in George		Samantha le Roux		Your opinion is noted.
	It is a proven financial mistake to sell any waterfront property to a private concern which restricts the public's access. To attract people from outside the town into the town they must have access to the waterfront and dam wall without needing to pay for it. They will spend money in numerous other ways. Eg V&A Waterfront and Hartbeespoort dam, where it is impossible to access the waterfront without entering onto privately owned property at costs with resulting reduced inflow of tourism, as opposed to Emmerentia dam where people come from far and wide to walk around the parks and dam and then spend time in adjacent areas where entertainment and industry have developed.		Samantha Schaffler		Please refer to Section 3.1.1 of the Comments and Responses Report. Public access to the dam will not be restricted.
	Ek glo daar behoort genoeg plek te wees om te ontwikkel by bestaande Kampus. En met al die misdaad by Witfontein is die area na en om die dam die veiligste vir inwoners om te stap en fiets te ry.		Sampie van den Berg		Please refer to Sections 3.1.1 and 3.1.2 of the Comments and Responses Report.
	George needs a new hospital as well as a new dam before we need another university. Enlarge the current one.		Sandra Du Toit		Your opinion is noted. This development proposal is for a university not a hospital
	The reason we bought in the area is the safety, silence and serenity. This will greatly influence the area dynamics, increase traffic load, pedestrian volume and overall negatively affect neighborhood safety. It is expected that noise levels will greatly increase with such a development, especially over weekends. That will not be acceptable.		Sonia Veltman		Please refer to Sections 3.1.5 and 3.1.10 of the Comments and Responses Report.
	The Garden Route dam area must be changed into a park and stay a green zone so that all of George can still enjoy it. There is more than enough space around town for a tertiary educational site.		Sunelle Pretorius		Please refer to Section 3.1.2 of the Comments and Responses Report.
	Please leave the dam as it is where are we going to get water		Susan-anne Smit		Please refer to Section 3.1.6 of the Comments and Responses Report.
	Although I would like more information on this project, I am against the development of this land as it is the land surrounding our drinking water; there is limited amount of space there and it is one of the few gems in George where families can really just enjoy nature fully.		Tanya Chant		Please refer to Section 3.1.1 of the Comments and Responses Report.
	Ongoing destroying of fynbos/nature due to commercial development must be stopped. Conservation of fynbos/nature around dam area more important for next generations.		Teresa Joubert		Your opinion is noted. Please refer to Section 3.1.1 of the Comments and Responses Report
	To make a better future for garden route people by putting money to the Municipality		Thandiswa		Your opinion is noted.

Comments and Response Table Pre-Application Phase:

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

	Daar moet verseker meer moeite gedoen word aan die minder bevoorregde gedeeltes van die dorp.		Thea-Mari Venter		Your opinion is noted.
	We are already suffering water restrictions for a long time. How can you develop without even being able to supply the existing demand?		Thys Fourie		<p>The infrastructure demands of the proposed development have been assessed by experts and is elaborated in the specialist reports that are attached as annexures to the Scoping Report and town planning application.</p> <p>The water restrictions are not on account of a critical distress in respect of our water resources, as is reflected in the statistics regarding the dam water levels. Awareness and regard to consumer behaviour needs to be embedded as all of society must adapt and acquire habits that is resource frugal.</p> <p>Scarcity of water can however not serve as a deterrent for development. Adherence to this argument would imply that a halt must be placed on all development throughout the city. All new developments are required to harvest rain water and apply water saving measures in their designs.</p>
	Bad idea		Tim toovey		Your opinion is noted.
	I'm positive that there are other empty sites available in George		Tina Coetzee (J.C.)		Please refer to Section 3.1.2 of the Comments and Responses Report.
	Not at all good for our eco systems and fynbos. Enough space at current Nmu to expand the existing campus		Tobias van Rensburg		Please refer to Section 3.1.1 of the Comments and Responses Report.
	Extended the rezoning time for all to comment		Tony Seaborne		Please refer to Section 3.1.11 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

I am against the development so I guess ticking the first block is correct? The question is unclear and may lead to confusion - maybe re-word as 'against rezoning' and 'for rezoning'. What is present? Also, who issued this petition? Is it in fact a petition? Or is it a data collection exercise? I ask because I have a platform to share it but am not willing to do so until I know which organization or person is driving this. What is your privacy policy?		Tracey		Your opinion is noted. <i>The question is directed at the Facebook post and not related to the proposed development.</i>
George's infrastructures is already under strain Such a big development does not make sense , even more so in an area that should be protected		Tracey		Your opinion is noted.
We will loose the beauty and the freedom to enjoy nature at the place that belongs to the residents of George. Not to mention the water issue we have when the rain doesn't come as expected. More people more water needed.		Tracey Crous		Please refer to Section 3.1.5 of the Comments and Responses Report.
The infrastructure in the Loerie Park area does not allow the increase in housing, traffic, people, street. If the entrance is moved to Madiba Rd and a high wall is built around the development, it will be more acceptable.		Ulrich Frank Kahts		Please refer to Section 3.1.10 of the Comments and Responses Report.
I do not live in George, but a friend notified me of the rezoning and I do not think it is a good idea.		Werner Crous		Your opinion is noted.
Pollution of water. Not enough water for a big development. Traffic and noise.		Wilhelmina, M.I van der Merwe.		Please refer to Sections 3.1.7 and 3.1.10 of the Comments and Responses Report.
A more flowing street pattern from the access points to the waterfront area may be considered. This movement will carry the highest traffic. On the other hand you probably want to slow down the traffic by a less flowing pattern, in which case roundabouts which flow and distribute traffic well at the junctions, are supported.		Willem de Kock		Please refer to Section 3.1.10 of the Comments and Responses Report.
Die beplande uitbreiding gaan veroorsaak dat 1. baie besoedelde afloopwater in die dam gaan beland waar afloop reenwater, onbesoedeld, tans deur die bestaande plantegroei grootendeels opgeneem word. 2. baie meer watersport sal plaasvind wat ook tot addisionele besoedeling sal bydra. 3. Gaan kyk maar hoe lyk die damme in Gauteng ens. waar ontwikkeling tot op die rand van die damme is, die water is groen van die besoedeling !		Willem Gerhardus Swanepoel		Please refer to Section 3.1.7 of the Comments and Responses Report.

Comments and Response Table Pre-Application Phase:

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

	Ek keer die beplande uitbreiding in die sterkste taal af!				
	messing up environment, if you get to close to dam. Water will also be definitely contaminated		Willem Lubbe		Please refer to Section 3.1.7 of the Comments and Responses Report.
	A development of such (university) next to the only water supply for George should be seriously considered (population, litter, etc.) unless the government is considering building a new dam in close proximity.		William Fick		Please refer to Section 3.1.7 of the Comments and Responses Report.
	Live on the edge if the rezoning part, due to the dam getting used for recreation activities and also that the development will add strain to the already strained water supply.		Yvette Borrett		Please refer to Section 3.1.7 of the Comments and Responses Report.

COMMENT ON UNIVERSITY DEVELOPMENT

Proposed university development at Garden Route Dam.

Journalist Alida de Beer | Tuesday, 23 June 2020, 10:03



An artist's impression of the university precinct development proposed at the Garden Route Dam. The total footprint of the development is 118ha (open spaces included).

GEORGE NEWS - The draft scoping report for a proposed university precinct development at the Garden Route Dam has been made available to the public for comment.

This follows the completion of the rezoning of the land - the George Municipality's property - following enquiries from tertiary institutions with regard to the possible establishment of campuses in George.

A campus with a university and / or research institute covering 13,7ha is the main element of the development which will also include a waterfront commercial development (4,7ha), hotel (1,6ha), medium density residential / group housing (5,5ha), apartments / student housing (4,8ha) and single residential (5,8ha) zones.

An area of 67ha (almost 60%) of the area will be retained as open spaces and will encompass parks and "natural" areas.

According to the draft scoping report compiled by Sharples Environmental Services (SES), a sports oval, big enough for a cricket field or athletics track, and additional sport fields (with international standard rugby / soccer fields) are part of the plans. The residential portions are located on the northwestern and southwestern boundaries of the site (near the existing surrounding residential area). Student housing is proposed to be placed mostly on the eastern side of the development (towards Saasveld).

An application for environmental authorisation as well as for a water use licence application have been launched. Public comment on the water use licence application must be submitted by no later than 19 August, and on the environmental authorisation process by no later than 20 July.

Visit the [SES website](#) to register as an I&AP or contact Betsy Ditcham on 021 554 5195 or at betsy@sescc.net for more information. Postal address: PO Box 447, Milnerton, 7435.



The development is located on the edge of the Garden Route Dam.

Proposal 'an outrage'

A resident living on a property overlooking the dam, aired her concern to George Herald and said the development is "an outrage" as it is located right on the city's water source. "I fear for the storm water drainage and sewage that could land in the dam during floods. Our houses will look straight into the housing estate. There will be no privacy. It will become a very noisy neighbourhood because this area is like an amphitheatre - you can hear every single conversation people have walking along the trails here."

Water demand

The unhappy resident also questioned water supply capacity with George being permanently on water restrictions. "What will we do if this development and the [Sallywood development](#) go ahead?"

According to the scoping report, the estimated average daily water demand of the development will be 3,06 million litres. Wastewater will gravitate to the existing Glenwood pump station from where it will enter the existing system towards the Outeniqua Waste Water Treatment Works, which is being upgraded to increase capacity. New pump stations will be part of the system that will drain wastewater from the proposed development to the Glenwood pump station.

Notification delivery

Pharaoh is also unhappy that the notification of the development was left in their gate. "This is hardly a responsible way of involving the public in the process for such a massive change. It gives the impression that they just do it because they have to."

Sharples Environmental Services (SES) commented as follows:

SES has been appointed by the George Municipality to conduct the environmental authorisation process for the Garden Route Dam project and are using a number of means to inform the public of the project, the intent being that interested and affected parties (I&APs) have an opportunity to comment on the proposals and the various documents.

We are also engaging with all authorities who may have jurisdiction or issues of concern with regard to the proposal. Unfortunately, due to Covid-19, the post office is not open and the background information document (BID) could not be posted.

As such, we therefore personally hand delivered the BID to the properties surrounding the Garden Route Dam, ensuring all Covid-19 safety precautions were taken, i.e. sanitising, wearing of face masks and social distancing, in line with our public participation plan which was approved by the Department of Environmental Affairs and Development Planning (DEA&DP).

Confirmed Covid-19 cases in Garden Route District:

George	3551
Bitou	618
Knysna	1512
Mossel Bay	2350
Hessequa	317
Oudtshoorn	1417
Kannaland	112
Garden Route Total	9807

**Looking for a place to rent?**
Browse our selection of SA rentals.

**PRIVATE PROPERTY**
privateproperty.co.za




Related Articles

More General


**Emotional well-being...**
GEORGE NEWS - George Hospital is proud to have been chosen...

**Bazil Petrus is terug by...**
GEORGE NUUS EN VIDEO - Die DA het vanoggend verras met die...

CONNECT WITH US



Emergency Numbers

**WEATHER 21°C**
Friday 14:53
overcast clouds
Tomorrow: broken clouds | 13° | George

We'll try not to show that ad again

**CATALOGUES**

**ADS**

**PROPERTY**

**CARS**

**BIZ**

**EDEN MATCHMAKER**

We are committed to informing people of the development. Apart from personally hand delivering BIDs, we have placed an advertisement in the *George Herald* and have placed three notices on site informing the public of the proposed development. We have also emailed the BID to as many identified interested and affected parties as well as authorities as possible and have put the various documents on our website for download.

It should be noted that there are a number of opportunities for I&APs to comment on the proposal. We welcome comment from all sectors of the community but more specifically we would like to understand what issues of concern the I&APs may have on the proposal.

A large amount of time and effort has gone into preparing the proposal and reports and investigating the impacts of the proposal on the receiving environment and we want those who may have comments to raise their issues of concern in order for us to address them in a comprehensive manner.

We have just started the first 30 day public advertising process which is the pre-application process. Following this is the application process which has another 30 day commenting period and thereafter is the 30 day public participation process on the environmental impact report. Today marks the 4th day of an approximately 10 month environmental process, providing ample opportunity for I&APs to comment on all the reports.

'We bring you the latest George, Garden Route news'

Read more about: [university](#) [garden route dam](#) [development](#) [campus](#)

Posted on: 10:03 Tue, 23 June 2020

COVID-19
Please support us.
Read more.

Share this

[f](#) [t](#) [in](#) [p](#) [w](#) [s](#)

Ad closed by Google
Ad closed by Google

<https://adsettings.google.com/whythisad?reasons=AB3afGEAAAX/W1bW251bGwsWzEwLDlyXSrudWksLG51bGwsbnVsbCxbJGwMTcyll0sbmVsbCtudWksLG51bGwsbnVsbC>

ALSO ON WWW.GEORGEHERALD.COM

Inwoners besorg oor Vicbaai-situasie

7 days ago • 1 comment

GEORGE NUUS - Besorgde inwoners van George...

EFF in George reacts to Clicks advert

18 days ago • 2 comments

GEORGE NUUS & VIDEOS - A national...

Opposite vies oor DA 'n hoofuitspraak as ...

a month ago • 1 comment

GEORGE NUUS - 'n Persverklaring...

Parliament mulls Sign Language as official ...

20 days ago • 1 comment

NATIONAL NEWS - The Parliamentary...

2 Comments www.georgeherald.com [Disqus' Privacy Policy](#)

Login

Recommend [t](#) [t](#) [f](#) [s](#)

Sort by Best

Join the discussion...

LOG IN WITH

OR SIGN UP WITH DISQUS



Name



Christian Fourie • 3 months ago

Just another development scam riding on the back of local tax payers. According to Steyn, **Chinese investors** have now come on board and the development has the **backing of the national government**.

Steyn said the original vision for the development - to create a mini-city covering 437 hectares - is still the same. One of the main attractions will be facilities similar to a Hollywood for South Africa where international films can be made. It will be called 'Sallywood'. The original plans included residential, commercial and hotel accommodation components, an international convention centre, sport centre, a university and sport science centre.

^ | v • Reply • Share



Andre Buitendag • 3 months ago

Nie 'n slegte idee nie maar die munisipaliteit kan nie eers die privaat hospitaal toestemming gee om 'n state of the art hospital te bou nie.

^ | v • Reply • Share

[Subscribe](#) [Add Disqus to your site](#) [Do Not Sell My Data](#)

DISQUS

End of article

COMMENT ON UNIVERSITY DEVELOPMENT

Proposed university development at Garden Route Dam.

Journalist **Alida de Beer** | Tuesday, 23 June 2020, 10:03



An artist's impression of the university precinct development proposed at the Garden Route Dam. The total footprint of the development is 118ha (open spaces included).

GEORGE NEWS - The draft scoping report for a proposed [university precinct development](#) at the Garden Route Dam has been made available to the public for comment.

This follows the completion of the rezoning of the land - the George Municipality's property - following enquiries from tertiary institutions with regard to the possible establishment of campuses in George.

A campus with a university and / or research institute covering 13,7ha is the main element of the development which will also include a waterfront commercial development (4,7ha), hotel (1,6ha), medium density residential / group housing (5,5ha), apartments / student housing (4,8ha) and single residential (5,8ha) zones.

An area of 67ha (almost 60%) of the area will be retained as open spaces and will encompass parks and "natural" areas.

According to the draft scoping report compiled by Sharples Environmental Services (SES), a sports oval, big enough for a cricket field or athletics track, and additional sport fields (with international standard rugby / soccer fields) are part of the plans. The residential portions are located on the northwestern and southwestern boundaries of the site (near the existing surrounding residential area). Student housing is proposed to be placed mostly on the eastern side of the development (towards Saasveld).

An application for environmental authorisation as well as for a water use licence application have been launched. Public comment on the water use licence application must be submitted by no later than 19 August, and on the environmental authorisation process by no later by 20 July.

Visit the [SES website](#) at to register as an I&AP or contact Betsy Ditcham on 021 554 5195 or at betsy@sesc.net for more information. Postal address: PO Box 447, Milnerton, 7435.



The development is located on the edge of the Garden Route Dam.

Proposal 'an outrage'

A resident living on a property overlooking the dam, aired her concern to George Herald and said the development is "an outrage" as it is located right on the city's water source. "I fear for the storm water drainage and sewage that could land in the dam during floods. Our houses will look straight into the housing estate. There will be no privacy. It will become a very noisy neighbourhood because this area is like an amphitheatre - you can hear every single conversation people have walking along the trails here."

Water demand

The unhappy resident also questioned water supply capacity with George being permanently on water restrictions. "What will we do if this development and the [Sallywood development](#) go ahead?"

According to the scoping report, the estimated average daily water demand of the development will be 3,06 million litres.

Wastewater will gravitate to the existing Glenwood pump station from where it will enter the existing system towards the Outeniqua Waste Water Treatment Works, which is being upgraded to increase capacity. New pump stations will be part of the system that will drain wastewater from the proposed development to the Glenwood pump station.

Notification delivery

Pharaoh is also unhappy that the notification of the development was left in their gate. "This is hardly a responsible way of involving the public in the process for such a massive change. It gives the impression that they just do it because they have to."

Sharples Environmental Services (SES) commented as follows:

SES has been appointed by the George Municipality to conduct the environmental authorisation process for the Garden Route Dam project and are using a number of means to inform the public of the project, the intent being that interested and affected parties (I&APs) have an opportunity to comment on the proposals and the various documents.

We are also engaging with all authorities who may have jurisdiction or issues of concern with regard to the proposal. Unfortunately, due to Covid-19, the post office is not open and the background information document (BID) could not be posted.

As such, we therefore personally hand delivered the BID to the properties surrounding the Garden Route Dam, ensuring all Covid-19 safety precautions were taken, i.e. sanitising, wearing of face masks and social distancing, in line with our public participation plan which was approved by the Department of Environmental Affairs and Development Planning (DEA&DP).

We are committed to informing people of the development. Apart from personally hand delivering BIDs, we have placed an advertisement in the *George Herald* and have placed three notices on site informing the public of the proposed development. We have also emailed the BID to as many identified interested and affected parties as well as authorities as possible and have put the various documents on our website for download.

It should be noted that there are a number of opportunities for I&APs to comment on the proposal. We welcome comment from all sectors of the community but more specifically we would like to understand what issues of concern the I&APs may have on the proposal.

A large amount of time and effort has gone into preparing the proposal and reports and investigating the impacts of the proposal on the receiving environment and we want those who may have comments to raise their issues of concern in order for us to address them in a comprehensive manner.

We have just started the first 30 day public advertising process which is the pre-application process. Following this is the application process which has another 30 day commenting period and thereafter is the 30 day public participation process on the environmental impact report. Today marks the 4th day of an approximately 10 month environmental process, providing ample opportunity for I&APS to comment on all the reports.

'We bring you the latest George, Garden Route news'

Read more about: [university garden route dam development campus](#)

Posted on: 10:03 Tue, 23 June 2020

GARDEN ROUTE DAM: CONCERN OVER DEVELOPMENT

Journalist Alida de Beer | Wednesday, 29 July 2020, 08:00

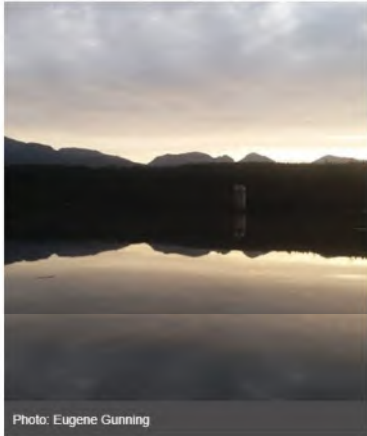


Photo: Eugene Gunning

Update

GEORGE NEWS - The Garden Route Action Group (Gardag) is among those who are concerned over the impact of the proposed university precinct development at the Garden Route Dam.

George Municipality is in the process of rezoning the land (remainder of erf 464) to allow for a commercial waterfront, residential and tertiary educational development.

Ad closed by Google

Ad closed by Google

In its comment submitted to SES, Gardag says the development will place additional strain on water resources on top of seven other planned developments (the Crocodile Farm, land adjacent to Mount View, King George social housing development, Horse Riding Club land near the mall, Groenkloof expansions, future expansion of Kraaibosch, and housing at Pacaltsdorp).

Also, George Municipality has indicated that it will have to cut its budget by R80-million because of the economic climate and Covid-19, which will aggravate existing budgetary constraints on bulk services maintenance.

Sewage leakages into the Kat River, one of the rivers feeding the dam, give the impression that the municipality is not able to maintain present sewer networks, "let alone a brand new one at the Garden Route Dam".

"Aquatic experts have warned about the poor river health. SES' own aquatic expert refers to the presence of sewage in the Kat River and has given it a D and F rating," reads Gardag's statement.

"The risk of pollution is significantly increased by allowing the commercial component to be constructed right on the dam without a buffer riparian zone. Studies by NIMU have also shown dire predictions about how soon the city will run out of water at the current growth rate.

"The Breede-Gouritz Water Management Agency (BGCMA) also wants a review of water availability in the region done, based on existing information that takes the current harsh economic realities into consideration.

"They say that the current water supply situation in the Garden Route area is critical as a result of severe droughts."

Traffic load, visual impact

Dean Chandler, a concerned resident in Eden, raises concerns about an excessive increase in traffic load and congestion on suburban roads that are already overburdened during peak times, the impact on water supply and solid waste management.

He also wants to know what capacity the city's existing landfill and solid waste disposal sites have to accommodate the increased pressure from this and other developments.

He says the potential visual impact and noise disturbance that it will have on the peaceful suburbs of Eden and Loeire Park and the resulting potential negative impact on property values that could result is another concern.

"With reference to the draft proposed rezoning document as prepared by Aurecon, the extent of the development as illustrated in this report is substantially more impactful on these suburbs than that illustrated in the Sharples EIA submission. It is quite clear that the intentions are quite different.

Confirmed Covid-19 cases in Garden Route District:

George	3551
Bitou	618
Knysna	1512
Mossel Bay	2350
Hessequa	317
Oudtshoorn	1417
Kannaland	112
Garden Route Total	9807

WorldRealty

Ad closed by Google

Related Articles

More General

Emotional well-being...

GEORGE NEWS - George Hospital Basil Petrus is terug by...

GEORGE NUUS EN VIDEO - Die DA het vanoggend verras met die...

CONNECT WITH US

f t y r i

Emergency Numbers

WEATHER 17°C

Friday 11:52

few clouds

Tomorrow: light rain | 13° | George

Ad closed by Google

CATALOGUES

ADS

PROPERTY

CARS

BIZ

"The proposal per Aurecon impacts substantially more on the existing suburbs of Eden and Loeie Park. There is already a huge outcry from the local residents in this regard and this must be re-addressed."

(Read his letter below)

Concerns to be addressed

Betsy Ditcham of SES said that there are a number of opportunities for interested and affected parties (I&APs) to comment on the proposal. "A large amount of time and effort have gone into preparing the proposal and reports and investigating the impacts of the proposal on the receiving environment, and we want those who may have comments to raise their issues of concern in order for us to address them in a comprehensive manner."

The George Municipality in a statement says there are "several misleading rumours and distorted information" being circulated regarding the development proposals for the land south of the Garden Route Dam. [Read the municipality's statement here.](#)

Ad closed by Google

John Sharples from Sharples Environmental Services commented as follows:

We would encourage all Interested and Affected Parties to thoroughly read the reports on the project. More than 1000 hours of professional time has been spent on developing the proposal and writing reports.

Unfortunately due to the complex nature of approvals and Authorisations a cursory look at the documents and reports will not give one the whole picture.

Much has been written in the documents and reports about the serious attempt to ensure the area remains not only an asset to the whole population of George but also becomes a more formalised area for recreation and relaxation. We are concerned that there seems to be a notion that the EIA process can be influenced by voting either yes or no. This is not the case. The EIA process is looking for issues of concern so that these can be addressed. Only formally submitted comments and concerns can be addressed, while informal "votes" have no real value in determining the impacts of the development proposal.

We are concerned that the opportunities to add value to the process are going to be lost. The social and economic benefits of a University / College precinct are huge and will benefit the whole population of George. Likewise the environment needs to be protected. The residents of George as a whole need to take ownership of open spaces and support the Municipality in keeping them safe and clean and usable. This is an opportunity to get involved in the legislative processes but it is imperative that I&APS read through the reports, understand the proposals and raise issues of concern which can be addressed. Shouting loudly, voting yes or no and spreading fake news is not going to have any impact on the legislative processes.

DEAN CHANDLER'S LETTER

Dean Chandler, George:

I am not opposed to proposed development at the Garden Route Dam, in fact quite the contrary. However, there are serious concerns raised with conflicting information which I believe needs to be carefully addressed.

Some of my concerns are:

1. Excessive increase in traffic load and congestion on existing suburban roads. These roads are already over-burdened during peak times. Refer to the Saasveld / Knysna road and Saasveld Glenwood road intersections. Meyer and Stander streets are both narrow roads which currently do not even allow for passing traffic if there are stationary parked cars on one or both sides of these roads. It is understood that a traffic impact assessment is to be carried out but there will be a substantial infrastructure upgrade required to accommodate this and one has to wonder if this will ever be fully implemented.

Ad closed by Google

2. Impact on water supply. It took some 15 years or so for the raising of the existing level of the Garden Route dam wall and spillway to be completed so this has barely caught up with the ever increasing demand on this resource. The dam has also been silted up over the years so the capacity is also less than it potentially used to be.

3. Impact on solid waste management. What capacity does the city's existing landfill and solid waste disposal sites have to accommodate the increased pressure from this and other developments?

4. Proximity of development to the region's sustainable drinking water supply and the negative impact that such a development will have in terms of pollution of this water source.

EDEN MATCHMAKER

YOUR OPINION

Matric farewells these days are...

☐ Over the top

35 %

☐ Expensive

65 %

☐ Classy

0

VOTE

MAGZTER

Your Local
Community
News

GEORGE
HERALD

Find us on any device on the Magzter app or click here

Ad closed by Google

EDEN
Matchmaker

SEARCH OR PROFILE

Find your perfect match now!



NoName2020

I'm a 61 year old man looking to meet women between the ages of 53 and 58.

[View Profile](#)



Rabedu

I'm a 55 year old man looking to meet women between the ages of 40 and 55.

[View Profile](#)



Nyandano1204

I'm a 34 year old woman looking to meet men between the ages of 31 and 45.

[View Profile](#)



Maplix

I'm a 39 year old woman looking to meet men between the ages of 45 and 60.

[View Profile](#)

[View more profiles](#)

5. The potential visual impact and noise disturbance that this development will have on the existing peaceful suburbs of Eden and Loerie Park and the resulting potential negative impact on property values that could result. With reference to the draft proposed rezoning document as prepared by Aurecon, the extent of the development as illustrated in this report is substantially more impactful on these suburbs than that illustrated in the Sharples EIA submission. It is quite clear that the intentions are quite different.

The proposal per Aurecon impacts substantially more on the existing suburbs of Eden and Loerie Park. There is already a huge outcry from the local residents in this regard and this must be re-addressed. It is very concerning that two approval processes/applications from two different consultants (Sharples and Aurecon) run with contradictory information that could have a serious impact.

6. The land use allocation of the Sharples and Aurecon reports differ significantly in that the latter has 15 hectares (29%) more developed area i.e. 15ha (29%) less public open space. One has to question why the environmental impact assessment being carried out is so different from the draft rezoning application. This is deeply concerning.

7. Why a university/research institute/academy? Why compete economically with the existing Saasveld campus of NMMU which is currently under-resourced, offering only limited courses and students.

I am very supportive of the concept of George becoming an academic hub for the Southern Cape. However, this should be done in a sustainable and complementary manner.

Previous articles:

- [Garden Route Dam Development - 'Distorted information being circulated'](#)
- [Garden Route dam development: Comment period extended](#)
- [Comment on University development](#)
- [New education frontiers to be established](#)
- [Saliwood project impact study for rezoning](#)



End of article

GARDEN ROUTE DAM: CONCERN OVER DEVELOPMENT

Journalist **Alida de Beer** | Wednesday, 29 July 2020, 08:00



Photo: Eugene Gunning

Update

GEORGE NEWS - The Garden Garden Route Action Group (Gardag) is among those who are concerned over the impact of the proposed university precinct development at the Garden Route Dam.

George Municipality is in the process of rezoning the land (remainder of erf 464) to allow for a commercial waterfront, residential and tertiary educational development.

The cut-off date for comment on the pre-application draft scoping report by Sharples Environmental Services (SES), that is doing the environmental impact assessment, has been extended from 20 July to 21 August.

In its comment submitted to SES, Gardag says the development will place additional strain on water resources on top of seven other planned developments (the Crocodile Farm, land adjacent to Mount View, King George social housing development, Horse Riding Club land near the mall, Groenkloof expansions, future expansion of Kraaibosch, and housing at Pacaltsdorp).

Also, George Municipality has indicated that it will have to cut its budget by R80-million because of the economic climate and Covid-19, which will aggravate existing budgetary constraints on bulk services maintenance.

Sewage leakages into the Kat River, one of the rivers feeding the dam, give the impression that the municipality is not able to maintain present sewer networks, "let alone a brand new one at the Garden Route Dam".

"Aquatic experts have warned about the poor river health. SES' own aquatic expert refers to the presence of sewage in the Kat River and has given it a D and F rating," reads Gardag's statement.

"The risk of pollution is significantly increased by allowing the commercial component to be constructed right on the dam without a buffer riparian zone. Studies by NMU have also shown dire predictions about how soon the city will run out of water at the current growth rate.

"The Breede-Gouritz Water Management Agency (BGCMA) also wants a review of water availability in the region done, based on existing information that takes the current harsh economic realities into consideration.

"They say that the current water supply situation in the Garden Route area is critical as a result of severe droughts."

Traffic load, visual impact

Dean Chandler, a concerned resident in Eden, raises concerns about an excessive increase in traffic load and congestion on suburban roads that are already overburdened during peak times, the impact on water supply and solid waste management.

He also wants to know what capacity the city's existing landfill and solid waste disposal sites have to accommodate the increased pressure from this and other developments.

He says the potential visual impact and noise disturbance that it will have on the peaceful suburbs of Eden and Loerie Park and the resulting potential negative impact on property values that could result is another concern.

"With reference to the draft proposed rezoning document as prepared by Aurecon, the extent of the development as illustrated in this report is substantially more impactful on these suburbs than that illustrated in the Sharples EIA submission. It is quite clear that the intentions are quite different.

"The proposal per Aurecon impacts substantially more on the existing suburbs of Eden and Loerie Park. There is already a huge outcry from the local residents in this regard and this must be re-addressed."

(Read his letter below)

Concerns to be addressed

Betsy Ditcham of SES said that there are a number of opportunities for interested and affected parties

(I&APs) to comment on the proposal. "A large amount of time and effort have gone into preparing the proposal and reports and investigating the impacts of the proposal on the receiving environment, and we want those who may have comments to raise their issues of concern in order for us to address them in a comprehensive manner."

The George Municipality in a statement says there are "several misleading rumours and distorted information" being circulated regarding the development proposals for the land south of the Garden Route Dam. [Read the municipality's statement here.](#)

John Sharples from Sharples Environmental Services commented as follows:

We would encourage all Interested and Affected Parties to thoroughly read the reports on the project. More than 1000 hours of professional time has been spent on developing the proposal and writing reports.

Unfortunately due to the complex nature of approvals and Authorisations a cursory look at the documents and reports will not give one the whole picture.

Much has been written in the documents and reports about the serious attempt to ensure the area remains not only an asset to the whole population of George but also becomes a more formalised area for recreation and relaxation. We are concerned that there seems to be a notion that the EIA process can be influenced by voting either yes or no. This is not the case. The EIA process is looking for issues of concern so that these can be addressed. Only formally submitted comments and concerns can be addressed, while informal "votes" have no real value in determining the impacts of the development proposal.

We are concerned that the opportunities to add value to the process are going to be lost. The social and economic benefits of a University / College precinct are huge and will benefit the whole population or George. Likewise the environment needs to be protected. The residents of George as a whole need to take ownership of open spaces and support the Municipality in keeping them safe and clean and usable. This is an opportunity to get involved in the legislative processes but it is imperative that I&APS read through the reports, understand the proposals and raise issues of concern which can be addressed. Shouting loudly, voting yes or no and spreading fake news is not going to have any impact on the legislative processes.

DEAN CHANDLER'S LETTER

Dean Chandler, George:

I am not opposed to proposed development at the Garden Route Dam, in fact quite the contrary. However, there are serious concerns raised with conflicting information which I believe needs to be carefully addressed.

Some of my concerns are:

1. Excessive increase in traffic load and congestion on existing suburban roads. These roads are already over-burdened during peak times. Refer to the Saasveld / Knysna road and Saasveld Glenwood road

intersections. Meyer and Stander streets are both narrow roads which currently do not even allow for passing traffic if there are stationary parked cars on one or both sides of these roads. It is understood that a traffic impact assessment is to be carried out but there will be a substantial infrastructure upgrade required to accommodate this and one has to wonder if this will ever be fully implemented.

2. Impact on water supply. It took some 15 years or so for the raising of the existing level of the Garden Route dam wall and spillway to be completed so this has barely caught up with the ever increasing demand on this resource. The dam has also been silted up over the years so the capacity is also less than it potentially used to be.

3. Impact on solid waste management. What capacity does the city's existing landfill and solid waste disposal sites have to accommodate the increased pressure from this and other developments?

4. Proximity of development to the region's sustainable drinking water supply and the negative impact that such a development will have in terms of pollution of this water source.

5. The potential visual impact and noise disturbance that this development will have on the existing peaceful suburbs of Eden and Loerie Park and the resulting potential negative impact on property values that could result. With reference to the draft proposed rezoning document as prepared by Aurecon, the extent of the development as illustrated in this report is substantially more impactful on these suburbs than that illustrated in the Sharples EIA submission. It is quite clear that the intentions are quite different.

The proposal per Aurecon impacts substantially more on the existing suburbs of Eden and Loerie Park. There is already a huge outcry from the local residents in this regard and this must be re-addressed. It is very concerning that two approval processes/applications from two different consultants (Sharples and Aurecon) run with contradictory information that could have a serious impact.

6. The land use allocation of the Sharples and Aurecon reports differ significantly in that the latter has 15 hectares (29%) more developed area i.e. 15ha (29%) less public open space. One has to question why the environmental impact assessment being carried out is so different from the draft rezoning application. This is deeply concerning.

7. Why a university/research institute/academy? Why compete economically with the existing Saasveld campus of NMMU which is currently under-resourced, offering only limited courses and students.

I am very supportive of the concept of George becoming an academic hub for the Southern Cape. However, this should be done in a sustainable and complementary manner.

GARDEN ROUTE DAM DEVELOPMENT: COMMENT PERIOD EXTENDED

Journalist Alida de Beer | Tuesday, 21 July 2020, 14:01



The Garden Route Dam area is popular among locals who love the outdoors. Photo: Alida de Beer

Update

GEORGE NEWS - The 30-day commenting period on the pre-application draft scoping report for the proposed university precinct development at the Garden Route Dam and associated infrastructure has been extended to 21 August 2020.

Betsy Ditcham from Sharples Environmental Services, the environmental consultants on the project, says the decision is based on requests by interested and affected parties.

The DBAR (draft basic assessment report) will remain available on the SES website, for comment until 21 August.

Votes collected against development

At the weekend, two residents stationed themselves at the dam to do a survey among visitors. According to one of the concerned ladies, Hester Kruger, about 800 people took part and there was unanimity among the respondents who gave an "overwhelming and definite

no" to the development.

"We hope that our voices will be heard," she told the newspaper.

Some environmental watchdogs are concerned about the pollution of the town's only water source and the complete change in the sense of place of the area that the development would bring.

The area is loved by many residents who run, walk and cycle there.

In addition to a university campus (including student housing), the proposal is to also provide housing and a commercial waterfront development.

The relevant documents for the project can be downloaded from the web site as follows:

Click on the "Public Documents" tab.

Click "Read more" under the appropriate project description.

Click on "Register" and follow the prompts.

All documents will now be available for download and review.

Comment on the document and proposed activity must be submitted in writing on or before 21 August 2020 by means of the following: Fax: 086-575 2869, email: betsy@sescc.net or postal address: PO Box 443, Milnerton, 7435.

Previous articles:

Confirmed Covid-19 cases in Garden Route District:

George	3551
Bitou	618
Knysna	1512
Mossel Bay	2350
Hessequa	317
Oudtshoorn	1417
Kannaland	112
Garden Route Total	9807



Standard Bank

Make your dreams possible.


IT CAN BE.

LEARN MORE

©2020 Standard Bank of South Africa


Related Articles

More General



Emotional well-being...

GEORGE NEWS - George Hospital is proud to have been chosen...



Basil Petrus is terug by...

GEORGE NUUS EN VIDEO - Die DA het vanoggend verras met die...

CONNECT WITH US

GARDEN ROUTE DAM DEVELOPMENT: COMMENT PERIOD EXTENDED

Journalist **Alida de Beer** | Tuesday, 21 July 2020, 14:01



The Garden Route Dam area is popular among locals who love the outdoors. Photo: Alida de Beer

Update

GEORGE NEWS - The 30-day commenting period on the pre-application draft scoping report for the proposed university precinct development at the Garden Route Dam and associated infrastructure has been extended to 21 August 2020.

Betsy Ditcham from Sharples Environmental Services, the environmental consultants on the project, says the decision is based on requests by interested and affected parties.

The DBAR (draft basic assessment report) will remain [available on the SES website](#), for comment until 21 August.

Votes collected against development

At the weekend, two residents stationed themselves at the dam to do a survey among visitors. According to one of the concerned ladies, Hester Kruger, about 800 people took part and there was unanimity among the respondents who gave an "overwhelming and definite no" to the development.

"We hope that our voices will be heard," she told the newspaper.

Some environmental watchdogs are concerned about the pollution of the town's only water source and the complete change in the sense of place of the area that the development would bring.

The area is loved by many residents who run, walk and cycle there.

In addition to a university campus (including student housing), the proposal is to also provide housing and a commercial waterfront development.

The relevant documents for the project can be downloaded from the web site as follows:

Click on the “Public Documents” tab.

Click “Read more” under the appropriate project description.

Click on “Register” and follow the prompts.

All documents will now be available for download and review.

Comment on the document and proposed activity must be submitted in writing on or before 21 August 2020 by means of the following: Fax: 086-575 2869, email: betsy@sescs.net or postal address: PO Box 443, Milnerton, 7435.

Previous articles:

HAVE YOUR 'DAM' SAY

Tuesday, 04 August 2020, 14:17



Time is running out to have your say about the proposed development at the Garden Route dam.

Update

GEORGE NEWS - As the debate in George continues about the proposed development at the Garden Route Dam located in the east of the city, local nature lover and keen photographer, MC Lamprecht made use of the serenity that still prevails at the lovely expanse of water to capture the setting sun on Monday 3 August.

Georgians are reminded that the **cut-off date to comment on the pre-application draft** scoping report about the controversial proposed development, is less than three weeks from now, on 21 August.

George Municipality is in the process of rezoning the land to allow for a commercial waterfront, residential and tertiary educational development.



Photo: MC Lamprecht

John Sharples from Sharples Environmental Services who has been tasked with the environmental impact assessment (EIA) encouraged all interested and affected parties to thoroughly read the reports on the project.

"More than 1000 hours of professional time has been spent on developing the proposal and writing reports. Unfortunately due to the complex nature of approvals and Authorisations a cursory look at the documents and reports will not give one the whole picture."

He said there seems to be a notion that the EIA process can be influenced by voting either yes or no.

"This is not the case. The EIA process is looking for issues of concern so that these can be addressed. Only formally submitted comments and concerns can be addressed, while informal "votes" have no real value in determining the impacts of the development proposal."



Photo: MC Lamprecht

He said this is an opportunity to get involved in the legislative processes but it is imperative that I&APS read through the reports, understand the proposals and raise issues of concern which can be addressed.

"Shouting loudly, voting yes or no and spreading fake news is not going to have any impact on the legislative

Confirmed Covid-19 cases in Garden Route District:

George	3551
Bitou	618
Knysna	1512
Mossel Bay	2350
Hessequa	317
Oudtshoorn	1417
Kannaland	112
Garden Route Total	9807

Discovery

Discovery is proud to introduce global investments with two of the world's biggest asset managers.

FIND OUT MORE

Goldman Sachs Asset Management

Related Articles **More General**

Emotional well-being...
GEORGE NEWS - George Hospital is proud to have been chosen...

Bazil Petrus is terug by...
GEORGE NUUS EN VIDEO - Die DA het vanoggend verras met die...

CONNECT WITH US

f t y r i

Emergency Numbers

WEATHER 17°C

Friday 11:52
few clouds

Tomorrow: light rain | 13° | George

Does your bank offer a business account

Free Card swipes

Free Business Zero Account

processes."



Photo: MC Lamprecht

Related articles:



CATALOGUES

ADS

PROPERTY

CARS

BIZ

EDEN MATCHMAKER

YOUR OPINION

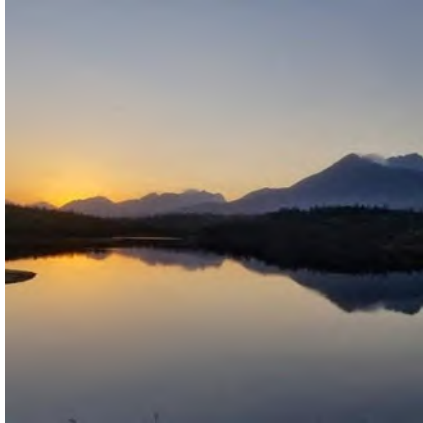
Matric farewells these days are...



End of Article

HAVE YOUR 'DAM' SAY

Tuesday, 04 August 2020, 14:17



Time is running out to have your say about the proposed development at the Garden Route dam.

GEORGE NEWS - As the debate in George continues about the proposed development at the Garden Route Dam located in the east of the city, local nature lover and keen photographer, MC Lamprecht made use of the serenity that still prevails at the lovely expanse of water to capture the setting sun on Monday 3 August.

Georgians are reminded that the [cut-off date to comment on the pre-application draft](#) scoping report about the controversial proposed development, is less than three weeks from now, on 21 August.

George Municipality is in the process of rezoning the land to allow for a commercial waterfront, residential and tertiary educational development.

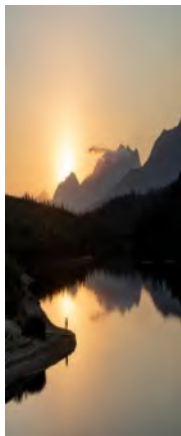


Photo: MC Lamprecht

John Sharples from Sharples Environmental Services who has been tasked with the environmental impact assessment (EIA) encouraged all interested and affected parties to thoroughly read the reports on the project.

"More than 1000 hours of professional time has been spent on developing the proposal and writing reports. Unfortunately due to the complex nature of approvals and Authorisations a cursory look at the documents and reports will not give one the whole picture."

He said there seems to be a notion that the EIA process can be influenced by voting either yes or no.

“This is not the case. The EIA process is looking for issues of concern so that these can be addressed. Only formally submitted comments and concerns can be addressed, while informal “votes” have no real value in determining the impacts of the development proposal.”



Photo: MC Lamprecht

He said this is an opportunity to get involved in the legislative processes but it is imperative that I&APS read through the reports, understand the proposals and raise issues of concern which can be addressed.

“Shouting loudly, voting yes or no and spreading fake news is not going to have any impact on the legislative processes.”

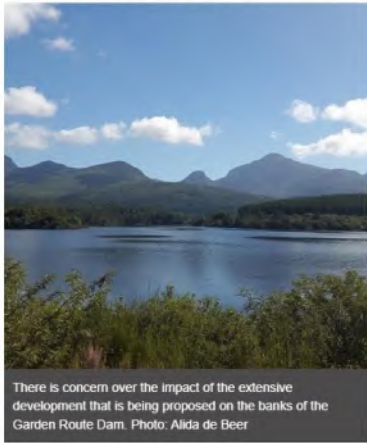


Photo: MC Lamprecht

Related articles:

STILL TIME TO COMMENT ON DAM DEVELOPMENT

Journalist Alida de Beer | Tuesday, 28 July 2020, 11:35



There is concern over the impact of the extensive development that is being proposed on the banks of the Garden Route Dam. Photo: Alida de Beer

GEORGE NEWS - The 30-day commenting period on the pre-application draft scoping report for the proposed university precinct development and associated infrastructure at the Garden Route Dam has been extended to 21 August 2020.

Betsy Ditcham of Sharples Environmental Services, the environmental consultants on the project, says the decision is based on requests by interested and affected parties.

The DBAR (draft basic assessment report) will remain available on the SES website for comment until 21 August.

'Overwhelming no' to development

At the weekend, two residents stationed themselves at the dam to do a survey among visitors. According to one of the concerned ladies, Hester Kruger, about 800 people took part and there was unanimity among the respondents who gave an "overwhelming and definite no" to the development. "We hope that our voices will be heard," she told the paper.

Some environmental watchdogs are concerned about the pollution of the town's only water source and the complete change in the sense of place of the area that the development would bring. The area is loved by many residents who run, walk and cycle there.

In addition to a university campus (including student housing), the proposal is to also provide housing and a commercial waterfront development.

The relevant documents for the project can be downloaded from www.sescc.net as follows:

- Click on the Public Documents tab.
- Click Read more under the appropriate project description.
- Click on Register and follow the prompts.
- All documents will now be available for download and review.

Comment on the document and proposed activity must be submitted in writing on or before 21 August 2020

Use one of the following:

- Fax: 086 575 2869,
- e-mail: betsy@sescc.net
- Postal address: PO Box 443, Milnerton, 7435

'We bring you the latest George, Garden Route news'

Read more about: [garden route dam](#) [development](#) [university](#) [campus](#)

Posted on: 11:35 Tue, 28 July 2020

COVID-19
Please
stay home and
keep your
distance

Share this

Confirmed Covid-19 cases in Garden Route District:

George	3551
Bitou	618
Knysna	1512
Mossel Bay	2350
Hessequa	317
Oudtshoorn	1417
Kannaland	112
Garden Route Total	9807

Ad closed by Google

Related Articles

More General



Emotional well-being...
GEORGE NEWS - George Hospital is proud to have been chosen...



Bazil Petrus is terug by...
GEORGE NUUS EN VIDEO - Die DA het vanoggend verras met die...

CONNECT WITH US



Emergency Numbers

End of article

STILL TIME TO COMMENT ON DAM DEVELOPMENT

Journalist Alida de Beer | Tuesday, 28 July 2020, 11:35



There is concern over the impact of the extensive development that is being proposed on the banks of the Garden Route Dam. Photo: Alida de Beer

GEORGE NEWS - The 30-day commenting period on the pre-application draft scoping report for the proposed university precinct development and associated infrastructure at the Garden Route Dam has been extended to 21 August 2020.

Betsy Ditcham of Sharples Environmental Services, the environmental consultants on the project, says the decision is based on requests by interested and affected parties.

The DBAR (draft basic assessment report) will remain available on the SES website for comment until 21 August.

'Overwhelming no' to development

At the weekend, two residents stationed themselves at the dam to do a survey among visitors. According to one of the concerned ladies, Hester Kruger, about 800 people took part and there was unanimity among the respondents who gave an "overwhelming and definite no" to the development. "We hope that our voices will be heard," she told the paper.

Some environmental watchdogs are concerned about the pollution of the town's only water source and the complete change in the sense of place of the area that the development would bring. The area is loved by many residents who run, walk and cycle there.

In addition to a university campus (including student housing), the proposal is to also provide housing and a commercial waterfront development.

The relevant documents for the project can be downloaded from www.sescc.net as follows:

- Click on the Public Documents tab.
- Click Read more under the appropriate project description.
- Click on Register and follow the prompts.
- All documents will now be available for download and review.

Comment on the document and proposed activity must be submitted in writing on or before 21 August 2020

Use one of the following:

- Fax: 086 575 2869,
- e-mail: betsy@sescc.net
- Postal address: PO Box 443, Milnerton, 7435

'We bring you the latest George, Garden Route news'