

**PROPOSED PACALTSDORP RESERVOIR FEASIBILITY REPORT: PORTIONS OF ERF 325, PACALTSDORP, GEORGE MUNICIPALITY AND DIVISION**



**FOR: ROYAL HASKONING DHV**



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

## Table of Contents

1.	Property identification .....	2
2.	Siting proposals .....	2
3.	Pre Application Consultation .....	3
4.	Comments from GoGeorge/GIPTN .....	3
5.	Relevant Spatial Policies .....	4
5.1.	George Integrated Development Plan (IDP) (2017/2022) .....	4
5.2.	George Spatial Development Framework (SDF) (2019).....	4
5.3.	Pacaltsdorp Local Spatial Development Framework (PLSDF) (2015) .....	5
6.	Conclusion and proposals .....	6

## 1. Property identification

The property identified for the two new Pacaltsdorp 14.9 ML reservoirs, pump station and 3ML tower is a portion of Erf 325, Pacaltsdorp. It is situated on the corner of Beach Road and Olympic Drive, surrounding the Pacaltsdorp Sports fields. The existing 3ML reservoir and water pressure tower is also situated in the north-eastern corner.



Figure 1: Locality (Extract from Cape Farm Mapper)

## 2. Siting proposals

Three positions were identified by the engineers as shown on the insert below.

**Position A:** this proposal is for the siting of the two reservoirs to the east of the cricket fields inside the sports complex, directly south of the existing reservoir. The current zoning is Open Space Zone II.

**Position B:** this proposal was for the two new reservoirs, pump station and water tower to be sited directly south-west of the sports fields, but outside the complex, on a portion of erf 325, directly west of the Pacaltsdorp Cemetery. The current zoning is Undetermined.

**Position C:** this proposal is for the two reservoirs, pump station and water tower to be sited north-west of the sports fields, but outside the complex adjacent to Olympic Drive. The current zoning is Undetermined.



Figure 2: Position of the 3 options (RHDHV Engineers)

### 3. Pre-Application Consultation

A Pre-Application consultation was held with officials from Town Planning and Civil Engineering Services (CES) on 6 December 2021.

The general feeling was that position C was the preferable position, but due to the proposed Pacaltsdorp West residential development and the Go George upgrades proposed for Olympic Drive and importance of the intersection with Beach Road, position B was probably the best site. Position A was not desirable as it is inside the sports complex and would limit its future expansion. Both positions B & C would probably need EIA's due the close proximity of watercourses.

The CES comments also mentioned that comments be obtained from the GIPTN/GoGeorge as they propose upgrades in that area. Their comments will be addresses below.

### 4. Comments from GoGeorge/GIPTN

On 15 December 2021, comments were received from Zutari Engineers, on behalf of the GIPTN/GoGeorge that due to the future widening of Olympic Drive and upgrades for the intersection with the proposed mall, position C is not preferable.

These upgrades and widening are due to the future Pacaltsdorp West integrated human settlement project south and west of the sports fields. It would consist of approximately 7000 mixed residential units and other business and social opportunities.

## **5. Relevant Spatial Policies**

### **5.1. George Integrated Development Plan (IDP) (2017/2022)**

The IDP is a broad municipal-wide plan. This plan seeks to integrate and balance the economic, ecological and social pillars of sustainability without compromising effective service delivery. The subject property forms part of Ward 27. Various development needs were identified for this ward, however, none of the needs is applicable to this application.

The IDP was reviewed and it was found that due to large potential and existing developments in this part of the city, extensive infrastructure upgrading is needed. The Pacaltsdorp waste water works is already being upgraded, so the upgrade of the potable water for the large need is urgent as well.

### **5.2. George Spatial Development Framework (SDF) (2019)**

The newly approved SDF has developed spatial strategies and supporting policies to support the spatial planning approach to direct and manage development in the Greater George Area and the George city area.

The SDF states that the full potential of George's assets has not been fully realised. This statement is an indicator that George has not yet been developed to its fullest potential. This means that the George city area can grow without impinging on the natural and rural environment land and that there is enough vacant and under-utilised land within the urban edge that can cater for urban growth, to optimising the use of existing infrastructure and containing operational costs. The whole of the Remainder of Erf 325, Pacaltsdorp is situated within the urban edge of George.

The SDF does propose sensitive mixed-use development and densification along major routes (Olympic Drive and Beach Road) for Pacaltsdorp. This is indicated in figure 3 below. This image constitute a portion of the spatial development framework which focus on Pacaltsdorp.

The site is also shown as a TOD development Node and falls inside the 500-m intensification zone in the extract below.

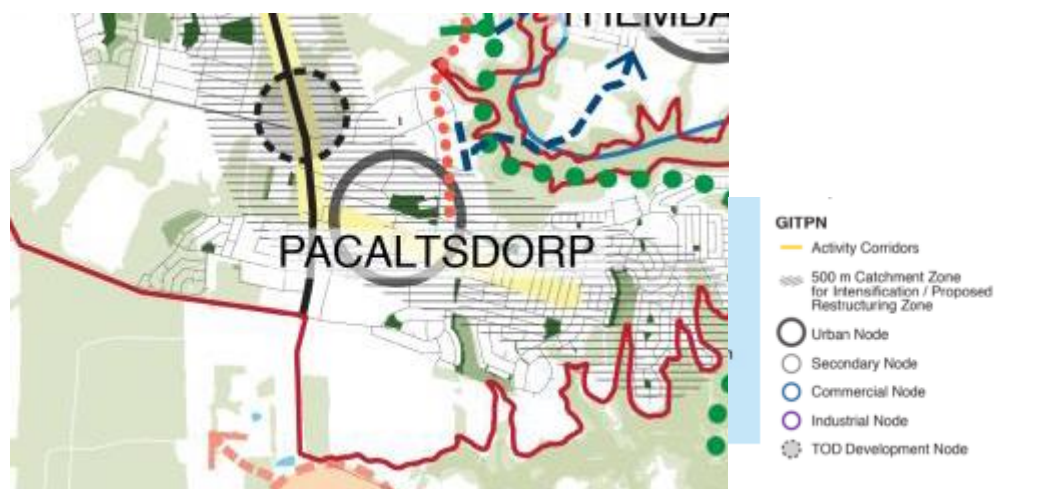


Figure 3: Extract from the Spatial Development Framework for George.

### 5.3. Pacaltsdorp Local Spatial Development Framework (PLSDF) (2015)

According to the PLSDF there have been an increase in property investment and development in Pacaltsdorp. The impact of new residential developments on the existing road and other infrastructure is perceived as problematic. It is therefore important to upgrade the waste water works as well as the area's potable water capacity. This project is part of the latter.

The PLSDF indicate as shown in the insert below that the area for position A from part of the business area along Beach Road. The LSDF expand on the importance of this node as indicated in the GSDF.

The areas where positions B & C are proposed forms part of the future integrated High Density, Subsidized and Social Housing human settlement projects.

Water provision infrastructure like the proposals can therefore be more easily be identified in the areas of positions B & C.

As discussed with the town planners as well as the Zutari plans for the upgrade of Beach Road and Olympic Drive, position C is also not preferable. Being on Olympic Drive it could become also an important node with a higher order function.

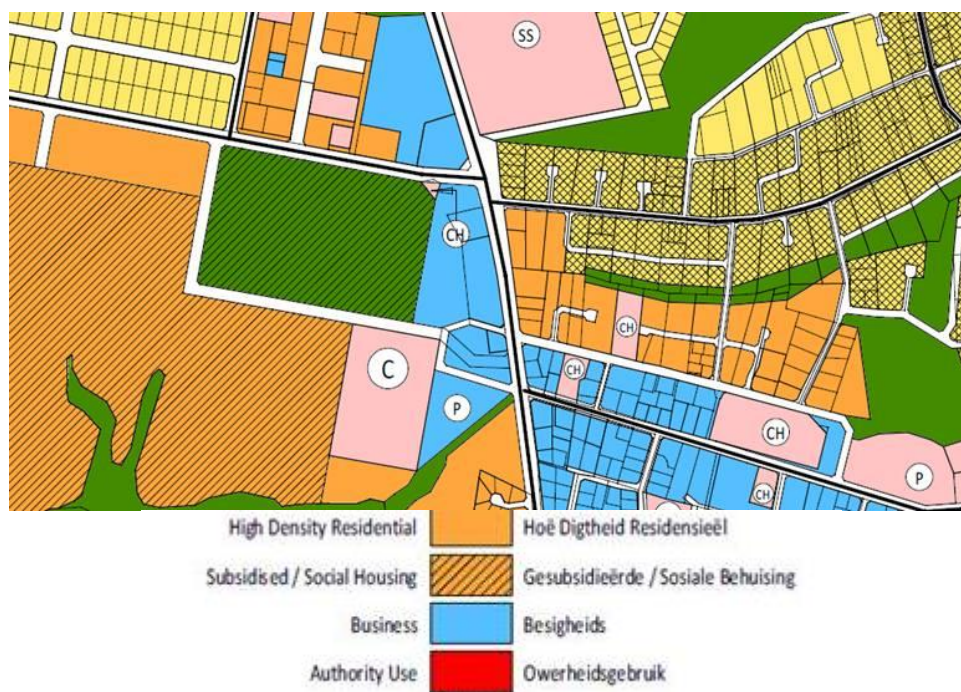


Figure 4: Extract from the PLSDF (2015)

## 6. Conclusion and proposals

Based on the available information, consultations with role players and the spatial planning documents, we therefore propose that position B be further investigated and proposed as the most desirable site for the two reservoirs, pump station and pressure tower.

This is due to the following considerations:

1. It is the preferred site of both the officials and representatives of the GoGeorge/GIPTN representatives.
2. It is an isolated portion of land with low further development potential as it is surrounded by watercourses on its western and eastern side. It has low accessibility to both Beach Road and Olympic Drive.
3. It is not in the way of the further expansion of the Pacaltsdorp cemetery as the watercourse separates it from the latter.
4. It does not interfere with the Pacaltsdorp sports complex and its future upgrade and expansion.

5. It is also the best area to ensure low visual impact from the residential areas as it is hidden behind the sports complex.
6. The site has the potential for further future infrastructure or buildings.

**Proposals:**

1. That a portion of Erf 325, Pacaltsdorp as indicated as position B be subdivided of and rezoned to Utility Zone to accommodate the proposed infrastructure.
2. That the sports field (zoned Open Space Zone II) and the existing reservoir and tower (zoned Utility Zone) also be subdivided at the same time.
3. That access to the proposed site be provided between the sports complex and the cemetery from Beach Road.
4. That a follow up Pre Application be held with the officials as proposed by them.
5. That a land surveyor also be appointed for the survey of the properties.

**DELPLAN Consulting**



**DELAREY VILJOEN Pr. Pln**

Z:\PROJECTS\2021\1203-GEO-21\Korrespondensie\Report\PacaltsdorpReservoirFeasability.doc