

## PROJECT 9: NMB SPORTS NODE

Investment Package



# EXECUTIVE SUMMARY

A dire need has been expressed by the community for additional sports facilities to reduce the pressure on an already over-utilised sports stadium. As such, the sports node is proposed to fulfill the need for more sports facilities, with additional community services and SMME trading facilities also provided as part of the project.

The project will therefore provide sport and recreation facilities within a multifunctional, and well-designed open space node, supporting additional community services and SMME trading facilities. An access road from NMB is a critical component of the project, with shared parking facilities required to support the additional traffic generated by the node.

1 500 sqm additional community service facilities

**NMB access road**

Sport and recreation facilities

## **NMB Sports Node**

**Sports node**

Trading stalls

5 200sqm developable space

10 % Coverage

**Outdoor trading and dining**

**Social cluster**

60 % Coverage

2 500 sqm developable space

Shared parking facilities

Multi-purpose public open space design

**Additional sports, recreation, and community facilities.**



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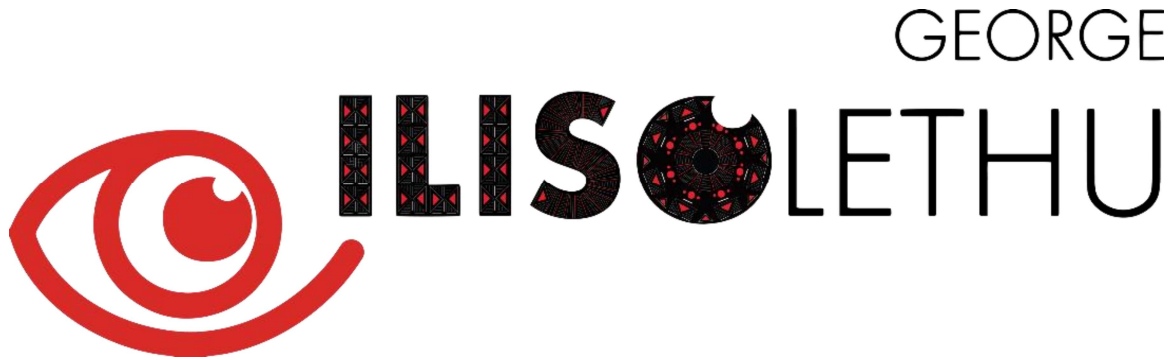
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# 1 ILISOLETHU CONTEXT

Ilisoletu Gateway Node – “our eye” – is planned as the future mixed-use core of the Thembalethu township in George, located in the Western Cape Province. A unique identity and branding is seen as a main driver in marketing development opportunities available in the node.



## Thembalethu

Strategically located adjacent to the N2 highway connecting George with Cape Town via Mossel Bay to the west, and the Eastern Cape via Knysna to the east, Thembalethu has great visibility and access from the highway. Together with George Central, Pacaltsdorp Industrial Node, and Kraaibosch/Blue Mountain Commercial Node, the core of Thembalethu will serve as the fourth node in the George urban area (see **Figure 1-1**).

Development at this strategic locality will aim to draw investment across the N2 highway and set the course for Thembalethu to be a functional and integrated part of George. A vast expanse of vacant land dominates the entrance of the township which might facilitate large scale development. This will, however, require coordinated and integrated planning to ensure the best use for the last remaining portions of vacant land in the node.

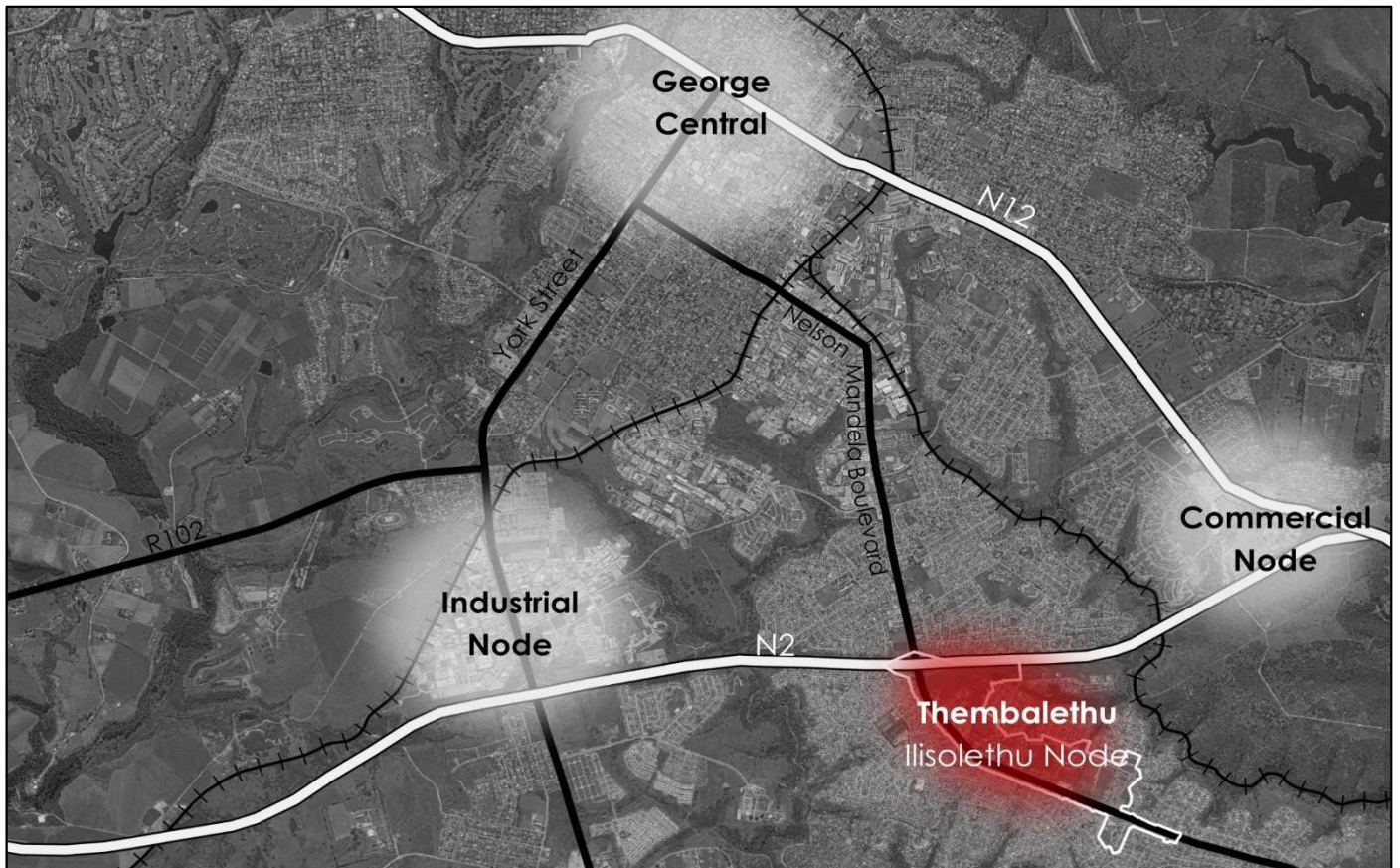


Figure 1-1: Thembalethu in the context of George



# Ilisoletu

Ilisoletu is seen as the gateway into Thembalethu (see **Figure 1-2**) and the main node and future mixed-use core of the township. The importance of this strategically located node is acknowledged in all plans of the George Local Municipality (GLM). With the assistance of the National Treasury Neighbourhood Development Partnership Programme the need was felt for a plan linked to projects that would unlock the economic potential of the Thembalethu township. The Ilisoletu Gateway Node was identified as the main catalyst area and future mixed-use core of Thembalethu, with the need for focused development in this area.

There is a range of community facilities located in the node. Yet, these are not integrated and have poor walkability due to vast tracts of vacant land in between. The availability of vacant land provides an ideal opportunity for the creation of an intensified node through infill development. However, even though there are large tracts of vacant land, development is constrained by a lack of external road linkages, proliferation of residential and trading structures encroaching onto limited public spaces, a lack of residential opportunities, and minimal economic and employment opportunities. Through focused planning and dedicated implementation, the municipality aims to address these challenges by creating a well-planned, high-intensity, mixed-use node with a strong identity as the core of Thembalethu.



**Figure 1-2: Ilisoletu Gateway Node boundaries**

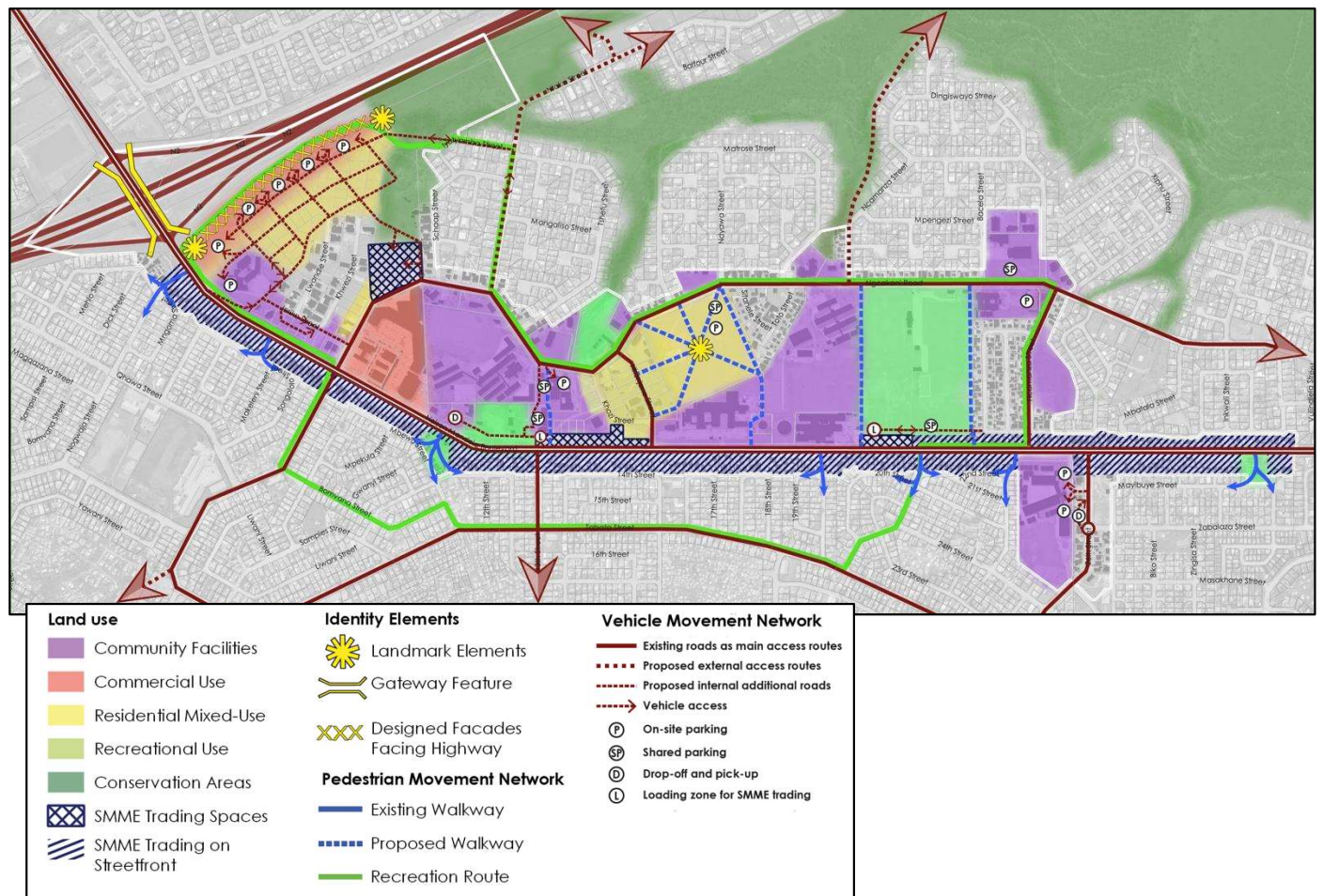


# Ilisolethu Gateway Node development framework

The development concept of the node (see **Figure 1-3**) envisions a well-designed central mobility and activity spine on Nelson Mandela Boulevard. Although vehicle mobility is accommodated, the emphasis is on public transport, pedestrian movement and cycling (the latter two known as NMT – non-motorised transport). As activity spine, the plan provides for economic activities along the boulevard, thereby sustaining the livelihoods of SMMEs.

With a range of community facilities already present in the node, the focus point for community activities for the entire Thembalethu will be expanded and strengthened. With more than 10 000 people walking in the area on a daily basis, a permeable layout that fosters better access to Nelson Mandela Boulevard from the adjacent residential areas is critical.

Development proposals further allow for the integration of a diverse range of economic and residential opportunities. Mixed-use residential and commercial activities are proposed for the large portions of vacant land, providing for a sustainable live-work-play node for the entire Thembalethu community. Infill development is proposed on underutilised smaller properties. Various types of inclusionary SMME economic opportunities are specifically accommodated.



**Figure 1-3: Development plan**

For more detail on the development proposals for the Ilisolethu Gateway Node, the following documents can be consulted:

- Development Framework as part of the Investment Plan – The rationale for the spatial development proposals is set out in order to address the current concerns and unlock the economic potential of the node.
- Implementation Framework as part of the Investment Plan – The 11 priority investment projects are identified and detailed in the Investment Plan, supported by individual investment packages (of which this document is one) for each of these projects.
- Area Management Strategy – An area management strategy for the sustainable maintenance and management of the node is formulated. Proposals are made for the establishment of a management body incorporating the municipality, the community, social institutions and NGOs, and the business fraternity.



# 2 PROJECT DESCRIPTION & DEVELOPMENT POTENTIAL

The community of Thembalethu has expressed the need for more sports facilities within the area. As such, the project aims to better utilised a portion of ideally located vacant land along NMB. This project will not only provide additional sports fields, but will involve the development of a well-integrated, multi-purpose open space with a social cluster that will support additional social facilities.



## Purpose of the project

The project aims to provide more sports facilities as an identified need by the community. The project also provides the opportunity for a concentration of social facilities at the end of a new access road to be built.

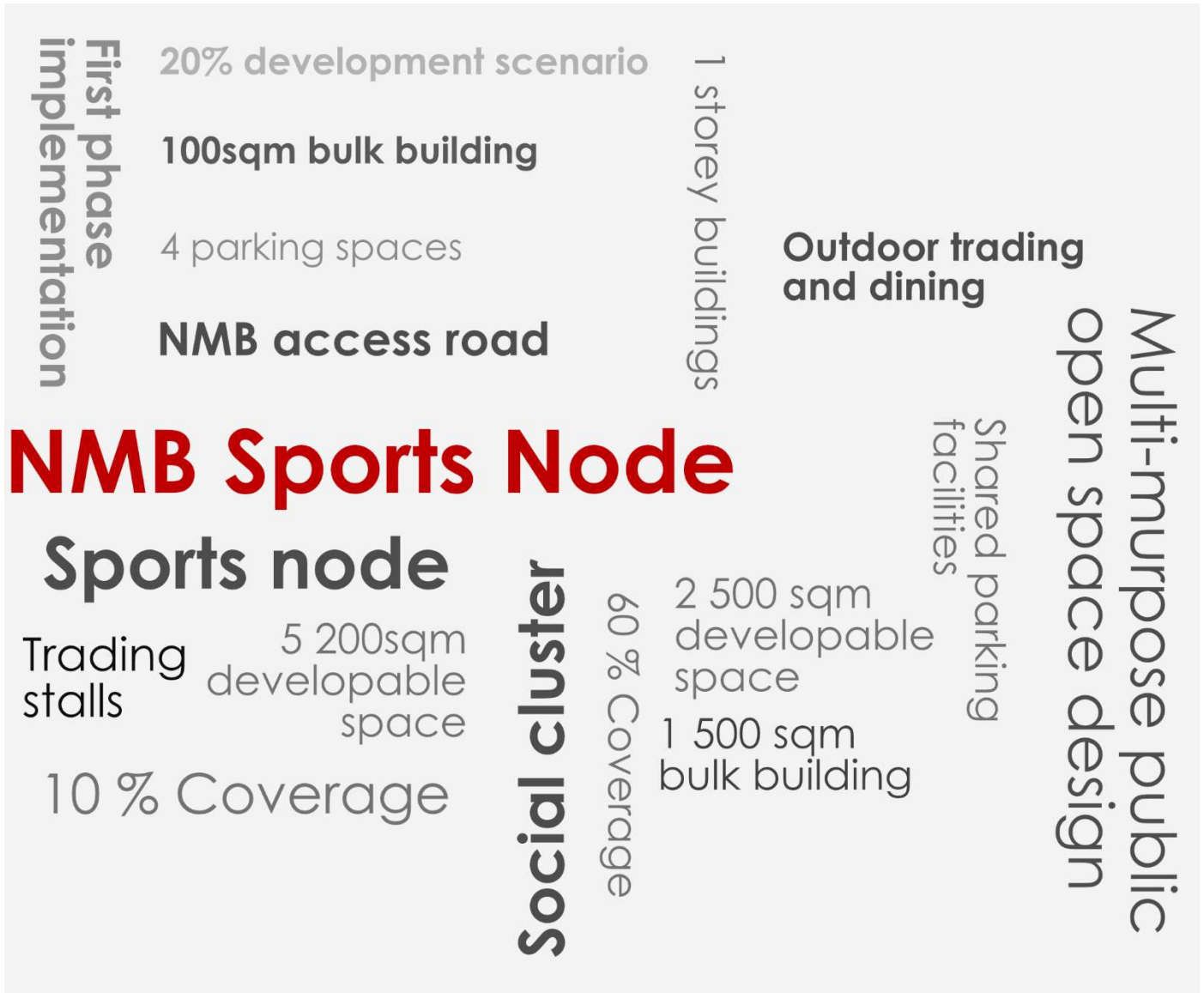
**Table 1: Project overview** sets out the desirability and viability of the project, providing a summary of some information that could be found in the rest of the tables. Information provided in this table touches on the value of the project, an overview of potential funding, possible risks, and the strategic alignment of the project with key legislative outcomes.



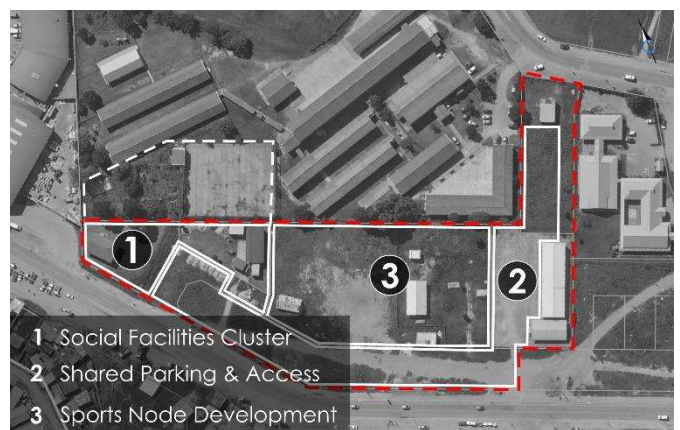
Figure 2-1: Sports node project location



# Project potential



The project consists of three development components (**Figure 2-2**). Component one allows for the concentration of additional social facilities through infill development, and negotiation with the adjacent school for a potential community garden. Component two involves the construction of a new access road from NMB along with shared parking facilities to support the entire node. Component 3 is the actual development of sports facilities within a well-designed, multipurpose public open space.



**Figure 2-2: Project development components**

**Table 2: Development potential** quantifies the development potential of the project based on proposals defined in the development plan and the proposed overlay zone. The following are included:

- Per development component – total developable area, erf numbers and preferred land uses;
- Maximum construction scope with set parameters for respective development components;
- Potential development if 100% of the project is developed;
- Minimum required development for 20% of the project's development; and
- Number of trips generated by the intended development.



# 3 PROJECT CONTEXT

## Locality

The sports node is located along NMB approximately in the centre of the node. Existing vehicle access is on NMB, but this entrance is to be moved further along the road.



Figure 3-1: Project locality

## Public transport context

Thembaletu township is serviced by two public transport routes in the George Integrated Public Transport Network (GIPTN). Route 10 running on Nelson Mandela Boulevard is the main public transport feeder route linking Thembaletu with George Central. The route is serviced by Go George buses. Route 57 serves as a collector route in Thembaletu and is proposed to be serviced by taxis. Route 57 runs on Ngcakani Road, Tabata Street, and Qhawa Street.

The sports node is directly serviced by the GIPTN route 10, with the required pedestrian through route proposed as part of Project 5 (the Inkubeko Youth & Science Centre extension) providing NMT access to GIPTN Route 57.



Figure 3-2: Public transport routes



# Environmental features

The Meul River flows along the north-eastern border of the township, with several non-perennial streams feeding the river from different low-lying areas in the township. A 64-meter buffer around the non-perennial streams act as an informal flood line (note – more formal flood line determination should be done should a project be affected by the 64m buffer). Most streams are located outside of the node boundary.

Critical Biodiversity Areas (CBAs) are also prevalent in the area, although most are located outside of the node boundary. CBAs must be safeguarded in their natural or near-natural state because they are critical for conserving biodiversity and maintaining ecosystem functioning. Thembaletu hosts three types of CBA sub-categories: CBA1 Forest, CBA1 Terrestrial and CBA1 Wetland.

The NMB Sports Node project is unaffected by any CBAs or rivers.

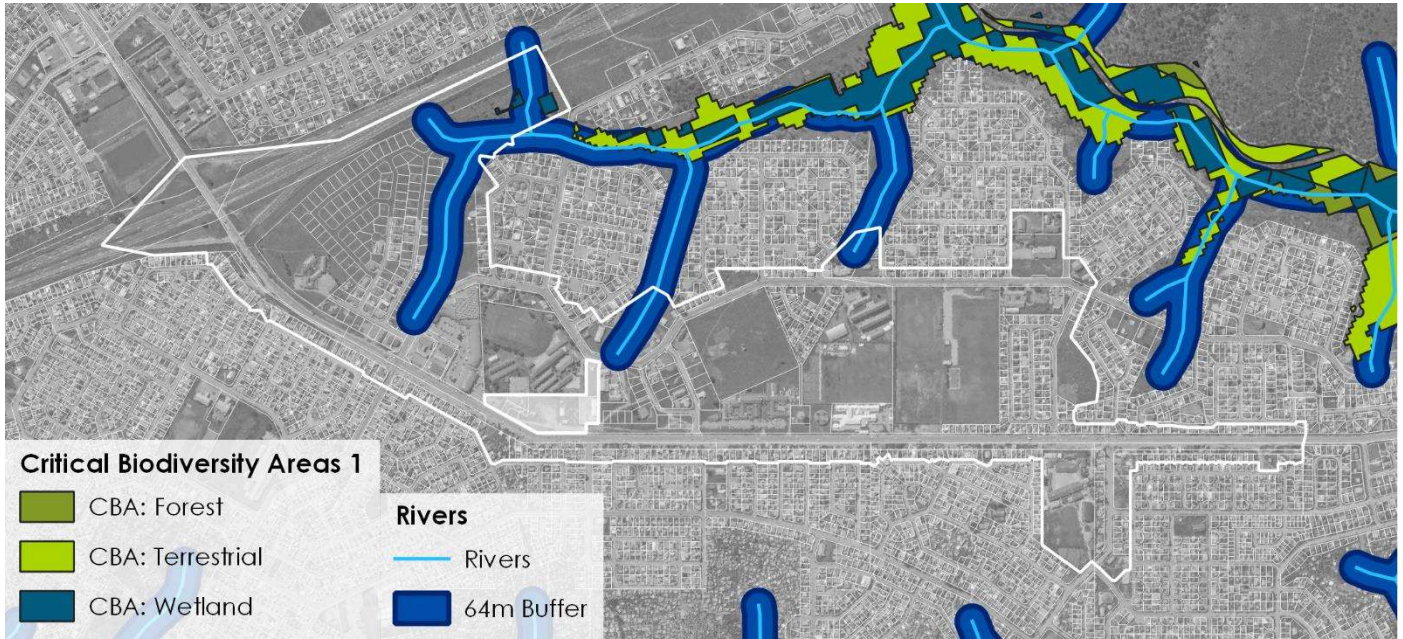


Figure 3-3: Environmental attributes

# Local context

The project area within its direct context is illustrated in **Figure 3-4**. Existing land uses adjacent to the project area, as well as other land uses and/or activities in the vicinity, as proposed in the Development Plan, are also indicated.

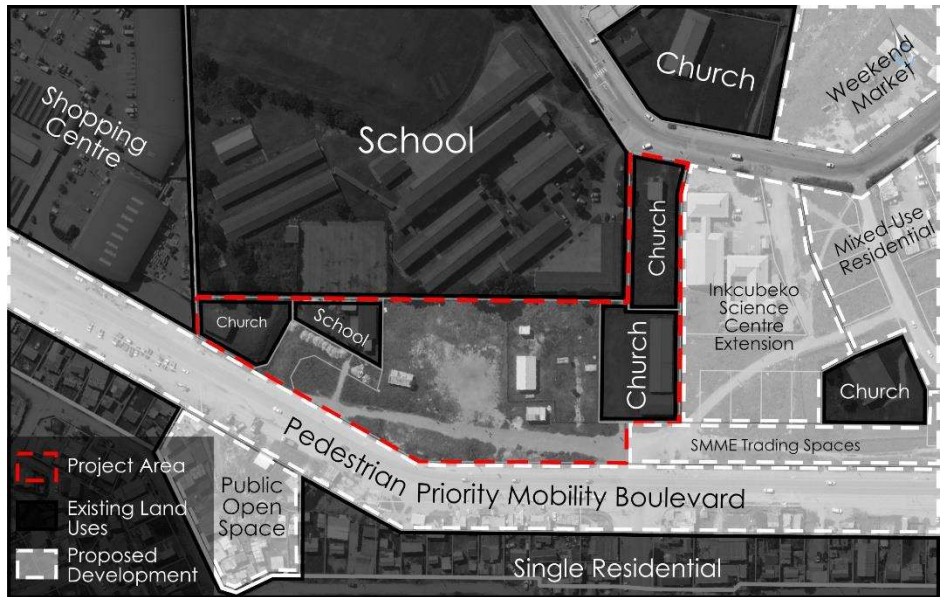


Figure 3-4: Project context (existing and proposed adjacent land uses)



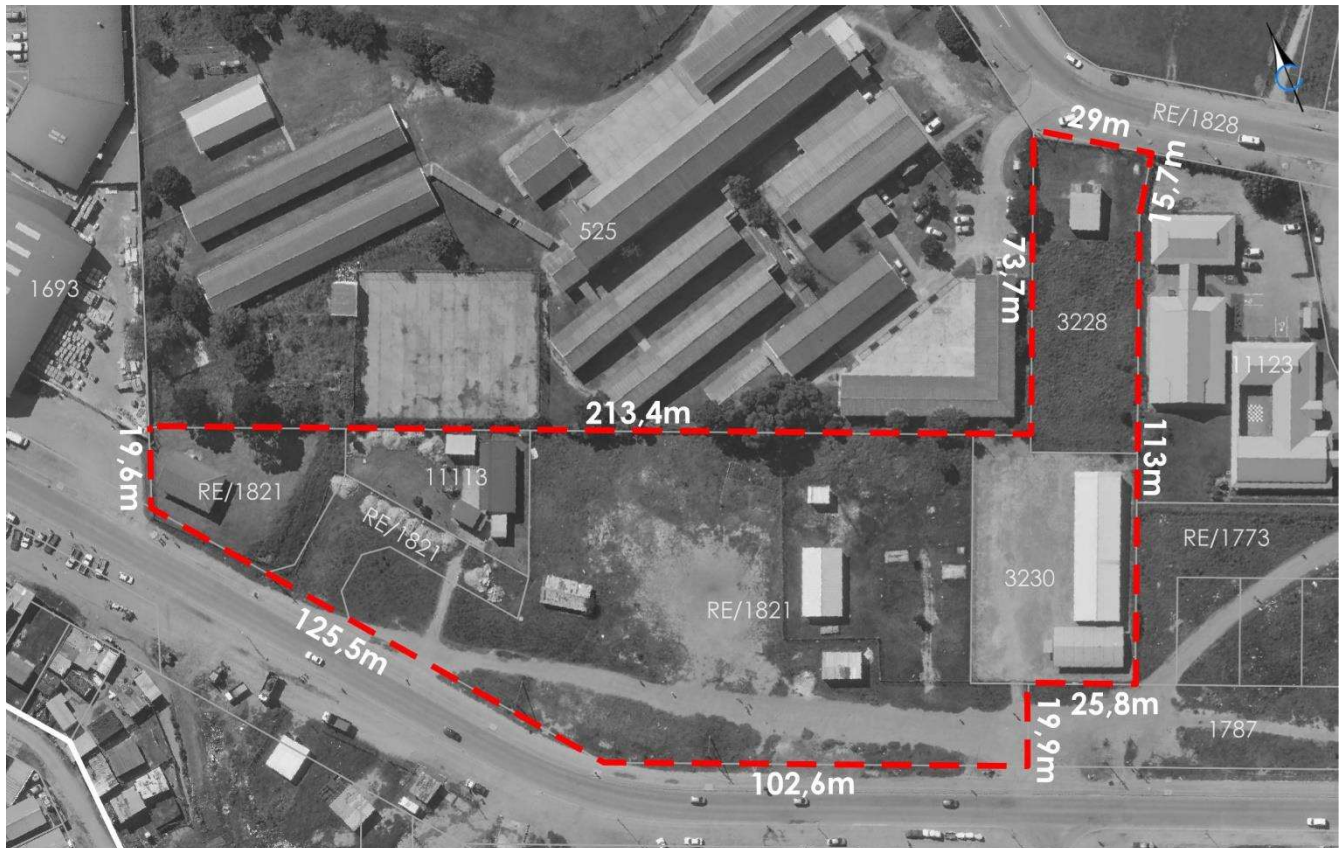
# 4 PROPERTY INFORMATION

The project area is made up of a number of properties that have no direct impact on the implementation of the project – but which inclusion is critical for the overall functioning of the node (see **Figure 2-2** for detail on how the project area is divided into the different project components). The remainder of erf 1821 is the site upon which the sports node will be located on an approximate 4 600 sqm.

Erven Re/1821 and 11113 are existing church and creche sites. Their inclusion is to allow for the concentration of additional community services through infill development to form a social cluster at the end of the access road. Erven 3228 and 3230 are also existing church sites, and their inclusion in the project involves the creation of shared parking facilities.

The project area (see **Figure 4-1**) thus includes the following properties:

- The adjacent church sites - Erven 3228, 3230 and remainder of Erf 1821.
- The creche on Erf 11113.
- The vacant portions of the remainder of Erf 1821.



**Figure 4-1: Project properties**

**Table 3: Property information** provides the following detail for each of the properties within the project area:

- Erf number;
- Erf size (m<sup>2</sup>);
- Property owner name;
- Description of whether the erf is privately or publicly owned;
- Current zoning of the erf (see **Table 4: Existing land use rights**) for detail on the rights associated with the type of zoning);
- Current land use of the erf;
- Existence of a lease agreement; and
- Name of the tenant on the erf if there is a lease agreement.

For more information on the SG data – see **11 Surveyor general data**.





# 5 PROJECT DESIGN

The intention of the project is to provide additional sports facilities within the Ilisoletu node. The fact that the buildings within the node have low-intensity designs, means that no specific guidelines for the design of buildings are provided. However, due to the size of the site and its location along NMB, the design of the site should be responsive to its surrounding environment, and therefore the following guidelines are focused on measures to ensure this.

### Boundary definition

Project-specific detail on which site boundaries may/should have specific types of boundary definitions is indicated on **Figure 5-1**. Requirements for the design of a specific type of boundary is addressed in the generic guidelines sheet "interface design guidelines". Where no guidelines are indicated this boundary should be kept open and preferably integrated into the design of the adjacent walkways – creating continuity between these public spaces.

### Parking and access:

The project includes the creation of an access road from NMB, ending in a drop-off zone at the social cluster. Vehicle access for the node will therefore be from NMB, with shared parking spaces scattered throughout the design of the node. See generic design guidelines "Parking design guidelines" for detail on shared parking facility implementation.

### SMME trading

Though not recognised as a formal trading space, SMME trading will be allowed within the node, with some informal stalls (SMME trading type B) being provided within the well-designed multi-purpose open space. Generic guidelines sheet "SMME trading spaces" provides more detail.

### Placemaking

The implementation of public art or community-driven urban acupuncture as addressed in the generic guidelines sheet "Placemaking design guidelines" should be considered as part of the implementation of the project.

### Open space

This project should specifically look at the guidelines for sports facilities as contained in the generic guidelines sheet "Open space design guidelines. These spaces are designed to be multipurpose – and should therefore also make reference to hard and soft open space design guidelines.

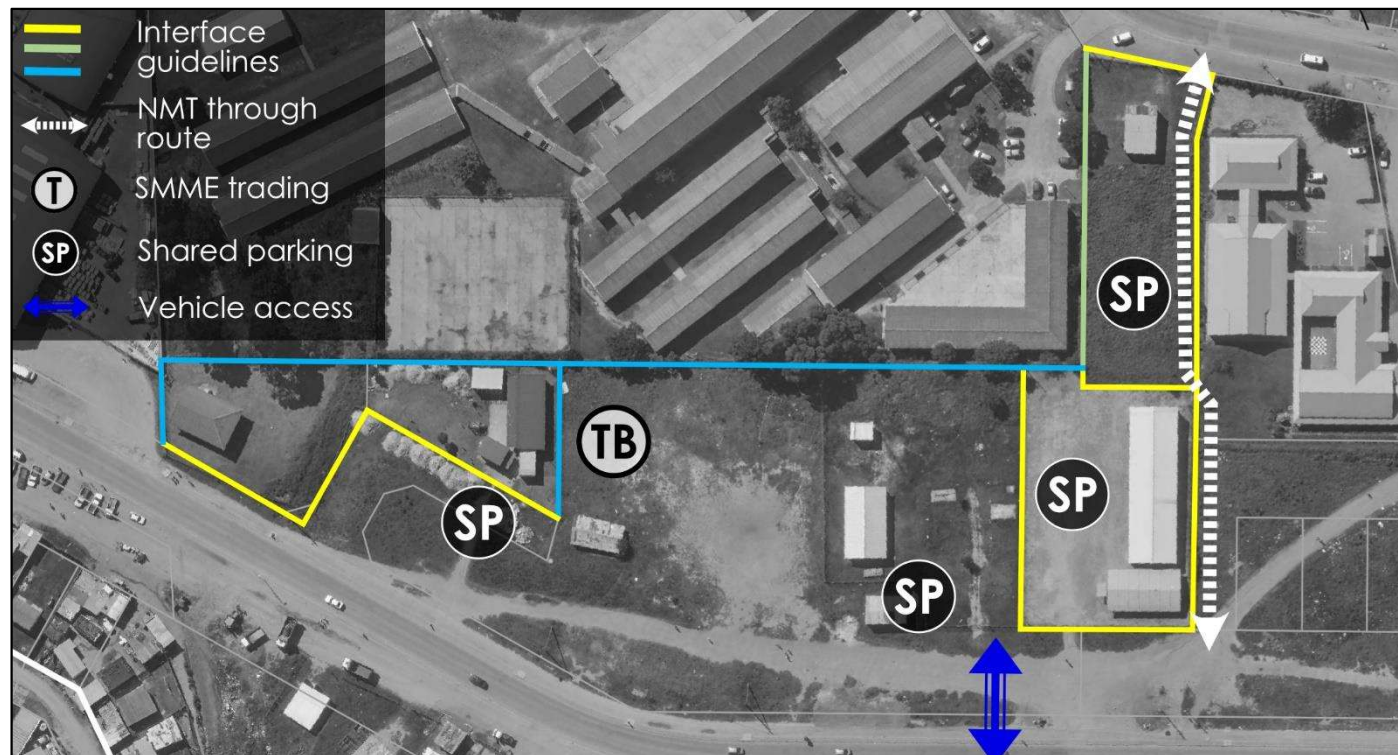
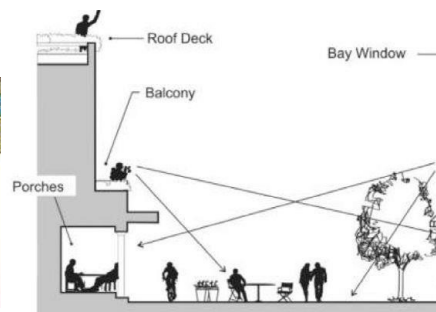


Figure 5-1: Project specific urban design guidelines

# Interface design guidelines

The purpose of interface guidelines is to ensure that a building has a responsive street edge that could support passive surveillance and safety of/in the street. The rationale behind the proposed interface guidelines is to ensure building edges that activate the public space, or at least provide a visual connection between the inside of the building and the public space on the outside.

A responsible design of a building façade is critical, as the façade is not only part of the individual building but also part of the bigger urban whole. The aim of the façade is to weave the building and the street space together and not to act as a barrier between the inside and outside. A good public-private interface supports activity and transparency.



Below an illustration on how interface guidelines are incorporated into the development of an area:

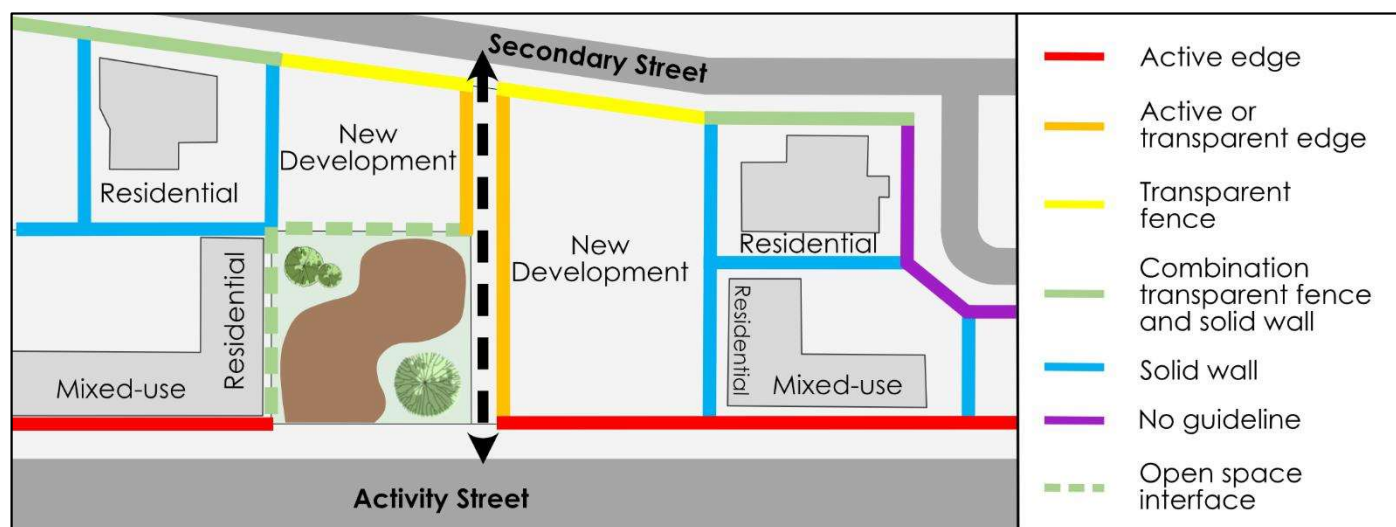


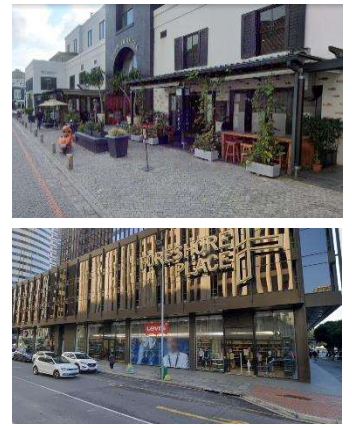
Figure 5-2: Application of interface guidelines



Active edge

Intention is to ensure that buildings contribute to the activity in the public space. To create an active edge:

- At least 75% of the ground floor should have openings (doorways or shop windows).
- No solid wall should be longer than 5m.
- One building entrance per every 10m length of building.
- A covered walkway provided along the edge of the building.
- Upper storeys should have balconies looking out onto the adjacent space (street/open space).



Active or transparent edge

Where buildings do not provide an active edge, the intention of a transparent edge is to still provide a visual connection between the inside of the building and the outside space. To create a transparent edge:

- At least 75% of the ground floor should have visual openings (windows).
- No solid wall should be longer than 10m.
- Balconies on upper storeys are encouraged.



Transparent fence

Although it is preferred that buildings frame the public space, the intention with a transparent fence is to improve security of the site, while also supporting environmental-design-for-safety principles with a visual connection between the property and the public space. Balconies on upper storeys are encouraged.



Combination transparent fence and solid wall

The intention with solid walls is to screen off loading zones and service yards and create privacy for facilities involving vulnerable communities. The combination of solid walls and transparent fencing should be provided accordingly:

- Solid walls may not be longer than 30m where it should be altered with transparent fencing.
- Walls should have articulated features to create visual interest.
- No precast concrete structures are allowed.



Solid wall

The intention with a compulsory solid wall is to screen off private areas facing another property. Solid walls should be provided accordingly:

- Walls should be at least 2m high.
- No precast concrete structures are allowed.
- In the case of adjacent residential properties, see additional residential design interface guidelines.



No guideline

No specific guidelines for these interfaces are required. Property owner can choose.

# Open space interface guidelines

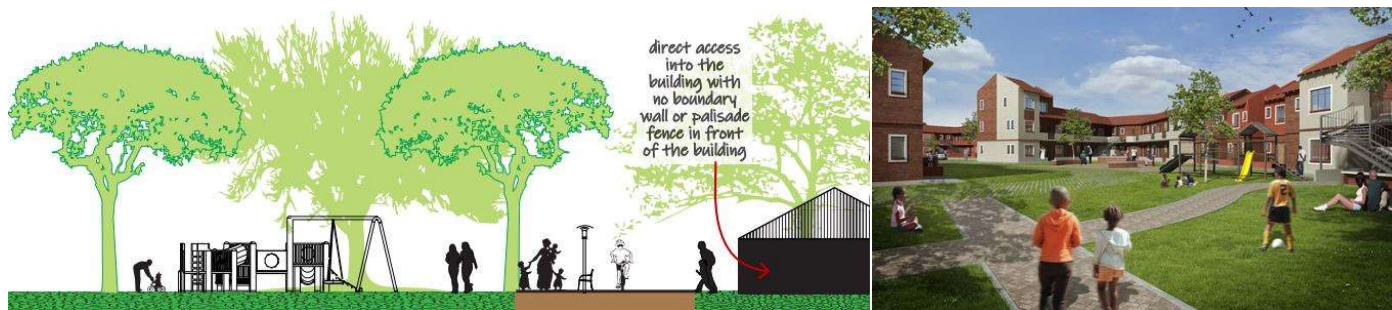
The purpose of the open space interface guidelines is to ensure that a new, higher density development provides passive surveillance over the public open spaces, and that the design of buildings incorporate design-for-safety elements.



Open space interface

Intention is to increase the safety of public spaces through passive surveillance offered by the intended development. Building designs should adhere to the following:

- A building should front onto the public space and no building should have any backside turned to any part of the public space.
- Entrances into buildings should be provided directly from the public space.
- Security measures should be located at building entrances (e.g., biometric access) and not property boundaries.
- Windows and balconies should look out onto the public space.
- No solid wall or palisade fence may be erected in front of the building.



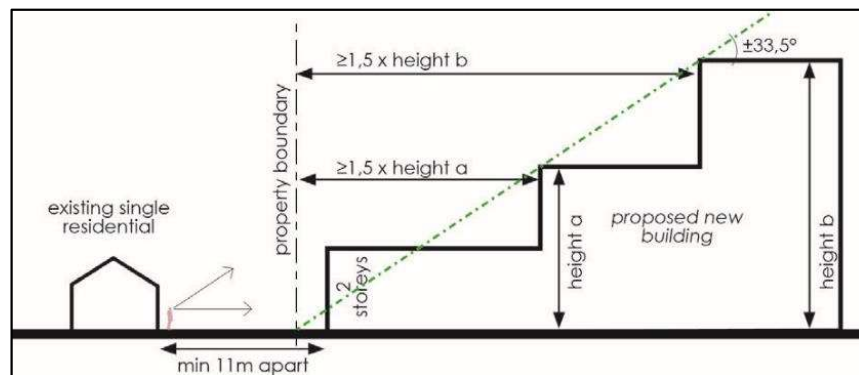
## Residential design interface guidelines

This interface refers to the transition line between new developments and existing residential properties behind and adjacent to it. The purpose of this residential interface guidelines is to ensure that a new, higher density development minimises the potential negative impact on adjacent single residential properties, by respecting the privacy and solar access of these properties.

Residential interface

The graphic illustrates how buildings adjacent to residential properties should be constructed. In summary:

- A 2m high boundary solid wall with a row of trees should be provided on the shared boundary.
- No service yards should be closer than 5m from the shared boundary.
- No balconies may be provided on the sides facing the single residential property.
- Height of new buildings should step up from the shared boundary.
- New buildings should be located at least 1,5 times the height of the new building away from the shared boundary.





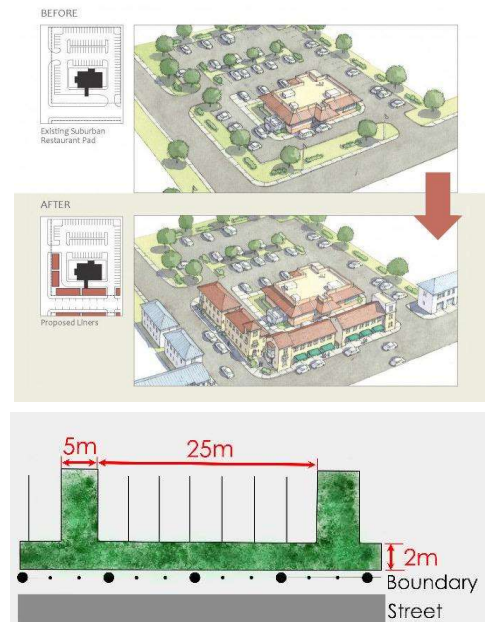
# Parking design guidelines

## OP

Parking on-grade

To enhance pedestrian quality, on-grade parking should not be provided in front of buildings, along important routes, or adjacent to public spaces. The following should also be adhered to:

- At least one indigenous, drought resistant tree/landscaped patch per every four parking bays.
- Parking to be provided at the back of buildings.
- Larger parking lots should be divided into parking pockets with ample trees/landscaping to soften the space.
- Parking provided along transparent fences facing the street should be provided in pockets with a 2m strip of landscaping along the boundary.
- Parking pockets should not be longer than 25m and should be separated by a minimum 5m width landscaped patch.



## BP

Parking in/on building

It is preferred that parking be provided inside, underneath or on top of buildings. Where this is possible, the following should be kept in mind:

- Only active uses are to be provided on ground floor – not parking.
- Where parking is provided in a raised basement, the ground floor should not be raised more than 1 meter above the sidewalk.

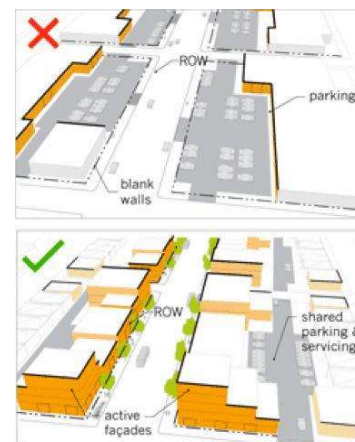


## SP

Shared parking

Due to the proposed functioning of the node as a pedestrian-prioritised environment, creative thinking around a shared parking system is proposed. The following guidelines are therefore proposed:

- As a site is developed, a reduced ratio of parking spaces is provided.
- Overflow parking can then be designated to a close-by vacant piece of land.
- When the overflow parking lot is developed, additional parking is provided at a different site.
- It is believed that as the node becomes more developed, the public transport and pedestrian character will dominate, and less parking would be required.
- Shared parking lots should be designed according to the "parking on-grade" guidelines above.



# Placemaking design guidelines

Sense of place (or identity) refers to the intrinsic distinctiveness of a place and the meaning people give to that place. Certain unique characteristics can make a place distinctively different and thus more interesting and memorable. When there is a sense of place, residents feel a connection and a sense of belonging. This has both social advantages (residents love their area and therefore take better care of it) and economic advantages (businesses are attracted to that area).

Questions around a sense of place should be structured around private developments and the design of buildings, the interface between public and private spaces, and the design and functioning of public environments. It's the collaboration and mutual support between public and private that create vibrancy within spaces.

Private developers should think about a sense of place in terms of how does the building/development (1) respond to and reinforce the locally distinctive character; (2) create a sense of significance to the local community, and (3) respond to and reinforce the locally distinctive activity structure and spirit.

The public realm should be designed in such a way that developers can easily read the sense of space within a community. The public realm should: (1) set the standard of development, (2) be responsive to local character, (3) be respectful of heritage, and (4) protect the natural environment.

## CHARACTER OF THE PLACE

- Built form
- Patterns of development
- Streetscape
- Interface design
- Heritage elements
- Landmark elements
- Public art
- Environmental elements

## QUALITY OF THE PLACE

- Quality of public spaces (hard and soft; linear and nodal)
- Architectural quality
- Infrastructure services
- Vehicular movement and parking
- Non-motorised movement
- Universal design
- Public facilities

## SPIRIT OF THE PLACE

- Sense of community
- Sense of safety
- Community events
- Vibrancy in public spaces





## Street furniture and lighting

- To be provided along all NMT through routes, public open spaces and the NMB pedestrian priority route.
  - Furniture should be designed to be robust and low maintenance, using materials such as concrete or steel.
  - Seating should be orientated to provide passive surveillance within the public space.
  - Where possible, the branding of the Ilisoletu node should be incorporated into the design of street furniture.
  - The design and placement of furniture should keep design principles such as rhythm, texture, form and colour in mind to establish a sense of place.
- 
- Lighting should be pedestrian scale and adequately illuminate public spaces.
  - Lighting should not adversely impact adjacent properties.
  - Public transport facilities should be well lit at all times.
  - Solar lights should be explored to reduce the load on the electrical grid.



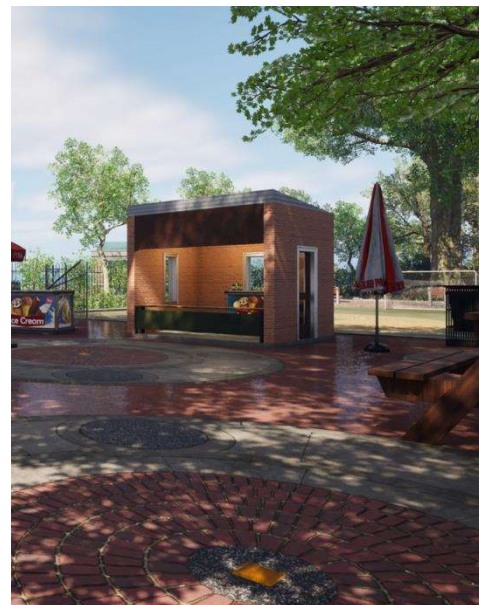
## Hard and soft landscaping

Hard landscaping (such as paving) plays a critical role in defining and creating continuity between different public spaces. The following should be kept in mind with hard landscaping:

- Paving should “spill out” onto public open spaces where pedestrian walkways connect.
- Design principles such as texture, form and patterns should be used to differentiate between different activities.
- Paving intersections to serve as traffic calming measures and prioritise pedestrian movement.
- Follow universal accessibility principles, ensure that hard landscaping is non-slip and even.

Soft landscaping is necessary to soften public spaces and incorporate nature back into cities. Vegetation and tree cover can also greatly increase the attractiveness of open spaces by providing shade and a sense of enclosure. Soft landscaping guidelines include:

- Indigenous and drought resistant vegetation should be encouraged.
- Care should be taken when planting low shrubs as to not impede visibility and to avoid creating concealed spaces.
- Design principles such as rhythm and harmony can be incorporated into the planting of trees to better enhance the character of public spaces.





**Community sidewalk mosaic**



**Mural painting**



**Community gardens**



**Painted parking lots**



**Pocket play spaces**



**Commissioned public art**





# SMME trading spaces

The Ilisoletu Gateway Node (and in fact the entire Thembaletu township) consists of a number of SMME traders. The purpose of these guidelines is to attempt to provide some structure within the informal economy and to provide traders with formalised trading structures in designated trading spaces that offer them exposure to Nelson Mandela Boulevard and the numerous pedestrians and cyclists that travel along this road. The intention is also to provide vibrancy and activity within public spaces to improve the overall walkability of the node and support the character of Ilisoletu.



Type A  
Trading on boundaries

Trading takes place directly from the boundary of residential properties – through the fence or a hatch in the wall. Typology is intended for:

- Small-scale trading (sweets, cold drinks, take-aways).
- No on-site seating provided.
- Use existing on-site services.



Type B  
Trading stalls

Coherently designed open trading stalls, either specifically provided by the municipality or allowed within designated trading spaces:

- Selling general goods (clothes, small electronics, food stuffs).
- People-centred services.
- Off-site storage facilities, communal water points and ablution facilities are catered for within the vicinity.



Type C  
Refurbished containers

A lot of trading already takes place within containers. Although no containers will be provided by the municipality, SMMEs may place containers on private properties.

- Small scale service traders, selling of larger products, cooking (for take-away) and services.
- Integrates retail services with on-site storage.
- Use of existing on-site services.
- Communal ablution facilities would be required.



Type D  
Garage stores

Small spaces the size of a standard garage, which can be integrated into buildings to contribute to active interfaces.

- Designated trading spaces are identified, and private developers are encouraged to incorporate this design into their buildings.
- Can support small-scale service traders, food services (take-away and sit-down), permanent display and retail.
- Integrates retail services with on-site storage facilities.
- Individually serviced with water and electricity.
- Communal ablutions facilities would be required.



Type E  
SMME hub

Clustered small units of trading facilities within a well-designed structure with adequate open space.

- Larger manufacturing and vehicle-related activities.
- Permanent workshops for manufacturing, light engineering works, and car-related services.
- Individually serviced with water and electricity.
- Varying sized units can be provided to suite different trading needs.

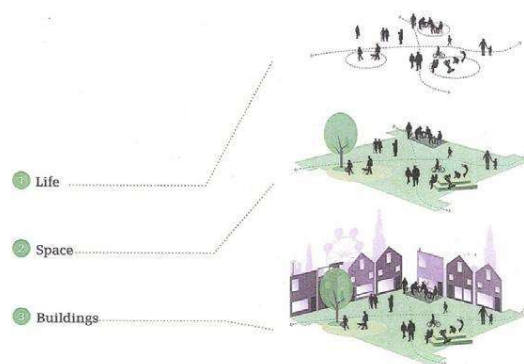


# Open space design guidelines

## Components of good public spaces

An urban space can be defined in terms of the following components:

- The walls defining the space (e.g. buildings enclosing the space, a continuous row of trees);
- The floor covering the space (e.g. paved patterns, grass);
- The roof covering the space (e.g. a built structure, sky);
- The elements arranged in the space (e.g. street furniture, landscaping, trees, public art); and
- The activities taking place in the space (e.g. formally organised, informal and spontaneous).



## Shared space

Shared space is a relatively new urban design concept with the aim to minimise the segregation between vehicles, pedestrians, and bicycles through continuous paving over the street and sidewalk. The theory is that it creates a sense of uncertainty, making it difficult to read who has priority in the space. This in turn would make drivers slow down, engage with the environment, and make eye contact with pedestrians.

Walls	Preferred that adjacent properties have active interfaces, or at least a transparent interface.
Floors	Paving of entire space, removing distinction between streets and walkways.
Ceilings	Covered walkways along buildings are encouraged. Street trees to provide shade.
Elements	Removal of street clutter (kerbs, road surface markings, traffic signals). Incorporating street furniture, public art, and amenities.
Activities	Adjacent properties should provide appropriate land uses to activate the public realm (restaurants, social services, retail, etc).

Less shared design		More shared design
Kerbs	Low kerbs, chamfered kerbs	No kerbs
Pedestrian barriers		No pedestrian barriers
Vehicles restricted to parts of street, e.g. by bollards, street trees, etc.	Implied vehicle paths using surface materials, for example	No barriers to vehicle movement
Poor quality or unwelcoming public space characteristics	A few places where people can rest and chat	Presence of features such as cafes, markets, abundant seating, planting, public art, etc.
Conventional road markings	Limited road markings	No road markings
Traffic signals		No traffic signals
Signal controlled crossings	Zebra crossings	Courtesy crossings or no crossings



## Public squares

A square is provided to act as focal point for social and cultural life in the node. In general, a square draws its vibrancy from the activities and uses in the buildings surrounding the space, from the interaction between the buildings and the space, as well as activities taking place within the space itself. A public square also provides an opportunity to establish a unique mix of commercial and social services to establish a distinct identity. A setting facing onto a square also provides the opportunity for a civic building where the square acts as a reception space for people to sit and wait to be served.

Walls	Preferred that adjacent properties have active interfaces, or at least a transparent interface. Buildings should frame the space.
Floors	Hard and soft landscaping within a well-designed public space.
Ceilings	Covered walkways along buildings are encouraged. Street trees to provide shade.
Elements	Central public art feature around which the public space is orientated. Incorporating street furniture, public art, and amenities.
Activities	Adjacent properties should provide appropriate land uses to activate the public realm (restaurants, social services, retail, etc).





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## Sports facilities

Where possible, multi-sport sports fields should be incorporated into all public open spaces. Where appropriate, transparent fencing around sports fields may be provided. The sports fields should however form an integrated part of the entire open space, and the design of the space should therefore follow the guidelines of soft and hard public spaces. Varying ages should be catered for – providing bigger and smaller versions of the fields.

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## Soft public spaces

Soft public spaces are well-designed with ample soft landscaping elements to soften the space and integrate natural elements.

- Space preferably defined by active building interfaces, however transparent fencing or a line of trees can also define the space.
  - Paved areas with interspersed soft landscaping.
  - Ample trees to provide shade.
  - Public art, street furniture, pedestrian-scaled lighting, formal and informal trading activities.
- 



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## Hard public spaces

Hard public spaces include the network of pedestrian sidewalks and bicycle lanes, as well as the dedicated trading spaces and public open spaces that are spread along NMB. Trees, street furniture and public art must be incorporated to soften the space.

- Space preferably defined by active building interfaces, however transparent fencing or a line of trees can also define the space.
  - Paving patterns to define different activity spaces.
  - Trees to soften the space.
  - Public art, street furniture, pedestrian-scaled lighting, formal and informal trading activities to create a sense of place and vibrancy.
- 



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## Linear parks

Applicable to pedestrian walkways and through routes. Depending on the length of the walkway, might be hard or soft spaces.

- Transparent fencing or active interfaces to border the space.
  - Paved areas with interspersed soft landscaping.
  - Ample trees to provide shade.
  - Public art, street furniture, pedestrian-scaled lighting, formal and informal trading activities.
- 



## 6 PROJECT IMPLEMENTATION

**Table 5: Project implementation items** identifies project items with key activities that need to be undertaken to ensure the successful implementation of the project. The following are addressed under each component:

- Description of the item;
- Status of the item – Indicates the stage of progress of the item;
- Item type – specifies whether the item is for technical assistance, operations, management, or a capital project;
- Source of funding;
- Budget estimate for the item;
- Budget rationale – explains what informed the budget estimate;
- Responsible stakeholder – highlights the agent responsible for the implementation of the set item; and
- Item timeframe.

**Table 6: Engineering services capacity** quantifies the engineering capacity requirements for water, sewer, and electricity linked to the respective development components (see **Figure 2-2**). The engineering capacity requirements are calculated for 20% of the project development and 100% of the project development.

**Table 7: Engineering construction costs** quantifies the estimated construction costs of the project, including the following (if applicable to the project):

- Civil engineering (external and internal) comprising preliminary and general costs; upgrading of bulk water, bulk sewer, municipal roads, provincial roads and national roads; stormwater masterplan; site clearance; water and sewer mains; stormwater drainage; roads; paved areas; and attenuation dams.
- Electrical engineering.
- Bulk services contributions comprising water, sewer, stormwater, roads and electrical\*
- Professional fees comprising civil and electrical fees.

\*Note: bulk services contributions to be confirmed by George Local Municipality.

## 7 PROCUREMENT PLAN

**Table 8: Procurement plan** details the timelines/dates of the activities that need to be undertaken by the municipality to secure the services or goods required for implementation. The planned and actual dates of the following are included:

- Bid specification committee submission;
- Envisaged date of the advert;
- Envisaged closing date;
- Submission of evaluation report;
- Submission for adjudication; and
- Envisaged appointment date.

## 8 POTENTIAL INVESTMENT PARTNERS

**Table 9: Potential investment partners** identifies the names and contact details of potential capital and maintenance investment partners based on the project type, development scope, and suitability as a project partner.

## 9 COMMUNICATION MANAGEMENT APPROACH

**Table 10: Communication management approach** identifies the following:

- Communication lead name and contact details;
- Communication methods – indicates the type such as meetings (in person, over the phone or virtually), status reports, and formal presentations; and
- Communication frequency – indicates how often communication will ideally occur.

Continuous communication between the different stakeholders is an essential element to see the project through to completion.





# 10 PROJECT MANAGEMENT

**Table 11: Project management** identifies the names, roles, and contact details of key project management team members. The members identified are within the following:

- Project Management Committee (PMC);
- Project Steering Committee (PSC); and
- Municipal Executive.

The details of the project manager and lead private partner are also included.

# 11 SURVEYOR GENERAL DATA

Where available, surveyor general data is included in the investment package. Data consists of servitude diagrams, subdivisional diagrams, consolidation diagrams and general plans. These provide essential property and land information such as:

- The unique designated number of the property (Erf, farm, agricultural holding);
- A plan or diagram of the property;
- The boundary description and descriptions of the corner beacons;
- The size of the property; and
- Additional notes providing other relevant information on the property.

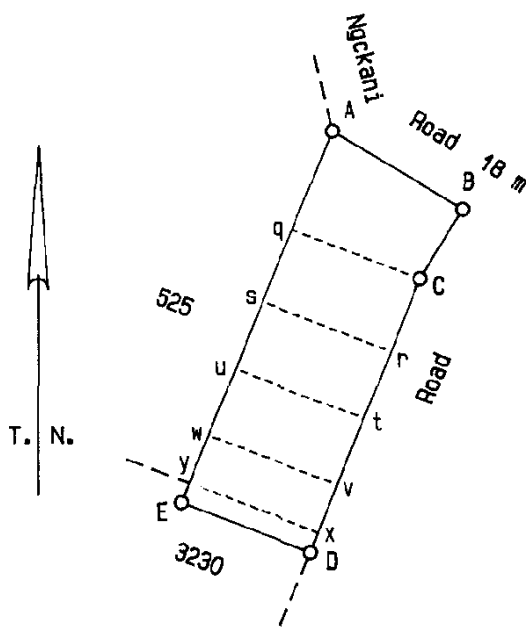


OFFICE COPY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			
			0, 00	+3 700 000, 00	
AB	29,25	301 38 00	A +	47 791, 07	+ 63 628, 85
BC	15,73	31 38 00	B +	47 766, 17	+ 63 644, 20
CD	57,00	21 25 00	C +	47 774, 42	+ 63 657, 59
DE	26,00	111 25 00	D +	47 795, 23	+ 63 710, 66
EA	77,67	201 25 00	E +	47 819, 44	+ 63 701, 16
		(117) Geo 4	Δ +	48 760, 50	+ 63 407, 77
		(163) Oud 7	Δ +	56 603, 60	+ 51 940, 04

S.G. No.  
8559/1995  
Approved  
*[Signature]*  
Surveyor-General  
1995-11-30

All beacons are 12 mm iron pegs



1. The figure A B C q representing Erf 1800, Tyolora Gen. Plan L No. 86/1989
2. The figure q C r s representing Erf 1799, Tyolora Gen. Plan L No. 86/1989
3. The figure s r t u representing Erf 1798, Tyolora Gen. Plan L No. 86/1989
4. The figure u t v w representing Erf 1797, Tyolora Gen. Plan L No. 86/1989
5. The figure w v D E representing Erf 1796, Tyolora Gen. Plan L No. 86/1989

Scale 1:1 250

The figure A B C D E  
represents 1 981 square metres of land being  
Erf 3228, Tyolora Comprising 1 - 5 above

Situate in Tyolora Township in the Municipality and  
Administrative District of George  
Province Western Cape  
Surveyed in February 1983 - January 1989

*[Signature]*

M.D. Clough (0100)  
Professional Land Surveyor

by me

This diagram is annexed to  
No. CCT 33474/2012  
Dated  
i.f.o.  
  
Registrar of Deeds

File No. TYOLORA 602  
S.R. No. E.938/89  
Comp. AL-1BBB (6485)  
Gen. Plan L No. 86/1989

B  
S

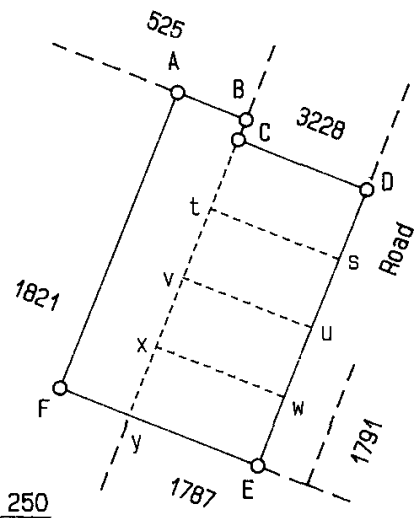
Figure 11-1: SG Diagram 8559/1995 (Erf 3228)



**OFFICE COPY**

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X		S.G. No.  8561/1995 Approved <i>M.D. Clough</i> Surveyor-General 1995-11-30
		Constants		
			+ 0,00 +3 700 000,00	
AB	14,00 291 25 00	A	+ 47 830,99 + 63 692,29	
BC	4,04 21 25 00	B	+ 47 817,96 + 63 697,40	
CD	26,00 291 25 00	C	+ 47 819,44 + 63 701,16	
DE	56,00 21 25 00	D	+ 47 795,23 + 63 710,66	
EF	40,00 111 25 20	E	+ 47 815,68 + 63 762,79	
FA	60,04 201 25 00	F	+ 47 852,92 + 63 748,18	
	(117) Geo 4	△	+ 48 760,50 + 63 407,77	
	(163) Oud 7	△	+ 56 603,60 + 51 940,04	

All beacons are 12 mm iron pegs



1. The figure A B y F representing Erf 3229, Tyolora  
Vide Dgm. No. 8560/95 D.T. 2008. 48022
2. The figure C D s t representing Erf 1795, Tyolora  
Gen. Plan L No.86/1989
3. The figure t s u v representing Erf 1794, Tyolora  
Gen. Plan L No.86/1989
4. The figure v u w x representing Erf 1793, Tyolora  
Gen. Plan L No.86/1989
5. The figure x w E y representing Erf 1792, Tyolora  
Gen. Plan L No.86/1989

The figure A B C D E F  
represents 2 297 square metres of land being  
Erf 3230, Tyolora Comprising 1 - 5 above

Situate in Tyolora Township in the Municipality and  
Adminstrative District of George  
Province Western Cape

Surveyed in February 1983 - January 1989  
& October 1993  
by me

*M.D. Clough*  
M.D.Clough (0100)  
Professional Land Surveyor

This diagram is annexed to  
No. T48024/2008  
Dated  
i.f.o.  
  
Registrar of Deeds

The original diagrams are  
as scheduled above

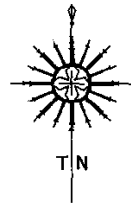
File No. TYOLORA 602  
S.R. No. E2738/95  
Comp. AL-18BB (6485)  
  
Gen. Plan L No.86/1989

Figure 11-2: SG Diagram 8561/1995 (Erf 3230)

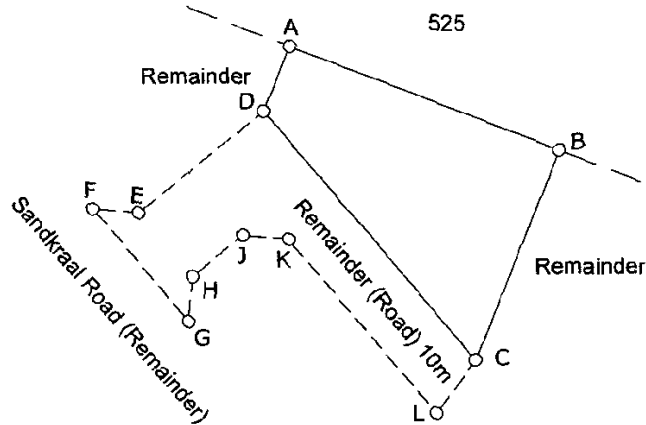
Bailey & le Roux, Professional Land Surveyors, GEORGE

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X		S.G. No. 884/2013
AB	44,60	291 25 00	A	+48 020,46	+63 932,49
BC	35,51	21 25 00	B	+47 978,94	+63 948,77
CD	50,89	140 12 40	C	+47 991,91	+63 981,83
DA	11,00	201 25 00	D	+48 024,48	+63 942,73
Connecting road data					
DE	25,08	50 12 40	E	+48 043,75	+63 958,78
EF	7,07	95 12 40	F	+48 050,79	+63 958,14
FG	23,00	320 12 40	G	+48 036,07	+63 975,81
GH	7,07	185 12 40	H	+48 035,43	+63 968,77
HJ	10,08	230 12 40	J	+48 027,68	+63 962,32
JK	7,07	275 12 40	K	+48 020,64	+63 962,96
KL	35,46	320 12 40	L	+47 997,95	+63 990,20
LC	10,32	215 49 00			
			⊕	+48 607,41	+62 619,24
			⊕	+48 432,71	+63 377,49

Approved  
*[Signature]*  
for Surveyor-General  
2013.05.21



Beacon Descriptions:  
All beacons are 12mm iron pegs



Scale 1: 1000

The figure A B C D represents 1037 Square metres of land, being Erf 11113 , a portion of Erf 1821 Tyolora

Situate in the Municipality and Administrative District of George Province of the Western Cape Surveyed in February 2013 by me

J.H.Bailey (PLS0019) Professional Land Surveyor

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 2(a)

EXEMPT FROM PROVISIONS OF CHAPTER III OF D.D. 15/1/13 Municipal transfer

This diagram is annexed to No. T35302/2013 dated i.f.o.

The original diagram is SG. No. 8606/1984 annexed to Transfer

File No. Geor 197Vo1.7 S.R. No. 418/2013 Comp. AL-1BBB(6485)

Registrar of Deeds

D/T 1986. 3.6167

LPI CO270010

Erf 11113 Tyolora

Figure 11-3: SG Diagram 884/2013 (Erf 11113)



**TABLE 1: PROJECT OVERVIEW**

<b>NMB sports node</b>	
Project 9	
<b>Project value</b>	
Project need	Effective utilisation and limited availability of social, economic and sports and recreational facilities.
Project outputs	Well equipped sports and recreational, social and economic facilities guided by development plan and guidelines.
Project benefits	Sports and recreational facilities to create a space for the community to engage, participate in programme and decrease social decay linked to the lack of such facilities.
Project beneficiaries	The community of Thembaletu.
Estimated overall project timeframe	24 months
<b>Project cost</b>	
Primary infrastructure classification	New (Capacity)
Estimated overall project budget	R9 562 591.22
Project type	Capital project (New)
Primary source of funding	Government
Status of funding	Not committed
Financing incentives required	No
Value for money	Medium
<b>Project risk</b>	
Key risk identified	Insufficient investment in new capital project.
Risk likelihood	Likely
Risk consequence	Major
Risk level	High
Mitigation strategy	Identify all potential investors and confirm their commitment to fund.
Responsible risk management agent name	TBC
Responsible risk management agent contact details	TBC
<b>Project strategic alignment</b>	
NDP 2030 vision	Improving public services and spaces as well as building integrated housing and sports facilities in communities to ensure sharing of common spaces across race and class.
National outcomes	An efficient, competitive and responsive economic infrastructure network.
Provincial Strategic Plan Focus areas	Increased social cohesion and safety of public spaces.
Garden Route District Municipality Strategic Objectives	Healthy and socially stable communities.
IDP strategic goal	3. Affordable quality services.
IDP priority	3F. Infrastructure and effective service delivery.
Supported SPLUMA principle	Spatial sustainability.

**TABLE 2: DEVELOPMENT POTENTIAL**

<b>A POSSIBLE DEVELOPMENT SCENARIO</b>				
<b>In terms of the Ilisoletu development plan and proposed overlay zone, the consolidated properties have the following development potential:</b>				
<b>Site summary</b>				
Total size of all properties in project area (m <sup>2</sup> ):	17 112			
Servitudes/unusable space/ Open space requirements (m <sup>2</sup> ):	1 711			
Internal streets (m <sup>2</sup> ):	0			
Total developable size of properties in project area (m <sup>2</sup> ):	15 401			
	<b>Development component</b>			<b>Total per project</b>
	<b>Social facilities cluster</b>	<b>Shared parking and access</b>	<b>Sports node development</b>	
<b>Preferred land uses</b>	Institution, Place of instruction, Place of worship	Public parking, Public street	Informal trading, Outdoor trading and dining, Sports and recreation centre	<b>Not Applicable</b>
<b>Erf number</b>	RE/1821, 11113	RE/1821, 3230, 3228	RE/1821	
<b>Proposed development parameters</b>				
Component portion as a percentage of total developable size	15%	45%	30%	<b>Not Applicable</b>
<b>Potential usable property for this component (m<sup>2</sup>)</b>	<b>2 566</b>	<b>7 700</b>	<b>5 133</b>	
Density per hectare	0	0	0	
Floor factor	0.6	0	0.1	
Height (m)	3	0	3	
Height (Storeys)	1	0	1	
Coverage	60%	0%	10%	
Parking: per unit	0	0	0	
Visitors Parking per unit	0	0	0	
Parking: per 100m <sup>2</sup> GLA	3	0	4	
<b>Potential development on site</b>				
<b>Maximum development possible (sqm building)</b>	1 540	0	513	2 053
Maximum number of residential units	0	0	0	0
Average residential unit size possible (if maximum number of units are built)	N/A			0
Total parking requirement	46	0	20	66
<b>Minimum required development for first phase (20% of total development)</b>				
<b>Minimum development required for first phase (sqm building)</b>	308	0	102	410



**TABLE 2: DEVELOPMENT POTENTIAL**

Minimum number of units to be provided	0	0	0	0
Parking requirement (for first phase development)	9	0	4	13
<b>Trips generated</b>				
Estimated trips to be generated - 100%	207	0	27	234
Estimated trips to be generated - 20%	41	0	5	46