



UNIVERSITY OF CAPE TOWN

## **INTEGRATED DEVELOPMENT FRAMEWORK (IDF) AND RELATED PRECINCT PLANS**

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**Rondebosch Upper Campus, Rondebosch Middle and Lower Campus,  
Rosebank Residence Precinct, Mowbray Residence Precinct and Health  
Sciences Campus**



REPORT SUBMITTED TO THE CITY OF CAPE TOWN FOR APPROVAL IN TERMS OF THE  
'PACKAGE OF PLANS' PROCESS AND IN SUPPORT OF A NUMBER OF APPLICATIONS IN  
TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015, AS AMENDED, AND TO HERITAGE  
WESTERN CAPE FOR ENDORSEMENT, AS PART OF A HERITAGE AGREEMENT PROCESS IN  
TERMS OF THE NATIONAL HERITAGE RESOURCES ACT, 1999

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## **EXECUTIVE SUMMARY**

Draft 12

May 2022

## EXECUTIVE SUMMARY

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The University of Cape Town aspires, through its mission statement, to be a medium-sized, research intensive, residential university.

This plan is intended to assist the University in meeting its growth needs, in accordance with this mission, over the next several decades, and provides an ‘integrated development framework’ to guide the growth of the University from approximately 29,000 to 32,000 undergraduate and post-graduate students on campus by 2030, for which approximately 51,000m<sup>2</sup> of new academic space is required.

To meet the imperatives of student housing, at least a third of the students of the university are intended to be housed in residence, on campus, i.e. approximately 10,600 student beds, of which approximately 4,000 more beds are required.

The Development Framework (opportunities for expansion) is founded on the Conservation Framework (imperatives for protection) as its primary spatial informant, and includes the other ‘sectoral’ considerations such as movement frameworks, landscape frameworks, and the like.

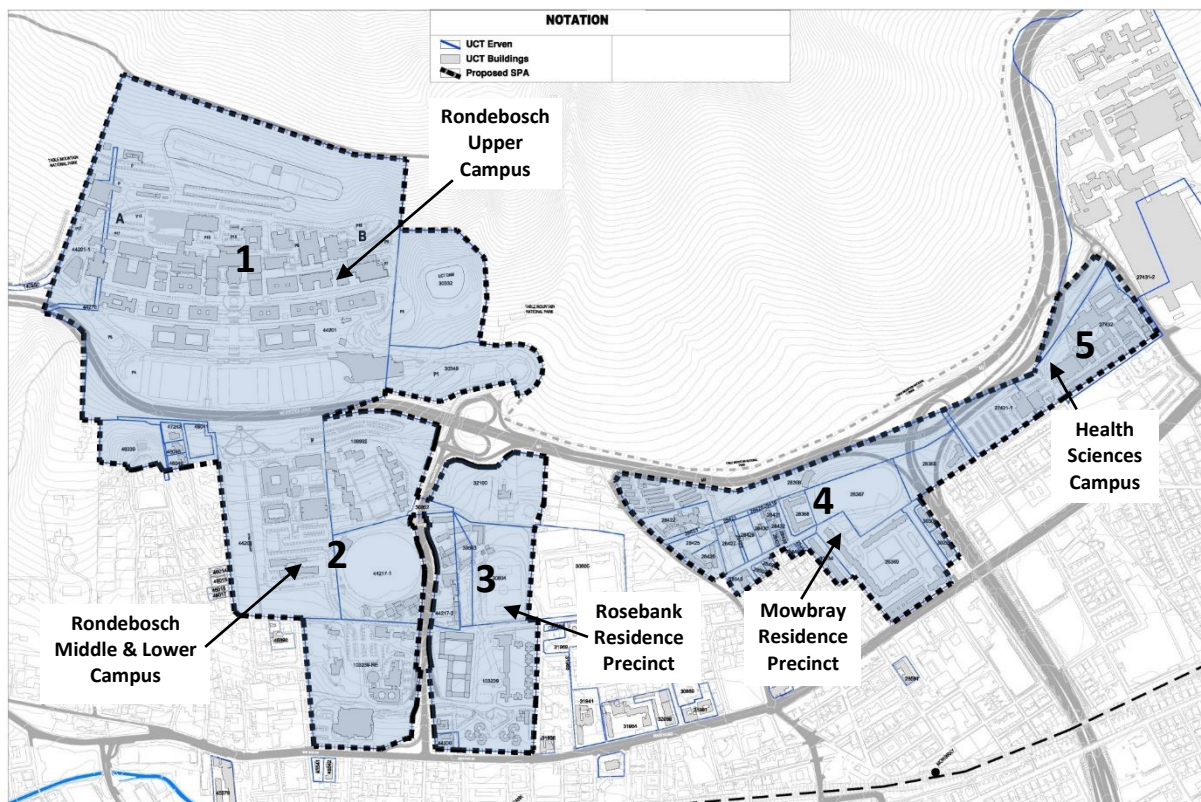
The plan is also premised on the vision of, *‘creating a liveable, pedestrian dominated, well connected, legible, green and efficient campus, where the identity and unique sense of place of the University is celebrated, and to carefully expand and develop the Campus as a place of vibrancy, safety, accessibility, residency, high quality of open space and buildings, intricacy and human scale’.*

The principle of ‘intensification and densification’ implicit in the vision, requires better use of the university’s land to create a campus ‘sense of place’, and the IDF has determined that the growth trajectory can easily be accommodated on the university’s landholdings, with the exception of student housing, where obtaining certain Provincial Government properties is recommended.

Importantly, there is a need for ‘predictability and certainty’ for the University in its planning; this plan is intended, through a ‘Package of Plans’ process, to reduce the complexity of overlapping decision making and sequential approval processes. The purpose of the IDF is however *not* to obtain enhanced development rights; in fact, all the precincts will be significantly below the floor space permissible in terms of their applicable zoning. The aims of the IDF include the appropriate distribution of floor space within each precinct, to rectify cadastral anomalies through subdivisions and consolidations and to avoid the need for ad hoc parking departures for new developments.

Approval is sought for the following Land Use Management components of this Integrated Development Framework:

- (1) Approval of **‘Package of Plans’** comprising a Development Framework and Precinct Plans i.t.o. Item 136 of the City of Cape Town’s Development Management Scheme (DMS);
- (2) Designation of UCT’s Rondebosch Upper, Middle and Lower Campus, Rosebank Residence Precinct, Mowbray Residence Precinct and the Health Sciences Campus in Observatory as a **Special Planning Area (SPA)** i.t.o. Item 136 of the DMS;
- (3) **Rezoning** of certain erven i.t.o. Section 42(a) of the MPBL;
- (4) **Exemption** for certain subdivisions and consolidations i.t.o. Section 42(s) of the MPBL, as contemplated in Section 67(1) of the MPBL;
- (5) **Subdivision** of certain erven i.t.o. Section 42(d) of the MPBL and
- (6) **Consolidation** of certain erven i.t.o. Section 42(f) of the MPBL.



**Map indicating the proposed Special Planning Area (SPA) of ± 97ha and the five precincts within it.**

In parallel, the endorsement / approval of Heritage Western Cape is sought for:

- (1) a **Conservation Framework** for the built environment of UCT;
- (2) a **Heritage Inventory** (grading of buildings and sites) i.t.o. Section 30 of the National Heritage Resources Act (NHRA) and
- (3) a **Heritage Agreement** i.t.o. Section 42 of the NHRA, to be concluded between the University of Cape Town and Heritage Western Cape.

An integrated public consultation process will be undertaken for the land use and heritage applications.

The Development Framework identifies overall policy, broad goals, and principles for development, as specified in Item 136 of the DMS. While reference is made to potential initiatives beyond UCT's landholdings, this land use application, including the Special Planning Area (SPA) and Development Framework, is confined to UCT's landholdings within the proposed SPA (Main Campus).

The precinct plans and floor area table show the conceptual infill proposals within the five precincts in the Special Planning Area. All development in each precinct is *well* below the total permissible floor area of applicable zoning of its land parcels. The potential academic floor space identified in the Rondebosch Upper, Middle and Lower Campus is approximately 56,130m<sup>2</sup>, with a further 16,000m<sup>2</sup> of academic floor space on the Health Sciences Campus – **72,130m<sup>2</sup>** in total. In addition, **48,000m<sup>2</sup>** of residential floor space (± 1,250 additional student beds) is proposed in the Rosebank and Mowbray Residence Precincts, over and above the 500 bed Phase 1 Avenue Road Residence, which was completed in November 2020.

In due course, detailed Precinct Plans and/or Site Development Plans will confirm the built form and actual floor space per development parcel.



Note: The portion of Erf 27431 to the north of Anzio Road, which accommodates the Groote Schuur Hospital ± 16, 8ha in extent, is excluded from the proposed Special Planning Area and the five planning precincts.

## Existing and Proposed Floor Areas per Precinct

### ❖ Rondebosch Upper Campus

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• Precinct extent	38,9980 ha zoned CO2 2,1438 ha zoned OS2 Total: 41,1418 ha
• Permissible floor space	CO2 portion (FF 2.0): 779,980 m <sup>2</sup> OS2 portion (FF 0.0): 0m <sup>2</sup> Total: 779,980 m <sup>2</sup>
• Existing assignable floor area	approx. 216,100 m <sup>2</sup>
• Existing floor space	approx. 237,700 m <sup>2</sup>
• Current floor factor	0.60
• Proposed floor space	approx. 22,350 m <sup>2</sup>
• <b>Total floor space</b>	<b>260,050 m<sup>2</sup></b>
• <b>Proposed floor factor</b>	<b>0.66</b>
• Remaining floor space	519,930 m <sup>2</sup>

### ❖ Rondebosch Middle and Lower Campus

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• Precinct extent	0,3767 ha zoned CO1 20,3245 ha zoned CO2 Total: 20,7012 ha
• Permissible floor space	CO1 portion (FF 0.8): 3,014 m <sup>2</sup> CO2 portion (FF 2.0): 406,490 m <sup>2</sup> Total: 409,504 m <sup>2</sup>
• Existing assignable floor area	approx. 56,682 m <sup>2</sup>
• Existing floor space	approx. 62,350 m <sup>2</sup>
• Current floor factor	0.30
• Proposed floor space	approx. 33,780 m <sup>2</sup>
• <b>Total floor space</b>	<b>96,130 m<sup>2</sup></b>
• <b>Proposed floor factor</b>	<b>0.46</b>
• Remaining floor space	313,374 m <sup>2</sup>

#### ❖ Rosebank Residence Precinct

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- Precinct extent 11,4159 ha zoned CO2  
0,1125 ha zoned GR4  
Total: 11,5284 ha
- Permissible floor space CO2 portion (FF 2.0): 228,318 m<sup>2</sup>  
GR4 portion (FF 1.5): 1,687 m<sup>2</sup>  
Total: 230,005 m<sup>2</sup>
- Existing assignable floor area approx. 36,233 m<sup>2</sup>
- Existing floor space 39,856 m<sup>2</sup>
- Current floor factor 0.35
- Proposed floor space approx. 7,500 m<sup>2</sup>
- **Total floor space** **47,356 m<sup>2</sup>**
- **Proposed floor factor** **0.41**
- Remaining floor space 182,649 m<sup>2</sup>

#### ❖ Mowbray Residence Precinct

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- Precinct extent 7,0984 ha zoned CO2  
3,7607 ha zoned GR4 and GB1  
0,3235 ha zoned SR1  
Total: 11,1826 ha
- Permissible floor space CO2 portion (FF 2.0): 141,968 m<sup>2</sup>  
GR4 and GB1 portion (FF 1.5): 63,932 m<sup>2</sup>  
SR1 portion (FF 1.0): 3,235 m<sup>2</sup>  
Total: 209,135 m<sup>2</sup>
- Existing assignable floor area approx. 51,378 m<sup>2</sup>
- Existing floor space approx. 56,516 m<sup>2</sup> \*
- Current floor factor 0.50
- Proposed floor space approx 40 582m<sup>2</sup>
- **Total floor space** **97,098 m<sup>2</sup>**
- **Proposed floor factor:** **0.86**
- Remaining floor space 112,037 m<sup>2</sup>

#### ❖ Health Sciences Campus

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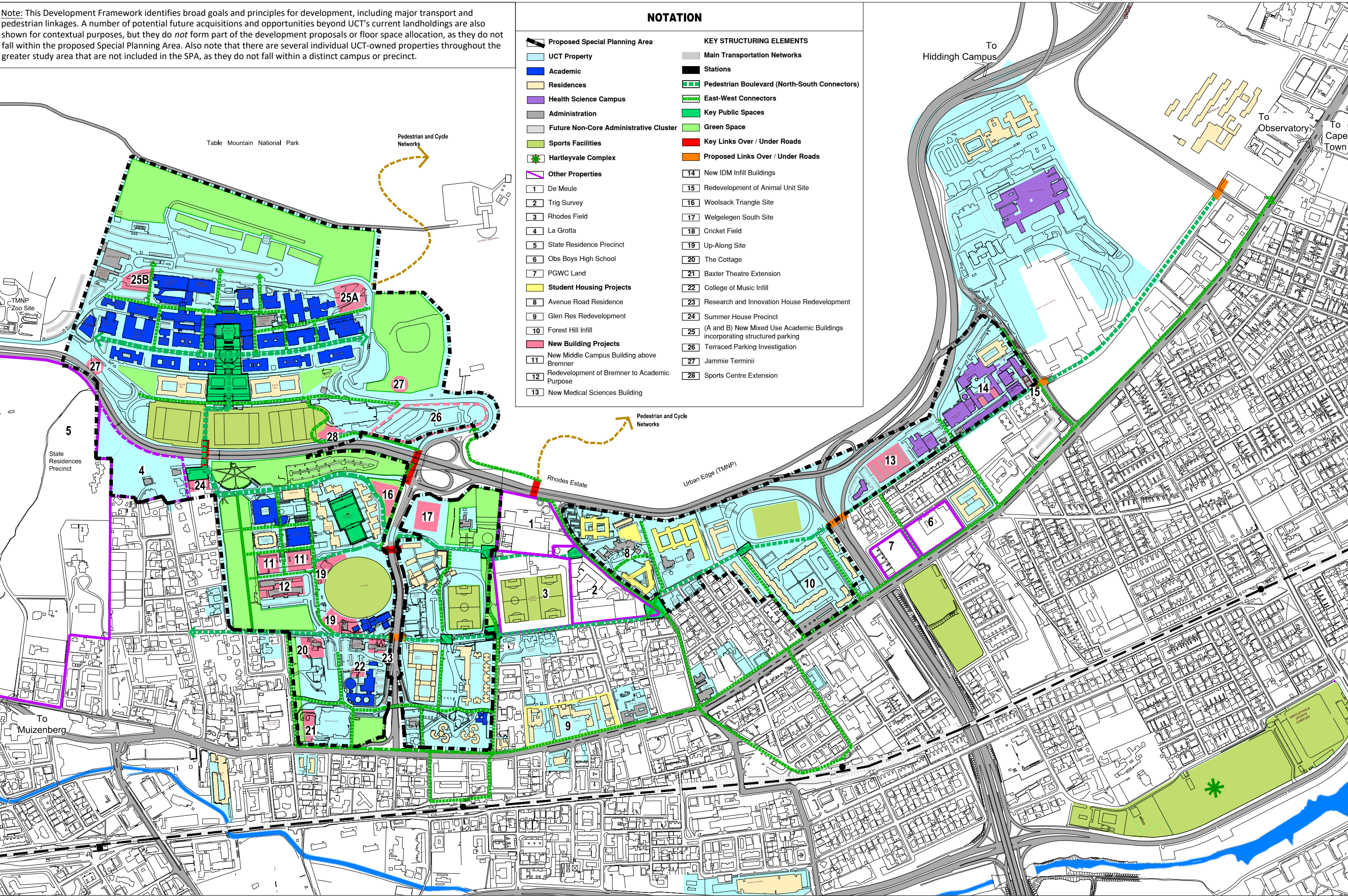
- Precinct extent 4,6278 ha
- Permissible floor space (FF 2.0) 92,556 m<sup>2</sup>
- Existing assignable area approx. 53,038 m<sup>2</sup>
- Existing floor space approx. 58 340 m<sup>2</sup>
- Current floor factor 1.26
- Proposed floor space approx. 16,000 m<sup>2</sup>
- **Total floor space** **74,340 m<sup>2</sup>**
- **Proposed floor factor** **1.60**
- Remaining floor space 18,216 m<sup>2</sup>

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\* Including the recently-completed Avenue Road Residence Phase 1

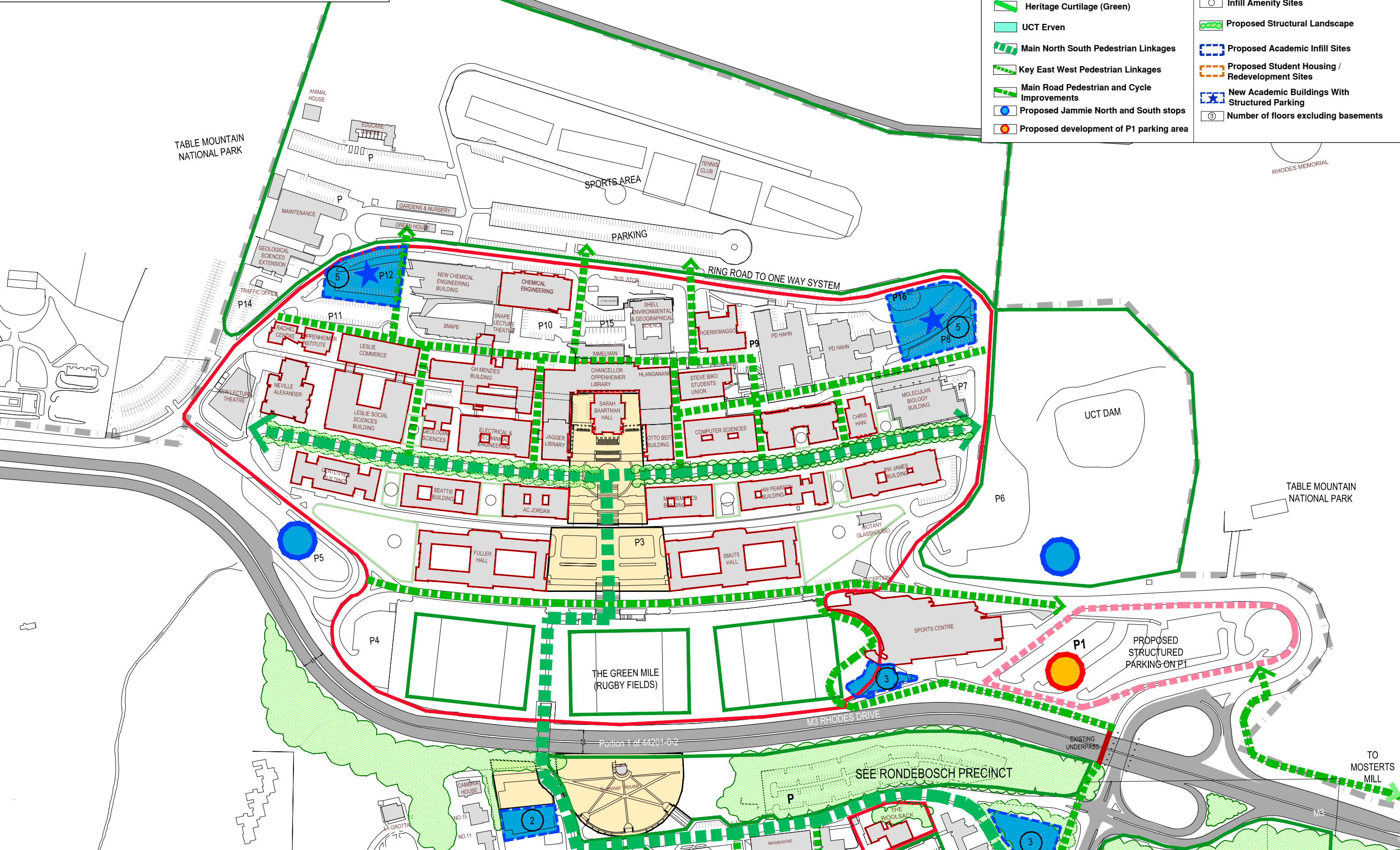


Note: This Development Framework identifies broad goals and principles for development, including major transport and pedestrian linkages. A number of potential future acquisitions and opportunities beyond UCT's current landholdings are also shown for contextual purposes, but they do *not* form part of the development proposals or floor space allocation, as they do not fall within the proposed Special Planning Area. Also note that there are several individual UCT-owned properties throughout the greater study area that are not included in the SPA, as they do not fall within a distinct campus or precinct.





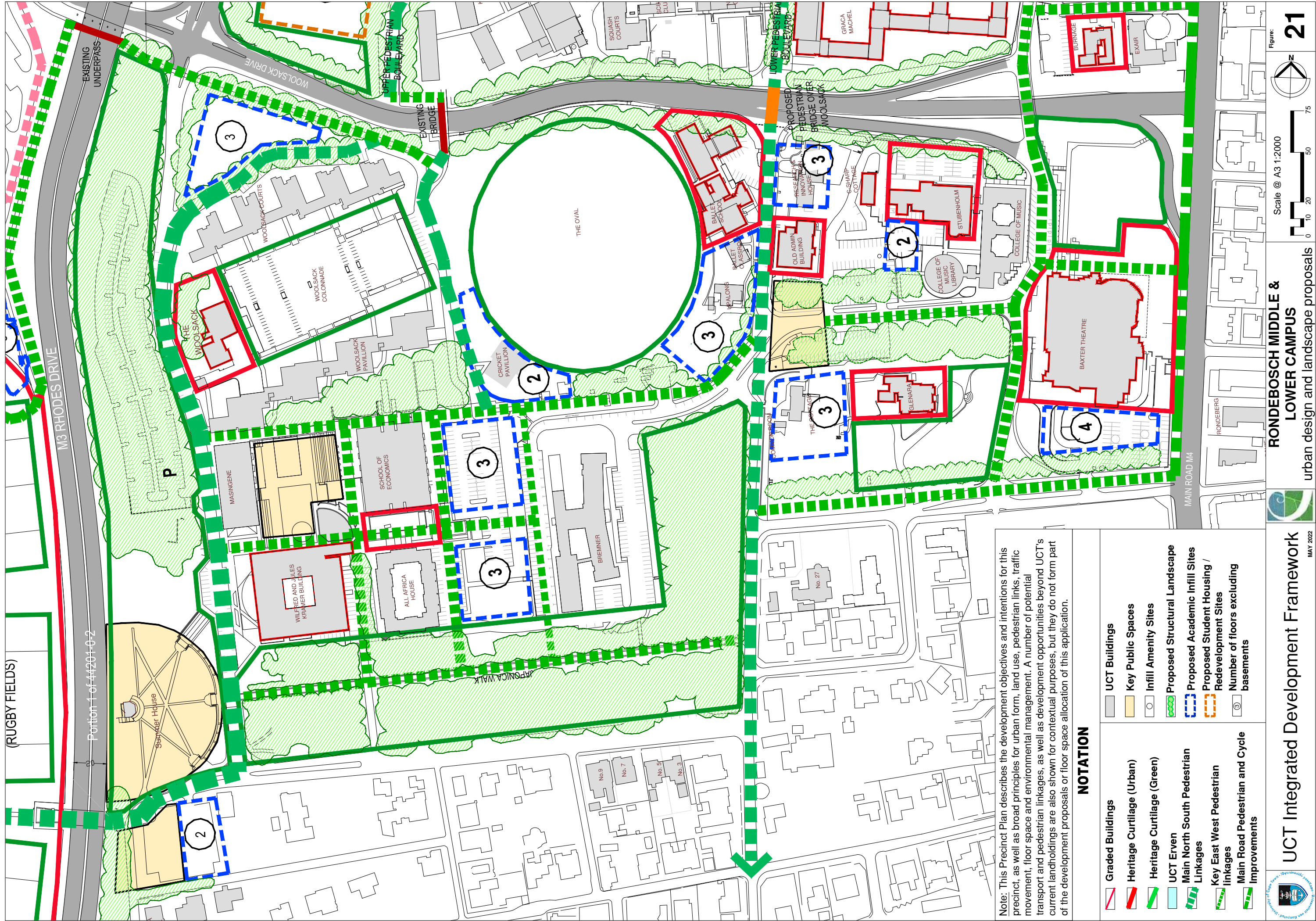
Note: This Precinct Plan describes the development objectives and intentions for this precinct, as well as broad principles for urban form, land use, pedestrian links, traffic movement, floor space and environmental management. A number of potential transport and pedestrian linkages, as well as development opportunities beyond UCT's current landholdings are also shown for contextual purposes, but they do not form part of the development proposals or floor space allocation of this application.



NOTATION

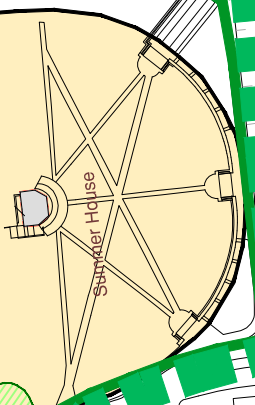
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|---|--|
| Graded Buildings                            | UCT Buildings                                  |
| Heritage Curtilage (Urban)                  | Key Public Spaces                              |
| Heritage Curtilage (Green)                  | Infill Amenity Sites                           |
| UCT Erven                                   | Proposed Structural Landscape                  |
| Main North South Pedestrian Linkages        | Proposed Academic Infill Sites                 |
| Key East West Pedestrian Linkages           | Proposed Student Housing / Redevelopment Sites |
| Main Road Pedestrian and Cycle Improvements | New Academic Buildings With Structured Parking |
| Proposed Jammie North and South stops       | Number of floors excluding basements           |
| Proposed development of P1 parking area     |  |





(RUGBY FIELDS)

Portion 1 of 44201-0-2



Stadium House

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THE WOLLSACK

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WOLLSACK DRIVE

WOLLSACK COLONNADE

WOLLSACK PAVILLION

MASINGENE

SCHOOL OF ECONOMICS

WILFRED AND JULES KRAMER BUILDING

ALL AFRICA HOUSE

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CRICKET PAVILLION

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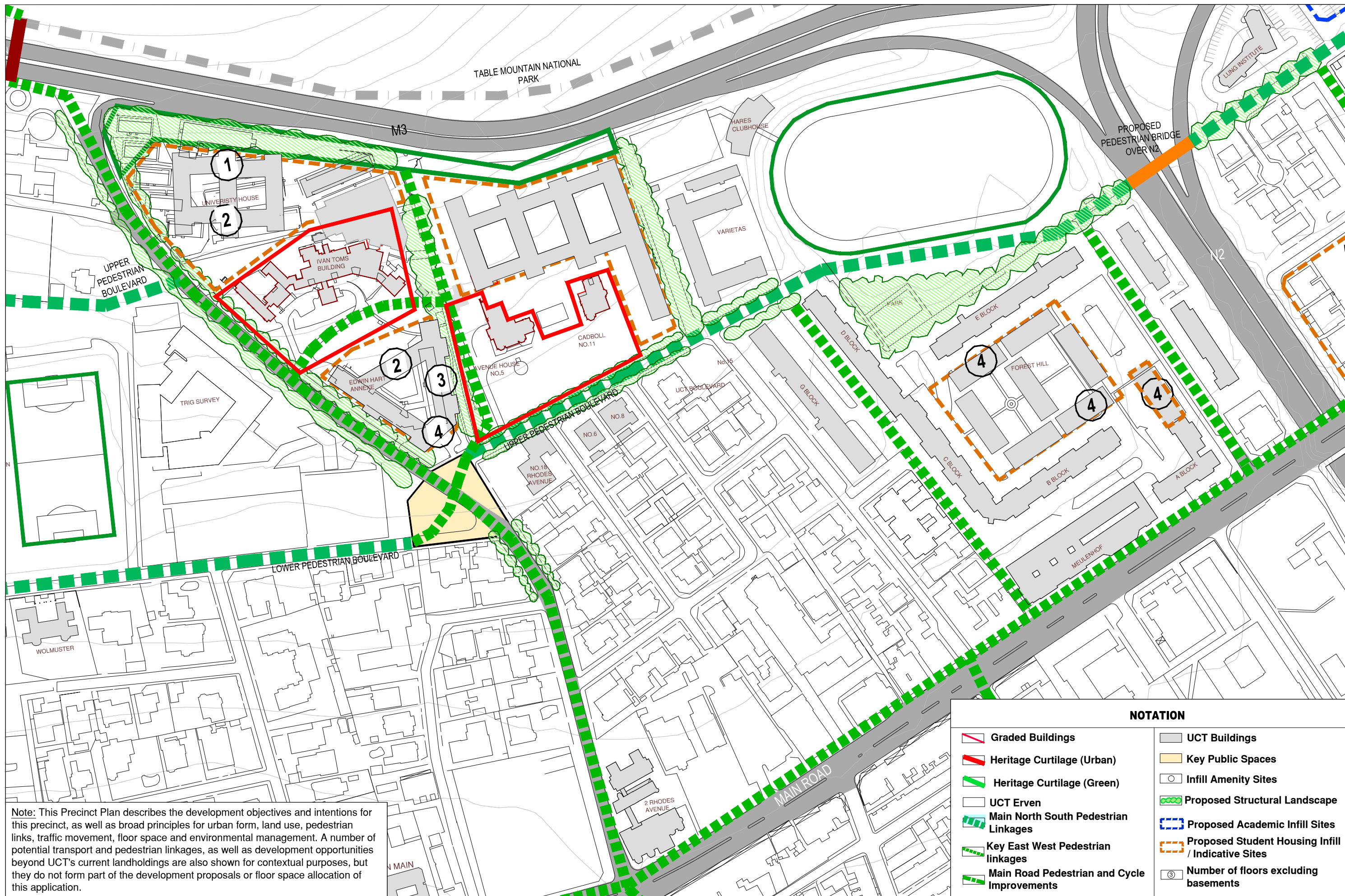
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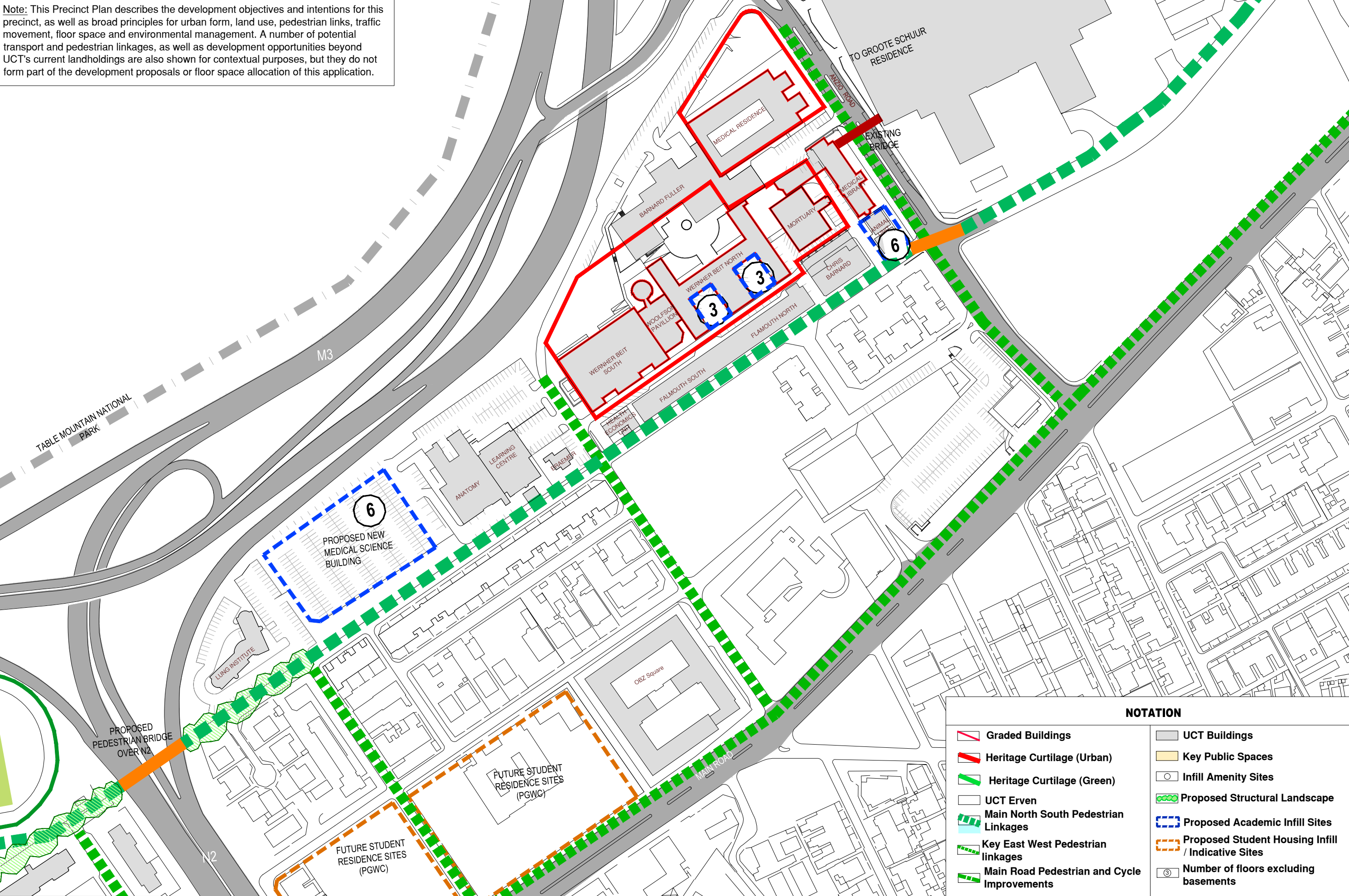


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