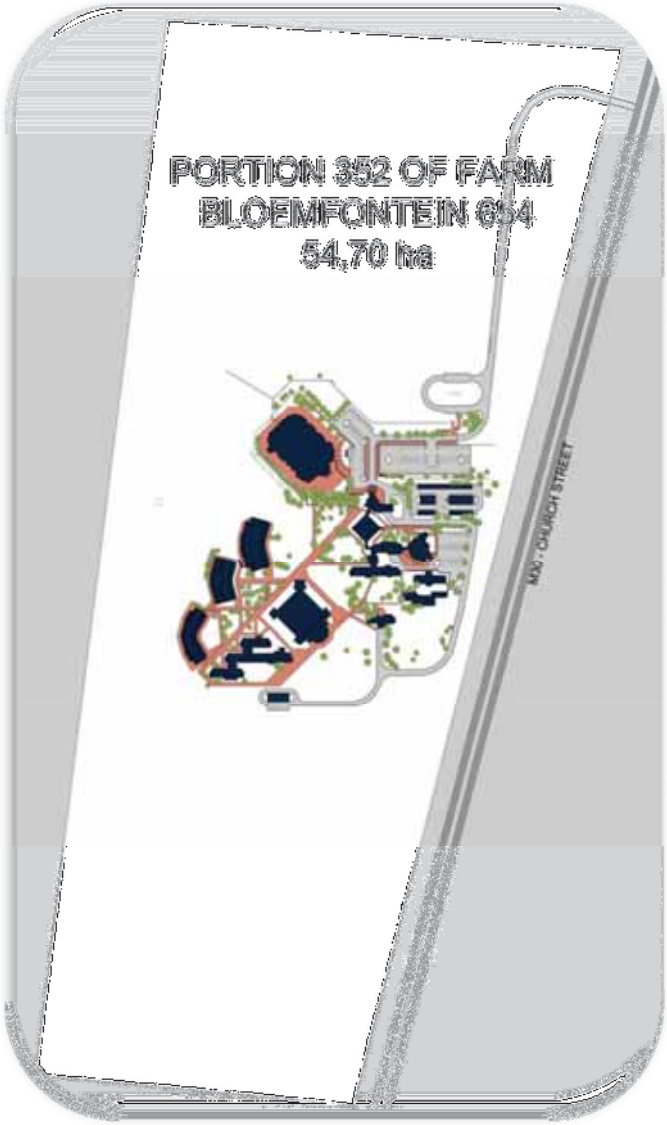
STRATEGIC DEVELOPMENT PLAN: UFS SOUTH CAMPUS

NOVEMBER 2013

DEPARTMENT PHYSICAL PLANNING



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1. INTRODUCTION

1.1.BACKGROUND AND PURPOSE

Planning for the future begins with an understanding of the status quo: the place, the people and the social, economic and environmental forces underlying the trends that are shaping the University's development.

Change and growth are inevitable, and development pressures are a given. Nevertheless, a university with foresight and insight can guide and manage development to ensure the best possible outcome.

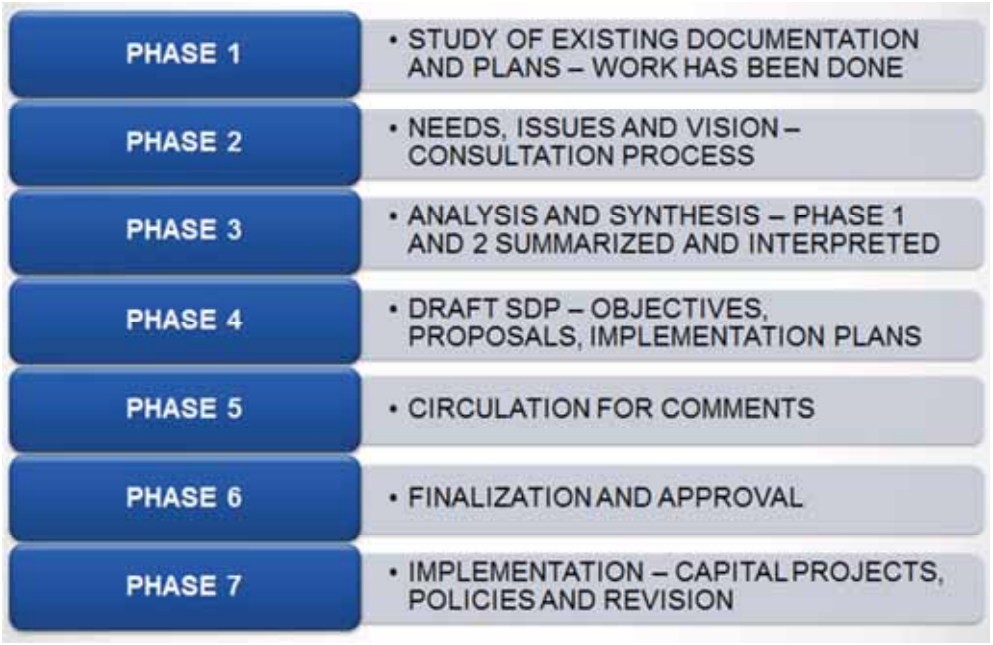
The overall intention of the UFS Strategic Development Plans (SDP's) is to guide and manage growth, and to balance competing land use demands, by putting in place a long term, logical development path that will shape the spatial form and structure of the campuses.

The proposed development path must be dynamic and adaptive and will need to be reviewed from time to time to ensure that they remain relevant, realistic and informed by changing events.

1.2.METHODOLOGY

Seven (7) phases are utilised to reach the desired outcome, as explained in Figure 1.

Figure 1: Methodology of UFS Strategic Development Planning



2. STATUS QUO

2.1.STUDY AREA

Consisting of one (1) farm portion with an extent of 57.7098 Ha, the South Campus of the University of the Free State is situated in central South Afirca in Bloemfontein bordered by Church Street and the extensions named Albert Luthuli, Blomanda, Sejake and Kagisanong to the east, Ehrlich Park to the west, Mangaung municipal cemetery to the south and proposed Vista Extension 3 to the north.

Map 1 and Table 1 provides information regarding the property.

Map 1: Locality Plan – UFS South Campus, Bloemfontein

Table 1: Relevant Property

SOUTH CAMPUS	
	SIZE (IN HA) 1HA = 10 000m²
Portion 352 of the farm Bloemfontein Nr. 654, District Bloemfontein	54.7098
TOTAL 2	**54.7098**

Table 2: List of Buildings and Space Usage

BUILDING NAME	Number	M²	SPACE USAGE	ASSIGNABLE	NON ASSIGNABLE	TOTAL
Annex	3	90.15	Offices	226.185	93.177	319.362
Arena	9	213.84	Office			
	1	55.395	Sport			
	1	1456.072	Other			
	4	507.117	Food Outlet			
	3	357.602	Lounge Area	2138.407	8267.992	10406.399
Library	15	297.83	Offices			
	5	501.37	Lecture Rooms			
	1	57.20	Labs			
	2	544.69	Study Areas			
	1	68.03	Conference Room	2220.283	1653.659	3873.942
Gate House	1	15.94	Gate House	15.939	7.929	23.868
Main Building Block A	60	851.69	Offices			
	1	38.62	Lecture Rooms	1066.833	856.253	1923.086
Main Building Block B	17	329.54	Offices			
	1	26.32	Conference Room	576.333	472.263	1048.596
Main Building Block C	1	191.47	Conference Room	213.386	385.768	599.154
Main Building Block D	28	434.55	Offices	477.231	845.17	1322.401
Lecture Hall A	5	909.70	Lecture Rooms	925.153	671.084	1596.237
Lecture Hall B	5	528.89	Lecture Rooms	542.037	503.507	1045.544
Lecture Hall C	6	531.68	Lecture Rooms	541.076	651.278	1192.354
Education and Geography	41		Offices			
	6		Lecture Rooms			
	9		Labs	2039.707	1004.548	3044.255
Physical Resources	3		Offices	553.086	809.202	1362.288
				11535.656	**16221.83**	**27757.486**
			Percentage	**41.56**	**58.44**	**100.00**

2.2.NATURAL CHARACTERISTICS

2.2.1. TYPOGROPHY, GEOLOGY AND SOIL

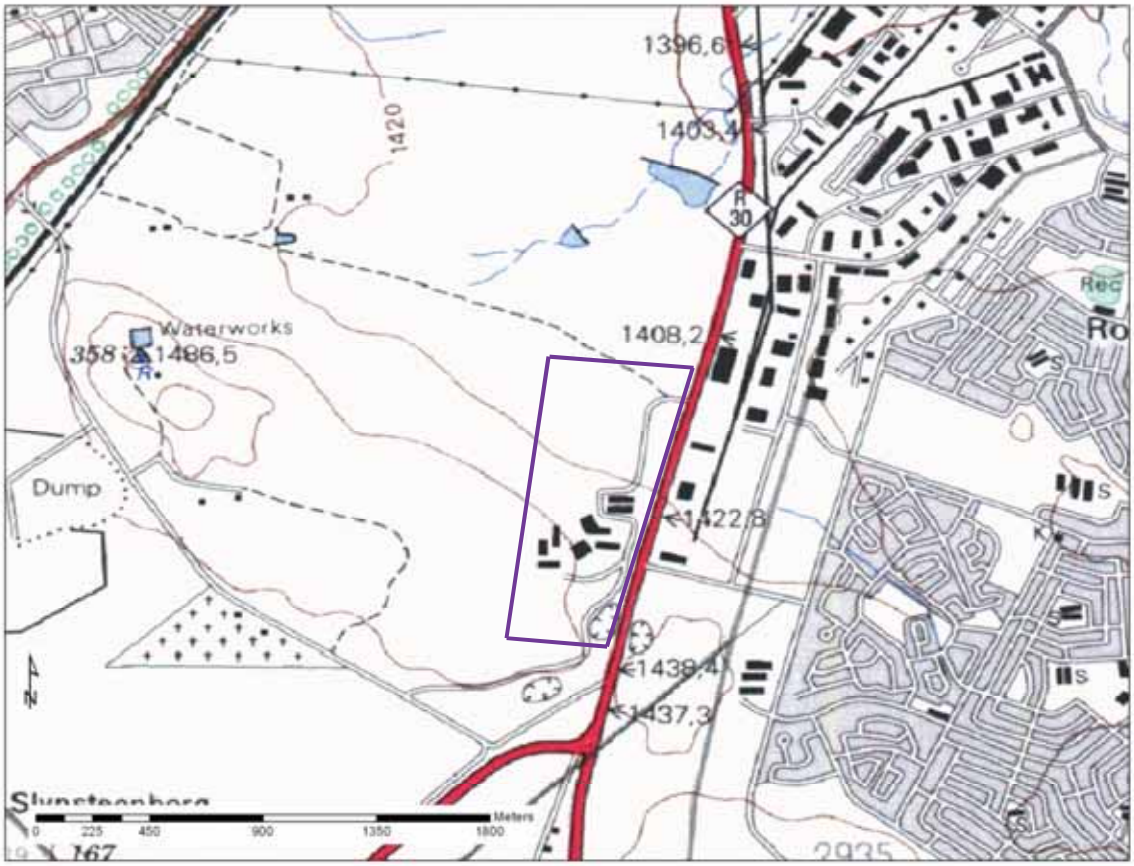
The South Campus is situated at approximately 1420m above sea level with a slope in a north - south direction with a ridge traversing the property in an east-west direction.

Typically the material found on should be clayey sand with decomposed mudstone and some calcrete, but outcrops of dolerite are also present especially on the central parts of the campus.

The material found on site falls under the Phanerozoic Group of Beaufort Adelaide formation which forms part of the Karoo Super Group.

The above is applicable before any development occurred.

Figure 2: 1: 50 000 Topographical Map



2.2.2. CLIMATE

The South Campus falls in the dry climatic region with Weinert's N – value greater than 5. The University is in a dry region with primarily summer rainfall. The rainfall is between 250mm and 500mm per year according to Vegetation of Southern Africa - By R M Cowling, D M Richardson and S M Pierce.

2.2.3. ENVIRONMENTALLY SENSITIVE AREAS

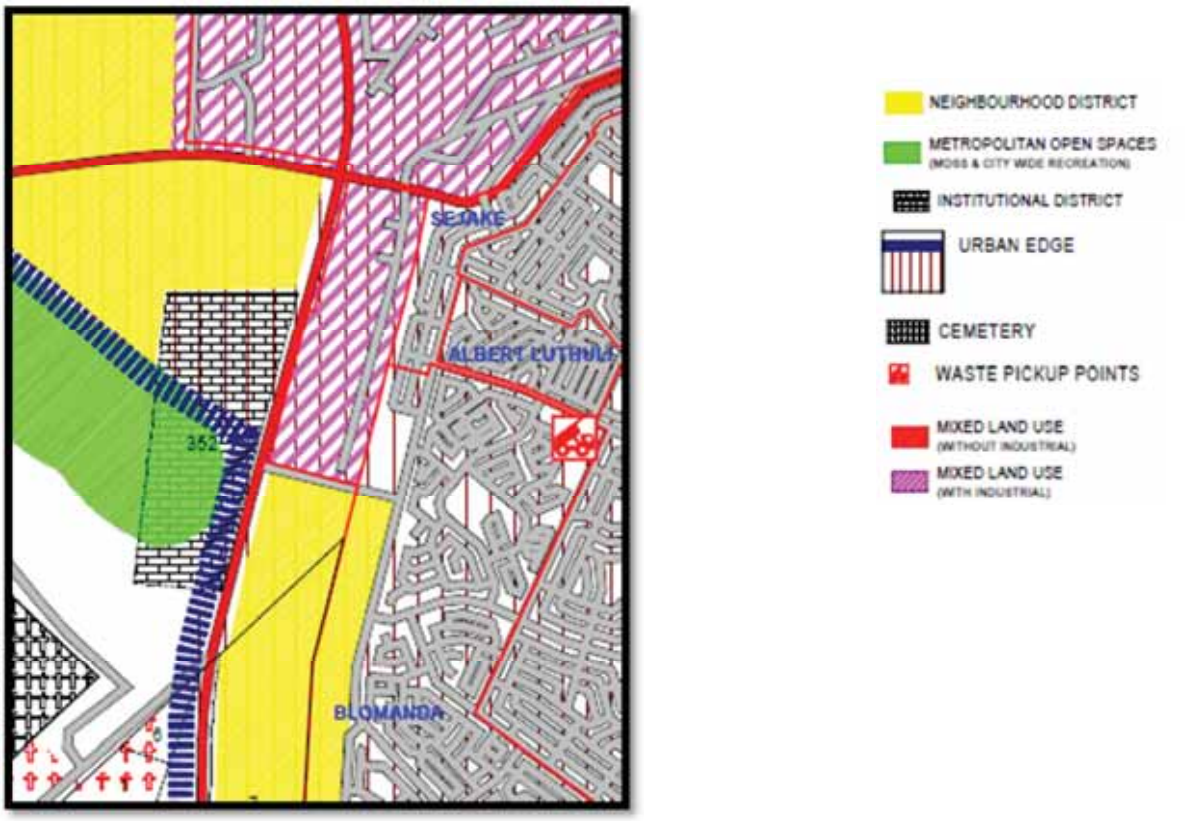
The South Campus is indicated as falling partially within the urban area of the Spatial Development Framework of the Mangaung Metropolitan Municipality. This is not a logical way of demarcating an urban edge as it is does not follow the cadastral lines.

The whole of the property is earmarked as an institutional district.

The campus falls partially within the Metropolitan Open Space System (Moss). According to Prof. Maitland Seaman of the UFS centre for Environmental Management stated that they are not aware of any areas on the South Campus that house endangered plant or animal life.

However, it would be advisable to analyse the site as a whole to determine the drainage areas as well as land that should be preserved as is.

Figure 3: Extract from the Mangaung Spatial Development Framework



2.3.INFRASTRUCTURE AND SERVICES

2.3.1. WATER AND SEWER

No electronic maps have been generated that indicate the existing infrastructure. This should be deemed as a major information gap and must be addressed as soon as possible. Table 2 provides information regarding the monthly water consumption for the year 2012.

Table 2: Monthly Water Consumption for 2012

Monthly ± Water Consumption 2012 in Kilolitre	
Month	**South Campus**
January	603
February	603
March	603
April	1085
May	No Statement
June	No Statement
July	105
August	No Statement
September	105
October	617
November	42
December	42
TOTAL	**3805**
AVERAGE	**317**

From the above figures, it can be deducted that water consumption is managed well as the average 317 kilolitres is not excessive for the educational land use and ancillary activities.

Table 3 provides information as sourced from the draft UFS Infrastructure Audit Report, November 2013.

Table 3: Water and Sewer Infrastructure: Quantities

Description	Unit	Quantity	Quantity
WATER (MEDIUM PRESSURE PIPELINES)			
Class 9 & 12 uPVC pipes			
32 mm dia	m		0
40 mm dia	m		0
50 mm dia	m		800
63 mm dia	m		0
75 mm dia	m		0
90 mm dia	m		0
110 mm dia	m	300	400
160 mm dia	m	300	0
200 mm dia	m	300	800
225 mm dia	m		0
250 mm dia	m		0
300 mm dia	m		0
SEWERS			
(a) SABS 791 uPVC Class 34 drain pipes:			
(1) 110 mm dia	m	183	1500
(2) 160 mm dia	m	183	600
(3) 200 mm dia	m	183	200
(4) 250 mm dia	m		0
(5) 315 mm dia	m		0

2.3.2. ELECTRICITY

2.3.2.1. ELECTRICAL INFRASTRUCTURE AND CONSUMPTION

An 11kVa network provides electricity to the South Campus. The distribution takes place by means of six (6) mini substations and the 11kVA network has ±33% spare capacity. Map 3 provides a visual representation of the network. Tables 4, 5, 6 and 7 provide information regarding the kWh, kVA and rand value of electricity consumption. [1]

Table 4: kWh per m² per annum

	kWh				
	2012	**2011**	**2010**	**2009**	**2008**
SOUTH CAMPUS	1 504 531	1 313 782	833 053	858 888	1 156 731
kWh/m²/per annum	54	47	30	31	42

Table 5: Maximum Annual Electricity Demand

	Maximum demand (kVA)				
	2012	**2011**	**2010**	**2009**	**2008**
SOUTH CAMPUS	539	480	309	280	391
Annual Increase	59	171	29	-111	-

[1] *Source: UFS Electrical Engineer*

Table 6: Rand Value of Consumption

Annual Electricity Account (VAT Incl)					
	2012	**2011**	**2010**	**2009**	**2008**
SOUTH CAMPUS	R 1 988 206	R 1 448 153	R 681 651	R 537 283	R 444 485
Annual Increase	R 540 052	R 766 502	R 144 367	R 92 797	-
% Increase	37	112	27	21	

Table 7: Average R/kWh (VAT Incl)

Average R/kWh (VAT Incl)		
2012	**2011**	**2010**
R 1.32	R 1.10	R 0.82

2.3.3. TELECOMMUNICATION & WI-FI ACCESS

Telkom infrastructure and cell phone coverage is available. Wi-Fi Coverage has been finalised.

2.3.4. ROADS & STORMWATER

Roads and stormwater infrastructure is in a relatively good condition and no major problems have been identified.

Table 8: Length and Surface – Paved/Tarred Roads

SOUTH CAMPUS	
Length Of Tarred Roads	± 1.19 Km
Area Of Tarred Road Surface	± 0.826 Ha

Table 9: Gates, Entrance and Exit Lanes

SOUTH CAMPUS	ENTRANCE LANE	EXIT LANE
Main Gate	**1**	**1**

Table 10: Pedestrian Walkways

± Length Of Primary Pedestrian Walkways In Km	1.8
± Area Of Primary Pedestrian Walkways In Ha	0.532

Table 11: Existing Stormwater Infrastructure - Quantities

DESCRIPTION	UNIT	QUANTITY	QUANTITY
STORMWATER			
RC Class 100 D pipes:			
150 mm Ø	m	50	100
300 mm Ø	m	50	500
375 mm Ø	m		150
450 mm Ø	m	50	300
525 mm Ø	m		300
600 mm Ø	m		50
675 mm Ø	m		50
(i) culverts 750 x 450	m	50	0
(ii) culverts 1200 x 450	m		0
(iii) culverts 1200 x 600	m		300
(iv) culverts 1500 x 600	m		300
(1) Concrete Kerbs	m		8500
(2) Concrete Tapered Channel	m		8500
Stormwater Kerb Inlets			
(1) 2x1m	no		20
(2) 3x1m	no		15
(3) 4x1m	no		10

2.4.TRAFFIC MANAGEMENT AND PARKING

2.4.1. ACCESS MANAGEMENT

As part of an overall endeavour to provide security for students and personnel on campus, a measure of traffic access management is applied.

Vehicles entering the campus have to pass through a security check point, but pedestrians have uncontrolled access to the campus.

The possibility of installing access control by means of the swiping of student cards should seriously be considered.

Table 12: Parking

Parking Area	Size
P1	459
P2	1664
P3	2637
P4	3639

P5	894
P6	1097
P7	1372
TOTAL (M²)	11762
TOTAL (HA)	1.18
Number of Parking Bays	397
Number of Disabled Parking Bays	0

Seven (7) parking areas are utilised. Demarcation of parking is orderly and does not pose much of a challenge. New external signage that is in the process of being erected will support good order and amenity by providing clear indications on which vehicles must park where.

Student Parking: Designated student parking areas will be clearly marked with yellow signage on curved frames.

Staff Parking: Staff parking areas will be clearly marked with signage. One new reserved staff parking areas has been equipped with a boom opposite Provisioning.

Visitors Parking: Visitors parking areas will be clearly marked with orange signage on curved frames.

Loading Zones and Emergency Parking: Signage is in place, but a few new signs form part of the external signage exercise as described above.

2.4.2. PEDESTRIAN / CYCLE PATHS

The south campus boasts dedicated pedestrian routes that offer safe and easy movement for students between destinations. These routes include directional way-finding as well as pause and socializing areas.

New pedestrian signage that is similar to that of the main campus will assist in providing very clear directions to all facilities on the South Campus.

The pedestrian system provides the connections between the different modes of transport and is a critical element in supporting the transit system.

To encourage more walking, the pedestrian element supports:

- Providing a continuous network so that pedestrians are not stranded short of their destination or forced into difficult or potentially dangerous situations;
- Ensuring a safe walking environment through adequate maintenance, vegetation trimming and lighting;
- Creating a pedestrian-oriented environment through high quality design and pedestrian amenities; and
- Providing routine education and enforcement on the rights and responsibilities of pedestrians, bicyclists and vehicle drivers.

2.5.EXISTING AND FUTURE LAND USE

The utilisation of the study area can be divided into eight (8) main land use categories, namely:

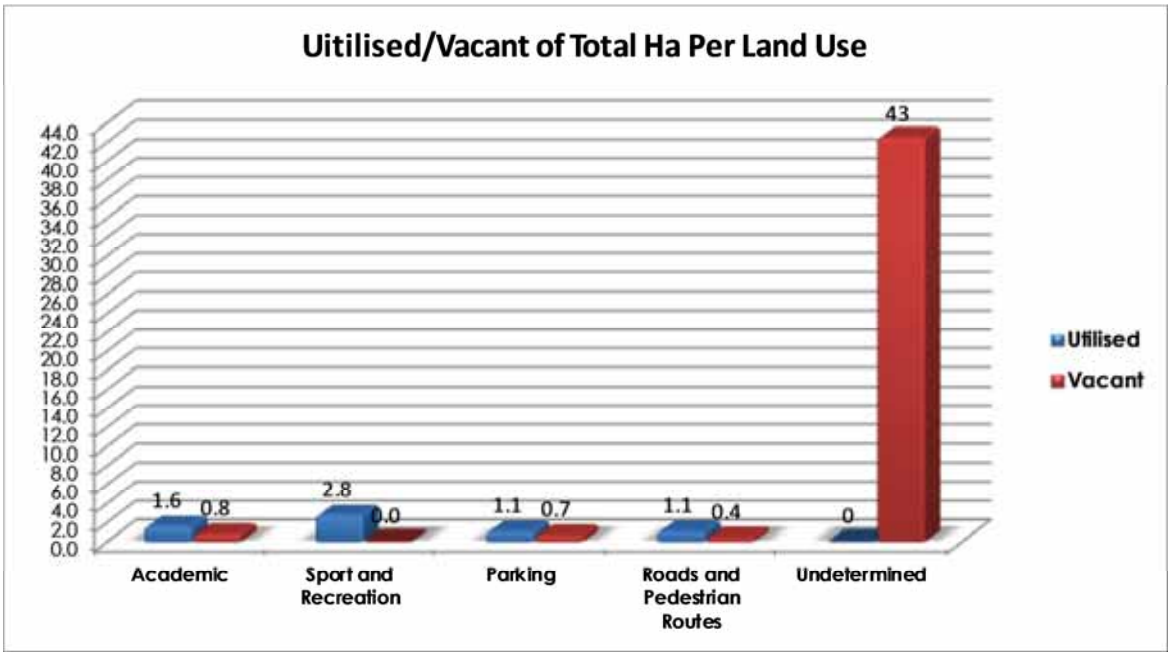
- Academic and Ancillary Buildings;
- Sport and Recreation (including active and passive open spaces);
- Commercial / Business;
- Parking;
- Undetermined; and
- Roads and Pedestrian Walkways.

Map 4, Table 13 and Graphs 1, 2 and 3 provide more information with regard to land use categories for future and existing land uses. Areas that were identified as vacant but with a potential land use was earmarked by means of future land use planning as per the current SDP. It thus reflects the status quo of the current situation, but as strategic planning is a dynamic process, this may change as the strategic planning of the campus develops.

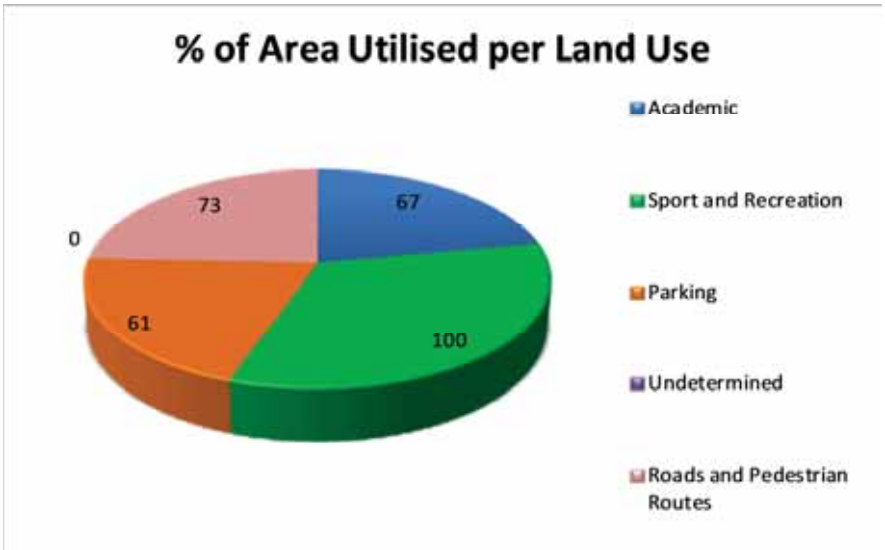
Table 13: Number of Ha per Land Use Category

LAND USE	AREA UTILISED (HA)	AREA VACANT (HA)	TOTAL (HA)
Academic	1.6	0.8	2.4
Sport and Recreation	2.8	0.0	2.8
Parking	1.1	0.7	1.8
Roads and Pedestrian Routes	1.1	0.4	1.5
Undetermined	0	43	42.5
TOTAL	7	44	51

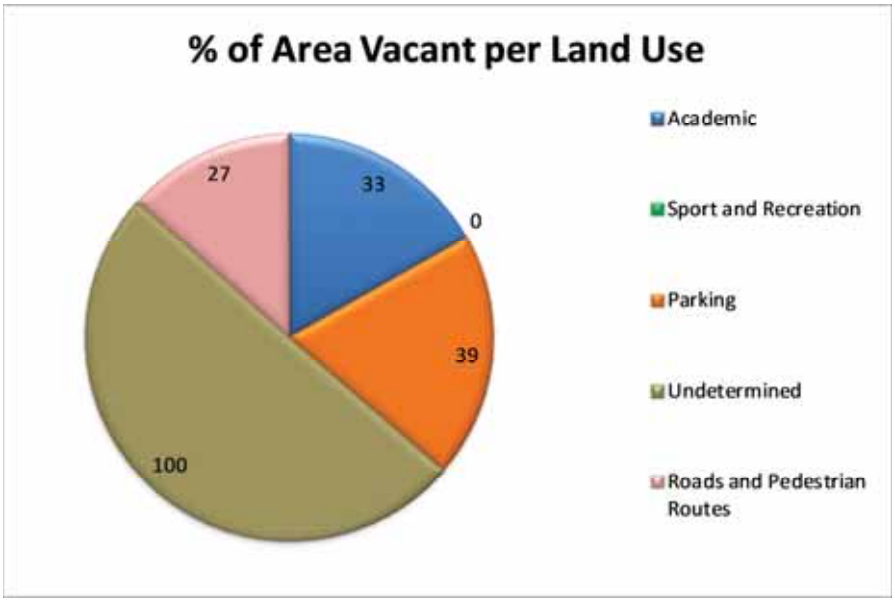
Graph 1: Vacant and Utilised Land per Hectare and Land Use



Graph 2: Percentage of Land (of 7Ha) Utilised per Land Use



Graph 3: Percentage of Land (of ±44Ha) Vacant per Planned Land Use



2.6.LAND AVAILABILITY

According to the calculation as represented in Table 13, theoretically 44Ha of land is available for various land use categories. It should be mentioned that there are certain factors that need to be taken into consideration that can negatively influence the optimal utilisation of the above, such as:

- Availability of Bulk Infrastructure
- Viability of Infrastructure development
- Topography
- Soil conditions
- Practical Considerations of Infill Development; and
- Economy of Scale

3. SCENARIO PLANNING

3.1.SPATIAL OBJECTIVES AND STRUCTURING ELEMENTS

One of the positive aspects of the South Campus is that the whole site was planned and constructed as a functioning unit, including the creation of parking areas and dedicated pedestrian routes that offer safe and easy movement for students between destinations.

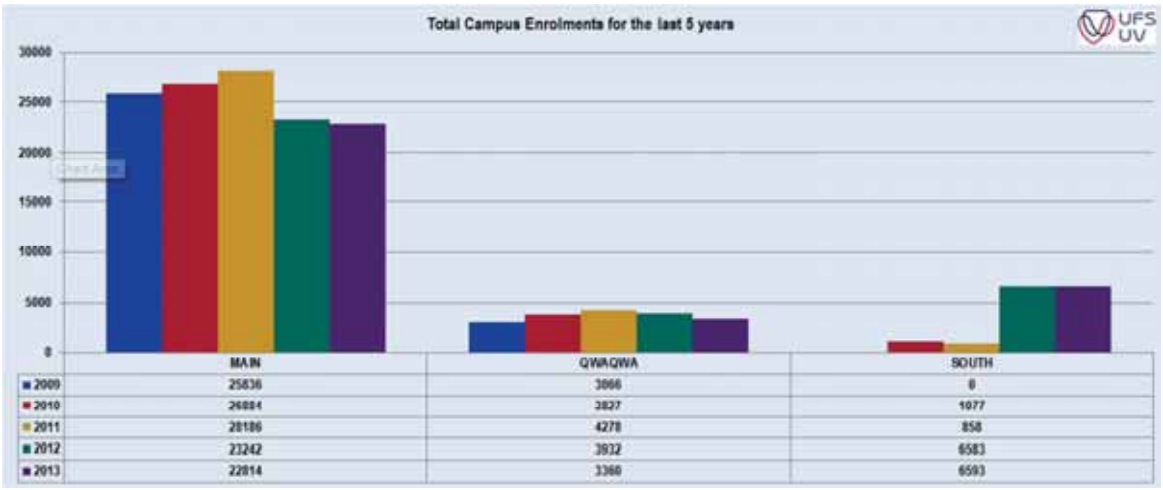
Due to a growth in student number as discussed in paragraph 3.2, the development of an additional parking area to the south of the campus will be investigated.

The topography of the site does pose a challenge regarding future expansion of the campus, but at present enough space is available to focus mainly on in-fill development. This will support the productive utilisation of existing services and infrastructure which is the main spatial objective on the South Campus.

3.2.GROWTH PROJECTIONS (STUDENT NUMBERS INTEPRETED INTO INFRASTRUCTURAL AND SPATIAL NEEDS)

Additional facilities, for undergraduate students, will also depend on the University's strategy regarding growth. Should the University be able to stabilise its enrolments for the medium term (at least five years) and have a clear longer term growth path, it will enable better planning of the physical component of the university, such as lecture rooms and facilities, residences, and parking.[2]

Graph 4: Enrolment Figures per Campus 2009-2013



Source: UFS Directorate for Institutional Research and Academic Planning (DIRAP)

Enrolment figures have increased from 858 in 2011 to 6593 in 2013. This calculates to a growth rate of 768%. The new DHET project pertaining to the construction of new lecture halls can be linked to this growth in student figures.

[2] Prof Verna Nel, UFS Dept. Urban Planning

3.3.PRIORITY ISSUES IDENTIFIED

Table 14: Priority Issues Identified

	PROJECT LIST 2014 -2017	2014	2015	2016	2017
1	Signage - External and Internal	■			
2	Parking - Planning and Development South of Campus		■		
3	Entrance Upgrading	■			
4	Disability Access to Various Buildings (DHET)	■	■	■	■
5	New Lecture Rooms (DHET)	■	■		
6	Smaller needs requested by faculties and support services	■	■	■	■
	(Blue book requests)				
7	Infrastructure Survey and Mapping	■			
8	Space Audit	■			

4. DEVELOPMENT PROPOSALS

4.1.SPATIAL

4.1.1. LAND USE

Paragraph 2.5, Table 13 as well as Graphs 1, 2 and 3 already provide some information with regard to land use categories for future and existing land uses.

Areas that were identified as vacant but with a potential land use earmarked by means of future land use planning as per the current SDP is also indicated.

Notwithstanding the above, a Space Audit will be conducted on the south campus of the UFS during 2014. The above-mentioned is a comprehensive review of currently assigned space and included building-specific inspections of space assigned to the relevant units.

This report can be made available via the UFS website so that the deans of faculties can firstly ascertain if the information is still up to date and secondly utilize it for internal spatial planning of the faculties and departments. This does not cover the condition of accommodation.

The Space Audit process is intended to serve as a planning tool and can provide information for reference during:

- Improving productive utilization of space;
- Internal assessments of space allocations;
- Prospective planning to accommodate changing situations; and
- Realignment of program priorities over a reasonable planning horizon.

In this time frame, it will be recognized that certain flexibility will be required to accommodate emerging opportunities, that identification of shrinking functions may provide the potential for phase-out, compaction, or relocation to make way for new programs or expanding projects.

4.1.2. PEDESTRIAN- AND CYCLE PATHS,

Pedestrian travel is the real measure of accessibility of a transportation system. Walking is the original mode of travel and is essential to all other modes. Whether a student is walking from a parked car to a lecture hall or from a residence to the student centre, the pedestrian portion of every trip helps determine the enjoyment, safety and convenience of that trip.

In most areas on the main campus, the pedestrian connections are strategic, providing pedestrian linkages between activity areas and transit.

Pedestrian Principals:

- Pedestrian travel is involved in every trip and is the basis for all other modes of travel. A high-quality pedestrian environment has been developed and will continue to be developed as the foundation for the desired multimodal transportation system.
- The university's standard for pedestrian mobility and accessibility is the ability of a wheelchair user to move safely and conveniently through the transportation system. The South Campus is posing serious challenges in this regard that must be addressed by means of the DHET project pertaining to disability access to various buildings.
- A high-quality pedestrian environment includes the ability to travel safely and conveniently and to have reasonable crossing opportunities; to travel through a comfortable and interesting environment provided by high-quality design; and to have appropriate pedestrian amenities such as benches, shade and water fountains.
- New academic development such as the proposed lecture halls will be linked with the existing pedestrian network.

4.1.3. OPEN SPACE

Outside learning areas and passive open space can all contribute to the provision of areas to support the integration and social development of our students.

4.2.INFRASTRUCTURAL

4.2.1. WATER

It became clear from the status quo analysis that the existing information regarding water infrastructure needs to be updated. The ideal would be to develop a GIS (geographical information system) that can be utilised during maintenance programmes, upgrading and the design of new capital infrastructure and services.

4.2.2. ELECTRICITY

4.2.2.1. JOHNSON CONTROLS BUILDING MANAGEMENT SYSTEM

The installation of a Johnson Controls BMS (Building Management System) should be explored over the next five financial years. The Johnson Controls BMS system is a computer based control system used for plant control and monitoring and, very importantly, energy management.

From "bottom" upwards it consists of:

Electronic plant controllers: These controllers are computer programmed to execute control functions of air conditioning, ventilation, central heating and hot water plants. These specific control functions are done by the controllers, not the central computer.

Network Interface Units: These units are the interface between the central computer and the plant controllers. A large number of controllers are connected to one interface unit. These units act as a gateway to convey messages between the central computer and the plant controllers.

Central computer: The central computer is linked via the campus network infrastructure to the interface units. A highly developed and expensive program is used to do all the necessary control functions.

The following important functions are performed:

- Graphic display of each plant is available on the computer screen. On this display information such as temperatures, whether the plant is on or off, certain fault conditions etc. is available.
- Important alarm conditions can be programmed to come up automatically.
- Temperatures can be set remotely.

The plant can be switched on and off at pre-set scheduled times. All the above functions play a major role in enhancing the maintenance of systems and in many cases fault conditions are attended to even before it is reported by building users.

Energy management: This is cost wise by far the most important function of the BMS.

The system monitors the total energy demand of the campus constantly and is programmed to limit energy usage to pre-set levels in order to save on electricity costs.

The monthly electricity bill consists of the following:

Maximum kVA demand measured over a period of 30 minutes any time during the month: This means that, should the demand be e.g. 10 000 kVA for 30 minutes this component of the bill will be R1 038 882 incl. VAT. The system is programmed to limit the demand to different levels during peak, standard and off peak periods. This is done by switching large energy users (e.g. large heating plants) on and off for maximum and minimum periods to limit usage without noticeable detrimental effect in building comfort as far as possible.

Access demand: The maximum peak demand measured during a 12 month period is used to calculate the access demand fee. In 2011 the maximum demand registered for the year was just under 11 000 kVA.

KWh consumption during peak, standard and off peak times: By using the pre-set maximum demand levels for the time of use periods, the system strives to minimize energy usage during expensive peak times by switching large users off and rather let them run during the less expensive periods. In most cases heating systems have large hot water storage vessels in which heating energy can be stored during less expensive periods and be used during peak times without switching on the heaters.

4.2.3. SANITATION

It became clear from the status quo analysis that the existing information regarding sanitation infrastructure needs to be updated. The ideal would be to develop a GIS (geographical information system) that can be utilised during maintenance programmes, upgrading and the design of new capital infrastructure and services.

4.2.4. TELECOMMUNICATION & WI-FI ACCESS

It became clear from the status quo analysis that the existing information regarding water infrastructure needs to be updated in collaboration with ICT services. The ideal would be to develop a GIS (geographical information system) that can be utilised during maintenance programmes, upgrading and the design of new capital infrastructure and services.

4.2.5. ROADS & STORMWATER

The development and implementation of a roads and storm water maintenance plan is must be considered. Such a study and the outcome will significantly contribute to orderly maintenance of existing infrastructure.

4.2.6. PARKING

An area of ±6500m² to the south of the lecture halls has been earmarked for the extension of parking facilities. If 70% of this area can be effectively utilised, approximately 150 new parking spaces can be created.

4.3.TRAFFIC ACCESS MANAGEMENT

4.3.1. ACCESS MANAGEMENT

The UFS must set a requirement to have control over who comes on to the South Campus - whether by vehicle or pedestrians.

One entrance point for vehicles and one entrance point for pedestrians is utilised and with relatively little additional infrastructure, access management can be successfully implemented.

4.4.ENVIRONMENTAL

At the University of the Free State there are various initiatives underway dealing with energy saving, the management of waste, and the conservation of water.

To date no formal planning policy for sustainability has been officially adopted by the University, but a draft report has been finalized for comments in November 2013.

The purpose of this policy is to address issues of sustainability in the following ways:

- The policy on the environment should form part of the core values of the institution.
- The policy should address not only the built, but also the natural landscape, i.e. the campus.
- The policy should set minimum standards of performance.
- The policy should seek synergy with the global university community, as well as offer leadership to the local communities in which the university is situated.

4.5. POLICIES / GUIDELINES

The following UFS documents, policies and guidelines are relevant to support good order and amenity in the Physical Planning Department and its related functions and responsibilities:

Table 15: Relevant Policies and Guidelines

DOCUMENT	RELEVANCE
DEPARTMENT PHYSICAL PLANNING	
Physical Planning Technical Guide: Edition 1	This document is an overview of the key elements of the material and/or methods to be used in all UFS facilities, representing all preceding directives. It has been compiled to establish principles while at the same time endeavouring to promote uniformity in regard to the usage of materials and regulations. Building materials and methods given preference to would be economically justifiable and suitable for long-term usage and implementation in order to reduce maintenance and repair work.
Guidelines regarding directional signage and signage on buildings	Navigational system on campus, principles regarding signage on buildings (e.g. names of buildings only, departments on entrance doors etc.).
Guidelines regarding	Management of and control over of structural changes of UFS

applications for structural changes	property.
Parking Policy, 2012	The purpose of this document is to establish guidelines and principles for the use of parking places with a view to alignment with the UFS's strategic objective to provide green, healthy, affordable, safe, fair and orderly parking. This document only applies to the Main Campus.
Environmental Policy (Green Policy) – Draft at present	When draft document has been approved, the prescriptions of policy will guide construction projects to decrease the UFS's carbon footprint and environmental impact.
Guidelines for providing braille and tactile signage to facilities	Recommended guidelines from the RNZFB (Royal New Zealand Foundation of the Blind) were followed in compiling these signage specifications.
Procurement documents for contracts (below R1million, above R1million and above R5million)	Prescriptions regarding tendering procedure, returnable documents, prescribed contracts, verification of BBBEE status.
HESA's formal response: Government Gazette No 36361 of 11 April 2013 contains a proposed policy on student housing at public universities together with applicable norms and standards accompanied by a call for comment by interested parties.	Physical Infrastructure: Locality, Design, Health and Safety, Furnishings and Fittings, Construction, repairs and Maintenance etc.
DEPARTMENT FINANCE	
Policy and Procedure for Purchases	Strict adherence to the Procurement Policy and related procedures is of the utmost importance to ensure a successful audit and a good working relationship with Provisioning and Finance and Provisioning
UFS & OTHER	
Brand Identity Guidelines, 2013	Utilisation of UFS Logo and colours, faculty colours and fonts of internal directional signage.
Policy of the University of the Free State on Naming and Renaming, 2013	Naming of buildings, streets and spaces need to be approved by the naming and re-naming committee.
Occupational Health & Safety Act	Relevant Regulations.
Policy and Procedure of Council delegated authority	Signing of building contracts, lease agreements, offers to purchase and service agreements.
South African National Standards (SANS) Codes of the South African Buro of Standards	As applicable to a wide range of issues pertaining to Physical Planning's projects

5. CONCLUSION

The SDP should inform the decision-making process regarding the locations that are favoured for new investments and the provision of facilities and infrastructure. The strategy for spatial development cannot on its own ensure the success of the implementation of the SDP.

The spatial strategy is supported by various other UFS strategies and programmes which is part of a co-ordinated and integrated package to ensure that investments and programmes form the basis of longer-term growth and development.

It also requires that there must be a certain level of intervention with decision-making and implementation to ensure a deliberate move towards a more functional and optimal spatial pattern for the University, also creating sustainable spatial patterns and infrastructure development. The extents in which financial and institutional resources are mobilised can, and have had a major positive impact resulting in meaningful changes.

MAP 1: LOCALITY PLAN

MAP 2: EXISTING AND PROPOSED BUILDINGS

MAP 3: STRATEGIC DEVELOPMENT PLAN

University of the Free State

SOUTH CAMPUS

UFS·UV

EXISTING CAMPUS BUILDINGS

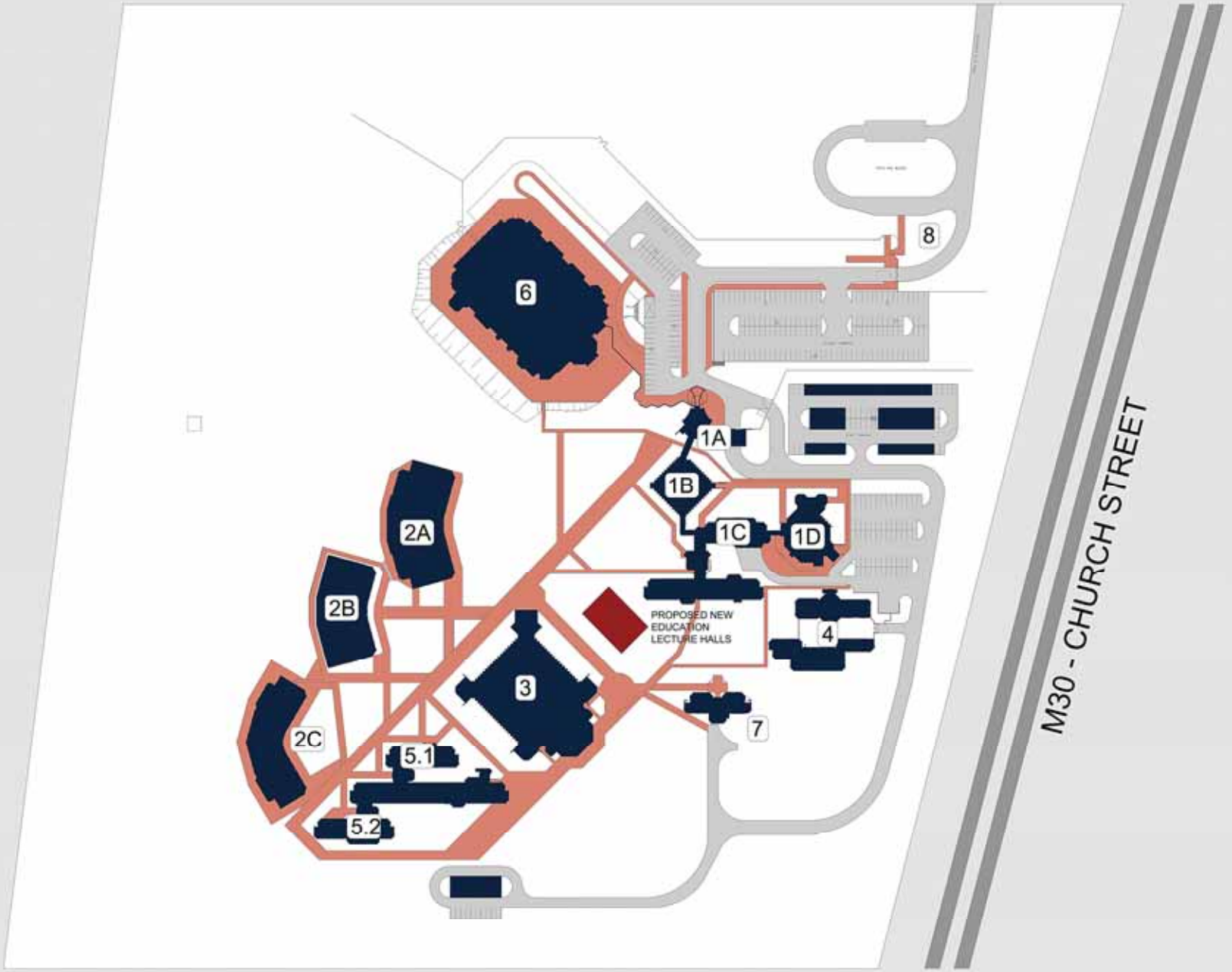
PROPOSED NEW BUILDINGS

EXISTING PATHWAYS

EXISTING ROADS

LEGEND

1A. MAIN BUILDING
2B. REGISTRATION HALL
1C. ADMINISTRATION
1D. CONFERENCE HALL
2A . LECTURE HALL A
2B. LECTURE HALL B
2C. LECTURE HALL C
3. LIBRARY
4. TECHNICAL SERVICES
5.1 EDUCATION LABORATORY
5.2 GEOGRAPHY LABORATORY
6. ARENA
7. ANNEX
8. GATEHOUSE



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ROODT ARCHITECTS

University of the Free State

SOUTH CAMPUS

ROODT ARCHITECTS