

OBJECTION TO LAND REZONING AND DEVIATION OF PARKING APPLICATION SUBMISSION FOR ERF 18283, GEORGE

I hereby certify that I am the legal body and registered owner of erf 5040 registered in the name of Beyers Botha Family Trust as an interested and affected party in this submission.

We hereby object to the proposed rezoning of erf 18283 from a Single Residential Zone I to General Residential Zone IV, as well as the proposed deviation from parking requirements, based on the items listed below:

1. Inappropriate Access and Traffic Impact

1.1. The applicant suggests (p16) that the **access for municipal services** are sufficient to all properties in Gloucester Avenue. Currently we experience the contrary. The cul-de-sac in Gloucester Avenue does not have sufficient space for refuse removal trucks to turn and collect refuse, recycling, or hazardous medical waste material from the George Surgical hospital, surrounding medical practices and businesses. This is also influenced by vehicles delivering services to Gloucester Avenue. Collection trucks currently need to partially enter the proposed Scout Street entrance to reverse. During this process private vehicles are hampered. We, the property owners who work in the area on a daily basis, cannot agree with the statement in the application that there is sufficient space for Municipal services to be provided with the addition of 38 flats.

1.2. In terms of **Access Spacing**, the traffic report states that *"Access to the proposed development will be provided directly from the cul-de-sac.."* However, the image below illustrates that the proposed access is not taking from the cul-de-sac, but on a fairly sharp bend (approx. 70 degrees), which may cause accidents.

Furthermore, the figure 3.1. Access Spacing (pg. 8 of the traffic report) fails to illustrate the Scout Street intersection, directly adjacent to the application site. Although that portion of Scout Street is not built yet, it is clearly reserved for a road and should be considered as if it will be built in future. Especially if the development will be accessed off that road, as suggest by the municipality.



Source: George Municipality Public GIS Viewer, 2022

1.3. The traffic engineer further comments that, *“If the Scout Street road and intersection is constructed in the future, there will be insufficient access spacing to the new intersection.”* Although the traffic report indicates that most traffic would move away from the proposed entrance to the site, it does not detract from the fact that it will cause a situation of insufficient access spacing. We believe that the this further supports the proposal to rather access the development from the Scout side, for safety sake.

1.4. Section 45(3) of the George Scheme document determines that the municipality may prohibit access if pedestrian or traffic hazard is created. It is assumed that this is why the municipality indicated in the Land Use Planning Pre-Application Consultation Form that access should be considered from Scout Street Side (indicated as Erf 18282).

1.5. The traffic report suggests that there is sufficient **stacking space**, but then admits (and illustrates on pg. 11 of the traffic report - Fig. 3.6.) that only 4.8m stacking space is available on the site (ant at a very awkward angle at that), and considers an additional 2.5m for stacking to be accommodate within the road reserve itself. Considering that a SUV or bakkie is often longer than 5m, this does not seem a safe arrangement at all, and we would like the municipality to confirm whether this is acceptable within the applicable standards.

1.6. We believe that stacking as indicated above is of high concern because of the traffic congestion already experienced. Any exit/entrance delays will have a negative accumulative effect in both directions of Gloucester Avenue. Stacking directly opposite our entrance (Erf 5040) will result in traffic congestion. This is problematic because medical cases and our high-volume client base requires access without unnecessary delays.

1.7. The traffic impact study conducted by Motion Consulting Engineers was done between 25 November 2021 and January 2022, which falls over the December holidays where the activities differ, and most medical practices and businesses are on skeleton staff delivering only emergency services. This study timeframe might not reflect a true reality.

1.8. According to the Traffic Impact Study (p30 – 4.1) “*The traffic impact is considered to be low and no upgrades to the road network will be required*”. However, present peak hour use of the Scouts in Davidson Road intersection are predominantly used by the 300+

employees from Oakhurst Insurance and this causes traffic congestion and delays. This situation should be factored into the traffic study.

2. Insufficient Parking Provided

2.1. The nature of business in Gloucester Avenue has changed from general residential to medical support services over the years, resulting in an influx of people during office hours. This has resulted in already limited parking bays for patients, customers, and staff within the area. The reduction on the parking requirements for the proposed development, could cause a spillover of parking onto the road, or by the unauthorized use of dedicated formal parking bays on other properties, such as our property located directly across the road from the proposed development.

2.2. As key motivation for why less parking bays should be considered, the application suggest that the site is located within either the so-called PT1 or PT2 zones where lessor parking requirements may apply. There does not appear to be a map within the George Scheme document which indicates, specifically where there PT1 & PT2 zones will be. We therefore also believe that the reduction in parking could not be considered until such time as the intended reduction zones are sufficiently mapped, with proper public consultation.

2.3. To motivate the consideration for a reduction of parking requirements, the traffic report states on page 13 that the development site is located on the boundary line of the intensification zone and provides a high level map as illustration thereof. The traffic engineer, further indicates that this is assumed to be the PT2 zone. However, when one properly zooms into the area of the Spatial Development framework, it becomes evident that the property is entirely outside of the intensification zone and cannot be considered to form part thereof.

This is important as a number of assertions relating to the application for a reduction in the parking requirements, suggest that a good portion of the residents will make use of public transport. Given the site is not even located along any of the Go George bus routes, and considering the anticipated costs of the units, it is highly unlikely that a large portion of the residents would make exclusively use of public transport, and therefore not have a vehicle.

2.5. In terms of the spaces between parking bays, it is indicated within the Land Use Planning Pre-Application Consultation Form (pg. 76 of the application document), that a “Min. 7.5m **maneuvering space between parking bays.**” is required by the municipality. The proposed site development plan only provides for 7.0m between parking bays and therefore contradicts this requirement. It is believed that, if the proposed development were to provide for the required 7.5 m maneuvering space, that the site will accommodate even less parking bays.

2.6. From our understanding, section 47(3) of the George Integrated Zoning Scheme document requires 2 parking bays for **physically disabled accessible parking**. Although this is provided, Section 47(4)(a) further states that parking for the physically disabled, must be 3.7m in width and 6 meters in length. From the parking plan provided within the application it appears that the provided parking bays for the physically disabled is only 2.5m x 5 m, with an added shared space between them of 1.35m and with a building pillar, impact on one of the parking bays. We believe that this is not in line with the municipal requirements.

2.7. There is also a discrepancy between figure 3.8 parking plan (Traffic Impact Plan) where there is provision for two disabled parking spaces and the Ground Floor Plan Addendum B where the disabled parking is and where the refuse removal site is. We would need clarification on this area well.

2.8. All properties in Gloucester Avenue have to comply with the existing municipal parking requirements. Should erf 18283 be allowed to deviate from the regulations it can result in an overload of traffic and parking in the area, by residents potentially making use of our parking bays. This could cause our clients and visitors to not have sufficient parking bays available for our operational purposes.

3. Inappropriate Density

3.1. Although we could not find any specific limitation to the gross density of flats, within the George Scheme document, we did have a look at the density of current, nearby higher density residential development and illustrate this in the table below:

No.	Complex	Units	Property Size (sqm)	Gross Density (u / ha)	Distance from application site
1	Bishopslea	49	23012	21	20 m
2	Rendezvous Cottages	26	8763	30	95 m
3	San-Maret	16	3400	47	160 m
4	De la Vista	12	2010	60	195 m
5	RLR Centre	42	4632	91	195 m

3.2. From this, it appears that the average gross density of higher density residential developments, within the vicinity of the proposed development is about 45 units per ha, with the highest being 91 units per ha.

3.3. The proposed development of 38 units on a property which is 2232 sqm in size, will give a gross density of 170 units / ha! That is almost double the current highest density within the area and is therefore not considered appropriate within the context of the surrounding character.

4. Environmental Concerns

4.1. The applicant indicates on pgs. 14&15 that the National Environmental Act 107 of 1998 does not apply to this application, however on figure 1.2 site development plan it indicates substantial excavations will be required for the construction of the building. This might impact **long term flood and water levels**, as experienced with the November 2021 George floods. The road has been washed away on numerous occasions with flood water from the catchment area towards the river. The road surface needs to be continuously repaired after heavy rains as seen on the photo mentioned in the development proposal. Given that the property is further located adjacent to a green belt, presumably serving as a type of flood prevention area, it is concerning that no floodline assessment is considered as part of the application.

4.2. The photos below, illustrate reeds and possible other plants typically associated with riverine areas and **possible wetlands**, found in the vicinity of the application site. The aerial photography from the George Municipality Public GIS Viewer, also illustrates an apparent water runoff area along the northern boundary of the property, which could be a wetland area impacting on the developability of a portion of the site. Based on this observation, we believe that the municipality / developer has a duty to first conduct a wetland assessment study to determine whether a wetland indeed exist and to what degree it impacts the application property.

4.3. The environmental and visual impact of this development has largely been ignored by the applicant and the outcome of an Environmental impact assessment and public opinion on this submission will highlight the impact on the area. The parkland is used on a daily basis by the elderly walking their dogs, hikers, walkers, athletes and others and these activities are in line to preserving the environment and the creation of an important green living in George.



5. Negative Impact on the existing function and character

5.1. The entire Gloucester Avenue is predominantly medical and related office, with no other higher density residential land uses along the entire Gloucester Avenue. It is a place where patients are treated toward recovery of various health concerns. The introduction of a high density residential land use within this environment, goes against the existing character and may negatively impact on medical rehabilitation which is currently the primary character of the entire street.

5.2. Especially the orientation of the building with the elevated pool and entertainment area, directed toward Gloucester Avenue will

cause not only disturbance, but seriously impact on the current medical character of the area.

5.3. The impact of the proposed height of the block of flats may impact on the rescue helicopters landing at the provincial hospital. An Aviation Impact Study should be considered as it affects the AMS.

6. Concerns with Service Infrastructure

6.1. The municipality indicated in the Land Use Planning Pre-Application Consultation Form, that an engineering report is required. This was not provided within the application and should therefore be undertaken.

6.2. It is not clear in the application how the proposed development will be able to accommodate stormwater flow from the surrounding areas exiting Gloucester Avenue into the river. Clarity in this regard is important.

7. Impact on Property Value

7.1. Under the section termed the Promotion and Stimulation of Functional and Fair use of land (p15), the applicant indicates in that the development will add value to the surrounding properties. This is incorrect, as the current value in the properties in Gloucester Avenue is based on both the ability to conduct professional medical services and care to patients and clients, as well as the view of both the green belt and mountains, which buildings like our enjoy. The 4-storey structure, proposed within the application, will be higher than any structure in the direct view of the mountain and block the view of most of the highly frequented properties and medical offices from visitors. The surrounding property owners designed properties and invested in the available view to add value to their

business, work and living spaces. This effort and investment will be negatively impacted by the proposed development.

7.2. Visitors entering George from Davidson Road have commented about the scenic view of the greenbelt running down the Camphersdrift flood plan. This proposed large structure will negatively impact the environment around Gloucester Avenue.

7.3. The above mentioned concerns highlight the scale of the proposed structure and impact on existing adjacent properties. This aspect is not mentioned in the application and it is believed that a Visual Impact Assessment should be required to determine the full extent of the impact which this structure will have on this established area.

8. Fair administrative practices


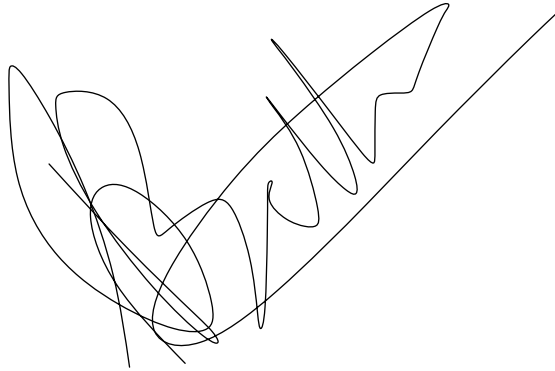
8.1. The public participation timelines given is 21 days from the start of the school holidays. This timeline denies public sufficient time to comment on the Rezoning Application before 11 April 2022. This type of development also affects the public who visit the area for medical visits or supporting businesses in Gloucester Avenue. An extension of this time to allow a fair and reasonable time for public comment should therefore be considered.

8.2. Land use planning pre-application consultation form – Appendix H P5. The data reflected in Appendix H does not correlate with the application for rezoning and parking deviation of erf 18283. In the application it states that the developer applies for 45 (?????) units even though there is no mention in this application (38 units) and that a pre-application document was submitted for approval to the George Municipality.

9. Proposed Mitigating Requirements

It is important to note that our objection is based not on the higher density residential use, but rather the extremely high level / intensity of the proposed development and 170 units / ha (double any nearby, current residential density) and the associated impact it will have on traffic and services within the Gloucester Avenue area. Therefore, if the municipality is considering the residential need for a development of this nature, we request that municipality consider the following restrictions to the process and/or proposed development:

- a. A service infrastructure report be prepared and included within the application to accurately consider the impact on especially water, stormwater, and sanitation services.
- b. The provincial Department of Environmental Affairs and Development Planning be requested to confirm whether any environmental investigations / authorisations are required.
- c. The number of units be reduced to be accommodated on only two levels/ three storeys. This will mitigate both the visual impact, traffic impact and parking requirements on the property. Based on the current design, this could reduce the number of residential units from 38 to 26 and result in a lower density of approximately 110 units/ ha, which is much closer to the existing, highest surrounding density of 91 units/ ha.
- d. Access to the proposed development to be gained only from the Scout Street (Erf 18282) extension in the East, as originally proposed by the municipality, and

A handwritten signature in black ink, consisting of a large loop followed by a horizontal line and a small flourish.A handwritten signature in black ink, featuring a large loop followed by a series of sharp, angular strokes.

e. The orientation of the development and entertainment area be towards the north, to mitigate noise and disturbances towards Gloucester

Beyers Botha Family Trust Date 10 April 2022

Heatherweg 15
Heatherlands
George
6529
11 April 2022

Die Munisipale Bestuurder
George Munisipaliteit
Direktoraat: Beplanning en Ontwikkeling
Privaatsak X19
George
6530

Vir Aandag: Me Marina Wleman

E-pos: mhwelman@george.gov.za

INSAKE: AANSOEK OM HERSONERING EN AFWYKING: ERF 18283, GEORGE

Ek maak hiermee ten sterkste bewaar teen die voorgestelde hersonering van Erf 18283, George, vanaf Enkel Residensiele Sone I na Algemene Residensiele Sone IV vir die doel om 'n woonstel blok bestaande uit 38 woonstelle en 76 parkeerplekke te ontwikkel.

Ek is mede-eienaar van Erf 5041. Die redes vir my beswaar teen die voorstel is die volgende:

1. Die voorgestelde ontwikkeling van 'n 4-verdieping gebou wat bestaan uit 38 woonstelle en 76 parkeerplekke sal my negatief raak aangesien dit my noorde uitsig na die berg sal belemmer. Dit mag voorts ook skaduwee werp in die winter op my eiendom.
2. Die skaal van die voorgestelde ontwikkeling is buite verband hoog. Weens die voorgestelde skaal, gaan die ontwikkeling negatiewe impak hê op onder andere;
 - a. die uitsig van nabygeleë eiendomme,
 - b. die waarde van nabygeleë eiendomme gaan gevolglik negatief geraak word,
 - c. die visuele impak van die ontwikkeling is onaanvaarbaar hoog en;
 - d. die verkeersimpak is onaanvaarbaar.
3. Die motivering van die aansoek haal die Wes-Kaap PSDF aan wat kompakte stede aanmoedig, met laer digtheid op die rand van die dorp en hoër digtheid van tussen 40 en 60 eenhede per hektaar in die kern van die stedelike gebied. Hoewel verdigting van die kern van die stedelike gebied ondersteun word, is Erf 18283 nie die ideale kandidaat vir verdigting nie. Selfs al sou digtheid van 40 tot 60 eenhede op Erf 18283 toegepas word, dan kom dit neer op tussen 9 en 13 woonstelle, en nie 38 soos voorgestel nie. Die skaal van die voorstel is dus buite verband hoog.
4. Die redes waarom erf 18283 nie geskik is vir verdigting van hierdie aard nie, sluit die volgende in:
5. Gloucesterlaan is 'n doodloopstraat en daar is nie deurvloei van verkeer nie, wat verkeersvloei belemmer. Boonop is die enigste twee toegange na Gloucesterlaan nie ideal om hoë verkeersvolumes te dra nie. Palmalaan is baie smal, en die interseksie met Langenhovenstraat is gevaarlik en daar is nie 'n vier-rigting stop of verkeersligte nie. Die interseksie van Gloucesterlaan met Yorkstraat is ook nie 'n vierrigtingstop of

verkeerslig nie. Dit maak regs draai vanuit Gloucesterlaan in Yorkstraat en regs draai uit Palmalaan in Langenhoven baie gevaarlik, veral tydens swaar verkeer en nog meer so indien daar baie verkeer uit Gloucesterlaan is en mense begin ongeduldig raak. Hou ook in gedagte dat heelwat besighede en mediese praktyke in Gloucesterlaan is wat bydra tot verkeer. Parkering is reeds 'n uitdaging en baie mense, waaronder personeel van Mediclinic stop op die sygaardjie lang langs Gloucesterlaan. Erf 18283 word ook tans gebruik vir parkering en daardie mense sal elders in Gloucesterlaan probeer parkeer as Erf 18283 nie meer beskikbaar is vir parkering nie. Erf 18283 word tans gebruik deur die meeste voertuie as 'n draaisirkel onder in Gloucesterlaan aangesien die area aan die onderpunt van Gloucesterlaan by die Oogklyniek se toegang te klein is om gemaklik te draai. Aangesien mense 'n twee-punt of drie-punt draai moet maak by die oogklyniek se ingang, gebruik baie mense tans Erf 18283 as 'n draaisirkel.

6. Erf 18283 is geleë aan die buitewyke van die sentrale sakegebied en is geleë langs Oopruimte en naby 'n rivier. Die geboue in hierdie area is nie meer as twee verdiepings hoog nie. 'n Woonstelblok van vier verdiepings en 15m hoog in hierdie area aan die rand van die sakegebied en langs 'n Openbare Oopruimte sal 'n beduidende negatiewe visuele impak hê. Die *George CBD Residential Densification Strategy* deur Delplan maar voorts ook aanbevelings dat langs residensiële areas nie meer as twee verdiepings toegelaat mag word nie, en dat 4 verdiepings slegs langs CJ Langenhovenstraat toegelaat mag word. "n Vierverdieping gebou op Erf 18283 sal 'n negatiewe impak hê op die karakter van die bestaande opgeboude area.
7. Die waarde van my eiendom sal negatief beïnvloed word as gevolg van die voorgestelde ontwikkeling weens verskeie redes, waaronder die uitsig wat belemmer gaan word en die addisionele verkeersimpak.
8. Die ontwikkeling van 'n vier-verdieping woonstelblok bestaande uit 38 woonstelle op Erf 18283 is nie wenslik nie, vir die volgende redes:
 - a. Dit is nie versoenbaar met die bestaande karakter van die omgewing waarbinne dit geleë is nie. Die area bestaan uit residensiële gebruik en gebruik vir mediese fasiliteite, en geen van die geboue in die area is meer as twee verdiepings hoog nie. Dit is op die rand van die sakegebied, langs 'n openbare oopruimte waar 'n vierverdieping gebou baie opvallend sal wees. Dit sal uitstaan en definitief nie inpas by die bestaande karakter van die area nie.
 - b. Potensiaal van die erf: Erf 18283 is geleë aangrensend aan 'n Openbare Oopruimte en het die mooiste uitsig oor die Outeniquaberge. Die erf kan ontwikkel word om sy volle potensiaal te verwesenlik met sy bestaande sonering van Enkel Residensiële Sone 1. 'n Vier-verdieping gebou van 38 woonstelle oorskrei die drakrag en gaan 'n negatiewe effek he op die hele area daar rondom. Die ligging naby die einde van 'n doodloopstraat kan ook beskou word as 'n voordeel indien die erf ontwikkel sou word vir 'n meer eksklusiewe "up-market" ontwikkeling, maar dit is 'n negatiewe aspek vir 'n hoë digtheid woonstelblok waar maklike toegang belangrik is.
 - c. Toeganklikheid van die erf: Erf 18283 is geleë naby die einde van 'n doodloopstraat, en daar is nie 'n voldoende draaisirkel aan die einde van die doodloopstraat nie. Verder is daar baie besighede in die straat en die toegange van/na Langenhovenstraat en York Straat is nie ideal nie. Die bevindings en aanbevelings van die verkeersimpakstudie word bevraagteken. Die aanname dat 38 residensiële eenhede net 24 "trips" tydens spitsure gaan bydra word sterk in twyfel getrek. Verkeer is reeds 'n kwessie, veral omdat dit 'n doodloopstraat is, met 'n draaisirkel wat onvoldoende is. Aangesien die meeste mense erf 18283

gebruik as 'n draaisirkel (insluitend die Munisipaliteit se vullisverwyderingsvragmotors), is dit nie tans 'n groot probleem nie, maar sodra Erf 18283 ontwikkel word, sal die uitdagings duidelik word, en dan is die addisionele impak van die verkeer na en van die voorgestelde 38 woonstelle nog nie bygereken nie. Die interseksies by Gloucester/Yorkstraat en Palmiaan/Langenhovenstraat sal opgegradeer moet word.

- d. **Beskikbaarheid van parkering:** Die huidige voorstel vra vir 'n afwyking omdat daar nie voldoen kan word aan die parkeringsvereistes vir 38 woonstelle op Erf 18283 nie. Dan word parkering vir besoekers by die inwoners van die 38 woonstelle nog nie in ag geneem nie. Daar is alreeds 'n tekort aan parkering en mense gebruik tans die sygaardjie van Gloucesterlaan en erf 18283 vir parkering. Die kumulatiewe impak van parkeringsvereistes saam met die bestaande tekort aan parkering, is 'n "fatal flaw" vir die voorgestelde ontwikkeling.
 - e. **Versoenbaarheid van die voorstel met bestaande beplanningsdokumentasie, struktuurplanne, wetgewing en beleide:** Die voorstel van 38 woonstelle is vër meer as wat die PSDF voorstel vir die sentrale sakegebied. Verder is hierdie erf op die rand van die "medical precinct" en 'n 4-verdieping woonstelblok is meer gepas in die middedorp / sentrale sakekern. 'n Vierverdieping woonstelgebou op Erf 18283 is nie in lyn met die munisipaliteit se "verdichtingsplan" nie, wat bepaal dat vierverdieping geboue slegs langs Langenhoven gebou mag word.
9. Die skaal van die voorgestelde ontwikkeling is buite verband en nie gepas vir die area nie.

Die uwe

Danie Swanepoel Digitally signed by Danie Swanepoel
Date: 2022.04.11 14:39:10 +02'00'

Danie Swanepoel
082 784 7551



17 Gloucester Laan

George

2022-04-10

Aan wie dit mag aangaan

Re: Ontwikkeling op erf 18283

Hiermee wil ek as eienaar van die eiendom oorkant die voorgestelde ontwikkeling beswaar maak teen die voorgestelde ontwikkeling.

Ek is baie bekommerd oor die moontlikheid dat daar nog voertuie in Gloucester laan geakkomodeer moet word. Die verkeer in Gloucesterlaan is reeds onder geweldige druk. Ek loop dikwels op met die straat na die hospitaal, en moet versigtig wees dat ek nie omgery word deur een van die voertuie nie. Die straat is nie baie breed nie en het baie ingange, en die karre wat inkom vanaf Palm laan en York straat hoop baie vinnig op agv besoekers, personeel, pasiente en kleinte wat elke paar minute in en uit die spreekkamers, hospitaal en ander mediese fassiliteite beweeg. Groter vragmotors en afleweringsvoertuie wat pakkies aflewer en medies afval verwyder, asook munisipale vullisverwyderings voertuie beweeg daagliks op en af in die straat en draai met moeite om in die cul de sac by die agterkant van die oogkliniek, restaurant en gastehuis.

Die pasiente wat na die kliniek te 17 Gloucester kom sal waarskynlik negatief beïnvloed word deur toenemende verkeer aangesien hulle in die pad moet indraai na die afsprake. Die meerderheid van pasiente is bejaard en loop die risiko om in 'n ongeluk betrokke te raak.

Ek is geskok dat daar oorweeg word om 'n 4 verdieping gebou op die erf te bou. Dit sal uit plek uit lyk en die algehele rustige karakter van die groen omgewing langs die groen strook bederf. Daar wandel dikwels mense met hulle honde langs die groen strook.

Laastens is ek is bekommerd oor die feit dat dit so naby aan die rivier is aangesien die laaste vloede baie skade orals aangerig het. Indien die gebou n dubbel verdieping is sal dit meer aanvaarbaar wees tov die bg.

GEORGE WOUND CLINIC

17 Gloucester Avenue George 6529 Tel: 084 614 0569 Fax: 086 600 8819

Sr F P Swanepoel Pr Nr: 0272779



Vriendelike groete

FP Swanepoel



Ref.: 427/G22
Municipal Ref.: 2208621

11 April 2022

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

For attention: Mr Clinton Petersen

By e-mail

**OBJECTION: PROPOSED REZONING & DEPARTURE: ERF 18283, GLOUCESTER AVENUE,
GEORGE MUNICIPALITY & DIVISION**

1. The abovementioned matter refers.
2. This objection is submitted in accordance with Section 50 of the George Municipality: Land Use Planning By-law. It is submitted on behalf of the property owners of the following erven: Erven 5950, 20781, 26209, 25871 & 673 George (power of attorney attached).
3. The interest of the objectors in this matter relates to them owning property abutting and in close proximity of Erf 18283 George. The reasons for this objection on their behalf are discussed in the paragraphs to follow. It will indicate the facts and circumstances explaining this objection, it will demonstrate the undesirable effect this application for Erf 18283, George will have if approved and will show where the proposal is not consistent with the relevant planning considerations.

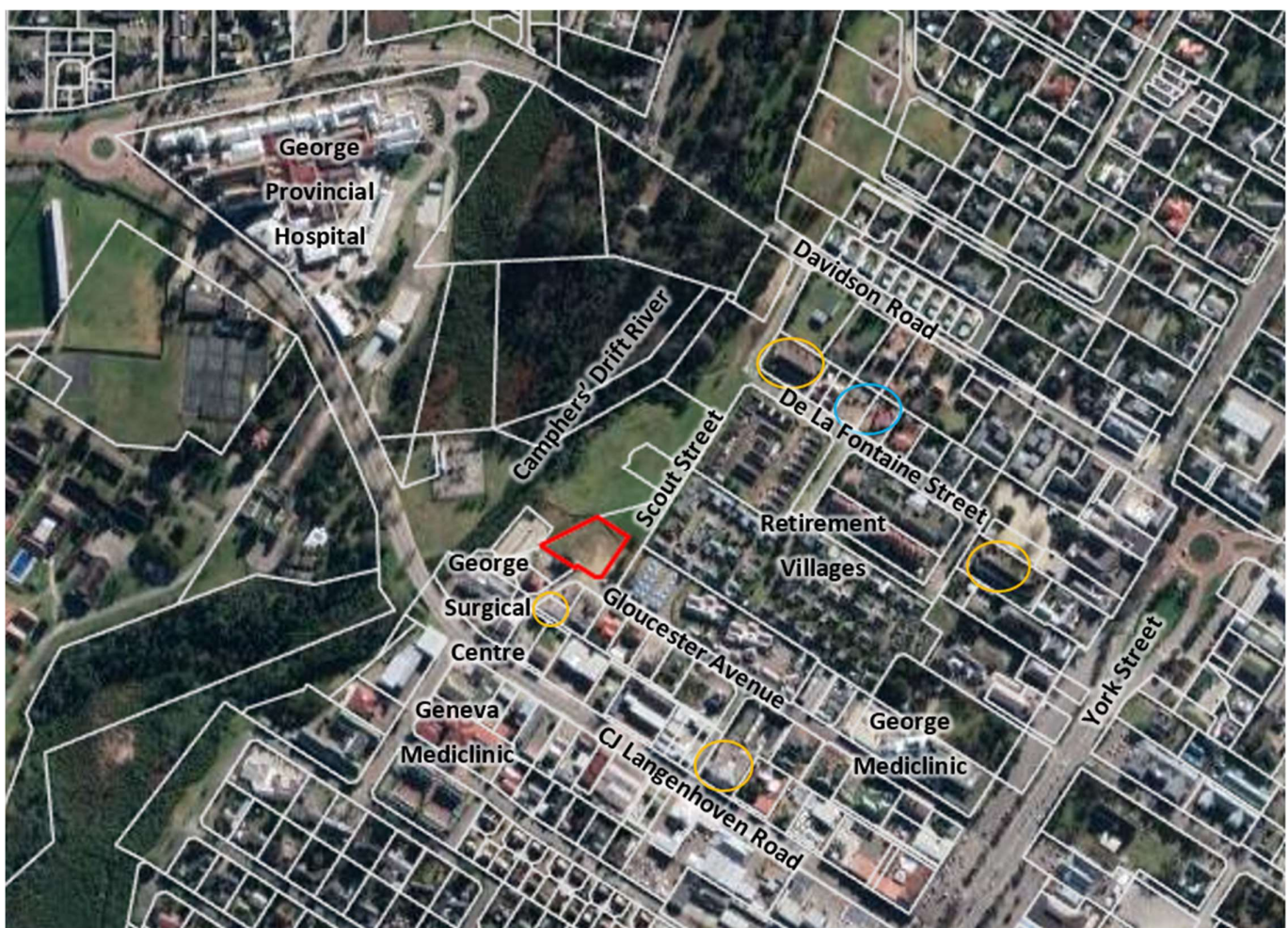
The Development Proposal & Contextual Informants

4. It is stated in the motivation report that there is no need to develop this vacant property in accordance with its current zoning, namely Single Residential Zone I. This is understood due to the mixed-use character of the area. It is also stated that the property was purchased to develop offices but due to the impact of Covid-19 many offices are standing empty the urban area of George. The applicant further states that due to the relocation of George Mediclinic, less medical services will be needed in this area – Gloucester Avenue is known to be part of a medical precinct.
5. We cannot agree with the above summarised statements by the applicant. The office function is already strengthening with space not readily available. George Mediclinic might be planning to relocate, but this is still a few years in the future. The Neuro Clinic is not proposed to move. The George Surgical Centre (including plastic surgery, maxillofacial & oral surgery, orthopaedic hand surgery) is not moving and has seen significant expansion in recent years, providing more, specialised medical services. Other medical services located in this area will not necessarily move as it is not dependant on George Mediclinic. This area will remain a medical precinct due to amongst others, the George Surgical Centre, the Neuro Clinic and George Hospital. The latter is the regional Provincial hospital servicing the greater Garden Route.
6. The medical precinct of this area which includes Gloucester Avenue, will therefore remain a medical precinct with further expansion expected in the near future. All medical services for George cannot and will not only be located around the proposed new location of George Mediclinic. Medical services should always be spread throughout an urban area to the benefit of the residents. George requires more medical services than what George Mediclinic can offer.

7. From the motivation report it seems that certain design factors such as manoeuvring space and stacking distance are not complied with. It is believed that the Municipality will address these shortcomings from a town planning perspective in the development proposal design. It should also be noted that access should be from the unconstructed Scout Street. Access to the subject property from Gloucester Avenue will be where the street bends to the west – access on a bend always creates conflict.

Character of the property & the area

8. The area surrounding Erf 18283 George is characterised by medical land uses, retirement villages and the public open space created by the Camphers' Drift River. It can be described as a mixed-use area in close proximity of York Street, the heart of the George CBD. The residential use in the area is dominated by retirement villages, primarily single storey with a few double storey structures. Only a few structures are higher than 2 storeys are found closer to Davidson Road, York Street and CJ Langenhoven Road marked with yellow on the aerial image below. A block of flats, 4 storeys high is to be developed on De La Fontaine Street located northeast of the subject property – marked in bright blue on the aerial image below. George Provincial Hospital and George Mediclinic is of course higher than 4 storeys.



Erf 18283 George is a vacant property with a gently slope downward towards the Camphers' Drift River. Its location in such close proximity to a river running from the Outeniqua Mountains to later join the Gwayang River, is an important consideration for any development proposal. Therefore, although the property is partly covered in weeds, it could include wetland vegetation. It is trusted that the Municipality will keep this in mind.

9. The photo below, taken from the north, showing where the proposed block of flats, $\pm 15\text{m}$ high will dominate the area. It is stated that the site will be levelled with a development platform. This will raise the construction site and could increase the height as measured from NGL.



10. The photo below, taken from the east shows the 3-storey block of flats located at the corner of Scout & De La Fontaine Street. It is $\pm 9\text{m}$ in height, with a stepped and fragmented design, not intrusive in the urban landscape.



11. The photo on the following page taken from the east shows how the 15m structure will dominate the landscape, changing the character of the area. The openness of the river corridor, a positive characteristic of George, will be scarred. It seems from the building plans attached to the land use application, that the first floor will be raised $\pm 5\text{m}$ above NGL on the western side of the property due to the downward slope towards the Camphers' Drift River.



Going closer and experiencing Gloucester Avenue shows the character and scale of the area as depicted in the photo series below:





12. Although coverage is at 55% according to the motivation report for Erf 18283 George, the property will be covered with a hardened surface and a few triangles of grass between parking bays and the north-western boundary of the property. Therefore, it is needed to create outdoor living space on the 2nd floor. The scale of the development proposals removes human scale and interaction with the surrounding environment. In addition to the intrusion of a $\pm 15\text{m}$ high structure, the residential density is ± 170 dwelling units per hectare, significantly higher than what exists in the urban area between Davidson Road, York Street and CJ Langenhoven Street. The residential density here is already higher (exact density uncertain) due to its location. The extent of the proposed block of flats with the extremely high residential density does not reflect the character of the surrounding urban environment of Gloucester Avenue. Densities should not just be chased for the sake of increasing densities leaving other considerations behind in the process.

Statutory Informants – Spatial Planning & Land Use Management Act, 2013 (SPLUMA)

13. In general, it can be stated that the proposed rezoning of Erf 18283 George with a permanent departure for the reduction of the parking requirement supports the principles of residential densification and utilising vacant urban land. The proposal however does not address all relevant considerations as provided for by SPLUMA (e.g. character of the property & area, the GMSDF, the George Central Area (including the CBD) Local Structure Plan).
14. The motivation report for Erf 18283 George does not seem to address public interest. The latter is affected by the character of the proposed development and the intensity thereof. Access cannot be from Gloucester Avenue and the proposed height of $\pm 15\text{m}$ does not consider the surrounding built environment. Developed properties of this area will be overshadowed and overlooked.
15. It is stated that the property was purchased at a premium for office purposes, but it was decided that flats will make the proposal feasible as more offices are not needed due to Covid-19 and working-from-home. As stated earlier, the uptake of offices in the CBD of George is already on the increase. The character of the property, the area and the interests of surrounding properties should not be impacted on negatively just because a property owner paid too much for a property. Surrounding properties should not be paying for the financial decision of others. This medical precinct might be 'loosing' George Mediclinic, but is still strong and growing due to the George Surgical Centre – a hospital with specialised services.

George Municipal Spatial Development Framework (GMSDF) (2019)

9. It seems that the development proposal will comply with Policy D4 of the GMSDF which states that *watercourses should be managed so that they remain in a natural state or their present ecological status is improved or at least does not deteriorate*. It is believed that mitigation measures will be put in place for any development of Erf 18283 George to protect the Camphers' Drift River corridor.
10. Erf 18283 George is not located in the intensification zone of the CBD of George as identified in the GMSDF. This is also shown on the municipal public GIS. See an extract below – black hatching on the right indicates the intensification area with Erf 18283 George located outside this area.



George Central Area (including the CBD) Local Structure Plan

11. This structure plan does indicate Erf 18283 George to be located in the *Medium-Term High Density Residential Development Edge*. The residential densification strategy for the greater George CBD is a component of this structure plan with detail proposals for the different sections of the CBD. The area where the subject property is located (Area 3) is described as high-density mixed developments abutting CJ Langenhoven Road with higher density housing and mixed use throughout this area.

12. An access management and traffic plan for the area are an important recommendation from this local structure plan. According to our understanding no such access management and traffic plan exist.
13. Height is also discussed in this local structure plan for the central area of George. Four storeys are only recommended along CJ Langenhoven Street. Up to 3 storeys can be considered for the remainder of this area. Four storeys are therefore not recommended for Erf 18283 George which is supported by the location of the property outside of the intensification area as determined by the GMSDF. The height of the proposed block of flats are therefore found to be in conflict with the relevant spatial plans for the area.
14. It should also be noted that up to 3 storeys can be considered – it is not automatically granted.

Traffic Impact Assessment (TIA)

15. The TIA does not provide for access from Scout Street which is a serious concern for this area. During the week, Gloucester Avenue is a busy street due to the land uses found here. Creating an access to a property on a bend while a safe alternative is available, cannot be supported. The proposal does not make sufficient provision for stacking distance as required by the Municipality and manoeuvring space on site seems to be lacking.
16. Completing Scout Street to link Gloucester Avenue and Davidson Road, might theoretically seem to be the answer for traffic in this area, but whether it will not create more traffic problems cannot be determined beforehand.

Concluding

17. The reasons for this objection are summarised as follows:
 - Erf 18283 George is located in a medical precinct which will remain even if George Mediclinic relocates. The George Surgical Centre has expanded significantly in recent years, with further growth not impossible. The George Provincial Hospital forms part of this precinct.
 - The proposed development of Erf 18283 George to accommodate a block of flats $\pm 15\text{m}$ high is not seen as compatible with the character of the area as discussed in the foregoing paragraphs.
 - Erf 18283 George has a downward slope towards the Camphers' Drift River. The proximity of a significant watercourse must always be kept in mind.
 - Public interest, an important consideration as determined by SPLUMA, is not addressed in the land use application submitted for Erf 18283 George.
 - Erf 18283 George is not located in an intensification area as shown in the GMSDF.
 - The proposed height of the block of flats for Erf 18283 George is not in accordance with the proposals of the George Central Area (including the CBD) Local Spatial development Framework.
 - The number of flats necessitates that almost the entire property be covered with hardened surfaces while outdoor living spaces are to be created on balconies and on the 2nd floor.
 - It is the opinion of the public and property owners surrounding Erf 18283 George that a residential development (or offices) of not more than 2 storeys will complement the character of the area, protecting the integrity of the Campher's Drift River and ensure that traffic flow and parking occurs sensibly.
 - Providing e.g half of the number of flats proposed will still equate to a density of ± 85 dwelling units per hectare which is still significantly higher than the average of 25 dwelling units per hectare proposed for urban areas.

18. It is trusted that the decision maker, whether it is the authorised official or the Eden Joint Municipal Planning Tribunal (EJMPT), will agree that the proposed development of Erf 18283 George is not desirable in its present form and not consistent with relevant considerations.
19. *We reserve the right to provide additional comment if the applicant provides more information to motivate this land use application.*

Yours Faithfully



MARLIZE DE BRUYN Pr. Pln.

E:\Mdb\Projects\2022\427_G22\Erf 18283 George 11 April 2022.docx

Resolution & Power of Attorney

Redwood View Trading Pty Ltd, Outeniqua Oogkliniek Trust, Mc Gibbon Family Trust, Body Corporate of Outeniqua Eye Clinic and Garden Route Surgical Pty Ltd, the registered owners of Erven 5950, 20781, 26209, 25871 & 673 George hereby resolve to authorise Marlize de Bruyn from Marlize de Bruyn Planning to submit an objection regarding the land use application submitted for Erf 18283 George to George Municipality.

Signed at George.....on the 11 April..... 2022



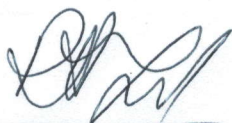
Obo Redwood View Trading Pty Ltd



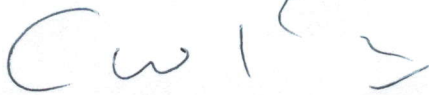
Obo Outeniqua Oogkliniek Trust



Obo Mc Gibbon Family Trust



Obo Body Corporate of Outeniqua Eye Clinic



Garden Route Surgical Pty Ltd



Witness

Pierre Janse van Rensburg
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bita@xsinet.co.za
05 April 2022

BESWAAR TEEN HERSONERING VAN ERF 18283 EN VOORGESTELDE ONTWIKKELING

Eiendomswaardes

Dit is 'n foutiewe aanname dat die ontwikkelingsvoorstel "*nie die eiendomswaardes van die omliggende erwe negatief sal beïnvloed nie*". Die residensiële hoë digtheidsontwikkeling met 38 woonstelle sal beslis afbreek doen aan die Gloucesterlaaneiendom se markwaarde. Dit is 'n algemene verskynsel dat aangrensende eiendomswaardes deur sodanige ontwikkelings negatief beïnvloed word.

Ek het etlike miljoene bestee om 'n kantoorgebou van gehalte te lewer – hoofsaaklik vir medici en paramedici, alhoewel ander uitgesoekte huurders wat by 'n professionele etos inpas ook ingeneem word. Dit is derhalwe onaanvaarbaar dat die beplande hoë digtheidsontwikkeling op Erf 18283 my eiendomswaarde sal verlaag.

Mediese kantoorruimte

Dit is ook 'n foutiewe aanname om voortydig te spekuleer dat daar "*minder mediese kantoorruimte*" in Gloucesterlaan benodig gaan word in die lig van die nuwe Mediclinic-ontwikkeling. Voor daar nie uitsluiting oor die huidige Mediclinic-gebou se toekoms is nie, kan daar nie met sekerheid gesê word dat daar minder mediese kantoorruimte benodig gaan word nie. Selfs al verander die mediese demografie in Gloucesterlaan in die toekoms, is die kantore uiters geskik vir ander professies, ook as gevolg van die sentrale ligging.

Residensiële ontwikkeling in Gloucesterlaan

Van wanneer af is Erf 18283 deur die Munisipaliteit geormerk vir "*hoër residensiële ontwikkeling*", veral in die lig daarvan dat die straat hoofsaaklik uit kantoorruimte vir medici/paramedici bestaan?

Waarom het die Munisipaliteit dan nooit die eienaars van Gloucesterlaan laat weet van hul residensiële hoë digtheidsambisie vir Gloucesterlaan, veral in die area onderkant Palmalaan, nie?

Daar word ook dikwels verwys na die "*sentrale sakekern*", maar die ontwikkeling is op die "randgebied" daarvan.

Gemeenskaplike Geregtigheid

Die aansoek maak ook groot gewag van die geleentheid wat “*voorheen benadeeldes*” uit so ‘n ontwikkeling sal kan kry. Die groteske ontwikkelingsvoorstel met swembad en al, asook die totale koste van R60 miljoen laat my wonder of voorheen benadeeldes so ‘n eiendom sou kon bekostig of moontlik bloot sal kan huur. Verderaan in die voorlegging word gekonstateer dat die woonsteleenhede gehuur of gekoop kan word deur lede van “*enige gemeenskap*”. Hierdie teenstrydigheid verydel tog die doel van gemeenskaplike geregtigheid of is sodanige motivering maar net daarop gemik om “*alle gemeenskappe*” gelukkig te hou, asook om die voorstel “deur te druk”?

Voetgangers

Daar word in die motivering klem gelê op die feit dat die ontwikkeling baie naby aan bushaltes is. Dit impliseer dat daar waarskynlik baie voetgangers gaan wees wat in die nou straatjie, waar daar nie eens ‘n sypaadjie is nie, sal moet loop. Die “sypaadjie” langs die Neurokliniek se muur word as parkeerruimte gebruik – daardie ruimte is gedurende weekdae vol parkeer. Ek ry elke dag in Gloucesterlaan af. Daar is dus nie spasie vir voetgangers nie – die huidige voetgangers loop reeds op die kant van die teerpad langs die geparkeerde voertuie verby en die verkeer hou dus ‘n gevaar vir voetgangers in.

Bosslapers

Nog ‘n foutiewe aanname in die aansoek is dat die probleem van bosslapers, wat Gloucesterlaan as deurgang gebruik vir hul aktiwiteite, opgelos gaan word deur die ontwikkeling. Die pad tussen die ontwikkeling en die Mediclinic-parkeerterrein (of dit nou Gloucesterlaan met Scoutstraat verbind of nie) sal steeds as deurgang vir bosslapers gebruik word.

Estetika

Sodanige ontwikkeling pas glad nie in by die estetika van Gloucesterlaan nie. Die gedeelte onderkant Palm laan se hoogste gebou is ‘n 2-vlakgebou. ‘n 4-Vlakgebou van 15 meter hoog pas nie in by die straatgeboue nie en sal na alle waarskynlikheid ook verskeie eienaars se uitsig bederf.

Covid-19

Min mediese praktisyns/paramedici kon gedurende Covid-19 van die huis af praktiseer vanweë die uniekheid van sodanige praktyke. Covid-19 is dus nie ‘n faktor in Gloucesterlaan nie. Die Covid-pandemie begin ‘n afname toon, sodat baie professionele persone weer terugkeer na hul kantore toe.

Etos

Dit val ook op dat Erf 18283 in 2001 aangekoop is vir die bedrag van R190 000. Natuurlik het geeneen ‘n probleem met ‘n winsmotief nie, maar die voorgestelde ontwikkeling dui op ‘n gebrek aan respek vir die Gloucesterlaaneienaars, asook die etos van die straat as ‘n “mediese/paramediese straat”.

Verkeersimpakstudie

Daar is heelwat foutiewe/aanvegbare aannames in sodanige studie. Daar word geoordeel dat Gloucesterlaan “... *relatively safe for pedestrians is*”. Met die verhoogde verkeersvloei, asook hoër voetgangergebruik is die kans baie goed dat so ‘n ontwikkeling daartoe kan lei dat voetgangers raakgery of selfs gedood kan word. Dit geld ook vir fietsryers.

Ek sien dat daar in die *George Herald* (31 Maart 2022) gesê word dat “... *hierdie studies gedoen word deur die jongste tegnologie te gebruik en volgens die nuutste ingenieurstandaarde*” en uit

die bestudering van die verslag lyk dit tegnies indrukwekkend, maar die afdelings oor **“Vehicle traffic, Vehicle access and Carriageway crossings, Spacings”** het min met die huidige verkeersvloei in Gloucesterlaan te doen en raak nie die essensie van die verkeersvloei in sy totaliteit aan nie.

‘n Verdere foutiewe aanname is dat, indien die deurgang vanaf Scoutstraat na Gloucesterlaan in die toekoms voltooi word, **“... it relatively low traffic volumes will have of which most vehicles are expected to travel away from the development”**.

Die meeste inwoners (meestal bejaardes) sal hierdie straat vanaf De la Fontainestraat en Bishop Damantstraat gebruik as ‘n kortpad na die George-sakekern. Dieselfde geld vir inwoners aan die ooste- en suidelike gebied van Heatherlands, wat Scoutstraat as kortpad sal gebruik in plaas van Davidsonweg. Sodra hierdie deurgang voltooi is, sal dit ‘n ongekende verkeersdruk in Gloucesterlaan veroorsaak. Om nie eers te praat van die geraasfaktor nie.

Die Munisipaliteit hou die eienaars van Gloucesterlaan ook in die duister ten opsigte van die voltooiing van Scoutstraat se aansluiting by Gloucesterlaan. Waarom? Gaan dit ooit gebeur? En indien wel, wanneer? Daar kan nie werklik ‘n getroue verkeersvolumebepaling gedoen word voordat hierdie pad voltooi is nie.

In die Verkeersvloei-verslag word onder andere verwys na die **South African Trip Data Manual (TMH 17)** van September 2013. Daarin word onder meer die volgende gesê: **“Due to a lack of local information, authorities and practitioners are encouraged to conduct further surveys and submit the data for future updates of this manual. A concerted and significant effort will be required to provide a reliable source of data required for the estimation of the required traffic parameters.”** Het die George Munisipaliteit of ander verkeersingenieurs laasgenoemde al in George gedoen? Of is ‘n verouderde en oorveralgemene formule gebruik?

Boonop hang die verkeersvloei van ‘n ontwikkeling ook af van **“vehicle ownership”**. In ‘n ontwikkeling van hierdie omvang kan daar verwag word dat daar ‘n **“high level of vehicle ownership”** sal wees. Ek kon nêrens in die verkeersverslag sien dat dit in berekening gebring is nie.

Hoe kan ‘n formule van **“0,62 per dwelling unit during peak hours”** ($0,62 \times 38 = 24 \text{ trips}$) enigsins gebruik word om sodanige spitsverkeer te bepaal? Wat van die grootte van elke woonstel, die moontlikheid dat ‘n groot hoeveelheid woonstelbewoners voertuie het. Ek kon nêrens in TMH 17 ‘n effektiewe formule opspoor om al die veranderlikes te integreer nie.

‘n Volgende aanvegbare stelling is: **“... the development is located at the end portion of a cul-de-sac, with low traffic volumes . . .”** Hoe kan so ‘n stelling gemaak word as daar nie eers ‘n verkeersvloei-studie in Gloucesterlaan as sodanig gedoen is soos wat dit tans is nie?

Voorts: **“None of the surrounding properties have refuse bays . . .”** Natuurlik nie, want dit is meestal mediese en professionele kantoorgeboue, wat nie massas vullis het, soos in die geval van residensiële eiendomme nie. Moenie appels met pere vergelyk nie.

“B.2.3 Street counts (TMH 17)” (Huidige verkeersvloei in Gloucester- en Palmalaan)

“Where possible, counts should also be undertaken on the street immediately adjacent to the development.” Is dit gedoen tydens spitsstye in Gloucesterlaan? En indien nie, waarom nie? Indien wel, wanneer en hoe is dit gedoen en wat is die resultate?

“Table 3.1: Daily Trip Generation Rates and Parameters”

Hier word onder andere die volgende inligting gegee:

<i>“Private Hospital</i>	<i>16,50 per day – 100m²</i>
<i>Medical Clinics</i>	<i>40,00 per day – 100m²</i>
<i>Medical Consulting Rooms</i>	<i>55,00 per day – 100m²”</i>

‘n Persoonlike oorsigtelike opname slegs van mediese/paramediese instellings dui op die volgende:

- Professionele persone in Gloucesterlaan aan die bokant van Palmiaan tot by Yorkstraat, uitgesluit Mediclinic:
 - Medici 14
 - Fisioterapeute 7
 - Taal- en spraakterapeut 1
 - Dieetkundige 1
 - Ampath
 - Pathcare
 - Cancercare
 - Endoskopie-eenheid
- Professionele persone in Gloucesterlaan aan die onderkant van Palmiaan:
 - Medici 17
 - Arbeidsterapeut 1
 - Taal- en Spraakterapeute 2
 - Homeopaat 1
 - Wonde-suster 1
 - George Mediclinic: Neuro
 - Oudiologie-eenheid

As daar in ag geneem word hoeveel medici/paramedici (met ‘n vinnige pasiëntverwisseling) daar tans in Gloucesterlaan is, kan jy jou die omvang van die huidige verkeersvloei indink. Vir Gloucesterlaan en Palmiaan is dit elke dag vanaf 08:00 tot 17:00 “spitstyd”.

Is ‘n verkeersimpakstudie van Gloucesterlaan en Palmiaan se huidige verkeersvloei gedoen volgens die riglyne van TMH 17 via *Table 3.1: Daily Trip Generation Rates and Parameters*, asook ander relevante kriteria? Ek kon nêrens vind dat ‘n studie om bogemelde te verreken, gedoen is nie.

Die totale verkeersvloei studie in genoemde strate behoort tog die huidige verkeersvloei, asook die geprojekteerde verkeersvloei van die voorgestelde ontwikkeling in te sluit (maar dan op ‘n realistiese, wetenskaplike wyse bereken). Uiteraard behoort die aansluiting vanaf Scoutstraat na Gloucesterlaan (in die toekoms?) ook in berekening gebring te word. Dit sal chaoties wees as die huidige ontwikkeling goedgekeur word en sodanige aansluiting later in die toekoms gebou word. Dan is dit te laat.

George Munisipale Verantwoordelikheid

Die Munisipaliteit het ook ‘n verantwoordelikheid teenoor Gloucesterlaan se eienaars om nie ‘n ontwikkeling (soos wat beplan word met die Woonstelkompleks op Erf 18283), wat hul eiendom se markwaarde negatief kan beïnvloed, goed te keur nie. Gloucesterlaan se eienaars betaal oor die jare hoë munisipale belasting vir kantoorgeboue.

Die artikel oor die ontwikkeling in die *George Herald*, 31 Maart 2022, laat die indruk dat die Munisipaliteit dit goedkeur – dit sou jammer wees as hulle nie objektief is en nie alle voorstelle self krities beoordeel nie en/of net hul eie belange vooropstel (soos ‘n nuwe bron van belasting). Dit is

verontrustend. Ek wonder of die Munisipaliteit die tekortkominge in die ontwikkelingsvoorstelle sou kon evalueer.

Samevatting en Aanbevelings

Ernstige beswaar word aangeteken teen die huidige ontwikkelingsvoorstel in sy totaliteit.

Dat daar 'n behoefte aan behuising in George is, is 'n bekende feit, maar dan nie ten koste van Gloucesterlaan se professionele/mediese kantoor-etos nie.

'n Totale heroorweging van die ontwikkeling op 'n heelwat kleiner skaal op Erf 18283 in plaas van die groteske voorstel met 'n oorbevolkte bewoningskapasiteit kan oorweeg word.

Die voorgestelde ontwikkeling pas glad nie in by die onmiddellike kantoorgeboue nie.

Ek sou ook voorstel dat 'n verdere (onafhanklike) verkeersimpakstudie gedoen word om al die veranderlikes in te sluit, gebaseer op realistiese aannames en toekomsprojeksies.

A handwritten signature in black ink, reading 'P. van Rensburg'.

Pierre Janse van Rensburg

6 April 2022

Die Adminisratiewe Beampte,
George Munisipaliteit
George

OOOR INSTITUUT
H.A.S.S. Properties (Pty) Ltd
Gloucester Lane
George
jan@hass.co.za

Op wie dit betrekking mag he.

Is Aansoek om hersonering en afwyking (Parkeervereistes) ERF 18283, George

Hierdie skrywe dien as formele teenkanting teen die motivering vir die hesonering en parkeerafwyking van Erf 18283 soos vervat in die motiveringsverslag van 21 Februarie 2022 en die munisipale kennisgewing wat vir n kort periode op genoemde erf aangebring was. My motivering vir die teenkanting is gebaseer op die volgende:

1. In die ontwikkelingsvoorstel baseer die applikant sy motivering op verskeie “waarsynlike moontikhede” waarvoor daar onvoldoende agtergrondsinsigting verskaf word oas:
 - a. Dat die erf tans deur “hoer digtheid woongebruike omring” word. Dit is vir my nie duidelik hoe so n aanname gemaak kan word nie, aangesien die erf grens aan n “groen strook” en verder omring is deur persele wat mediese hulpdienste gedurende kantoorure verskaf!?
 - b. “As gevolg van die COVID – 19 pandemie het die vraag na kantoorspasie die afgelope jaar aansienlik afgeneem met groot hoeveelhede kantoorspasie wat tans vakant is met kantoorwerkers wat hul daaglikse kantoorfunksie vanuit hul woonhuise bedryf” Hierdie is n algemene stelling wat nie van toepassing is op die erf 18283 nie! Die meerderheid van persele aangrensend aan erf 18283 en in die grootter omgewing, verskaf mediese hulpdienste! Mediese hulpdienste vereis dat die volle personeelsterktes daaglik op die persele moet wees om efektief te kan funksioneer! Die aansoeker verwar die mannekrag besetting van die omgewing se bestaande mediese dienste met die nasionale situasie.
 - c. Daar word verder in die aansoek daarna verwys dat bogenoemde situasie “n tendens is wat heelwaarskynlik nog vir n geruime tyd gaan voortduur” Ook hierdie waarskynlike moontlikheid van n “geruime tyd”, is verwater, soos blyk uit die onlangse aankondiging verslappening en afskaffing van die beperkingsregulasies!
 - d. Die verwysing na die “verskuiwing van Medi-Clinic” en die aansoeker se verwysing na gepaardgaande waarskynlike “afname in mediese fasiliteite en ruimtes” is onbekende veranderlikes wat nie in hierdie motivering na verwys behoort te word by die bepaling van alternatiewe ontwikkelingsmoontlikhede van erf 18283 nie.
2. Die verwysing na die relatiewe hoe “premie rondom die regte” waarvoor die eiendam aangekoop, soos deur die aansoeker voorgedra in die aansoek, kan nie in verband gebring word by die oorweging van die hersoneringsaansoek en wysiging van parkeervereistes nie. Die koopprys van die erf en die invloed daarvan op die ekonomiese lewensvatbaarheid van die ontwikkeling was n besigheisbesluit en hoort nie in hierdie motivering nie.

3. Die impak van die ontwikkeling op die verkeersvloei en parkering in Gloucesterlaan en omliggende toegangspaaie, word in bylaag R omskyf en geregverdig. In realiteit beleef ons as gereelde gebruikers van die paaie egter deurlopende verkeersvloei en parkeringsknelpunte. Die voorgestelde ontwikkeling van erf 18283 met die gepaardgaande toename in verkeersvloei kan ons huidige verkeersvloei probleme net verder vererger. Alvorens daar nie aandag gegee word aan die bestaande uitleg van die syaadjies, voetganger gebruik, draairuimtes vir komersieele voertuie en die voltooiing van die Scoutstraat verlenging nie, kan ek nie die aansoek steun nie. Die voorgestelde ontwikkeling van die perseel gaan eerder afbreuk doen aan, of ons bestaande infrastruktuur verswak eerder om by te dra tot beter gebruik en bestuur van ons infrastruktuur.
4. Die behoefte aan bekostigbare behuising in die sentrale besigheidsgebied is lank reeds bekend, maar ek verstaan nie die regverdiging van hierdie motivering binne die verdigtingsplan nie.
 - a. Beleining van die ontwikkelingskoste en bekostigbaarheid van die teikengroep is nie duidelik nie.
 - b. n Viervlak-woonstelblok kan aan van die behuisingsbehoefte van die sentrale besigheidsomgewing verlig, maar die posisionering daarvan langs n ekologies sensetiewe area (die groen strook) benodig verdere regverdiging. Die direkte impak van die voorgestelde ontwikkeling op die direk aangrensende ekologie is nie duidelik.
 - c. Die voorgestelde vyftien meter hoe ontwikkeling sal die enigste van die aard in die omgewing wees, indien goedgekeur en ook die enigste langs die groen strook. Die samesteller van die motivering beweer dat die struktuur sal inpas by bestaande strukture in die omgewing. Dit is egter baie duidelik dat die voorgestelde ontwikkeling n gladnie versoenbaar is met die estetiese aard van die onmiddellike omgewing en die aard van die groter George Munisipale ontwikkelings.
 - d. George is op op hierdie stadium nie onder hoë ontwikkelingsdruk onderworpe nie en is stadsverspreiding nie 'n onmiddellike probleem nie daarom kan die posisionering van n ontwikkeling, soos in die motivering uiteengesit, vir n alternatiewe perseel, met geringe estetiese impak, oorweeg word.

Die voorgestelde aansoek om hersonering van Erf 18283 George vanaf Enkel Residensiële Sone I na Algemene Residensiële Sone IV en die verslapping van verkeersvereistes wat tot ontwikkeling van Erf 18283 aanleiding gaan gee, is nie versoenbaar met bestaande verkeersvloei, dienslewering en die estetika van die omgewing nie. Weens genoemde redes steun ek as geafekteerde eienaar van ERF 19303 nie die aansoek om hersonering en gepaardgaande verandering van parkeervereistes nie!

.....
J.G. Grobbelaar
Direkteur
H.A.S.S. Properties (Pty) Ltd
(012) 333 3131

Datum: 11/6/2022



BISHOPSLEA VILLAGE MANAGEMENT ASSOCIATION

In terms of the Housing Development Schemes for Retired Persons Act, 1988

(Act No. 65 of 1988)

Bishop Damant Street, George 6529

Office Tel: 044 873 4624

06 April 2022

Attention: Marina Welman

Ref. 2208621

Erf 18283 Gloucester Application for Rezoning

Erf 18282 Proposed road extension for Scout Road

Dear Marina,

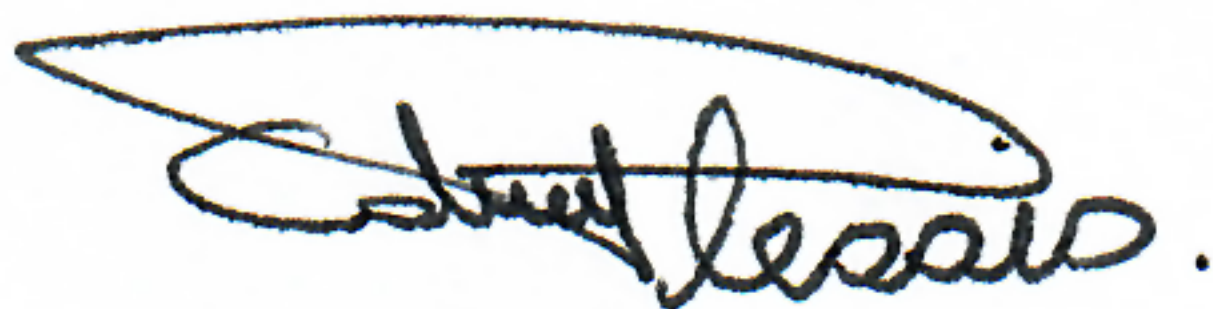
Our committee was made aware of the above application on the 28th March 2022 after receiving a copy of an advertisement that appeared in Die Burger earlier that month.

We would like to comment on the application after our scheduled Committee meeting on the 14th April 2022 and wish to request for an extension to your closing date.

Can we reply by the 20th April 2022?

Kindly confirm that this will be acceptable to you.

Kind regards



PP

Peter Cloete
CHAIRMAN

ontvange 21/4/2022.

BISHOPSLEA VILLAGE MANAGEMENT ASSOCIATION

In terms of the Housing Development Schemes for Retired Persons Act, 1988
(Act No. 65 of 1988)

Bishop Damant Street, George 6529

Office Tel: 044 873 4624

20/4/2022

Attention: Marina Welman

Ref. 2208621

Erf 18283 Gloucester Application for Rezoning

Erf 18282 Proposed road extension for Scout Road

Dear Marina,

Bishopslea Village is close to Erf 18283 and borders on Erf 18282 the Proposed Scout Road extension.

We would like to comment regarding the Application for Rezoning and Proposed road extension for Scout Road .

1. Developer Stonecrete Prop / Signature.

We have a concern that the George Municipality is accommodating the same developer who has been 'on terms' with their Le Jardin Development for the above application in Gloucester Lane? Have the issues with them not complying with certain conditions for Le Jardin been resolved?

2. Traffic Impact Statement. There is clearly an issue with parking along Gloucester Lane and we would like to have confirmation that the George Municipality or the Developer will be upgrading the northern side pavement to either a pedestrian pavement or official parking bays if the development is approved? See attached pictures of the current use of the pavement for parking. These were taken on 14th April 2022.

Adding an additional minimum of 68 vehicles plus their visitors will have a huge impact on traffic and parking in the area.

3. Flood plain area

It is well known that the 'grass common' in front of Bishopslea Village and Rendezvous Village has been flooded in the past and is considered a Flood Plain. Recent heavy rain on 22nd November 2021 resulted in cottages being flooded at Rendezvous Village. On 17th Aug 2019 and 13th April 2020 burst municipal pipes in the area resulted in cottages being flooded. During a cloudburst before 2019 the area was flooded .

The Camphersdrift /Rooirevier river must be mentioned as a 'real' future problem for flooding between Davidson and Langenhovern Roads due to the overgrowth of bush and trees in and along the river.

Recent events in Natal must be a warning of the potential problem if the area is not cleared up and the river flow corrected.

This fact alone must trigger a question of allowing a block of flats to be built on Erf 18283 and how a road can be built in the same area? We would vote against this. See Photo's attached.

Note the photo of the overgrowth in a municipal drain to the river at the bottom of De La Fontein Rd .! How can water drain away through this?

Note too that the grass has recently been cut by the municipality around the drain, but the bush in the drain not cleared.

4. Character of area.

We currently do experience vagrants staying in the bush along the river. If Scout Road is extended to join Gloucester Lane there will be an increase of vagrants as access to the central town becomes open. This is a concern and will affect the security and safe access for retired residents living in this area and during their walks on the common.

5. Extension Scout Road

Davidson Road has become like a highway through George for all traffic moving in the direction of Knysna . Extending Scout Road to Gloucester Lane will definitely create issues in Langenhoven and at the access point into York from Gloucester where one may turn left or right into York?

Building the extension of Scout Road would bring issues due to flood levels experienced along the cottage boundaries and at the drain areas at the bottom of De La Fontein Road. How will this be done?

We are very happy that a traffic control light is being positioned at the Scout /Davidson junction, but wait for the build-up of traffic to the York circle and George Hospital.

A tasteful two story office type development positioned above the floodline for Erf 18283 would be better

We would like to be kept informed about the extension of Scout Road but cannot agree that this would have any effect or impact on the Davidson Road vehicle volumes and congestion, particularly at peak times.



Kind regards,
Peter Cloete

ERF 18283. - 14-4-22



GLoucester LANE - 14-4-22



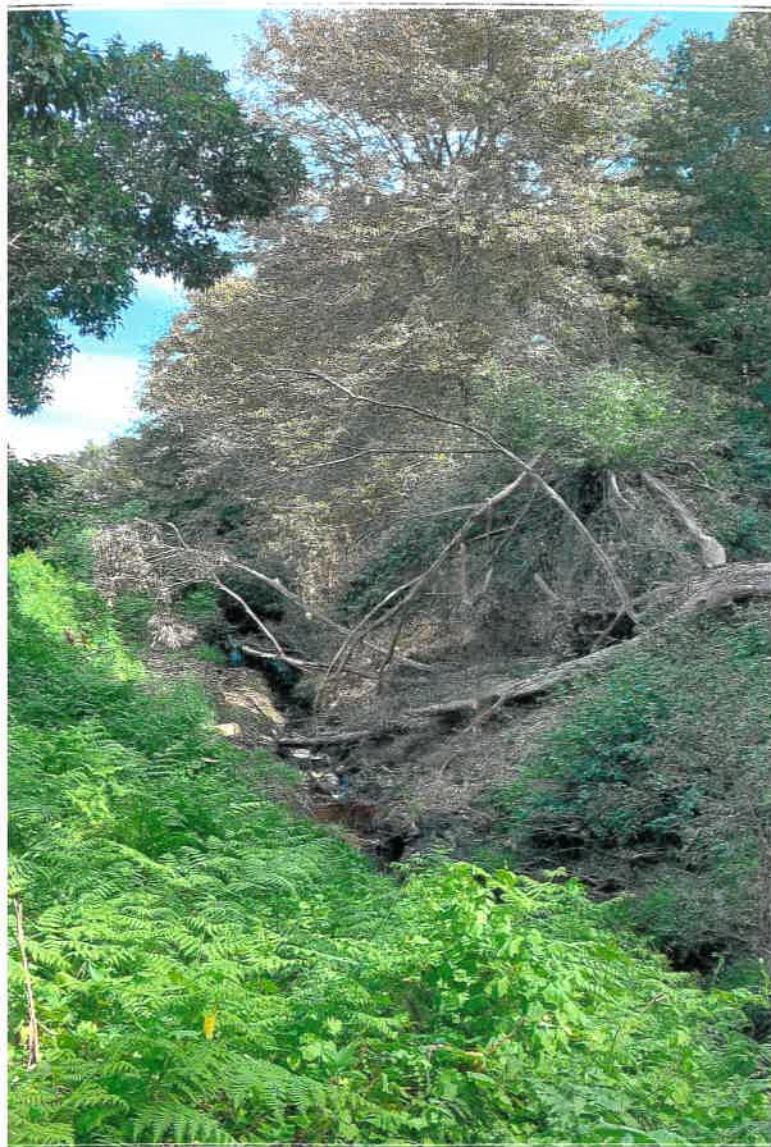
GLoucester Lane 14/4/22



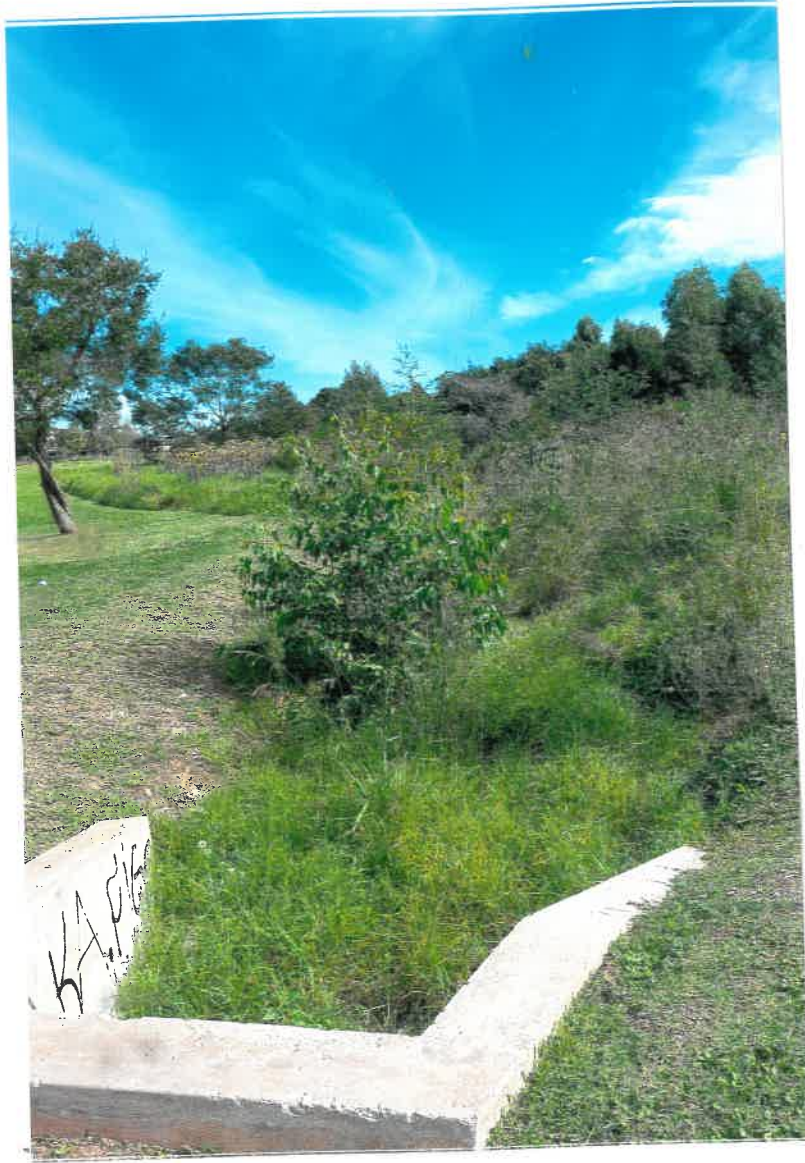
GLoucester Lane - 14-4-22



CAMPHERSDRIFT - ROOI RIVIER - (DAVIDSON → LANGENHOVEN RD)
20-4-22



DE LA FONTEIN ROAD DRAIN



External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Mon 2022/04/11 10:30

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

We are not opposed to development there, just not one that will place pressure on the surrounding environment and infrastructure. Also, obstruct the view of the mountain.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

South Africa

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 08:55

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Ellen Erasmus-Morton

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

It's a unique area which should be respected.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Even single level accommodation will put strain on the road in question.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Parking will get worse for all current tenants on the road.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Sometimes, as a patient, one needs to see a dr urgently - space to park is already a challenge.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

We should protect the small no. of green spaces left in George.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Patients should have priority in this street.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I believe that building a four storey building on the site is not an environmentally sound decision.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/03/28 08:47

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

4 stories totally out of character for george

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

As above

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

As above

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As above

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As above

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

As above

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

4 storey building totally out of character for George especially in the area where it will block mountain views

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Mon 2022/04/11 10:30

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Annette van Heerden

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agreed

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agreed

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Agreed

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Agreed

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Agreed

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agreed

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I'm totally against erecting such a monstrous building. It will have numerous negative problems for the area and Cloucester Ave

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 09:08

To: Marina Welman <Mhwelman@george.gov.za>; janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Anna Crawford

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agreed

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agreed

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agreed

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Agreed

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Fri 2022/04/08 14:19

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Anneline Knoetze

ID Number

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Email

annieknoetze@mweb.co.za

Individual / Business / Organisation

Individual

Company / Organisation Name

Core Strength Pilates studio instructor

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

A Four storey apartment will be out of place and also block the view from the studio to mountain

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Green park area is being used by the adjacent residents- especially elder population to enjoy nature. This new building would deter this

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Parking in Gloucester Street is already a huge problem for all businesses - there are not enough parking!! Relaxing of parking requirements will result in chaos.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

As states above, traffic already heavy and there is no turning circle for bigger vehicles. This new proposed property will only exacerbate this.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

I strongly support this statement

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I strongly support this statement

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 07:54

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:32

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

I agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

I agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

I agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

I agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 15:50

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

In agreement with smaller development

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

We have the privilege of views of our town's beauty and this would not blend in at all

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

This is already a high volume of traffic road very narrow and parking is scarce

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Already a problem with restricted access at times

Environmental impact. The encroachment of housing onto floodplains (which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces (which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent December 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

The birdlife is prolific..the impact would be dreadful

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Complete contrast to all medical facilities

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I fully support the contents of the objections. I attend pilates classes on the area and can't imagine the negative impact on an ugly 4 story block of flats

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Mon 2022/04/11 10:30

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

There are no 4 storey residential buildings in the vicinity, therefore this would not fit in with the area and the green belt. Lower cost housing brings non-desirable people into the area. I have seen it in JHB and then battled to sell my apartment

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

It would make more sense to build medical suites on the site in keeping with what is already here

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's

society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

This will mean that visitors to the complex will use doctors parking and people with doctors appointments won't find parking

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

This will result in a lot of stress for the doctors and patients in Gloucester Road

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Bringing so many more people to the small area will impact severely on the green belt. The litter will also increase dramatically

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I have already discussed this in a previous point

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

It would make a lot more sense to build 10 exclusive townhouses on that property in a style that would suit the area and not be an eyesore. It would also increase the value of other property in the area as the 4 storey buildings and the people that will reside there, will not be in sync with the other buildings already there

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/03/28 08:55

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Beyers Botha

ID Number

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Email

beyersbotha@ilaser.co.za

Individual / Business / Organisation

Business

Company / Organisation Name

Garden Route Eye Clinic

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

I agree, traffic is already a big problem on that part of Gloucester Ave

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

A lot of patients sit at the Garden Cafè for coffee after their surgery for the relaxing atmosphere and view of the mountain.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Thousands of patients go through our clinic and hospital and the serenity of the surrounding area play a huge role on their wellbeing. I feel strongly that a 4 storey apartment building in the area will have a negative effect on everyone.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/03/28 08:46

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Branden Hair

ID Number

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Email

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Multilevel buildings are not the future for our community who is very nature conscious

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Multi storey buildings are an eye sore and will take away mountain views from nearby residents

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

They are taking away from current residents.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Traffic in George is already at max capacity at times, we can't keep adding more and more people without a proper sound plan, and it impacts nature.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Building on floodplains is unfortunately done a lot in our current times but it is an absolute no go as we are directly adding to garbage and human waste landing up in the river when it floods.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

It should remain a calm and serene environment

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

We cannot destroy our natural environment. It needs to be cared for and rehabilitated for the health of the locals.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Thu 2022/03/31 08:55

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Candice Gibbs

ID Number

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Simply this is a wetland and not suitable for development.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Some market reseach

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

There is no sufficient space for this.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

The developer would need to improve road and driveway/entrance before any building can take place. Trucks would not be able to access the lot.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

This is not a matter of IF but when we have our rainy season and when there is the next flood. The surrounding complexes will be effected. Huge safely risk.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

The location for a four storey building is not suitable.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:32

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Carin Nienkemper

ID Number

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Individual / Business / Organisation

Individual

Company / Organisation Name

None

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Infrastructure, people walking, driving. Safety issues for businesses these are all problems.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

South Africa

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Infrastructure, people walking, driving. Safety issues for businesses these are all problems.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

10 Hammerkopstreet

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Infrastructure, people walking, driving. Safety issues for businesses these are all problems.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Infrastructure, people walking, driving. Safety issues for businesses these are all problems.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Infrastructure, people walking, driving. Safety issues for businesses these are all problems.

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 12:23

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

It is a lovely unspoilt greenbelt

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

There is plenty of available space elsewhere

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Parking is already limited

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Traffic in centre of town is already congested

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent December 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

The river floods during heavy rain

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

The beauty will be spoilt

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 12:23

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

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Individual / Business / Organisation

Individual

Company / Organisation Name

George Surgical Centre

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

I agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's

society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

I agree.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Die verkeer en parkering is alreeds n groot probleem in Gloucester straat.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

I agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I agree with these objections.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Wed 2022/03/30 13:21

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Strongly Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Strongly Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Strongly Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Strongly Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Strongly Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Haveing such a high level building in this area of George is just ridiculous. This area is a natural green area where wild life still roam and it will just destroy the whole peaceful area around the cat river.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 16:15

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agreed

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agreed

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Agreed

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Gloucester Ave is not suitable as it is for vehicle access

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agreed

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Agreed

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DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 07:56

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

I agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

I agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

I agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

I agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 16:15

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Clive Rennie

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Individual / Business / Organisation

Individual

Company / Organisation Name

Clive

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Yes to single building

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

True

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree totally !!

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

True

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True

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

True

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Parking is going to be a HUGE IMPACT !!

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 08:55

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Cynthia Pienaar

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

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Agree

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DECLARATION

My Comments or Objections

Will impact on retirement village with noise and traffic fumes and space for walking with our dogs on the green belt.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 09:09

To: Marina Welman <Mhwelman@george.gov.za>; janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Daniel Green

ID Number

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

A multi story building would look terrible. It would block the view of the mountain for those behind and it would congest an already busy road.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

A single or double story building would fit into the surroundings. This type of building should be built further down York street where there is open land.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Parking is already a problem. This will create a massive problem especially when you have appointments with doctors and specialists already in Gloucester Ave.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Part of the land must be used for additional parking and an increase of potentially 76 vehicles is unreasonable.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

We all know and have experienced the flooding in George. How can a building like this be allowed in an area prone to flooding.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

A smaller building without the impact this would have is all that should be allowed. Additional parking and water catchment should also be added to the property.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

While I agree more development is needed in George. I don't believe a four story apartment block should be forced into a space it wasn't designed for. Taking the existing traffic, wildlife, flooding and existing businesses into account it seems this developer has no regard for the land but merely their bottom line. I object to this development in its current state.

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 10:41

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Daniswa Mthwesi

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Company / Organisation Name

Organization

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

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Agree

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Agree

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Agree

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Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Parking is the problem

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 16:16

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Diane Turner

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3812090071080

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I agree

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I agree

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I agree

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I agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I agree

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DECLARATION

My Comments or Objections

I agree with all of the above objections. In particular, the hazards of building on the flood plain are huge. As soon as there is above average rain, this area is water-logged - sometimes for weeks. As to the traffic in Gloucester Lane, Davidson Road should act as a stark warning of what over-building can cause in terms of traffic congestion. Both Langenhoven and Davidson Rd are becoming absolutely impossible to access from any of the side roads.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 09:07

To: Marina Welman <Mhwelman@george.gov.za>; janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Dirk Kotzé

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Individual / Business / Organisation

Business

Company / Organisation Name

Dirk Kotzé OPTOM

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors

vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

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Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Personal opinion is to keep as many greenbelts in George. We have a huge traffic problem as it is, these developments will make it worse. Revamping existing buildings in York, Market street makes more sense.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Fri 2022/04/01 14:05

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Dorothy Monk

ID Number

4106200036086

Email

mothermonk@imagnet.co.za

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

I agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

I agree I agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

I agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

I agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

A 4 storey building is completely out of place and will affect the traffic flow negatively in this area

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:34

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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ID Number

4602020058185

Email

bettymason4346@gmail.com

Individual / Business / Organisation

Individual

Company / Organisation Name

N/A

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I agree to the fact we do not want the new proposed road from Scout st to Gloucester st.

Sent from [Matters](#)

External Email > : FW: Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Fri 2022/04/08 14:19

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Elise Pretorius

ID Number

7111200342085

Email

elisepr@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Most of the current dwellings in the area faces the mountain. A four level building directly in their view will create a down town, mid city feel for all surrounding properties

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Development on this property will be acceptable if the current one or two levels in the area is respected

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree, this will definately create chaos in Gloucester lane!

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree, the road as it is for the current businesses etc is not sufficient

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree. The impact on the environment have to be determined by proper experts

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:32

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Fleur De bruyn

ID Number

7602040413086

Email

fleur@cinnabar.co.za

Company / Organisation Name

Cinnabar Graphic Design cc

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Object to this

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Object as this project is for the benefit of the developers. Should this go through the residents will experience huge traffic and space issues.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors

vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Parking is a huge problem

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Currently the road is too narrow to accommodate the current traffic. The sides of the road are used for parking of the various businesses which also makes it worse trying to negotiate past the parked cars and narrow road. This area has not been designed to carry the current traffic let alone adding a residential section. There will be a huge problem as the road will not be able to accommodate any form of increase.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Object to this

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

This area is currently over populated with people trying to visit doctors etc. This is going to have a negative impact as the current road infrastructure regarding space and exits is completely insufficient.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

Please complete the form below to register as an interested and affected party in the proposed development at Erf 18283. Please submit your objections/comments in your individual capacity or as a business or organisation.

Opposing Erf 18283

Rezoning and parking deviation development

Name *

GERTIE
First

HURTER
Last

ID Number *

3610240017080

Email *

N/A

Individual / Business / Organisation

- ☒ Individual
☐ Business
☐ Organisation

Company / Organisation Name

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable. *

AgREE

Opinions and Objections

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area. *

AgREE

Opinions and Objections

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed. *

AgREED

Opinions and Objections

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether. *

AgREE

Opinions and Objections

Environmental impact. The encroachment of housing onto floodplains (which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determi

nation done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home. *

AGREE

Opinions and Objections

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area. *

AGREE

Opinions and Objections

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location. *

☒ DECLARATION

My Comments or Objections

Possible pollution, noise, security.
The area bordering on the property is a retirement village & will impact on the quality of our life.

Submit

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:34

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Gretchen Jamneck

ID Number

7506040007089

Email

gretchen.jamneck@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

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Agree

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Agree

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Agree

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DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Fri 2022/04/08 17:31

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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7002220260086

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

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Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

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Agree

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Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Parking very big problem

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 16:16

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Hazel Colam

ID Number

3604250004088

Email

hcolam36@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

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Agree

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Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I agree with the above objections as stated.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Thu 2022/03/31 08:55

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Heather Stead

ID Number

6901020048081

Email

heatherstead.mail@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

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Agree

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Agree

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Agree.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

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Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I believe building this will be detrimental for the region and environmentally.
Heather Stead

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 07:57

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Heleen Van Heerden

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8304070123086

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I agree that a 4 story building will have a negative impact.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

True

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Parking is a huge problem in Gloucester Ave as it is. Additional parking is needed and it

would be a massive problem if the rezoning is granted.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

It is a huge problem as traffic get congested at the bottom of Gloucester and turning around would be almost impossible.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

I agree.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

The businesses would have no parking for their clients.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Please do not grant the rezoning.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Thu 2022/03/31 10:44

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

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Individual / Business / Organisation

Individual

Company / Organisation Name

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree. It will have negative effect

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

I agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's

society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree .Massive traffi problem !!

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Check the records for flooding !!!!

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I agree it

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I do not agree with the development!

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:33

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agreed

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agrees

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agreed

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agreed

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agreed

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:32

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

The character of the green belt will be destroyed bt 4 storey building

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

No consideration of green belt.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Proposed parking inadequate so parking will spill over to Gloucester lane

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

There will be traffic congestion making access to medical facilities a nightmare

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Development will add to flooding problems. In December 2021 the adjacent car park was partially flooded ,even though it was designed for a 100 year flood. The development will result in greater run off

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

This is absolutely true

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Parking/traffic and access to medical facilities will be adversely affected

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Fri 2022/04/01 08:31

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Ilane Burger

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

"6.2.4 Ander Die erf word nie deur vloedlyne, fonteine of unieke ekologiese habitats geïmpakteer nie" Die November vloer het definitief 'n impak gehad. DWAS aware of this proposed development?

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

As is, parking is a huge issue which will only be exasperated should this development realise.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/03/28 08:47

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Ina Swanepoel

ID Number

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Individual / Business / Organisation

Business

Company / Organisation Name

George Wound Clinic

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I can noy agree more. I can not image a 3 storey building in tje middle of al the other buildings. r

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

I agree. It is inappropriate to suggest a developmrnt of this kind here.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's

society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

I agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

I agree fully. The small and fairly narrow street is congested currently and surely will not handle the volume at all if this development happens. It will result in chaos. .

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Yes, the road is steep and I can only imagine that problem could arise with water if the building is near the flood line.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I agree. The patients has appointments several times a week and it will have a negative impact if they have to deal with the busy street and surrounds every time.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I fully agree with all the above and strongly disagree with the proposed development. The visual impact as well as the effect on traffic will influence my property and bussiness negatively.

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/03/28 08:46

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Inge Redelinghuys

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable. *

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:33

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree, the green belt and views will be adversely affected

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Zone 1 residential is in keeping with the surrounds and character of the current inhabitants and preserves the views and nature of the environment

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Parking will be severely compromised for residents and businesses. Businesses will lose custom and become unviable .

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Traffic already difficult will become unmanageable and road infrastructure will deteriorate rapidly

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent December 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Birds and wildlife (bosbokke etc) will be adversely affected and eradicated

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Patients will no longer have convenient access to the medical facilities abs to the physical rehab centre (Core Strength)

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I am a user of multiple of the businesses that will be affected by this development

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Mon 2022/04/11 10:30

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

A four level apartment building will have a negative impact on Gloucester Avenue. Parking is already an issue.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 07:57

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Should not happen !

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 11:25

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

object

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object

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object

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DECLARATION

My Comments or Objections

this has got to be stopped

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 15:51

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

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I agree

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DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/04/05 08:27

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

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Agree

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DECLARATION

My Comments or Objections

As above

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 08:55

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Joan Douglas

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

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Agree agree

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Agree

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DECLARATION

My Comments or Objections

Bishopslea Village is a retirement estate and the proposed development will have huge impact on the quality of life presently enjoyed by the residents here. We feel we have the right to a peaceful environment.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 08:55

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Joan Holderbaum

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joan.holderbaum@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agreed

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DECLARATION

My Comments or Objections

Not only is it being built on a floodplain but it impacting on a Green belt which is so important in preserving in our world which is feeling the results of global warming. This is just for some greedy developer to make a profit and blow the environment. It also borders on a retirement village where the elderly at present enjoy the quiet and calming benefit of this Green belt as well as the wildlife. We are destroying all open spaces and will shortly be competing with Hillbrow! Shame on the planning department if they allow this development.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 15:51

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Johan Vermeulen

ID Number

7712085119082

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

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Agree

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DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/03/28 13:29

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Johannes Meyer

ID Number

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Email

caranx27@gmail.com

Individual / Business / Organisation

Business

Company / Organisation Name

Dr JH Meyer incorporated

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

This is completely unacceptable and will change the natural character

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

The character of the area clearly is not in line with such development. A directly abutting building used as a restaurant is a building of historical importance and is still in character with the historical features.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

This will lead to tenants and apartment owners parking on the already congested roadside. Staff from medi clinic have been forced to park between patients and visitors on the side of the narrow road for years already. This may lead to a parking congestion nightmare.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agreed. The day hospital which is established at the lower end of Gloucester ave is a busy hospital with expected increase in traffic. They do not intend moving the facility. The service access to this hospital will also be severely impacted and lead to congestion at the entrance to the proposed apartment building

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

The property is adjacent to an environmentally sensitive area close to the Rooirivier catchment. Any effluent from a surfaced area will run into the river and threaten the water resource

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agreed

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DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Thu 2022/03/31 08:55

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Juanca Lewis

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Individual / Business / Organisation

Individual

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The development should be in line with Zone 1 building as per town planning

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Developer should consider and respect neighbour's in gloucester

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It is a concern that parking space is relaxed for this purpose. Implying that this rule shall apply for ALL Gloucester business and home owners. Implying an even worse traffic

outcome.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Gloucester infrastructure cannot handle influx as suggested.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Environment impact assessment should be done to highlight ALL associated environmental risks

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

No respect for surrounding facilities.

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DECLARATION

My Comments or Objections

Environmental impact assessment is necessary, as well as social impact assessment to determine and eliminate associated risks.

The proposed development will surely negatively impact the community of George - not only esthetically but also from an infrastructural social and economical point of view.

The slacking in "compliance rules" for building in the area such as parking is also worrisome.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 08:59

To: Marina Welman <Mhwelman@george.gov.za>; janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Individual / Business / Organisation

Individual

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Agree

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Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Impact on wildlife

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Wed 2022/03/30 13:21

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Kalene Roux

ID Number

6111170145089

Email

kalene@mweb.co.za

Individual / Business / Organisation

Individual

Company / Organisation Name

Garden route eye clinic

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Let the GARDEN route stay an uplifting Open area Garden - Please

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Let the Garden Route be true to its Name

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's

society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Be realistic regarding the parking areas

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Please don't create a bottleneck situation

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Beware of the existence of the natural Rooiriver and bird life there

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Have respect for the tranquility of this area and please do not ruin it forever. Thanks

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

The Garden route needs these open areas to Breathe!

Please let the GARDEN route be true to its Name and give Nature enough space to exist in this area, Erf 18283

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Thu 2022/03/31 10:48

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree with this statement

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree with this statement

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree with this statement

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree with this statement

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree with this statement

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree with this statement

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I object wholeheartedly to this development which will change the character of the entire area. Of huge concern is the traffic and noise factors.

Sent from [Matters](#)

Please complete the form below to register as an interested and affected party in the proposed development at Erf 18283. Please submit your objections/comments in your individual capacity or as a business or organisation.

Opposing Erf 18283

Rezoning and parking deviation development

Name * CROWTHER.

First WAREN Last LANDON

ID Number * 360531 0846 08 4

Email *

Individual / Business / Organisation

☒ Individual

☐ Business

☐ Organisation

Company / Organisation Name

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable. *

Opinions and Objections

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area. *

Opinions and Objections

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed. *

Opinions and Objections

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether. *

Opinions and Objections

Environmental impact. The encroachment of housing onto floodplains (which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent December 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determined?

nothing done? The Richters Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home. *

Opinions and Objections

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area. *

Opinions and Objections

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location. *

☒ DECLARATION

My Comments or Objections

Submit

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:33

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Lee-Ann Scheepers

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leescheepers23@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Infrastruccion would be far too big and overshadow neighboring houses

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

The area is not very big and clearl not suited for a large development

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Fully agree, larger or multiple vehicles would have to clog up the streets

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

George is already growing and more vehicles on the road means more traffic incidents. Allowing so many extra cars in a relatively narrow and congested street would wreak havoc

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

It was not a year ago that we had flash floods and people lost their homes. What will this building cause with the next floods?

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Patients and clients may have difficulty reaching the facilities and getting the help they need

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Fri 2022/04/01 08:31

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Lennox Bruce

ID Number

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Email

lenrobbBruce@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

A high rise building will completely change the character of what is now a quiet peaceful area.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Gloucester Road cannot handle an increase in traffic density.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Gloucester Road cannot handle any increase in traffic density.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

The effect of the green belt will be negated by a high rise building on its edge.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

The area is prone to flooding and any hard surfaces will aggravate the situation.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

The bird life along the river line will be adversely affected.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : FW: Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:34

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Leonie Muller

ID Number

3409140033085

Email

leoniemullerwilderness2018@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors

vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

It is out of character with the area. The noise levels will affect residents of Bishopslea as well as invade the privacy of a number of residents.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 07:54

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Leslie Phillips

ID Number

5905080228187

Email

lphillips262@gmail.com

Individual / Business / Organisation

Individual

Company / Organisation Name

Core Pilates

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Definitely, a four-story building there will impact parking for the existing businesses and expand the CBD and destroy the green space. Also put too much pressure on existing infrastructure.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Yes.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agreed.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Not enough parking in the area.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 08:57

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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raycheshire@telkomsa.net

Individual / Business / Organisation

Individual

Company / Organisation Name

Lilo

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Double building will be best !

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

True

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's

society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

True.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

True

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

True

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

True

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Not approving of 4 floor building.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Fri 2022/04/01 08:31

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Traffic problems

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Ruin the whole area

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

The municipality surely won't allow this

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

There is a Major parking problem as access is also difficult

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

This is just not on - what about the birdlife frogs etc

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Parking is a nightmare

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Ridiculous idea - traffic can't cope as is — water shortages — sewerage!?! And spoiling one of the few green belts in George!
It's plain greed!!!!

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 09:08

To: Marina Welman <Mhwelman@george.gov.za>; janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Louisa de Villiers

ID Number

7211240178083

Email

louisadevilliers@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree with above

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree with above

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree with above

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree with above

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree with above

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree with above

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I visit Gloucester street 3x a week and as it is, parking and traffic is tricky. The idea that the town planners could allow this devemopment is beyond belief. It will be clear to anyone that a building of this nature will have a negative inpact on one of our towns most crucial medical hubs. Patients receiving trestment for life threatening conditions need to come down this narrow road on a weekly basis and have no alternstive in George.

Sent from [Matters](#)

Please complete the form below to register as an interested and affected party in the proposed development at Erf 18283. Please submit your objections/comments in your individual capacity or as a business or organisation.

Opposing Erf 18283

Rezoning and parking deviation development

Name *

MARGUERITE

BAILEY

First

Last

ID Number *

250401 0051 083

Email *

DJP@KIDSPE.CO.ZA.

Individual / Business / Organisation

☒ Individual

☐ Business

☐ Organisation

Company / Organisation Name

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable. *

AGREE

Opinions and Objections

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area. *

AGREE

Opinions and Objections

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed. *

AGREE

Opinions and Objections

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether. *

AGREE

Opinions and Objections

Environmental impact. The encroachment of housing onto floodplains (which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determi

nation done? The Rooivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home. *

AGREE

Opinions and Objections

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area. *

AGREE

Opinions and Objections

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location. *

☒ DECLARATION

My Comments or Objections

MY OBJECTIONS ARE IN LINE WITH ALL THE COMMENTS ABOVE.

Submit

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 09:08

To: Marina Welman <Mhwelman@george.gov.za>; janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Maritza Smith

ID Number

8207260047082

Email

maritza1smith@gmail.com

Individual / Business / Organisation

Business

Company / Organisation Name

Core strength Pilates studio

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agreed

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agreed

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors

vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agreed

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agreed

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agreed

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agreed

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I agree with all the above statements and am worried for our careers as Yoga & Pilates teachers if there is no space for our clients to park and the whole street is too congested to get to the studio. This will be extremely off putting to our clients. We as a yoga & Pilates business will most certainly have to close our doors if this 4 storey development gets approved.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 08:56

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Maire Von Ruben

ID Number

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Email

vonruben@wol.co.za

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree with this statement

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree with this statement

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree with this statement

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree with this statement

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree with this statement

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree with this statement

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I live in Bishopslea Village and my home is on the border of the green space. I strongly object to a road and block of flats right next to my verandah.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 09:07

To: Marina Welman <Mhwelman@george.gov.za>; janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Maranda Van Dam

ID Number

7605040007089

Email

maranda@fancyinc.co.za

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76

vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDf as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 16:15

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Marie-Louise Botha

ID Number

7106060246087

Email

mlbotha01@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agee

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

There already aren't enough parking

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agreed

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agreed

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agreed

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 10:41

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Mariska Titus

ID Number

9105040195081

Email

theatre1@georgesurgical.co.za

Individual / Business / Organisation

Business

Company / Organisation Name

George Surgical Centre

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors

vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree,

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:34

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Maryke Boshoff

ID Number

8905060167089

Email

maryke06@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I strongly agree.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

I strongly agree.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

I strongly agree.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

I strongly agree.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

I strongly agree.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I strongly agree.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 07:54

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Megan Mitchell

ID Number

9305270026085

Email

mhc301@gmail.com

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agreed

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Fully agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agreed

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76

vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agreed

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agreed

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

It is a narrow road and many traffic goes through there to visit doctors and go to the hospital. With even more people moving up and down that road, it will most definitely hinder the ambulances that have emergencies as that is the road to the emergency turnoff.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

This building will most definitely become a problem to the surrounding businesses and patients that need to get to either their doctors or the hospital. It is completely out of sync with the rest the road. I call that road the doctors road, as most specialists are there. It is most definitely NOT a residential environment.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:33

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Mervyn Joubert

ID Number

3403245044089

Email

mervjo@vodamail.co.za

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree with the statement

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree with this statement

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree with this statement

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree with this statement

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree with this statement

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree with this statement

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

This development is wrong on so many levels.

Sent from [Matters](#)

Please complete the form below to register as an interested and affected party in the proposed development at Erf 18283. Please submit your objections/comments in your individual capacity or as a business or organisation.

Opposing Erf 18283

Rezoning and parking deviation development

Name *

First: MERVYN Last: Joubert

ID Number *

3403245044089

Email *

mervjo@vodamail.co.za

Individual / Business / Organisation

- ☒ Individual
☐ Business
☐ Organisation

Company / Organisation Name

BISHOPS LEG VILLAGE



Mervyn Joubert

5 Bishopsleg Village

Bishop Damant Street

GEORGE 6529

Phone: (044) 873.0324

~~Cell: 082 572 7540~~

e-mail: mervjo@vodamail.co.za

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable. *

YES!

Opinions and Objections

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area. *

YES - Potentially Noisy!

Opinions and Objections

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed. *

AGREED,

Opinions and Objections

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether. *

PLEASE NOTE!

Opinions and Objections

Environmental impact. The encroachment of housing onto floodplains (which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determi

nation done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home. *

AGREED

Opinions and Objections

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area. *

AGREED ✓
6

Opinions and Objections

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location. *

☒ DECLARATION

My Comments or Objections

Submit

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:32

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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mikesun@mweb.co.za

Company / Organisation Name

dr sunshine practice

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

There are no 4 storey residential buildings in the rest of George so why now and in this specific location

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors

vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Parking is a problem at present and will compromise our patients if the overflo starts to stand on our parking

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree totally

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 08:56

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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ID Number

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree. Rather single or double. Not 4 storey building

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree. Massive traffic problems will occur. Current businesses and deliveries in Gloucester will suffer massively.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent December 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree strongly

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree strongly

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Gloucester will not cope with so much traffic as the current traffic is already under strain.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 08:59

To: Marina Welman <Mhwelman@george.gov.za>; janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Michelle Hepburn

ID Number

7307150017087

Email

hepburn@inext.co.za

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Shouldn't be higher than 2 stories

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Will make street too busy

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Parking will be a problem for current businesses

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Congestion will be ridiculous

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Environmental disaster in the making

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Will be out of place there

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/03/28 08:46

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Michelle Penlington

ID Number

7905060015081

Email

michelle.penlington@yahoo.com

Individual / Business / Organisation

Individual

Company / Organisation Name

Core strength Pillates

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Traffic congestion

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Definitely it's a green belt area

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors

vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Traffic congestion

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Yes

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Yes

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Yes

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Please leave our city as beautiful and as peaceful as it is . We are know for a more remote way and form of life . We are not a city - our concern is for peace and tranquillity . And the enjoyment of our beautiful mountain scenery , please stop trying to create a bigger urban city Cape Town or gauteng lifestyle or life . We are know for our beautiful mountains not four story buildings and accommodation or apartments leave that to camps bay or sea point pls .

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 12:23

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Miranda Lombard

ID Number

9302040082084

Email

lombardmiranda01@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Yes

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Yes

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Yes

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Yes

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Yes

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Yes

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 15:50

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Monique Moolman

ID Number

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Email

monigdeklerk8@yahoo.com

Individual / Business / Organisation

Individual

Company / Organisation Name

Monique

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

True

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

True

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

True

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

True

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

True

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

True

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

This will impact Gloucester Ave negatively.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:33

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Morne Nel

ID Number

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nel@sainet.co.za

Individual / Business / Organisation

Business

Company / Organisation Name

Dr M. Nel

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

-

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

-

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Parking a big problem in the whole Gloucester Ave

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Currently Gloucester Ave can't handle traffic. Bottom end a disaster. 2 Cars cannot pass each other around the bend & no circle at end of cul de sac for turning. After heavy rains, potholes form in road on the bend, making the situation worse. Suspect a sinkhole. Been hoping for years that the municipality will widen the bottom end & bend ..

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

-

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

-

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

The road, specifically the bottom end & bend, desperately needs upgrading.

External Email > : FW: Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 15:51

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Double level will be better

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

No privacy left for the neighbours

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Make sure that parking requirements are met.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Any big vehicle will struggle to turn around

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

We should honour, and not abuse nature...

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

The older one gets, the more one has to make sure that one has good facilities regarding ones health

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

One should look at ALL the aspects involved, not just have new developments, one after the other....

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 07:55

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Nadine Hamman

ID Number

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Email

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agreed

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agreed

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agreed

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agreed

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Agreed

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agreed

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

Please complete the form below to register as an interested and affected party in the proposed development at Erf 18283. Please submit your objections/comments in your individual capacity or as a business or organisation.

Opposing Erf 18283

Rezoning and parking deviation development

Name *

NEVILLE BENDALL
First Last

ID Number *

3607035060085

Email *

nevbendall@yahoo.com

Individual / Business / Organisation

- ☒ Individual
☐ Business
☐ Organisation

Company / Organisation Name

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable. *

Agree

Opinions and Objections

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area. *

Agree

Opinions and Objections

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed. *

Agree

Opinions and Objections

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Agree

Opinions and Objections

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nation done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home. *

Agree

Opinions and Objections

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area. *

Agree

Opinions and Objections

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location. *

☒ DECLARATION

My Comments or Objections

Submit

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 12:23

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Nicki Keyter

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Email

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

no building what so ever will be acceptable

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

very true

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

agreed

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the bush buck that are seen grazing will have to be removed and taken else where

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

couldnt agree more

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 09:01

To: Marina Welman <Mhwelman@george.gov.za>; janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

agree

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agree

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agree

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agree

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agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/04/05 08:27

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Noeline Crawley

ID Number

5102260038087

Email

ncrawley98@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Adding 78 vehicles to this cul de sac in an already crowded road will create very bad traffic jams especially at peak times

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

It is already difficult to get parking for doctors rooms in this area

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors

vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

This will increase congestion in the area and at the York street intersection

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Even now parking at the doctors rooms is difficult to find

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A 4 storey building here will totally destroy views in this area

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Noise from such develoent especially with a pool deck is disruptive to the medical ros and retirement complexes intros area

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

A 4 storey block with pool deck is totally inappropriate in this area and will create parking and traffic problems

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 08:57

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Pamela Leppan

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pamleppan@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree with the above statement

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agree with the above statement

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Agree with the above statement

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Agree with the above statement

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Agree with the above statement

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Agree with the above statement

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DECLARATION

My Comments or Objections

What is the town planning department thinking is?

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 09:09

To: Marina Welman <Mhwelman@george.gov.za>; janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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From: Opposing Erf 18283 <mail@matters.web.za>

Sent: Saturday, 26 March 2022 09:02

To: mail@matters.web.za

Subject: Opposing Erf 18283 Rezoning and parking deviation development

Name

Paula Emanuel

ID Number

6608210170084

Email

paula@pemanuel.co.za

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agreed

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Agreed

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Agreec

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Agreed

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Agreed

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Agreed

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Taking away this green belt will have a severe negative impact on the area for all reasons mentioned above. Traffic and parking is already a huge issue and I cannot imagine that Gloucester Rd could handle more

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Thu 2022/03/31 08:55

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Pauline Haldane

ID Number

4906180006086

Email

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree with this statement

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Agree with this statement

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Agree with this statement

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Agree with this statement

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Agree with this statement

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

This development must be stopped. It is totally unacceptable environmentally, aesthetically and, most definitely, with regards traffic. Davidson Road and Gloucester Lane are already a nightmare.

Sent from [Matters](#)

FW: Opposing Erf 18283 Rezoning and p...

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FW: Opposing Erf 18283 Rezoning and parking deviation development

M

mail@matters.web.za

Sat 2022/03/26 08:58

To: Marina Welman; janvrolijk@vodamail.co.za

Name

PC Pelser

ID Number

7707065016084

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pcpels1@gmail.com

Individual / Business / Organisation

Business

Company / Organisation Name

Dr Pelser & dr Jordaan Inc

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be more acceptable.

Agree

The present single residential zoning is a clear indication that the land was not earmarked for a multiple storey block of apartments with a rooftop swirl that is grossly out of line with the immediate surrounds and highlight the fa

https://outlook.office.com/mail/inbox/id/AAQkAGUzNGU2YjExLTM0NjctNDg5Yy1iNThtLTUzMWRjMjJlZTJkYwAQAPLAWs9CfE8HkpYmmrFUpUw%3D/s... 1/1

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/04/05 08:27

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Penelope Brown

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agreed

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Agree

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Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

The chief objection is the fact that the proposed development will have a negative effect on the floodplain and natural environment.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/03/28 07:22

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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ID Number

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

I agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

I agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

I agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

I agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/04/04 16:15

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Petronella Bruce

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I agree completely.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

I agree with the above statement.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

I agree.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

I agree.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

I agree with the above statements.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I agree with the above.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

The elderly residents in RLR, and Bishopslea, Murray House and Rendezvous cottages bought their properties because there was a green belt within walking distance. This development will impact very negatively on all the residents in the area. A green Belt area is very valuable and it should not be tampered with.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 15:50

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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Individual / Business / Organisation

Individual

Company / Organisation Name

Private

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agreed

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agreed

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's

society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agreed

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agreed

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agreed

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agreed

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Mon 2022/04/11 10:30

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

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Individual / Business / Organisation

Business

Company / Organisation Name

Garden Route Hand Unit

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I agree with this statement

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

I agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Parking is already a major issue

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

The road will not tolerate more traffic

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

This area is environmentally sensitive- there are often bush buck feeding in this area

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

During the building phase it will negatively impact on our business and we may loose income

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:32

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Renette Strauss

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

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Agree

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Agree

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Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Fri 2022/04/01 08:31

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Renée Engelbrecht

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Individual / Business / Organisation

Individual

Company / Organisation Name

Outeniqua Eye Clinic

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

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Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's

society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

I object to the above mentioned development

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 10:41

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

René Van Rooyen

ID Number

7512120030082

Email

procurement@georgesurgical.co.za

Individual / Business / Organisation

Business

Company / Organisation Name

George surgical centre

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's

society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Fri 2022/04/08 14:19

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

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520605

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ronelvntr052@gmail.com

Company / Organisation Name

Outeniqua Eyeclinic

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I appose it strongly

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

South Africa

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Congested street - chaotic situation

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Gloucester Avenue George

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

George Central

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I strongly object.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Gloucester Avenue will negatively be impacted by this development.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 16:41

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Rudolf Van der Merwe

ID Number

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Partly agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Strongly agree

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Strongly agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Traffic / Parking / Narrow road are already a problem. Investigate possibility for double storey development but parking / traffic flow needs to be addressed.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Wed 2022/03/30 13:21

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Ruth Van Huyssteen

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Email

rv.huyssteen@gmail.com

Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Green belt and will destroy natural habitat

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Green belt and will destroy natural habitat

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Green belt and will destroy natural habitat

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Green belt and will destroy natural habitat

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Green belt and will destroy natural habitat

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Green belt and will destroy natural habitat

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Green belt and will destroy natural habitat.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 15:51

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Ryno De kock

ID Number

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Email

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

It will negatively impact the area and will bring unwanted elements to the area.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agreed

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Can not be relaxed and current parking is already a huge problem

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree and will also create a loss of income to current business in the ave

Environmental impact. The encroachment of housing onto floodplains (which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces (which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent December 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that have made the adjacent natural space their home.

AGREE

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Agree that the proposed building, will definitely impact the natural wildlife and current businesses negatively!!

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Mon 2022/04/11 10:30

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

I agree that the zoning will have a negative impact on Cloucester Avenue. A single or double level building would be more acceptable.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

I agree with this statement.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors

vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

I agree with this.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

I agree with this.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

I agree with this.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

I agree with this.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

The Garden Route seems to be less and less of a garden. Developers should take the town's character into consideration when making decisions on housing developments, rather than maximising their own profits.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/03/28 07:22

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

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Individual / Business / Organisation

Individual

Company / Organisation Name

Private party

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agreed

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agreed

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's

society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agreed

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agreed

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agreed

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agreed

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Fri 2022/04/01 14:05

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Susan Papenfus

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

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Agree

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Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

The road is too small for any big truck and so many residents and extra vehicles for road.

Too high building for area.

Must build only 2 levels and other entrance for complex in other road.

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Thu 2022/04/07 08:32

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Taron Nolte

ID Number

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Agree

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Agree

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Agree

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Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agree

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Agree to the above

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Mon 2022/03/28 08:43

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Tertia Steynberg

ID Number

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Indeed

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Indeed

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Indeed

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Agree

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDP as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Agree

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Agreed

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Mon 2022/04/11 10:28

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Tinus Badenhorst

ID Number

8312115070089

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

No building in my opinion, as conservation of nature should receive priority.

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

While everyone have a good reason to make plans for better profits, the probability of severe flood damage must be kept in mind.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors

vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

I agree, as I experience this problem first hand in a complex where mainly middle-income residents live.

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Additionally a further reconstruction of York and CJ Langenhoven Street will be needed to accommodate the traffic entering Palm Lane and Gloucester Avenue.

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Floods prior to the 2021 floods did in fact reach this area.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Heavy traffic and a decrease in parking will lead to clients that are less likely to make use of services situated in Gloucester Avenue.

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Tue 2022/03/29 07:55

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Toinette Probart

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6406060016089

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Yes

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Yes

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Yes

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Yes

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Yes

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Yes

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

Impact on Traffic and environmentally disastrous

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za <mail@matters.web.za>

Fri 2022/04/08 14:19

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

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Name

Tracey Ueckermann

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Individual / Business / Organisation

Individual

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

Agree

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

There will no doubt be a disruption to the wildlife in the area.

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

There are already parking issue with the current businesses in the area with patients etc struggling to find parking for their particular doctor

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

I have personally observed a truck carrying gas bottles struggling to turn around in an already congested street. The current street does not allow for big trucks to safely turn around. This development will further impact on this narrow road

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks. The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

I think the recent floods is enough to make everyone stop and reassess the obvious impact that a 4 story building will have on an already vulnerable wetland.

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

As mentioned previously, patients and clients needing to use the medical facilities in Gloucester Ave will be negatively affected as they will not only have to contend with the already lack of parking but also the volume of traffic!

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

In the end it does not matter if there is a 2 storey or 4 storey building erected at the bottom of Gloucester rd. The current infrastructure is already stretched - limited parking, narrow road access to the point that currently refuse trucks (and the like) are unable to operate effectively in the area. You cannot disregard the wildlife in the wetland. If this building goes ahead, it will be GROSS NEGLIGENCE on behalf of the owner, builder, and the Municipal departments in George who give this building the go-ahead. I STRONGLY oppose this development!

Sent from [Matters](#)

External Email > : Opposing Erf 18283 Rezoning and parking deviation development

mail@matters.web.za

Sat 2022/03/26 15:51

To: Marina Welman <Mhwelman@george.gov.za>

Cc: janvrolijk@vodamail.co.za <janvrolijk@vodamail.co.za>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name

Wayne Ryder

ID Number

4505015056082

Email

waynenryder@gmail.com

Individual / Business / Organisation

Individual

Company / Organisation Name

None

Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.

We dont need any such high rise buildings In George

The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.

Not acceptable

Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's

society very few families own one vehicle only and that does not even include visitors vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit can not be relaxed.

Yes I object

Impact on traffic. The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.

Huge traffic problem

Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year floodline determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.

Environmental damage

Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.

Causes a huge extra traffic problem

By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

DECLARATION

My Comments or Objections

The establishment of these proposed new high rise buildings are totally wrong for the public of George

Sent from [Matters](#)



The Municipal Manager
PO Box 19
George
6530

Ref: Erf 18283 George

Mun reference: 2208621

26 May 2022

Sir

**COMMENTS ON OBJECTIONS RECEIVED: APPLICATION FOR REZONING AND
DEPARTURE (PARKING REQUIREMENTS): ERF 18283 GEORGE**

1. Introduction

It is hereby confirmed that I am acting on this matter on behalf of Stonecrete Property Investments 9 (Pty) Ltd Registration number 2001/00683, the registered owner of Erf 18383 George.

An application in terms of

- section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2015 for the rezoning of Erf 18283 George from Single Residential Zone I to General Residential Zone IV; and
- section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 for relaxation of the parking requirements applicable to the flat to be constructed on Erf 18283 George from 2 parking spaces per flat to 1.79 parking spaces per flat.

was submitted to the George Municipality on 25 February 2022. The application was advertised on 10 March 2022 in accordance with the provisions of the Land Use Planning By-law for George Municipality, 2015. The closing date for the submission of comments or objections from the public was 11 April 2022.

Following the advertising of the application comments/objections were received from

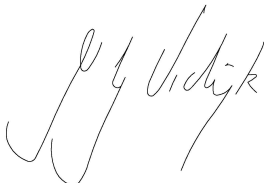
- Online petition (121 respondents)
- Danie Swanepoel
- Bishopslea Village Management Association
- Beyers Botha Family Trust
- Marlize de Bruyn Planning on behalf of the owners of Erven 5950, 20781, 26209, 25871 and 673 George

The input received and the applicant's comments on the input received have been summarized in table format. The table containing the applicant's response on the input received is attached hereto.

From the comments of the applicant/developer it is clear that the objections are based on a misunderstanding of the existing development rights that property owners in the immediate vicinity of Erf 18283 George have and which may be implemented at any stage without any public participation. The present character of the area does not represent what is allowable within the area and there is no doubt in the mind of the developer of Erf 18283 George that the character of the area will over time change to a more compact area with properties being developed in accordance with their development rights.

The developer is thus of the opinion that no objections have been submitted which warrants the refusal of the application. The municipality is as such requested to set aside the objections and to approve the application as submitted.

Your prompt consideration and finalization of the application will be appreciated.

A handwritten signature in black ink, appearing to read 'J. Vrolijk', with a stylized, cursive script.

Jan Vrolijk

TABLE CONTAINING COMMENTS/OBJECTION RECEIVED IN RESPONSE TO PUBLIC PARTICIPATION PROCESS AND THE DEVELOPER'S RESPONSE ON THE COMMENTS/OBJECTIONS RECEIVED

Comments received	Response
Online petition received from 121 respondents	
<p>Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitor's vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit cannot be relaxed.</p>	<p>Apartment buildings within urban areas typically have a variety of households including families, couples, and single persons. The assumption that all occupants of the proposed development will be part of families having two vehicles is unfounded.</p> <p>Apartment buildings have a mix of tenants having different levels of vehicle ownership resulting in a lower parking requirement overall. It is for this reason most municipalities have lower parking requirements for apartment buildings especially where they are located in and around CBDs, where many places of interest and public transport services are within comfortable walking distances. For example, the Western Cape Government's transport planners recommend a parking ratio of 1.5 bays per unit of apartments in normal areas and ratio of 1.25 bays per unit where public transport is being promoted.</p> <p>The proposed development is well-located within George Central and a short walkable distance (6-minute walk) from the CBD where many places of interest and public transport are accessible. There are approximately 25 GoGeorge bus stops within a 1 km radius of the development site which provides access to the majority of the CBD route network. The two closest bus stops are Palm (330 m walking distance, a 5-minute walk) and Herrie (500 m walking distance, 7-minute walk).</p> <p>The proposed parking provision for the development can therefore be considered sufficient.</p>
<p>The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.</p>	<p>Firstly, the number of vehicles at the apartment buildings will not equate to 2 vehicles per unit. Secondly, not all residents will arrive and depart within one hour. It is for this reason that the Committee of Transport Officials (COTO) publishes trip generation rates in their South African Trip Data Manual (TMH 17) for purposes of estimating the number of trips that will be made per hour during peaks, the worst-case scenario with respect to traffic levels on the road network.</p> <p>Based on the COTO manual, the peak hour trip generation rate for the proposed apartments is 0.62 per dwelling unit and so, the 38 residential units are therefore expected to generate a total of 24 trips (entering and exiting) during peak hours.</p> <p>The additional trips generated on the external road network is less than 50 vehicles per hour and is therefore not significant enough to warrant a full Traffic Impact Assessment which assesses the impact on intersections or road links on the external road network.</p>

	<p>The traffic generated by the proposed development is furthermore counter cyclical to the business uses currently in the street and should as such not add significantly more pressure on vehicle movement in Gloucester Lane.</p>
<ul style="list-style-type: none">Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable.The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area.Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area.	<p>The municipal town planning file of Erf 18283 George will indicate that the erf has previously been successfully rezoned from Single Residential Zone to General Residential Zone with the intention to develop the erf with a block of flats. The idea to develop the erf with flats is thus not something new. The proposal to develop the erf with flats has thus been on the cards for many a year. The present development does thus not present a proposal which is thus out of keeping with what has historically been approved for this erf. This approval has however lapsed and that is why the zoning of the erf has reverted back to Single Residential Zone I.</p> <p>If the zoning map attached to the George Integrated Zoning Scheme is studied it will be noticed that, with the exception of only three further erven, all other erven in Gloucester Lane has either a Business Zone I, Business Zone IV, Community Zone III or a General Residential Zone IV zoning. An extract of the George Zoning Scheme clearly indicating this situation is attached hereto as Annexure “A”.</p> <p>The three Single Residential Zone I erven referred to are Erven 1425, 1426 and 677 George. An inspection of the three erven will in fact reveal that Erf 1426 George been developed with a building housing medical practitioners. This erf is thus used contrary to its zoning. Erf 677 George is developed with a guest lodge and is as such also used contrary to its present zoning. Only Erf 1425 George is still used for single residential purposes. There is thus only one single residential building located in the whole of Gloucester Lane. This clearly indicates that the character of Gloucester Lane has changed to that of a street housing higher order land uses.</p> <p>The plan attached hereto as Annexure “B” gives an indication of the zoning of the erven in the immediate vicinity of Erf 18283 George. The plan also contains a table indicating the development rights available to all the erven as per the George Integrated Zoning Scheme, 2017. Form the contents of this table it is clear that the existing development rights of the erven which has a Business Zone I zoning in fact far exceeds the rights that are been applied for with the application for rezoning of Erf 18283 George.</p> <p>Erf 20126 George located directly to the east of Erf 18283 George has in fact also a General Residential Zone IV zoning, thus similar to the zoning being applied for. Erf 20216 George can thus, without any approval of the general public or surrounding property owners be developed in accordance with the development parameters used for the development on Erf 18283 George.</p> <p>There is thus already a General Residential Zone IV erf and several Business Zone I erven with similar rights or even better rights located in Gloucester Lane.</p> <p>Except for the height, which is restricted to 11 metres all other development parameters applicable to the remaining Business Zone</p>

	<p>IV erven are in keeping with the general parameters proposed for the development on Erf 18283 George.</p> <p>The development rights on Erf 18383 George are as such not unique to this street. From the above it is clear that the development parameters applied for are in keeping and in line with the development parameters of the erven in the surrounding area.</p> <p>The existing buildings on any of these erven can as such at any stage be demolished and be replaced with a building similar in size and mass as the proposed development on Erf 18383 George.</p> <p>It should furthermore be borne in mind that in terms of the stipulations of the George Integrated Zoning Scheme, 2017 flats may be developed on the upper floors of a Business Zone I erf as well as on a General Residential Zone IV erf. Flats are thus a land use that is permitted in Gloucester Lane. Flats can thus be developed in this area without any town planning application required. The land uses allowable in terms of the present zoning of the erven is thus not restricted to business and medical land uses only.</p> <p>The plans attached hereto as Annexure “C” gives an artist impression of all existing buildings in the direct vicinity of the erf. As most of the erven in the area are still developed well below their development potential as per the George Integrated Zoning Scheme, 2017 it might seem that the proposed development on Erf 18283 George is out of context with the area it is located in. The development should however not be evaluated on the present situation but rather against what is permitted in terms of the George Integrated Zoning Scheme, 2017 on the erven in the vicinity of Erf 18283 George.</p> <p>It is important to remember that the area Erf 18283 George is located in forms part of the Central Business District (CBD) of George, thus an area with high land values and huge land use potential. It should also be borne in mind that the municipality has a very strict policy with regards the expansion of the George CBD and that emphasis is places on consolidation and densification of the George CBD. This will force property owners to rethink and relook at the development potential that is available on their present erven. This will thus eventually result in the surrounding properties being redeveloped within their existing development rights.</p> <p>With this in mind plans have been prepared indicating the development potential on the adjoining erven. These plans are attached hereto as Annexure “D”. From these plans it is clear that development potential on most of the erven in die immediate vicinity allows for building which far exceeds the “mass” of the proposed apartment complex proposed on Erf 18283 George. The present development may at this stage seem to be out of character with the area it is located in. It is however clear that the development on Erf 18283 George is however totally in keeping and in line with what is permitted under the present zonings of the surrounding erven.</p> <p>The objection is clearly based on a misunderstanding of the existing</p>
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	development rights that property owners in the immediate vicinity of Erf 18283 George have and which may be implemented at any stage without any public participation. The present character of the area does not represent what is allowable within the area and there no doubt in the mind of the developer of Erf 18283 George that the character of the area will over time change to a more compact area with properties being developed in accordance with their development rights.
<p>Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year flood line determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.</p>	<p>The plans attached hereto as Annexure “E” indicated the 32 metre setback line from the water course. From the plans it is very clear that Erf 18283 George is not located in close vicinity of 32 metre setback line and is in fact located quite far to the east of this setback line. There is as such no way how the development can “dramatically” alter the flow rates, water quality and sediment regimes of the watercourse.</p> <p>The objectors states that development on Erf 18283 George will severely impact on the Rooirivier Open Space Corridor. The western boundary of Erf 18283 George is directly in line with the western boundary of Erven 5950, 5951, 25873 George. If the development on Erf 18283 George will severely impact on the Rooirivier Open Space Corridor the existing development on Erven Erven 5950, 5951, 25873 George will already impact severely on the Rooirivier Open Space Corridor, which is definitely not the case. The plan attached hereto as Annexure “E” clearly indicate this situation.</p> <p>This plan clearly indicate that portions of the building housing the Eye Clinic, as well as the largest portion of the parking area of the Eye Clinic, are in fact located within the 32 setback line. The objectors should, if they are genuinely concerned about the flow rates and water quality of the watercourse, rather focus their attention to this parking area and the affect that water runoff from this parking area, which is polluted with oil spillages from vehicles using this parking area, will have on the watercourse.</p> <p>There are at present no bird colonies on Erf 18283 or on the open area towards the west in the direction of the watercourse. It is thus unclear to which bird colonies the objectors are referring to. The opinion is held that the parking area which is located within the 32 metre setback line with the constant moving of vehicles will have a far more detrimental effect on any so-called bird colonies.</p>
Danie Swanepoel	
<p>Die voorgestelde ontwikkeling van 'n 4-verdieping gebou wat bestaan uit 38 woonstelle en 76 parkeerplekke sal my negatief raak aangesien dit my noorde uitsig na die berg sal belemmer. Dit mag voorts ook skaduwee werp in die winter op my eiendom.</p> <p>Die skaal van die voorgestelde ontwikkeling is buite verband hoog. Weens die voorgestelde skaal, gaan die ontwikkeling negatiewe impak hê op onder andere;</p> <ol style="list-style-type: none"> die uitsig van nabygeleë eiendomme, die waarde van nabygeleë eiendomme gaan gevolglik negatief geraak word; 	<p>Erf 5041 George is located ±40 metres to the south east of Erf 5041 George. There is no possibility that a building with a height of 15 metres which is located more than 40 metres north west of the objector's erf can overshadow the buildings on Erf 5041 George.</p> <p>Erf 5041 George is located in the Central Business District of George. The permissible development rights as per the George Integrated Zoning Scheme By-law, 2017 on the adjoining erven and the erf directly to the north of the objector's erf is such that there has and always will be a possibility that views to the north will be impeded. If a view was important for the functioning of the objectors business from Erf 5041 George, the objector should have taken note of this fact</p>

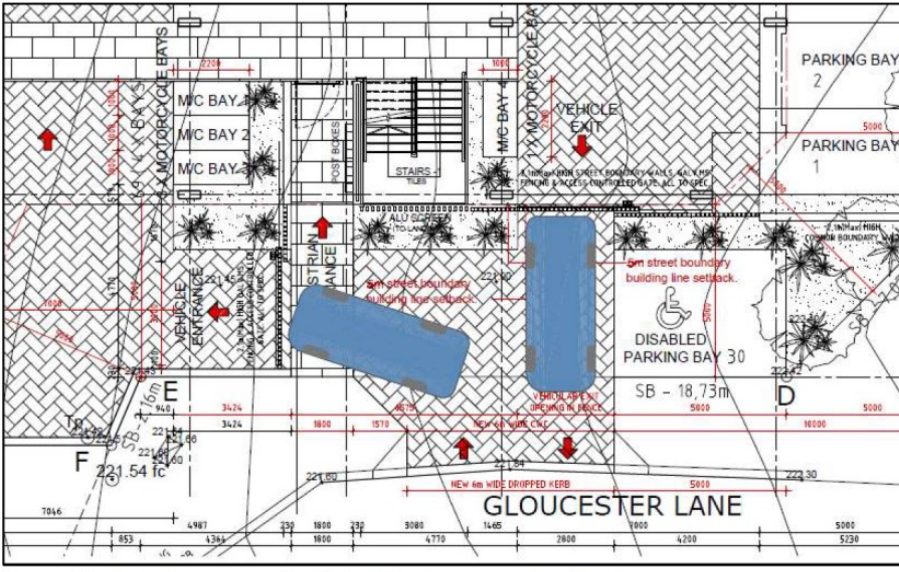
<p>c. die visuele impak van die ontwikkeling is onaanvaarbaar hoog en;</p> <p>d. die</p>	<p>when he bought this property and should as such rather have bought a property in an area where views would not have been impeded by other developments exercising their permissible develop rights. Erf 18283 George has been developed within the permissible development rights as far as FAR, coverage and height is concerned. This objection is thus as far as the developer is concerned not relevant bearing in mind the locality of the objector's erf and the existing rights on the erven located directly adjacent the objectors erf..</p> <p>The building to be developed on Erf 18282 George will be a modern upper market apartment development which will be developed at an estimated cost of approximately R60 million. The investment that will be made on this erf will far exceed the estimated investment on the objector's property. The proposed development site will furthermore be properly landscaped which is far more than what is experience on any other property in Gloucester Lane. The developer can as such not agree that the proposed development will have a negative effect on property values in Gloucester Lane especially bearing in mind that all adjoining properties more or less have similar development rights which may be exercised without any planning permission.</p> <p>Erf 5041 George is zoned Business Zone IV. In terms of the George Integrated Zoning Scheme By-law, 2017 the present height restriction on Erf 5041 George is 11 metres. The erf located directly adjacent to the north-east and the erven located directly to the south of Erf 5041 George is zoned Business Zone I which allows for business buildings with heights of 15 meters. The erf directly across Gloucester Lane to the north of Erf 5041 George also allows for business buildings with heights of 15 meters. The objector's property is thus surrounded with erven on which buildings with a height of 15 metres is permissible. The proposed development on Erf 18283 George is 100% in keeping with existing development rights in that exists in the vicinity of the objector's erf. Although the visual impact may at this stage seem to be fairly excessive it should be considered in relation to what is in fact permissible in terms of present by-laws.</p> <p>The objection is clearly based on a misunderstanding of the existing development rights that property owners in the immediate vicinity of Erf 18283 George have and which may be implemented at any stage without any public participation. The present character of the area does not represent what is allowable within the area and there no doubt in the mind of the developer of Erf 18283 George that the character of the area over time change to a more compact area with properties being developed in accordance with their development rights.</p>
<p>Die motivering van die aansoek haal die Wes-Kaap PSDF aan wat kompakte stede aanmoedig, met laer digtheide op die rand van die dorp en hoër digthede van tussen 40 en 60 eenhede per hektaar in die kern van die stedelike gebied. Hoewel verdigting van die kern van die stedelike gebied ondersteun word, is Erf 18283 nie die ideale kandidaat vir verdigting nie. Selfs al sou digthede van 40 tot 60 eenhede op Erf 18283 toegepas word, dan kom dit neer op tussen 9 en 13 woonstelle, en nie 38 soos voorgestel nie. Die skaal van die voorstel is dus buite verband hoog.</p>	<p>The development proposed for Erf 18283 George consists of a 4 storey building of which the ground floor is to be used for parking whilst the three upper floors will be developed with 38 apartments. According to the objector the scale of the number of units is far too high and Erf 18283 George is not suited for such a high density development.</p> <p>In terms of the George Integrated Zoning Scheme, 2015 there is no restriction on the number of flats that may be developed on a General Residential Zone IV erf. The only restrictions applicable are coverage,</p>

	<p>height and FAR. From the contents the motivation report and the development plans attached to the application it is clear that the development proposal complies with the coverage, height and FAR applicable to a General Residential IV erf. The number of units is thus not relevant as long as the development complies with the land use parameters.</p> <p>It must be pointed out that two applications for apartment developments with similar densities, similarly located in relation to the George CBD, have been approved by the George Municipality over the last two years, i.e on Erf 15098 George and Erf 29633 George. This is 'n clear indication that this type of densities is supported by the George Municipality and that the density proposed for Erf 18283 George is within acceptable standards applicable to the George Central Business District.</p>
<p>Erf 18283 is geleë aan die buitewyke van die sentrale sakegebied en is geleë langs Oopruimte en naby 'n rivier. Die geboue in hierdie area is l nie meer as twee verdiepings hoog nie. 'n Woonstelblok van vier verdiepings en 15m hoog in hierdie area aan die rand van die sakegebied en langs 'n Openbare Oopruimte sal 'n beduidende negatiewe visuele impak hê. Die George CBD Residential Densification Strategy deur Delplan maar voorts ook aanbevelings dat langs residensiële areas nie meer as twee verdiepings toegelaat mag word nie, en dat 4 verdiepings slegs langs CJ Langenhovenstraat toegelaat mag word. "n Vierverdieping gebou op Erf 18283 sal 'n negatiewe impak hê op die karakter van die bestaande opgeboude area.</p> <p>Versoenbaarheid van die voorstel met bestaande beplanningsdokumentasie, struktuurplanne, wetgewing en beleide: Die voorstel van 38 woonstelle is vêr meer as wat die PSDF voorstel vir die sentrale sakegebied. Verder is hierdie erf op die rand van die "medical precinct" en 'n 4-verdieping woonstelblok is meer gepas in die middedorp / sentrale sakekern. 'n Vierverdiepingwoonstelgebou op Erf 18283 is nie in lyn met die munisipaliteit se "verdichtingsplan" nie, wat bepaal dat vierverdieping geboue slegs langs Langenhoven gebou mag word.</p>	<p>The George Central Business Local Spatial Development Framework, 2015 and the George CBD Residential Densification Strategy Plan (dated Feb 2012) was prepared prior to 2017 when the George Integrated Zoning Scheme By-law, 2017 was adopted by the George Municipality. The George CBD Residential Densification Strategy was based on the land use parameters as stipulated in the George Town Planning Scheme, 1977.</p> <p>The land use parameters as stipulated in this 1977 town planning scheme did not make provision for the heights, coverage and FAR as stipulated in the 2017 George Integrated Zoning Scheme. The proposals contained in the mentioned frameworks do thus not relate to the land use rights permissible in terms of the present zoning scheme by-law.</p> <p>The densification plan is more that 10 years old and is clearly totally outdated. The land use parameters proposed in the densification strategy are clearly out of sync with present land use parameters.</p> <p>The principle of higher intensity and density development proposed for the area is however still relevant. The area has as such developed in accordance with the land uses as proposed in terms of both frameworks. It is however clear that the land use parameters as contained in the two frameworks should be amended to reflect the present land use parameters as per the George Integrated Zoning Scheme By-law, 2017. As far as the developer is concerned applications submitted in 2022 cannot be evaluated on 1977 parameters which does not take account of modern town planning principles with regards land use parameters.</p>
<p>Die skaal van die voorgestelde ontwikkeling is buite verband hoog. Weens die voorgestelde skaal, gaan die ontwikkeling negatiewe impak hê op onder andere; ...</p> <p>...d. die verkeersimpak is onaanvaarbaar"</p>	<p>The additional trips generated by the development (24 peak hour trips) on the external road network is less than 50 vehicles per hour and is therefore not significant enough to warrant a full Traffic Impact Assessment which assesses the impact on intersections or road links on the external road network.</p>
<p>Gloucesterlaan is 'n doodloopstraat en daar is nie deurvloei van verkeer nie, watverkeersvloei belemmer. Boonop is die enigste twee toegange na Gloucesterlaan nie ideal om hoë verkeervolumes te dra nie. Palmiaan is baie smal, en die interseksie met Langenhovenstraat is gevaarlik en daar is nie 'n vier-rigting stop of verkeersligte nie. Die interseksie van</p>	<p>Given that the proposed development will only generate approximately 24 peak hour trips, the traffic impact can be considered negligible.</p> <p>It is acknowledged that there is a problem with existing properties</p>

<p>Gloucesterlaan met Yorkstraat is ook nie 'n vierrigtingstop of verkeerslig nie. Dit maak regs draai vanuit Gloucesterlaan in Yorkstraat en regs draai uit Palmiaan in Langenhoven baie gevaarlik, veral tydens swaar verkeer en nog meer so indien daar baie verkeer uit Gloucesterlaan is en mense begin ongeduldig raak. Hou ook in gedagte dat heelwat besighede en mediese praktyke in Gloucesterlaan is wat bydra tot verkeer. Parkering is reeds 'n uitdaging en baie mense, waaronder personeel van Mediclinic stop op die sygaardjie lang langs Gloucesterlaan. Erf 18283 word ook tans gebruik vir parkering en daardie mense sal elders in Gloucesterlaan probeer parkeer as Erf 18283 nie meer beskikbaar is vir parkering nie. Erf 18283 word tans gebruik deur die meeste voertuie as 'n draaisirkel onder in Gloucesterlaan aangesien die area aan die onderpunt van Gloucesterlaan by die Oogkliniek se toegang te klein is om gemaklik te draai. Aangesien mense 'n twee-punt of drie-punt draai moet maak by die oogkliniek se ingang, gebruik baie mense tans Erf 18283 as 'n draaisirkel.</p>	<p>along the road not provided sufficient parking on-site resulting in “parking spill-over” onto Gloucester Lane. This is an existing problem that must be dealt with by either traffic enforcement (e.g., where illegal parking occurs) or by confirming that that these properties are operating in compliance with their existing rights. As the proposed development will cater fully to its own parking needs, it will not contribute to the existing parking problems on Gloucester Lane.</p> <p>It is also acknowledged that the turning circle at the end of Gloucester Road is inadequate. Traffic generated by the proposed development will, however, turn around inside of the property i.e., enter front-in, exit front-out and will not require the turning circle at the end of the road. It is suggested that Municipality consider use the Short Street road reserve for a solution to this existing problem, and the Development Charges that would be paid if this development proceeds could aid in funding this solution.</p>
<p>Toeganklikheid van die erf: Erf 18283 is geleë naby die einde van 'n doodloopstraat, en daar is nie 'n voldoende draaisirkel aan die einde van die doodloopstraat nie. Verder is daar baie besighede in die straat en die toegange van/na Langenhovenstraat en York Straat is nie ideal nie. Die bevindings en aanbevelings van die verkeersimpakstudie word bevraagteken. Die aanname dat 38 residensiele eenhede net 24 “trips” tydens spitsure gaan bydra word sterk in twyfel getrek. Verkeer is reeds 'n kwessie, veral omdat dit 'n doodloopstraat is, met 'n draaisirkel wat onvoldoende is. Aangesien die meeste mense erf 18283 gebruik as 'n draaisirkel (insluitend die Munisipaliteit se vullisverwyderingsvragmotors), is dit nie tans 'n groot probleem nie, maar sodra Erf 18283 ontwikkel word, sal die uitdagings duidelik word, en dan is die addisionele impak van die verkeer na en van die voorgestelde 38 woonstelle nog nie bygereken nie. Die interseksies by Gloucester/Yorkstraat en Palmiaan/Langenhovenstraat sal opgegradeer moet word.</p>	<p>The Committee of Transport Officials (COTO) publish trip generation rates in their South African Trip Data Manual (TMH 17) that are used to estimate the number of trips that will be made during peak hours.</p> <p>Based on the COTO manual, the peak hour trip generation rate for the proposed apartments is 0.62 per dwelling unit and so, the 38 residential units are therefore expected to generate a total of 24 trips (entering and exiting) during peak hours. It is not clear on what basis the trip generation estimation is being questioned.</p> <p>It is also acknowledged that the turning circle at the end of Gloucester Road is inadequate. Traffic generated by the proposed development will, however, turn around inside of the property i.e., enter front-in, exit front-out and will not require the turning circle at the end of the road. It is suggested that Municipality consider use the Short Street road reserve for a solution to this existing problem, and the Development Charges that would be paid if this development proceeds could aid in funding this solution.</p>
<p>Beskikbaarheid van parkering: Die huidige voorstel vra vir 'n afwyking omdat daar nie voldoen kan word aan die parkeringsvereistes vir 38 woonstelle op Erf 18283 nie. Dan word parkering vir besoekers by die inwoners van die 38 woonstelle nog nie in ag geneem nie. Daar is alreeds 'n tekort aan parkering en mense gebruik tans die sygaardjie van Gloucesterlaan en erf 18283 vir parkering. Die kumulatiewe impak van parkeringsvereistes saam met die bestaande tekort aan parkering, is 'n “fatal flaw” vir die voorgestelde ontwikkeling.</p>	<p>Apartment buildings have a mix of tenants having different levels of vehicle ownership. It is for this reason most municipalities have lower parking requirements for apartment buildings especially where they are located in and around CBDs where many places of interest and public transport services are within comfortable walking distances. For example, the Western Cape Government in their Access Management Guidelines (2020) recommends a parking ratio of 1.5 bays per unit of apartments in normal areas and a ratio of 1.25 bays per unit public transport is being promoted.</p> <p>The proposed development is well-located within George Central and a short walkable distance (6-minute walk) from the CBD where many places of interest and public transport are accessible. There are approximately 25 GoGeorge bus stops within a 1 km radius of the development site which provides access to the majority of the CBD route network. The two closest bus stops are Palm (330 m walking distance, a 5-minute walk) and Herrie (500 m walking distance, 7-minute walk).</p> <p>Parking will be provided in excess of 1.5 bays per unit, can therefore be considered sufficient, and will not contribute to the existing parking</p>

	problems along Gloucester Lane.
Die waarde van my eiendom sal negatief beïnvloed word as gevolg van die voorgestelde ontwikkeling weens verskeie redes, waaronder die uitsig wat belemmer gaan word en die addisionele verkeersimpak.	The impact the loss of view will have on the value of the objectors property and the negative effect that the increase in traffic will according to the objector have on the value of his property has been addressed in various points throughout this document. These comments are also applicable to this specific objection.
Bishopslea Village Management Association	
<p>1. <u>Developer Stonecrete Prop / Signature</u></p> <p>We have a concern that the George Municipality is accommodating the same developer who has been 'on terms' with their Le Jardin Development for the above application in Gloucester Lane? Have the issues with them not complying with certain conditions for the Le Jardin been resolved?</p>	<p>The rezoning application and Site Development Plan for Erf 29633 George (the Le Jardin development) has been approved by the George Municipality. It is thus unclear to which <i>"issues with them not complying with certain conditions for the Le Jardin been resolved"</i> is referred to. It is as such not possible to provide comments on the point raised.</p>
<p>2. <u>Traffic Impact Statement</u></p> <p>There is clearly an issue with parking along Gloucester Lane and we would like to have confirmation that the George Municipality or the Developer will be upgrading the northern side pavement to either a pedestrian pavement or official parking bays if the development is approved? See attached pictures of the current use of the pavement for parking, These were taken on 14th April 2022. Adding an additional minimum of 68 vehicles plus their visitors will have a huge impact on traffic and parking in the area.</p>	<p>The sidewalk along Gloucester Lane adjacent to the proposed development will be upgraded to a paved sidewalk.</p> <p>With respect to parking, The George Integrated Zoning Scheme By-Law (GIZSBL) classifies areas for off-street parking requirements into three different areas based on the provision of public transport to that area. The three areas are referred to as Normal Areas, Public Transport 1 (PT1) areas and Public Transport 2 (PT2) areas.</p> <ul style="list-style-type: none"> • Normal Areas are areas where public transport is not being specifically promoted and the standard off-street parking requirements will apply: 2 bays per unit • PT1 areas refers to areas where the where the use of public transport is to be promoted, but where the Council considers the provision of public transport to be inadequate. A reduced parking requirement will apply of 1.5 bays per unit. • PT2 areas refers to areas where the where the use of public transport is to be promoted and the Council considers the provision of public transport sufficient enough to justify a further reduction in parking requirements to 0.75 bays per unit. <p>The proposed development is well-located within George Central and a short walking distance (6-minute walk) from the CBD where many places of interest and public transport are accessible. There are approximately 25 GoGeorge bus stops within a 1 km radius of the development site which provides access to the majority of the CBD route network. The two closest bus stops are Palm (330 m walking distance, a 5-minute walk) and Herrie (500 m walking distance, 7-minute walk). The area can therefore at the very least be considered a PT 1 area.</p> <p>Parking will be provided in excess of 1.5 bays per unit, and can therefore be considered sufficient, and will not contribute to the existing parking problems along Gloucester Lane.</p>
<p>3. <u>Flood plain area</u></p> <p>It is well known that the 'grass common' in front of Bishopslea Village and Rendezvous Village has been flooded in the past and is considered a Flood Plain. Recent heavy rain on 22nd November 2001 resulted in cottages being flooded at Rendezvous Village. On 17th Aug 2019 and 13th April 2020 burst municipal pipes in the area resulted in cottages being flooded. During a cloudburst before 2019 the area was flooded.</p>	<p>A similar objection was raised in the Online Petition that was received. This aspect has been dealt with in detail in the comments provided on the contents of the online petition. The comments provided in the Online petition section in this regard are also relevant as far as this objection is concerned.</p>

<p>The Camphersdrift/Rooirevier river must be mentioned as a 'real 'future problem for flooding between Davidson and Langenhoven Roads due to overgrowth of bush and trees in and along the river.</p> <p>Recent events in Natal must be a warning of the potential problem if the area is not cleared up and the river flow corrected.</p> <p>This fact alone trigger a question of allowing a block of flats to be built on Erf 18283 and how a road can be built in the same area? We would vote against this. See Photo's attached.</p> <p>Note the photo of the overgrowth in a municipal drain to the river at the bottom of De La Fountain RD.! How cab water drain away through this? Note too that the grass has recently been cut by the municipality around the drain, but the bush in the drain not cleared.</p>	
<p>4. <u>Character of area</u></p> <p>We currently do experience vagrants staying in the bush along the river. If Scout Road is extended to join Gloucester Lane there will be an increase of vagrants as access to the central area becomes open. This is a concern and will affect the security and safe access for retired residents living in this area and during their walks on the common.</p>	<p>The construction of Scout Street is not proposed by the developer. The objector's concerns about more vagrants accessing the area via Scout Street and thus increasing security and safe access problems are thus unfounded. An unsightly area which is used as a gathering area for vagrants will in fact be removed by virtue of this application. More permanent residents will also move into this area and create a far saver area after hours and over weekend when the business activities in the street are closed. It is anticipated that the apartment development will in fact contribute positively to increased security and safety in this specific area.</p>
<p>5. <u>Extension Scout Road</u></p> <p>Davidson Road has become like a highway through George for all traffic moving in the direction of Knysna. Extending Scout Road to Gloucester Lane will definitely create issues in Langenhoven and at the access point into York from Gloucester where one may turn left or right into York?...</p> <p>...We are happy that a traffic control light is being positioned at the Scout/Davidson junction, but wait for the build-up of traffic to the York circle and George Hospital.</p> <p>We would like to be kept informed about the extension of Scout Road but cannot agree that this would gave any effect or impact on the Davidson Road vehicle volumes and congestion, particular at peak times.</p>	<p>The construction of Scout Street is not proposed by the developer.</p>
<p style="text-align: center;">Beyers Botha Family Trust</p>	
<p>1.1. The applicant suggests (p16) that the access for municipal services are sufficient to all properties in Gloucester Avenue. Currently we experience the contrary. The cul-de-sac in Gloucester Avenue does not have sufficient space for refuse removal trucks to turn and collect refuse, recycling, or hazardous medical waste material from the George Surgical hospital, surrounding medical practices and businesses. This is also influenced by vehicles delivering services to Gloucester Avenue. Collection trucks currently need to partially enter the proposed Scout Street entrance to reverse. During this process private vehicles are hampered. We, the property owners who work in the area on a daily basis, cannot agree with the statement in the application that there is sufficient space for Municipal services to be provided with the addition of 38 flats.</p>	<p>It is acknowledged that the turning circle at the end of Gloucester Road is inadequate. Traffic generated by the proposed development will, however, turn around inside of the property i.e., enter front-in, exit front-out and will not require the turning circle at the end of the road. It is suggested that Municipality consider use the Short Street road reserve for a solution to this existing problem, and the Development Charges that would be paid if this development proceeds could aid in funding this solution.</p>
<p>1.2. In terms of Access Spacing, the traffic report states that "Access to the proposed development will be provided directly from the cul-de-sac.." However, the image below illustrates that the proposed access is not taking from the cul-de-sac, but on a fairly sharp bend (approx.70 degrees), which may cause accidents. Furthermore, the figure 3.1. Access Spacing (pg. 8 of the traffic report) fails to illustrate the Scout</p>	<p>The current access position complies with the minimum spacing requirement of the By-Law to all intersections. The access is located on the outside of the curve - not the inside of the curve – and it is for this reason that sight lines from the entrance comply / exceed the minimum shoulder sight distance requirements. The current proposed access position on Gloucester Lane is therefore technically</p>

<p>Street intersection, directly adjacent to the application site. Although that portion of Scout Street is not built yet, it is clearly reserved for a road and should be considered as if it will be built in future. Especially if the development will be accessed off that road, as suggest by the municipality.</p>	<p>acceptable.</p>
<p>1.3. The traffic engineer further comments that, “If the Scout Street road and intersection is constructed in the future, there will be insufficient access spacing to the new intersection.” Although the traffic report indicates that most traffic would move away from the proposed entrance to the site, it does not detract from the fact that it will cause a situation of insufficient access spacing. We believe that the this further supports the proposal to rather access the development from the Scout side, for safety sake.</p>	<p>The current access position complies with the 10 m (measured kerb-to-kerb) minimum spacing requirement of the By-Law to all existing and future intersections. The shortfall from the Access Management Guidelines 25 m requirement (measured centre-to-centre) which is a guide, not a regulation will be 2-3 mshort most which is negligible among other reasons listed in the report.</p> <p>The access is located on the outside of the curve - not the inside of the curve – and it is for this reason that sight lines from the entrance comply / exceed the minimum shoulder sight distance requirements.</p> <p>The current proposed access position on Gloucester Lane is therefore technically acceptable.</p>
<p>1.4. Section 45(3) of the George Scheme document determines that the municipality may prohibit access if pedestrian or traffic hazard is created. It is assumed that this is why the municipality indicated in the Land Use Planning Pre-Application Consultation Form that access should be considered from Scout Street Side (indicated as Erf 18282).</p> <p>1.5. The traffic report suggests that there is sufficient stacking space, but then admits (and illustrates on pg. 11 of the traffic report - Fig. 3.6.) that only 4.8m stacking space is available on the site (ant at a very awkward angle at that), and considers an additional 2.5m for stacking to be accommodate within the road reserve itself. Considering that a SUV or bakkie is often longer than 5m, this does not seem a safe arrangement at all, and we would like the municipality to confirm whether this is acceptable within the applicable standards.</p> <p>1.6. We believe that stacking as indicated above is of high concern because of the traffic congestion already experienced. Any exit/entrance delays will have a negative accumulative effect in both directions of Gloucester Avenue. Stacking directly opposite our entrance (Erf 5040) will result in traffic congestion. This is problematic because medical cases and our high-volume client base requires access without unnecessary delays.</p>	<p>The maneuvering space has been assessed using the industry leading vehicle swept path simulation software AutoTURN and it was determined that there is sufficient spacefor a vehicle proceed to the entrance gate. See excerpt below:</p>  <p>Figure 3.6 Stacking space: Vehicle at entrance and exit gates</p> <p>The Site Traffic Assessment has confirmed that stacking space will be sufficient. Space for one vehicle is needed and will be provided such that pedestrians will be able to pass behind an entering vehicle, and vehicles will not protrude into the traffic lane, as shown in the above image.</p>
<p>1.7. The traffic impact study conducted by Motion Consulting Engineers was done between 25 November 2021 and January 2022, which falls over the December holidays where the activities differ, and most medical practices and businesses are on skeleton staff delivering only emergency services. This study timeframe might not reflect a true reality.</p>	<p>The additional trips generated on the external road network is less than 50 vehicles per hour and is therefore not significant enough to warrant a full Traffic Impact Assessment which assesses the impact on intersections or road links on the external road network.</p> <p>The study is Site Traffic Assessment focused primarily on the on Site Development Plan layout and access. The study did not require traffic counts which would not have been done over the holidays.</p>
<p>1.8. According to the Traffic Impact Study (p30 – 4.1) “The traffic impact is considered to be low and no upgrades to the road network will be required”. However, present peak hour use of the Scouts in Davidson Road intersection are predominantly used by the 300+ employees from Oakhurst Insurance and this causes traffic congestion and delays. This situation should be factored into the traffic study.</p>	<p>The additional trips generated on the external road network is less than 50 vehicles per hour and is therefore not significant enough to warrant a full Traffic Impact Assessment which assesses the impact on intersections or road links on the external road network.</p>

<p>2.1 The nature of business in Gloucester Avenue has changed from general residential to medical support services over the years, resulting in an influx of people during office hours. This has resulted in already limited parking bays for patients, customers, and staff within the area. The reduction on the parking requirements for the proposed development, could cause a spillover of parking onto the road, or by the unauthorized use of dedicated formal parking bays on other properties, such as our property located directly across the road from the proposed development.</p> <p>2.2. As key motivation for why less parking bays should be considered, the application suggest that the site is located within either the so-called PT1 or PT2 zones where lessor parking requirements may apply. There does not appear to be a map within the George Scheme document which indicates, specifically where there PT1 & PT2 zones will be. We therefore also believe that the reduction in parking could not be considered until such time as the intended reduction zones are sufficiently mapped, with proper public consultation.</p> <p>2.3. To motivate the consideration for a reduction of parking requirements, the traffic report states on page 13 that the development site is located on the boundary line of the intensification zone and provides a high level map as illustration thereof. The traffic engineer, further indicates that this is assumed to be the PT2 zone. However, when one properly zooms into the area of the Spatial Development framework, it becomes evident that the property is entirely outside of the intensification zone and cannot be considered to form part thereof.</p> <p>2.4 Our understanding is also that these PT1&2 zones are associated with the availability and use of public transport. However, on page 12 of the application, under Spatial Justice, the applicant indicates that affordable accommodation needs to be created for the previously disadvantaged “workers class” within the central business district.</p> <p>However, the cost of R60m for 38 flats/units indicates a cost price of R1.6m per unit, and possibly higher to achieve a suitable profit margin. This will not be a development considered to be in the affordable range given salaries in George for the “workers class.” According to Business Tech South Africa, the average monthly rental in George is R4 375 and the average monthly salary is R19 799. This supports our assumption that this development might exclude the average workers class.</p> <p>This is important as a number of assertions relating to the application for a reduction in the parking requirements, suggest that a good portion of the residents will make use of public transport Given the site is not even located along any of the Go George bus routes, and considering the anticipated costs of the units, it is highly unlikely that a large portion of the residents would make exclusively use of public transport, and therefore not have a vehicle.</p>	<p>The George Integrated Zoning Scheme By-Law (GIZSBL) classifies areas for off-street parking requirements into three different areas based on the provision of public transport to that area. The three areas are referred to as Normal Areas, Public Transport 1 (PT1) areas and Public Transport 2 (PT2) areas.</p> <ul style="list-style-type: none"> • Normal Areas are areas where public transport is not being specifically promoted and the standard off-street parking requirements will apply: 2 bays per unit • PT1 areas refers to areas where the where the use of public transport is to be promoted, but where the Council considers the provision of public transport to be inadequate. A reduced parking requirement will apply of 1.5 bays per unit. • PT2 areas refers to areas where the where the use of public transport is to be promoted and the Council considers the provision of public transport sufficient enough to justify a further reduction in parking requirements to 0.75 bays per unit. <p>There are approximately 25 GoGeorge bus stops within a 1 km radius from the development site which provides access to the majority of the CBD route network. The two closest bus stops are Palm (330 m walking distance, 5 min walk) and Herrie (500 m walking distance, 7 min walk) which provides access to the Blanco – CBD route (Route 2), from which the rest of the routes can be accessed via transfer stops. The site is therefore well served in terms of public transport and the area could at a minimum be considered to be within / equivalent to a PT1 zone where a ratio of 1.5 bays per unit would apply.</p> <p>Parking will be provided in excess of 1.5 bays per unit, and can therefore be considered sufficient, and will not contribute to the existing parking problems along Gloucester Lane.</p>
<p>2.5. In terms of the spaces between parking bays, it is indicated within the Land Use Planning Pre-Application Consultation Form (pg. 76 of the application document), that a “Min. 7.5m maneuvering space between parking bays.” is required by the municipality. The proposed site development plan only provides for 7.0m between parking bays and therefore contradicts this requirement. It is believed that, if the proposed</p>	<p>The maneuvering space has been assessed using the industry leading vehicle swept path simulation software AutoTURN and it was determined that the parking area layout will operate satisfactorily in terms of the ability of vehicles to manoeuvre and access/exit parking bays.</p>

development were to provide for the required 7.5 m maneuvering space, that the site will accommodate even less parking bays.	The proposed parking area layout consists of 90-degree angled parking bays with aisle widths of 7 m between the parking bays and 7.5 m between the support columns. This complies with traffic engineering standards where seven meters is an acceptable aisle width, specifically in cases where the parking area is limited to private use.																														
2.6. From our understanding, section 47(3) of the George Integrated Zoning Scheme document requires 2 parking bays for physically disabled accessible parking . Although this is provided, Section 47(4)(a) further states that parking for the physically disabled, must be 3.7m in width and 6 meters in length. From the parking plan provided within the application it appears that the provided parking bays for the physically disabled is only 2.5m x 5 m, with an added shared space between them of 1.35m and with a building pillar, impact on one of the parking bays. We believe that this is not in line with the municipal requirements.	The parking bays comply fully with the South African National Standard: The application of the National Building Regulations: Part S: Facilities for persons with disabilities (SANS 10400-S: 2011) parking bay layouts and will therefore function satisfactorily.																														
2.7. There is also a discrepancy between figure 3.8 parking plan (Traffic Impact Plan) where there is provision for two disabled parking spaces and the Ground Floor Plan Addendum B where the disabled parking is and where the refuse removal site is. We would need clarification on this area well.	On request of the George Municipality the refuse removal area and the disabled parking spaces have switched positions. This was done after completion of the Traffic Impact Plan. The development plans that are attached to the application reflect the correct situation. The refuse area is now, on request of the George Municipality, provided alongside the Gloucester Lane street boundary of the erf to allow for easy access to the George Municipal refuse removal vehicles.																														
2.8. All properties in Gloucester Avenue have to comply with the existing municipal parking requirements. Should erf 18283 be allowed to deviate from the regulations it can result in an overload of traffic and parking in the area, by residents potentially making use of our parking bays. This could cause our clients and visitors to not have sufficient parking bays available for our operational purposes.	<p>The existing properties along Gloucester Lane appear to have caused an existing parking spill-over problem along the road.</p> <p>Parking will be provided in excess of 1.5 bays per unit which is the PT 1 requirement in George and recommended parking requirement by Western Cape Government transport planners for normal areas. It can therefore be considered sufficient and will not contribute to the existing parking problems along Gloucester Lane.</p>																														
<p>It is important to note that our objection is based not on the higher density residential use, but rather the extremely high level / intensity of the proposed development and 170 units / ha (double any nearby, current residential density) and the associated impact it will have on traffic and services within the Gloucester Avenue area. Therefore, if the municipality is considering the residential need for a development of this nature, we request that municipality consider the following restrictions to the process and/or proposed development:...</p> <p>...d. Access to the proposed development to be gained only from the Scout Street (Erf 18282) extension in the East, as originally proposed by the municipality...</p>	The construction of Scout Street is not necessary for access to the development and may have the unintended consequence of significantly increasing traffic volumes between the N12 and York Street.																														
<p>3.1 Although we could not find any specific limitation to the gross density of flats, within the George Scheme document, we did have a look at the density of current, nearby higher density residential development and illustrate this in the table below:</p> <table><tr><th></th><th></th><th></th><th>Property</th><th>Gross Density</th><th>Distance from</th></tr><tr><th>No.</th><th>Complex</th><th>Units</th><th>Size (sqm)</th><th>(u / ha)</th><th>application site</th></tr><tr><td>1</td><td>Bishopslea</td><td>49</td><td>23012</td><td>21</td><td>20 m</td></tr><tr><td>2</td><td>Rendezvous Cottages</td><td>26</td><td>8763</td><td>30</td><td>95 m</td></tr><tr><td>3</td><td>San-Maret</td><td>16</td><td>3400</td><td>47</td><td>160 m</td></tr></table>				Property	Gross Density	Distance from	No.	Complex	Units	Size (sqm)	(u / ha)	application site	1	Bishopslea	49	23012	21	20 m	2	Rendezvous Cottages	26	8763	30	95 m	3	San-Maret	16	3400	47	160 m	A similar objection was raised in the Online Petition and the objection received from Danie Swanepoel. This aspect has been dealt with in detail in the comments provided on the contents of the Online petition and the comments on the objections received from Danie Swanepoel. The comments provided in the Online petition and Danie Swanepoel section in this regard are also relevant as far as this objection is concerned.
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3	San-Maret	16	3400	47	160 m																										

4	De la Vista	12	2010	60	195 m
5	RLR Centre	42	4632	91	195 m
<p>3.2. From this, it appears that the average gross density of higher density residential developments, within the vicinity of the proposed development is about 45 units per ha, with the highest being 91 units per ha.</p> <p>3.3. The proposed development of 38 units on a property which is 2232 sqm in size, will give a gross density of 170 units / ha! That is almost double the current highest density within the area and is therefore not considered appropriate within the context of the surrounding character.</p>					
<p>4.1. The applicant indicates on pgs. 14&15 that the National Environmental Act 107 of 1998 does not apply to this application, however on figure 1.2 site development plan it indicates substantial excavations will be required for the construction of the building. This might impact long term flood and water levels, as experienced with the November 2021 George floods. The road has been washed away on numerous occasions with flood water from the catchment area towards the river. The road surface needs to be continuously repaired after heavy rains as seen on the photo mentioned in the development proposal. Given that the property is further located adjacent to a green belt, presumably serving as a type of flood prevention area, it is concerning that no floodline assessment is considered as part of the application.</p> <p>4.2. The photos below, illustrate reeds and possible other plants typically associated with riverine areas and possible wetlands, found in the vicinity of the application site. The aerial photography from the George Municipality Public GIS Viewer, also illustrates an apparent water runoff area along the northern boundary of the property, which could be a wetland area impacting on the developability of a portion of the site. Based on this observation, we believe that the municipality / developer has a duty to first conduct a wetland assessment study to determine whether a wetland indeed exist and to what degree it impacts the application property.</p> <p>4.3. The environmental and visual impact of this development has largely been ignored by the applicant and the outcome of an Environmental impact assessment and public opinion on this submission will highlight the impact on the area. The parkland is used on a daily basis by the elderly walking their dogs, hikers, walkers, athletes and others and these activities are in line to preserving the environment and the creation of an important green living in George.</p>					
<p>5.1. The entire Gloucester Avenue is predominantly medical and related office, with no other higher density residential land uses along the entire Gloucester Avenue. It is a place where patients are treated toward recovery of various health concerns. The introduction of a high density residential land use within this environment, goes against the existing character and may negatively impact on medical rehabilitation which is currently the primary character of the entire street.</p> <p>5.2. Especially the orientation of the building with the elevated pool and entertainment area, directed toward Gloucester Avenue will cause not only disturbance, but seriously impact on the current medical character of the area.</p>					
<p>A similar objection was raised in the Online Petition. This aspect has been dealt with in detail in the comments provided on the contents of the Online petition. The comments provided in the Online petition section in this regard are also relevant as far as this objection is concerned.</p> <p>The objector's concern that the development proposal will impede on the privacy and medical rehabilitation of patients is regarded as unfounded. The occupants of the apartments will for the most part be of the working class who will have occupations and jobs to attend to during office hours. The likely hood of numerous tenant being at there apartments during office hours is thus remote.</p> <p>It is stated that the height of the proposed building may impact on rescue helicopters landing at the provincial, hospital. It is once again clear that the objector has no real idea of the height of the proposed building. The George Provincial Hospital with its pitched roof is in fact higher than the 15 meter of the proposed development on Erf 18283</p>					

<p>5.3. The impact of the proposed height of the block of flats may impact on the rescue helicopters landing at the provincial hospital. An Aviation Impact Study should be considered as it affects the AMS.</p>	<p>George.</p> <p>The George Provincial Hospital is furthermore located on the 235 meter contour whilst Erf 18283 George is located on the 220 metre contour. There is thus a 15 meter height difference between the ground level of the two properties. The Development on Erf 18283 George will thus be in line with the ground level of the George Provincial Hospital.</p> <p>There is thus no way that the flight path of the rescue helicopter will be affected by the apartment development on Erf 18283 George.</p>
<p>6.1. The municipality indicated in the Land Use Planning Pre-Application Consultation Form, that an engineering report is required. This was not provided within the application and should therefore be undertaken.</p> <p>6.2. It is not clear in the application how the proposed development will be able to accommodate stormwater flow from the surrounding areas exiting Gloucester Avenue into the river. Clarity in this regard is important.</p>	<p>It is standard practice that a Site Development Plan (SDP) be submitted for approval once the application for rezoning is approved. A Stormwater Management Plan and a Services Report is standard documentation that needs to be submitted with the SDP application. These aspects will thus be addressed as part of the SDP submission.</p> <p>No real issues were however highlighted in this regard when the pre-application was considered by the George Municipality. It is thus anticipated that the Directorate Civil Engineering Services are of the opinion that it will be possible to satisfactorily deal with these aspects when the SDP application is considered.</p>
<p>7.1. Under the section termed the Promotion and Stimulation of Functional and Fair use of land (p15), the applicant indicates in that the development will add value to the surrounding properties. This is incorrect, as the current value in the properties in Gloucester Avenue is based on both the ability to conduct professional medical services and care to patients and clients, as well as the view of both the green belt and mountains, which buildings like our enjoy. The 4-storey structure, proposed within the application, will be higher than any structure in the direct view of the mountain and block the view of most of the highly frequented properties and medical offices from visitors. The surrounding property owners designed properties and invested in the available view to add value to their business, work and living spaces. This effort and investment will be negatively impacted by the proposed development.</p> <p>7.2. Visitors entering George from Davidson Road have commented about the scenic view of the greenbelt running down the Camphersdrift flood plan. This proposed large structure will negatively impact the environment around Gloucester Avenue.</p> <p>7.3. The above mentioned concerns highlight the scale of the proposed structure and impact on existing adjacent properties. This aspect is not mentioned in the application and it is believed that a Visual Impact Assessment should be required to determine the full extent of the impact which this structure will have on this established area.</p>	<p>The impact of the 4 storey building on the character of the area, the impact thereof on the values of the properties in Gloucester Lane, the impact on views and the green belt has been highlighted in various points in this written response on the objections. These comments are also relevant as far as this objection is concerned.</p>
<p>8.1. The public participation timelines given is 21 days from the start of the school holidays. This timeline denies public sufficient time to comment on the Rezoning Application before 11 April 2022. This type of development also affects the public who visit the area for medical visits or supporting businesses in Gloucester Avenue. An extension of this time to allow a fair and reasonable time for public comment should therefore be considered.</p> <p>8.2. Land use planning pre-application consultation form – Appendix H</p>	<p>The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2015 which prescribes procedures and timeframes which developers have to adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2015 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in terms of the by-law.</p>

<p>P5. The data reflected in Appendix H does not correlate with the application for rezoning and parking deviation of erf 18283. In the application it states that the developer applies for 45 (?????) units even though there is no mention in this application (38 units) and that a pre-application document was submitted for approval to the George Municipality.</p>	<p>This application has been advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2015. All parties have been given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application. The fact that several objections have been received is testimony thereto that the correct advertising process has been followed and that ample time was available for the public to submit and provide comments.</p> <p>Appendix H refers to the required pre-application that is required before a formal application can be submitted. It was originally the intention to develop a building consisting of 45 flats on the erf. The developer has after studying the comments from the George Municipality in response to the pre-application decided to downscale the development to 38 flats. This is standard procedure and applications are in most cases amended to comply with the comments received from the George Municipality on the submitted pre-application. The application that was submitted clearly indicates that the proposal will consist of 38 flats and the application does thus not present any misrepresentation.</p>
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Marlize de Bruyn Planning on behalf of the owners of Erven 5950, 20781, 26209, 25871 and 673 George

From the motivation report it seems that certain design factors such as manoeuvring space and stacking distance are not complied with. It is believed that the Municipality will address these shortcomings from a town planning perspective in the development proposal design. It should also be noted that access should be from the unconstructed Scout Street. Access to the subject property from Gloucester Avenue will be where the street bends to the west – access on a bend always creates conflict.

The maneuvering space has been assessed using the industry leading vehicle swept path simulation software AutoTURN and it was determined that the parking area layout will operate satisfactorily in terms of the ability of vehicles to manoeuvre.

The Site Traffic Assessment has confirmed that stacking space will be sufficient. Space for one vehicle is needed and will be provided such that pedestrians will be able to pass behind an entering vehicle, and vehicles will not protrude into the traffic lane. See excerpt below:

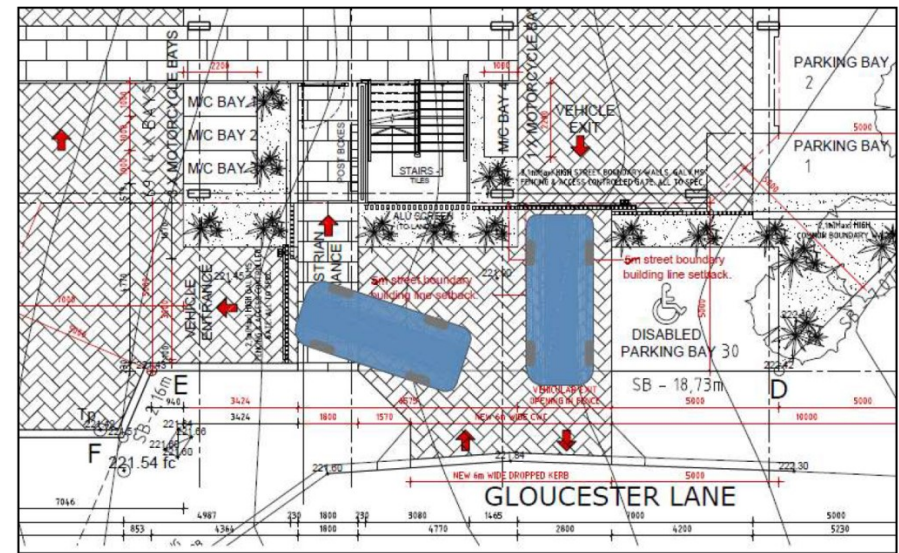


Figure 3.6 Stacking space: Vehicle at entrance and exit gates

The current access position complies with the minimum spacing requirement of the By-Law to all intersections. The access is located on the outside of the curve - not the inside of the curve –and it is for this reason that sight lines from the entrance comply / exceed the minimum shoulder sight distance requirements. The current proposed access position on Gloucester Lane is therefore technically acceptable.

An access management and traffic plan for the area are an important	This is a broader study that should be completed by the Municipality.
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recommendation from this local structure plan. According to our understanding no such access management and traffic plan exist.	
The TIA does not provide for access from Scout Street which is a serious concern for this area. During the week, Gloucester Avenue is a busy street due to the land uses found here. Creating an access to a property on a bend while a safe alternative is available, cannot be supported. The proposal does not make sufficient provision for stacking distance as required by the Municipality and manoeuvring space on site seems to be lacking.	<p>The additional trips generated by the development (24 peak hour trips) on the external road network is less than 50 vehicles per hour and is therefore not significant enough to warrant a full Traffic Impact Assessment which assesses the impact on intersections or road links on the external road network.</p> <p>The proposed access has been shown to be technically acceptable i.e., there is sufficient stacking space for a vehicle to stop at the entrance, not protrude into traffic lanes, and allow for pedestrians to pass.</p>
Completing Scout Street to link Gloucester Avenue and Davidson Road, might theoretically seem to be the answer for traffic in this area, but whether it will not create more traffic problems cannot be determined beforehand.	The construction of Scout Street is not necessary and may have the unintended consequence of significantly increasing traffic volumes between the N12 and York Street.
Erf 18283 George is located in a medical precinct which will remain even if George Mediclinic relocates. The George Surgical Centre has expanded significantly in recent years, with further growth not impossible. The George Provincial Hospital forms part of this precinct.	This point is noted. Although the area has a medical precinct character there is no recommendations contained in the Local Spatial Development Frameworks applicable to the area that restrict the land uses to medical related land uses. It should furthermore be noted that flats are permitted on all Business I zoned erven that are located in this area. Flats can thus be developed in this area without any town planning application required. The land uses allowable in terms of the present zoning of the erven is thus not restricted to medical land uses only.
The proposed development of Erf 18283 George to accommodate a block of flats ±15m high is not seen as compatible with the character of the area as discussed in the foregoing paragraphs.	The impact of the ±15 metre high building on the character of the area has been highlighted in various points in this written response on the objections. These comments are also relevant as far as this objection is concerned.
Erf 18283 George has a downward slope towards the Camphers' Drift River. The proximity of a significant watercourse must always be kept in mind.	This point is noted. The locality and impact of the proposal on the green belt has been taken into account in the design and placement of the building on the erf.
Public interest, an important consideration as determined by SPLUMA, is not addressed in the land use application submitted for Erf 18283 George.	The interest and effect on the public has been addressed in the reply on the comments of the objections of the Beyers Botha Family Trust.
<p>Erf 18283 George is not located in an intensification area as shown in the GMSDF.</p> <p>The proposed height of the block of flats for Erf 18283 George is not in accordance with the proposals of the George Central Area (including the CBD) Local Spatial development Framework.</p>	The comments with regards the applicability and compatibility with the Local Spatial Development Frameworks have already been addressed in this response.
The number of flats necessitates that almost the entire property be covered with hardened surfaces while outdoor living spaces are to be created on balconies and on the 2nd floor.	In terms of the development proposal 55% of the property is to be covered by the apartment block. In terms of the land use parameters applicable to flats 10% open space needs to be provided within the boundaries of the erf. In terms of the development proposal 722m ² open space is provided. This represents an area of 33% of the erf size, thus well beyond the required 10%.
Providing e.g half of the number of flats proposed will still equate to a density of ±85 dwelling units per hectare which is still significantly higher than the average of 25 dwelling units per hectare proposed for urban areas.	The impact of the proposed density has already been discussed in this written response on the objections. These comments are also relevant as far as this objection is concerned.

Annexure “A” - Extract from the George Integrated Zoning Scheme Map

Erf 18283 George - Zoning of erven in immediate vicinity

Integrated Zoning Scheme

-  Estate Housing
-  Non conforming use
-  Agricultural Zone I
-  Agricultural Zone II
-  Agriculture Zone III
-  Business Zone I
-  Business Zone II
-  Business Zone III
-  Business Zone IV
-  Business Zone V
-  Business Zone VI
-  Community Zone I
-  Community Zone II
-  Community Zone III
-  General Residential Zone I
-  General Residential Zone II
-  General Residential Zone III
-  General Residential Zone IV
-  General Residential Zone V
-  General Residential Zone VI
-  Industrial Zone I
-  Industrial Zone II
-  Industrial Zone III
-  Industrial Zone IV
-  Open Space Zone I
-  Open Space Zone II
-  Open Space Zone III
-  Open Space Zone IV
-  Resort Zone
-  Single Residential Zone I
-  Single Residential Zone II
-  Single Residential Zone III
-  Special Planning Area Overlay Zone
-  Subdivisional Area Overlay Zone
-  Transport Usage Zone II
-  Transport Zone I
-  Transport Zone II
-  Transport Zone III
-  Undetermined Use Zone
-  Utility Zone



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 0.0425 0.085 0.17 km

1:1,128
Date: 5/25/2022

Disclaimer:
The George Municipality accepts no responsibility for
and will not be liable for any errors or omissions
contained herein.



**Annexure “B” – Plan indicating development rights available to all the erven in
immediate vicinity of Erf 18283 George as per the George Integrated Zoning Scheme,
2017**

Annexure “C” – Plans indicating an artist impression of all existing buildings in the direct vicinity of the erf

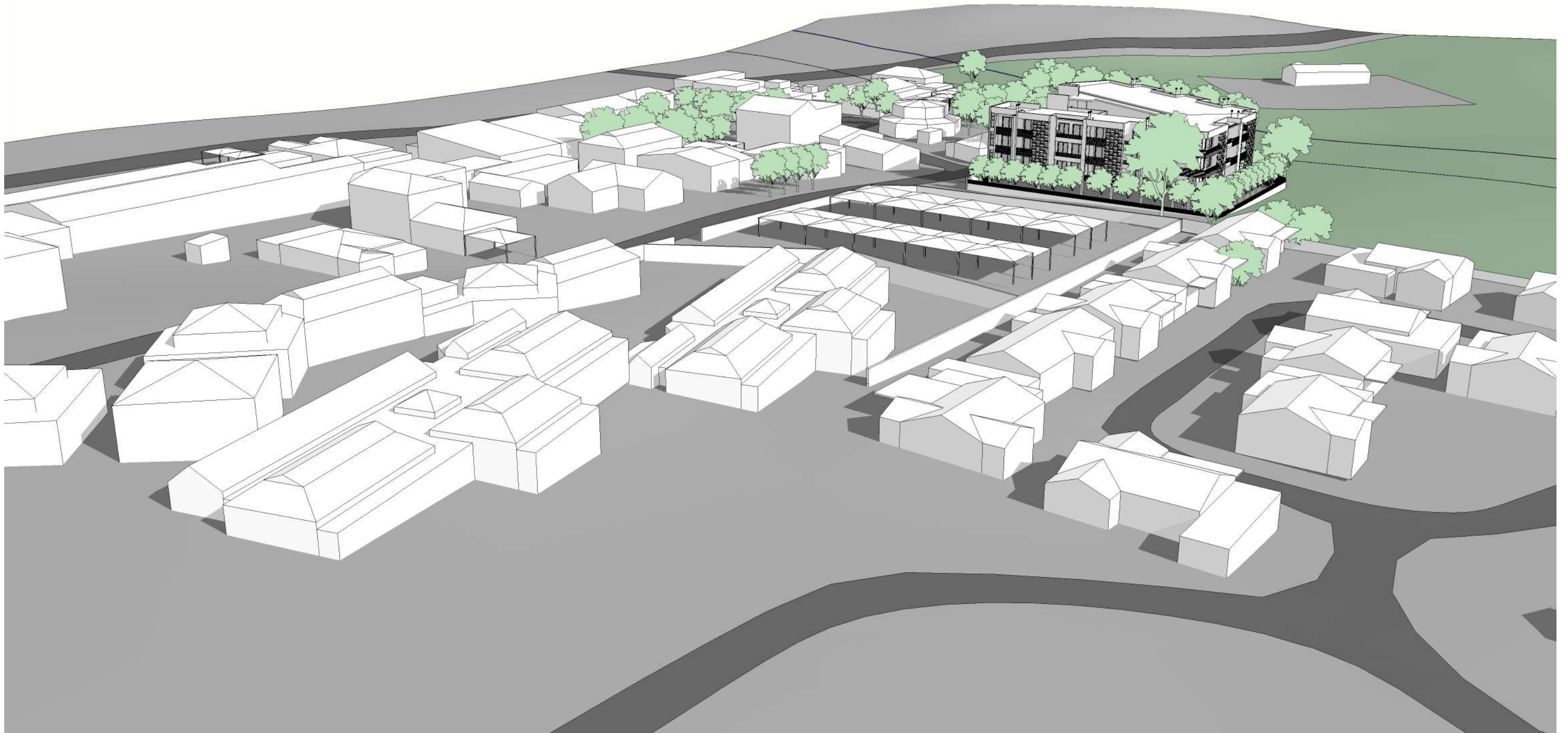


PLAN VIEW : CURRENT CONTEXT
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT



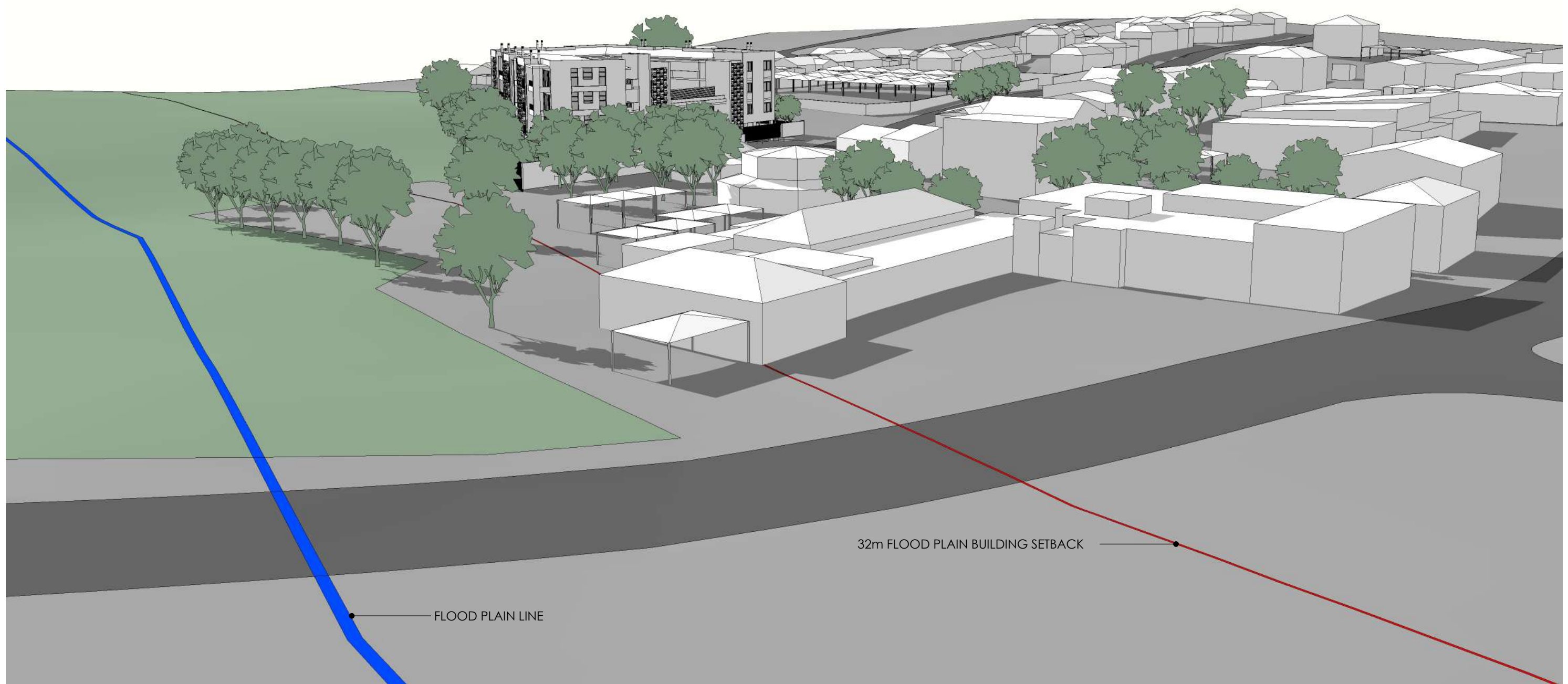


VIEW FROM THE SOUTH
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT



VIEW FROM THE EAST

ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT



VIEW FROM THE SOUTH WEST
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT



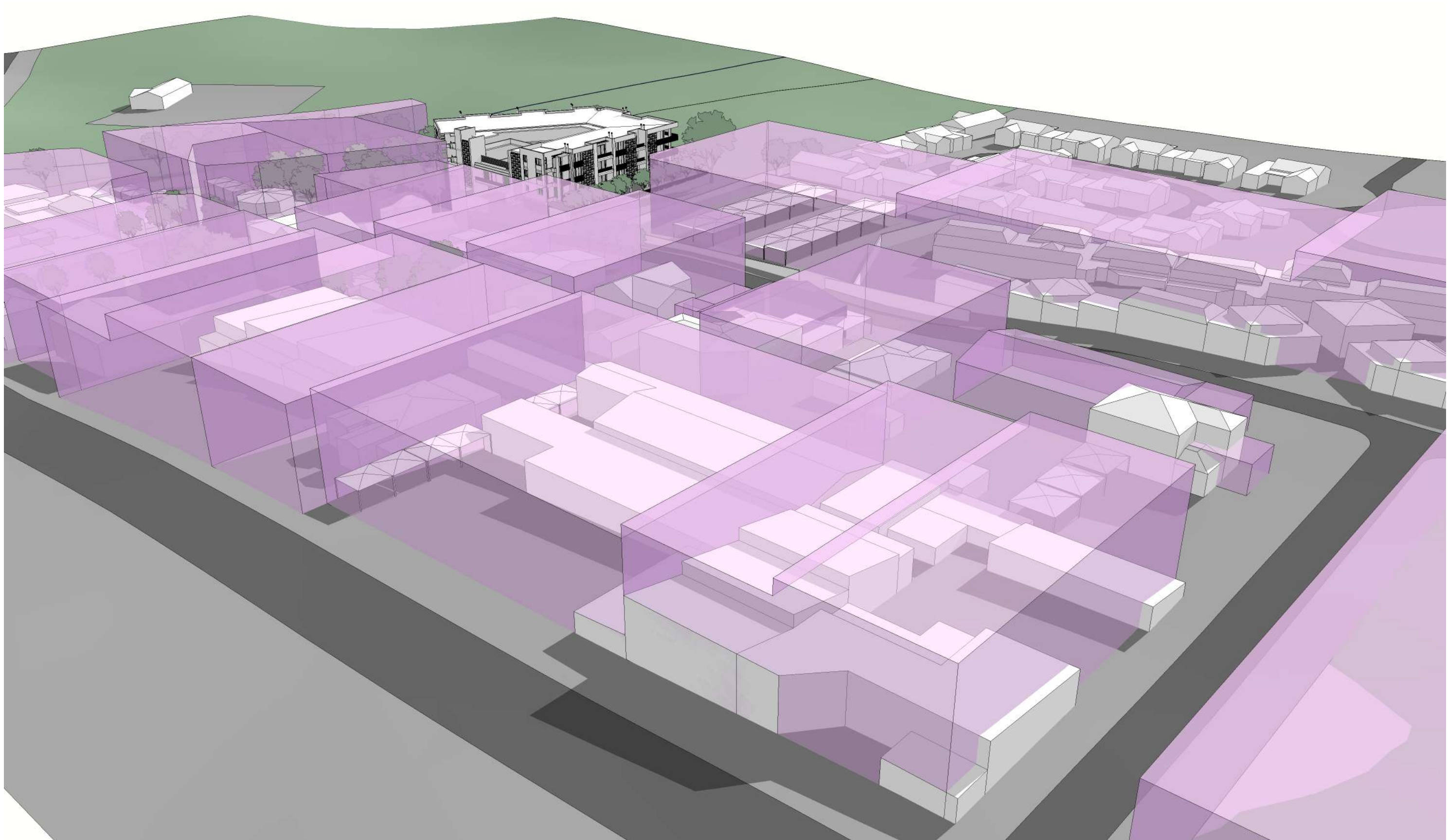
VIEW FROM THE NORTH WEST
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT

Annexure “D” - Plans indicating the development potential of all the erven in the direct vicinity of Erf 18283 George if the erven are developed in accordance with their maximum development rights

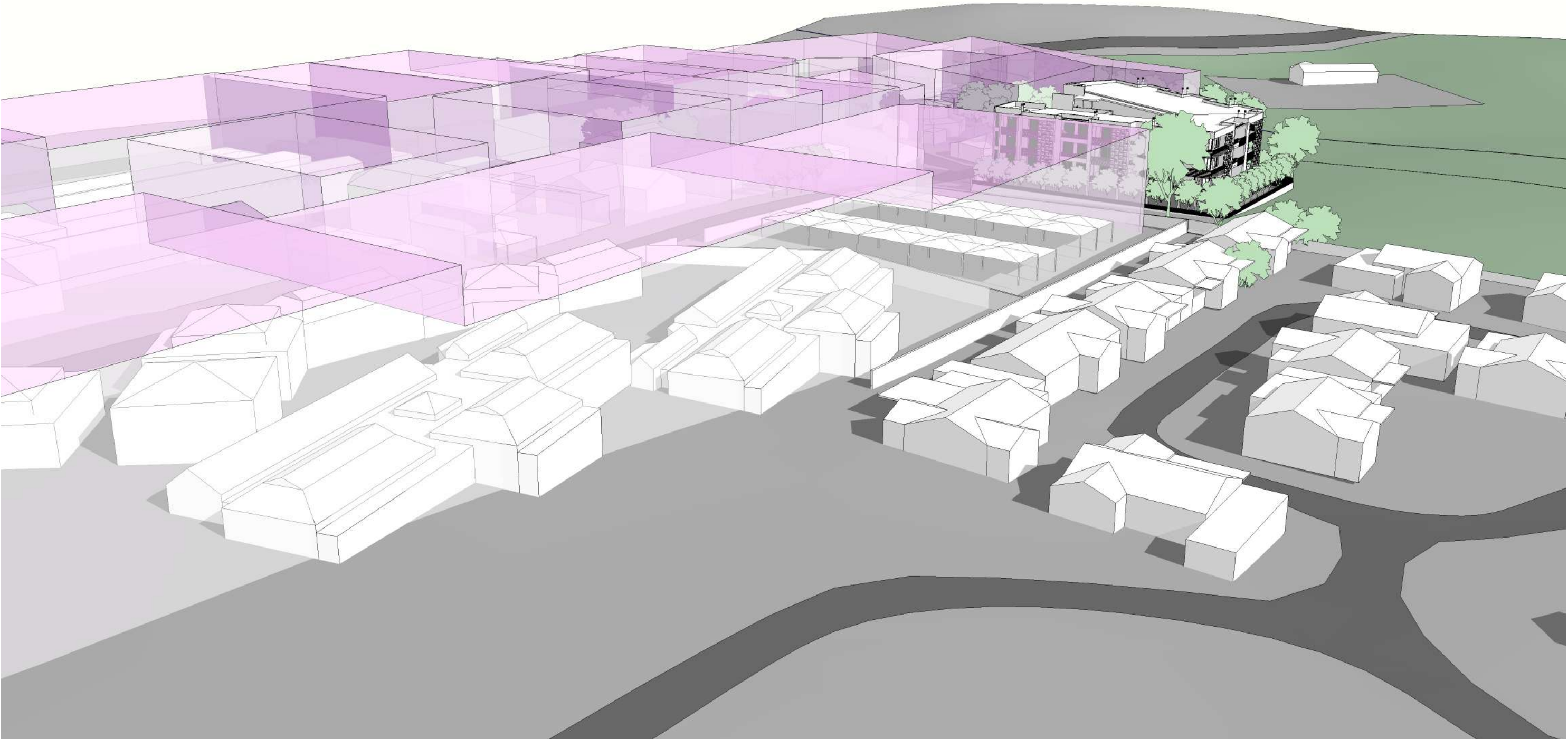


PLAN VIEW with PERMISSABLE ENVELOPE
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT





VIEW FROM THE SOUTH with PERMISSABLE ENVELOPE
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT

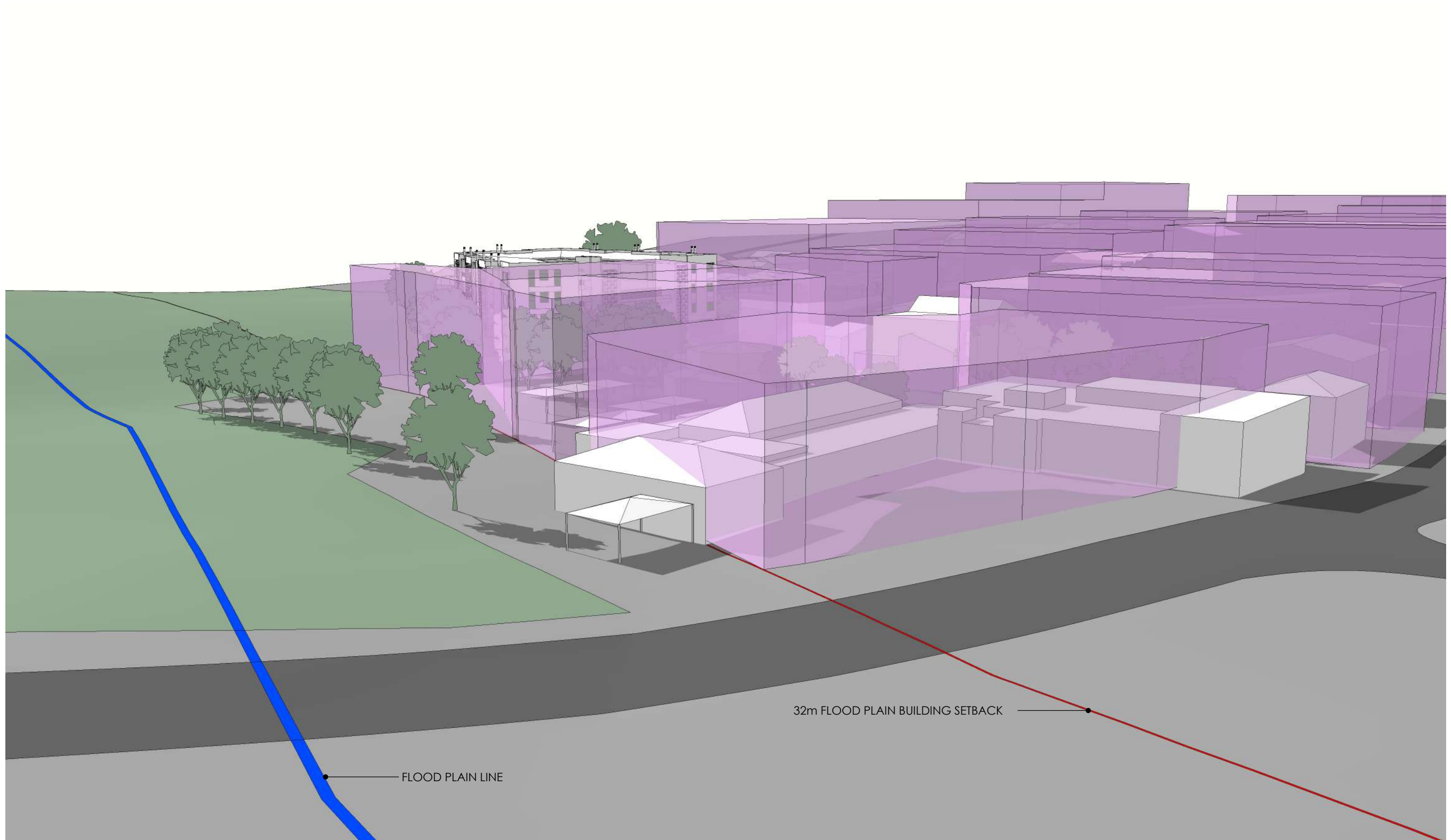


VIEW FROM THE EAST with PERMISSABLE ENVELOPE
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT



VIEW FROM THE NORTH WEST with PERMISSABLE ENVELOPE

ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT



VIEW FROM THE SOUTH WEST with PERMISSABLE ENVELOPE
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT

Annexure “E” – Plans indicating the 32 metre setback line from the Rooi Rivier

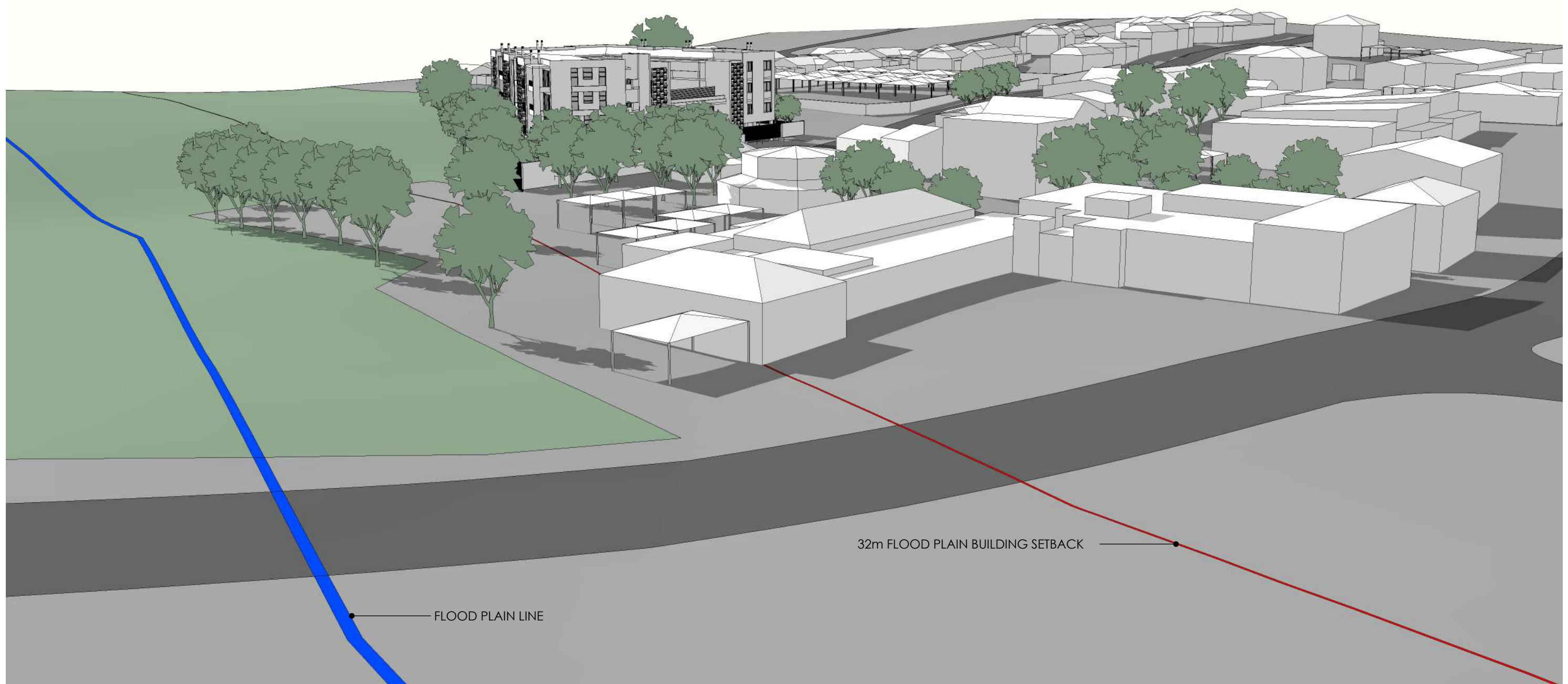


PLAN VIEW : CURRENT CONTEXT
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT





VIEW FROM THE NORTH WEST
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT



VIEW FROM THE SOUTH WEST
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT

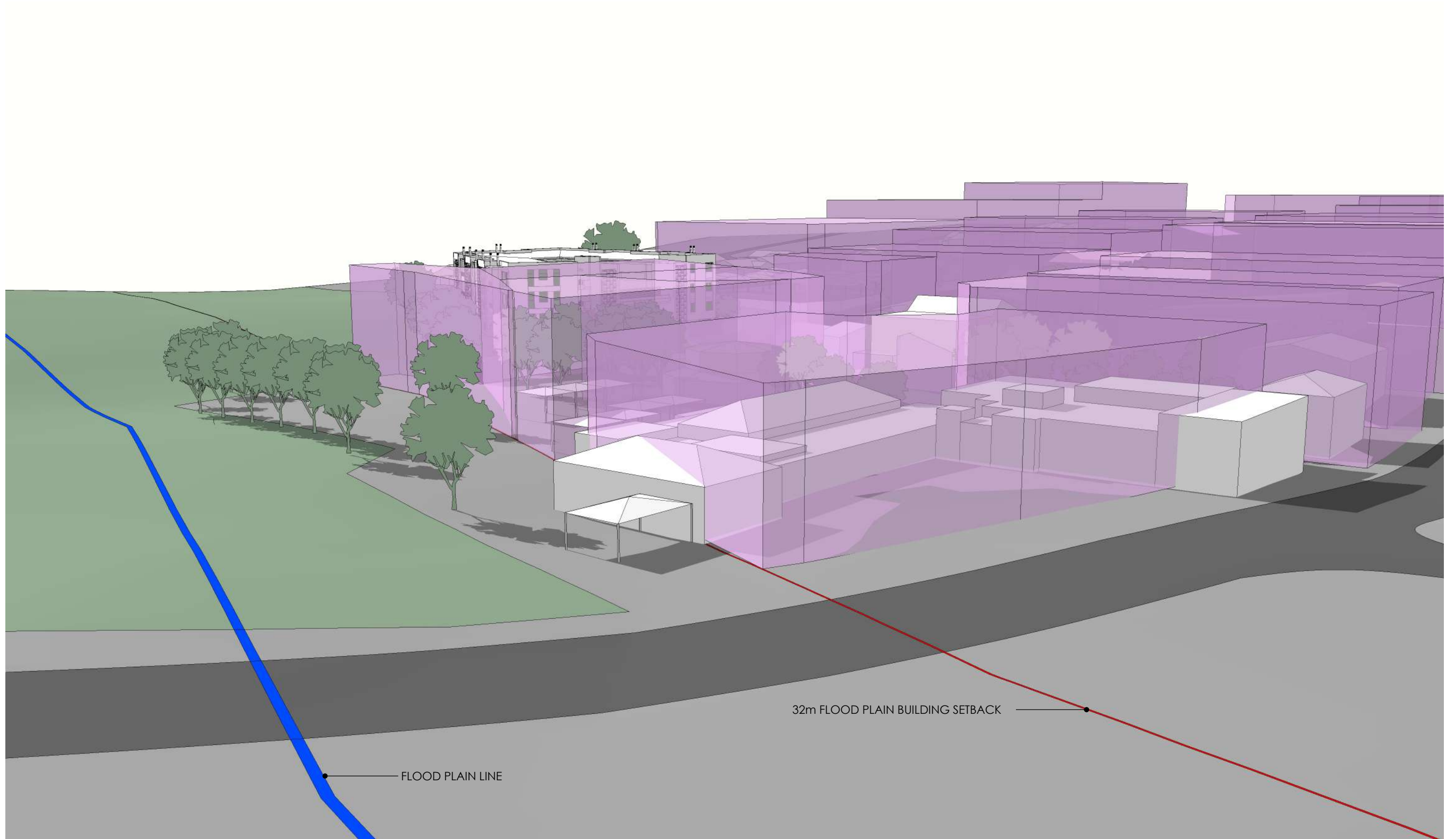


PLAN VIEW with PERMISSABLE ENVELOPE
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT





VIEW FROM THE NORTH WEST with PERMISSABLE ENVELOPE
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT



VIEW FROM THE SOUTH WEST with PERMISSABLE ENVELOPE
ERF 18283, GEORGE | NEW HOUSING DEVELOPMENT

TABLE CONTAINING COMMENTS/OBJECTION RECEIVED IN RESPONSE TO PUBLIC PARTICIPATION PROCESS AND THE DEVELOPER'S RESPONSE ON THE COMMENTS/OBJECTIONS RECEIVED

Comments received	Response
Online petition received from 121 respondents	
<p>Relaxing of current parking requirements from 2 spaces to 1.79 per unit. In today's society very few families own one vehicle only and that does not even include visitor's vehicles and the fact that there is no additional parking in Gloucester Ave and therefore the current parking requirements of two spaces per unit cannot be relaxed.</p>	<p>Apartment buildings within urban areas typically have a variety of households including families, couples, and single persons. The assumption that all occupants of the proposed development will be part of families having two vehicles is unfounded.</p> <p>Apartment buildings have a mix of tenants having different levels of vehicle ownership resulting in a lower parking requirement overall. It is for this reason most municipalities have lower parking requirements for apartment buildings especially where they are located in and around CBDs, where many places of interest and public transport services are within comfortable walking distances. For example, the Western Cape Government's transport planners recommend a parking ratio of 1.5 bays per unit of apartments in normal areas and ratio of 1.25 bays per unit where public transport is being promoted.</p> <p>The proposed development is well-located within George Central and a short walkable distance (6-minute walk) from the CBD where many places of interest and public transport are accessible. There are approximately 25 GoGeorge bus stops within a 1 km radius of the development site which provides access to the majority of the CBD route network. The two closest bus stops are Palm (330 m walking distance, a 5-minute walk) and Herrie (500 m walking distance, 7-minute walk).</p> <p>The proposed parking provision for the development can therefore be considered sufficient.</p>
<p>The traffic in Gloucester Ave has progressively increased due to the facilities that have been established and growing in this space. Adding 38 units x 2 = 76 vehicles for residents and more for visitors will result in a chaotic situation in an already congested street. Bottom end of Gloucester Ave has never been designed into a fully functional turning circle, resulting in traffic problems. This is evident that not even the municipal refuse collection vehicle can turn around and use the present section of open space for that purpose. The entrance to the proposed development will close this space altogether.</p>	<p>Firstly, the number of vehicles at the apartment buildings will not equate to 2 vehicles per unit. Secondly, not all residents will arrive and depart within one hour. It is for this reason that the Committee of Transport Officials (COTO) publishes trip generation rates in their South African Trip Data Manual (TMH 17) for purposes of estimating the number of trips that will be made per hour during peaks, the worst-case scenario with respect to traffic levels on the road network.</p> <p>Based on the COTO manual, the peak hour trip generation rate for the proposed apartments is 0.62 per dwelling unit and so, the 38 residential units are therefore expected to generate a total of 24 trips (entering and exiting) during peak hours.</p> <p>The additional trips generated on the external road network is less than 50 vehicles per hour and is therefore not significant enough to warrant a full Traffic Impact Assessment which assesses the impact on intersections or road links on the external road network.</p>

	<p>The traffic generated by the proposed development is furthermore counter cyclical to the business uses currently in the street and should as such not add significantly more pressure on vehicle movement in Gloucester Lane.</p>
<ul style="list-style-type: none"> Rezoning from Zone 1 Residential to Zone 4 General Housing(Four Level Apartment Building) will have a negative impact on the unique character of Gloucester Ave with its predominantly single or double storey residential buildings, whether converted into businesses or not. Aesthetically, a single or double level building would be much more acceptable. The present single residential zoning is a clear indication that the land was definitely not earmarked for a multiple storey block of apartments with a rooftop swimming pool that is grossly out of line with the immediate surrounds and highlight the fact that the developer has only one purpose in mind and that is to maximise his profit on the land and shows no respect to the character and serenity of Gloucester Ave and surrounding area. Disregarding current business. The wellbeing of patients and clients visiting medical and rehabilitation facilities in Gloucester Ave will be negatively impacted by the proposed development due to the fact that it is completely out of sync with the immediate surrounding area. 	<p>The municipal town planning file of Erf 18283 George will indicate that the erf has previously been successfully rezoned from Single Residential Zone to General Residential Zone with the intention to develop the erf with a block of flats. The idea to develop the erf with flats is thus not something new. The proposal to develop the erf with flats has thus been on the cards for many a year. The present development does thus not present a proposal which is thus out of keeping with what has historically been approved for this erf. This approval has however lapsed and that is why the zoning of the erf has reverted back to Single Residential Zone I.</p> <p>If the zoning map attached to the George Integrated Zoning Scheme is studied it will be noticed that, with the exception of only three further erven, all other erven in Gloucester Lane has either a Business Zone I, Business Zone IV, Community Zone III or a General Residential Zone IV zoning. An extract of the George Zoning Scheme clearly indicating this situation is attached hereto as Annexure “A”.</p> <p>The three Single Residential Zone I erven referred to are Erven 1425, 1426 and 677 George. An inspection of the three erven will in fact reveal that Erf 1426 George has been developed with a building housing medical practitioners. This erf is thus used contrary to its zoning. Erf 677 George is developed with a guest lodge and is as such also used contrary to its present zoning. Only Erf 1425 George is still used for single residential purposes. There is thus only one single residential building located in the whole of Gloucester Lane. This clearly indicates that the character of Gloucester Lane has changed to that of a street housing higher order land uses.</p> <p>The plan attached hereto as Annexure “B” gives an indication of the zoning of the erven in the immediate vicinity of Erf 18283 George. The plan also contains a table indicating the development rights available to all the erven as per the George Integrated Zoning Scheme, 2017. Form the contents of this table it is clear that the existing development rights of the erven which has a Business Zone I zoning in fact far exceeds the rights that are been applied for with the application for rezoning of Erf 18283 George.</p> <p>Erf 20126 George located directly to the east of Erf 18283 George has in fact also a General Residential Zone IV zoning, thus similar to the zoning being applied for. Erf 20216 George can thus, without any approval of the general public or surrounding property owners be developed in accordance with the development parameters used for the development on Erf 18283 George.</p> <p>There is thus already a General Residential Zone IV erf and several Business Zone I erven with similar rights or even better rights located in Gloucester Lane.</p> <p>Except for the height, which is restricted to 11 metres all other development parameters applicable to the remaining Business Zone</p>

	<p>IV erven are in keeping with the general parameters proposed for the development on Erf 18283 George.</p> <p>The development rights on Erf 18383 George are as such not unique to this street. From the above it is clear that the development parameters applied for are in keeping and in line with the development parameters of the erven in the surrounding area.</p> <p>The existing buildings on any of these erven can as such at any stage be demolished and be replaced with a building similar in size and mass as the proposed development on Erf 18383 George.</p> <p>It should furthermore be borne in mind that in terms of the stipulations of the George Integrated Zoning Scheme, 2017 flats may be developed on the upper floors of a Business Zone I erf as well as on a General Residential Zone IV erf. Flats are thus a land use that is permitted in Gloucester Lane. Flats can thus be developed in this area without any town planning application required. The land uses allowable in terms of the present zoning of the erven is thus not restricted to business and medical land uses only.</p> <p>The plans attached hereto as Annexure “C” gives an artist impression of all existing buildings in the direct vicinity of the erf. As most of the erven in the area are still developed well below their development potential as per the George Integrated Zoning Scheme, 2017 it might seem that the proposed development on Erf 18283 George is out of context with the area it is located in. The development should however not be evaluated on the present situation but rather against what is permitted in terms of the George Integrated Zoning Scheme, 2017 on the erven in the vicinity of Erf 18283 George.</p> <p>It is important to remember that the area Erf 18283 George is located in forms part of the Central Business District (CBD) of George, thus an area with high land values and huge land use potential. It should also be borne in mind that the municipality has a very strict policy with regards the expansion of the George CBD and that emphasis is places on consolidation and densification of the George CBD. This will force property owners to rethink and relook at the development potential that is available on their present erven. This will thus eventually result in the surrounding properties being redeveloped within their existing development rights.</p> <p>With this in mind plans have been prepared indicating the development potential on the adjoining erven. These plans are attached hereto as Annexure “D”. From these plans it is clear that development potential on most of the erven in die immediate vicinity allows for building which far exceeds the “mass” of the proposed apartment complex proposed on Erf 18283 George. The present development may at this stage seem to be out of character with the area it is located in. It is however clear that the development on Erf 18283 George is however totally in keeping and in line with what is permitted under the present zonings of the surrounding erven.</p> <p>The objection is clearly based on a misunderstanding of the existing</p>
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	development rights that property owners in the immediate vicinity of Erf 18283 George have and which may be implemented at any stage without any public participation. The present character of the area does not represent what is allowable within the area and there no doubt in the mind of the developer of Erf 18283 George that the character of the area will over time change to a more compact area with properties being developed in accordance with their development rights.
<p>Environmental impact. The encroachment of housing onto floodplains(which the site is located onto) can dramatically alter the flow rates, water quality and sediment regimes of watercourses. The greater the extent of hardened surfaces(which the proposed development will enhance), the greater the surface runoff and increase in flood peaks The recent Desember 2021 floods in George clearly showed that the area under discussion is highly prone to flooding. Was a 1:100 year flood line determination done? The Rooirivier Open Space Complex has been recognized in the MSDF as an important and crucial green corridor. The proposed development will severely impact this corridor. The proposed 4 storey development will also have a severe impact on many breeding bird colonies that has made the adjacent natural space their home.</p>	<p>The plans attached hereto as Annexure “E” indicated the 32 metre setback line from the water course. From the plans it is very clear that Erf 18283 George is not located in close vicinity of 32 metre setback line and is in fact located quite far to the east of this setback line. There is as such no way how the development can “dramatically” alter the flow rates, water quality and sediment regimes of the watercourse.</p> <p>The objectors states that development on Erf 18283 George will severely impact on the Rooirivier Open Space Corridor. The western boundary of Erf 18283 George is directly in line with the western boundary of Erven 5950, 5951, 25873 George. If the development on Erf 18283 George will severely impact on the Rooirivier Open Space Corridor the existing development on Erven Erven 5950, 5951, 25873 George will already impact severely on the Rooirivier Open Space Corridor, which is definitely not the case. The plan attached hereto as Annexure “E” clearly indicate this situation.</p> <p>This plan clearly indicate that portions of the building housing the Eye Clinic, as well as the largest portion of the parking area of the Eye Clinic, are in fact located within the 32 setback line. The objectors should, if they are genuinely concerned about the flow rates and water quality of the watercourse, rather focus their attention to this parking area and the affect that water runoff from this parking area, which is polluted with oil spillages from vehicles using this parking area, will have on the watercourse.</p> <p>There are at present no bird colonies on Erf 18283 or on the open area towards the west in the direction of the watercourse. It is thus unclear to which bird colonies the objectors are referring to. The opinion is held that the parking area which is located within the 32 metre setback line with the constant moving of vehicles will have a far more detrimental effect on any so-called bird colonies.</p>
Danie Swanepoel	
<p>Die voorgestelde ontwikkeling van 'n 4-verdieping gebou wat bestaan uit 38 woonstelle en 76 parkeerplekke sal my negatief raak aangesien dit my noorde uitsig na die berg sal belemmer. Dit mag voorts ook skaduwee werp in die winter op my eiendom.</p> <p>Die skaal van die voorgestelde ontwikkeling is buite verband hoog. Weens die voorgestelde skaal, gaan die ontwikkeling negatiewe impak hê op onder andere;</p> <ol style="list-style-type: none"> die uitsig van nabygeleë eiendomme, die waarde van nabygeleë eiendomme gaan gevolglik negatief geraak word; 	<p>Erf 5041 George is located ±40 metres to the south east of Erf 5041 George. There is no possibility that a building with a height of 15 metres which is located more than 40 metres north west of the objector's erf can overshadow the buildings on Erf 5041 George.</p> <p>Erf 5041 George is located in the Central Business District of George. The permissible development rights as per the George Integrated Zoning Scheme By-law, 2017 on the adjoining erven and the erf directly to the north of the objector's erf is such that there has and always will be a possibility that views to the north will be impeded. If a view was important for the functioning of the objectors business from Erf 5041 George, the objector should have taken note of this fact</p>

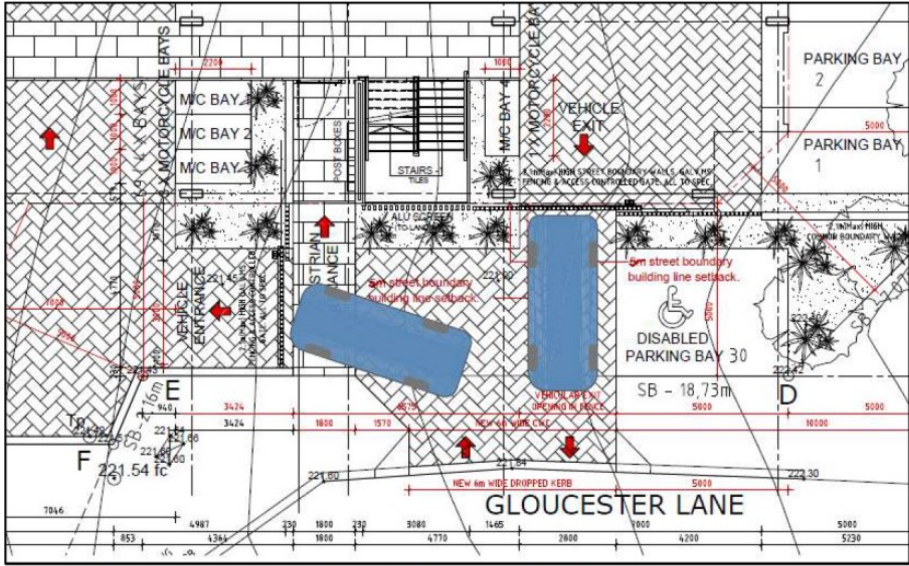
<p>c. die visuele impak van die ontwikkeling is onaanvaarbaar hoog en;</p> <p>d. die</p>	<p>when he bought this property and should as such rather have bought a property in an area where views would not have been impeded by other developments exercising their permissible develop rights. Erf 18283 George has been developed within the permissible development rights as far as FAR, coverage and height is concerned. This objection is thus as far as the developer is concerned not relevant bearing in mind the locality of the objector's erf and the existing rights on the erven located directly adjacent the objectors erf..</p> <p>The building to be developed on Erf 18283 George will be a modern upper market apartment development which will be developed at an estimated cost of approximately R60 million. The investment that will be made on this erf will far exceed the estimated investment on the objector's property. The proposed development site will furthermore be properly landscaped which is far more than what is experience on any other property in Gloucester Lane. The developer can as such not agree that the proposed development will have a negative effect on property values in Gloucester Lane especially bearing in mind that all adjoining properties more or less have similar development rights which may be exercised without any planning permission.</p> <p>Erf 5041 George is zoned Business Zone IV. In terms of the George Integrated Zoning Scheme By-law, 2017 the present height restriction on Erf 5041 George is 11 metres. The erf located directly adjacent to the north-east and the erven located directly to the south of Erf 5041 George is zoned Business Zone I which allows for business buildings with heights of 15 meters. The erf directly across Gloucester Lane to the north of Erf 5041 George also allows for business buildings with heights of 15 meters. The objector's property is thus surrounded with erven on which buildings with a height of 15 metres is permissible. The proposed development on Erf 18283 George is 100% in keeping with existing development rights in that exists in the vicinity of the objector's erf. Although the visual impact may at this stage seem to be fairly excessive it should be considered in relation to what is in fact permissible in terms of present by-laws.</p> <p>The objection is clearly based on a misunderstanding of the existing development rights that property owners in the immediate vicinity of Erf 18283 George have and which may be implemented at any stage without any public participation. The present character of the area does not represent what is allowable within the area and there no doubt in the mind of the developer of Erf 18283 George that the character of the area over time change to a more compact area with properties being developed in accordance with their development rights.</p>
<p>Die motivering van die aansoek haal die Wes-Kaap PSDF aan wat kompakte stede aanmoedig, met laer digtheide op die rand van die dorp en hoër digthede van tussen 40 en 60 eenhede per hektaar in die kern van die stedelike gebied. Hoewel verdigting van die kern van die stedelike gebied ondersteun word, is Erf 18283 nie die ideale kandidaat vir verdigting nie. Selfs al sou digthede van 40 tot 60 eenhede op Erf 18283 toegepas word, dan kom dit neer op tussen 9 en 13 woonstelle, en nie 38 soos voorgestel nie. Die skaal van die voorstel is dus buite verband hoog.</p>	<p>The development proposed for Erf 18283 George consists of a 4 storey building of which the ground floor is to be used for parking whilst the three upper floors will be developed with 38 apartments. According to the objector the scale of the number of units is far too high and Erf 18283 George is not suited for such a high density development.</p> <p>In terms of the George Integrated Zoning Scheme, 2015 there is no restriction on the number of flats that may be developed on a General Residential Zone IV erf. The only restrictions applicable are coverage,</p>

	<p>height and FAR. From the contents the motivation report and the development plans attached to the application it is clear that the development proposal complies with the coverage, height and FAR applicable to a General Residential IV erf. The number of units is thus not relevant as long as the development complies with the land use parameters.</p> <p>It must be pointed out that two applications for apartment developments with similar densities, similarly located in relation to the George CBD, have been approved by the George Municipality over the last two years, i.e on Erf 15098 George and Erf 29633 George. This is 'n clear indication that this type of densities is supported by the George Municipality and that the density proposed for Erf 18283 George is within acceptable standards applicable to the George Central Business District.</p>
<p>Erf 18283 is geleë aan die buitewyke van die sentrale sakegebied en is geleë langs Oopruimte en naby 'n rivier. Die geboue in hierdie area is l nie meer as twee verdiepings hoog nie. 'n Woonstelblok van vier verdiepings en 15m hoog in hierdie area aan die rand van die sakegebied en langs 'n Openbare Oopruimte sal 'n beduidende negatiewe visuele impak hê. Die George CBD Residential Densification Strategy deur Delplan maar voorts ook aanbevelings dat langs residensiële areas nie meer as twee verdiepings toegelaat mag word nie, en dat 4 verdiepings slegs langs CJ Langenhovenstraat toegelaat mag word. "n Vierverdieping gebou op Erf 18283 sal 'n negatiewe impak hê op die karakter van die bestaande opgeboude area.</p> <p>Versoenbaarheid van die voorstel met bestaande beplanningsdokumentasie, struktuurplanne, wetgewing en beleide: Die voorstel van 38 woonstelle is vêr meer as wat die PSDF voorstel vir die sentrale sakegebied. Verder is hierdie erf op die rand van die "medical precinct" en 'n 4-verdieping woonstelblok is meer gepas in die middedorp / sentrale sakekern. 'n Vierverdiepingwoonstelgebou op Erf 18283 is nie in lyn met die munisipaliteit se "verdichtingsplan" nie, wat bepaal dat vierverdieping geboue slegs langs Langenhoven gebou mag word.</p>	<p>The George Central Business Local Spatial Development Framework, 2015 and the George CBD Residential Densification Strategy Plan (dated Feb 2012) was prepared prior to 2017 when the George Integrated Zoning Scheme By-law, 2017 was adopted by the George Municipality. The George CBD Residential Densification Strategy was based on the land use parameters as stipulated in the George Town Planning Scheme, 1977.</p> <p>The land use parameters as stipulated in this 1977 town planning scheme did not make provision for the heights, coverage and FAR as stipulated in the 2017 George Integrated Zoning Scheme. The proposals contained in the mentioned frameworks do thus not relate to the land use rights permissible in terms of the present zoning scheme by-law.</p> <p>The densification plan is more that 10 years old and is clearly totally outdated. The land use parameters proposed in the densification strategy are clearly out of sync with present land use parameters.</p> <p>The principle of higher intensity and density development proposed for the area is however still relevant. The area has as such developed in accordance with the land uses as proposed in terms of both frameworks. It is however clear that the land use parameters as contained in the two frameworks should be amended to reflect the present land use parameters as per the George Integrated Zoning Scheme By-law, 2017. As far as the developer is concerned applications submitted in 2022 cannot be evaluated on 1977 parameters which does not take account of modern town planning principles with regards land use parameters.</p>
<p>Die skaal van die voorgestelde ontwikkeling is buite verband hoog. Weens die voorgestelde skaal, gaan die ontwikkeling negatiewe impak hê op onder andere; ...</p> <p>...d. die verkeersimpak is onaanvaarbaar"</p>	<p>The additional trips generated by the development (24 peak hour trips) on the external road network is less than 50 vehicles per hour and is therefore not significant enough to warrant a full Traffic Impact Assessment which assesses the impact on intersections or road links on the external road network.</p>
<p>Gloucesterlaan is 'n doodloopstraat en daar is nie deurvloei van verkeer nie, watverkeersvloei belemmer. Boonop is die enigste twee toegange na Gloucesterlaan nie ideal om hoë verkeervolumes te dra nie. Palmiaan is baie smal, en die interseksie met Langenhovenstraat is gevaarlik en daar is nie 'n vier-rigting stop of verkeersligte nie. Die interseksie van</p>	<p>Given that the proposed development will only generate approximately 24 peak hour trips, the traffic impact can be considered negligible.</p> <p>It is acknowledged that there is a problem with existing properties</p>

<p>Gloucesterlaan met Yorkstraat is ook nie 'n vierrigtingstop of verkeerslig nie. Dit maak regs draai vanuit Gloucesterlaan in Yorkstraat en regs draai uit Palmiaan in Langenhoven baie gevaarlik, veral tydens swaar verkeer en nog meer so indien daar baie verkeer uit Gloucesterlaan is en mense begin ongeduldig raak. Hou ook in gedagte dat heelwat besighede en mediese praktyke in Gloucesterlaan is wat bydra tot verkeer. Parkering is reeds 'n uitdaging en baie mense, waaronder personeel van Mediclinic stop op die sygaardjie lang langs Gloucesterlaan. Erf 18283 word ook tans gebruik vir parkering en daardie mense sal elders in Gloucesterlaan probeer parkeer as Erf 18283 nie meer beskikbaar is vir parkering nie. Erf 18283 word tans gebruik deur die meeste voertuie as 'n draaisirkel onder in Gloucesterlaan aangesien die area aan die onderpunt van Gloucesterlaan by die Oogkliniek se toegang te klein is om gemaklik te draai. Aangesien mense 'n twee-punt of drie-punt draai moet maak by die oogkliniek se ingang, gebruik baie mense tans Erf 18283 as 'n draaisirkel.</p>	<p>along the road not provided sufficient parking on-site resulting in “parking spill-over” onto Gloucester Lane. This is an existing problem that must be dealt with by either traffic enforcement (e.g., where illegal parking occurs) or by confirming that that these properties are operating in compliance with their existing rights. As the proposed development will cater fully to its own parking needs, it will not contribute to the existing parking problems on Gloucester Lane.</p> <p>It is also acknowledged that the turning circle at the end of Gloucester Road is inadequate. Traffic generated by the proposed development will, however, turn around inside of the property i.e., enter front-in, exit front-out and will not require the turning circle at the end of the road. It is suggested that Municipality consider use the Short Street road reserve for a solution to this existing problem, and the Development Charges that would be paid if this development proceeds could aid in funding this solution.</p>
<p>Toeganklikheid van die erf: Erf 18283 is geleë naby die einde van 'n doodloopstraat, en daar is nie 'n voldoende draaisirkel aan die einde van die doodloopstraat nie. Verder is daar baie besighede in die straat en die toegange van/na Langenhovenstraat en York Straat is nie ideal nie. Die bevindings en aanbevelings van die verkeersimpakstudie word bevraagteken. Die aanname dat 38 residensieel eenhede net 24 “trips” tydens spitsure gaan bydra word sterk in twyfel getrek. Verkeer is reeds 'n kwessie, veral omdat dit 'n doodloopstraat is, met 'n draaisirkel wat onvoldoende is. Aangesien die meeste mense erf 18283 gebruik as 'n draaisirkel (insluitend die Munisipaliteit se vullisverwyderingsvragmotors), is dit nie tans 'n groot probleem nie, maar sodra Erf 18283 ontwikkel word, sal die uitdagings duidelik word, en dan is die addisionele impak van die verkeer na en van die voorgestelde 38 woonstelle nog nie bygereken nie. Die interseksies by Gloucester/Yorkstraat en Palmiaan/Langenhovenstraat sal opgegradeer moet word.</p>	<p>The Committee of Transport Officials (COTO) publish trip generation rates in their South African Trip Data Manual (TMH 17) that are used to estimate the number of trips that will be made during peak hours.</p> <p>Based on the COTO manual, the peak hour trip generation rate for the proposed apartments is 0.62 per dwelling unit and so, the 38 residential units are therefore expected to generate a total of 24 trips (entering and exiting) during peak hours. It is not clear on what basis the trip generation estimation is being questioned.</p> <p>It is also acknowledged that the turning circle at the end of Gloucester Road is inadequate. Traffic generated by the proposed development will, however, turn around inside of the property i.e., enter front-in, exit front-out and will not require the turning circle at the end of the road. It is suggested that Municipality consider use the Short Street road reserve for a solution to this existing problem, and the Development Charges that would be paid if this development proceeds could aid in funding this solution.</p>
<p>Beskikbaarheid van parkering: Die huidige voorstel vra vir 'n afwyking omdat daar nie voldoen kan word aan die parkeringsvereistes vir 38 woonstelle op Erf 18283 nie. Dan word parkering vir besoekers by die inwoners van die 38 woonstelle nog nie in ag geneem nie. Daar is alreeds 'n tekort aan parkering en mense gebruik tans die sygaardjie van Gloucesterlaan en erf 18283 vir parkering. Die kumulatiewe impak van parkeringsvereistes saam met die bestaande tekort aan parkering, is 'n “fatal flaw” vir die voorgestelde ontwikkeling.</p>	<p>Apartment buildings have a mix of tenants having different levels of vehicle ownership. It is for this reason most municipalities have lower parking requirements for apartment buildings especially where they are located in and around CBDs where many places of interest and public transport services are within comfortable walking distances. For example, the Western Cape Government in their Access Management Guidelines (2020) recommends a parking ratio of 1.5 bays per unit of apartments in normal areas and a ratio of 1.25 bays per unit public transport is being promoted.</p> <p>The proposed development is well-located within George Central and a short walkable distance (6-minute walk) from the CBD where many places of interest and public transport are accessible. There are approximately 25 GoGeorge bus stops within a 1 km radius of the development site which provides access to the majority of the CBD route network. The two closest bus stops are Palm (330 m walking distance, a 5-minute walk) and Herrie (500 m walking distance, 7-minute walk).</p> <p>Parking will be provided in excess of 1.5 bays per unit, can therefore be considered sufficient, and will not contribute to the existing parking</p>

	problems along Gloucester Lane.
Die waarde van my eiendom sal negatief beïnvloed word as gevolg van die voorgestelde ontwikkeling weens verskeie redes, waaronder die uitsig wat belemmer gaan word en die addisionele verkeersimpak.	The impact the loss of view will have on the value of the objectors property and the negative effect that the increase in traffic will according to the objector have on the value of his property has been addressed in various points throughout this document. These comments are also applicable to this specific objection.
Bishopslea Village Management Association	
<p>1. <u>Developer Stonecrete Prop / Signature</u></p> <p>We have a concern that the George Municipality is accommodating the same developer who has been 'on terms' with their Le Jardin Development for the above application in Gloucester Lane? Have the issues with them not complying with certain conditions for the Le Jardin been resolved?</p>	<p>The rezoning application and Site Development Plan for Erf 29633 George (the Le Jardin development) has been approved by the George Municipality. It is thus unclear to which <i>"issues with them not complying with certain conditions for the Le Jardin been resolved"</i> is referred to. It is as such not possible to provide comments on the point raised.</p>
<p>2. <u>Traffic Impact Statement</u></p> <p>There is clearly an issue with parking along Gloucester Lane and we would like to have confirmation that the George Municipality or the Developer will be upgrading the northern side pavement to either a pedestrian pavement or official parking bays if the development is approved? See attached pictures of the current use of the pavement for parking, These were taken on 14th April 2022. Adding an additional minimum of 68 vehicles plus their visitors will have a huge impact on traffic and parking in the area.</p>	<p>The sidewalk along Gloucester Lane adjacent to the proposed development will be upgraded to a paved sidewalk.</p> <p>With respect to parking, The George Integrated Zoning Scheme By-Law (GIZSBL) classifies areas for off-street parking requirements into three different areas based on the provision of public transport to that area. The three areas are referred to as Normal Areas, Public Transport 1 (PT1) areas and Public Transport 2 (PT2) areas.</p> <ul style="list-style-type: none"> • Normal Areas are areas where public transport is not being specifically promoted and the standard off-street parking requirements will apply: 2 bays per unit • PT1 areas refers to areas where the where the use of public transport is to be promoted, but where the Council considers the provision of public transport to be inadequate. A reduced parking requirement will apply of 1.5 bays per unit. • PT2 areas refers to areas where the where the use of public transport is to be promoted and the Council considers the provision of public transport sufficient enough to justify a further reduction in parking requirements to 0.75 bays per unit. <p>The proposed development is well-located within George Central and a short walking distance (6-minute walk) from the CBD where many places of interest and public transport are accessible. There are approximately 25 GoGeorge bus stops within a 1 km radius of the development site which provides access to the majority of the CBD route network. The two closest bus stops are Palm (330 m walking distance, a 5-minute walk) and Herrie (500 m walking distance, 7-minute walk). The area can therefore at the very least be considered a PT 1 area.</p> <p>Parking will be provided in excess of 1.5 bays per unit, and can therefore be considered sufficient, and will not contribute to the existing parking problems along Gloucester Lane.</p>
<p>3. <u>Flood plain area</u></p> <p>It is well known that the 'grass common' in front of Bishopslea Village and Rendezvous Village has been flooded in the past and is considered a Flood Plain. Recent heavy rain on 22nd November 2001 resulted in cottages being flooded at Rendezvous Village. On 17th Aug 2019 and 13th</p>	<p>A similar objection was raised in the Online Petition that was received. This aspect has been dealt with in detail in the comments provided on the contents of the online petition. The comments provided in the Online petition section in this regard are also relevant as far as this</p>

<p>April 2020 burst municipal pipes in the area resulted in cottages being flooded. During a cloudburst before 2019 the area was flooded.</p> <p>The Camphersdrift/Rooirevier river must be mentioned as a 'real 'future problem for flooding between Davidson and Langenhoven Roads due to overgrowth of bush and trees in and along the river.</p> <p>Recent events in Natal must be a warning of the potential problem if the area is not cleared up and the river flow corrected.</p> <p>This fact alone trigger a question of allowing a block of flats to be built on Erf 18283 and how a road can be built in the same area? We would vote against this. See Photo's attached.</p> <p>Note the photo of the overgrowth in a municipal drain to the river at the bottom of De La Fountain RD.! How cab water drain away through this? Note too that the grass has recently been cut by the municipality around the drain, but the bush in the drain not cleared.</p>	<p>objection is concerned.</p>
<p><u>4. Character of area</u></p> <p>We currently do experience vagrants staying in the bush along the river. If Scout Road is extended to join Gloucester Lane there will be an increase of vagrants as access to the central area becomes open. This is a concern and will affect the security and safe access for retired residents living in this area and during their walks on the common.</p>	<p>The construction of Scout Street is not proposed by the developer. The objector's concerns about more vagrants accessing the area via Scout Street and thus increasing security and safe access problems are thus unfounded. An unsightly area which is used as a gathering area for vagrants will in fact be removed by virtue of this application. More permanent residents will also move into this area and create a far saver area after hours and over weekend when the business activities in the street are closed. It is anticipated that the apartment development will in fact contribute positively to increased security and safety in this specific area.</p>
<p><u>5. Extension Scout Road</u></p> <p>Davidson Road has become like a highway through George for all traffic moving in the direction of Knysna. Extending Scout Road to Gloucester Lane will definitely create issues in Langenhoven and at the access point into York from Gloucester where one may turn left or right into York?...</p> <p>...We are happy that a traffic control light is being positioned at the Scout/Davidson junction, but wait for the build-up of traffic to the York circle and George Hospital.</p> <p>We would like to be kept informed about the extension of Scout Road but cannot agree that this would gave any effect or impact on the Davidson Road vehicle volumes and congestion, particular at peak times.</p>	<p>The construction of Scout Street is not proposed by the developer.</p>
<p style="text-align: center;">Beyers Botha Family Trust</p>	
<p>1.1. The applicant suggests (p16) that the access for municipal services are sufficient to all properties in Gloucester Avenue. Currently we experience the contrary. The cul-de-sac in Gloucester Avenue does not have sufficient space for refuse removal trucks to turn and collect refuse, recycling, or hazardous medical waste material from the George Surgical hospital, surrounding medical practices and businesses. This is also influenced by vehicles delivering services to Gloucester Avenue. Collection trucks currently need to partially enter the proposed Scout Street entrance to reverse. During this process private vehicles are hampered. We, the property owners who work in the area on a daily basis, cannot agree with the statement in the application that there is sufficient space for Municipal services to be provided with the addition of 38 flats.</p>	<p>It is acknowledged that the turning circle at the end of Gloucester Road is inadequate. Traffic generated by the proposed development will, however, turn around inside of the property i.e., enter front-in, exit front-out and will not require the turning circle at the end of the road. It is suggested that Municipality consider use the Short Street road reserve for a solution to this existing problem, and the Development Charges that would be paid if this development proceeds could aid in funding this solution.</p>
<p>1.2. In terms of Access Spacing, the traffic report states that "Access to the proposed development will be provided directly from the cul-de-sac.." However, the image below illustrates that the proposed access is not</p>	<p>The current access position complies with the minimum spacing requirement of the By-Law to all intersections. The access is located on the outside of the curve - not the inside of the curve – and it is for</p>

<p>taking from the cul-de-sac, but on a fairly sharp bend (approx.70 degrees), which may cause accidents. Furthermore, the figure 3.1. Access Spacing (pg. 8 of the traffic report) fails to illustrate the Scout Street intersection, directly adjacent to the application site. Although that portion of Scout Street is not built yet, it is clearly reserved for a road and should be considered as if it will be built in future. Especially if the development will be accessed off that road, as suggest by the municipality.</p>	<p>this reason that sight lines from the entrance comply / exceed the minimum shoulder sight distance requirements. The current proposed access position on Gloucester Lane is therefore technically acceptable.</p>
<p>1.3. The traffic engineer further comments that, “If the Scout Street road and intersection is constructed in the future, there will be insufficient access spacing to the new intersection.” Although the traffic report indicates that most traffic would move away from the proposed entrance to the site, it does not detract from the fact that it will cause a situation of insufficient access spacing. We believe that the this further supports the proposal to rather access the development from the Scout side, for safety sake.</p>	<p>The current access position complies with the 10 m (measured kerb-to-kerb) minimum spacing requirement of the By-Law to all existing and future intersections. The shortfall from the Access Management Guidelines 25 m requirement (measured centre-to-centre) which is a guide, not a regulation will be 2-3 mshort most which is negligible among other reasons listed in the report.</p> <p>The access is located on the outside of the curve - not the inside of the curve – and it is for this reason that sight lines from the entrance comply / exceed the minimum shoulder sight distance requirements.</p> <p>The current proposed access position on Gloucester Lane is therefore technically acceptable.</p>
<p>1.4. Section 45(3) of the George Scheme document determines that the municipality may prohibit access if pedestrian or traffic hazard is created. It is assumed that this is why the municipality indicated in the Land Use Planning Pre-Application Consultation Form that access should be considered from Scout Street Side (indicated as Erf 18282).</p> <p>1.5. The traffic report suggests that there is sufficient stacking space, but then admits (and illustrates on pg. 11 of the traffic report - Fig. 3.6.) that only 4.8m stacking space is available on the site (ant at a very awkward angle at that), and considers an additional 2.5m for stacking to be accommodate within the road reserve itself. Considering that a SUV or bakkie is often longer than 5m, this does not seem a safe arrangement at all, and we would like the municipality to confirm whether this is acceptable within the applicable standards.</p> <p>1.6. We believe that stacking as indicated above is of high concern because of the traffic congestion already experienced. Any exit/entrance delays will have a negative accumulative effect in both directions of Gloucester Avenue. Stacking directly opposite our entrance (Erf 5040) will result in traffic congestion. This is problematic because medical cases and our high-volume client base requires access without unnecessary delays.</p>	<p>The maneuvering space has been assessed using the industry leading vehicle swept path simulation software AutoTURN and it was determined that there is sufficient spacefor a vehicle proceed to the entrance gate. See excerpt below:</p>  <p>Figure 3.6 Stacking space: Vehicle at entrance and exit gates</p> <p>The Site Traffic Assessment has confirmed that stacking space will be sufficient. Space for one vehicle is needed and will be provided such that pedestrians will be able to pass behind an entering vehicle, and vehicles will not protrude into the traffic lane, as shown in the above image.</p>
<p>1.7. The traffic impact study conducted by Motion Consulting Engineers was done between 25 November 2021 and January 2022, which falls over the December holidays where the activities differ, and most medical practices and businesses are on skeleton staff delivering only emergency services. This study timeframe might not reflect a true reality.</p>	<p>The additional trips generated on the external road network is less than 50 vehicles per hour and is therefore not significant enough to warrant a full Traffic Impact Assessment which assesses the impact on intersections or road links on the external road network.</p> <p>The study is Site Traffic Assessment focused primarily on the on Site Development Plan layout and access. The study did not require traffic counts which would not have been done over the holidays.</p>
<p>1.8. According to the Traffic Impact Study (p30 – 4.1) “The traffic impact is considered to be low and no upgrades to the road network will be required”. However, present peak hour use of the Scouts in Davidson</p>	<p>The additional trips generated on the external road network is less than 50 vehicles per hour and is therefore not significant enough to warrant a full Traffic Impact Assessment which assesses the impact</p>

<p>Road intersection are predominantly used by the 300+ employees from Oakhurst Insurance and this causes traffic congestion and delays. This situation should be factored into the traffic study.</p>	<p>on intersections or road links on the external road network.</p>
<p>2.1 The nature of business in Gloucester Avenue has changed from general residential to medical support services over the years, resulting in an influx of people during office hours. This has resulted in already limited parking bays for patients, customers, and staff within the area. The reduction on the parking requirements for the proposed development, could cause a spillover of parking onto the road, or by the unauthorized use of dedicated formal parking bays on other properties, such as our property located directly across the road from the proposed development.</p> <p>2.2. As key motivation for why less parking bays should be considered, the application suggest that the site is located within either the so-called PT1 or PT2 zones where lessor parking requirements may apply. There does not appear to be a map within the George Scheme document which indicates, specifically where there PT1 & PT2 zones will be. We therefore also believe that the reduction in parking could not be considered until such time as the intended reduction zones are sufficiently mapped, with proper public consultation.</p> <p>2.3. To motivate the consideration for a reduction of parking requirements, the traffic report states on page 13 that the development site is located on the boundary line of the intensification zone and provides a high level map as illustration thereof. The traffic engineer, further indicates that this is assumed to be the PT2 zone. However, when one properly zooms into the area of the Spatial Development framework, it becomes evident that the property is entirely outside of the intensification zone and cannot be considered to form part thereof.</p> <p>2.4 Our understanding is also that these PT1&2 zones are associated with the availability and use of public transport. However, on page 12 of the application, under Spatial Justice, the applicant indicates that affordable accommodation needs to be created for the previously disadvantaged “workers class” within the central business district.</p> <p>However, the cost of R60m for 38 flats/units indicates a cost price of R1.6m per unit, and possibly higher to achieve a suitable profit margin. This will not be a development considered to be in the affordable range given salaries in George for the “workers class.” According to Business Tech South Africa, the average monthly rental in George is R4 375 and the average monthly salary is R19 799. This supports our assumption that this development might exclude the average workers class.</p> <p>This is important as a number of assertions relating to the application for a reduction in the parking requirements, suggest that a good portion of the residents will make use of public transport Given the site is not even located along any of the Go George bus routes, and considering the anticipated costs of the units, it is highly unlikely that a large portion of the residents would make exclusively use of public transport, and therefore not have a vehicle.</p>	<p>The George Integrated Zoning Scheme By-Law (GIZSBL) classifies areas for off-street parking requirements into three different areas based on the provision of public transport to that area. The three areas are referred to as Normal Areas, Public Transport 1 (PT1) areas and Public Transport 2 (PT2) areas.</p> <ul style="list-style-type: none"> • Normal Areas are areas where public transport is not being specifically promoted and the standard off-street parking requirements will apply: 2 bays per unit • PT1 areas refers to areas where the where the use of public transport is to be promoted, but where the Council considers the provision of public transport to be inadequate. A reduced parking requirement will apply of 1.5 bays per unit. • PT2 areas refers to areas where the where the use of public transport is to be promoted and the Council considers the provision of public transport sufficient enough to justify a further reduction in parking requirements to 0.75 bays per unit. <p>There are approximately 25 GoGeorge bus stops within a 1 km radius from the development site which provides access to the majority of the CBD route network. The two closest bus stops are Palm (330 m walking distance, 5 min walk) and Herrie (500 m walking distance, 7 min walk) which provides access to the Blanco – CBD route (Route 2), from which the rest of the routes can be accessed via transfer stops. The site is therefore well served in terms of public transport and the area could at a minimum be considered to be within / equivalent to a PT1 zone where a ratio of 1.5 bays per unit would apply.</p> <p>Parking will be provided in excess of 1.5 bays per unit, and can therefore be considered sufficient, and will not contribute to the existing parking problems along Gloucester Lane.</p>
<p>2.5. In terms of the spaces between parking bays, it is indicated within the Land Use Planning Pre-Application Consultation Form (pg. 76 of the application document), that a “Min. 7.5m maneuvering space between</p>	<p>The maneuvering space has been assessed using the industry leading vehicle swept path simulation software AutoTURN and it was determined that the parking area layout will operate satisfactorily in</p>

<p>parking bays.” is required by the municipality. The proposed site development plan only provides for 7.0m between parking bays and therefore contradicts this requirement. It is believed that, if the proposed development were to provide for the required 7.5 m maneuvering space, that the site will accommodate even less parking bays.</p>	<p>terms of the ability of vehicles to manoeuvre and access/exit parking bays.</p> <p>The proposed parking area layout consists of 90-degree angled parking bays with aisle widths of 7 m between the parking bays and 7.5 m between the support columns. This complies with traffic engineering standards where seven meters is an acceptable aisle width, specifically in cases where the parking area is limited to private use.</p>																		
<p>2.6. From our understanding, section 47(3) of the George Integrated Zoning Scheme document requires 2 parking bays for physically disabled accessible parking. Although this is provided, Section 47(4)(a) further states that parking for the physically disabled, must be 3.7m in width and 6 meters in length. From the parking plan provided within the application it appears that the provided parking bays for the physically disabled is only 2.5m x 5 m, with an added shared space between them of 1.35m and with a building pillar, impact on one of the parking bays. We believe that this is not in line with the municipal requirements.</p>	<p>The parking bays comply fully with the South African National Standard: The application of the National Building Regulations: Part S: Facilities for persons with disabilities (SANS 10400-S: 2011) parking bay layouts and will therefore function satisfactorily.</p>																		
<p>2.7. There is also a discrepancy between figure 3.8 parking plan (Traffic Impact Plan) where there is provision for two disabled parking spaces and the Ground Floor Plan Addendum B where the disabled parking is and where the refuse removal site is. We would need clarification on this area well.</p>	<p>On request of the George Municipality the refuse removal area and the disabled parking spaces have switched positions. This was done after completion of the Traffic Impact Plan. The development plans that are attached to the application reflect the correct situation. The refuse area is now, on request of the George Municipality, provided alongside the Gloucester Lane street boundary of the erf to allow for easy access to the George Municipal refuse removal vehicles.</p>																		
<p>2.8. All properties in Gloucester Avenue have to comply with the existing municipal parking requirements. Should erf 18283 be allowed to deviate from the regulations it can result in an overload of traffic and parking in the area, by residents potentially making use of our parking bays. This could cause our clients and visitors to not have sufficient parking bays available for our operational purposes.</p>	<p>The existing properties along Gloucester Lane appear to have caused an existing parking spill-over problem along the road.</p> <p>Parking will be provided in excess of 1.5 bays per unit which is the PT 1 requirement in George and recommended parking requirement by Western Cape Government transport planners for normal areas. It can therefore be considered sufficient and will not contribute to the existing parking problems along Gloucester Lane.</p>																		
<p>It is important to note that our objection is based not on the higher density residential use, but rather the extremely high level / intensity of the proposed development and 170 units / ha (double any nearby, current residential density) and the associated impact it will have on traffic and services within the Gloucester Avenue area. Therefore, if the municipality is considering the residential need for a development of this nature, we request that municipality consider the following restrictions to the process and/or proposed development:...</p> <p>...d. Access to the proposed development to be gained only from the Scout Street (Erf 18282) extension in the East, as originally proposed by the municipality...</p>	<p>The construction of Scout Street is not necessary for access to the development and may have the unintended consequence of significantly increasing traffic volumes between the N12 and York Street.</p>																		
<p>3.1 Although we could not find any specific limitation to the gross density of flats, within the George Scheme document, we did have a look at the density of current, nearby higher density residential development and illustrate this in the table below:</p> <table><tr><th></th><th></th><th></th><th>Property</th><th>Gross Density</th><th>Distance from</th></tr><tr><th>No.</th><th>Complex</th><th>Units</th><th>Size (sqm)</th><th>(u / ha)</th><th>application site</th></tr><tr><td>1</td><td>Bishopslea</td><td>49</td><td>23012</td><td>21</td><td>20 m</td></tr></table>				Property	Gross Density	Distance from	No.	Complex	Units	Size (sqm)	(u / ha)	application site	1	Bishopslea	49	23012	21	20 m	<p>A similar objection was raised in the Online Petition and the objection received from Danie Swanepoel. This aspect has been dealt with in detail in the comments provided on the contents of the Online petition and the comments on the objections received from Danie Swanepoel. The comments provided in the Online petition and Danie Swanepoel section in this regard are also relevant as far as this objection is concerned.</p>
			Property	Gross Density	Distance from														
No.	Complex	Units	Size (sqm)	(u / ha)	application site														
1	Bishopslea	49	23012	21	20 m														

2	Rendezvous Cottages	26	8763	30	95 m
3	San-Maret	16	3400	47	160 m
4	De la Vista	12	2010	60	195 m
5	RLR Centre	42	4632	91	195 m

3.2. From this, it appears that the average gross density of higher density residential developments, within the vicinity of the proposed development is about 45 units per ha, with the highest being 91 units per ha.

3.3. The proposed development of 38 units on a property which is 2232 sqm in size, will give a gross density of 170 units / ha! That is almost double the current highest density within the area and is therefore not considered appropriate within the context of the surrounding character.

4.1. The applicant indicates on pgs. 14&15 that the National Environmental Act 107 of 1998 does not apply to this application, however on figure 1.2 site development plan it indicates substantial excavations will be required for the construction of the building. This might impact **long term flood and water levels**, as experienced with the November 2021 George floods. The road has been washed away on numerous occasions with flood water from the catchment area towards the river. The road surface needs to be continuously repaired after heavy rains as seen on the photo mentioned in the development proposal. Given that the property is further located adjacent to a green belt, presumably serving as a type of flood prevention area, it is concerning that no floodline assessment is considered as part of the application.

4.2. The photos below, illustrate reeds and possible other plants typically associated with riverine areas and **possible wetlands**, found in the vicinity of the application site. The aerial photography from the George Municipality Public GIS Viewer, also illustrates an apparent water runoff area along the northern boundary of the property, which could be a wetland area impacting on the developability of a portion of the site. Based on this observation, we believe that the municipality / developer has a duty to first conduct a wetland assessment study to determine whether a wetland indeed exist and to what degree it impacts the application property.

4.3. The environmental and visual impact of this development has largely been ignored by the applicant and the outcome of an Environmental impact assessment and public opinion on this submission will highlight the impact on the area. The parkland is used on a daily basis by the elderly walking their dogs, hikers, walkers, athletes and others and these activities are in line to preserving the environment and the creation of an important green living in George.

5.1. The entire Gloucester Avenue is predominantly medical and related office, with no other higher density residential land uses along the entire Gloucester Avenue. It is a place where patients are treated toward recovery of various health concerns. The introduction of a high density residential land use within this environment, goes against the existing character and may negatively impact on medical rehabilitation which is currently the primary character of the entire street.

5.2. Especially the orientation of the building with the elevated pool and

A similar objection was raised in the Online Petition. This aspect has been dealt with in detail in the comments provided on the contents of the Online petition. The comments provided in the Online petition section in this regard are also relevant as far as this objection is concerned.

The objector's concern that the development proposal will impede on the privacy and medical rehabilitation of patients is regarded as unfounded. The occupants of the apartments will for the most part be of the working class who will have occupations and jobs to attend to during office hours. The likely hood of numerous tenant being at there apartments during office hours is thus remote.

It is stated that the height of the proposed building may impact on rescue helicopters landing at the provincial, hospital. It is once again

<p>entertainment area, directed toward Gloucester Avenue will cause not only disturbance, but seriously impact on the current medical character of the area.</p> <p>5.3. The impact of the proposed height of the block of flats may impact on the rescue helicopters landing at the provincial hospital. An Aviation Impact Study should be considered as it affects the AMS.</p>	<p>clear that the objector has no real idea of the height of the proposed building. The George Provincial Hospital with its pitched roof is in fact higher than the 15 meter of the proposed development on Erf 18283 George.</p> <p>The George Provincial Hospital is furthermore located on the 235 meter contour whilst Erf 18283 George is located on the 220 metre contour. There is thus a 15 meter height difference between the ground level of the two properties. The Development on Erf 18283 George will thus be in line with the ground level of the George Provincial Hospital.</p> <p>There is thus no way that the flight path of the rescue helicopter will be affected by the apartment development on Erf 18283 George.</p>
<p>6.1. The municipality indicated in the Land Use Planning Pre-Application Consultation Form, that an engineering report is required. This was not provided within the application and should therefore be undertaken.</p> <p>6.2. It is not clear in the application how the proposed development will be able to accommodate stormwater flow from the surrounding areas exiting Gloucester Avenue into the river. Clarity in this regard is important.</p>	<p>It is standard practice that a Site Development Plan (SDP) be submitted for approval once the application for rezoning is approved. A Stormwater Management Plan and a Services Report is standard documentation that needs to be submitted with the SDP application. These aspects will thus be addressed as part of the SDP submission.</p> <p>No real issues were however highlighted in this regard when the pre-application was considered by the George Municipality. It is thus anticipated that the Directorate Civil Engineering Services are of the opinion that it will be possible to satisfactorily deal with these aspects when the SDP application is considered.</p>
<p>7.1. Under the section termed the Promotion and Stimulation of Functional and Fair use of land (p15), the applicant indicates in that the development will add value to the surrounding properties. This is incorrect, as the current value in the properties in Gloucester Avenue is based on both the ability to conduct professional medical services and care to patients and clients, as well as the view of both the green belt and mountains, which buildings like our enjoy. The 4-storey structure, proposed within the application, will be higher than any structure in the direct view of the mountain and block the view of most of the highly frequented properties and medical offices from visitors. The surrounding property owners designed properties and invested in the available view to add value to their business, work and living spaces. This effort and investment will be negatively impacted by the proposed development.</p> <p>7.2. Visitors entering George from Davidson Road have commented about the scenic view of the greenbelt running down the Camphersdrift flood plan. This proposed large structure will negatively impact the environment around Gloucester Avenue.</p> <p>7.3. The above mentioned concerns highlight the scale of the proposed structure and impact on existing adjacent properties. This aspect is not mentioned in the application and it is believed that a Visual Impact Assessment should be required to determine the full extent of the impact which this structure will have on this established area.</p>	<p>The impact of the 4 storey building on the character of the area, the impact thereof on the values of the properties in Gloucester Lane, the impact on views and the green belt has been highlighted in various points in this written response on the objections. These comments are also relevant as far as this objection is concerned.</p>
<p>8.1. The public participation timelines given is 21 days from the start of the school holidays. This timeline denies public sufficient time to comment on the Rezoning Application before 11 April 2022. This type of development also affects the public who visit the area for medical visits or supporting businesses in Gloucester Avenue. An extension of this time to allow a fair and reasonable time for public comment should therefore be</p>	<p>The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2015 which prescribes procedures and timeframes which developers have to adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law</p>

<p>considered.</p> <p>8.2. Land use planning pre-application consultation form – Appendix H P5. The data reflected in Appendix H does not correlate with the application for rezoning and parking deviation of erf 18283. In the application it states that the developer applies for 45 (?????) units even though there is no mention in this application (38 units) and that a pre-application document was submitted for approval to the George Municipality.</p>	<p>on Land Use Planning, 2015 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in terms of the by-law.</p> <p>This application has been advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2015. All parties have been given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application. The fact that several objections have been received is testimony thereto that the correct advertising process has been followed and that ample time was available for the public to submit and provide comments.</p> <p>Appendix H refers to the required pre-application that is required before a formal application can be submitted. It was originally the intention to develop a building consisting of 45 flats on the erf. The developer has after studying the comments from the George Municipality in response to the pre-application decided to downscale the development to 38 flats. This is standard procedure and applications are in most cases amended to comply with the comments received from the George Municipality on the submitted pre-application. The application that was submitted clearly indicates that the proposal will consist of 38 flats and the application does thus not present any misrepresentation.</p>
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Marlize de Bruyn Planning on behalf of the owners of Erven 5950, 20781, 26209, 25871 and 673 George

From the motivation report it seems that certain design factors such as manoeuvring space and stacking distance are not complied with. It is believed that the Municipality will address these shortcomings from a town planning perspective in the development proposal design. It should also be noted that access should be from the unconstructed Scout Street. Access to the subject property from Gloucester Avenue will be where the street bends to the west – access on a bend always creates conflict.

The maneuvering space has been assessed using the industry leading vehicle swept path simulation software AutoTURN and it was determined that the parking area layout will operate satisfactorily in terms of the ability of vehicles to manoeuvre.

The Site Traffic Assessment has confirmed that stacking space will be sufficient. Space for one vehicle is needed and will be provided such that pedestrians will be able to pass behind an entering vehicle, and vehicles will not protrude into the traffic lane. See excerpt below:

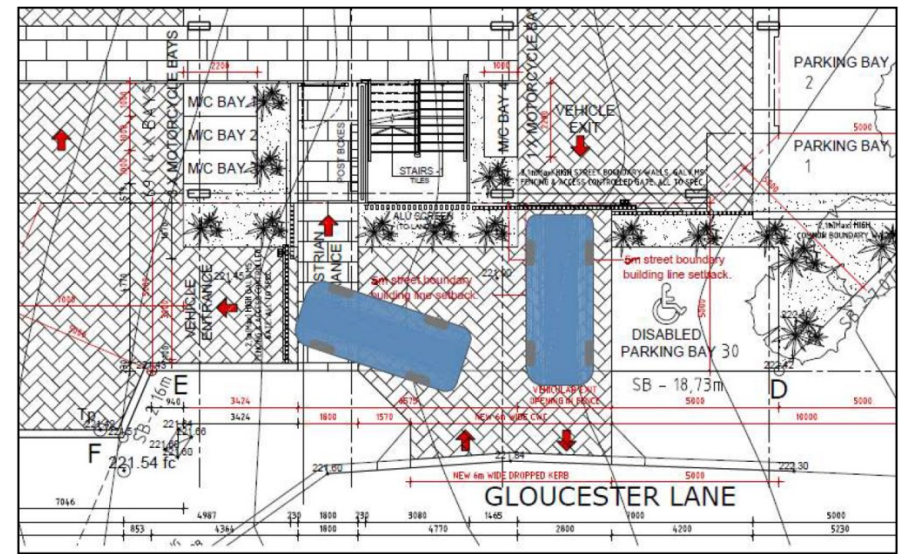


Figure 3.6 Stacking space: Vehicle at entrance and exit gates

The current access position complies with the minimum spacing requirement of the By-Law to all intersections. The access is located on the outside of the curve - not the inside of the curve –and it is for this reason that sight lines from the entrance comply / exceed the minimum shoulder sight distance requirements. The current proposed

	access position on Gloucester Lane is therefore technically acceptable.
An access management and traffic plan for the area are an important recommendation from this local structure plan. According to our understanding no such access management and traffic plan exist.	This is a broader study that should be completed by the Municipality.
The TIA does not provide for access from Scout Street which is a serious concern for this area. During the week, Gloucester Avenue is a busy street due to the land uses found here. Creating an access to a property on a bend while a safe alternative is available, cannot be supported. The proposal does not make sufficient provision for stacking distance as required by the Municipality and manoeuvring space on site seems to be lacking.	<p>The additional trips generated by the development (24 peak hour trips) on the external road network is less than 50 vehicles per hour and is therefore not significant enough to warrant a full Traffic Impact Assessment which assesses the impact on intersections or road links on the external road network.</p> <p>The proposed access has been shown to be technically acceptable i.e., there is sufficient stacking space for a vehicle to stop at the entrance, not protrude into traffic lanes, and allow for pedestrians to pass.</p>
Completing Scout Street to link Gloucester Avenue and Davidson Road, might theoretically seem to be the answer for traffic in this area, but whether it will not create more traffic problems cannot be determined beforehand.	The construction of Scout Street is not necessary and may have the unintended consequence of significantly increasing traffic volumes between the N12 and York Street.
Erf 18283 George is located in a medical precinct which will remain even if George Mediclinic relocates. The George Surgical Centre has expanded significantly in recent years, with further growth not impossible. The George Provincial Hospital forms part of this precinct.	This point is noted. Although the area has a medical precinct character there is no recommendations contained in the Local Spatial Development Frameworks applicable to the area that restrict the land uses to medical related land uses. It should furthermore be noted that flats are permitted on all Business I zoned erven that are located in this area. Flats can thus be developed in this area without any town planning application required. The land uses allowable in terms of the present zoning of the erven is thus not restricted to medical land uses only.
The proposed development of Erf 18283 George to accommodate a block of flats ±15m high is not seen as compatible with the character of the area as discussed in the foregoing paragraphs.	The impact of the ±15 metre high building on the character of the area has been highlighted in various points in this written response on the objections. These comments are also relevant as far as this objection is concerned.
Erf 18283 George has a downward slope towards the Camphers' Drift River. The proximity of a significant watercourse must always be kept in mind.	This point is noted. The locality and impact of the proposal on the green belt has been taken into account in the design and placement of the building on the erf.
Public interest, an important consideration as determined by SPLUMA, is not addressed in the land use application submitted for Erf 18283 George.	The interest and effect on the public has been addressed in the reply on the comments of the objections of the Beyers Botha Family Trust.
<p>Erf 18283 George is not located in an intensification area as shown in the GMSDF.</p> <p>The proposed height of the block of flats for Erf 18283 George is not in accordance with the proposals of the George Central Area (including the CBD) Local Spatial development Framework.</p>	The comments with regards the applicability and compatibility with the Local Spatial Development Frameworks have already been addressed in this response.
The number of flats necessitates that almost the entire property be covered with hardened surfaces while outdoor living spaces are to be created on balconies and on the 2nd floor.	In terms of the development proposal 55% of the property is to be covered by the apartment block. In terms of the land use parameters applicable to flats 10% open space needs to be provided within the boundaries of the erf. In terms of the development proposal 722m ² open space is provided. This represents an area of 33% of the erf size, thus well beyond the required 10%.
Providing e.g half of the number of flats proposed will still equate to a density of ±85 dwelling units per hectare which is still significantly higher than the average of 25 dwelling units per hectare proposed for urban areas.	<p>The impact of the proposed density has already been discussed in this written response on the objections.</p> <p>These comments are also relevant as far as this objection is concerned.</p>

F P Swanepoel	
<p>Hiermee wil ek as eienaar van die eiendom oorkant die voorgestelde ontwikkeling beswaar maak teen die voorgestelde ontwikkeling.</p> <p>Ek is baie bekommerd oor die moontlikheid dat daar nog voertuie in Gloucester laan geakkomodeer moet word. Die verkeer in Gloucesterlaan is reeds onder geweldige druk. Ek loop dikwels op met die straat na die hospitaal, en moet versigtig wees dat ek nie omgery word deur een van die voertuie nie. Die straat is nie baie breed nie en het baie ingange, en die karre wat inkom vanaf Palm laan en York straat hoop baie vinnig op agv besoekers, personeel, pasiente en kleinte wat elke paar minute in en uit die spreekkamers, hospitaal en ander mediese fassiliteite beweeg. Groter vragmotors en aflewingsvoertuie wat pakkies aflew en medies afval verwyder, asook munisipale vullisverwyderings voertuie beweeg daaglik op en af in die straat en draai met moeite om in die cul de sac by die agterkant van die oogklinik, restaurant en gastehuis.</p> <p>Die pasiente wat na die kliniek te 17 Gloucester kom sal waarskynlik negatief beïnvloed word deur toenemende verkeer aangesien hulle in die pad moet indraai na die afsprake. Die meerderheid van pasiente is bejaard en loop die risiko om in 'n ongeluk betrokke te raak.</p>	<p>A similar objection was raised in the Online Petition that was received. This aspect has been dealt with in detail in the comments provided on the contents of the online petition. The comments provided in the Online petition section in this regard are also relevant as far as this objection is concerned.</p>
<p>Ek is geskok dat daar oorweeg word om 'n 4 verdieping gebou op die erf te bou. Dit sal uit plek uit lyk en die algehele rustige karakter van die groen omgewing langs die groen strook bederf. Daar wandel dikwels mense met hulle honde langs die groen strook.</p>	<p>The impact of the 4 storey building on the character of the area, the impact thereof on the values of the properties in Gloucester Lane, the impact on views and the green belt has been highlighted in various points in this written response on the objections. These comments are also relevant as far as this objection is concerned.</p>
<p>Laastens is ek is bekommerd oor die feit dat dit so naby aan die rivier is aangesien die laaste vloede baie skade orals aangerig het Indien die gebou n dubbel verdieping is sal dit meer aanvaarbaar wees tov die bg.</p>	<p>The impact of the proposal on the green belt has been highlighted in various points in this written response on the objections. These comments are also relevant as far as this objection is concerned.</p>
H.A.S.S Properties (Pty) Ltd	
<p>1. In die ontwikkelingsvoorstel baser die applikant sy motivering op verskeie “waarsynlike moontlikhede” waarvoor daar onvoldoende agtergrondinligting verskaf word oa:-</p> <p>a. Dat die erf tans deur “hoër digtheid woongebruik omring word”. Dit is vir nie my duidelik hoe so 'n aanname gemaak kan word nie, aangesien die erf grens aan 'n “groen strook” en verder omring is deur persele wat mediese hulpdienste gedurende kantoorure verskaf!?</p>	<p>In paragraph 6.7 of the Motivation Report which accompanied the application the following is stated with regards the area the erf is located in.</p> <p><i>“Die gebied waarbinne die erf geleë is beskik oor 'n gemengde grondgebruik karakter wat met 'n sentrale sakegebied van 'n dorp geassosieer word. Grondgebruik wat wissel vanaf mediese gebou, kantore en sakegeboue met bogrondse vloere wat met woonstelle ontwikkel is asook woonstelblokke wat verspreid deur die gebied voorkom kenmerk en domineer normaalweg 'n sentrale sakegebied. Die tipe gebou domineer dan ook die omgewing waarbinne Erf 18283 George geleë is.</i></p> <p><i>Die mening word dus gehuldig dat die ontwikkeling van die erf met woonstelle wel as versoenbaar met die omgewing beskou kan word en dat die voorgestelde Algemene Woonson IV sonering en</i></p>

<p>b. <i>“As gevolg van Covid -19 pandemie het die vraag na kantoorspasie die afgelope jaar aansienlik afgeneem met groot hoeveelhede kantoorspasie wat tans vakant is met kantoorwerkers wat hul daaglikse kantoorfunksie vanuit hul woonhuise bedryf”</i> Hierdie is ‘n algemene stelling wat nie van toepassing is op die erf 18283 nie! Die meerderheid van die persele van persele aangrensend aan erf 18283 en in die grootter omgewing, verskaf mediese hulpdienste! Mediese hulpdienste vereis dat die volle personeelsterkte daaglikse op die persele moet wees om effektief te kan funksioneer! Die aansoeker verwar die mannekrag besetting van die omgewing se bestaande dienste met die Nasionale situasie.</p> <p>c. Daar word verder in die aansoek daarna verwys dat die situasie <i>‘n tendens is wat waarskynlik vir ‘n geruime tyd gaan gaan voortduur’</i> Ook hierdie “geruime tyd”, is verwater, soos blyk uit die onlangse afkondiging verslapping en afskaffing van die van die beperkingsregulasies!</p> <p>d. Die verwysing na die <i>“verskuiwing van die Medi-Clinic”</i> en die aansoeker se verwysing na gepaardgaande waarskynlike <i>“afname in mediese fasiliteite en ruimtes”</i> is Onbekende veranderlikes wat nie in hierdie motivering na verwys behoort te word by die bepaling van alternatiewe ontwikkelingsmoontlikhede van erf 18283 nie.</p>	<p><i>ontwikkeling wel binne die omgewing geakkommodeer kan word.”</i></p> <p>It is thus not stated that the erf is surrounded by higher density development. The report clearly refers to a mixed use area. It should however be borne in mind that the area to the north east of the erf is more or less exclusively used for higher density development and is also exclusively earmarked for higher density development in the local spatial development framework applicable to this area.</p> <p>The developer bought Erf 18283 George for the purposes to develop the erf. Several studies was undertaken by the developer as to determine the development potential of the erf. Because of the fact that there was a possibility that the Mediclinic would move, which is now a proven fact, no demand existed for a medically orientated office block in Gloucester Lane. Because of the Covid-19 pandemic and everybody working from home no other office tenants could be identified which would risk renting an office building. The possibility to develop the erf with offices has been researched and found to be not viable. Research undertaken has however indicated that there is a big demand for residential development in the George CBD. A similar development which is at present being developed, by the developer, in De La Fontaine Street just to the north east of Erf 18283 George has been sold out even before construction started, a clear indication for the demand for higher density development in the CBD of George. As the proposal to develop the erf for flats is in keeping with the principles promulgated in the local spatial development for the area the developer decided to develop the erf with flats.</p> <p>The developer has taken note of the lifting of the Covid-19 restrictions. It will however take some time before developer confidence to develop an office block returns. To prevent the owner of a property to develop his erf with an alternative land use that is in keeping with the principles promulgated in the local spatial development for the area is regarded to be unreasonable and unrealistic in the property development environment.</p> <p>The upgrading of York Street to allow for the construction of the new Mediclinic on the site of the George Tourist Resort has already commenced and there is now longer any doubt as to where the new Mediclinic will be located. It is a fact that the Mediclinic will, in two to three years, relocate to the site of the George Tourist Resort. This will definitely have an effect on the character of Gloucester Lane as well as on the existing medical facilities / developments located in Gloucester Lane.</p>
<p>2. Die verwysing na die relatiewe hoe “premie rondom die regte” waarvoor die eiendom aangekoop, soos deur die aansoeker voorgedra in die aansoek, kan nie in verband gebring word by die oorweging van die hersoneringsaansoek en wysiging van die parkeervereistes nie. Die koopprys van die erf en die invloed daarvan op die ekonomiese lewensvatbaarheid van die ontwikkeling was ‘n besigheidsbesluit en hoort nie in hierdie motivering nie.</p>	<p>The developer has taken note of the comments of the objector. The point that the developer is trying to make in this regard is to proof that there is a need to develop the erf as soon as possible and that the developer cannot wait for an upswing in the demand for office space.</p>
<p>3. Die impak van die ontwikkeling op verkeersvloei en parkering in Gloucester Lane en omliggende toeganspaaie, word in bylaag R omskryf en geregverdig. In realiteit beleef ons as gereelde</p>	<p>Similar objections were raised in the Online Petition and the objection received from Danie Swanepoel. This aspect has been dealt with in detail in the comments provided on the contents of the Online petition</p>

<p>gebruikers van die paaie egter deurlopende verkeersvloei en parkeeringsknelpunte. Die voorgestelde ontwikkeling van die erf 18283 met die gepaardgaande toename in verkeersvloei kan ons huidige verkeersvloei probleme net verder vererger. Alvorens daar nie aandag gegee word aan die bestaande uitleg van die sypaadjies, voetgangers gebruik, draairuimtes vir kommersieele voertuie en die voltooiing van die Scoutstraat verlenging nie, kan ek nie die aansoek steun nie. Die voorgestelde ontwikkeling van die perseel gaan eerder afbreuk doen aan, of ons bestaande infrastruktuur verswak eerder om by te dra tot beter gebruik en bestuur van ons infrastruktuur.</p>	<p>and the comments on the objections received from Danie Swanepoel. The comments provided in the Online petition and Danie Swanepoel section in this regard are also relevant as far as this objection is concerned.</p>
<p>4. Behoeftes aan bekostigbare behuising in die sentrale Besigheidsgebied is lank reeds bekend, maar ek verstaan nie die regverdiging van hierdie motivering binne die verdigtingsplan nie.</p> <p>a. Beleining van die ontwikkelingskoste en bekostigbaarheid van die teikengroep is nie duidelik nie.</p> <p>b. 'n Viervlak-woonstelblok kan aan van die behuisingbehoefte van die sentrale besigheidsomgewing verlig, maar ek verstaan nie die posisionering daarvan langs 'n ekologies sensitiewe area (die groen strook) benodig verder regverdiging. Die direkte impak van die voorgestelde ontwikkeling op die direkte aangrensende ekologie is nie duidelik nie.</p> <p>c. Die voorgestelde vyftien meter hoe ontwikkeling sal die enigste van die aard in die omgewing wees, indien goedgekeur en ook die enigste langs die groen strook. Die samesteller van die van die motivering beweer dat die struktuur sal inpas by die bestaande strukture in die omgewing en die aard van die Groete George Munisipale ontwikkelings.</p> <p>d. George is op hierdie stadium nie onder geweldige hoë ontwikkelingsdruk onderworpe nie en is stadsverspreiding nie 'n onmiddellike probleem nie daarom kan die posisionering van 'n ontwikkeling, soos in die motivering uiteengesit, vir 'n alternatiewe perseel, met geringe estetiese impak, oorweeg word.</p>	<p>In this point in the motivation report reference is specifically made to people from the previous disadvantaged population groups who never had the opportunity to invest in residential development in the CBD of George. This development will allow for this group to actually be able to purchase or rent residential space in the CBD close to their work place. Reference is thus not made to people you cannot afford to purchase property.</p> <p>A similar objection was raised in the Online Petition. This aspect has been dealt with in detail in the comments provided on the contents of the Online petition. The comments provided in the Online petition section in this regard are also relevant as far as this objection is concerned.</p> <p>The opinion is held that the parking area which the ear clinic has developed within the 32 metre setback line, with the constant moving of vehicles, with their possible oil spills will have a far more detrimental effect on the green belt than this flats development which is located well outside the 32 meter setback line.</p> <p>Similar objections with regard the height of the building and the impact of the building on the immediate surrounding area has been submitted by some of the other objectors. This aspect has been dealt with in detail in various paragraphs in this document The comments provided in the other objections in this regard are also relevant as far as this objection is concerned.</p> <p>Vacant erven that can be developed with flats, which are located in the George CBD is a rarity and as such there are very few, if any, alternative vacant erf options available to developers.</p>
<p>Pierre Janse van Rensburg</p>	
<p>Eiendoms waarde</p> <p>Dit is 'n foutiewe aanname dat die ontwikkelingsvoorstel “nie die eiendoms waardes van die omliggende erwe negatief sal beïnvloed nie”. Die residensiële hoë digtheidsontwikkeling met 38 woonstelle sal</p>	<p>The building to be developed on Erf 18283 George will be a modern upper market apartment development which will be developed at an estimated cost of approximately R60 million. The investment that will</p>

<p>beslis afbreek doen aan die Gloucesterlaaneiendom se markwaarde. Dit is 'n algemene verskynsel dat aangrensende eiendomswaardes deur sodanige ontwikkelings negatief beïnvloed word.</p> <p>Ek het etlike miljoene bestee om 'n kantoorgebou van gehalte te lower – hoofsaaklik vir medici en paramedici, alhoewel ander uitgesoekte huurders wat by 'n professionele etos inpas ook ingeneem word. Dit is derhalwe onaanvaarbaar dat die beplande hoë digtheidsontwikkeling op Erf 18283 my eiendomswaarde sal verlaag.</p>	<p>be made on this erf will far exceed the estimated investment on the objector's property. The proposed development site will furthermore be properly landscaped which is far more than what is experience on the objectors property or any other property in Gloucester Lane. The developer can as such not agree that the proposed development will have a negative effect on property values in Gloucester Lane especially bearing in mind that all adjoining properties more or less have similar development rights which may be exercised without any planning permission.</p> <p>The objector states that he has invested millions in his office building. It is interesting to note that the office building referred to is located on an erf zoned Single Residential Zone I. The present use and his investment is thus located on an erf which is not zoned for the purposes it is used for and therefore represents an illegal land use. The developer of Erf 18283 George is at least following the proper channels before developing Erf 18283 George, which cannot be claimed by the objector.</p>
<p>Mediese kantoorruimte</p> <p>Dit is ook 'n foutiewe aanname om voortydig te spekuleer dat daar “minder mediese kantoorruimte” in Gloucesterlaan benodig gaan word in die lig van die nuwe Mediclinicontwikkeling.</p> <p>Voor daar nie uitsluitel oor die huidige Mediclinic-gebou se toekoms is nie, kan daar nie met sekerheid gesê word dat daar minder mediese kantoorruimte benodig gaan word nie. Selfs al verander die mediese demografie in Gloucesterlaan in die toekoms, is die kantore uiters geskik vir ander professies, ook as gevolg van die sentrale ligging.</p> <p>Residensiële ontwikkeling in Gloucesterlaan</p> <p>Van wanneer af is Erf 18283 deur die Munisipaliteit geoormerk vir “hoër residensiële ontwikkeling”, veral in die lig daarvan dat die straat hoofsaaklik uit kantoorruimte vir medici/paramedici bestaan?</p> <p>Waarom het die Munisipaliteit dan nooit die eienaars van Gloucesterlaan laat weet van hul residensiële hoë digtheidsambisie vir Gloucesterlaan, veral in die area onderkant Palmiaan, nie?</p> <p>Daar word ook dikwels verwys na die “sentrale sakekern”, maar die ontwikkeling is op die “randgebied” daarvan.</p>	<p>The upgrading of York Street to allow for the construction of the new Mediclinic on the site of the George Tourist Resort has already commenced and there is now longer any doubt as to where the new Mediclinic will be located. It is a fact that the Mediclinic will, in two to three years, relocate to the site of the George Tourist Resort. This will definitely have an effect on the character of Gloucester Lane as well as on the existing medical facilities / developments located in Gloucester Lane.</p> <p>As demand for office space in the George Central area is at this stage fairly low and the demand for affordable accommodation in the George Central area is fairly high it might even result in more high density residential development in this specific street, especially if it is borne in mind that the Local Spatial Development Framework for the George CBD promoted residential densification in the George CBD. The George CBD Local Spatial Development Framework has been drafted in 2012 and since then high density residential development is promoted in the George CBD. This is thus not a new concept but a concept which has been in existence for many a year.</p> <p>The municipal town planning file of Erf 18283 George will in fact indicate that the erf has previously been successfully rezoned from Single Residential Zone to General Residential Zone with the intention to develop the erf with a block of flats. The idea to develop the erf with flats is thus not something new. The proposal to develop the erf with flats has thus been on the cards for many a year. The present development does thus not present a proposal which is thus out of keeping with what has historically been approved for this erf. This approval has however lapsed and that is why the zoning of the erf has reverted back to Single Residential Zone I.</p> <p>In terms of municipal spatial planning documents this erf is regarded to be located within the CBD of George and is such not located in a “randgebied”.</p>
<p>Gemeenskaplike Geregtigheid</p> <p>Die aansoek maak ook groot gewag van die geleentheid wat “voorheen</p>	<p>In this point in the motivation report reference is specifically made to</p>

<p>benadeeldes” uit so ‘n ontwikkeling sal kan kry. Die groteske ontwikkelingsvoorstel met swembad en al, asook die totale koste van R60 miljoen laat my wonder of voorheen benadeeldes so ‘n eiendom sou kon bekostig of moontlik bloot sal kan huur. Verderaan in die voorlegging word gekonstateer dat die woonsteleenhede gehuur of gekoop kan word deur lede van “enige gemeenskap”. Hierdie teenstrydigheid verydel tog die doel van gemeenskaplike geregtigheid of is sodanige motivering maar net daarop gemik om “alle gemeenskappe” gelukkig te hou, asook om die voorstel “deur te druk”?</p>	<p>people from the previous disadvantaged population groups who never had the opportunity to invest in residential development in the CBD of George. This development will allow for this group to actually be able to purchase or rent residential space in the CBD close to their work place. Reference is thus not made to people you cannot afford to purchase property.</p>
<p>Voetgangers</p> <p>Daar word in die motivering klem gelê op die feit dat die ontwikkeling baie naby aan bushaltes is. Dit impliseer dat daar waarskynlik baie voetgangers gaan wees wat in die nou straatjie, waar daar nie eens ‘n sypaadjie is nie, sal moet loop. Die “sypaadjie” langs die Neurokliniek se muur word as parkeerruimte gebruik – daardie ruimte is gedurende weekdae vol parkeer. Ek ry elke dag in Gloucesterlaan af. Daar is dus nie spasie vir voetgangers nie – die huidige voetgangers loop reeds op die kant van die teerpad langs die geparkeerde voertuie verby en die verkeer hou dus ‘n gevaar vir voetgangers in.</p>	<p>The fact that there is no walking space for pedestrians on the pavement cannot be contributed to this development. This is an existing situation which can be contributed to the fact that the existing medical and office developments in Gloucester Lane do not comply with the on-site parking requirement applicable to the developments on their erven. The pavements adjacent to Erf 18283 George will be paved by the developer with no parking allowed on the sidewalks adjacent to Erf 18283 George. If every property owner in Gloucester Lane follows this example pedestrian movement in Gloucester Lane will not be a problem. The developer of Erf 18283 George can thus not be held responsible for the existing pedestrian problem in Gloucester Lane.</p>
<p>Bosslapers</p> <p>Nog ‘n foutiewe aanname in die aansoek is dat die probleem van bosslapers, wat Gloucesterlaan as deurgang gebruik vir hul aktiwiteite, opgelos gaan word deur die ontwikkeling. Die pad tussen die ontwikkeling en die Mediclinic-parkeerterrein (of dit nou Gloucesterlaan met Scoutstraat verbind of nie) sal steeds as deurgang vir bosslapers gebruik word.</p>	<p>The fact that permanent residents will in future reside in Gloucester Lane will contribute positive to the bosslapers moving to a less populated area which they prefer. As there will always be residents staying on Erf 18283 George “bosslapers” are less likely to congregate and sleep on the open grassed area toward the river. The applicant is thus of the opinion that the development will contribute to curbing the “bosslaper” problem in this area.</p>
<p>Estetika</p> <p>Sodanige ontwikkeling pas glad nie in by die estetika van Gloucesterlaan nie. Die gedeelte onderkant Palmlaan se hoogste gebou is ‘n 2-vlakgebou. ‘n 4-Vlakgebou van 15 meter hoog pas nie in by die straatgeboue nie en sal na alle waarskynlikheid ook verskeie eienaars se uitsig bederf.</p>	<p>The impact of the 4 storey building on the character of the area, the impact thereof on the values of the properties in Gloucester Lane and the impact on views has been highlighted in various points in this written response on the objections. These comments are also relevant as far as this objection is concerned.</p>
<p>Covid-19</p> <p>Min mediese praktisyns/paramedici kon gedurende Covid-19 van die huis af praktiseer vanweë die uniekheid van sodanige praktyke. Covid-19 is dus nie ‘n faktor in Gloucesterlaan nie. Die Covidpandemie begin ‘n afname toon, sodat baie professionele persone weer terugkeer na hul kantore toe.</p>	<p>This aspect has no relevance to the desirability of the application and should be ignored.</p>
<p>Etos</p> <p>Dit val ook op dat Erf 18283 in 2001 aangekoop is vir die bedrag van R190 000. Natuurlik het geeneen ‘n probleem met ‘n winsmotief nie, maar die voorgestelde ontwikkeling dui op ‘n gebrek aan respek vir die Gloucesterlaaneienaars, asook die etos van die straat as ‘n “mediese/paramediese straat”.</p>	<p>This aspect has no relevance to the desirability of the application and should be ignored.</p>
<p>Verkeersimpakstudie</p> <p>Daar is heelwat foutiewe/aanvegbare aannames in sodanige studie. Daar word geoordeel dat Gloucesterlaan “. . . relatively safe for pedestrians is”. Met die verhoogde verkeersvloei, asook hoër voetgangergebruik is die kanse baie goed dat so ‘n ontwikkeling daartoe kan lei dat voetgangers raakgery of selfs gedood kan word. Dit geld ook vir fietsryers.</p>	<p>A comprehensive traffic impact study was prepared by Sergei Kiewiet, a reputable Transport Engineer from Motion Consulting Engineers, in accordance with the requirements of the George Municipality’s Traffic Engineer. The development has been evaluated and tested according to all requirements which must be taken into account in such a Traffic Impact Study. The George Municipality is the authority responsible for</p>

Ek sien dat daar in die *George Herald* (31 Maart 2022) gesê word dat “... **hierdie studies gedoen word deur die jongste tegnologie te gebruik en volgens die nuutste ingenieurstandaarde**” en uit die bestudering van die verslag lyk dit tegnies indrukwekkend, maar die afdelings oor “**Vehicle traffic, Vehicle access and Carriageway crossings, Spacings**” het min met die huidige verkeersvloei in Gloucesterlaan te doen en raak nie die essensie van die verkeersvloei in sy totaliteit aan nie.

‘n Verdere foutiewe aanname is dat, indien die deurgang vanaf Scoutstraat na Gloucesterlaan in die toekoms voltooi word, “. . . **it relatively low traffic volumes will have of which most vehicles are expected to travel away from the development**”.

Die meeste inwoners (meestal bejaardes) sal hierdie straat vanaf De la Fontainestraat en Bishop Damantstraat gebruik as ‘n kortpad na die George-sakekern. Dieselfde geld vir inwoners aan die ooste- en suidelike gebied van Heatherlands, wat Scoutstraat as kortpad sal gebruik in plaas van Davidsonweg. Sodra hierdie deurgang voltooi is, sal dit ‘n ongekende verkeersdruk in Gloucesterlaan veroorsaak. Om nie eers te praat van die geraasfaktor nie.

Die Munisipaliteit hou die eienaars van Gloucesterlaan ook in die duister ten opsigte van die voltooiing van Scoutstraat se aansluiting by Gloucesterlaan. Waarom? Gaan dit ooit gebeur? En indien wel, wanneer? Daar kan nie werklik ‘n getroue verkeersvolumebepaling gedoen word voordat hierdie pad voltooi is nie.

In die Verkeersvloei-verslag word onder andere verwys na die **South African Trip Data Manual (TMH 17)** van September 2013. Daarin word onder meer die volgende gesê: “**Due to a lack of local information, authorities and practitioners are encouraged to conduct further surveys and submit the data for future updates of this manual. A concerted and significant effort will be required to provide a reliable source of data required for the estimation of the required traffic parameters.**” Het die George Munisipaliteit of ander verkeersingenieurs laasgenoemde al in George gedoen? Of is ‘n verouderde en oorveralgemene formule gebruik?

Boonop hang die verkeersvloei van ‘n ontwikkeling ook af van “**vehicle ownership**”. In ‘n ontwikkeling van hierdie omvang kan daar verwag word dat daar ‘n “**high level of vehicle ownership**” sal wees. Ek kon nêrens in die verkeersverslag sien dat dit in berekening gebring is nie.

Hoe kan ‘n formule van “**0,62 per dwelling unit during peak hours**” (**0,62 x 38 = 24 trips**) enigsins gebruik word om sodanige spitsverkeer te bepaal? Wat van die grootte van elke woonstel, die moontlikheid dat ‘n groot hoeveelheid woonstelbewoners voertuie het. Ek kon nêrens in TMH 17 ‘n effektiewe formule opspoor om al die veranderlikes te integreer nie.

‘n Volgende aanvegbare stelling is: “. . . **the development is located at the end portion of a cul-desac, with low traffic volumes** . . .” Hoe kan so ‘n stelling gemaak word as daar nie eers ‘n verkeersvloei-studie in Gloucesterlaan as sodanig gedoen is soos wat dit tans is nie?

evaluating the Traffic Impact Study and as far as the developer is concerned all concerns raised by the Traffic Engineer of the George Municipality has been addressed to the satisfaction of the George Municipality.

The objector, which is not a traffic engineer, clearly questions the professionalism of the developers and the municipal traffic engineers, which is as far as the developer is concerned totally unacceptable and unsolicited.

Voorts: **“None of the surrounding properties have refuse bays . . .”**
Natuurlik nie, want dit is meestal mediese en professionele kantoorgeboue, wat nie massas vullis het, soos in die geval van residensiële eiendomme nie. Moenie appels met pere vergelyk nie.

“B.2.3 Street counts (TMH 17)” (Huidige verkeersvloei in Gloucester- en Palmiaan)

“Where possible, counts should also be undertaken on the street immediately adjacent to the development.” Is dit gedoen tydens spitsstye in Gloucesterlaan? En indien nie, waarom nie? Indien wel, wanneer en hoe is dit gedoen en wat is die resultate?

“Table 3.1: Daily Trip Generation Rates and Parameters”

Hier word onder andere die volgende inligting gegee:

“Private Hospital 16,50 per day – 100m²

Medical Clinics 40,00 per day – 100m²

Medical Consulting Rooms 55,00 per day – 100m²”

‘n Persoonlike oorsigtelike opname slegs van mediese/paramediese instellings dui op die volgende:

- Professionele persone in Gloucesterlaan aan die bokant van Palmiaan tot by Yorkstraat, uitgesluit Mediclinic:
 - Medici 14
 - Fisioterapeute 7
 - Taal- en spraakterapeut 1
 - Dieetkundige 1
 - Ampath
 - Pathcare
 - Cancercare
 - Endoskopie-eenheid
- Professionele persone in Gloucesterlaan aan die onderkant van Palmiaan:
 - Medici 17
 - Arbeidsterapeut 1
 - Taal- en Spraakterapeute 2
 - Homeopaat 1
 - Wonde-suster 1
 - George Mediclinic: Neuro
 - Oudiologie-eenheid

As daar in ag geneem word hoeveel medici/paramedici (met ‘n vinnige pasiëntverwisseling) daar tans in Gloucesterlaan is, kan jy jou die omvang van die huidige verkeersvloei indink. Vir Gloucesterlaan en Palmiaan is dit elke dag vanaf 08:00 tot 17:00 “spits tyd”.

Is ‘n verkeersimpakstudie van Gloucesterlaan en Palmiaan se huidige verkeersvloei gedoen volgens die riglyne van TMH 17 via *Table 3.1: Daily Trip Generation Rates and Parameters*, asook ander relevante kriteria? Ek kon nêrens vind dat ‘n studie om bogemelde te verreken, gedoen is nie.

Die totale verkeersvloei studie in genoemde strate behoort tog die huidige verkeersvloei, asook die geprojekteerde verkeersvloei van die

voorgestelde ontwikkeling in te sluit (maar dan op 'n realistiese, wetenskaplike wyse bereken). Uiteraard behoort die aansluiting vanaf Scoutstraat na Gloucesterlaan (in die toekoms?) ook in berekening gebring te word. Dit sal chaoties wees as die huidige ontwikkeling goedgekeur word en sodanige aansluiting later in die toekoms gebou word. Dan is dit te laat.	
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The Municipal Manager
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Attention: Ms. Marina Welman

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Dear Madam

COMMENT ON AN APPLICATION FOR LAND DEVELOPMENT: PROPOSED REZONING AND DEPARTURE (PARKING REQUIREMENTS) – ERF 18283, GEORGE

1. The information in respect of the above application (Mun. 2208621), submitted to this Directorate by the appointed town planning consultant, *Jan Vrolijk Town Planner*, dated 21 February 2022 and received by the Directorate: Development Management (Region 3) on 22 August 2022, refers.
2. In accordance with Section 50 and 51 of the George Municipality By-Law on Municipal Land Use Planning (2015), the environmental impact management services ("EIMS") component of the Directorate Development Management (Region 3) (hereinafter referred to as "this Directorate") provides the following comment on the proposed development.
3. This Department has reviewed the information related application and provides the following comment:

3.1. Application details

It is understood that the land use application entails the following

- Application in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law (2015) for the rezoning of Erf 18283, George from Single Residential Zone I to general Residential Zone IV; and
- Application in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law (2015) for relaxation of the parking requirements applicable to the flat to be constructed on Erf 18283 George from 2 parking spaces per flat to 1.79 parking spaces per flat.

It is understood that the proposed land use application will enable the applicant to develop 38 flats in a three-storey building on the property which is approximately 2200m² in extent. Access will be obtained from Gloucester Avenue.

3.2. Receiving environment

Vegetation

According to the GIS data available to this Department the ecosystem to be affected by the proposal is Garden Route Shale Fynbos which has a gazetted conservation status of Vulnerable. Furthermore, aerial imagery suggests that the vegetation is uniform, consisting of mostly lawned grass and being that the property is currently being used as an informal parking area.

Zoning and existing land use rights

According to the information provided in the documentation and corroborated by the George Municipality's GIS Viewer Erf 18283, George is zoned *Single Residential Zone I*. In light of the above and in accordance with this Department's NEMA EIA Circular 1 of 2012, and the information contained within the documentation, the property is regarded to fall inside the "interim urban edge" as adopted on 5 March 2012. For the purpose of the Environmental Impact Assessment Regulations, 2014 (as amended), the property is regarded to fall inside the urban area.

4. *Applicability of National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment Regulations, 2014 (as amended)*

Based on this information provided to this Department, you are hereby informed that on the date of this response, the implementation of the development rights (if approved by the relevant authority) on Erf 18283, George does not appear to constitute an activity listed in terms of GN No. R. 983 / 984 / 985 of 4 December 2014 (as amended 7 April 2017), as promulgated under Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA").

Written authorisation is therefore NOI required from the relevant competent authority (as defined in GN No R.982 of 4 December 2014, as amended 7 April 2017), prior to the undertaking of the said activity.


5. Notwithstanding the above, this Directorate provides the following additional comments:

- 5.1. Resource Conservation Measures ("RCM") must be incorporated in the design of all units. The RCM include aspects such as power saving lighting; dual flush toilets, use of low-flow showerheads; the collection of rainwater from the roofs and storage thereof in tanks.
- 5.2. Green-building criteria should be incorporated into the design and siting of the proposal.
- 5.3. Sewage generated as a result of the proposed development should be disposed of by means of a waterborne gravity sewer network connected to the existing municipal sewer network and disposed of at a licensed waste management facility / sewage treatment plant with sufficient unallocated sewage treatment capacity;
- 5.4. An integrated waste management approach must be used that is based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate. Solid waste generated as a result of the proposed development should be removed by the Municipality and be disposed of at a licenced waste management facility with sufficient unallocated air space or treatment capacity.
- 5.5. The layout and designs should include Sustainable Urban Drainage System (SUDS) to improve the quality of stormwater and aquatic environments. The SUDS practices should involve preventing pollution of water resources and reducing the effect of catchment hardening at the source and reduce downstream flooding effects.

6. With reference to the application, this Directorate reminds you that the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") specifically states that the principles set out in section 2 apply throughout the Republic to the actions of all organs of state that may significantly affect the environment. The above-mentioned principles must therefore be considered and applied by the George Municipality in the taking of the decision to approve the land use application.
7. Notwithstanding the content of this letter, the proponent must comply with any other statutory requirements that may be applicable to the undertaking of the proposed activity.
8. The Department reserves the right to revise initial comments and request further information based on the information received.

Yours faithfully

pp Francois Naudé

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Date: 2022.10.07 15:02:03 +02'00'

HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Reference: 16/3/3/6/1/D2/30/0184/22

Copied to:

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