

APPLICATION FOR SUBDIVISION AND CONSOLIDATION IN TERMS OF GEORGE MUNICIPALITY LAND-USE PLANNING BY- LAW 2023: FARM 197, PORTIONS: 5, 52, 61, 62 AND 204, SAND KRAAL, GEORGE.

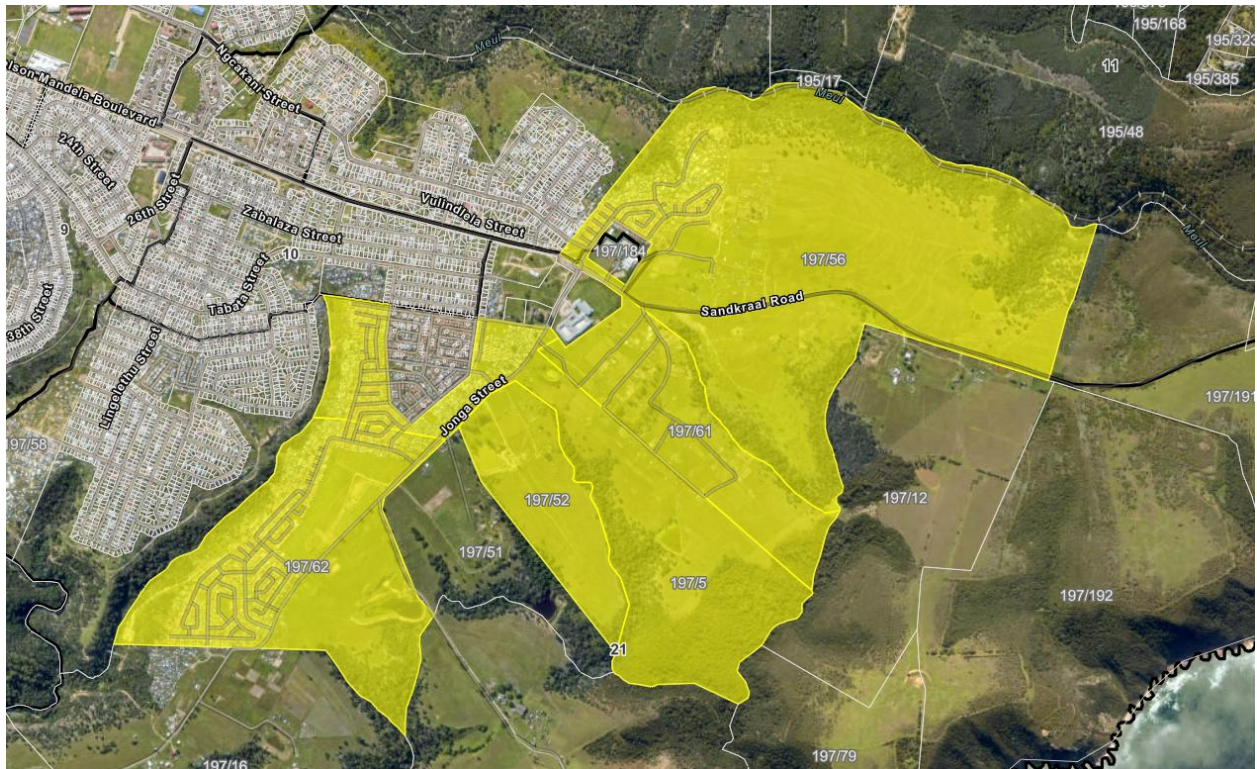


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1. BACKGROUND

ASAPH Town Planners has been appointed to submit a land use application for the subject farms. The application is for Subdivision and Consolidation in terms of Land use Planning By-Law of George Municipality, 2023 in order to allow the proposed Subdivision and Consolidation of the affected farms.

The Western Cape Provincial Government received parts of the Sand Kraal Farms in George from the National Housing Board under Section 14(2) of the Housing Act, and these farms will be transferred to be formed Community Property Association.

The Western Cape Department of Human Settlements has released Sandkraal Farm in George to a Communal Property Association as part of its initiative to support small-scale farmers through a broader land release program.

The initiative is designed to create economic opportunities for small-scale farmers by providing them with land that was previously deemed unsuitable for formal development due to its location outside the urban edge.

The project is a result of years of engagement between the George Local Municipality, WC: DoHS, and DALRRD, highlighting the collaborative efforts across different government spheres.

This initiative highlights the dedication to empowering local communities and advancing sustainable agricultural practices.

2. SUMMARY

Affected farms	Farm 197, Portions: 5, 52, 61, 62 and 204, Sand Kraal, George.
Applicant	ASAPH Town Planners
Registered owner	Farm 197, Portions: 5, 52, 61 and 204, Sand Kraal, George: Provincial Government of Western Cape: Human Settlement. Farm 197, Portion 62, Sand Kraal: George Municipality.
Municipality	George Municipality
Zoning scheme	George Municipality Land-Use Planning By-Law 2023
Proposed use	Consolidation + Subdivision
Title Deed restrictions	No title deed restrictive conditions
Change in land use	None – no rezoning that is proposed

2.1 THE PROPOSED FARMS

NO.	FARM/FARM NUMBER	SIZE	FARM NAME	OWNERSHIP	TITLE DEED NUMBER	ZONINGS
1	Farm 197/5	62.6140HA	Sand Kraal	Provincial Government - Western Cape	T44697/1991	Agricultural Zone
2	Farm 197/61	30.5580HA	Sand Kraal	Provincial Government - Western Cape	T42616/1991	Agricultural Zone
3	Farm 197/52	22.3160HA	Sand Kraal	Provincial Government - Western Cape	T44697/1991	Agricultural Zone
4	Farm 197/62	51.3919HA	Sand Kraal	George Municipality	T64530/1990	Subdivision Area Overlay Zone
5	Farm 197/204	103.4634HA	Sand Kraal	Provincial Government - Western Cape	T62321/2017	Agricultural Zone

3. NATURE OF APPLICATION

The purpose of the application is for the following:

1. Application in terms of George Municipality Land Use Planning By-Law, 2023, for a Subdivision of the subject farms in terms of Section 15 (2)(d), of the following portions in Sandkraal, George:
 - Subdivision of Farm 197 Portion 62 into 2 portions, portion 1 (18.85ha) and the remainder (30,27ha).
 - Subdivision of Farm 197 Portion 52 into 2 portions, portion 1 (2.84 ha) and the remainder (17.97 ha).
 - Subdivision of Farm 197 Portion 5 into 4 portions, portion 1 (1253 m²), portion 2 (34.16ha), portion 3 (3.37ha) and the remainder (5.58 ha).
 - Subdivision of Farm 197 Portion 61 into 2 portions, portion 1 (6.53ha) and the remainder (21.41ha).
 - Subdivision of Farm 197 Portion 204 into 3 portions, portion 1 (9562 m²), portion 2 (21.55ha) and the remainder (76,10ha).
2. Application in terms of George Municipality Land Use Planning By-Law, 2023, for Consolidation in terms of Section 15 (2)(e) of the following portions:
 - portion 1 (measuring 2.84 ha) of subdivided farm 197/52.
 - portion 1 (measuring 1253m²) of subdivided farm 197/5.
 - portion 3 (measuring 3.37ha) of subdivided farm 197/5.
 - portion 1 (measuring 6.53ha) of subdivided farm 197/61.
 - Portion 2 (measuring 21.55ha) of subdivided farm 197/204

= into one property measuring a total area of 34.42ha

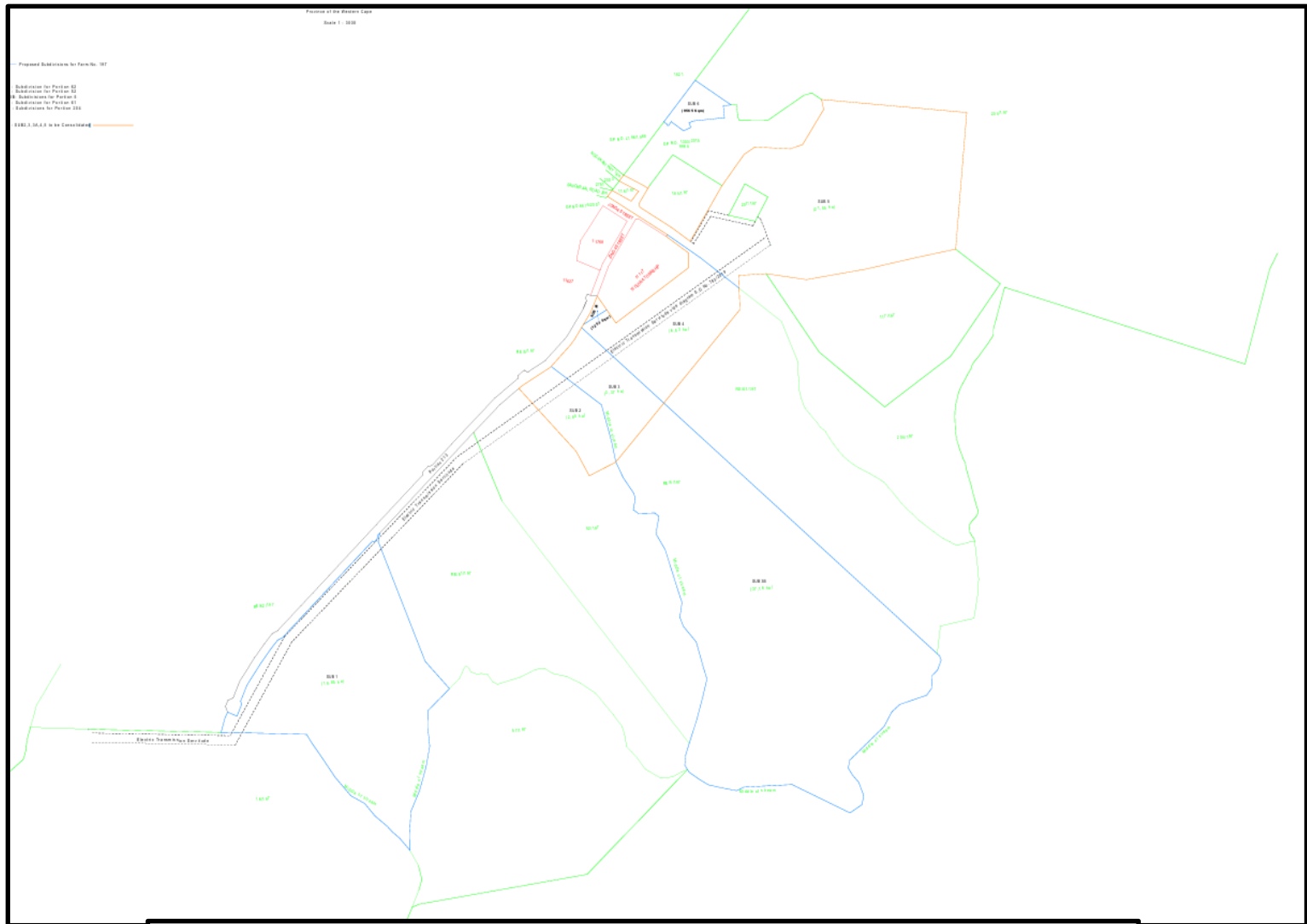
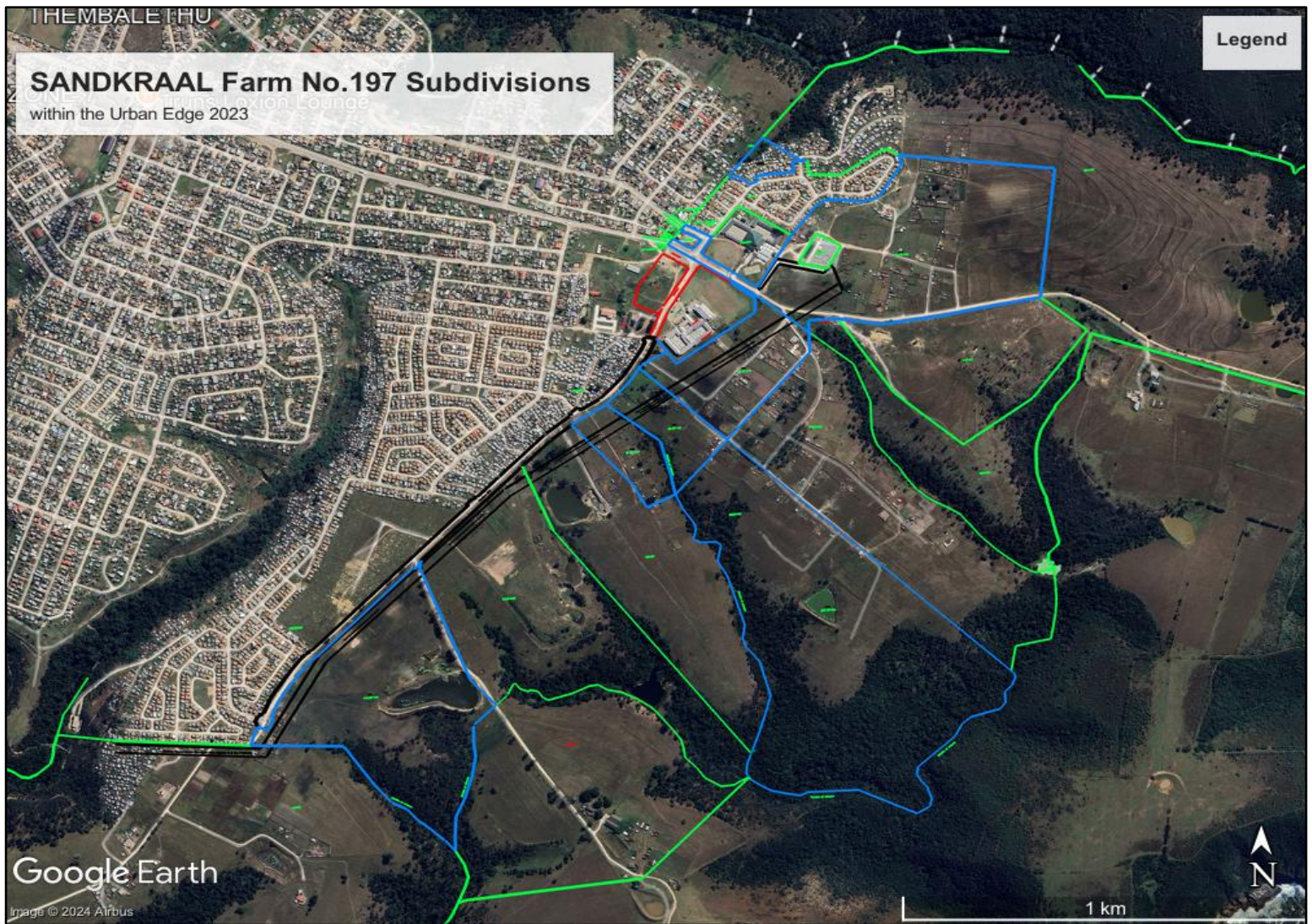


FIGURE 1: THE ABOVE SHOWS SUBDIVISION AND CONSOLIDATION PLAN



CONSOLIDATION PLAN

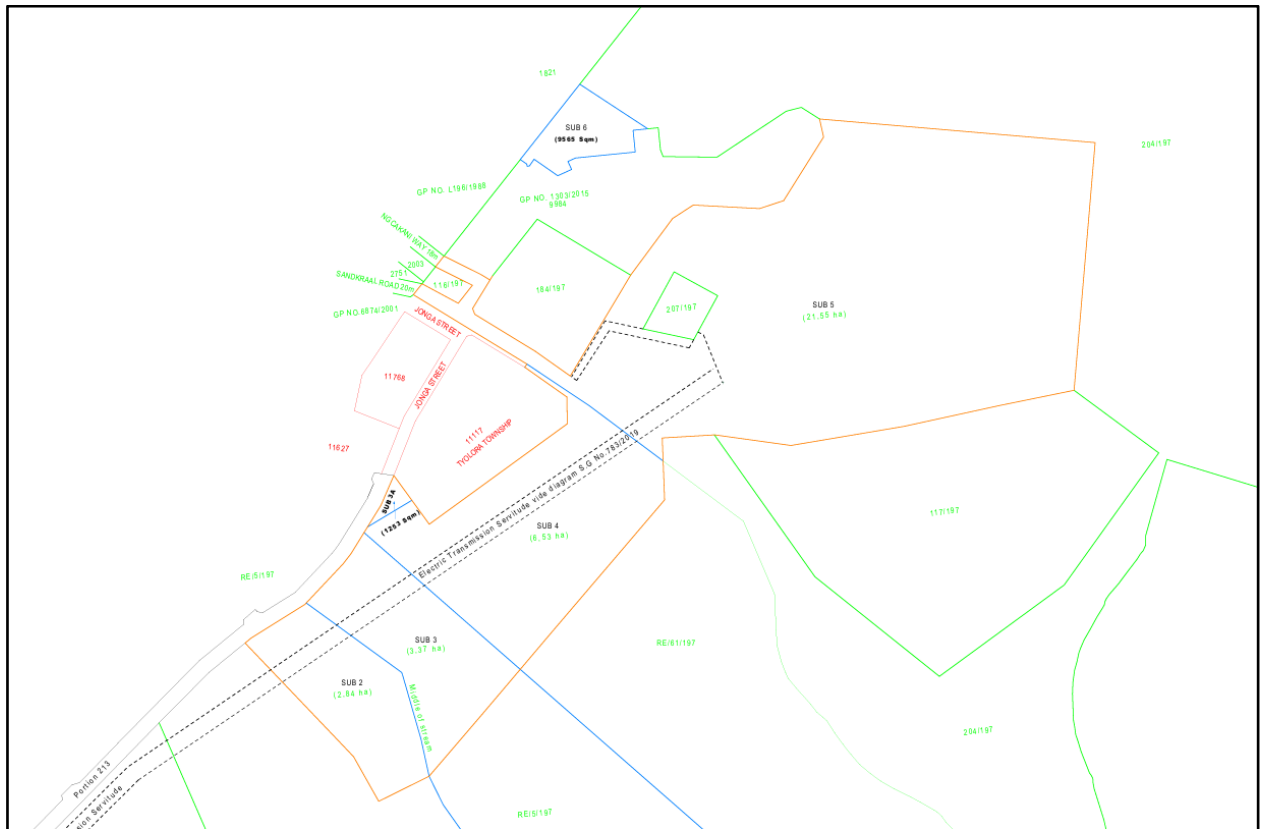


FIGURE 2: THE ABOVE SHOWS THE CONSOLIDATION PLAN

4. LOCALITY



Figure 3: The above figure shows the location of the subject farms

Farm 197/Portions: 5, 52, 61, 62 and 204, are located in Sand Kraal, George. The sites can be accessible from Sand Kraal Road, Jonga Street from George, and from the surrounding areas.

The subject portions are located on the southeast of the Thembaletu residential area in George. Farm 197 and its portions are also located close to the coastal edge of George. The Sandkraal Road is identified as an activity corridor according to George SDF.

5. THE SUBJECT FARMS AND SURROUNDING LAND USES

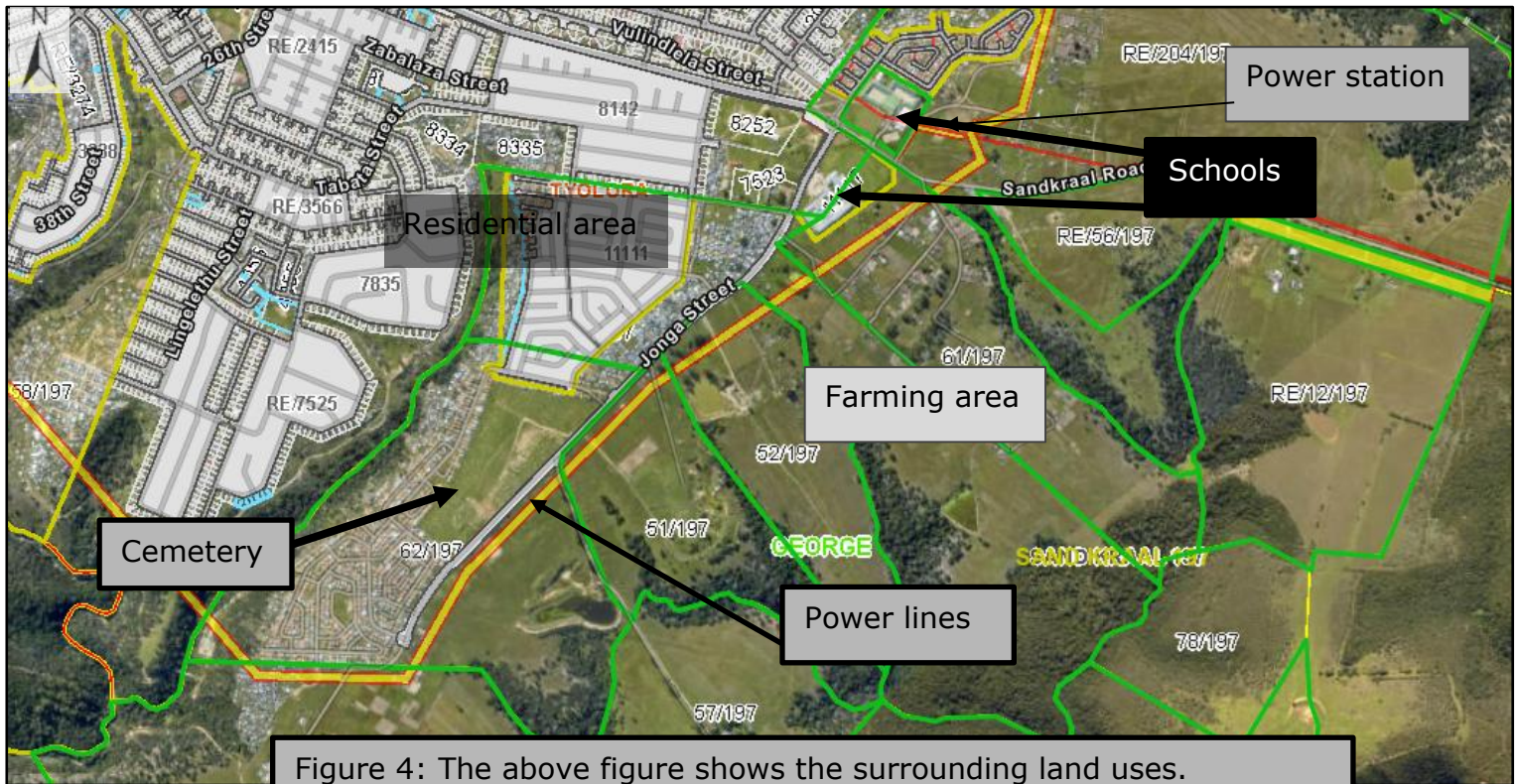


Figure 4: The above figure shows the surrounding land uses.

The subject properties are situated in George, on the northwest region of this farm, these portions are bordered by Themba lethu, a residential area. The southern and eastern portions of the farm are largely agricultural, transitioning into forested areas near the coast. The properties are located near Ballots Bay and adjacent to the George Private Nature Reserve.

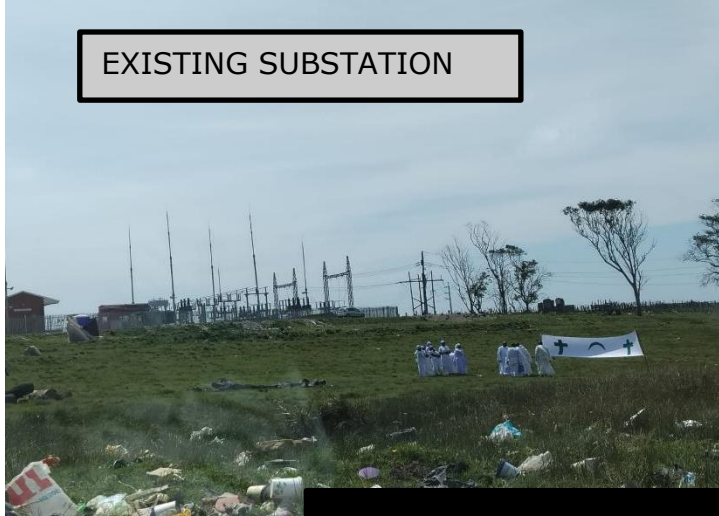
Themba lethu Secondary School and Jonga High School are situated near the northwest boundary of the farm portions. Themba lethu Cemetery is located on the southwest of these farm portions. Some of the farm portions bordering Themba lethu are currently being used as dumping sites by residents. This affects the visual and environmental quality of the area and may pose health and safety risks. There are powerlines running over some of the portions.



VIEWS FROM JONGA STREET

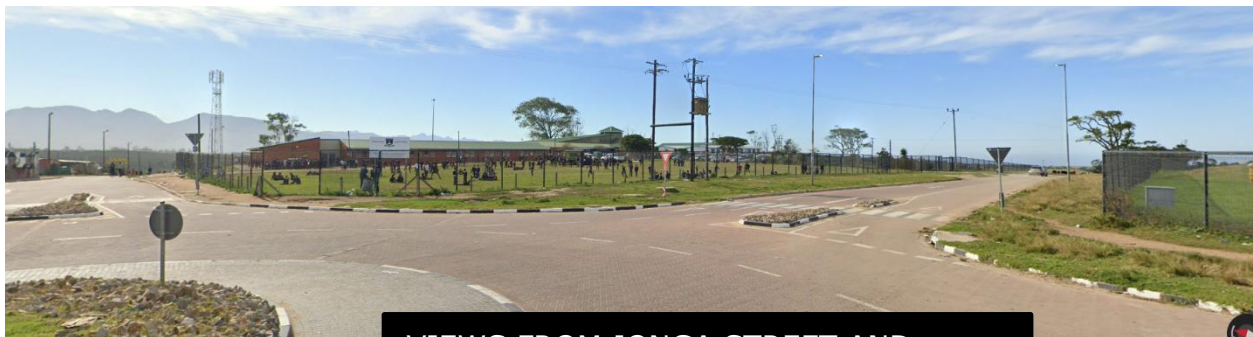


EXISTING SUBSTATION



PICTURES SHOWING THE SURROUNDING LAND USES

SCHOOL



VIEWS FROM JONGA STREET AND
SANDKRAAL ROAD

6. ZONING AND EXISTING RIGHTS

Farm 197/Portions: 5, 51, 61, 204 are zoned **Agricultural Zone 1**, and Farm 197/Portions 62 is zoned **Subdivisional Area Overlay Zone** in terms of George Municipality Zoning Scheme. The properties are still intended to be utilized for Agricultural purposes. No deviation from the GIZS. The predominant land uses in the area is Agricultural.

There is Single Residential, Community Zone, Open Space and Agriculture zone 1 that can be found in close proximity to the proposed farm portions.

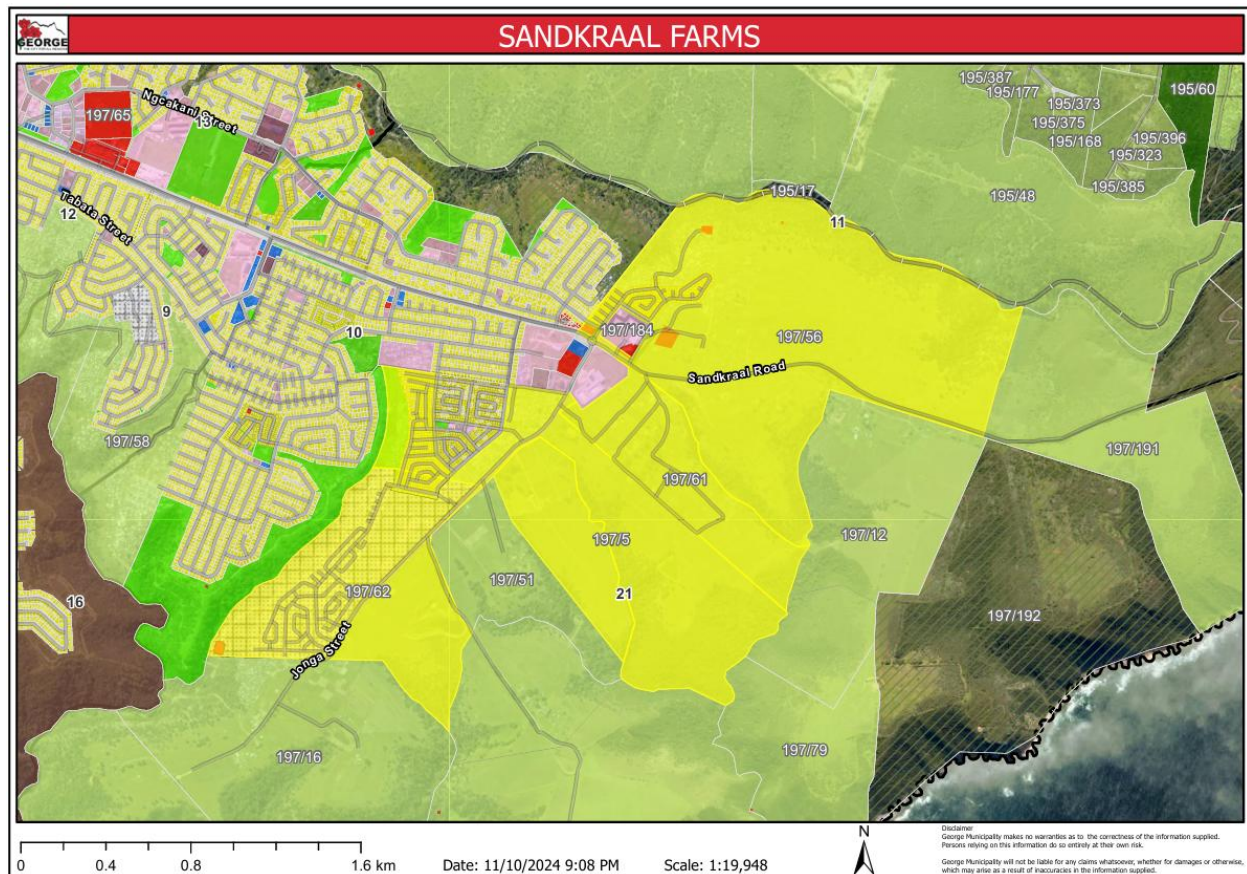


Figure 5: The above show zoning and existing rights

1	2	3
Zoning	Primary use	Consent use
AGRICULTURAL ZONES		
Agricultural Zone I (AZI)		
<p><i>The objective of this zone is to promote and protect agriculture on farms as an important economic, environmental and cultural resource as well as the natural areas occurring on these farms. Limited provision is made for non-agricultural uses to provide rural communities in more remote areas with the opportunity to increase the economic potential of their properties, provided these uses do not present a significant negative impact on the primary agricultural resource or natural environment.</i></p>	<p>Primary use</p> <ul style="list-style-type: none"> • Agriculture 	<p>Consent uses</p> <ul style="list-style-type: none"> • Abattoir • Additional dwelling units • Agricultural industry • Agricultural service centre • Airfield • Animal care centre • Aqua-culture • Camping site • Composting • Cottage school • Farm grave yard • Freestanding base telecommunication station • Function venue • Guest house • Halfway house • Helicopter landing pad • Occasional use • Off-road trail • Plant nursery • Quarry • Renewable energy structure • Religious centre • Shooting range • Tourist facilities • Utility service • Wellness centre

6.1 GEORGE INTEGRATED ZONING SCHEME BY-LAW 2023 (AS AMENDED)

Portions 5, 52, 61, 204, and 79 of Farm 197, Sand Kraal are zoned Agricultural Zone 1. Portion 62 is zoned Subdivisional Area Overlay Zone under the GIZS (2017). This subdivision and consolidation application will not alter the property's current zoning or use, nor affect any development parameters.

6.2. AGRICULTURAL ZONE 1'S OBJECTIVES ARE AS FOLLOWS:

According to the zoning scheme "The objective of the zone is to promote and protect agriculture on farms as an important economic, environmental and cultural resource. Limited provision is made for non-agricultural uses to provide rural communities in more remote areas with the opportunity to increase the economic potential of their properties, provided these uses do not present a significant negative impact on the primary agricultural resource."

The proposed subdivision and consolidation will not alter the existing use of the properties, as they will remain dedicated to agricultural activities. This aligns with the zoning objectives.

7. ZONING CERTIFICATE



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Human Settlements, Planning and Development
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28 October 2024

To whom it may concern

ZONING CERTIFICATE FOR VARIOUS PORTIONS OF THE FARM 197, GEORGE DIVISION

The zoning in terms of the George Integrated Zoning Scheme By-law, 2023, applicable to the below properties is:

- Remainder Farm 197, Division George - "Agriculture Zone I" with a Spot Zoning for "Utility Zone" (Pump Station).
- Portion 5 of the Farm 197, Division George - "Agriculture Zone I".
- Portion 12 of the Farm 197, Division George - "Agriculture Zone I".
- Portion 16 of the Farm 197, Division George - "Agriculture Zone I".
- Portion 21 of the Farm 197, Division George - "Agriculture Zone I".
- Portion 51 of the Farm 197, Division George - "Agriculture Zone I".
- Portion 52 of the Farm 197, Division George - "Agriculture Zone I".
- Portion 61 of the Farm 197, Division George - "Agriculture Zone I".
- Portion 79 of the Farm 197, Division George - "Agriculture Zone I" and a Spot Zoning for "Utility Zone" (Pump Station).

The above properties may only be used as such and for no other purposes.

Please note:

- The above zoning categories and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations, a copy of which is available on request at the Town Planning Office, George Municipality.
- The extract information above primarily states land use rights as reflected in the relevant scheme regulations and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.
- Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.
- This document has no status unless signed by the Senior Manager: Planning or other person exercising sub-delegated powers.



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*Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development*

Collaborator No: 2162207
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Date / Datum: 13 December 2023
Enquiries / Navrae: Keith Meyer

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GEORGE
6530

**SUBDIVISION : FARM SANDKRAAL No. 197/62, DIVISION GEORGE (THEMBALETHU
UISP HOUSING PROJECT AREA 4C)**

The abovementioned refers.

Approval is hereby granted for the Subdivision in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 of the Subdivisional area comprising of Portions G and O of the Farm Sandkraal No.197/62, Division George, as indicated on the attached plan no. Annexure 7 (drawing 386/GEO/06/TEK/2023/4C1), dated June 2023, which bears Council's stamp dated 13 December 2023 subject to the conditions imposed in Council's approval letter dated 27 March 2012.

SERVITUDE DGM.

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System: WG23* X		S.G. No.
		Constants:	0,00	+ 3700 000,00	778/2019
AB	925,86	235 48 50	A + 46 048,60	+ 65 482,94	Approved
			B + 45 282,72	+ 64 962,71	
GEO 3	116		Δ + 51 698,51	+ 62 331,89	<i>B.H. Kruger</i>
GEO 14	127		Δ + 59 635,81	+ 64 646,01	for SURVEYOR- GENERAL
Description of Beacons A,B : Centre of wood monopole					28-05-2019

Scale: 1/2000

The line a b represents

the centre line of an electric power transmission servitude
extending 11,00 metres on each side of the line a b
over the remainder of
PORTION 5 of the farm SAND KRAAL NO. 197
situate in the Municipality of George
Administrative District of George
Province of the Western Cape

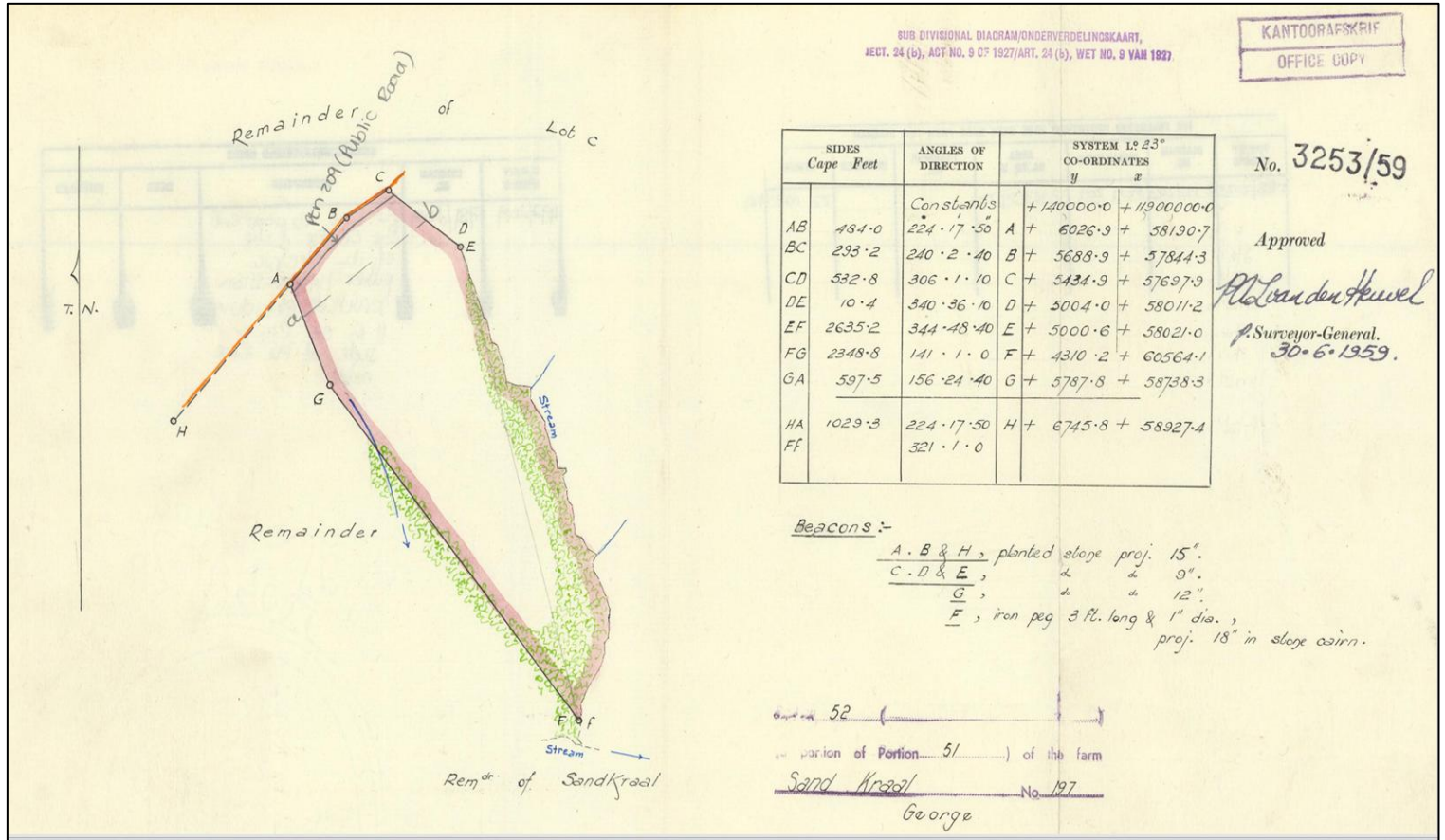
Surveyed in May 2015 – September 2018 by me *B.H. Kruger*
B.H. KRUGER. (PLS 0321)
Professional Land Surveyor

This diagram is annexed to No. d.d. i.f.o. Registrar of Deeds	The original diagram is	File S/110, S/6018/1
	S.G. No. A382/1923	S.R. 492/2019
	Transfer 1923-228-11472	Comp. AL-2AA (3594)
		LPI C0270000

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

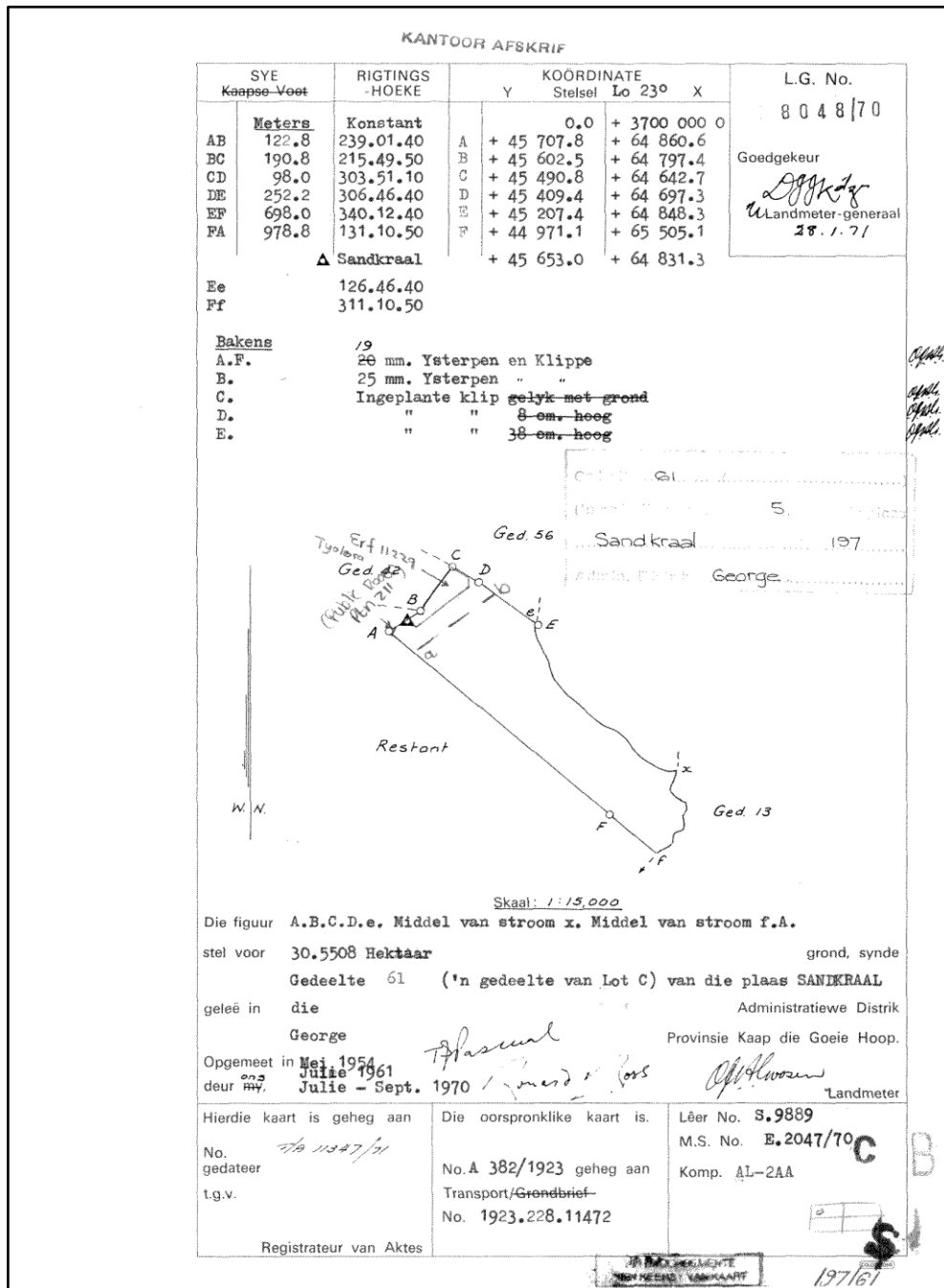
Exempt i.t.o Section 24(1)(f)
Of Municipal Bylaw of Act 3/2014
Various Erven George
Ref: 5 February 2019
Date:

FARM 52




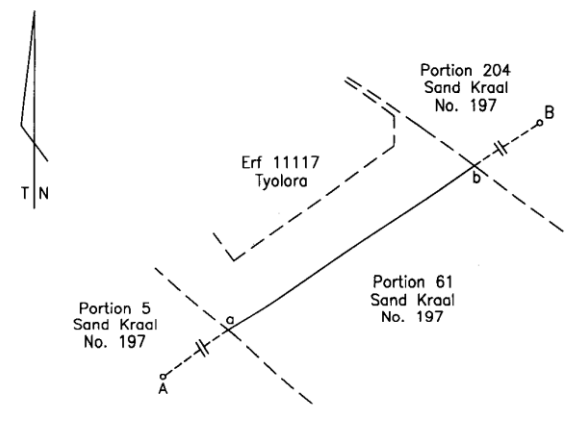

THE ABOVE SHOWS DIAGRAM FOR FARM 197 PORTION 52

FARM 61



THE ABOVE SHOWS DIAGRAM FOR FARM 197 PORTION 61

SERVITUDE DGM.

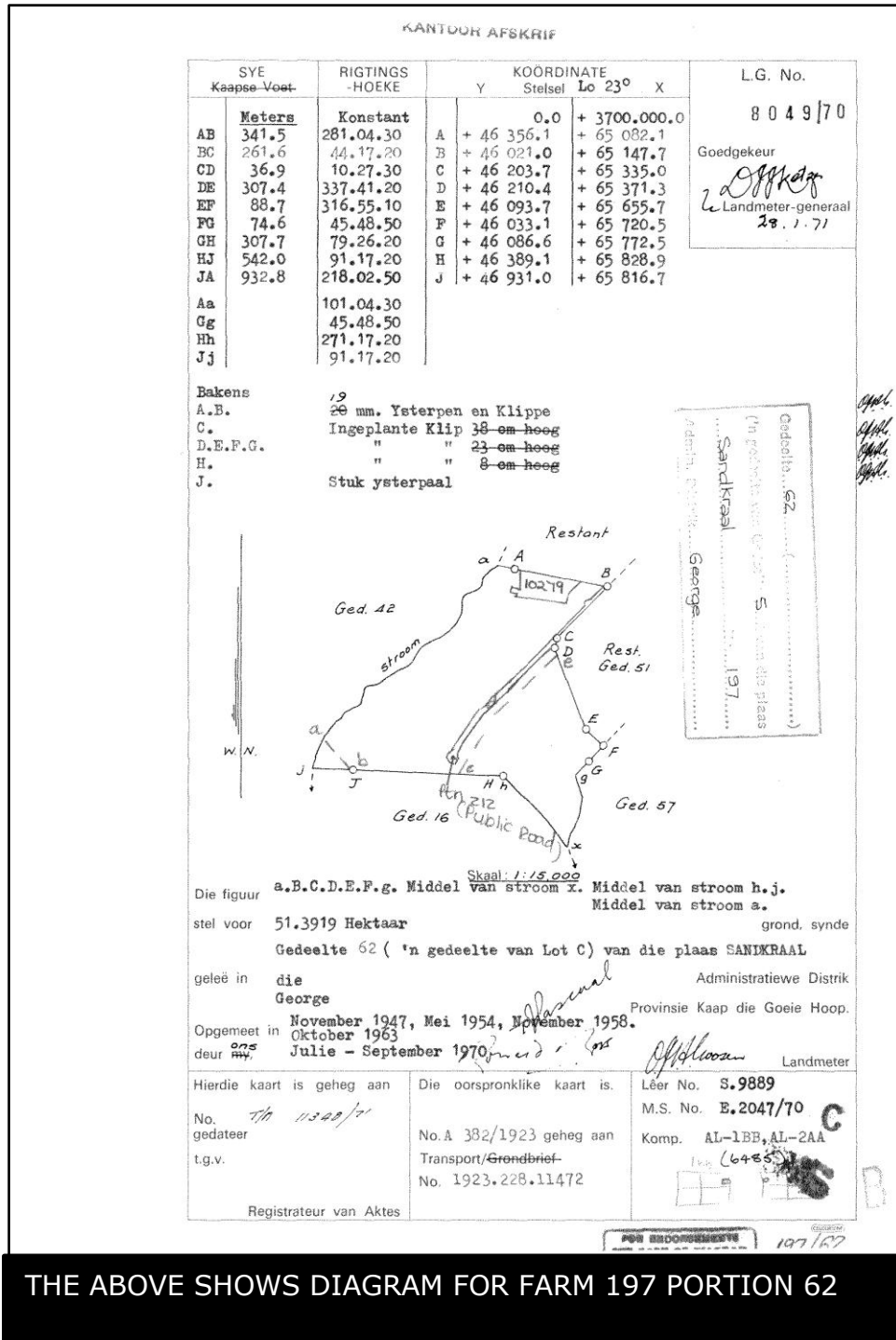
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System: WG23* X		S.G. No. 783/2019
AB 925,86		Constants: 235 48 50	Y	X	Approved  for SURVEYOR- GENERAL 28-05-2019
GEO 3		116	A +	0,00 + 3700 000,00	
GEO 14		127	B +	46 048,60 + 65 482,94	
			B +	45 282,72 + 64 962,71	
			Δ +	51 698,51 + 62 331,89	
			Δ +	59 635,81 + 64 646,01	
Description of Beacons A,B : Centre of wood monopole					
					
Scale: 1/5000					
The line a b represents the centre line of an electric power transmission servitude extending 11,00 metres on each side of the line a b over the remainder of PORTION 61 of the farm SAND KRAAL NO. 197 situate in the Municipality of George Administrative District of George Province of the Western Cape					
Surveyed in May 2015 – September 2018 by me  B.H. KRUGER. (PLS 0321) Professional Land Surveyor					
This diagram is annexed to No. d.d. i.f.o. Registrar of Deeds		The original diagram is S.G. No. 8048/1970 Transfer 1971- -11347		File S/110, S/6018/1 S.R. 492/2019 Comp. AL-2AA (3594) LPI C0270000	

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

Exempt i.t.o Section 24(1)(f)
Of Municipal Bylaw of Act 3/2014
Ref: Various Even George
Date: 5 February 2019

Serv. Dgm. 783/2019

FARM 62

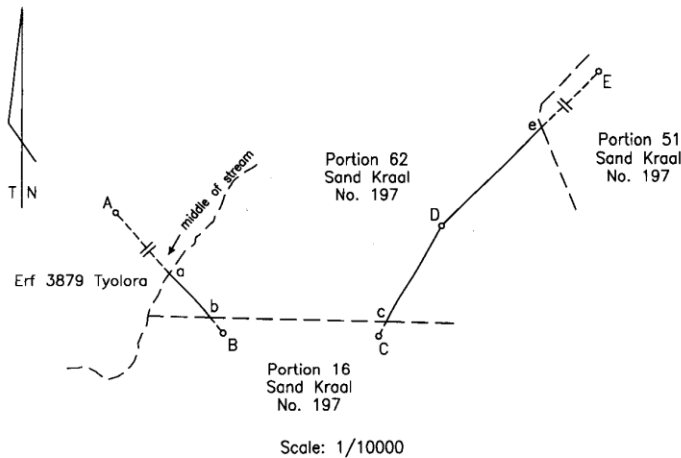


SERVITUDE DGM.

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG23° X	S.G. No.
	Constants:	0,00 + 3700 000,00	784/2019
AB 861,32	318 24 00	A + 47 530,89 + 65 499,68	Approved
		B + 46 959,05 + 66 143,78	
CD 282,00	209 54 00	C + 46 614,40 + 66 149,94	
DE 599,46	225 11 00	D + 46 473,83 + 65 905,47	
		E + 46 048,60 + 65 482,94	
GEO 3	116	Δ + 51 698,51 + 62 331,89	
GEO 14	127	Δ + 59 635,81 + 64 646,01	

Description of Beacons

A : 16mm Round iron peg at centre of H pole
B,C,D,E : Centre of wood monopole



The lines a b and c D e represent
the centre line of an electric power transmission servitude
extending 11,00 metres on each side of the lines a b and c D e
over the remainder of
PORTION 62 of the farm SAND KRAAL NO. 197
situate in the Municipality of George
Administrative District of George
Province of the Western Cape

Surveyed in May 2015 – September 2018 by me

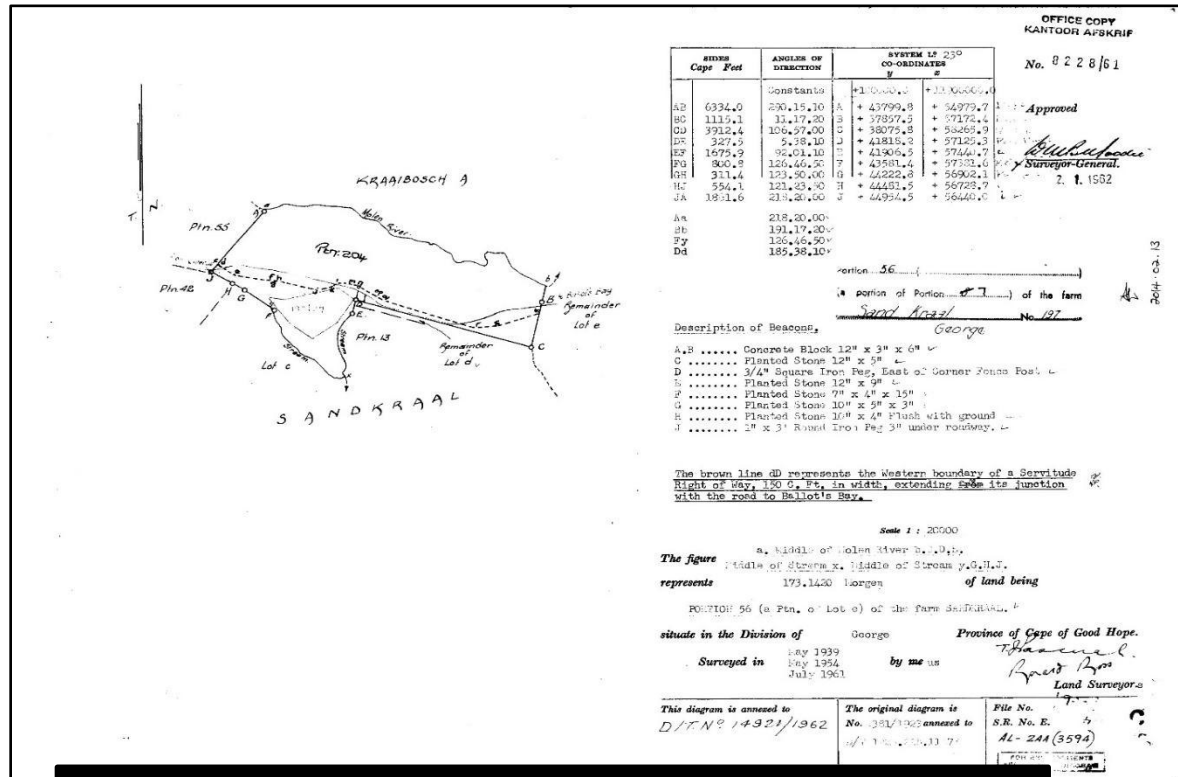
B.H. KRUGER. (PLS 0321)
Professional Land Surveyor

This diagram is annexed to No.	The original diagram is S.G. No. 8049/1970	File S/110, S/6018/1
d.d.	Transfer 1971- -11348	S.R.492/2019
i.f.o.		Comp. AL-1888 (6485)
Registrar of Deeds		LPI C0270000

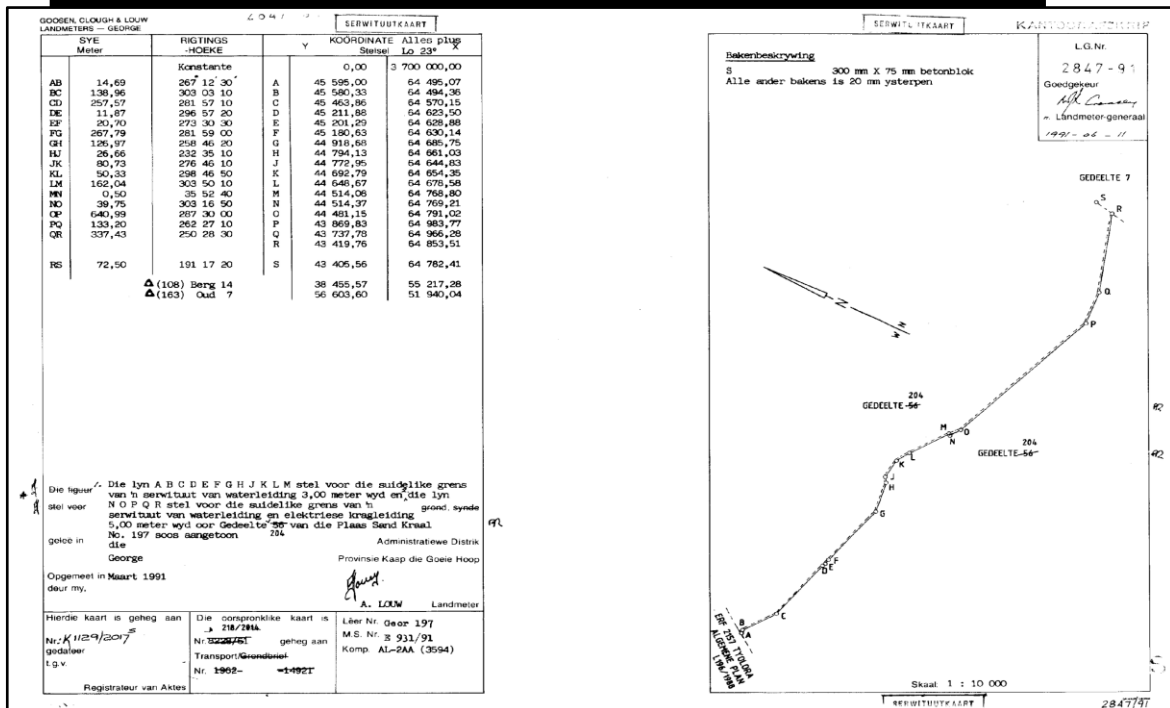
Serv. Dgm. 784/2019

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

Exempt i.t.o Section 24(1)(f)
Of Municipal By-law of Act 3/2014
Various Erven George
Ref. 5 February 2019



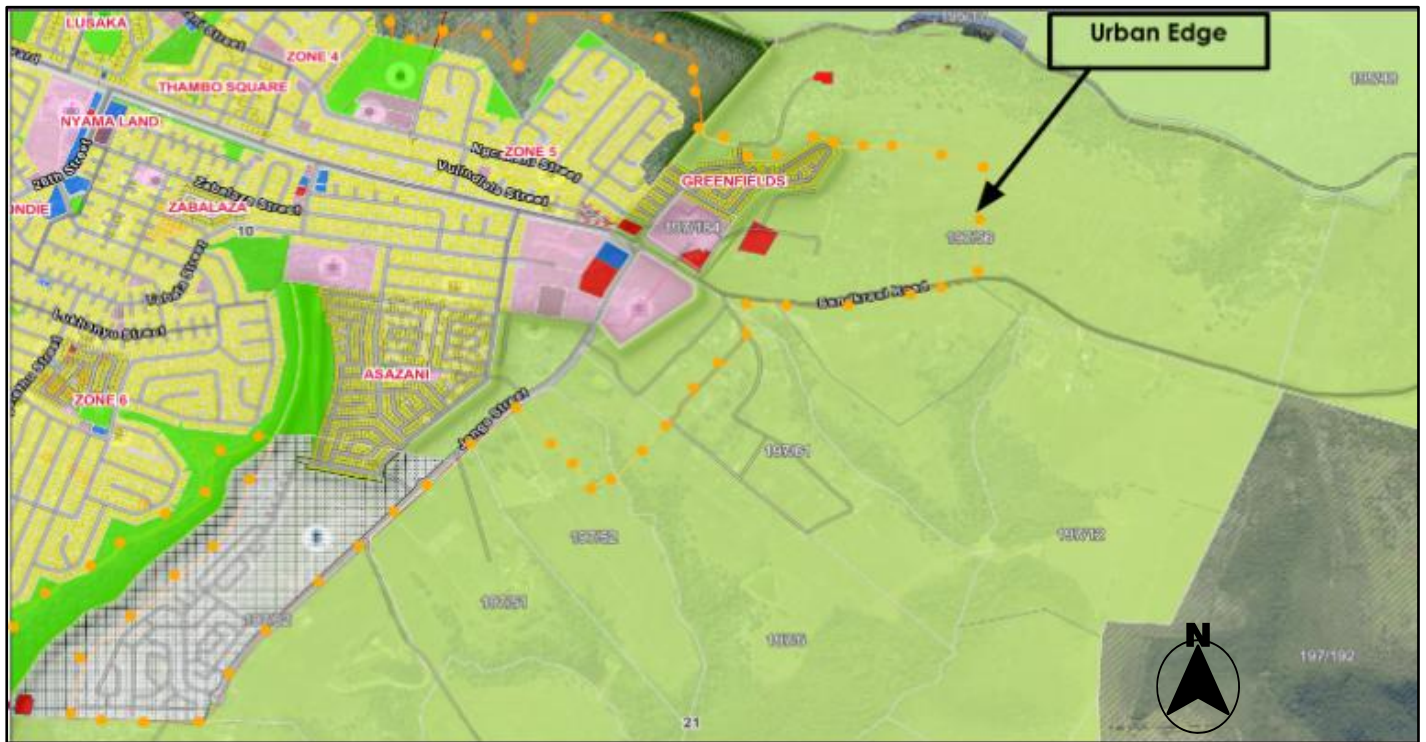
THE ABOVE SHOWS DIAGRAM FOR FARM 197 PORTION 204



9. URBAN EDGE

George Local Municipality (GLM), in terms of Section 26(e) of the Municipal Systems Act, went through a process of reviewing of the Municipal Spatial Development Framework Plan (MSDF), which was adopted by the Council in 2023. The MSDF proposed and adopted an eastern extension of the urban edge in Thembaletu, which affects the land area of Portions 51, 52, 61, 62 and 204 of Farm 197.

The initiative is designed to create economic opportunities for small-scale farmers by providing them with land that was previously deemed unsuitable for formal development due to its location outside the urban edge. Some portions are situated within the Urban Edge of the George Municipality. In general, most of the legislative framework as discussed in the above sections promotes intensification and densification within the Urban Edge.



10. LEGAL FRAMEWORK

10.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 2013 (ACT NO 16 OF 2013) SPLUMA.

In considering the application, the decision maker needs to be guided by the development principles contained in (Chapter II) of Spatial Planning and Land Use Management Act 2013 (Act no 16 of 2013) SPLUMA.

The Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) is a national Act that was passed by Parliament in 2013. SPLUMA aims to develop a new framework to govern planning permissions and approvals, sets parameters for new developments and provides for different lawful land uses in South Africa.

The Spatial Planning and Land Use Management Act 16 of 2013 aims:

- a) to specify the relationship between the spatial planning and the land use management system and other kinds of planning.
- b) to provide for the inclusive, developmental, equitable and efficient spatial planning at the different spheres of government.
- c) to address past spatial and regulatory imbalances.
- d) to promote greater consistency and uniformity in the application procedures and decision-making by authorities responsible for land use decisions and development applications.
- e) to provide for the facilitation and enforcement of land use and development measures.

The development principles are:

- Principles of spatial justice
- Principle of spatial sustainability
- Principle of efficiency

- Principle of spatial resilience
- Principle of good administration.

The proposed application is therefore compactible with the above principles as it also encourages sustainable settlements and improve the livelihood of this community. The proposal also promotes efficient settlements with diverse functions.

10.2 LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014) (LUPA)

In considering the application, the decision maker needs to be guided by the development principles contained in (Chapter II) of Land Use Planning Act, 2014 (Act 3 Of 2014) (LUPA).

LUPA is a national Act that was passed by Parliament in 2014. LUPA aims to develop a new framework to govern planning permissions and approvals, sets parameters for new developments and provides for different lawful land uses in South Africa. Section 49 of LUPA (3/2014) provides the criteria that all municipalities must apply when considering a land use application. These include:

- The applicable spatial development frameworks.
- The applicable structure plans, the principles referred to in Chapter VI (Land Use Principles).
- The desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of the proposed development.

The proposed development is therefore compatible with the above principles as it is considered desirable and compatible with all legislative framework applicable to the area.

10.3 WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK, 2014

The PSDF sets out the provincial agenda for sustainable development and management of urban and rural areas. The main priority of this document is to guide the western cape more towards and inclusive, productive, competitive and create opportunities in its region.

The policy framework covers Provincial spatial planning's three interrelated themes, namely:

- a) Sustainable use of the Western Cape's spatial assets
- b) Opening-up opportunities in the Provincial space-economy, and
- c) Developing integrated and sustainable settlements.
- d) Sustainable use of provincial assets

In taking these agendas forward, the PSDF 2014 applies the following spatial principles:

Spatial justice: A socially just society is based on the principles of equality, solidarity, and inclusion. While equal opportunity targets everyone in the community, social justice targets the marginalised and disadvantaged groups in society. Inclusionary settlements focus on the public realm rather than on private enclaves; support civic interaction and equitable access throughout the public environment; and make urban opportunities accessible to all, especially the poor.

Sustainability and resilience: Land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high-potential agricultural land or compromise ecosystems. The focus should be on creating complex, diverse, and resilient spatial systems that are sustainable in all contexts.

Spatial Efficiency: Efficiency relates to the form of settlements and use of resources—compaction as opposed to sprawl; mixed-use as opposed to mono-functional land uses; residential areas close to work opportunities as opposed to dormitory settlement; and prioritisation of public transport over private car use.

Accessibility: Improving access to services, facilities, employment, training and recreation, and safe and efficient transport modes is essential to achieving the stated settlement transitions of One Cape 2040.

Quality and liveability: The quality of an environment directly contributes to its liveability. A quality-built environment is one that is legible, diverse, varied, and unique. Legible built environments are characterised by the existence of landmarks such as notable buildings and landscaping, well-defined public spaces, as well as navigable street networks. Diverse built environments offer a variety of opportunities, experiences, and choices.

The proposal supports this policy as it will ensure the intensification of land while protecting agriculture land.

10.4 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK 2023/27

The GMSDF guides the spatial distribution of land uses in George, aligning with the Integrated Development Plan (IDP) to support the municipality's vision and strategic objectives.

It plays a crucial role in municipal planning, informing land development and service provision decisions, and ensuring consistency with national and provincial policies.

The GMSDF was reviewed and amended to align with new policies, urban growth patterns, and stakeholder inputs, ensuring it addresses current and future spatial challenges.

The key spatial development principles typically include:

Sustainability: Ensuring that development meets present needs without compromising the ability of future generations to meet their own needs.

Efficiency: Promoting the optimal use of resources, including land, infrastructure, and services.

Equity: Ensuring fair and inclusive access to opportunities, services, and amenities for all community members.

Resilience: Enhancing the ability of communities to withstand and recover from economic, social, and environmental shocks.

Integration: Coordinating land use, transportation, and infrastructure planning to create cohesive and functional urban environments.

Participation: Encouraging active involvement of stakeholders, including the community, in the planning and decision-making processes.

These principles guide the development and implementation of spatial plans to create balanced, sustainable, and inclusive urban environments.

This document aims to promote urban agriculture, small-scale farming, and commercial farming activities in designated areas such as Sandkraal. The Sandkraal communal farming initiative will receive ongoing, effective administrative and implementation support from DARRD to facilitate active and sustainable land use. This support will also address the area's sensitive environmental conditions, including the development of an environmental management plan to mitigate threats such as polluted water. Additionally, the initiative will work to regulate issues like protecting farmers from illegal land invasions, unauthorized residential settlements, and illegal dumping.

The George Municipal Spatial Development Framework indicates that the Sandkraal communal farming initiative is part of its broader strategy to enhance rural livelihoods and promote sustainable agricultural practices.

The proposal aligns with these principles by ensuring that development addresses the community's current needs while safeguarding future generations' ability to fulfill their own needs. Additionally, it encourages the efficient use of resources such as land, infrastructure, and services. Furthermore, it guarantees equitable and inclusive access to opportunities, services, and amenities for all community members.

11. MOTIVATION

The project stems from years of collaboration among the George Local Municipality, the Western Cape Department of Human Settlements (WC: DOHS), and the Department of Agriculture, Land Reform, and Rural Development (DALRRD), showcasing the joint efforts across various levels of government.

The farm will be transferred to a Communal Property Association (CPA), which will be established. This initiative aims to create economic opportunities for small-scale farmers by providing them with land that was previously considered unsuitable for formal development due to its location beyond the urban edge. Overall, this effort highlights a commitment to empowering local communities and fostering sustainable agricultural practices.

11.1 ACCESS

The proposed portions will gain access from Sandkraal Road and Jonga Street. There is currently no formal tarred road from the intersection of Jonga Street and Sandkraal Road, access to the farms for both of these roads is through gravel.





The traffic impact on the surrounding road network will be insignificant. Access to Sand Kraal Farms will be via Jonga Street and Sand Kraal Road, an activity corridor recognized by the George SDF, providing adequate connectivity.

The subject property is surrounded by various roads, Nelson Mandela Boulevard from George to Sand Kraal Road leading to Ballot Bay.

11.2 SOCIO- ECONOMIC IMPACT

The subdivision will facilitate the transfer of land to a Community Property Association (CPA) for the benefit of small-scale farmers, fostering economic empowerment in line with government objectives. By providing secure land tenure and supporting agricultural activities, the project creates sustainable livelihood opportunities for local farmers, enhancing food

security and promoting social development in the region.

The proposed subdivision and consolidation will result in the creation of employment, improve the livelihood of the George community, and create job opportunities. Approval of the application will have a positive impact on the George community in terms of job creation, economic growth, and poverty alleviation.

11.3 ALIGNMENT WITH EXISTING AND SURROUNDING USES.

Sand Kraal Farms are adjacent to agricultural, residential, and natural areas, and the proposed subdivision and consolidation aligns with the rural and agricultural character of the locality. Given the mix of residential uses in the nearby Thembaletu area, this subdivision will enhance community cohesion by providing local residents with formal land access for communal farming.

The land-use and scale of development is considered compatible with surrounding development and no negative impact on the wellbeing of the surrounding community is anticipated. On contrary the proposed development is to improve the livelihood of this community and the surrounding area.

In view of the above it can be concluded that approval of the proposed subdivision and consolidation will not have a negative impact on the surrounding community.

The proposed is unlikely to place significant strain on municipal infrastructure, as the land will primarily serve agricultural purposes.

It is envisaged that there are no issues that would restrict the development or the opportunity to connect to the Municipal bulk services network and the proposed development will not add an adverse constraint to existing services.

11.4 HERITAGE AND BIOPHYSICAL ENVIRONMENT

Sandkraal, situated in George, and boasts a rich heritage that mirrors the wider historical and cultural landscape of the region. The area is steeped in history, showcasing important pre-colonial and colonial influences.

Sandkraal is an integral part of George's cultural landscape, featuring a variety of historical farms and settlements. The area's heritage is characterized by its agricultural past and the growth of local communities.

The area is embraced by the majestic Outeniqua Mountains and bordered by the Indian Ocean, offering a stunning backdrop of diverse landscapes.

These mountains create a stunning backdrop for the area and serve as a paradise for outdoor lovers, with opportunities for hiking, birdwatching, and picturesque drives. The coastline near Sandkraal boasts unspoiled beaches and rugged cliffs.

The application does not trigger any authorizations in terms of heritage legislation, the proposal is not expected to have an impact on the heritage of the area. The proposal is only subdivision and consolidation of the affected area, there is no development that is proposed at this stage. There is also no change in land use that is currently proposed, the current use,

which is farming, will remain as it is.

The application also does not trigger authorization in terms of the environmental legislation, the bio-physical impact, if any will be insignificant. There are no biophysical environments that will be impacted by the proposed application.

The proposal also preserves the area's rural essence and existing natural landscape. Agricultural use minimizes the need for intensive urban development, supporting biodiversity by maintaining the land's undeveloped status.

11.5 ALIGNMENT WITH EXISTING LEGISLATIVE FRAMEWORK

Land Use Planning Act (LUPA) and the Spatial Planning and Land Use Management Act (SPLUMA) support and encourage the application of the principal efficiency. In this regard section 59(3) of LUPA stipulates, inter alia, that land development should optimize the use of existing resources and infrastructure, that a diverse combination of land uses should be promoted and that the social, economic and physical aspects of land development shall be integrated.

In terms of Section 7 of SPLUMA, land development shall result in communities that are viable and that the use of existing resources and infrastructure shall be optimized. As the application is essentially to permit the better utilization of the land, the proposal is deemed to be in support of these principles.

The proposed application is considered compatible with the applicable

policies\framework in the area as it still protects the existing agriculture area.

The application is therefore consistent and complies with legislative framework that are applicable in the area.

The proposal aligns with the principles and objectives of the current policies, as it promotes the intensification and integration of land use, fostering local economic growth while minimizing environmental impact and promoting agricultural use.

12. CONCLUSION

The character of the area will not be changed by the proposal. The proposal is considered desirable, and it will not have an adverse impact on the character of the area. The proposed application is also considered compatible with the surrounding land uses as it is in an agricultural area and the applicable policies\framework in the area promote sustainable agricultural practices.

The proposal is expected to have a minimal effect on traffic and engineering services, and it will not detract from the area's aesthetic appeal.

Furthermore, the proposal is in line with the principles and objectives of existing policies, as it encourages the intensification and integration of land use, supports local economic development, and aims to reduce environmental impact while promoting agricultural activities.