AGENDA

EDEN JOINT MUNICIPAL PLANNING TRIBUNAL – GEORGE MUNICIPALITY
EDEN GEMEENSKAPLIKE MUNISIPALE BEPLANNINGSTRIBUNAAL – GEORGE MUNISIPALITEIT

Office of the Municipal Manager:
Civic Centre
GEORGE
6530

Kantoor van die Munisipale Bestuurder:
Burgersentrum
GEORGE
6530

Date/Datum: 14 November 2025

TO: All members of the Eden Joint Municipal Planning Tribunal
AAN: Alle lede van die Eden Gemeenskaplike Munisipale Beplanningstribunaal

Presiding Officer / Voorsittende Beampte: Paul Louw

Panel Members / Paneellede: Gilbert Cairncross
Madie Coetzee

Alternative members / Alternatiewe lede: Raimo Fernandez
Elma Vreken

Notice is given that a meeting of the Eden Joint Municipal Planning Tribunal – George Municipality will be held in George via Microsoft Teams on Tuesday, 25 November 2025 at 10:00.	Kennis geskied dat ‘n vergadering van die Eden Gemeenskaplike Munisipale Beplanningstribunaal – George Munisipaliteit gehou sal word in George op Microsoft Teams op Dinsdag, 25 November 2025 om 10:00.

CARL VENTER
Chairperson / Voorsitter

ITEM	AGENDA	
1	OPENING OF MEETING	
2	CONFIRMATION OF REQUIREMENTS	
3	DETERMINATION OF VESTED RIGHTS	
4	DECLARATION OF CONSTITUTED MEETING	
5	APPLICATION FOR CONVENER/ORAL HEARING/ADDITIONAL ITEMS	
6	ITEMS FOR DISCUSSION	

6. ITEMS FOR DISCUSSION

ITEM	AGENDA	PAGES
6.1	REZONING ON ERF 1723, WILDERNESS	3-160

LAND USE PLANNING REPORT
APPLICATION FOR REZONING – ERF 1723, WILDERNESS

Reference number	#3428757	Application submission date	12 August 2024	Date report finalized	10 July 2025
Delegation: 4.17.1.17 Sub delegation: LUP1.1 - DDTP: **Category** C2 &5 .A(a)_**MPT**					

PART A: AUTHOR DETAILS				
First name(s)	Fakazile			
Surname	Vava			
Job title	Town Planner			
SACPLAN registration no.	B/8439/2021			
Directorate/ Department	Planning and Development			
Contact details	044 801 9477 / fvava@george.gov.za			
PART B: APPLICANT DETAILS				
First name(s)	Jan			
Last name(s)	Vrolijk			
Company name	Jan Vrolijk Town Planner			
SACPLAN registration no.	A/1386/2010	Is the applicant authorized to submit this application?	**Y**	N
Registered owner(s)	George Municipality/ Kleinkrantz Childcare and Youth Development Centre			
PART C: PROPERTY DETAILS				
Property description (in accordance with Title Deed)	Erf 1723, Wilderness			
Physical address	Corner of Vloksie Street and Amaryllio Street, Kleinkrantz	Town/City	Wilderness	
Current zoning	Community Zone II	Extent (m^2/ ha)	4009 m^2 – portion to be rezoned = +/- 600m^2	Are there existing buildings on the property? Y **N**
Applicable Zoning Scheme	1. George Integrated Zoning Scheme By-Law, 2023 (hereafter referred to as "**Zoning Scheme**")			
Legislation	2. Land-use Planning By-Law for George Municipality, 2023 (hereafter referred to as "**Planning By-Law"**); 3. George Municipal Spatial Development Framework, 2023 (hereafter referred to as **"MSDF"**);			

	4. Wilderness, Lakes and Hoekwil Local Spatial Development Framework, 2015 (hereafter referred to as "**WLHSDF**");					
Current Land Use	Vacant				Title Deed number & date	**T13882/85**
Any restrictive title conditions applicable?	Y	**N**	If Yes, list condition number(s)	As confirmed by the conveyancer's certificate issued by Andaleen Chimes. Refer to Annexure F.		
Any third-party conditions applicable?	Y	**N**	If Yes, specify	N/A		
Any unauthorised land use/building work?	Y	**N**	If Yes, explain	N/A		

PART D: PRE-APPLICATION CONSULTATION (ATTACH MINUTES)						
Has pre-application consultation been undertaken?	**Y**	N				
Reference Number	3254663	Date of consultation	07 August 2024	Official's name	Fakazile Vava	

PART E: LIST OF APPLICATIONS (TICK APPLICABLE)							
a. Rezoning	**X**	b. Permanent departure		c. Temporary departure		d. Subdivision	
e. Consolidation		f. Amendment, suspension or deletion of restrictive conditions		g. Permissions required in terms of the zoning scheme		h. Amendment, deletion or additional conditions in respect of existing approval	
i. Extension of validity period		j. Approval of an overlay zone		k. Amendment or cancellation of subdivision plan/GP		l. Permissions required in terms of conditions of approval	
m. Determination of zoning		n. Closure of public place		o. Consent use		p. Disestablishment of a Home Owners Association	
q. Rectify failure by a Home Owners Association		r. Reconstruct building of non-conforming use		Other (state)			

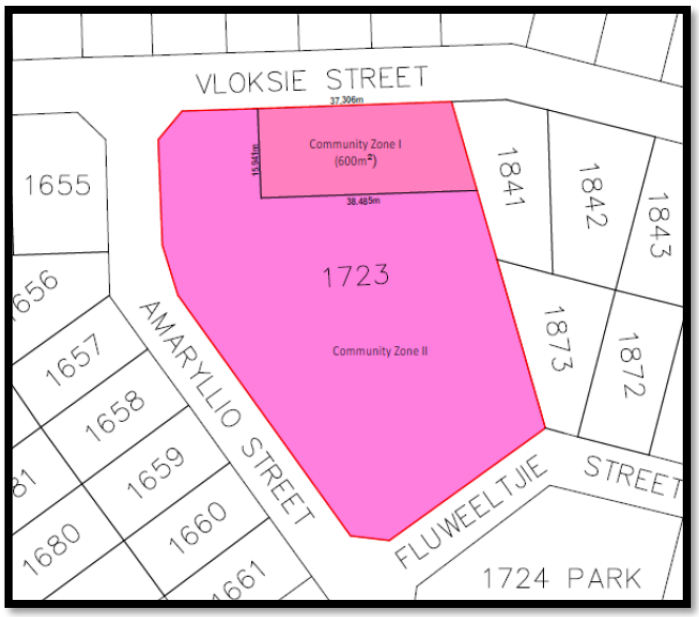
PART F: APPLICATION DESCRIPTION

Consideration of an application for Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for the George Municipality, 2023 of a portion of Erf 1723, Wilderness (not exceeding 600m² in extent) from Community Zone II to Community Zone I for a Place of Instruction.

**Council resolved on 30 June 2022 that approval is granted for the lease of a portion if Erf 1723, Wilderness to the Kleinkrantz Childcare and Youth Development. Attached as Annexure E.*

PART G: LOCATION

Erf 1723, Wilderness is an undeveloped Community Zone II (place of worship) property located on the corner of Vloksie and Amaryllio Street, in Kleinkrantz, Wilderness. See images below.



PART H: BACKGROUND AND HISTORY

Erf 1723, Wilderness has existed since 1984 following the registration of the township establishment of Kleinkrantz under General Plan (GP No. 12404/84). The property was originally created to serve as a community facility with the zoning of Institutional Zone II imposed in terms of the Section 8 Zoning Scheme Regulations, 1988.

Records also show that a Council Resolution was issued in 2017 for the sale of property to an NGO. However, there is no record of transfer of the property. In 2022 a new application to lease a portion of Erf 1723, Wilderness for purposes of operating thereon a creche/after care facility was submitted. The creche previously operated on Erf 1793, Wilderness since 2007 under a lease agreement which also came to an end. A council resolution granting permission to lease a portion of Erf 1723, Wilderness comprising of, not more than 600m² was issued on 30 June 2022.

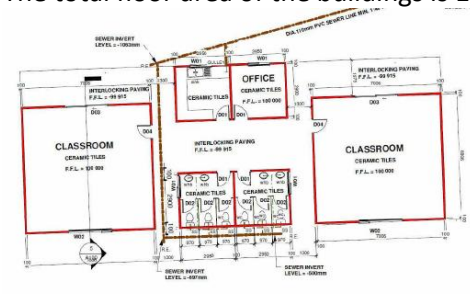
No other land use applications were submitted on the subject property. The conveyancer certificate submitted with the application at hand also confirms that there are no conditions in the title deed which restrict the development of the erf as proposed.

PART I: SUMMARY OF APPLICANTS MOTIVATION (Annexure D)

Development Proposal

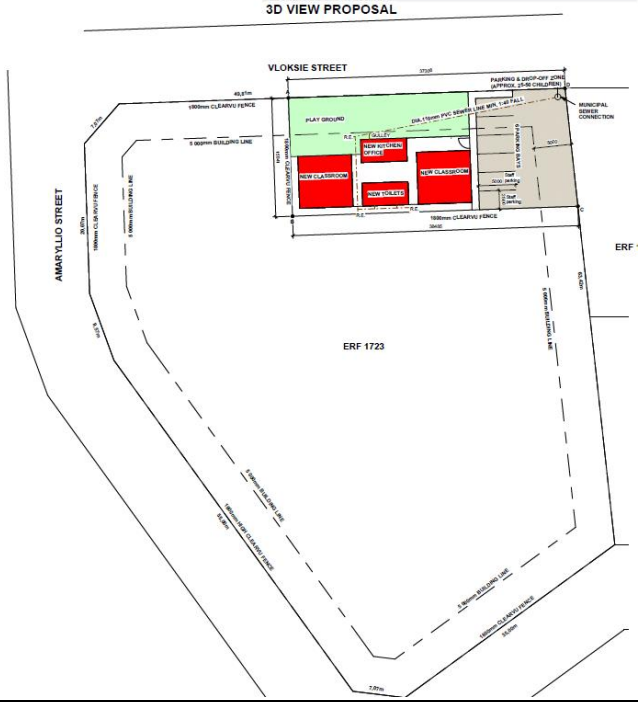
- Erf 1723, Wilderness is currently undeveloped.

- The Lessee, Childcare and Youth Development Centre, intend using the leased portion of the erf (600m² in extent), which is situated in the north-east corner of the erf, for purposes of operating thereon a place of instruction (after school care facility). The proposed after school care facility will accommodate approximately 25 to 50 children at maximum.
- The purpose of this application is to obtain approval for the rezoning of a portion of Erf 1723, Wilderness from Community Zone II to Community Zone I to enable the submission of building plans to accommodate the proposed facility.
- The proposed development will consist of 2 free-standing classrooms, a separate ablution block, a building containing an office and a kitchen, a small playground on the northern side of the erf and a paved parking / drop off area, containing 6 parking bays (including 2 staff parking bays).
- The total floor area of the buildings is 136m² .



GROUND FLOOR PLAN
SCALE 1:100

3D VIEW PROPOSAL



Impact Assessment

- Environment: minimal impact: Erf 1723, Wilderness is 4009m² and it is currently undeveloped. It is covered with natural vegetation, consisting mostly of exotic shrubs, which will be removed to accommodate the proposed development. Vegetation will therefore have no influence on the proposed development.
- The following photo, the Vloksie Street elevation, shows the natural vegetation on the northern side of the erf, which will have to be removed to accommodate the proposed after school care facility. It should be mentioned that all the residential erven in the surrounding area have also been covered with this type of vegetation which had also to be removed to allow for the development of dwelling houses on these residential erven. The removal of vegetation to allow for the development of the approved erven as per the General Plan of Kleinkrantz is thus standard practice.

- Neighbours: The immediate surrounds are quiet residential homes on small stands, with driveways often 10m apart. There is an ever-growing range of property owners including first time buyers.

- Access: The proposed creche will be situated in Vloksie Street and will, therefore, be easily accessible from the surrounding residential area. The vehicular access will be to the north-eastern corner of the erf, in Vloksie Street. There is good visibility in both directions into the street from the proposed access point. A separate pedestrian access gate will also be provided.

- Aesthetics: The proposed rezoning will be supportive of the land uses in the area, whilst being compatible with the existing, as well as the future character of the surrounding area.

- Provision of Services: Existing municipal services are available to the application erf. Should any upgrade or extension of services be required because of this application, this will be at the cost of the lessee and to the satisfaction of the municipality. The proposed rezoning of the application portion will, therefore, not have a negative impact on the provision of services to the surrounding area. The proposal will result in more effective utilization of existing municipal services, which is one of the objectives of the Western Cape PSDF.

- Provision of Parking: provision must be made for 1 bay per 10 children, plus 1 "drop and go" facility. As a maximum of 50 children will be accommodated in the after-school care facility, 5 parking bays and a stop and drop" facility must be provided.

<u>Compliance with Legislation and Policies</u>

- The proposal aligns with the following:
  - Spatial Planning and Land Use Management Act (SPLUMA).
  - Western Cape Land Use Planning Act (LUPA).
  - Western Cape Provincial Spatial Development Framework (WC PSDF).
  - George Municipality Land Use Planning By-law and Integrated Zoning Scheme.
  - George Municipal Spatial Development Framework (GMSDF).
  - Wilderness–Lakes–Hoekwil Local Spatial Development Framework.

<u>Conclusion</u>

The proposed application for rezoning in respect of the portion of the application erf is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the application. The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or municipal services in the surrounding area.

PART J: SUMMARY OF PUBLIC PARTICIPATION

Methods of advertising				Date published	Closing date for objections
Press	**Y**	N	N/A	01 November 2024	2 December 2024
Gazette	Y	N	**N/A**		
Notices	**Y**	N	N/A	On 31 October 2024 notices were sent to the owners of the following erven: Erven 1811, 1873, 1661, 1660, 1659, 1658, 1657, 1662, 1656, 1655, 1712, 1711, 1710, 1709, 1708, 1713 (all reg. mail) and 1841, Wilderness (email)	
Website	**Y**	N	N/A	01 November 2024	2 December 2024
Ward councillor	**Y**	N	N/A	01 November 2024	2 December 2024
On-site display	**Y**	N	N/A	31 October 2024	4 December 2024
Community organisation(s)	Y	N	**N/A**		

Public meeting			Y	N	N/A						
Third parties			Y	N	N/A						
Other	**Y**	N	If yes, specify	• WRRA • WALEAF		01 November 2024		2 December 2024			
Total valid objections			7 (Annexure G)				Total invalid objections and petitions			1	
Valid petition(s)	**Y**	N	If yes, number of signatures			1					
Community organisation(s) response	**Y**	N	N/A	Ward councillor response			Y	**N**	N/A		
Total letters of support	2										
Was the minimum requirement for public participation undertaken in accordance with relevant By-Law on Municipal Land Use Planning and any applicable Council Policy									**Y**	N	

PART K: SUMMARY OF COMMENTS DURING PUBLIC PARTICIPATION (Annexure G)

The comments received during the public participation are summarised as follows:

1. Wilderness Ratepayers and Residents Association (WRRA)

- WRRA endorses the above and therefore has no objections to this proposal.

2. Wilderness And Lakes Environmental Action Forum (WALEAF)

- WALEAF endorses the above and consequently has no objections to this proposal.

3. Charl Blignaut, Garreth Adams , Lynn Haynes-Adams, Arashad Thomas, Shereen Thomas, Stephanie Goosen, Hooman Kazemi, Charl Blignaut, Feizal Gathoo, Julie Gathoo, Solly Essack, Saleha Essack, Riana Pollington, Tasneem Smith, Jan van der Merwe, Salome van der Merwe, Elana Basson-Coetzer, Liza Basson-Coetzer, SharonAdams, Desiree Hammon, Hannelie Claassen, Cindy du Toit, Dirk Kotze, Desire Kotze, Sandra Louw, Tanya Lewitton, Victoria Charters, Marthina Broderick, John Broderick, Chris Beukes, Dillon Longman, Francois Fourie, Willem Jacobs, Moya Goosen, Stanley Bondi, Jannie Steyn, Elsa Steyn, Joey Steyn, Sekoetlane Phamodi, Rashid Cassim, Z Jada, Kelly Roberts and Anthea Fuller

The objectors state that they decided to combine the grievance in one email. They state that they object to this development, which in their opinion treats Kleinkrantz as a dumping ground and a suburb that is far too commonly regarded as one that belongs to second class citizens when compared to the more affluent suburbs of Wilderness.

- <u>Discrepancy in the motivation: nature of facility</u>
  Objectors believe that there is a serious discrepancy in the motivation of the application due to a significant omission. The motivation refers to “childcare” or a “crèche”. However, the Kleinkrantz Childcare and Youth Development Centre that will be using the land at virtually no cost to themselves, states publicly on its official website that, *“Kleinkrantz Childcare and Youth Development Centre has been running since 2007 and over 60 children are looked after by 8 staff in Crèche, Grade R and Afterschool care. The centre also helps with other youth development projects, like swimming courses, Friday evening programs, soccer, and netball”.*

  The objectors believe that, based on the website and social media, that the space will therefore also be used for aftercare and broader youth development and not just for a crèche. This would appear to include the apparently troubled teen students that they help with life skills training on their farm – until who knows what time of night. The nature of aftercare children and older youths must be clarified if they are to be accommodated at a crèche in any residential area.

- Discrepancy in the motivation: nature of community

  As set out in the application, this development has to be in the "public interest" to "benefit the community". What community?

  If the term “community” includes as all the Kleinkrantz residents as well as residents of Nature’s Valley, this development is neither “in the public interest” nor “to the benefit of the community”. After requests for clarification as to why the Kleinkrantz children will have to be bussed to the crèche instead of simply walking, consulting town planner Mr Jan Vrolijk responded in an email: “As far as I know children will be bussed in from Kleinkrantz and the area immediately surrounding Kleinkrantz (sic).” What exactly does “the area immediately surrounding Kleinkrantz” mean? Does it stretch from Wilderness Heights and Hoekwil to Swartvlei including Die Vleie and Langvlei Dunes? So which community does it benefit? Why was the misleading impression created in the application that it is meant just for the children from Kleinkrantz?

  Since Kleinkrantz already boasts an excellent and much loved registered early childhood development partial care facility (crèche) run by the Department of Social Development at 71 Protea Lane specifically for the children of Kleinkrantz, it stands to reason that the majority of children attending the proposed development will be bussed in from outside Kleinkrantz, thereby negating the “public interest” or “benefit to the community”. If the existing crèche is becoming too small due to the increasing population of Kleinkrantz, the matter should be raised with the department who will upgrade its facilities with taxpayers’ funds. Why is this not being explored?

- Discrepancy in the motivation: number of children

  The motivation report for the development focuses entirely on the Kleinkrantz community with – rather strangely – no mention of surrounding areas.

  However, as we informed via email by Mr Vrolijk: “This is a small place of instruction with between 25 and 30 children who will be transported to and from the school by bus.” However, in a telephone conversation with Kleinkrantz resident Charl Blignaut, the municipality’s town and regional planner Mr Fakazile Vava stated the crèche will have "up to 50 children". Kleinkrantz Childcare and Youth Development Centre states the following on their website: “The Kleinkrantz centre has been running since 2007 and over 60 children are looked after by 8 staff in crèche, Grade R and Afterschool Care.”

  There is a vast difference between 25 and 60 + children, so what are the true numbers? If the motivation report is deliberately vague at this stage, what guarantees do the residents have that the municipality will enforce a fixed number of children for the lengthy duration of the lease?

- Objection on the grounds of traffic pollution and noise pollution

  It is not possible to guarantee that there will be “very little road traffic” if 25 - 60+ children are bussed in and out or dropped and collected by parents in cars or on foot from early morning till late afternoon or evenings in a very narrow, extremely quiet residential street. Neither the crèche/aftercare nor the municipality can control whining bus engines, taxis and cars with pumping sound systems, roaring engines or parents and children joyfully shouting greetings and chatting.

  Even though there will be 8 staff members, there are only 2 off-road parking bays allocated to staff and 2 to parents. According to Mr Vrolijk, regulations for this kind of proposed development are clear that a traffic plan isn’t needed. But logic suggests that four parking bays at a crèche/aftercare centre in a narrow street is a guaranteed recipe for congestion.

  It may have slipped the minds of the planners but children at a crèche cannot simply be dropped off in a dropping zone like kids of a school going age. The vehicles transporting them have to park and the toddlers have to be accompanied into the school grounds by staff and/or parents. If the two allocated parking bays for parents are full, other parents in a hurry not to be late for work will simply park in the street.

It isn't remotely possible - or fair - to try and keep 25 – 60+ children quiet as they should be free to play and express themselves exuberantly on the playground as well as in the classrooms during interactive learning and creative activities like singing, dancing and acting. To pretend the noise levels will have little or no impact on the residents in houses a few metres from the crèche/aftercare is absurd. There's a playground directly facing the street where residents live and will be most affected by the noise of the children attending the facility.

Although the operating hours aren't mentioned in the motivation, a crèche/aftercare centre usually opens at 07h00 and closes at 17h30 in order to allow parents to get there before and after work. If the Kleinkrantz Childcare and Youth Development Centre's website is to be believed, "the centre also helps with other youth development projects, like swimming courses, Friday evening programs, soccer, and netball". This possibly means mechanical traffic, parents, staff and children at leisure till 21h00 at least on Fridays with more noise pollution depending on the actual activities planned. The residents are astonished that the municipality and the crèche/aftercare can think this is "in the public interest" or "to the benefit of the community (Vloksie Street, etc)".

- <u>This is not a desirable site</u>
  One of the municipality's criteria to deem a site desirable is that it "must be compatible with the character of the surrounding area". Although the residents in Vloksie Street aren't wealthy but rather tend towards the middle-class income group, the compatibility issue patently makes the site undesirable for this development.

  The immediate surrounds are quiet residential homes on small stands, and the driveways are often less than 10 metres apart. Some residents work from home while others work night shift and have to sleep during the day. There are also much-loved houses that have been in the same families for 30+ years that will be affected negatively.

  There are a number of holiday rental properties all around Erf 1723, Wilderness that will be impacted negatively or will have to close. The home directly opposite the development, on 23 Vloksie Street, is WaterWind, a guesthouse that pays monthly municipal business rates and taxes and has been in operation since 2020. The small income derived from this is the only income of pensioner Stephanie Goosen. The development will effectively put the guesthouse out of business with immediate effect due to noise pollution from 07h00 – 17h30 or later, as well as constant traffic problems.

  If the municipality is determined to ensure the continued presence of an NPO funded crèche/aftercare centre in Kleinkrantz for owners who do not live in Kleinkrantz and children mostly from outside the area for whatever reason e.g. social and welfare deliverables, political kudos, religious pressures or financial gain, there are vast tracts of municipal land available in Kleinkrantz that are far better suited to the needs of all concerned.

  <u>Unesthetic and temporary structures</u>
  Objectors are against the unesthetic and temporary nature (prefabricated units) of the structures that the crèche/aftercare in tends to erect. They object to Kleinkrantz not being afforded properly built, sustainable facilities in a quiet, residential street where Kleinkrantz community members have invested hard-earned money or are paying rent. The 9-year and 11-month lease agreement between George Municipality and the Kleinkrantz Childcare and Youth Development Centre raises questions about the decision-making process for community facilities in the Kleinkrantz neighbourhood. It is unclear why a short-term lease for temporary structures was chosen over the construction of a permanent community facility in a suitable location.

- <u>Decreasing property values</u>
  Objectors state that it is only reasonable and fair that Erf 1723, Wilderness should be rezoned as residential as this is compatible with the surrounding area.

- Infrastructure deficiencies
  Additionally, the lack of much needed public transportation in the area and the high demand for private security services further highlight the area's infrastructure deficiencies.

- Tourism and culture
  It appears that the municipality and the powers that be haven't realised that in the last few years Kleinkrantz has undergone drastic changes and has become a holiday destination of choice for South Africans and foreign tourists alike because of its value for money, outstanding natural beauty, authentic cultural diversity, history, warmth, hospitality, very wide price range of accommodation and incredible peace and quiet that is unique on the Garden Route. Sticking a contentious, noisy, disruptive development in the middle of an area just because it was formerly municipal housing is not only discrimination, but it will also deter tourism growth across the rest of the community that isn't fortunate enough to afford beachfront properties.

- Constitution of the Republic of South Africa
  This facility is clearly, as per the website of the foreign-funded Kleinkrantz Childcare and Youth Development Centre, a Christian organisation with a very clear religious doctrine. Any facility benefiting the greater public good and Kleinkrantz community must be able to accommodate all faiths and beliefs as per our Constitution.

- No consultation
  Finally, we would like it noted that we have not been consulted at any time by the council, our elected DA Councillor nor the municipality during what must have been a lengthy partnership process between the George Municipality and the Kleinkrantz Childcare and Youth Development Centre, as is requisite.

  There was an advert and a notice put up. Objectors argue that they were not approached with explanations about why the development is being put here. In fact, the ward councillor, Ms Marlene Viljoen, told Charl Blignaut over email that she cannot get involved and that since she was on the committee that voted for the development of the site she needs to "remain neutral regarding the application until the relevant public participation process has been concluded".

5. National Executive First Nation Authority of South Africa (NEFNASA)

- Kleinkrantz is a community with a rich cultural history. It is deeply concerning to witness the continuation of neo-colonial patterns, where the community faces dispossession and alienation from resources, development, economic upliftment, and empowerment. The recent establishment of a private entity by foreign individuals, under the guise of a Non-Profit Company (NPC) aimed at "helping the poor," raises significant concerns. This approach mirrors historical tactics of exploitation and dispossession. To ensure transparency, accountability, and community benefit, the objector propose the following developmental objectives:
  - Public Disclosure of NPC Records: Immediate public access to all records of the NPC in question.
  - Comprehensive Assessment and Public Participation: A thorough needs analysis, Environmental Impact Assessment, and a robust public participatory process to involve all community members.
  - Community Trust Fund Establishment: The formation of a Community Trust Fund, comprising long-term residents of the area, to oversee and manage the development.
  - Community Benefit Sharing: Direct financial benefits for both homeowners and informal settlement dwellers as major shareholders in the project.
- For far too long, the inhabitants of Kleinkrantz have been exploited and oppressed by political interests. The proposed rezoning, which appears to favour foreign entities and the wealthy, is unacceptable
- Instead, the community of Kleinkrantz urgently requires:
  - A Multi-Purpose Community Centre
  - A Clinic
  - Sports Grounds
  - Schools
  - The Implementation of the Go George Bus Service

- It is imperative that all foreign-owned NPCs, such as the Malaika Foundation and Nature's Valley Community Forum, actively participate in tangible initiatives that address the genuine needs of the community, rather than pursuing personal enrichment.

6. Garreth Adams (Stratism Solutions PTY LTD)

- Objector states that while he appreciates the need for childcare facilities, he believes that this particular location poses several significant concerns that warrant consideration:
  - Increased Traffic and Safety Risks: The introduction of a creche will likely lead to a substantial increase in traffic.
  - Noise Pollution: A creche will generate noise from children playing and the activities associated with childcare.
  - Zoning and Land Use Concerns: The proposed location may not be appropriately zoned for commercial use, which could set a precedent for further commercial encroachment into the residential area.
  - Impact on Local Amenities: Local amenities, such as parks and community spaces, may become overcrowded due to increased usage by the creche. This could limit access for current residents who rely on these spaces for recreation and relaxation.
  - Community Sentiment: There is a strong sentiment among local residents against the establishment of creches in this area. Many residents have expressed their concerns regarding the potential negative impacts on our community's quality of life.
- Objectors believe that alternative locations, better suited for such facilities, should be explored to ensure the well-being of both the children and the residents of our community.

7. Nabil and/or Quaanitah Simons

- The objector submitted the same comment as above, providing more detail on the ownership of the NGO that seeks to rezoning the subject property. Refer to Annexure G.

8. Kristin De Lilly

- As a resident of the area, the objector is worried that the project will lead to significant disruptions. The increase in foot traffic and the noise generated by construction, and subsequent activity by the development on a daily basis would negatively impact the quality of life for the local community
- Given these concerns, I respectfully request that you reconsider the development plans. Objector believes in finding a solution that balances progress with the well-being of residents is essential.

9. Shireen De Lilly

- Issues of noise. Objector argues that she is located close to the proposed development and will be immediately impacted by the proposed crèche / aftercare for children 5 days per week. The outdoor play area directly affects noise levels.
- It is argued that she bought a house specifically in this street due to it being a quiet and peaceful road. Furthermore, the investment in Amaryllio Street will devalue due to the noise.
- Concerned about the odours (garbage/nappies).
- Majority of the children who will attend this crèche / aftercare reside in Nature's Valley. Most of these residents do not own a vehicle. This means much more foot traffic in the area, also promoting to the noise.
- Kleinkrantz is also known for having many guest and holiday houses in the area. The owners of this development will be directly affected as people who book these holiday houses come to the area to relax and unwind.
- It is advised to rather make use of Erf 1409, Wilderness which is currently zoned Community Zone I (place of instruction). The property is large and result in less negative impact on neighbouring properties regarding noise. It is thus not justified to add additional rights to a property surrounded by dwelling houses if there is an available vacant site that already has the desired rights.

10. Riana Pollington

- This objector states they were notified after the closing date of the public participation process but had included their signature on a petition as mentioned above.
- She requests a site meeting/public consultation to discuss the proposal and emphases that she is against the proposal.

PART L: SUMMARY OF APPLICANT'S REPLY TO OBJECTIONS (Annexure H)

The applicant reply to the comments is summarised as follows:

1. Wilderness Ratepayers and Residents Association (WRRA)
   The applicant acknowledges the comments received from this interested party.

2. Wilderness And Lakes Environmental Action Forum (WALEAF)
   The applicant acknowledges the comments received from this interested party.

3. Charl Blignaut – Group objection/petition
   The operator of the creche (Kleinkrantz Childcare and Youth Development Centre) provided the following response to this objection:

   The operator states that they have carefully reviewed the objections and, with some concern, they note that certain comments appear to be unrelated to the desirability of the rezoning application. As parents of the children in question, they have been long-time residents of Kleinkrantz and firmly believe that children have a right to access quality education. This right should not be obstructed by community members who claim to have more important rights.

   The operator expresses concerns about what seems to be a personal vendetta against the founding director, Monika Bertels-Nyembe, who has been a permanent resident of South Africa for more than 20 years, and her husband, Watson Nyembe, who is a South African citizen. Both have dedicated their lives and work to helping vulnerable members of society, specifically children and youth from disadvantaged backgrounds. Over the past 20 years, they have developed and implemented effective childcare and youth development programs in the Wilderness area, often making significant personal sacrifices.

   - *Introduction*
     In the initial communication with the municipality in November 2021, it was clearly stated that the need for premises pertains to an after-school care facility and not the creche. The creche, located at the municipal building on 71 Protea Avenue since 2013, has been operational since 2007 under the same organization and currently serves 31 children with three staff members. It is the only creche in Kleinkrantz and is not run by Social Development. There are no plans to relocate this facility to Erf 1723, Wilderness. However, the aftercare program has been relocated twice since 2022 due to the end of lease agreements and is currently operating from a residential property on 75 Protea Avenue. The proposed rezoning and development will provide a permanent and suitable space for the aftercare program. An aftercare facility is considered an Early Childhood Development (ECD) Centre, often colloquially referred to as a creche in South Africa. However, a traditional creche typically caters to babies and very young children, whereas an aftercare facility serves older children.

   - *Current aftercare operations*
     Due to limitation the current location can only accommodate 20 children and 7 after school-care children. All children live in Kleinkrantz and Nature's Valley. The aftercare program operates as follows:
     - School Term: Monday to Friday, 1:00 PM – 6:00 PM
     - School Holidays: Monday to Friday, 9:00 AM – 3:00 PM (closed during summer holidays when holidaymakers are prevalent in Kleinkrantz)

     Programs offered include homework assistance, supervised activities, and quality extracurricular programs. Swimming lessons take place in George, and the sports program occurs at the sports grounds in Nature's Valley. Additionally, youth use the facility three evenings per week (7:00 PM – 8:00 PM) for

school support and creative workshops. This structured and supervised environment ensures noise levels remain manageable.

- *Transport and accessibility*

The school bus drops children at the entrance to Kleinkrantz on Protea Avenue. From there, they walk to the facility. After the program, the children walk home. The three aftercare staff members either walk to work or are dropped off by family members. Adequate parking is included in the development plan to accommodate any additional needs. Foot traffic will not significantly increase, as children and families already move freely within Kleinkrantz, utilizing community spaces such as the play park and beach.

- *Organization overview*

The Kleinkrantz Childcare and Youth Development Centre is a registered Non-Profit Organization (NPO) and public beneficiary. It is run by a parent committee and employed staff, with Monika Bertels- Nyembe as the founding director and board member. The organization primarily serves middle- to lower-income families, providing accessible childcare and aftercare services. The organization is governed by the Department of Social Development and has consistently submitted clean audits since its registration with the department in 2011.

Due to the lack of accessible community-based facilities in Kleinkrantz, the centre plays a vital role in reducing the need for families to commute to Touwsranten for similar services. The Kula Malaika Foundation is a separate NPO also founded by Mr and Mrs Nyembe based in Hoogekraal, Knysna. The foundation provides young adults with opportunities to learn basic skills in woodcraft, craft, hospitality, housekeeping, and ECD. The children's centre is featured on the Kula Malaika website for funding purposes.

- *Inclusivity and Values*

The work is grounded in Christian values, emphasizing love, tolerance, and community integration. While these values are a guide, no beliefs are imposed on the children. The organisation fosters an inclusive environment that does not discriminate based on race, religion, sexual orientation, or socio-economic status. The centre is not affiliated with any church.

- *Building plans*

The proposed development includes two classrooms, a small office with a kitchen, and ablution facilities. These spaces are designed to blend aesthetically with the surrounding environment while remaining cost-effective. The classrooms will accommodate primary and high school groups simultaneously, with an estimated capacity of 30-40 children.

Additionally, the facility could host:

- Community meetings (e.g., Neighbourhood Watch, Community Forums)
- Soft skills training programs for adults (e.g., parenting workshops, computer skills, and small business training)

Noise during construction will align with standard building activities in Kleinkrantz.

- *Site selection (Erf 1723, Wilderness)*

The municipality designated the site for this type of development, deeming it central and suitable. The site's original zoning for a place of worship inherently supports educational and community programs. Rezoning part of the site for educational use aligns with these expectations. The financial investment in drafting plans and applications reflects commitment from this small organization. Relocating the project to a different site would impose significant financial and logistical burdens.

- *Community impact*

Kleinkrantz's cultural diversity is seen as a strength. Most families in the area are long-standing residents who contribute to its cultural and historical fabric. The centre supports this diversity by offering vital services to local families while attracting positive attention from tourists, many of whom contribute donations after visiting the facilities.

- *Success stories*

  Over 18 years, the Kleinkrantz Childcare and Youth Development Centre has made a significant impact on the community. Children who attended the centre have grown into productive members of society, finding employment in local industries such as hospitality, law enforcement, and administration. By fostering life skills and moral values, the centre helps deter youth from crime and substance abuse, contributing to an overall increase in property values.

- *Conclusion*

  The proposed aftercare facility will have a profound and positive impact on Kleinkrantz. From the comments received from the representative of Kleinkrantz Childcare and Youth Development Centre (094-520- NPO) it is clear that the objections are based on incorrect facts as far as the size and operation of the creche is concerned. The creche is in fact an aftercare centre which only operates in the afternoons with all children attending the aftercare centre walking to the site. No traffic is thus generated by the facility. There will as such be no issues as far as traffic congestion, exhaust fumes or doors slamming as stated in the objector's email. The children are furthermore all school going children and no noisy pre-school children that will pay outside will be on site.

  The document received from Charl Blignaut cannot be regarded as a petition as it represents many property owners. No signatures are provided with any of the 43 names who Charl Blignaut claims to represent. The legality of the 43 names is as such questioned. Section 49(1)(b) of the By-law on Land Use Planning for George Municipality, 2023 clearly states that the full name and physical address of each signatory must be clearly indicated in a petition. According to the applicant's interpretation there must be a signature next to the name of the listed person, which in not the case. The municipality is requested to ignore the 43 names as no proof, by virtue of signatures exists that the names listed do in fact support the document. No contact details are furthermore provided as to verify if the listed persons have in fact asked to have their names put on the list.

  It should also be remembered that the erf is not a public open space, but an erf zoned for church purposes. It is thus possible to develop the erf with a church with all its ancillary facilities, a land use which will influence the character of the surrounding residential properties. The peace and quiet nature of the area will be affected by any church development on this erf.

4. <u>National Executive First Nation Authority of South Africa (NEFNASA)</u>

   The comments provided are totally unrelated to the application for rezoning and has no bearing on the desirability of the application for rezoning. This is also addressed in the comments above. The George Municipality is as such requested to ignore this letter.

5. <u>Gareth Adams</u>

   The objection raises concerns relating to traffic, safety, noise pollution, zoning concerns, impact on open spaces and community sentiment. The issues raised have been addressed in the paragraphs above.

6. <u>Nabil and/or Quaanitah Simons</u>

   The comments provided are totally unrelated to the application for rezoning and has no bearing on the desirability of the application for rezoning. The George Municipality is as such requested to ignore this letter.

7. <u>K de Lilly</u>

   The objection raises concerns relating to noise levels, foot traffic, disruptions and the possible decrease in holiday makers. The issues raised have been addressed in the paragraphs above.

8. <u>Shireen de Lilly</u>

   The objection raises concerns relating to noise levels, property values, odours, foot traffic and the possible effect the proposal will have on holiday makers. The issues raised have been addressed in the paragraphs above.

9. Riana Pollington
No reply was provided to this comment as it was received later than the closing date of the public participation.

PART M: SUMMARY OF COMMENTS FROM INTERNAL DEPARTMENTS AND/OR ORGANS OF STATE COMMENTS

Name of Department	Date	Summary of comments	Recommendation
Civil Engineering Services (traffic)	04 November 2024	To be amended: A TIA is required	Not Supported
	13 February 2025	The exemption of a TIA is supported; however, the SDP needs to be amended with the correct 3D renders of the site plan driveway width indicated.	To be Amended
	05 May 2025	In order	Supported
Civil Engineering Services	23 October 2024	See comments attached	In Order
Electrotechnical Services	28 October 2024	DC conditions attached	In Order
Environmental Planning	06 October 2024	No objection is raised to the rezoning of a 600m² portion of Erf 1723, Wilderness from Community Zone I to Community Zone II for the proposed Youth Centre development, provided that specific conditions are met. No vegetation may be removed outside the designated 600m² portion, and all construction and operational activities must remain strictly confined to this footprint, with no encroachment into the surrounding natural area. The vegetation description provided in the motivation report is inadequate and future reports must improve this by describing vegetation types according to the National Vegetation Map (2018) and noting any discrepancies between the mapped ecosystem and observed on-site species. Additionally, the proposal must include an assessment of applicable environmental legislation, discussing its relevance or non-relevance to the project.	In Order
	10 February 2025	The previous comment remains applicable. Applicant to determine the applicability of the NEMA EIA Regulations.	

PART N: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

Is the proposal consistent with the principles referred to in chapter 2 of SPLUMA? (can be elaborated further below)	**Y**	N

Is the proposal consistent with the principles referred to in chapter VI of LUPA? (can be elaborated further below)	**Y**	N

(In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (Section 65 of the Planning By-Law)

The consistency of the application with the principles of SPLUMA and LUPA as read with Section 65 of the Planning By-Law was evaluated as follows:

No	Evaluation checklist	Yes	No	N/A
	Section 65			
65(a)	Does the application submitted comply with the provisions of the Land Use Planning By-law for George Municipality, 2023?	X		
65(b)	Has the motivation submitted been considered?	X		
	Were the correct procedures followed in processing the application? (see land use application process checklist)	X		
	Was a condonation required and granted with regards to the process followed? *(see land use application process checklist)*			X
65(c)	Have the desirability guidelines as issued by the provincial minister to utilise land for the proposed land uses been considered? *(not yet applicable)*			X
65(d)	Have the comments received from the respondents, any organs of state and the provincial minister been considered? *(s. 45 of LUPA)*	X		
65(e)	Have the comments received from the applicant been considered?	X		
65(f)	Have investigations carried out in terms of other laws which are relevant to the application been considered?			X
65(g)	Was the application assessed by a registered town planner? *(see land use application process checklist)*	X		
65(h)	Has the impact of the proposed development on municipal engineering services been considered?	X		
65(i)	Is the application in line, consistent and/or compatible with the IDP of the Municipality?			X
	Is the application in line, consistent and/or compatible with the Municipality's SDF?	X		
65(j)	Is the application in line, consistent and/or compatible with the IDP of the district Municipality including its SDF?			X
	Is the application in line, consistent and/or compatible with the district Municipality's SDF?			X
65(k)	Is the application in line, consistent and/or compatible with the applicable local SDF?	X		
65(l)	Is the application in line, consistent and/or compatible with the applicable policies of the Municipality that guide decision making?			X
65(m)	Is the application in line, consistent and/or compatible with the provincial SDF?			X
65(n)	Is the application in line, consistent and/or compatible with the regional SDF *(SPLUMA)* or provincial regional SDF *(LUPA)*?			X
65(o)	Is the application in line, consistent and/or compatible with the applicable policies, guidelines, standards, principles, norms, or criteria set by national and/or provincial government?	X		
65(p)	Is the application in line, consistent and/or compatible with the matters referred to in Section 42 of SPLUMA?	X		
65(q)	Does the application comply with the requirements of Section 42(2) of SPLUMA, supported by the relevant environmental reports.			X
65(r)	Is the application in line or consistent and/or compatible with the following principles as contained in Sections 7 of SPLUMA and 59 of LUPA:			
	1. The redress of spatial and other development imbalances of the past through improved access to, and use of land?	X		
	2. Address the inclusion of people and areas previously excluded in the past, specifically informal settlements and areas characterised by widespread poverty and deprivation?	X		

	3.	Enable the redress of access to land by disadvantaged communities and persons?			X
	4.	Support access to / facilitate the obtaining of security of tenure and/or incremental informal settlement upgrading?			X
	5.	Has the potential impact of the development proposal on the value of the affected land /properties been considered?	X		
	6.	Has the impact of the application on the existing rights of the surrounding owners been recognised?	X		
	7.	Does the application promote spatially compact, resource frugal development form?	X		
	8.	Can the development be accommodated within the existing fiscal (budget), institutional and administrative means of the Municipality? *(e.g. Infrastructure upgrades required – when, budgeted for, etc.)*	X		
	9.	Has the protection of prime, unique, and/or high potential agricultural land been considered?			X
	10.	Is the application consistent with the land use measures applicable to / contained in environmental management instruments?			X
	11.	Does the application promote and stimulate the equitable and effective functioning of land markets?			X
	12.	Have all current and future costs to all parties for the provision of infrastructure and social services been considered?	X		
	13.	Does the application promote development that is sustainable, discourages urban sprawl, encourages residential densification, and promotes a more compact urban form?	X		
	14.	Will the development result in / promote the establishment of viable communities?	X		
	15.	Does the development strive to ensure that the basic needs of all the citizens are met in an affordable way?	X		
	16.	Will the development sustain and/or protect natural habitats, ecological corridors, and areas of high bio-diversity importance?			X
	17.	Will the development sustain and/or protect provincial heritage and tourism resources?			X
	18.	Will the development sustain and/or protect areas unsuitable for development including flood plains, steep slopes, wetlands, areas with a high-water table, and landscapes and features of cultural significance?			X
	19.	Will the development sustain and/or protect the economic potential of the relevant area or region?			X
	20.	Has provision been made in the development to mitigate against the potential impacts of climate change?			X
	21.	Does the development include measures to reduce consumption / conserve water and energy resources? *(renewable energy, energy saving, water saving, etc.)*			X
	22	Does the development consider sea-level rise, flooding, storm surges, fire hazards?			X
	23	Does the development consider geological formations and topographical (soil and slope) conditions?			X
	24.	Will the development discourage illegal land occupation – w.r.t. Informal land development practices?			X
	25.	Benefits the long-term social, economic, and environmental priorities for the area *(sustained job opportunities, sustained income, integrated open space network, etc.)* over any short-term benefits *(job creation during construction, short term economic injection, etc.)*?	X		
	26.	Contributes towards the optimal use of existing resources, infrastructure, agriculture, land, minerals, and/or facilities?	X		
	27.	Contributes towards social, economic, institutional, and physical integration aspects of land use planning?	X		
	28.	Promotes and supports the inter-relationships between rural and urban development?			X

	29.	Promotes the availability of employment and residential opportunities in close proximity to each other or the integration thereof?			X
	30.	Promotes the establishment of a diverse combination of land uses?			X
	31.	Contributes towards the correction of distorted spatial patterns of settlements within the town / city / village?			X
	32.	Contributes towards and / or promotes the creation of a quality and functional open spatial environment?			X
	33.	Will the development allow the area or town to be more spatially resilient that can ensure a sustainable livelihood for the affected community most likely to be affected by economic and environmental shocks?	X		
65(s)	Is the application in line with the applicable provisions contained in the applicable zoning scheme regulations (By-law)? (e.g. Definitions, land use description and development parameters)		X		
65(t)	Is the application in conflict with any restrictive condition applicable to the land concerned?			X	

Comments.

The proposal is in line with the applicable planning legislation (SPLUMA and LUPA). Submission of the application aims to permit the proposed operation of a place of instruction (after school care facility) on this property. A Council Resolution together with a lease agreement has been issued for use of the said portion of Erf 1723, Wilderness.

Need:

- There is a demonstrated need for the proposed land use within the local community as it will provide children with access to education (basic need) and other related and needed community facilities.
- The proposal aligns with George Municipality's strategic vision of making land available for long social benefit for the public.
- The proposal fits within the municipality's fiscal budget, making use of existing serviced underutilized land.
- This rezoning aligns with the strategic objectives of George Municipality, particularly its goals of inclusivity, accessibility, and sustainable urban development.

Desirability:

- The proposed land use has the potential to create a more spatially compact area. As it is compatible with surrounding residential uses, it will enhance the efficient utilisation of existing municipal services.
- The current zoning (Community Zone II) already permits public and institutional uses. Rezoning a portion to Community Zone I, to allow for a Place of Instruction, represents a logical and appropriate form of land use intensification.
- The scale and nature of the proposed development are consistent with the character and function of the surrounding land uses.
- It must be noted that the facility is already functioning / rendering a service in the area since 2007 and is an extension of another facility which the objectors acknowledge and do not take issue with.
- The anticipated impact on neighbouring properties is believed to be minimal, as discussed in greater detail in the assessment of objections below.

~~(In)~~consistency with the IDP/Various levels of SDF's/Applicable policies

The subject property is situated within an established urban edge, in the residential area of Kleinkrantz (Wilderness). In terms of settlement hierarchy and development approach, the **George Municipal Spatial Development Framework, 2023** identifies this area as a coastal residential node.

Policy A of the MSDF requires the prioritisation of infrastructure investment in people and their socio-economic resilience. Policy A2 and its guidelines focuses on implementing social facilities that easily connect with residential area and public transportation. The proposed place of instruction will be within an existing serviced site, in a residential neighbourhood, and will be compatible with the development form of Kleinkrantz.

For areas such as Kleinkrantz and many others, Policy B of the MSDF emphases the directing of public and private fixed investment to, reinforcing their economic development potential. This can be focused on socio-

economic activities or tourism of which this area has been seen to have potential. It goes without saying that the informal settlement adjacent to Kleinkrantz (Nature's Valley) also requires to be upgraded and formally developed sensitively in an ecologically sustainable way to minimise impact on its surrounds; minimise ongoing operational servicing costs; exploit economic opportunities primarily associated with the surrounding environment and heritage; and to discourage further growth of the informal settlement. Utilising serviced land within the residential area of Kleinkrantz for a public facility is great step in formalising the uses that the municipality provides for Natures Valley.

Policy guidelines under said policy also speak to:
- Supply or ensure the supply of basic services.
- Meet local convenience needs with basic social facilities for the surrounding rural communities.
- Establish complete communities, with an emphasis on improving economic and social inclusion, improving standards of living.

The **Wilderness, Lakes and Hoekwil Local Spatial Development Framework, 2025** identifies the subject property to be within the urban edge and where residential development is supported. The LSDF acknowledges Kleinkrantz as a holiday town where there are few permanent residents. However, over the years, this has started to change as there are more permanent residents which require both businesses and social facilities in this area. Further, the informal settlement adjacent to Kleinkrantz cannot be formalized from a spatial planning point of view, the LSDF therefore suggests that the community be supported with community facilities such as schools, clinics, municipal offices, crèches, shops, sporting facilities, community halls, etc in well located areas. Few of these required facilities are presently available in the area. Lastly, the introduction of such facilities must be cognisant the existing character of the area and the level of impact that may be experienced.

The proposal seeks to utilise a 600m² portion of the site located along the public street. The development will make use of prefabricated and/or Nutec structures, which can be installed efficiently with minimal disturbance to the natural environment. Based on the above and the environmental opinion referenced earlier in this report, it is essential that site clearing be strictly limited to the designated development footprint. Although the site is earmarked for urban development, the preservation of existing coastal vegetation remains a key consideration and will contribute significantly to maintaining the area's environmental integrity as far as possible.

(In)consistency with guidelines prepared by the Provincial Minister
N/A

Outcomes of investigations/applications i.t.o other laws
A Council Resolution in relation to the disposal of a portion of Erf 1723, Wilderness in term of Section 14(2) of the Municipal Finance Management Act, 2003 as well as the George Municipalities Immovable Property Management Policy, 2010 (amended in 2021) was granted.

The resolution states that lease of the said portion (measuring a maximum of 600m²) will benefit the local community. There are no risks associated with leasing the land and that the use is regarded to be of public interest. The said portion is not required for the minimum level of basic municipal services in terms of the above-mentioned act. The resolution was issued with conditions (refer to council resolution attached as *Annexure E*)

Existing and proposed zoning comparisons and considerations.
Erf 1723, Wilderness is currently zoned Community Zone II with the primary land use right being a Place of Worship. The site is currently undeveloped and the parameters applicable to the zonings are described below. For the proposed land use (place of instruction), it must be noted that all the parameters are similar except for parking.

Development Parameters	**Existing –Community Zone II (vacant)**	**Proposed use – Community Zone I**
Floor factor	1.2	1.2
Coverage	60%	60%

Height	12m (no limitation for bell tower, steeple or similar feature)	12m (no limitation for bell tower, steeple or similar feature)
Building Lines		
Street	5m	5m
Side and rear	5m (10m building line adjacent to residential erven when building is higher than 8.5m)	5m (10m building line adjacent to residential erven when building is higher than 8.5m)
Parking	1 bay per 8 seats	1 bay per classroom/office or 1 per 6 students (place of instruction) 1 parking bay per 10 children plus 1 drop-off facility (creche or day care centre).

The proposed land use retains a community-oriented function as per the current zoning of the property. Further to this, it must be noted that the zoning scheme allows for a place of instruction as a consent use/secondary right awarded to a church property. Furthermore, many churches have inherent rights of hosting events or are used as an after-school care facility in the municipal area. It is therefore safe to conclude that the land uses are easily comparable, and no change will be experienced in terms of land use character of Kleinkrantz.

<u>The need and desirability of the proposal</u>

The need and desirability for the proposed development have been considered in terms of the following factors:

	General considerations	YES	NO	N/A
1	Will the natural environment and/or open space systems be negatively affected?		X	
2*	Will application result in trees/indigenous vegetation being removed on site or in the road reserve?	X		
3	Does the application have any negative impact on heritage resources?		X	
4	Will the character of the surrounding area be negatively affected?		X	
5	Will the architectural character of the streetscape be negatively affected?		X	
6	Will there be any negative impact on vehicle traffic and pedestrian safety?		X	
7	Will there be a negative impact on traffic movement / vehicle sight distances?		X	
8	Are there adequate on-site parking / loading facilities provided?	X		
9	Is there adequate vehicle access / egress to the property?	X		
10	Will the application result in overshadowing onto neighbours' properties?		X	
11	Will the neighbours' amenity to privacy / enjoyment of their property / views / sunlight be negatively affected?		X	
12	Will the proposal have a negative impact on scenic vistas or intrude on the skyline?		X	
13	Will the intended land use have a negative impact on adjoining uses?		X	
14	Will the land use pose a potential danger to life or property in terms of fire risks, air pollution or smells or compromise a person's right to a safe and secure environment?		X	
15	Will the application result in a nuisance, noise nuisance, and disturbance to neighbours?		X	
16	Will there be a negative impact on property values?		X	

17	Will adequate open space and/or recreational space be provided (for residential developments)?			X
18	Will approval of the application set a precedent?	X		

2* - majority of the site is covered by coastal vegetation. It is noted that this vegetation is crucial in maintaining stability for the site. The site is, however, demarcated for urban development as it is zoned for church purposes, therefore it is important to ensure majority of the vegetation is preserved as far as possible. It was recommended that the area (600m²) in which the after-school care facility is proposed be the only section that will be cleared for now. To further mitigate against erosion of the sandy surface, stormwater management will have to be implemented and conditioned in this report. A green space with permeable surface will also need to be retained for the facility. A site development plan indicating such detail will be required as part of the conditions of approval.

The proposal provides for sufficient parking and access. The latter will be analysed in more detail as part of the SDP. It therefore be concluded that the application for the rezoning of the 600m² portion meets the need and desirability requirements.

Assessment of objections/comments

The objections received a based on a number of factors, of which many are not "land use" related, certain objections/comments raised are of a personal and/or adversarial nature directed at certain parties/entities which will not be addressed as part of this evaluation. Therefore, in assessing the objections, the report focuses on concerns that are related to the land use management and are summarised in collum 1 of the table below.

Objections	Applicant's Responses	Assessment
Concerns around the nature of the facility	The applicant, together with the operator of the after-school care facility have addressed this concern.	▪ The applicant stated that the use of the word "creche", is used as a general term, not only exclusive to a pre-school that caters towards infants and young children. It must be noted that the zoning scheme only distinguishes a creche as part of a dwelling house, limited to 6 children as a primary right and up to 20 children with a consent use approval. For the purpose of this application, a place of instruction is not limited to a creche or just an afterschool care facility but includes all speres of educational/training facilities. ▪ The number of children has been expressed clearly in the applicant's motivation. The limitation of the institution will be 50 children. ▪ The concerns which relate to ownership of the NGO are not related to the land use.
Increased traffic and safety risks	The applicant has adequately addressed this concern.	▪ The issue of traffic is a concern for every residential area. However, it must be bear in mind that a place of instruction is a land use that is compatible with residential areas. It is noted that Kleinkrantz is quiet neighbourhood, and the children attending the facility will be those that live in the area and will mostly walk to the school or be dropped by bus. The municipality's traffic engineers have supported the access, parking and expected number of children that will be attending the facility. No parking will be allowed within the road reserve and as such no impact is anticipated. Lastly, it is believed that having activity on this site will improve safety rather than creating a concern.

Noise pollution	The applicant has addressed this concern.	▪ The property is currently zoned to allow for a place of worship. This land use includes hosting of events, function halls etc. These uses are compatible with residential neighbourhoods. The proposed rezoning, for a school, is also compatible within a residential neighbourhood. Further, this is not a creche but for children of school going age. Typically children will arrive from school, have something to eat, do their homework and then play for about an hour while waiting for their parents to collect them. It must also be reiterated that the sound of children playing is a natural sound, though it is heard less and less frequently in our neighbourhoods. It can never be deemed a noise nuisance or noise pollution.
Zoning, desirability and impact on character of the area	The applicant has fully addressed this concern.	▪ The proposal is in line with the zoning scheme requirements. It aligns with all the building lines, height and parking requirements. The design of the structures will be of acceptable heights, centred away from any other residential properties in this neighbourhood.  ▪ The proposed design for the after-school care facility is not a serious concern in terms of this rezoning application, however, it is important to note that many houses within Kleinkrantz have in the recent years been extended with *"Prefab"* and *"Nutec"* materials. For example, Erven 1710, 1709 and 1705, Wilderness are built with the same materials which are proposed for the facility. Nonetheless, the building materials are regulated by the National Building Regulations act and have no bearing on this application.
Impact on local tourism		▪ The arguments that the proposal will impact negatively on the local tourism (i.e. local B&B, nature and culture) are unfounded. Any residential area must be planned to accommodate public and social facilities such as schools, churches and clinics etc., whether these are built on public or private ownership is not a land use planning question. The proposal seeks to utilise a portion of serviced land that was established from the outset to accommodate a community orientated use (place of worship/ community hall) to accommodate a

		community facility. These are normal residentially orientated land uses found in every neighbourhood, and argument that a use which is reconcilable to any residential neighbourhood impacts negatively on tourism in the area is not justified.
Impact on services and property values	The applicant has adequately addressed this concern.	▪ The property is fully serviced by the municipality though no connection of water, sewer or electricity has been made (this will be the responsibility of the developer). The proposal makes use of existing resources and underutilised vacant land within the urban edge. ▪ There is no evidence provided in the objection that property values would decrease. It must be noted that in terms of spatial planning for the area, it is acknowledged that there are growing numbers of people who permanently reside within Kleinkrantz, and as such community facilities must be developed to meet the needs of the local community – which improves property values.

PART O: SUMMARY OF EVALUATION

Application overview

The intention of the application is to rezone a portion of Erf 1723, Wilderness from Community Zone II to Community Zone I with the aim of developing a place of instruction (after-school care facility). A Council Resolution granting use of the said portion on a lease bases for a period of 9 years and 11 months were issued on 30 June 2022. The site layout plan attached below depicts the proposed rezoning.

The Council Resolution confirms that the municipality does not currently require the land required, which measures a maximum of 600m², and as such it may be lease to the operator of the facility. The resolution also states that lease of the said portion will benefit the local community. There are no risks associated with leasing the land and that the use is regarded to be of public interest.

Compliance with applicable spatial planning policies

As confirmed in this report, the proposed rezoning of a portion of Erf 1723, Wilderness is in line with the municipality's spatial planning objectives. Though spot-zonings are generally not encouraged, the proposal accommodates a social facility on land which is demarcated as such in terms of the MSDF. The MSDF requires that there is sufficient supply of basic services, meeting local convenience needs with basic social facilities and that all communities are included in terms of improved socio-economic standards, in line with the SPLUMA principles.

Furthermore, it must be noted that the proposal is cognisant of the sensitive natural environment that Kleinkrantz has, specifically the coastal vegetation. The development will make use of "prefab and/or Nutec" structures which are easily installed with minimum impact to the natural environment. From the above site layout plan, it is also evident that a green space with permeable surface will be reserved. It may be further conditioned that the parking area be built with permeable materials and that clearing may not be more than the approved 600m² in order to ensure protection of the natural environment.

Comments received

As detailed in the report, a full public participation process was followed, and the concerns raised by the objectors were addressed. It is also important to note that the proposal accommodates land a use that is generally associated and compatible with the current zoning of the property. A place of worship and place of instruction are both community facilities which are compatible with residential development. Further to the comments received, mitigation measures addressing anticipated impact have been imposed.

Zoning and land use requirements

The proposal complies with all the zoning scheme parameters applicable. The buildings will be placed away from all the existing residential properties in this area. With an approximate distance of 12m away from Erf 1841, Wilderness and 20m away from Erven 1710 and 1709, Wilderness it can be concluded that the after-school care facility will not result in any unwarranted impact such as noise or smells.

In terms of parking, the parking is calculated at a ratio of 1 parking bay per 10 children which is applicable to creche or day care centre. The property also provides for a suitable access. A condition will be imposed for the development to indicate a drop-off facility, clearly depicted on-site on approval of the site development plan.

By abiding with the above-mentioned zoning scheme parameters, and with sufficient mitigation measures, it is found that the proposed aftercare facility will not negatively impact the character of Kleinkrantz. The design of the facility will ensure protection of rights of the neighbouring property owners.

From a land use point of view, there is a demonstrated need for the proposed land use within the local community as it will provide children with access to education and safe facility after school (basic need). The proposal aligns with George Municipality's strategic vision of efficiently making land available for long social benefit of the public. Lastly, the proposal fits within the municipality's fiscal budget, making use of existing serviced land.

Conclusion

The proposed development aligns with spatial planning objectives for this area. The proposal addresses an urgent, identified need for accessible child aftercare services. The scale, impact, and design of the proposed facility are compatible with the character of this area. With sufficient mitigation measures, the development of an after-school care facility will not adversely impact on rights of the surrounding property owners.

Thus, on the balance of all considerations in terms of Section 65 of the Land Use Planning By-Law for George Municipality, 2023, it is found that the application for the rezoning of Erf 1723, Wilderness cannot be considered undesirable and is therefore **SUPPORTED**.

PART P: RECOMMENDATION

That the application for Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for the George Municipality, 2023 of a portion of Erf 1723, Wilderness (maximum of 600m² in extent) from Community Zone II to Community Zone I for a place of instruction;

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION

A. The proposal is in line with the Council Resolution dated 30 June 2022 as well as the goals and objectives set out in the George MSDF.
B. There is a demonstrated need for the proposed land use within the local community as it will provide children with access to education and after school care and other related and needed facilities (basic need).
C. The proposal aligns with George Municipality's strategic vision of making land available for long term for facilities that socially benefit the public.
D. The proposal fits within the municipality's fiscal budget, making use of existing serviced and vacant underutilised land and within the urban edge.
E. The proposed land use/zoning is compatible with the Community Zone I zoning and reconcilable within a residential area.
F. The scale and nature of the development is compatible with the surrounding land uses and believed to not change the character of the area or have a substantive negative impact on the neighbouring properties in terms of overshadowing or impeding on privacy of surrounding owners.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the rezoning applied for and as indicated on the site layout plan, Plan No. REV.04 (sheet 1) drawn by V Architectural Design, dated 1 October 2024 attached hereto as "***Annexure A***" which bear Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

Implementation conditions

3. A site development plan together with a landscaping plan must be submitted to the Directorate: Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 for consideration prior to the submission of building plans.
4. The site development plan must indicate a suitable on-site drop off facility.
5. A surveyor general be appointed to plot and peg the designated 600m² on Erf 1723, Wilderness and that the area coordinates and/or SG diagram to be send to our GIS department for record purposes.

Town Planning Notes

(i) Applicant to address and comply with all the conditions imposed in terms of the Council Resolution dated 30 June 2022.
(ii) No other form of development may be permitted on the rezoned portion as per the Council Resolution.
(iii) No vegetation may be removed outside the designated 600m² rezoned portion, and all construction and operational activities must remain strictly confined within the designated footprint, with no encroachment into the surrounding natural area.
(iv) The parking area to be built with permeable materials to ensure that there is no surface runoff to the satisfaction of the Civil Engineering and Environmental department.
(v) The design of the proposed buildings on this property must align with the overall character of the neighbourhood.
(vi) Building plans to be submitted for approval in accordance with the National Building Regulations (NBR).
(vii) Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

6. The conditions stated by the Directorate Civil Engineering Services dated 23 October 2024 (attached as '*Annexure B')*, shall be adhered to.
7. As stipulated in the attached calculations imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
8. The amounts of the development contributions are reflected on the attached calculation sheet dated 23 October 2024 and are as follows:

   Roads R 31 964.66
   Sewer R 3 978.27
   Water R 0.0
   Total R 35 942.93 Total (Excluding VAT)

9. The total amount of the development charges of **R 35 942.93 Total (Excluding VAT)** shall be paid prior to the approval of building plans.
10. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which may lead to an increase in the proportional contribution to municipal public

expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

11. The conditions imposed by the Directorate Electrotechnical Engineering Services dated 28 October 2024 (attached as 'Annexure B'), shall be adhered to.
12. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
13. The amounts of the development contributions are reflected on the attached calculation sheet dated 28 October 2024 and are as follows:

Electricity R33 322.26(Excluding VAT)

14. The total amount of the development charges of **R33 322.26(Excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
15. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

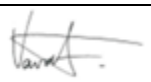
Notes:

(viii) The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the lessee consult with these departments prior to submission of the building plan to ascertain what information they require to provide a more accurate calculation.

(ix) *It is further advised that the lessee submit a request to the Municipality to be exempted from paying the above DCs since the land and its improvements remain the property of Council.*

PART Q: ANNEXURES

Annexure A	Site Layout Plan
Annexure B	DC Calculation and Conditions
Annexure C	Pre-application Minutes
Annexure D	Motivation Report
Annexure E	Council Resolution and Lease agreement
Annexure F	Title Deed and Conveyer Certificate
Annexure G	Objections and Comments
Annexure H	Reply on Objections



_____ **11/09/2025**

F. VAVA (B/8439/2021) **DATE**
TOWN PLANNER

RECOMMENDED / ~~REFER BACK TO APPLICANT~~/ REFER TO TRIBUNAL

05/10/2025

_____ _____

I.HUYSER (A1664/2013) **DATE**
SENIOR TOWN PLANNER

RECOMMENDED / ~~REFER BACK TO APPLICANT~~/ REFER TO TRIBUNAL

_____ **_____13/10/2025_____**

C.PETERSEN (B/8336/2016) **DATE**
SENIOR MANAGER: TOWN PLANNING

APPLICATION FOR REZONING OF A PORTION OF ERF 1723, WILDERNESS (F. VAVA)

PAJA

NO	PROCESS CHECK	YES	NO	N/A
1.	Has this application been assessed/ evaluated by a registered town planner as required in terms of Section 64 of the by-law?	X		
2.	Was the report submitted by the town planner a fair and objective reflection of the relevant information available and have all relevant information been attached to the report?	X		
3.	Did the town planner exercise due diligence in evaluating the application, is the report balanced (does not show any unfair prejudice) and were the conclusions reached reasonable and rationally linked to the relevant information available?	X		
4.	Was the town planner empowered in terms of the municipality's system of delegations to evaluate the application?	X		
5.	Was the decision maker empowered in terms of the municipality's system of delegations to decide on the application?	X		
6.	Was adequate information available for the decision maker to make a fair, reasonable and objective decision on the application?	X		
7.	If not, can it be demonstrated that the necessary attempts were made to obtain this information before the decision was taken?			X
8.	Was all the available information which impacts on the application made available to the decision maker?	X		
9.	Was all relevant information taken into account when making the decision?	X		
10.	was all irrelevant information noted in the town planners report and reasons given as to why it should be disregarded when making the decision stated in the report?			X
11.	Was the town planner's evaluation, to the best of the decision makers knowledge, potentially influenced by an error of law?		X	
12.	Is the decision taken logical, clear, concise, and fair?	X		
13.	Can the decision be justified – i.e. rationally and reasonably linked to the information provided (critical information available) and relevant facts contained in the report?	X		
14.	Were written reasons given for the decision taken?	X		
15.	Can these reasons be reasonably and rationally linked to the relevant facts and the decision taken?	X		
16.	Were conditions of approval imposed with the decision?	X		
17.	Can these conditions be lawfully imposed as contemplated by Sections 66 of the By-law?	X		
18.	Are these conditions fair and can they be reasonably and rationally linked to the development proposal submitted, the relevant facts contained in the town planners report, the decision taken and the reasons for such decision?	X		

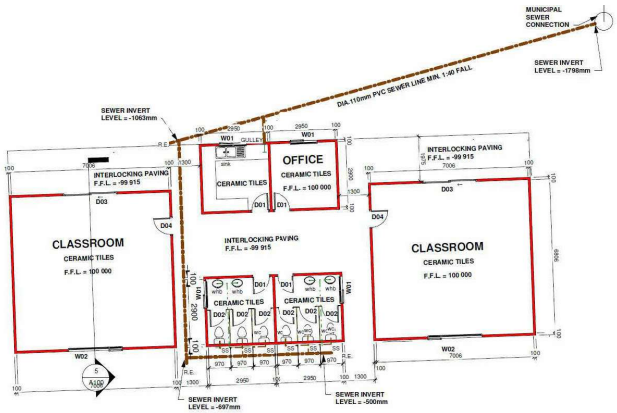
~~APPROVE/REFUSE/ REFER BACK TO APPLICANT~~/ REFER TO TRIBUNAL

22 OCTOBER 2025

DELIA POWER (A1973/2014) **DATE**

DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL PLANNING/AUTHORISED OFFICIAL

Annexure A - Site Layout Plan

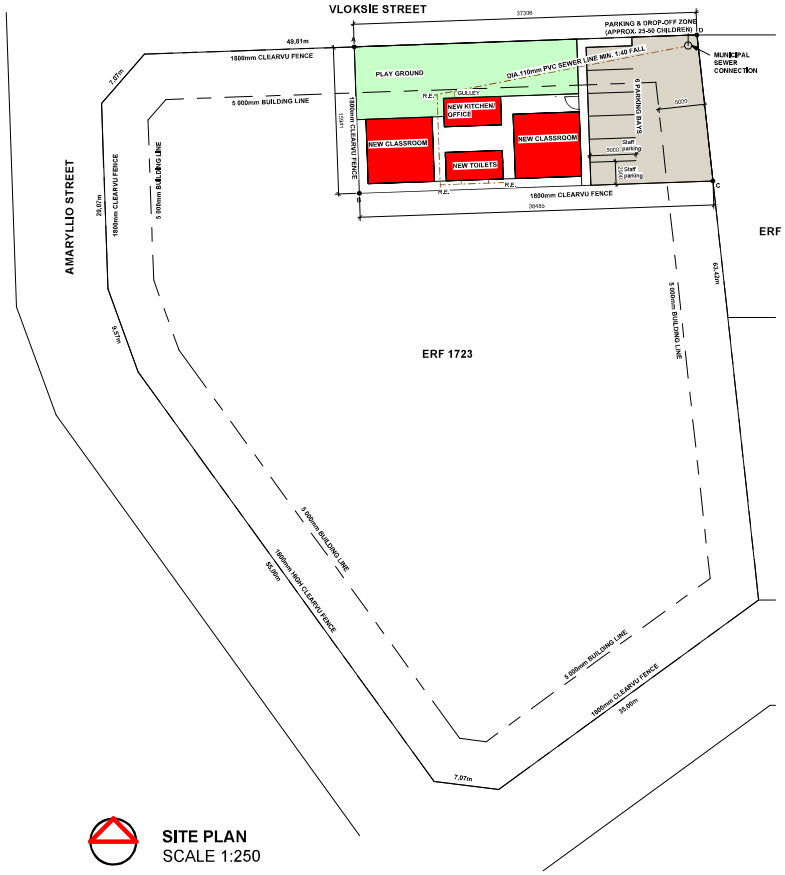


GROUND FLOOR PLAN
SCALE 1:100

3D VIEW PROPOSAL

3D VIEW PROPOSAL

LOCALITY SITE PLAN



SITE PLAN
SCALE 1:250

NOTE:
1) There is a bus that picks up children from there school and drops the children at this creche.
2) There are approx. 25-50 children at this creche.
3) THE "A,B,C,D" MARKED IS THE TOTAL OF 600m² ACCORDING TO LEASE AGREEMENT

4. A, B, C, D marked - Spot zoning - Community Zone I for a Place of Instruction

CONCRETE QUANTITY:

FLOOR - CLASSROOM 1 = 4.2m³
FLOOR - CLASSROOM 2 = 4.2m³
FLOOR - ABLUTIONS = 1.8m³
FLOOR - OFFICE = 1.8m³

AREA SCHEDULE:

NEW CLASSROOMS:	100m²
NEW OFFICE:	18m²
NEW ABLUTIONS:	18m²
COMBINED TOTAL:	**136m²**
SITE AREA:	4015m²
COVERAGE: 136m² / 4015m² x 100 = 3%	
FAR: 136m² / 4015m² = 0.03	

ALL WORK TO COMPLY WITH SANS 10400 CHECK DIMENSIONS

V ARCHITECTURAL DESIGN
P.O. BOX 344
STANDERTON
2430
CELL: 071 267 9718
SACAP REG. T1928
EMAIL: varchitecturaldesign@yahoo.com

PROPOSED NEW
DAY CARE CRECHE
ON ERF 1723
KLEINKRANZ
GEORGE

DATE OF DRAWING	SHEET 01	REV. 04
01.10.2024		

SCALE

D:\V ARCHITECT PLANS TEMPLATES\backup\V Architectural Design\1723 Kleinkranz George\Property 1.4

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021

For Internal information use only (Not to publish)

Erf Number *	**1723**
Allotment area *	**Kleinkrantz**
Water & Sewer System *	**George System**
Road network *	**Coastal resorts**
Developer/Owner *	**Kleinkrantz Childcare and Youth Development Centre**
Erf Size (ha) *	**4 014,72**
Date (YYYY/MM/DD) *	**2024-10-23**
Current Financial Year	**2024/2025**
Collaborator Application Reference	**3428757**

Application: **Consent (Place of instruction)**

Service applicable	Description
Roads	Service available, access via Vloksie Street (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan,WTW treatment & network capacity)

Conditions

General conditions

1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

2 The amounts of the development charges are reflected on the attached calculation sheet dated 23/10/2024 and are as follows:

Roads:	R	31 964,66	Excluding VAT (Refer to attached DC calulation sheet)
Sewer:	R	3 978,27	Excluding VAT (Refer to attached DC calulation sheet)
Water:	R	-	Excluding VAT (Refer to attached DC calulation sheet)
Total	R	35 942,93	Total Excluding VAT

3 The total amount of the development charges of R35 942,93 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.

4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.

5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R35 942,93 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.

6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.

7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.

8 Should more than two developments/properties be party to or share any service, the Dir: CES will in conjunction with the parties determine the pro-rata contributions payable.

9 Any, and all, costs directly related to the development remain the developers' responsibility.

10 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.

11 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

12 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)

13 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)

14 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.

15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.

16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.

17 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.

18 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES, or any condition of any authority has not been satisfactorily complied with.

19 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.

20 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.

21 Municipal water is provided for potable use only. No irrigation water will be provided.

22 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.

23 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.

24 Developer is to take note of an existing sewer main in the proposed development. (condition 7 applicable)

25 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity

26 Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.

27 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.

28 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.

29 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.

30 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.

31 Adequate parking with a hardened surface must be provided on the premises of the proposed development.

32 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.

33 As only a general layout has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance the Red Book: The Neighbourhood Planning and Design Guide (Red Book): Creating Sustainable Human Settlements, 2019 standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Minimum width of Municipal road reserve is 10 m and for panhandle ervans access is 4 m.

34 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.

35 The municipality, or contractors representing George Municipality to have unrestricted access to the exiting municipal infrastructure pump stations.

36 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.

37 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to protion A of Beach Road to conform to the York/Beach road Access Management Plan (AMP) and os restricted to a low valume driveway, as define within the Provincial Access Management Guidelines. (conditions 28,30,36,38 & 40 applicable)

Singed on behalf of Dept: CES

23 Oct 24

CES Development Charges Calculator **Version 3.02 (Mar 2024)**

GM 2023 Development Charges policy | GM 2023 Intergrated Zoning Scheme By-law | GM 2023 Tariifs | Civil Engineering Service | Electro-Technical Service

Erf Number *	1723
Allotment area *	Kleinkrantz
Water & Sewer System *	George System
Road network *	Coastal resorts
Developer/Owner *	Kleinkrantz Childcare and Youth Development Centre
Erf Size (ha) *	4 014,72
Date (YYYY/MM/DD) *	2024-10-23
Current Financial Year	2024/2025
Collaborator Application Reference	3428757

Code	Land Use	Unit	Total Exiting Rigth			Total New Right		
RESIDENTIAL			**Units**			**Units**		
	Residential housing (>2 000m²) Erf	Unit			1			
INSTITUTIONAL			**m2 Erf**	**FAR**	**m² GLA**	**m² Erf**	**FAR**	**m² GLA**
	Pre-School (Day Care Centre)	student						50
		m² GLA				136,00	1,00	136,00

Is the development located within Public Transport (PT1) zone? Please select: **Yes**

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	138,70	R 219,48	R 30 442,53	R 4 566,38	R 35 008,91
	trips/day	7,30	R 219,48	R 1 522,13	R 228,32	R 1 750,45
	kl/day	0,09	R 44 760,00	R 3 978,27	R 596,74	R 4 575,01
	kl/day	0,00	R 45 340,00	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable				**R 35 942,93**	**R 5 391,44**	**R 41 334,37**

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES): **JM Fivaz**

Signature : _____

Date : **October 23, 2024**

NOTES : 1. In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month

2. Pleasde note the calulation above only surfse as a pro-forma calulation. Once confirmation of the calulation is revised can a VAT invoice be requested from the Municipal Finacial department. In this regard you can contact Werner Joubert on email at wcjoubert@george.gov.za or telefone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial codeUKey number	Total
Roads	20220703048977	R 35 008,91
Public Transport	20220703048977	R 1 750,45
Sewerage	20220703048978	R 4 575,01
Water	20220703048981	R 0,00
		R 41 334,37

GEORGE ELECTRICITY DC CALCULATION MODEL			Version 1.00	2024/06/10	
For Internal information use only (Not to publish)					

Erf Number	*	**1723**
Allotment area	*	**Kleinkrantz**
Elec DCs Area/Region	*	**Wilderness Network**
Elec Link Network	*	**LV**
Elec Development Type	*	**Normal**
Developer/Owner	*	**Kleinkrantz Childcare and Youth Development Ce**
Erf Size (ha)	*	**0,4**
Date (YYYY/MM/DD)	*	**28 10 2024**
Current Financial Year		**2024/2025**
Collaborator Application Reference		**3428757**

Application: **Development Charges**

Comments: 0

Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)

	Conditions
	General conditions
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to cluase above, with regards to the proposed development,the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 28/10/2024 and are as follows: Electricity: R 33 322,26 Excluding VAT
3	The total amount of the development charges of R33 322, Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
4	Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R33 322, Exclusiing VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
9	Any, and all, costs directly related to the development remain the developers' responsibility.
10	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
11	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
12	Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
13	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
14	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
15	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
16	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
17	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
18	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
19	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
20	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
21	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.

22	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
23	No construction activity may take place until all approvals,including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
	Electro Technical
24	In all cases,where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
25	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
26	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
27	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
28	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
29	Installation of ripple relays are compulsory for all geysers with electrical elements.
30	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
31	A temporary municipal metered construction supply can be installed, at a cost to be determine, prior to construction to monitor electrical consumption during the construction phase. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. Temporary supplies will only be made available on full payment of the DCs for the whole development.

Singed on behalf of Dept: ETS

28 Oct 24

Development Charges Calculator	Version 1.00	2024/06/10

Erf Number	1723
Allotment area	Kleinkrantz
Elec DCs Area/Region	Wilderness Network
Elec Link Network	LV
Elec Development Type	Normal
Developer/Owner	Kleinkrantz Childcare and Youth Development Centre
Erf Size (ha)	0,4
Date (YYYY/MM/DD)	2024-10-28
Current Financial Year	2024/2025
Collaborator Application Reference	3428757

Code	Land Use	Unit	Total Exiting Right			Total New Right		
RESIDENTIAL			**Units**			**Units**		**Units**
	Single Res > 1000m² Erf (Upmarket)	unit			1			
INSTITUTIONAL			**m2 Erf**	**FAR**	**m² GLA**	**m² Erf**	**FAR**	**m² GLA**
		m² GLA			-	136	1	136,00
OTHERS					**kVA**			**kVA**

Is the development located within Public Transport (PT1) zone?	Please select: **Yes**

Calculation of bulk engineering services component of Development Charge

Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricty	kVA	5,78	10,88	R 6 533,26	R 33 322,26	R 4 998,34	R 38 320,60
Total bulk engineering services component of Development Charge payable					**R 33 322,26**	**R 4 998,34**	**R 38 320,60**

Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (ETS):

Signature :

Date : **October 28, 2024**

NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month

Notes:

Departmental Notes:

For the internal use of Finance only

Service	Financial codeUKey number	Total
Electricty	20160623 021336	R 38 320,60
		R 38 320,60

Planning and Development
E-mail: town.planning.application@george.gov.za
Tel: +27 (0)44 801 9477

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **3254663**

Purpose of consultation: **Rezoning of a portion of Erf 1723 Wilderness**

Brief proposal: **Rezoning from Community Zone II to Community Zone I (Place of instruction)**

Property(ies) description: **Erf 1723 Wilderness**

Date: **7 August 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	**Ilané Huyser**	**George Muni.**	**044 801 9477**	**ihuyser@george.gov.za**
Official	**Fakazile Vava**	**George Muni.**	**044 801 9477**	**fvava@george.gov.za**
Pre-applicant	**Jan Vrolijk**	**JV Town Planner**	**044 873 3011**	**janvrolijk@jvtownplanner.co.za**

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

Title Deed

Locality plan

General Plan

Proposed development plan

Council resolution

Memorandum of agreement

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)? *(If so, please provide a copy of the minutes)*	YES	**NO**

DEVELOPMENT PROPOSAL

In terms of a Council Resolution dated 30 June 2022 it was resolved that a portion of Erf 1723 Wilderness be leased to the Kleinkrantz Childcare and Youth Development Centre for creche purposes. A copy of the Council Resolution is attached hereto.

The proposed development plan for the creche indicating the portion of Erf 1723 Wilderness to be used for creche purposes is attached hereto.

It was furthermore in terms of the Council Resolution resolved that the erf be rezoned from Community Zone II to Community Zone I. It is however unclear from the Council Resolution if the whole erf or only the portion of the erf that is to be used for creche purposes needs to be rezoned. Clarity is needed in this regard.

A Memorandum of Agreement was there after signed between the Kleinkrantz Childcare and Youth Development Centre and the George Municipality. A copy of the signed Memorandum of Agreement is attached hereto.

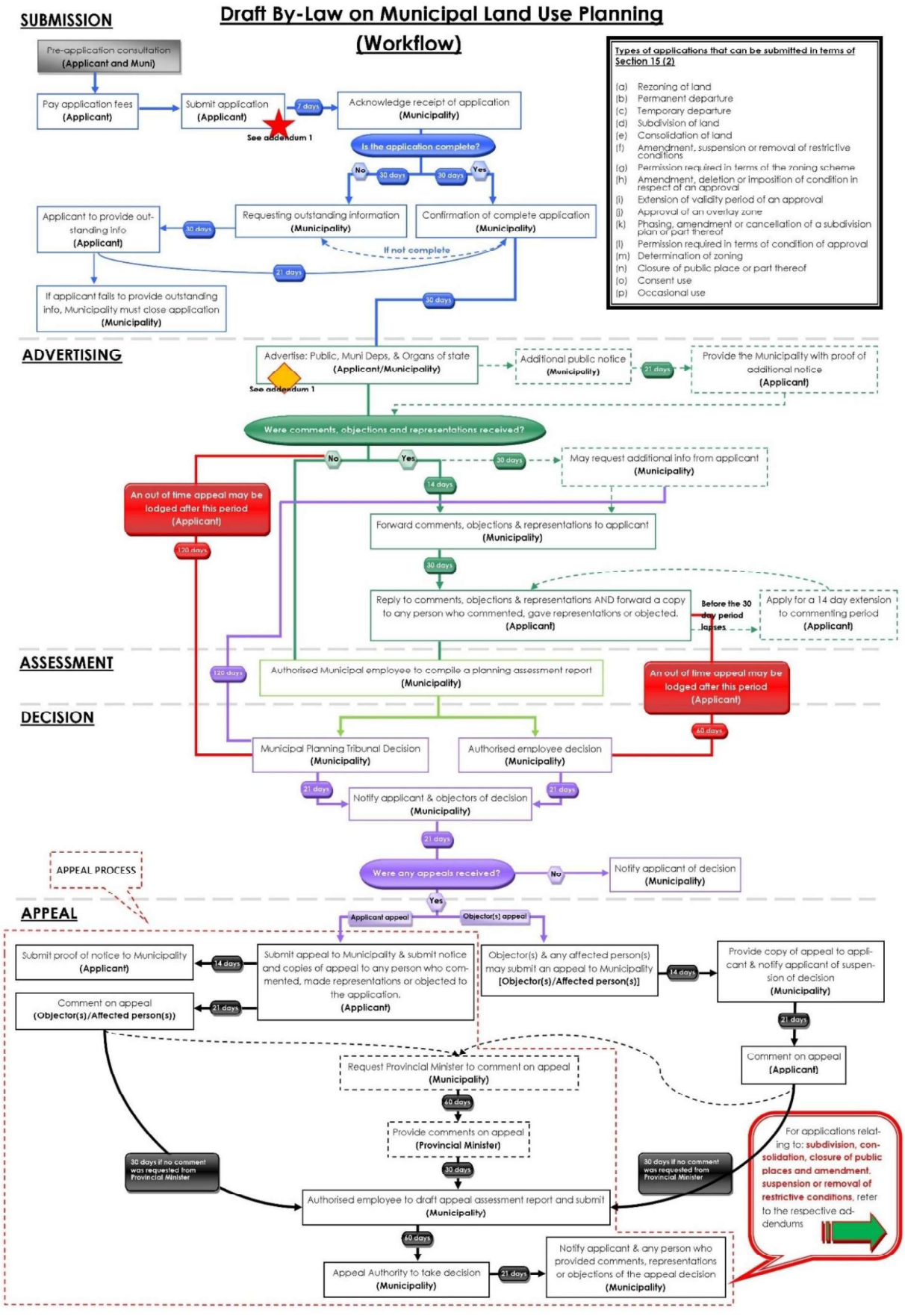
Jan Vrolijk Town Planner has since been appointed to attend to the rezoning of the erf.

APPLICATION

That an application in terms of Section 15(2)(a) of the Land Use Planning By-Law, 2023 be submitted for the rezoning of a portion of Erf 1723 Wilderness from Community Zone II to Community Zone I.

PART B: APPLICATION PROCESS

(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
x	2(a)	a rezoning of land;	To be determined
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		**What prescribed notice and advertisement procedures will be required?**	**Advertising fees payable**
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
		TOTAL APPLICATION FEE* (VAT excluded):	To be determined

PLEASE NOTE: * *Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.*

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	**X**		**George Spatial Development Framework, 2023**	**To be determined**
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		**X**		**TO be confirmed**
Any other Municipal by-law that may be relevant to application? (If yes, specify)		**X**		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? **George Integrated Zoning Scheme By-law, 2017** What is the current zoning of the property? **Community Zone II** What is the proposed zoning of the property? **Community Zone I** Does the proposal fall within the provisions/parameters of the zoning scheme? **Yes** Are additional applications required to deviate from the zoning scheme? (if yes, specify) **No**				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	**X**		**N/a**	**N/a**
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		**X**	**N/a**	**N/a**

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

OUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)

OUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		**X**		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		**X**		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		**X**		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		**X**		Transnet
Is the property subject to a land / restitution claims?		**X**		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		**X**		SANParks / CapeNature
Will the proposal require comments from DEFF?		**X**		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		**X**		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		**X**		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:
SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			**X**	Directorate: Electro-technical Services
Water supply:			**X**	Directorate: Civil Engineering Services
Sewerage and wastewater:			**X**	Directorate: Civil Engineering Services
Stormwater:			**X**	Directorate: Civil Engineering Services
Road network:			**X**	Directorate: Civil Engineering Services
Telecommunication services:			**X**	

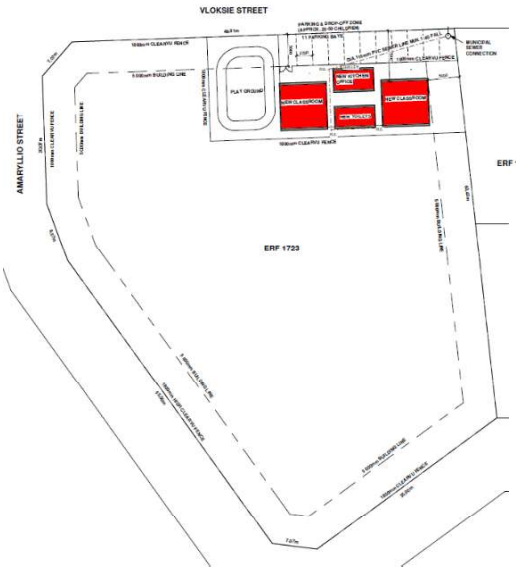
Other services required? Please specify.			**N/a**	
Development charges:			**To be determined**	

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:						
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		**Y**	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter		**Y**	N	Full copy of the Title Deed
Y	N	Locality Plan		**Y**	N	Site Layout Plan
Y	N	Proof of payment of fees		Y	**N**	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:						
Y	**N**	Site Development Plan		**Y**	N	Conveyancer's Certificate
Y	**N**	Land Use Plan		Y	**N**	Proposed Zoning plan
Y	**N**	Phasing Plan		Y	**N**	Consolidation Plan
Y	N	Abutting owner's consent		Y	**N**	Landscaping / Tree Plan
Y	**N**	Proposed Subdivision Plan (including street names and numbers)		Y	**N**	Copy of original approval letter
Y	**N**	Services Report or indication of all municipal services / registered servitudes		Y	**N**	Home Owners' Association consent
Y	**N**	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / ~~Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) /~~ ~~Major Hazard Impact Assessment (MHIA) /~~ Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	**N**	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)		Y	**N**	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 7 August 2023 for Rezoning and possible Departures on 1723, Wilderness in order to allow for a place of instruction (creche). Applicant provided the following site layout plan for the pre-app meeting.



- A split zoning will be applicable to this property. Applicant to submit a zoning map with the land use application.
- Applicant to map out the exact area to be zoned for the place of instruction (600m² as depicted in lease agreement), accurate measurements for this lease area must be shown on the site layout plans.
- It is advisable that the layout of the building must be re-arranged to allow for sufficient parking and manoeuvring space on site. Note – cars cannot manoeuvre into the street.
- Departures in terms of building lines and parking requirements may be considered, should it be required.
- Reconfiguration of the site must be considered. Consider an in-and-out access with 45-degree parking bays.

CES (traffic) comments

- The site layout plan must indicate a pedestrian access gate.
- Staff parking and visitor parking must be distinguished and shown on the site layout plan.
- Access and parking cannot be considered, applicant is advised to revise the access and parking. Reversing onto the road cannot allowed.
- The site layout plan must show a feasible parking layout that has sufficient manoeuvrability.

ETS comments

- Developer to appoint registered Electrician. Electrical supply requirements to be addressed with ETS.

PART F: SUMMARY / WAY FORWARD

See comments above

OFFICIAL:_____

Fakazile Vava (Town Planner)

SIGNED:_____

Ilané Huyser (Senior Town Planner)

DATE:__2024.08.15_____

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)

SIGNED:

DATE: **2 August 2024**

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

MOTIVATION REPORT
APPLICATION FOR REZONING
PORTION OF ERF 1723 WILDERNESS

1. BACKGROUND

On 30 June 2022 the George Municipal Council resolved as follows in respect of Erf 1723 Wilderness:

(a) that approval be granted for the lease of a portion (not exceeding 600m²) of Erf 1723 Wilderness to the Kleinkrantz Childcare and Youth Development Centre;
(b) that the proposed leasing of a portion of Erf 1723 Wilderness to the Kleinkrantz Childcare and Youth Development Centre be advertised for public input and recommendations;
(c) that the out of hand leasing of a portion of Erf 1723 Wilderness to the Kleinkrantz Childcare and Youth Development Centre be approved, subject to conditions stipulated in the letter of approval;
(d) that the Kleinkrantz Childcare and Youth Development Centre be responsible for all costs arising from the lease; and
(e) that the erf be rezoned from Community Zone II to Community Zone I at the cost of the applicant.

The following reasons for the decision were cited:

i. Erf 1723 Wilderness is not required for the minimum level of Basic Municipal service delivery in terms of Section 14(2) of the Municipal Finance Act 2003, (Act 56 of 2003);
ii. that the lease of the property will be to the benefit of the local community;
iii. there are no risks associated to the lease; and
iv. that the lease of the property be regarded to be in public interest.

A copy of the resolution letter (dated 14 July 2022) containing the conditions of approval, is attached hereto as **Annexure "A"**.

A copy of the signed Memorandum of Agreement between the Council and the Kleinkrantz Childcare and Youth Development Centre is attached hereto as **Annexure "B"**.

2. APPLICATION

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of a portion of Erf 1723 Wilderness (600m² in extent) from Community Zone II to Community Zone I.

A site plan indicating the development proposal is attached hereto as **Annexure "C"** whilst a zoning plan indicating the portion of Erf 1723 Wilderness to be rezoned is attached hereto as **Annexure "D"**.

The completed application form for the proposed rezoning application is attached hereto as **Annexure "E"**.

3. DEVELOPMENT PROPOSAL

Erf 1723 Wilderness is currently undeveloped. The Lessee, Kleinkrantz Childcare and Youth Development Centre intends using the leased portion of the erf (600m² in extent), which is situated in the north-east corner of the erf, for creche purposes.

The proposed development will consist of 2 free-standing classrooms, a separate ablution block, a building containing an office and a kitchen, a small playground on the northern side of the erf and a paved parking / drop off area, containing 6 parking bays (including 2 staff parking bays). The access will be situated in the north-eastern corner of the erf. The leased portion will be fenced with a "Clearvu" fence. The total floor area of the buildings is 136m². It is estimated that the creche / pre-school will accommodate approximately 25 to 50 children. Children will be transported by bus to the centre.

As Erf 1723 Wilderness is zoned community Zone II (Place of Worship) the lease area (600m²) in extent, will have to be rezoned to Community Zone I to accommodate the proposed creche / pre-school.

The following site plan indicates the site layout of the proposed buildings on the lease area. The parking bays / "drop and go" area as well as the access are also indicated on the plan. A copy of the proposed site plan is attached hereto as **Annexure "C"**.

The purpose of this application is to obtain approval for the rezoning to enable the submission of building plans to accommodate the proposed creche / pre-school.

4. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the proposed application by the relevant officials of George Municipality took place on 7 August 2023. The completed signed pre-application consultation form with the municipal comments on the proposal is attached hereto as **Annexure**

"F". The signed pre-application consultation form contains the following comments that need to be addressed in the application:

"Pre-application as discussed on 7 August 2023 for Rezoning and possible Departures on 1723 Wilderness in order to allow for a place of instruction (creche). Applicant provided the following layout plan for the pre-app meeting.

- *A split zoning will be applicable to this property. Applicant to submit a zoning map with the land use application.*
- *Applicant to map out the exact area to be zoned for the place of instruction (600m² as described in lease agreement), accurate measurements for this lease area must be shown on the site layout plans.*
- *It is advisable that the layout of the building must be re-arranged to allow for sufficient parking and manoeuvring space on site. Note – cars cannot manoeuvre into the street.*
- *Departures in terms of building lines and parking requirements may be considered, should it be required.*
- *Reconfiguration of the site must be considered. Consider an in-and-out access with 45-degrees parking bays.*

CES (traffic)comments

- *The site layout plan must indicate a pedestrian access gate.*
- *Staff parking and visitor parking must be distinguished and shown on the site layout plan.*
- *Access and parking cannot be considered, applicant is advised to revise the access and parking. Reversing onto the road cannot allowed.*
- *The site layout plan must show a feasible parking layout that has sufficient manoeuvrability.*

ETS comments

- *Developer to appoint registered Electrician. Electrical supply requirements to be addressed with ETS."*

No negative issues were mentioned, and permission was granted to proceed with the submission of the application. The issues mentioned in the comments are addressed in various points in this motivation report.

5. GENERAL INFORMATION REGARDING THE PORTION OF ERF 1723 WILDERNESS

5.1 Locality

The application portion is situated in the north-eastern corner of Erf 1723 Wilderness, which is situated at the corner of Vloksie Street and Amaryllio Street, in Kleinkrantz. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "G"**.

5.2 Existing land use

Erf 1723 Wilderness is currently undeveloped.

5.3 Extent

Erf 1723 Wilderness is 4 009m^2 in extent. The portion of Erf 1723 Wilderness to be rezoned and to be developed with a creche will have an area of 600m^2.

5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 1723 Wilderness (which includes the application portion) is Community Zone II (Place of Worship).

5.5 Surveyor General Diagram

Erf 1723 Wilderness form's part Sheet 7 of General Plan 10855, the General Plan of Kleinkrantz Township. A copy of the General Plan is attached hereto as **Annexure "H"**.

5.6 Title Deed

In terms of an endorsement, dated 30 November 2007, on Title Deed T 96139/2007, the application erf had been transferred to the George Municipality. A copy of the Title Deed of the erf is attached hereto as **Annexure "I"**.

In terms of the Memorandum of Agreement, a copy of which is attached hereto as **Annexure "B"** between the Council and the Kleinkrantz Childcare and Youth Development Centre, the Centre will lease a portion (not exceeding 600m²) of Erf 1723 Wilderness for creche purposes.

5.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Monika Bertels Nyembe, in her capacity as the authorized representative of Kleinkrantz Childcare and Youth Development Centre, the lessee of a portion of Erf 1723 Wilderness, to prepare the application referred to in point 2 of this motivation report and to sign all relevant documents is attached hereto as **Annexure "J"**.

5.8 Bondholder's Consent

Erf 1723 Wilderness is not encumbered by a bond.

5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Portion of Erf 1723 Wilderness is attached hereto as **Annexure "K"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the application erf which restrict the development of the erf as proposed in this application.

6. DESIRABILITY OF THE APPLICATION FOR THE REZONING OF THE PORTION OF ERF 1723 WILDERNESS

6.1 Introduction

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended rezoning shall be discussed with reference to the aspects listed below.

- Physical characteristics of the site.
- The proposed land uses.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility of site.
- Availability of parking.
- Provision of services.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

6.2 Physical characteristics of the property

6.2.1 Topography

The application erven have a slight slope from north-east to south-west across the erf. The topography is ideal for drainage of the proposed parking / “drop and go” area. The topography will therefore not have a negative impact on the proposed development and therefore, does not restrict the rezoning as applied for in this application.

6.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erven seems stable. The existing buildings in the vicinity do not appear to have construction anomalies relating to unstable soil conditions. It can therefore be accepted that the soil condition is suitable to accommodate the proposed development.

There is, as such, no reason why this application cannot be supported from this point of view.

6.2.3 Vegetation

The application erf is covered with natural vegetation, consisting mostly of exotic shrubs, which will be removed to accommodate the proposed development. Vegetation will therefore have no influence on the proposed development.

6.2.4 Other characteristics

The application erf is not affected by flood lines, fountains or other unique ecological habitats.

6.2.5 Conclusion

From the contents of the above-mentioned paragraphs, it is clear that there is no reason from a physical characteristics point of view why the application for rezoning of the portion of the application erf cannot be supported.

6.3 Proposed land use

Erf 1723 Wilderness is currently undeveloped. The Lessee, Kleinkrantz Childcare and Youth Development Centre intends using the leased portion of the erf (600m² in extent), which is situated in the north-east corner of the erf, for creche purposes, as per the site plan attached hereto as **Annexure "C"**. The proposed creche will have a total floor area of approximately 136m^2 and will accommodate 25 to 50 children.

6.4 Compatibility of the development proposal with existing planning documentation and policies

6.4.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

6.4.2 Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) "(SPLUMA)"

Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- "Spatial justice"
- "Spatial sustainability"
- "Spatial efficiency"
- "Spatial resilience"
- "Good administration"

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for rezoning will subsequently be evaluated on each of the principles.

Spatial justice		
Criteria	**Compliance**	**Planning Implication**
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	The creche will be accessible to children from all the communities in Kleinkrantz. The application will result in a portion of an undeveloped erf situated within the Urban Edge being developed to the benefit of the community. It will also lead to more efficient use of land.

Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Plan for George, 2023, as well as the Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2015. These Spatial Development Frameworks contain development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which targets all income groups.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed, which is aimed at providing care and education to creche / pre-school children of all communities.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed, which is aimed at providing care and education to creche / pre-school children of all communities.

Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.

A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).

Spatial sustainability		
Criteria	**Compliance**	**Planning Implication**
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional or administrative capabilities of the George Municipality. The development proposal that forms the subject of the application is located within the urban edge of George in terms of the George Spatial Development Framework, 2023.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The application erf is zoned as indicated in point 5.4 of this motivation report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	The proposed development does not trigger any listed activities in terms of environmental legislation.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The application erf is surrounded by single residential erven in Kleinkrantz. Being situated in Vloksie Street, the proposed creche / pre-school facility will be conveniently situated for parents to drop their children at the creche on their way to work. The required “drop and go” facility and play

		area can easily be accommodated. The lease portion forms part of a larger erf which is zoned Community Zone II and can be developed for church purposes. The proposed use of the lease portion will, therefore, augment the use of the erf for community purposes.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All costs pertaining to the infrastructure required for the proposed development will be carried by the lessee. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The application erf is situated within the Urban Edge of George. The proposed development will, therefore, not result in urban sprawl.
Result in communities that are viable.	Complies with.	The use of the portion of the application erf as proposed in this application will result in an undeveloped erf being utilised to the benefit of the surrounding community.

Spatial efficiency		
Criteria	**Compliance**	**Planning Implication**
Land development optimises the use of existing resources and infrastructure.	Complies with.	The application erf is situated within an existing serviced area. All costs pertaining to the extension of existing infrastructure required for the proposed development will be carried by the lessee.
Decision-making procedures are designed to minimise negative financial, social,	Complies with.	The municipality has procedures in place that are designed to minimise negative financial, social, economic or environmental impacts.

economic or environmental impacts.		
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning Ordinance, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be handled and considered in accordance with the time frames as prescribed.

Spatial resilience		
Criteria	**Compliance**	**Planning Implication**
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within the Urban Edge of George, in an area indicated for development in the George Spatial Development Framework, 2023.

Good administration		
Criteria	**Compliance**	**Planning Implication**

All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023 it can be stated that the proposal complies with these specific criteria.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must 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, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.

The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.

As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

6.4.3 Land Use Planning Act, 2014 (Act 3 of 2014) "(LUPA)"

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detailed local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as ***complying*** *with that spatial development framework or structure plan.*

19(2) If a spatial development framework or structure plan does not specifically provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the

*utilization or development is regarded as being **consistent** with that spatial development framework or structure plan."*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 6.4.4 to 6.4.6 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in point 6.4.2 above. The comments in point 6.4.2 are thus also relevant as far as Section 59 of LUPA is concerned.

6.4.4 Western Cape Provincial Spatial Development Framework (WC PSDF)

6.4.4.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC PSDF) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the province but also clearly indicates where development may take place and where it may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, several principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 6.4.2 above and it has been shown that the proposed development complies with the relevant mentioned principles.

Several policy statements are also highlighted in terms of the WC-PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

6.4.4.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Portion of Erf 1723 Wilderness is zoned community Zone II. The erf is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

6.4.4.3 Urban edge

The WC-PSDF provides for a guideline which determines that towns should identify an urban edge, and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and the application erf falls within the identified urban edge. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC-PSDF.

6.4.4.4 Densification

In terms of the WC-PSDF, higher densities and more compact cities must be created. It is indicated that densification has the following benefits:

- *The ability to walk to several different destinations on foot;*
- *Improve surveillance and security;*
- *Employment and retail opportunities within easy distance;*
- *Vibrant and active streetscape.*

The application erf is situated in an area indicated for and developed as a single residential area. The establishment of a creche / pre-school facility within a residential area will provide a convenient service to people living in the surrounding area.

As the area is not indicated for “Densification” this objective of the WC-PSDF is not relevant to this application.

6.4.4.5 Self–sufficiency

Another important guideline requires that any proposed development must be self - sufficient, as: "*the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised.*" The rezoning proposed in this application will be self-sufficient and will place no financial burden on present or future inhabitants of George.

6.4.4.6 Summary

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge and self-sufficiency, which could be used to determine whether this application falls within the stipulations of the framework. From the content of point 6.4.4 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

6.4.5 George Spatial Development Framework, 2023 (GSDF)

Erf 1723 Wilderness is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and this framework therefore applies to this application. In terms of the GSDF, the application erf is located within the **Urban Edge of George**. It is also indicated that the application erf is situated within a "***Protection and Conservation Area***" along the coast.

The George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

6.4.6 Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2015

The application erf is located within the study area of the Wilderness-Lakes-Hoekwil Local Spatial Development Framework, 2015, which indicates the Council's spatial development vision for the area concerned. The framework does, however, not go to the detail level of individual erven and therefore does not contain further information which could be used to determine whether this application falls within the stipulations of the framework.

6.4.7 George Integrated Zoning Scheme By-Law, 2023

Erf 1723 Wilderness is currently zoned Community Zone II (Place of Worship). A creche / pre-school is not included in the list of consent uses. It is, therefore, proposed to rezone a portion (600m² in extent), which is situated in the north-eastern corner of the erf, to Community Zone I (Pace of Instruction) to accommodate the proposed creche / pre-school facility.

The objective of the "Community Zone I" use zone is described as follows in the Land Use Table in Schedule 1 of the George Integrated Zoning Scheme By-Law, 2023:

"*The objective of this zone is to provide for educational facilities of all kinds, but controlled provision is made for other compatible community uses.*"

The primary land use allowed on a Community Zone I erf is "*Place of instruction*". The land use description of a "*Place of instruction*" in the George Integrated Zoning Scheme By-Law, 2023, is as follows:

"*Place of instruction" means-*

(a) a place for education or training at nursery, school or post-school levels, including-

(i) crèche;
(ii) nursery school;
(iii) primary school;
(iv) secondary school;
(v) college;
(vi) university; or
(vii) research institute; and
(viii) place of instruction in physical exercise and sport where the main objective is instruction rather than participation of the public as competitors or spectators;
(ix) and the following ancillary uses-

(aa) a boarding hostel;

(bb) administrative offices;
(cc) cafeteria;
(dd) convenience shop limited to a total floor space of 100m²;
(ee) laboratories;
(ff) occasional use for religious gatherings, craft markets and events;
(gg) place of assembly;
(hh) place of worship;
(ii) private road;
(jj) private open space;
(kk) sports and recreation centre; and
(ll) staff accommodation.

(b) a civic facility for the promotion of knowledge to the community, including-

(i) a public library;
(ii) public art gallery; and
(iii) museum;

(c) *but does not include a reformatory or conference facility.*"

The proposed land use (creche /pre-school) will therefore be in line with the proposed zoning (Community Zone I) of the portion of the erf.

The site plan attached hereto as **Annexure "C"** indicates the design and layout of the creche / pre-school facility (place of instruction). The following table indicates the development parameters applicable to a place of instruction in terms of Schedule II of the mentioned By-Law as well as the compliance of the proposal with the different parameters:

Development parameter	Description	Adherence
(a) Floor factor	Maximum: 1,2	Adhered to
(b) Coverage	Maximum: 60%	Adhered to

(c) Height	Top of the roof: 12 meters	Adhered to
(d) Building lines	All boundaries: 5 meters	Street boundaries: Adhered to. Internal boundaries: Building line not applicable
(e) Parking access	1.5 bay per classroom/office plus "stop and drop" facility	Adhered to
(f) Loading bays	Must be provided (if required)	Not provided
(g) Screening	May be required	Not provided
(h) Noise mitigation	May be required	Not provided
(i) Refuse room	Must be provided	Not provided

6.4.8 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of Erf 1723 Wilderness was scrutinised, and it was found that it contains no conditions prohibiting the rezoning as proposed.

6.4.9 Conclusion

From the above information it is clear that the application for rezoning complies with the mentioned Planning Polices and Planning Guidelines and can be considered desirable.

6.5 Compatibility of the proposal with the character of the area

As indicated on the following aerial photo, the application erf is surrounded by single residential development.

Erf 1723 Wilderness is zoned Community Zone II and is intended to be developed as a place of worship, which is a community-based land use. The proposed creche, which will be established in the north-eastern corner of Erf 1723 Wilderness, is intended to serve the needs of the local community. As the portion of the erf is surrounded by residential erven, the proposed creche will therefore be well situated to provide education and care facilities to children of parents living in the surrounding area. The rezoning as proposed in this application will therefore be supportive of the land uses in the area, whilst being compatible with the existing, as well as the future character of the surrounding area.

6.6 Compatibility of the proposal with the natural environment of the property

Erf 1723 Wilderness is situated within the Urban Edge of George and forms part of the Kleinkrantz residential area. The erf, which is surrounded by dwelling houses, is zoned Community Zone II and is intended to be developed for church purposes.

The application erf is covered with natural vegetation, consisting mostly of exotic shrubs, which will have to be removed to accommodate any development as per the current zoning of the erf.

The following photo, the Vloksie Street street elevation, shows the natural vegetation on the northern side of the erf, which will have to be removed to accommodate the proposed creche. It should be mentioned that all the residential erven in the surrounding area have also been covered with this type of vegetation which had also to be removed to allow for the development of dwelling houses on these residential erven. The removal of vegetation to allow for the development of the approved erven as per the General Plan of Kleinkrantz is thus standard practice.

The proposed development can thus be accommodated with the environmental constraints of Kleinkrantz.

6.7 Potential of the erf

Erf 1723 Wilderness is zoned Community Zone II and may be used for church purposes, which is considered a community service. The erf has remained undeveloped since the development of Kleinkrantz, approximately during 1984. The remainder of the erf will still be 3 409m² in extent, which is still large enough to accommodate a small congregation. The Council has therefore decided that, as the small portion of the erf which forms the subject of this application for rezoning, is not required for basic municipal service delivery and that lease of the property is regarded to be in the public interest.

The rezoning as proposed in this application will result in a small portion of the erf being used for a much-needed community service, without having a negative impact on the potential of the erf to be used as zoned in future.

6.8 Access to the erf

The proposed creche will be situated in Vloksie Street and will, therefore, be easily accessible from the surrounding residential area.

As indicated on the proposed site plan, attached hereto as **Annexure "C"**, the vehicular access will be in the north-eastern corner of the erf, in Vloksie Street. There is good visibility in both directions into the street from the proposed access point. A separate pedestrian access gate will be provided, as required in the pre-application consultation.

6.9 Provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023. In respect of creches, provision must be made for 1 bay per 10 children, plus 1 "stop and drop" facility. As a maximum of 50 children will be accommodated in the creche, 5 parking bays and a stop and drop" facility must be provided for the proposed creche.

As indicated on the proposed site plan attached hereto as **Annexure "C"**, 6 parking bays and a "stop and drop" facility will be provided which is in line the mentioned requirement.

6.10 Provision of services

Existing municipal services are available to the application erf. Should any upgrade or extension of services be required because of this application, this will be at the cost of the lessee and to the satisfaction of the municipality.

The proposed rezoning of the application portion will, therefore, not have a negative impact on the provision of services to the surrounding area. The proposal will result in more effective utilization of existing municipal services, which is one of the objectives of the Western Cape Provincial Spatial Development Framework.

7. CONCLUSION

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of a portion of Erf 1723 Wilderness (600m² in extent) from Community Zone II (Place of Worship) to Community Zone I (Place of education) to enable the use of the portion of the erf for creche purposes.

As indicated in this report the proposed application for rezoning in respect of the portion of the application erf is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the application.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The application can therefore be considered desirable and is submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.

Willene Daries
Manager: Property Management
Directorate: Human Settlements
E-mail: wjdaries@george.gov.za
Tel: +27 (0)44 801 9037

Reference / Verwysing: Erf 1723 Wilderness

Date / Datum: 14 July 2022

Kleinkrantz Childcare and Youth Development Center
71 Protea Avenue
Kleinkrantz
Wilderness
6538

Email: mucki@hotmail.co.za

For Attention: Monica Bertels Nyembe

OWNERSHIP OF ERF 1723 WILDERNESS

Council resolved on 30 June 2022 as follows:

(a) that Council **GRANT APPROVAL** for the lease of a portion of Erf 1723, Wilderness to the Kleinkrantz Childcare and Youth Development Center;

i. that it be decided that Erf 1723, Wilderness is not required for the minimum level of Basic Municipal service delivery in terms of Section 14(2) of the Municipal Finance Act 2003, (Act 56 of 2003);
ii. that the lease of the property will be to the benefit of the local community;
iii. there are no risks associated to the lease; and
iv. that the lease of the property be regarded to be in public interest.
v. that the erf made available for lease may not exceed more than 600m².

(b) that the proposed leasing of a portion of Erf 1723, Wilderness to the Kleinkrantz Childcare and Youth Development Center **BE ADVERTISED** for public input and recommendations;

(c) that the out of hand leasing of a portion of of Erf 1723, Wilderness to Kleinkrantz Childcare and Youth Development Centre (094-520-NPO) **BE APPROVED**, subject to the following conditions:

i. that a nominal rental amount of R20.00 plus VAT per annum be charged;
ii. that the agreement of lease will be for a period of 9 years and 11 months, subject to a renewal clause;
iii. that the lessee be responsible for all service charges, excluding property taxes;
iv. that improvements made on the property revert back to Council at the end of the contract of termination thereof;
v. that no subletting will be allowed without the written consent of the Municipality;
vi. that the contract can be cancelled within three months notice by the parties;
vii. that all municipal services must be accessible to the Municipality for maintenance purposes at all timess; and
viii. that a Memorandum of Agreement be concluded between the parties regarding the utilisation of the erf.

(d) that the Kleinkrantz Childcare and Youth Development Center **BE RESPONSIBLE** for all costs arising from the lease; and

(e) that the erf be rezoned from Community Zone II to Community Zone I at the cost of the applicant.

Please note that this proposed lease will be advertised in the George Herald and we will inform you of the outcome as soon as possible in order for us to proceed with signing the rental agreement.

Yours truly

W DARIES
MANAGER: PROPERTY MANAGEMENT
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MEMORANDUM OF AGREEMENT

(hereinafter referred to as the MOA)

Made and entered into between

GEORGE MUNICIPALITY

(hereinafter represented by **EDWIN FRANKLIN HERANDIEN**
in his capacity as **Deputy Director: Human Settlements**
being duly authorised thereto
(hereinafter referred to as "the Municipality")

And

Kleinkrantz Childcare and Youth Development Centre

(Registration No: 094-520 NPO)

71 Protea Avenue
Kleinkrantz
6560
Tel: 044 882 1128

herein represented by Monika Bertels-Nyembe
(Identity Number: 740514 1015 184)

in her capacity as **MEMBER**

(herein after referred to as the **LESSEE**)

WHEREAS Council resolved during a Council Meeting held on 30 June 2022, that a lease agreement be entered into with the above mentioned organisation, for a period of nine years and eleven months, at a nominal rental amount of R20.00 plus VAT per annum.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1

LEASE

The **LESSOR** hereby lets a portion of Erf 1723, Wilderness (not exceeding 600m²) hereafter referred to as "the premises", to the **LESSEE** who hereby hires the same from the **LESSOR** upon the terms and conditions herein stated.

2

PERIOD OF LEASE

Notwithstanding the date of signature hereof, this lease shall endure for a period of nine (9) years and eleven (11) months, starting from 1 July 2023 to 31 August 2032.

3

RENTAL

The annual rental shall be the sum of R20,00 plus VAT, per annum.

4

MUNICIPAL SERVICES

The **LESSEE** will be responsible for the payment of municipal service charges, which includes; sewerage, water usage and garbage removal at the tariffs as determined by the **LESSOR** from time to time; excluding property rates. The municipal services must be accessible to the **LESSOR** for maintenance purposes at all times.

5

USE OF PROPERTY

The property is to be used for the purposes of a crèche and in the public interest only, and may not be used for any other purpose, except with the prior written approval of the **LESSOR**. The **LESSEE** may not use any part of the property hereby leased as residence, sleeping accommodation or any similar usage.

6

BREACH

In the event of any breach of the conditions of this lease by either party, or of non-payment of the rental or any amount due in terms of this lease by the **LESSEE** on the due date, the **LESSOR** and/or **LESSEE**, as the case may be, shall have the right to cancel this lease after giving 3 months written notice to the defaulting party to rectify the breach and the **LESSOR** shall have the right to retake possession of the premises without prejudice to any claim which the **LESSOR** may have against the **LESSEE** for any rental or amounts already owing or any other amount or for any damage, which the **LESSOR** may suffer as a result of the termination of the agreement of lease.

7

MAINTENANCE OF PROPERTY

The **LESSEE** shall keep the premises and all improvements, appurtenances, fixtures and fittings thereon in a clean, neat and tidy condition.

8

INSURANCE

8.1 The **LESSEE** may insure the equipment on the property in its discretion.

8.2 While utilising the facilities on the property neither party may do anything or allow anything to be done, which may endanger or damage the premises or whereby the insurance thereof may be affected.

8.3 The **LESSOR** shall not be responsible for any theft, damage, loss or injury to body or limb or property of whatsoever nature and to whosoever it may belong, which may result from the use of the premises and the **LESSEE** hereby indemnifies the **LESSOR** for any claim made against the **LESSOR** in this regard.

9

SUBLETTING AND CESSION

The **LESSEE** may not sub-let the property nor cede, pledge or renounce in favour of any other person or institution any of the rights or obligations flowing from this agreement, without the written consent of the **LESSOR.**

10

DESTRUCTION OF PREMISES

Should the premises become partially or wholly destroyed or untenantable as a result of fire, storm, tempest, earthquakes or earth tremors or any other cause beyond the control of the **LESSOR** in such a manner as to substantially interfere with the further use of the property by the **LESSEE**, then either party shall have the right to cancel the lease by giving notice to this effect to the other party and neither party shall have any claim against the other arising from such cancellation.

11

BUILDINGS

The **LESSEE** may not erect or cause to be erected any buildings of whatever nature, being either of a temporary or a permanent nature, without the prior written approval of the **LESSOR** and may also not effect or cause to be effected alterations to the existing buildings without such written approval.

12

TERMINATION

12.1 Upon termination of this agreement of lease, either by expiration of time or otherwise, the **LESSEE** shall vacate the property hereby leased and hand it over to the **LESSOR** in a good, clean and orderly fashion. Any buildings and/or

improvements will become the property of the **LESSOR** without payment of any compensation.

12.2 Both parties will have the right to cancel this agreement by given the other party 3 months written notice.

13

CEASING OF OPERATIONS

In the event of the **LESSEE** ceasing its operations as a crèche, this agreement of lease will be cancelled with effect from such date and the property shall revert to the **LESSOR**, without prejudice to the **LESSOR'S** rights to take action to recover any outstanding rental or other amounts still owing.

14

SPECIAL CONDITIONS

14.1 The **LESSEE** will be responsible for all costs arising from the lease.

14.2 The erf shall be rezoned from Community Zone II to Community Zone I, at the cost of the **LESSEE**.

15

DOMICILIUM AND NOTICES

15.1 The parties select their addresses as hereinafter stated as their respective *domicilia citandi et executandi* for all purposes arising out of this agreement or the cancellation thereof.

15.2 Any notice sent to the *domicilium citandi et executandi* of a party by pre-paid registered post or delivered there by hand shall be deemed to have been received on the fifth business day after posting or on the date of delivery, as the case may be.

15.3 Any party may, by written notice to the other, change his *domicilium citandi et executandi* to another physical address (not being a post office box number or poste restante) within the Republic of South Africa and such change shall become effective seven days after the giving of such notice.

15.4 All notices which may or may have to be given in terms of this agreement shall be in writing.

THE LESSOR:
Office of the Municipal Manager
Civic Centre
3rd Floor, 71 York Street
GEORGE
6530

THE LESSEE:
71 Protea Avenue
Kleinkrantz
6560

16

DISPUTE RESOLUTION

16.1 If any dispute arises between the parties in connection with or arising out of this MOA, the parties shall make every effort to resolve amicably, such dispute or difference by mutual consultation.

16.2 Should a dispute which pertains to this MOA arise between the parties to this MOA then the parties can agree to refer the dispute in question to arbitration.

16.3 Referral to arbitration must be by way of written notice delivered to the *domicilium citandi et executandi* of the other party/ies involved in the dispute.

16.4 In the event of arbitration, the parties shall use their best endeavours to ensure that the arbitration is held and concluded, and a decision handed down within 30 (thirty) working days after the delivery of the referral to arbitration.

16.5 The arbitrator shall be a person agreed between the parties to the dispute alternatively and party to the dispute may request the Chairperson for the time being of the Legal Practice Council (Western Cape Provincial Office) to appoint an arbitrator, which he is authorised to do in his sole discretion, save that the appointed arbitrator must be independent.

16.6 The arbitrator shall have the fullest and freest discretion regarding the procedure applicable to the proceedings; whether he shall require assessors to assist in his decision making; as well as the venue and timing thereof, subject to the other terms of this clause 16.

16.7 The arbitrator's decision shall be final and binding.

16.8 The arbitrator may make an award as to his/her costs.

16.9 The provisions of the Arbitrations Act, Act 42 of 1965, shall apply to this arbitration.

16.10 A party to this MOA may institute court proceedings if:

16.10.1 Same is necessary for the protection of any rights pending the resolution of an arbitration in terms hereof; or

16.10.2 Same is necessary to obtain relief where grounds justifying urgent relief exist;

16.10.3 Same is necessary to compel a party to abide by the terms of this arbitration clause.

THUS DONE and SIGNED on behalf of the LESSOR at **GEORGE** on the ____ day of

JUNE 2023.

AS WITNESSES:

1 _____
Signature

Siyamthanda Soga-Jones
Full Name and Surname

2 _____
Signature

WILLENE JANICE DARIES
Full Name and Surname

_____
EF HERANDIEN
DEPUTY DIRECTOR: HUMAN SETTLEMENTS

THUS DONE and SIGNED on behalf of the LESSEE at **GEORGE** on the 15th day of

JUNE 2023.

AS WITNESSES:

1 _____
Signature

Siyamthanda Soga-Willene
Full name and Surname

2. _____
Signature

WILLENE JANICE DARIES
Full Name and Surname

_____
MONIKA BERTELS-NYEMBE
On behalf of Kleinkrantz Childcare and Youth Development Centre

24/4/85
24/4 RW

T 13882/85

Opgestel deur my,
TRANSPORTBESORGER.
KANNENBERG C.R.

SERTIFIKAAT VAN GEREGISTREERDE TITEL

(Uitgereik kragtens die bepalings van Artikel 43 van die Registrasie van Aktes Wet, 1937 (Wet Nr. 47 van 1937)

DEMAAL die GEMEENSKAPSONTWIKKELINGSRAAD aansoek gedoen het om die uitreiking aan hom van 'n Sertifikaat van Geregistreerde Titel kragtens Artikel Drie-en-Veertig van die Registrasie van Aktes Wet Nr. 47 van 1937, ten opsigte van die hierondergenoemde eiendom, synde gedeelte van die grond geregistreer in die naam van die GEMEENSKAPSONTWIKKELINGSRAAD kragtens Sertifikaat van Verenigde Titel Nr. T 13881/85

SO .....

BLADSY/PAGE 4

ENDOSSEMENT OP/ENDORSEMENT ON T 3882/85

EIENDOM/PROPERTY Erf 1740 Wildernuss

BC 15200/85

ENDORSEMENT IN TERMS OF SECTION 20 (4) OF TOWNSHIPS ORDINANCE No. 33 OF 1934 (as amended).

ENDOSSEMENT KRAGTENS ARTIKEL 20 (4) VAN DORP-ORDONNANSIE Nr. 33 van 1934 (soos gewysig).

The land herein described has, in terms of Section 20 of Ordinance No. 33 of 1934, subject to the provisions of the said Ordinance, been laid out as a Township/Subdivided Estate called

Die grond hierin beskryf is, ingevolge Artikel 20 van Ordonnansie Nr. 33 van 1934, onderhewig aan die bepalings van gemelde ordonnansie, uitgelê as 'n dorp/onderverdeelde landgoed bekend as

Kleinkantz

comprising 357 Erven, 5 Public places and
bevattende Erwe, Openbare plekke

Thoroughfares, in accordance with General Plan T.P. 10855
en Strate, ooreenkomstig Algemene plan T.P.

approved by the Surveyor-General on the 25-1-85
deur die Landmeter-generaal op die

and booked in a seperate register.
goedgekeur, en te boekgestel in 'n aparte register.

DEEDS REGISTRY,
AKTEKANTOOR,
CAPE TOWN.
KAAPSTAD.

20-5-1985

REGISTRAR OF DEEDS.
REGISTRATEUR VAN AKTES.

SO IS DIT dat ingevolge die bepalings van genoemde Wet, ek, die REGISTRATEUR VAN AKTES te KAAPSTAD hierby sertifiseer dat die voornoemde

GEMEENSKAPSONTWIKKELINGSRAAD
(Daargestel kragtens Wet Nr. 3 van 1966)

Die se opvolgers-in-titel of regverkrygendes, die geregistreerde eienaar is van :

ERF NR. 1740 Gedeelte van Erf Nr. 1298 WILDERNESS, in die Administratiewe Distrik George ;

GROOT : 51,7265 (EEN-EN-VYFTIG komma sewe twee ses vyf) Hektaar

SOOS SAL BLYK UIT KAART NR. 12403/84 EN GEHOU KRAGTENS SERTIFIKAAT VAN VERENIGDE TITEL NR. T 13881/85

Insoverre die figuur A.B.y.U Kkromlyn 62,97 meter bo hoogwatermerk x ; op genoemde Kaart Nr. 12403/84 betref :

ONDERHEWIG aan die voorwaarde waarna verwys word in Transportaktes Nr. 7215/1911, 9382/1908, 9383/1908, Nr. 9384/1908 en Transportakte r. 9157/1910.

II. Insoverre die figuur y.C.D.E.F.G.H.J.K.L.M.N.O.P.R.S.T.U op genoemde Kaart Nr. 12403/84 betref :

ONDERHEWIG aan die voorwaarde vervat in gesegde geamendeerde Titel gedateer 2 Augustus 1904, George Erfpagte Volume 14, Nr. 15, een waarvan as volg lees :

"The .....

"The land thus granted being further subject to all such Duties and Regulations as either are already or shall in future be established respecting lands granted on similar tenure".

EN DAT kragtens hierdie Sertifikaat genoemde

GEMEENSKAPSONTWIKKELINGSRAAD

Die se opvolgers-in-titel of regverkrygendes, nou en voortaan daartoe geregtig sal wees, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat.

TEN BEWYSE WAARVAN EK, die voornoemde REGISTRATEUR, hierdie Akte onderteken en met die ampseël bekragtig het.

ALDUS GEDOEN EN ONDERTEKEN in die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die 19de dag van April in die Jaar van onse Heer Eenduisend Negehonderd Vyf-en-Tagtig. (1985)

.....
REGISTRATEUR VAN AKTES

Geregistreer Ef Regte nr 1740

BLADSY 5
PAGE ....

ENDOSSEMENT KRAGTENS ARTIKEL 51 B(1) WET 3 of 1966.
ENDORSEMENT IN TERMS OF SECTION ..... ACT .....

9

Kragtens bogemelde Wetgewing berus alle bates, regte, laste
In terms of the above Act all assets, rights, liabilities

en verpligtinge van Transportnemer/Verbandhouer nou in die
and obligations of within Transferee/Mortgagee now vest in the

DEVELOPMENT BOARD

(daargestel kragtens Wet 3/87)
(constituted by .....)

Aansoek met 26571 Bes...../19.87
Application with

AKTEKANTOOR
DEEDS OFFICE

KAAPSTAD
CAPE TOWN
1987 -07- 06

.....
REGISTRATEUR VAN AKTES
REGISTRAR OF DEEDS

5 of 6

ENDORSEMENT ITO. 6 (3) ACT 6/1999 READ WITH S14(2) ACT 107/1997

BY VIRTUE OF SECTION 6 (3) ACT 6/1999 READ WITH SECTION 14 (2)(4) ACT 107/1997 THE WITHIN PROPERTY/ PROPERTIES HELD BY TITLE DEED NO CERTIFICATE OF REGISTERED TITLE NO T 13882/1985 NOW VEST IN PROVINCIAL GOVERNMENT OF THE WESTERN CAPE

APPLICATION FILED WITH T 50414/2006

REGISTRAR OF DEEDS

REGISTRY OF DEEDS
CAPE TOWN

07 JUL 2006

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN / IN RESPECT OF * ..... RESTANT / REMAINDER .....

T 96139 / 2007	
2007 -11- 30	REGISTRATEUR/REGISTRAR

* 1) ERF 1414 = 423 m²
2) ~~ERF~~ 1389 = 989 m²
3) ERF 1457 = 820 m²
4) " 1419 = 468 m²
5) " 1430 = 417 m²
6) " 1443 = 809 m²
7) " 1484 = 325 m²
8) " 1487 = 325 m²
9) " 1497 = 325 m²
10) " 1499 = 325 m²
11) 1500 = 325 m²
12) 1681 = 312 m²
13) 1518 = 326 m²
14) 1519 = 325 m²
15) 1525 = 325 m²
16) 1535 = 325 m²
17) 1572 = 333 m²
18) 1583 = 325 m²
19) 1636 = 680 m²
20) 1661 = 312 m²
21) 1688 = 325 m²
22) 1714 = 325 m²
~~23) 1809 = 326 m²~~
24) 1812 = 325 m²
25) ~~1822~~ = 350 m².
26) 1830 = 350 m²
~~27) 1835 = 345 m²~~

s 19(6) s 60(1)Act 6/1999

ARTIKEL 16 VAN WET 47 VAN 1937	SECTION 16 OF ACT 47 OF 1937
GETRANSPORTEER AAN	TRANSFERRED TO
~~DIE REPUBLIEK VAN SUID AFRIKA~~ George Municipality	~~THE REPUBLIC OF SOUTH AFRICA~~
T 96140 / 2007	
2007 -11- 30	REGISTRATEUR/REGISTRAR

ENDORSEMENT IN TERMS OF SECTION 14(2)(b) OF ACT 101/97

THE WITHINMENTIONED PROPERTY VESTS IN THE

WESTERN CAPE PROVINCIAL HOUSING ~~BOARD~~ DEVELOPMENT BOARD.
ITO SECTION 14(2)(a) ACT 107 OF 1997
APPLICATION FILED WITH T 40609'98

07/05/98
DEEDS OFFICE

CAPE TOWN REGISTRAR OF DEEDS

ENDOSSEMENT KRAGTENS ARTIKEL 14(2) WET 107/97.

Die binnegemelde eiendom vestig in die Wes-Kaapse Behuisingsontwikkelingsraad (ingestel ingevolge Wes-Kaapse Wet 6/1999.)

Aansoek geliasseer met T 61443/2000

Aktes Kantoor
Kaapstad

Registrateur Van Aktes

24-07-2000

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 10

FOR ENDORSEMENTS SEE PAGE
VIR ENDOSSEMENTE KYK BLADSY

AANSOEK ITV ART. 6 (3) VAN WES-KAAPSE WET SAAMGELEES MET ART. 14 (2) WET 107/1997

Binnegemelde eiendom berus nou op die Wes-Kaapse Behuisingsontwikkelingsraad (ingestel ingevolge Wes-Kaapse wet 6/1999) ingevolge Artikel 6 (2) van Wes-Kaapse Wet 6/1999.

Aansoek geliasseer by T 4877/2001

Aktekantoor Registrateur van Aktes

Kaapstad 25-01-2001

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 11

T 13882/85

BLADSY/PAGE: 7

ENDOSSEMENT KRAGTENS ARTIKEL .....WET .....
ENDORSEMENT IN TERMS OF SECTION ....10(1)....ACT ....155/93.....

Kragtens bogemelde Wetgewing berus alle bates, regte en laste
In terms of the above Act all assets, rights, liabilities

en verpligtinge van Transportnemer/~~Verbandhouer~~ nou in
and obligations of within Transferee/~~Mortgagee~~ now vest in

THE NATIONAL HOUSING BOARD

(daargestel kragtens .....)

(constituted by .....)

Aansoek met ~~BC~~ T29557 /1994
Application with

AKTEKANTOOR
DEEDS OFFICE

KAAPSTAD
CAPE TOWN

1994-05-23

.....
REGISTRATEUR VAN AKTES
REGISTRAR OF DEEDS

ENDOSSEMENT KRAGTENS ARTIKEL 10(1) WET 155/1993
ENDORSEMENT IN TERMS OF SECTION ..... ACT .....

Kragtens bogemelde Wetgewing berus alle bates, regte en laste
In terms of the above Act all assets, rights, liabilities

en verpligtinge van Transportnemer/~~Verbandhouer~~ nou in
and obligations of within Transferee/~~Mortgagee~~ now vest in

Nasionale Behuisingsraad
(daargestel kragtens .....)
(constituted by Wet 155/1993)

Aansoek met ~~BE~~ T 29557 /1994
Application with

AKTEKANTOOR
DEEDS OFFICE

KAAPSTAD
CAPE TOWN

13 06 94

REGISTRATEUR VAN AKTES
REGISTRAR OF DEEDS

96

	Sye Meter	RIGTINGS HOEKE		Y	KOORDINATE Stelsel Lo 23°	X
		Konstante			0,00	+ 3 700 000,00
AB	126,28	286 52 20	A	+ 32 510,84	+	63 570,35
BC	112,22	254 13 50	B	+ 32 390,00	+	63 607,00
CD	146,94	242 12 50	C	+ 32 282,00	+	63 576,50
DE	187,28	270 26 00	D	+ 32 152,00	+	63 508,00
EF	222,90	285 03 20	E	+ 31 964,73	+	63 509,42
FG	460,00	267 14 50	F	+ 31 749,48	+	63 567,32
GH	118,03	358 46 20	G	+ 31 290,01	+	63 545,22
HJ	196,83	18 23 50	H	+ 31 287,48	+	63 663,22
JK	172,81	26 58 50	J	+ 31 349,60	+	63 850,00
KL	89,08	15 24 30	K	+ 31 428,00	+	64 004,00
LM	92,48	102 32 20	L	+ 31 451,67	+	64 089,88
MN	191,50	99 15 10	M	+ 31 541,94	+	64 069,81
NO	169,86	105 59 20	N	+ 31 730,95	+	64 039,01
OP	114,74	99 32 20	O	+ 31 894,24	+	63 992,23
PR	136,24	100 15 30	P	+ 32 007,39	+	63 973,22
RS	109,23	104 15 50	R	+ 32 141,45	+	63 948,96
ST	177,88	109 47 10	S	+ 32 247,31	+	63 922,04
TU	15,67	99 31 00	T	+ 32 414,69	+	63 861,83
V	178,06	110 59 50	U	+ 32 430,15	+	63 859,24
A	240,79	200 48 30	V	+ 32 596,38	+	63 795,44
Vx		20 48 30				
		(229) Knys 32	△	+ 33 944,40	+	63 411,29
		(231) Knys 34	△	+ 37 341,14	+	62 089,46

Die figuur A B C D E F G H J K L M N O P R S T U kromlyn 62,97 meter bo hoogwatermerk x

stel voor 51,7265 Hektaar grond, synde

Erf 1740 ('n gedeelte van Erf 1298) Wilderness

gelee in die Administratiewe Distrik

George Provinsie Kaap die Goeie Hoop.

Opgemeet in Junie - Augustus 1974
deur OMS PAV. en
Maart 1983 - November 1984

Landmeters

Hierdie kaart is geheg aan Sertifikaat van Geregistreerde Titel No. 13882/85 gedateer t.g.v. Gemeenskapsontwikkelingsraad.

N.W.S. Registrateur van Aktes

Die oorspronklike kaart is.

No. 4801/83 geheg aan Transport/~~Grondbrief~~ S.V.T. No. T.13881/1985

Lêer No. GEOR 192

M.S. No. E 3571/84

Komp. ~~AL-2AB (3595)~~ ~~BL-8CDC (4142)~~ ~~BL-8CD/Z14 (1772)~~ AL-2AB/V12 (678) ALND-1211 (M2952)

Bakenbeskrywing

A,B,C,D,E,F,G,H,J,K,L	16 mm ysterpen, 700 mm lank
M,N,O,P,R,S,T,U	20 mm ysterpen
V	Ingeplante klip

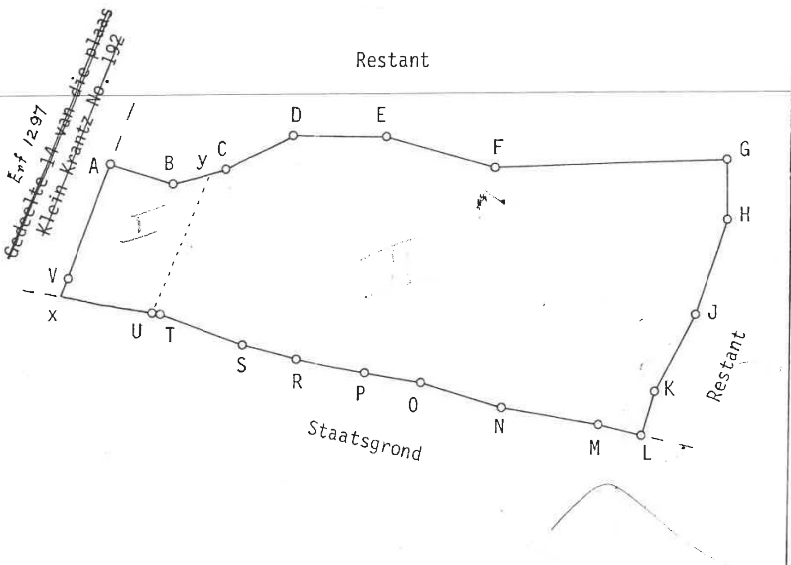
LG No 12403-84

Goedgekeur

Landmeter-generaal 85/01/25

VIR ONDERVERDELING VAN HIERDIE EIENDOM SIEN ALGEMENE PLAN TP 10855 (DIE DORP KLEINKRANTZ)

W N



Komp.
ALND-1212 (M2953)
ALND-1213 (M2954)
ALND-1214 (M2955)

Skaal: 1 : 10 000

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023

ERF 1723 WILDERNESS

APPLICATION DETAILS

An application in terms of Section 15(2)(a) of the Bylaw on Land Use Planning for George Municipality, 2023 for the rezoning of a portion of Erf 1723 Wilderness from Community Zone II to Community Zone I.

APPLICATION DATE

September 2024

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

   T13882/85 (current Title Deed)

   in respect of:

   ERF 1723 WILDERNESS
   IN THE MUNICIPALITY AND DIVISION OF GEORGE
   WESTERN CAPE PROVINCE

   IN EXTENT: 4 009 (FOUR ZERO ZERO NINE) SQUARE METRES

   HELD BY DEED OF TRANSFER NUMBER T13882/85

REGISTERED in the name of

GEORGE MUNICIPALITY

2. I have appraised myself with the details of the abovementioned Land Development Application.

3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.

4. There is no bond registered over the property.

SIGNED at GEORGE on 23 September 2024

CONVEYANCER

Wilderness & Lakes
ENVIRONMENTAL ACTION FORUM

P O Box 791
6560 WILDERNESS
Email : waleaf@langvlei.co.za
2024-11-25

The Municipal Manager
George Municipality
GEORGE

Dear Sirs,

APPLICATION FOR THE REZONING OF A PORTION OF ERF 1723 WILDERNESS, KLEINKRANTZ, GEORGE MUNICIPALITY & DIVISION

BACKGROUND

On 30 June 2022 the George Municipal Council resolved as follows in respect of Erf 1723 Wilderness:

(a) that approval be granted for the lease of a portion (not exceeding 600m²) of Erf 1723 Wilderness to the Kleinkrantz Childcare and Youth Development Centre;

(b) that the proposed leasing of a portion of Erf 1723 Wilderness to the Kleinkrantz Childcare and Youth Development Centre be advertised for public input and recommendations;

(c) that the out of hand leasing of a portion of Erf 1723 Wilderness to the Kleinkrantz Childcare and Youth Development Centre be approved, subject to conditions stipulated in the letter of approval;

(d) that the Kleinkrantz Childcare and Youth Development Centre be responsible for all costs arising from the lease; and

(e) that the erf be rezoned from Community Zone II to Community Zone I at the cost of the applicant.

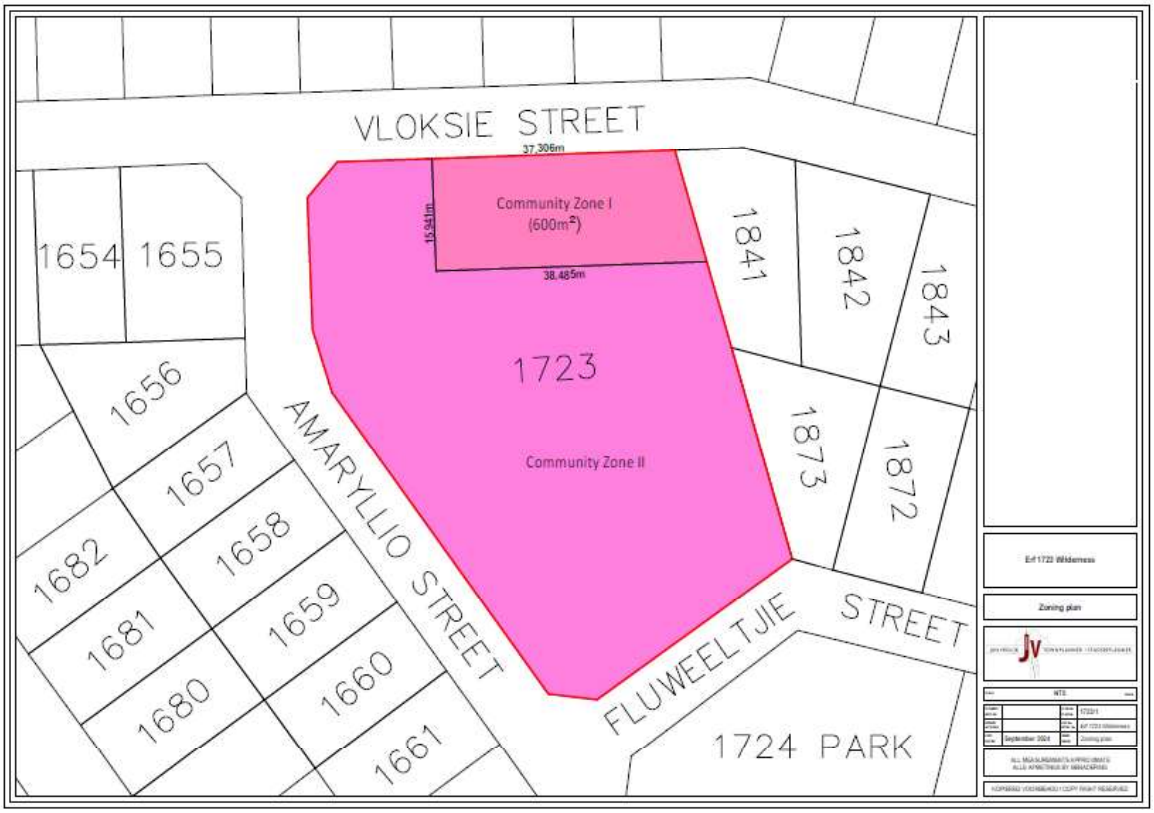
Position of erf 1723 Wilderness in relation to Kleinkrantz village

APPLICATION

Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of a portion of Erf 1723 Wilderness (600m² in extent) from Community Zone II to Community Zone I.

A site plan indicating the development proposal is attached hereto as Annexure “C” whilst a zoning plan indicating the portion of Erf 1723 Wilderness to be rezoned is attached hereto as Annexure “D”.

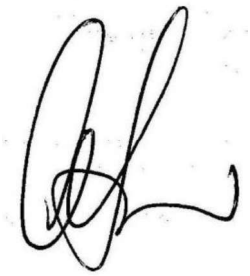
Annexure C



Annexure D

WALEAF endorses the above, and consequently has **no objectios** to this proposal.

Yours faithfully,



Secretary
for WALEAF

Wilderness Ratepayers and Residents Association

PO Box 10, Wilderness, Western Cape, South Africa, 6560
info@wrra.co.za www.wrra.co.za
Established 1971

The Municipal Manager
George Municipality
GEORGE

A4 Architecture lizani@a4arc.co.za
Marisa Arries marries@george.gov.za 2024-11-27

Dear Sir/Madam,

APPLICATION FOR THE REZONING OF A PORTION OF ERF 1723 WILDERNESS, KLEINKRANTZ, GEORGE MUNICIPALITY & DIVISION

We thank you for contacting WRRA in order for us to submit comments to you on the following application for departures.

BACKGROUND TO THIS PROPOSED REZONING

On 30 June 2022 the George Municipal Council resolved as follows in respect of Erf 1723 Wilderness:

(a) that approval be granted for the lease of a portion (not exceeding 600m²) of Erf 1723 Wilderness to the Kleinkrantz Childcare and Youth Development Centre;

(b) that the proposed leasing of a portion of Erf 1723 Wilderness to the Kleinkrantz Childcare and Youth Development Centre be advertised for public input and recommendations;

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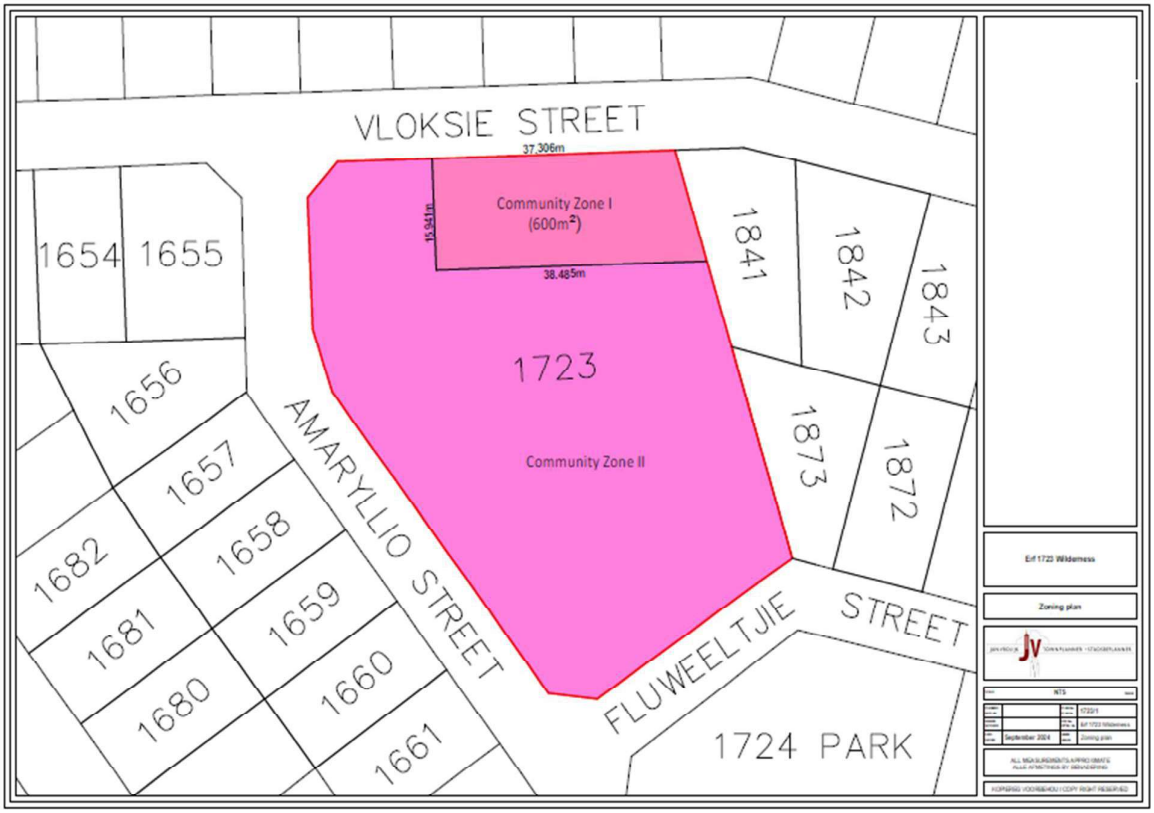
Annexure C



Annexure D

WRRA endorses the above, and therefore has **no objectios** to this proposal.

Yours faithfully,

Balvindra Walter
Development Diligence/Environment
WRRA committee member

ANNEXURE 1

The **Wilderness-Lakes-Hoekwil Local Spatial Development Framework (2015)** refers to the smallholdings in Wilderness, and specifically refers to the Rondevlei smallholdings and the Boven Lange Valley smallholdings. We append below certain quotations from the WLSDF which are relevant to this application.

"4.4 Smallholdings:

4.4.1 Strategic Perspective

The main goal of the local spatial development framework as far as existing small holding precincts are concerned is to ensure that the character and ambience of these areas are protected and to ensure that the overall landscape character of the study area is retained and improved through appropriate measures.

4.4.2 Background and Analysis

The need to include this category of land use arises from the existing smallholdings in the area. The following areas have developed, namely:

- *Wilderness Heights*
- *Hoekwil*
- *Langvlei Dunes*
- *Duiwerivier*
- ***Rondevlei***
- *Diep River (although only a few properties can be classified as Small Holdings)*

The following guiding principles need to be taken into consideration during the evaluation of the desirability of a proposed subdivision:

i. The proposed subdivided plot must have an existing developable area of 1 hectares, which area does not include:

- *Areas with slopes steeper than 1:4;*
- *Areas within 32 metres of a bank of a river or water body;*
- *Areas within 10 metres of indigenous forest and conservation worthy fynbos areas (10m is the required firebreak around the dwelling);*
- *Areas within 100 metres from a scenic route and 100 metres of a nature reserve;."*

Outlook

Group objection to the proposed rezoning and development of a portion of Erf 1723 Wilderness

From Charl Blignaut <joburg.poptart@gmail.com>

Date Sun 2024/12/01 14:21

To Marisa Arries <Marries@george.gov.za>

Cc Stephanie Pickover <stephaniepickover@gmail.com>; hooman.kazemi@outlook.com <hooman.kazemi@outlook.com>; fgathoo@gmail.com <fgathoo@gmail.com>; Julie.Gathoo@gmail.com <Julie.Gathoo@gmail.com>; solly.essack@gmail.com <solly.essack@gmail.com>; salehaessack60@gmail.com <salehaessack60@gmail.com>; Riana Pollington <rianapolly@gmail.com>; tsmith@npa.gov.za <tsmith@npa.gov.za>; jaanvdme430@gmail.com <jaanvdme430@gmail.com>; Dirk.Kotze925@gmail.com <Dirk.Kotze925@gmail.com>; KotzeDesire@gmail.com <KotzeDesire@gmail.com>; Elana Basson <elanabasson191@gmail.com>; louwsandra@yahoo.com <louwsandra@yahoo.com>; Victoria Charters <victoria@zanzibar-retreats.com>; willem jacobs <willerjacobs@gmail.com>; marthinabroderick@gmail.com <marthinabroderick@gmail.com>; Jwbroderick@gmail.com <Jwbroderick@gmail.com>; Sharon Adams <ssadams007@gmail.com>; shelley holmes <sedgehealth@gmail.com>; moyagoosen@gmail.com <moyagoosen@gmail.com>

Dear Ms Arries

This email serves as a strenuous objection to the George Municipality's application to rezone and hire out a portion of Erf 1723 in Vloksie Street, Kleinkrantz, Wilderness as per the public motivation report.

The undersigned and cc'd are property owners and residents of Kleinkrantz, particularly in the streets most affected by the proposed plan to install a temporary crèche/aftercare on the erf.

We have decided to combine our grievances in one email for ease of access. We are united in our strongest possible objection to this development, which in our opinion treats Kleinkrantz as a dumping ground and a suburb that is far too commonly regarded as one that belongs to second class citizens when compared to the more affluent suburbs of Wilderness. The municipality has also apparently not noticed the transformation of the suburb in recent years and its growth as a place for historical culture and tourism.

The numerous and varied reasons for our objection are laid out below, beginning with objections based on discrepancies in the information provided regarding the motivation for this rezoning and development.

1. Discrepancy in the motivation: nature of facility

We believe there is a serious discrepancy in the motivation of the application due to a significant omission. The motivation refers to **"childcare" or a "crèche"**. However, the Kleinkrantz Childcare and Youth Development Centre that will be using the land at virtually no cost to themselves, states publicly on its official website that:

Kleinkrantz Childcare and Youth Development Centre has been running since 2007 and over 60 children are looked after by 8 staff in Crèche, Grade R and Afterschool care. The centre also helps with other youth development projects, like swimming courses, Friday evening programs, soccer, and netball.

We have reason to believe, based on their website and social media, that the space will therefore also be used for aftercare and broader youth development and not just for a crèche. This would appear to include the apparently troubled teen students that they help with life skills training on their farm – until who knows what time of night. The nature of aftercare children and older youths must be clarified if they are to be accommodated at a crèche in any residential street.

2. Discrepancy in the motivation: nature of community

As set out in the application guidelines, this development has to be **in the "public interest" to "benefit the community"**.

2.1. What community?

If we regard the term "community" as all the Kleinkrantz residents and obviously including our friends in Nature's Valley, this development is neither "in the public interest" nor "to the benefit of our community". After requests for clarification as to why the Kleinkrantz children will have to be bussed to the crèche instead of simply walking, consulting town planner Mr Jan Vrolijk responded in an email: *"As far as I know children will be bussed in from Kleinkrantz and the area immediately surrounding Klein Krantz (sic)."*

What exactly does "the area immediately surrounding Kleinkrantz" mean? Does it stretch from Wilderness Heights and Hoekwil to Swartvlei including Die Vleie and Langvlei Dunes? So which community does it benefit? Why was the misleading impression created in the application that it is meant just for the children from Kleinkrantz?

2.2. Existing facilities

Since Kleinkrantz already boasts an excellent and much loved registered early childhood development partial care facility (crèche) run by the Department of Social Development at 71 Protea Lane **specifically** for the children of Kleinkrantz, it stands to reason that the majority of children attending the proposed development will be bussed in from **outside** Kleinkrantz, thereby negating the "public interest" or "benefit

to our community". If the existing crèche is becoming too small due to the increasing population of Kleinkrantz, the matter should be raised with the department who will upgrade its facilities with taxpayers' funds. Why is this not being explored?

2.3. Community surrounding the development

The term "community" most definitely also includes us, especially the residents of Vloksie Street, which will be affected the most by the development as well as more indirectly the residents of Fluweeltjie, Amaryllio and the top end of Pluimbos Streets (where it meets Protea Lane). By no stretch of the imagination could it be said that the development will be in our best interest or to our benefit as the impact will be entirely negative in the numerous major ways listed below.

3. Discrepancy in the motivation: number of children

The motivation report for the development focuses entirely on the Kleinkrantz community with – rather strangely – no mention of surrounding areas.

However, as we were told categorically via email by Mr Vrolijk: *"This is a small place of instruction with between 25 and 30 children who will be transported to and from the school by bus."* However, in a telephone conversation with Kleinkrantz resident Charl Blignaut, the municipality's town and regional planner Mr Fakazile Vava stated the crèche will have **"up to 50 children"**. Kleinkrantz Childcare and Youth Development Centre states the following on their website: ***"****The Kleinkrantz centre has been running since 2007 and* ***over 60 children*** *are looked after by* ***8 staff*** *in Crèche, Grade R and Afterschool Care."*

There is a vast difference between 25 and 60 + children, so what are the true numbers? If the motivation report is so deliberately vague at this early stage, what guarantees do we, the residents, have that the municipality will enforce a fixed number of children for the lengthy duration of the lease? We are convinced the answer to that is absolutely zero.

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It is not possible to guarantee that there will be "very little road traffic" if 25 - 60+ children are bussed in and out or dropped and collected by parents in cars or on foot from early morning till late afternoon or even evenings in a very narrow, extremely quiet residential street. Neither the crèche/aftercare nor the municipality can control whining bus engines, taxis and cars with pumping sound systems, roaring engines or parents and children joyfully shouting greetings and chatting.

Even though there will be 8 staff members, there are only 2 off-road parking bays allocated to staff and 2 to parents. According to Mr Vrolijk, regulations for this kind of proposed development are clear that a traffic plan isn't needed. But logic suggests that four parking bays at a crèche/aftercare centre in a narrow street **is** a guaranteed recipe for congestion, exhaust fumes from a variety of vehicles, doors slamming and a general hubbub during peak times and also periodically during the day.

It may have slipped the minds of the planners but children at a crèche cannot simply be dropped off in a dropping zone like kids of a schoolgoing age. The vehicles transporting them have to park and the toddlers have to be accompanied into the school grounds by staff and/or parents. If the two allocated parking bays for parents are full, other parents in a hurry not to be late for work will simply park in the street blocking the throughfare while other parents or residents of Vloksie Street on their way to work will hoot in frustration. And then there are buses and taxis in the mix… After all, the parking lot of the crèche/aftercare centre is just metres from 1841 Vloksie Street's front door.

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It isn't remotely possible - or fair - to try and keep 25 – 60+ children quiet as they should be free to play and express themselves exuberantly on the playground as well as in the classrooms during interactive learning and creative activities like singing, dancing and acting. To pretend the noise levels will have little or no impact on the residents in houses a few metres from the crèche/aftercare is absurd. There's a playground directly facing the street where residents live and will be most affected by the noise of the children attending the facility.

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Although the operating hours aren't mentioned in the motivation, a crèche/aftercare centre usually opens at 07h00 and closes at 17h30 in order to allow parents to get there before and after work. If the Kleinkrantz Childcare and Youth Development Centre's website is to be believed, *"the centre also helps with other youth development projects, like swimming courses, Friday evening programs, soccer, and netball"*. This possibly means mechanical traffic, parents, staff and children at leisure till 21h00 at least on Fridays with more noise pollution depending on the actual activities planned. We as residents are astonished that the municipality and the crèche/aftercare can think this is "in the public (our) interest" or "to the benefit of the (Vloksie Street, etc) community".

5. This is not a desirable site

5.1. Character of surrounding area

One of the municipality's criteria to deem a site desirable is that it **"must be compatible with the character of the surrounding area"**. Although the residents in Vloksie Street aren't wealthy but rather tend towards the middle class income group, the compatibility issue patently makes the site undesirable for this development.

The immediate surrounds are quiet residential homes on small stands and the driveways are often less than 10 metres apart. The homes are increasingly renovated and improved and attracting investment from an ever-growing range of property owners including first time buyers, young families, professionals and retirees. Some residents work from home while others work night shift and have to sleep during the day. There are also much-loved houses that have been in the same families for 30+ years that will be affected negatively.

5.2. Impact on guesthouses

There are a number of holiday rental properties all around Erf 1723 that will be impacted negatively or will have to close. The home directly opposite the development, 23 Vloksie Street, is WaterWind, a guesthouse that pays monthly municipal business rates and taxes and has been in operation since 2020. The small income derived from this is the only income of pensioner Stephanie Goosen. The development will effectively put the guesthouse out of business with immediate effect due to noise pollution from 07h00 – 17h30 or later, as well as constant traffic problems.

5.3. Have alternative sites been explored?

If the municipality is determined to ensure the continued presence of an NPO-funded crèche/aftercare centre in Kleinkrantz for owners who do not live in Kleinkrantz and children mostly from outside our village for whatever reason eg social and welfare deliverables, political kudos, religious pressures or financial gain, there are vast tracts of municipal land available in Kleinkrantz that are far better suited to the needs of **all** concerned.

The municipal land around the corner of Erica Street and Gousblom Crescent where the new entrance to Kleinkrantz is to be established seems an obvious choice. A number of existing residential properties are to be expropriated to make way for the road and establishing the crèche/aftercare centre near the entrance and away from existing residences will be ideal especially for the bussing of the children from outside Kleinkrantz.

6. Unaesthetic and temporary structures

We object most strongly to the unaesthetic and temporary nature (prefabricated units) of the structures that the crèche/aftercare intends to erect. We object to Kleinkrantz not being afforded properly built, sustainable facilities in a quiet,

residential street where Kleinkrantz community members have invested hard-earned money or are paying rent.

The 9-year and 11-month lease agreement between George Municipality and the Kleinkrantz Childcare and Youth Development Centre raises questions about the decision-making process for community facilities in the Kleinkrantz neighbourhood. It is unclear why a short-term lease for temporary structures was chosen over the construction of a permanent community facility in a suitable location. This approach seems to prioritise short-term solutions over long-term investments in the neighbourhood's infrastructure.

Given the significant tax contributions from Kleinkrantz residents, it is reasonable to object to and inquire about the rationale behind this decision. Why is the neighbourhood unable to secure a proper facility that truly meets its needs **if** those needs exist? Why must it make do with ugly, slapdash facilities just because Vloksie Street doesn't have the wealth of a Gousblom Crescent or Hibiscus Street?

7. Decreasing property values

According to local estate agents the properties around the development will be much harder to sell and therefore the values will decrease significantly due to all the points mentioned above. Even the North end of Pluimbos where the driveways are obscured by a blind bend and Amaryllio and the West side of Fluweeltjie Streets will be affected adversely. A case in point is that the property prices along the eastern end of Viooltjie Street where the crèche/aftercare was situated have historically been the cheapest properties in our village and the hardest to sell.

We feel it only reasonable and fair that Erf 1723 should be rezoned as residential as this is compatible with the surrounding area.

8. Infrastructure deficiencies

Additionally, the lack of much needed public transportation in the area and the high demand for private security services further highlight the area's infrastructure deficiencies.

9. Tourism and culture

It appears that the municipality and the powers that be haven't realised that in the last few years Kleinkrantz has undergone drastic changes and has become a holiday destination of choice for South Africans and foreign tourists alike because of its value for money, outstanding natural beauty, authentic cultural diversity, history, warmth, hospitality, very wide price range of accommodation and incredible peace and quiet that is unique on the Garden Route.

This has brought a measure of greater prosperity to the whole community and should be targeted as an area for development like in Cape Town's Bo-Kaap. (Visits to Nature's Valley, cooking lessons for pickled fish, Cape Malay dishes, traditional donuts etc.)

Sticking a contentious, noisy, disruptive development in the middle of an area just because it was formerly municipal housing is not only discrimination, it will deter tourism growth across the rest of the community that isn't fortunate enough to afford beachfront properties.

10. Constitution of the Republic of South Africa

This facility is clearly, as per the website of the foreign-funded Kleinkrantz Childcare and Youth Development Centre, a Christian organisation with a very clear religious doctrine. Any facility benefiting the greater public good and Kleinkrantz community must be able to accommodate all faiths and beliefs as per our Constitution.

11. No consultation

Finally, we would like it noted that we have not been consulted at any time by the council, our elected DA Councillor nor the municipality during what must have been a lengthy partnership process between the George Municipality and the Kleinkrantz Childcare and Youth Development Centre, as is requisite. We object to the development on these grounds as well.

There was an advert and a notice put up. We have not been approached with explanations about why the development is being put here. In fact, the ward councillor, Ms Marlene Viljoen, told Charl Blignaut over email that she cannot get involved and that since she was on the committee that voted for the development of the site she needs to *"remain neutral regarding the application until the relevant public participation process has been concluded"*.

Signed by:

Stephanie Goosen
23 Vloksie Street, Kleinkrantz

Hooman Kazemi
1841 Vloksie Street, Kleinkrantz

Charl Blignaut
21 Vloksie Street, Kleinkrantz

Feizal Gathoo
19 Vloksie Street, Kleinkrantz

Julie Gathoo
19 Vloksie Street, Kleinkrantz

Solly Essack
19 Vloksie Street, Kleinkrantz

Saleha Essack
19 Vloksie Street, Kleinkrantz

Riana Pollington
17 Vloksie Street, Kleinkrantz

Tasneem Smith
15 Vloksie Street, Kleinkrantz

Jan van der Merwe
29 Vloksie Street, Kleinkrantz

Salome van der Merwe
29 Vloksie Street, Kleinkrantz

Elana Basson-Coetzer
1839 Ixia Street, Kleinkrantz

Liza Basson-Coetzer
1839 Ixia Street, Kleinkrantz

Sharon Adams
13 Vloksie Street, Kleinkrantz

Desiree Hammon
9 Vloksie Street, Kleinkrantz

Hannelie Claassen
7 Vloksie Street, Kleinkrantz

Cindy du Toit
42 Vloksie Street, Kleinkrantz

Dirk Kotze
1 Pluimbos Street, Kleinkrantz

Desire Kotze
1 Pluimbos Street, Kleinkrantz

Sandra Louw
16 Pluimbos Street, Kleinkrantz

Tanya Lewitton
1 Fluweeltjie Street, Kleinkrantz

Victoria Charters
3 Fluweeltjie Street, Kleinkrantz

Marthina Broderick
8 Fluweeltjie Street, Kleinkrantz

John Broderick
8 Fluweeltjie Street, Kleinkrantz

Chris Beukes
9 Fluweeltjie Street, Kleinkrantz

Dillon Longman
21 Fluweeltjie Street, Kleinkrantz

Francois Fourie
21 Fluweeltjie Street, Kleinkrantz

Willem Jacobs
Erf 1914 Dalsy Street, Kleinkrantz

Shelley Holmes
3 Bauhinia Street, Kleinkrantz

Moya Goosen
9 Bauhinia Street, Kleinkrantz

Stanley Bondi
9 Bauhinia Street, Kleinkrantz

Jannie Steyn
73 Protea Street, Kleinkrantz

Elsa Steyn
73 Protea Street, Kleinkrantz

Joey Steyn
73 Protea Street, Kleinkrantz

Sekoetlane Phamodi
42 Viooltjie Street, Kleinkrantz

Rashid Cassim
15 Bauhinia Street, Kleinkrantz

Z Jada
8 Bauhinia Street, Kleinkrantz

Kelly Roberts
32 Protea Lane

Anthea Fuller
1 & 3 Bauhinia Street

Outlook

Re: Group objection to the proposed rezoning and development of a portion of Erf 1723 Wilderness

From Charl Blignaut <joburg.poptart@gmail.com>
Date Mon 2024/12/02 07:37
To Marisa Arries <Marries@george.gov.za>
Cc Stephanie Pickover <stephaniepickover@gmail.com>; Garreth Adams <garreth@stratism.co.za>; Lynn Haynes <lynn.haynes7@gmail.com>; Arrie Thomas <arthom1@icloud.com>; shereen@easy4you.co.za <shereen@easy4you.co.za>

Dear Ms Arries

This is an update regarding our objection. The following four property owners in Kleinkrantz are adding their names to the group objection below:

Garreth Adams

11 Vloksie Street, Kleinkrantz

Lynn Haynes-Adams

11 Vloksie Street, Kleinkrantz

Arashad Thomas

4 Vloksie Street, Kleinkrantz

Shereen Thomas

4 Vloksie Street, Kleinkrantz

Thank you

Charl

On Sun, 1 Dec 2024 at 14:20, Charl Blignaut <joburg.poptart@gmail.com> wrote:

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needs exist? Why must it make do with ugly, slapdash facilities just because Vloksie Street doesn't have the wealth of a Gousblom Crescent or Hibiscus Street?

7. Decreasing property values

According to local estate agents the properties around the development will be much harder to sell and therefore the values will decrease significantly due to all the points mentioned above. Even the North end of Pluimbos where the driveways are obscured by a blind bend and Amaryllio and the West side of Fluweeltjie Streets will be affected adversely. A case in point is that the property prices along the eastern end of Viooltjie Street where the crèche/aftercare was situated have historically been the cheapest properties in our village and the hardest to sell.

We feel it only reasonable and fair that Erf 1723 should be rezoned as residential as this is compatible with the surrounding area.

8. Infrastructure deficiencies

Additionally, the lack of much needed public transportation in the area and the high demand for private security services further highlight the area's infrastructure deficiencies.

9. Tourism and culture

It appears that the municipality and the powers that be haven't realised that in the last few years Kleinkrantz has undergone drastic changes and has become a holiday destination of choice for South Africans and foreign tourists alike because of its value for money, outstanding natural beauty, authentic cultural diversity, history, warmth, hospitality, very wide price range of accommodation and incredible peace and quiet that is unique on the Garden Route.

This has brought a measure of greater prosperity to the whole community and should be targeted as an area for development like in Cape Town's Bo-Kaap. (Visits to Nature's Valley, cooking lessons for pickled fish, Cape Malay dishes, traditional donuts etc.)

Sticking a contentious, noisy, disruptive development in the middle of an area just because it was formerly municipal housing is not only discrimination, it will deter tourism growth across the rest of the community that isn't fortunate enough to afford beachfront properties.

10. Constitution of the Republic of South Africa

This facility is clearly, as per the website of the foreign-funded Kleinkrantz Childcare and Youth Development Centre, a Christian organisation with a very clear religious

doctrine. Any facility benefiting the greater public good and Kleinkrantz community must be able to accommodate all faiths and beliefs as per our Constitution.

11. No consultation

Finally, we would like it noted that we have not been consulted at any time by the council, our elected DA Councillor nor the municipality during what must have been a lengthy partnership process between the George Municipality and the Kleinkrantz Childcare and Youth Development Centre, as is requisite. We object to the development on these grounds as well.

There was an advert and a notice put up. We have not been approached with explanations about why the development is being put here. In fact, the ward councillor, Ms Marlene Viljoen, told Charl Blignaut over email that she cannot get involved and that since she was on the committee that voted for the development of the site she needs to *"remain neutral regarding the application until the relevant public participation process has been concluded"*.

Signed by:

Stephanie Goosen
23 Vloksie Street, Kleinkrantz

Hooman Kazemi
1841 Vloksie Street, Kleinkrantz

Charl Blignaut
21 Vloksie Street, Kleinkrantz

Feizal Gathoo
19 Vloksie Street, Kleinkrantz

Julie Gathoo
19 Vloksie Street, Kleinkrantz

Solly Essack
19 Vloksie Street, Kleinkrantz

Saleha Essack
19 Vloksie Street, Kleinkrantz

Riana Pollington
17 Vloksie Street, Kleinkrantz

Tasneem Smith
15 Vloksie Street, Kleinkrantz

Jan van der Merwe
29 Vloksie Street, Kleinkrantz

Salome van der Merwe

29 Vloksie Street, Kleinkrantz

Elana Basson-Coetzer
1839 Ixia Street, Kleinkrantz

Liza Basson-Coetzer
1839 Ixia Street, Kleinkrantz

Sharon Adams
13 Vloksie Street, Kleinkrantz

Desiree Hammon
9 Vloksie Street, Kleinkrantz

Hannelie Claassen
7 Vloksie Street, Kleinkrantz

Cindy du Toit
42 Vloksie Street, Kleinkrantz

Dirk Kotze
1 Pluimbos Street, Kleinkrantz

Desire Kotze
1 Pluimbos Street, Kleinkrantz

Sandra Louw
16 Pluimbos Street, Kleinkrantz

Tanya Lewitton
1 Fluweeltjie Street, Kleinkrantz

Victoria Charters
3 Fluweeltjie Street, Kleinkrantz

Marthina Broderick
8 Fluweeltjie Street, Kleinkrantz

John Broderick
8 Fluweeltjie Street, Kleinkrantz

Chris Beukes
9 Fluweeltjie Street, Kleinkrantz

Dillon Longman
21 Fluweeltjie Street, Kleinkrantz

Francois Fourie
21 Fluweeltjie Street, Kleinkrantz

Willem Jacobs
Erf 1914 Dalsy Street, Kleinkrantz

Shelley Holmes
3 Bauhinia Street, Kleinkrantz

Moya Goosen
9 Bauhinia Street, Kleinkrantz

Stanley Bondi
9 Bauhinia Street, Kleinkrantz

Jannie Steyn
73 Protea Street, Kleinkrantz

Elsa Steyn
73 Protea Street, Kleinkrantz

Joey Steyn
73 Protea Street, Kleinkrantz

Sekoetlane Phamodi
42 Viooltjie Street, Kleinkrantz

Rashid Cassim
15 Bauhinia Street, Kleinkrantz

Z Jada
8 Bauhinia Street, Kleinkrantz

Kelly Roberts
32 Protea Lane

Anthea Fuller
1 & 3 Bauhinia Street

NEFNASA
NATIONAL EXECUTIVE FIRST NATION AUTHORITY OF SOUTH AFRICA

Address: 6 Joseph Avenue
Van wyks vlei
Wellington
7655
Tel no. +27 79 4065276

Date 15 November 2024

Subject: Objection to Proposed Rezoning of Church Land in Kleinkrantz

Dear Ms. Arries,

I am writing to formally object to the proposed rezoning of the church land located at the corner of Amaryllio and Vloksie Streets in Kleinkrantz.

Kleinkrantz is a community with a rich cultural history, deeply rooted in experiences of marginalization, oppression, and disenfranchisement. It is deeply concerning to witness the continuation of neo-colonial patterns, where the community faces dispossession and alienation from resources, development, economic upliftment, and empowerment.

The recent establishment of a private entity by foreign individuals, under the guise of a Non-Profit Company (NPC) aimed at "helping the poor," raises significant concerns. This approach mirrors historical tactics of exploitation and dispossession.

To ensure transparency, accountability, and community benefit, I propose the following developmental objectives:

1. **Public Disclosure of NPC Records:** Immediate public access to all records of the NPC in question.

NEFNASA
NATIONAL EXECUTIVE FIRST NATION AUTHORITY OF SOUTH AFRICA

Address: 6 Joseph Avenue
Van wyks vlei
Wellington
7655
Tel no. +27 79 4065276

2. **Comprehensive Assessment and Public Participation:** A thorough needs analysis, Environmental Impact Assessment, and a robust public participatory process to involve all community members.
3. **Community Trust Fund Establishment:** The formation of a Community Trust Fund, comprising long-term residents of the area, to oversee and manage the development.
4. **Community Benefit Sharing:** Direct financial benefits for both homeowners and informal settlement dwellers as major shareholders in the project.

For far too long, the inhabitants of Kleinkrantz have been exploited and oppressed by political interests. The proposed rezoning, which appears to favor foreign entities and the wealthy, is unacceptable.

Instead, the community of Kleinkrantz urgently requires:

- A Multi-Purpose Community Center
- A Clinic
- Sports Grounds
- Schools
- The Implementation of the Go George Bus Service

It is imperative that all foreign-owned NPCs, such as the Malaika Foundation and Nature's Valley Community Forum, actively participate in tangible initiatives that address the genuine needs of the community, rather than pursuing personal enrichment.

I urge you to consider these concerns and to take immediate steps to ensure that the development of the church land benefits the entire community of Kleinkrantz.

NEFNASA
NATIONAL EXECUTIVE FIRST NATION AUTHORITY OF SOUTH AFRICA

Address: 6 Joseph Avenue
Van wyks vlei
Wellington
7655
Tel no. +27 79 4065276

Sincerely,

Quaanitah Simons

Community Development Practitioner Kleinkrantz

Stratism Solutions (Pty) Ltd
Rondebult Road, Boksburg
Gauteng, South Africa 1460
garreth@stratism.co.za
+27 83 4148177

02 December 2024

Marisa Arries
Administrative Officer
George Municipality Town Planning Department
71 York Street, George CBD (Victoria Street)
PO Box 19, 6530

SUBJECT: OBJECTION TO THE PROPOSED APPLICATION FOR REZONING - PORTION OF ERF 1723 WILDERNESS (REFERENCE NUMBER: 3676674)

Dear Ms/Mrs Arries,

I am writing in my capacity as Director of Stratism Solutions (Pty) Ltd (Registration: 2019/325280/07), the entity that owns the property at 11 Vloksie Street, Kleinkrantz, Wilderness, George, 6560 (ERF 1715). We hereby formally object to the proposed Application For Rezoning of Portion Of Erf 1723 Wilderness (Reference Number: 3676674) from Community Zone II Community Zone I for the intended establishment of a creche in our residential area. While we appreciate the need for childcare facilities, we believe that this particular location poses several significant concerns that warrant consideration.

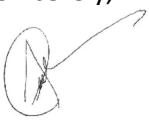
1. **Increased Traffic and Safety Risks**: The introduction of a creche will likely lead to a substantial increase in traffic, particularly during drop-off and pick-up times. Our residential streets are not designed to accommodate the additional vehicles, which could pose safety risks to children and residents alike.
2. **Noise Pollution**: A creche will generate noise from children playing and the activities associated with childcare. This could disrupt the peace and quiet that residents currently enjoy, particularly during early mornings and late afternoons.
3. **Zoning and Land Use Concerns**: The proposed location may not be appropriately zoned for commercial use, which could set a precedent for further commercial encroachment into our residential area. This could alter the character of our neighbourhood and diminish property values.
4. **Impact on Local Amenities**: Our local amenities, such as parks and community spaces, may become overcrowded due to increased usage by creche attendees. This could limit access for current residents who rely on these spaces for recreation and relaxation.
5. **Community Sentiment**: There is a strong sentiment among local residents against the establishment of a creche in this area. Many residents have expressed their concerns regarding the potential negative impacts on our community's quality of life.

Stratism Solutions (Pty) Ltd
Rondebult Road, Boksburg
Gauteng, South Africa 1460
garreth@stratism.co.za
+27 83 4148177

In light of these concerns, we urge you to reconsider the approval of this rezoning application. We believe that alternative locations, better suited for such facilities, should be explored to ensure the well-being of both the children and the residents of our community.

Thank you for considering our objection. I look forward to your response.

Sincerely,



Garreth Adams (Director)
E-mail: garreth@stratism.co.za
Mobile: 0834148177

Outlook

(No subject)

From Nabil Simons <simons.nabil@ampath.co.za>
Date Thu 2024/11/14 06:43
To Marisa Arries <Marries@george.gov.za>

Attention Marisha Arries
Herewith I object to the proposed rezoning of church land on the corner of Amaryllio & Vloksie Street in Kleinkrantz .
My reasons are as follows. Kleinkrantz has a rich cultural history with deep roots of marginalization,oppression ,marginalization & disenfranchisement .it is tragic to see how the patterns of Neo colonialism still continues in the way the so-called coloured people are dispossessed & alienated from resources ,development , economic upliftment & empowerment .
Foreigners ie.Watsonson who is Zimbabwean with numerous surnames .Is married to.Monica a German woman on the surname Nyembe .Started a private establishment with foreign donors registered a NPC where they drew salaries under the guise of " Helping the poor " A quick fix no different to what Jan Van Riebeek did when he was appointed by implementing Maritime & Admiral laws .
The illegal laws which serve to demonize our customary laws serves the purposes of enslavement ,robbery ,rape,plunder and murder to Dispossess the indigenous people of Kleinkrantz. .
Developmental Objectives are demanded as follows :

1.We need all records of their NP.C to be open for public viewing

2 A needs analysis ,
Environmental Impact Study & Public Participatory Process .

3 THE establishment of a public private partnership in the form of a Community Trust Fund made up of home owners residing in the area since it's inception .

4.The home owners & informal settlement dwellers to benefit financially from the programmes,activities & proceeds of the project as major shareholders .

Far too long politicians have exploited & oppressed the inhabitants of Kleinkrantz. The political will of the George Municipality reflects a biased development to enrich foreigners and the super rich .Not at our expense !
Kleinkrantz needs A Multi Purpose Centre .A Clinic .Sportsgrounds .Schools & The Go George Busses to be rolled out .
Address each foreign owned NPC like that of Watson & Monica (Malaika foundation) .That of Mike von der Heyde (Nature's Valley Community Forum)
To participate in effective tangible changes pertaining to the needs of the community and not for personal enrichment !

Quaanitah Simons
Community Development Practitioner Kleinkrantz
Get Outlook for Android

Jan Vrolijk

From: Kristin_De Lilly <delillykristinjoy@gmail.com>
Sent: Tuesday, 03 December 2024 10:26
To: marries@george.gov.za
Cc: janvrolijk@jvtownplanner.co.za
Subject: Concerns Regarding Proposed Development

Reference Number: 3676674

Property Description: Erf 1723 Wilderness - Corner of Vloksie Street Amaryllio Street Kleinkrantz, Wilderness.

Greetings,

I hope this email finds you well.

I am writing to formally express my concerns about the proposed development at 1723 Wilderness - Corner of Vloksie Street Amaryllio Street Kleinkrantz, Wilderness - particularly regarding the potential increase in noise levels, foot traffic, disruptions and the possible decrease in holiday makers.

As a resident of the area, I am deeply worried that the project will lead to significant disruptions. The increase in foot traffic and the noise generated by construction, and subsequent activity by the development on a daily basis would negatively impact the quality of life for the local community, including myself.

Given these concerns, I respectfully request that you reconsider the development plans. I believe finding a solution that balances progress with the well-being of residents is essential.

Thank you for your attention to this important matter. I look forward to your response and any further discussions on how we can address these concerns.

Sincerely,
Miss K De Lilly.

1837 Vloksie Street Kleinkrantz, Wilderness.
073 77 84 929
delillykristinjoy@gmail.com

Outlook

(No subject)

From Nabil Simons <simons.nabil@ampath.co.za>
Date Thu 2024/11/14 06:43
To Marisa Arries <Marries@george.gov.za>

Attention Marisha Arries
Herewith I object to the proposed rezoning of church land on the corner of Amaryllio & Vloksie Street in Kleinkrantz .
My reasons are as follows. Kleinkrantz has a rich cultural history with deep roots of marginalization,oppression ,marginalization & disenfranchisement .it is tragic to see how the patterns of Neo colonialism still continues in the way the so-called coloured people are dispossessed & alienated from resources ,development , economic upliftment & empowerment .
Foreigners ie.Watsonson who is Zimbabwean with numerous surnames .Is married to.Monica a German woman on the surname Nyembe .Started a private establishment with foreign donors registered a NPC where they drew salaries under the guise of " Helping the poor " A quick fix no different to what Jan Van Riebeek did when he was appointed by implementing Maritime & Admiral laws .
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Developmental Objectives are demanded as follows :

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To participate in effective tangible changes pertaining to the needs of the community and not for personal enrichment !

Quaanitah Simons
Community Development Practitioner Kleinkrantz
Get Outlook for Android

Jan Vrolijk

From:	Shireen De Lilly <shireendelilly@gmail.com>
Sent:	Sunday, 01 December 2024 15:07
To:	marries@george.gov.za; janvrolijk@jvtownplanner.co.za
Subject:	Objection against Application for Rezoning: Portion of ERF 1723 Wilderness (Corner of Vloksie Street and Amaryllio Street Kleinkrantz Wilderness)
Attachments:	1733057704469_4c45ro_2_0.jpg

Shireen De Lilly
Single storey freestanding residential house at address:
4 Amaryllio Street Kleinkrantz Wilderness
Contact number: 0739980583
Email: shireendelilly@gmail.com

To whom it may concern:

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of a crèche / aftercare in this location for the following reasons:

* Issues are noise. We are close to the proposed development and will be immediately impacted by the proposed crèche / aftercare for children 5 days per week. The outdoor play area directly affect noise levels.

* We bought a house specifically in this street due to it being a quiet and peaceful road. Furthermore, our investment in Amaryllio Street will devalue due to the noise.

* Kleinkrantz is also known for being residence to a lot of old and retired people. The noise levels will affect their peace and quite.

* Another issue is the odours (garbage/nappies).

* Majority of the children who will attend this crèche / aftercare reside in Nature's Valley. Most of these residents do not own a vehicle. This means much more foot traffic in the area, also promoting to the noise.

* Kleinkrantz is also known for having many guest and holiday houses in the area. The owners of this development will be directly affected as people who book these holiday houses come to the area to relax and unwind. The proposed crèche / aftercare will prevent in people wanting to book at these holiday houses due to the noise and pollution. According to my knowledge, there are 2 holiday houses in very close proximity to the desired location and the owners' businesses will be negatively impacted.

* My suggestion would be:

Erf 1409 is currently zoned Community Zone I (place of instruction) where the desired crèche / aftercare can be accommodated. The property is quite large, and it is my view that there will be less of a negative impact on neighbouring properties regarding noise. It is thus not justified to add

additional rights to a property surrounded by dwelling houses if there is an available vacant site that already has the desired rights.

Please find attached picture of ERF 1409.

Kind regards

JAN VROLIJK JV TOWN PLANNER • STADSBEPLANNER

The Municipal Manager
P O Box 19
George
6530

Reference: Erf 1723 Wilderness

28 January 2025

Sir

COMMENTS ON INPUT/OBJECTIONS RECEIVED: APPLICATION FOR REZONING: ERF 1723 WILDERNESS

It is hereby confirmed that I am acting on this matter on behalf of Kleinkrantz Childcare and Youth Development Centre (094-520-NPO).

An application in terms of Section 15(2)(a) of the Bylaw on Land Use Planning for George Municipality, 2023 for the rezoning of a portion of Erf 1723 Wilderness from Community Zone II to Community Zone I was submitted to the George Municipality on 2 October 2024. The application was advertised on 1 November 2024 in accordance with the provisions of the Land Use Planning By-law for George Municipality, 2023. The closing date for the submission of comments or objections from the public was 2 December 2024.

Following the advertising of the application comments/objections were received from

- Wilderness Ratepayers and Residents Association
- Wilderness & Lakes Environmental Action Forum
- Quaanitah Simons
- NEFNASA
- Charl Blignaut – Group objection
- Shireen de Lilly
- K de Lilly
- Gareth Adams

TEL: 044 873 3011 FAX: 086 510 4383 EMAIL: janvrolijk@jvtownplanner.co.za
CELL: 082 464 7871 PO Box 710 George 6530
OFFICE: Millwood Building corner of York and Victoria Street, George
SACPLAN REG No. A/1386/2010

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.

The comments received were also referred to the representative of Kleinkrantz Childcare and Youth Development Centre (094-520-NPO) for input. The input received from Kleinkrantz Childcare and Youth Development Centre (094-520-NPO) has been added to the table containing the applicant's response on the input received.

From the comments it is clear that the applicant is 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.

Jan Vrolijk

TABLE CONTAINING COMMENTS/OBJECTION RECEIVED IN RESPONSE TO PUBLIC PARTICIPATION PROCESS AND THE DEVELOPER'S RESPONSE ON THE COMMENTS/OBJECTIONS RECEIVED ERF 1723 WILDERNESS	
Comments received	**Response**
Wilderness Ratepayers and Residents Association (WRRA)	
The following email comment was received from the Wilderness Ratepayers and Residents Association (WRRA): *"WRRA endorses the above, and therefore has no objections to this proposal"*	From the comments received it is clear that WRRA has no objection to the application. The George Municipality is requested to take note of this comment.
Wilderness & Lakes Environmental Action Forum (WALEAF)	
The following email comment was received from the Wilderness & Lakes Environmental Action Forum (WALEAF):	From the comments received it is clear that WALEAF has no objection to the application. The George Municipality is requested to take note of this comment.

"WRRA endorses the above, and therefore has no objections to this proposal"	
NEFNASA	
In terms of the letter of NEFNASA certain issues with a political undertone are raised regarding the Kleinkrantz Childcare and Youth Development Centre (094-520-NPO). No comments are provided as far as the desirability of the application for rezoning is concerned.	The comments provided are totally unrelated to the application for rezoning and has no bearing on the desirability of the application for rezoning. This aspect is also addressed in the comments received from Kleinkrantz Childcare and Youth Development Centre (094-520-NPO) which is attached to the covering letter. The George Municipality is as such requested to ignore this letter.
Quaanitah Simons	
In terms of the letter of NEFNASA certain issues with a political undertone are raised regarding the Kleinkrantz Childcare and Youth Development Centre (094-520-NPO). No comments are provided as far as the desirability of the application for rezoning is concerned.	The comments provided are totally unrelated to the application for rezoning and has no bearing on the desirability of the application for rezoning.

	This aspect is also addressed in the comments received from Kleinkrantz Childcare and Youth Development Centre (094-520-NPO) which is attached to the covering letter. The George Municipality is as such requested to ignore this letter.
Charl Blignaut – Group objection	
The following email dated 1 December 2024 which, serves as a group email representing 43 property owners, was received from Charl Blignaut: *"This email serves as a strenuous objection to the George Municipality's application to rezone and hire out a portion of Erf 1723 in Vloksie Street, Kleinkrantz, Wilderness as per the public motivation report.* *The undersigned and cc'd are property owners and residents of Kleinkrantz, particularly in the streets most affected by the proposed plan to install a temporary crèche/aftercare on the erf.* *We have decided to combine our grievances in one email for ease of access. We are united in our strongest possible objection to this development, which in our opinion treats Kleinkrantz as a dumping ground and a suburb that is far too commonly regarded as one that belongs to*	As there seems to be misunderstandings as to the detail of the application the email from Charl Blignaut was referred to Kleinkrantz Childcare and Youth Development Centre (094-520-NPO) for comments The following comments were received from the representative of Kleinkrantz Childcare and Youth Development Centre (094-520-NPO) in response to the email of Charl Blignaut. The comments address the issues raised by Charl Blignaut. ***"To Whom It May Concern*** ***Subject: Response to Objections Regarding the Proposed Rezoning and Development of Erf 1723, Kleinkrantz***

second class citizens when compared to the more affluent suburbs of Wilderness. The municipality has also apparently not noticed the transformation of the suburb in recent years and its growth as a place for historical culture and tourism. *The numerous and varied reasons for our objection are laid out below, beginning with objections based on discrepancies in the information provided regarding the motivation for this rezoning and development.* ***1. <u>Discrepancy in the motivation: nature of facility</u>*** *We believe there is a serious discrepancy in the motivation of the application due to a significant omission. The motivation refers to "childcare" or a "crèche". However, the Kleinkrantz Childcare and Youth Development Centre that will be using the land at virtually no cost to themselves, states publicly on its official website that:* *Kleinkrantz Childcare and Youth Development Centre has been running since 2007 and over 60 children are looked after by 8 staff in Crèche, Grade R and Afterschool care. The centre also helps with other youth development projects, like swimming courses, Friday evening programs, soccer, and netball.*	*Dear Sir/Madam,* *Thank you for the opportunity to respond to the objections raised regarding the proposed rezoning and development of a portion of Erf 1723 in Kleinkrantz.* *We have carefully reviewed the objections and, with some concern, we note that certain comments appear to be unrelated to the desirability of the rezoning application. As parents of the children in question, we have been long-time residents of Kleinkrantz, and we firmly believe that our children have a right to access quality education. This right should not be obstructed by community members who claim to have more rights than we do.* *We are also concerned about what seems to be a personal vendetta against our founding director, Monika Bertels-Nyembe, who has been a permanent resident of South Africa for more than 20 years, and her husband, Watson Nyembe, who is a South African citizen. Both have dedicated their lives and work to helping vulnerable members of society, specifically children and youth from disadvantaged backgrounds. Over the past 20 years, they have developed and implemented effective childcare and youth development programs in the Wilderness area, often making significant personal sacrifices.*

We have reason to believe, based on their website and social media, that the space will therefore also be used for aftercare and broader youth development and not just for a crèche. This would appear to include the apparently troubled teen students that they help with life skills training on their farm – until who knows what me of night. The nature of aftercare children and older youths must be clarified if they are to be accommodated at a crèche in any residential street. ***2. <u>Discrepancy in the motivation: nature of community</u>*** *As set out in the application guidelines, this development has to be in the "public interest" to "benefit the community".* ***2.1 What community?*** *If we regard the term "community" as all the Kleinkrantz residents and obviously including our friends in Nature's Valley, this development is neither "in the public interest" nor "to the benefit of our community". After requests for clarification as to why the Kleinkrantz children will have to be bussed to the crèche instead of simply walking, consulting town planner Mr Jan Vrolijk responded in an email: "As far as I know children will be bussed in from Kleinkrantz and the area immediately surrounding Klein Krantz (sic)." What exactly does "the area immediately surrounding*	*In general, we believe that there has been a misinterpretation of what the development on the site will entail, and we are happy to provide further clarification.* ***Introduction*** *In our initial letter to the municipality in November 2021, we clearly stated that the need for premises pertains to our after-school care facility, not our creche. The creche, located at the municipal building on 71 Protea Avenue since 2013, has been operational since 2007 under our organization and currently serves 31 children with three staff members. It is the only creche in Kleinkrantz and is not run by Social Development. There are no plans to relocate this facility to Erf 1723.* *However, our aftercare program has been relocated twice since 2022 due to the end of lease agreements and is currently operating from a residential property at 75 Protea Avenue. The proposed rezoning and development will provide a permanent and suitable space for the aftercare program.* ***Terminology Clarification***

Kleinkrantz" mean? Does it stretch from Wilderness Heights and Hoekwil to Swartvlei including Die Vleie and Langvlei Dunes? So which community does it benefit? Why was the misleading impression created in the application that it is meant just for the children from Kleinkrantz?	*An aftercare facility is considered an Early Childhood Development (ECD) Centre, often colloquially referred to as a creche in South Africa. However, a traditional creche typically caters to babies and very young children, whereas an aftercare facility serves older children.*
2.2 Existing facilities	***Current Aftercare Operations***
Since Kleinkrantz already boasts an excellent and much loved registered early childhood development partial care facility (crèche) run by the Department of Social Development at 71 Protea Lane specifically for the children of Kleinkrantz, it stands to reason that the majority of children attending the proposed development will be bussed in from outside Kleinkrantz, thereby negating the "public interest" or "benefit to our community". If the existing crèche is becoming too small due to the increasing population of Kleinkrantz, the matter should be raised with the department who will upgrade its facilities with taxpayers' funds. Why is this not being explored?	*Due to space limitations at our current location, we can only accommodate:* • *20 primary school children* • *7 high school children* *All children reside within Kleinkrantz (including Nature's Valley and the main Kleinkrantz community). The aftercare program operates as follows:* • *School Term: Monday to Friday, 1:00 PM – 6:00 PM* • *School Holidays: Monday to Friday, 9:00 AM – 3:00 PM (closed during summer holidays when holidaymakers are prevalent in Kleinkrantz)*
2.3 Community surrounding the development *The term "community" most definitely also includes us, especially the residents of Vloksie Street, which will be affected the most by the development as well as more indirectly the residents of Fluweeltjie,*	

Amaryllio and the top end of Pluimbos Streets (where it meets Protea Lane). By no stretch of the imagination could it be said that the development will be in our best interest or to our benefit as the impact will be entirely negative in the numerous major ways listed below. ***3. <u>Discrepancy in the motivation: number of children</u>*** *The motivation report for the development focuses entirely on the Kleinkrantz community with – rather strangely – no mention of surrounding areas. However, as we were told categorically via email by Mr Vrolijk: "This is a small place of instruction with between 25 and 30 children who will be transported to and from the school by bus." However, in a telephone conversation with Kleinkrantz resident Charl Blignaut, the municipality's town and regional planner Mr Fakazile Vava stated the crèche will have "up to 50 children". Kleinkrantz Childcare and Youth Development Centre states the following on their website: "The Kleinkrantz centre has been running since 2007 and over 60 children are looked after by 8 staff in Crèche, Grade R and Afterschool Care."* *There is a vast difference between 25 and 60 + children, so what are the true numbers? If the motivation report is so deliberately vague at this early stage, what guarantees do we, the residents, have that the municipality will*	*Programs offered include homework assistance, supervised activities, and quality extracurricular programs. Swimming lessons take place in George, and the sports program occurs at the sports grounds in Nature's Valley. Additionally, youth use the facility three evenings per week (7:00 PM – 8:00 PM) for school support and creative workshops. This structured and supervised environment ensures noise levels remain manageable.* ***Transport and Accessibility*** *The school bus drops children at the entrance to Kleinkrantz on Protea Avenue. From there, they walk to the facility. After the program, the children walk home. The three aftercare staff members either walk to work or are dropped off by family members. Adequate parking is included in the development plan to accommodate any additional needs. Foot traffic will not significantly increase, as children and families already move freely within Kleinkrantz, utilizing community spaces such as the play park and beach.* ***Organizational Overview*** *The Kleinkrantz Childcare and Youth Development Centre is a registered Non-Profit Organization (NPO) and public beneficiary. It is*

enforce a fixed number of children for the lengthy duration of the lease? We are convinced the answer to that is absolutely zero. ***4. <u>Objection on the grounds of traffic pollution and noise pollution</u>*** ***4.1 Road traffic*** *It is not possible to guarantee that there will be "very little road traffic" if 25 - 60+ children are bussed in and out or dropped and collected by parents in cars or on foot from early morning till late afternoon or even evenings in a very narrow, extremely quiet residential street. Neither the crèche/aftercare nor the municipality can control whining bus engines, taxis and cars with pumping sound systems, roaring engines or parents and children joyfully shouting greetings and chatting.* *Even though there will be 8 staff members, there are only 2 of-road parking bays allocated to staff and 2 to parents. According to Mr Vrolijk, regulations for this kind of proposed development are clear that a traffic plan isn't needed. But logic suggests that four parking bays at a crèche/aftercare centre in a narrow street is a guaranteed recipe for congestion, exhaust fumes from a variety of vehicles, doors slamming and a general hubbub during peak times and also periodically during the day.*	*run by a parent committee and employed staff, with Monika Bertels-Nyembe as the founding director and board member. The organization primarily serves middle- to lower-income families, providing accessible childcare and aftercare services. The organization is governed by the Directorate of Social Development and has consistently submitted clean audits since its registration with the department in 2011.* *Due to the lack of accessible community-based facilities in Kleinkrantz, our center plays a vital role in reducing the need for families to commute to Touwsranten for similar services.* *The Kula Malaika Foundation is a separate NPO also founded by Mr and Mrs Nyembe based in Hoogekraal, Knysna, the foundation provides young adults with opportunities to learn basic skills in woodcraft, craft, hospitality, housekeeping, and ECD. Our children's center is featured on the Kula Malaika website, and the organization helps us receive funds from overseas donors.* ***Inclusivity and Values*** *Our work is grounded in Christian values, emphasizing love, tolerance, and community integration. While these values guide our approach, we do not impose beliefs on the children. We foster an inclusive*

It may have slipped the minds of the planners but children at a crèche cannot simply be dropped off in a dropping zone like kids of a school going age. The vehicles transporting them have to park and the toddlers have to be accompanied into the school grounds by staff and/or parents. If the two allocated parking bays for parents are full, other parents in a hurry not to be late for work will simply park in the street blocking the throughfare while other parents or residents of Vloksie Street on their way to work will hoot in frustration. And then there are buses and taxis in the mix… Aer all, the parking lot of the crèche/aftercare centre is just metres from 1841 Vloksie Street's front door. ***4.2 Children*** *It isn't remotely possible - or fair - to try and keep 25 – 60+ children quiet as they should be free to play and express themselves exuberantly on the playground as well as in the classrooms during interactive learning and creative activities like singing, dancing and acting. To pretend the noise levels will have little or no impact on the residents in houses a few metres from the crèche/aftercare is absurd. There's a playground directly facing the street where residents live and will be most affected by the noise of the children attending the facility.* ***4.3 Operating hours***	*environment that does not discriminate based on race, religion, sexual orientation, or socioeconomic status. The center is not affiliated with any church.* ***Building Plans*** *The proposed development includes two classrooms, a small office with a kitchen, and ablution facilities. These spaces are designed to blend aesthetically with the surrounding environment while remaining cost-effective. The classrooms will accommodate primary and high school groups simultaneously, with an estimated capacity of 30-40 children.* *Additionally, the facility could host:* • *Community meetings (e.g., Neighborhood Watch, Community Forums)* • *Soft skills training programs for adults (e.g., parenting workshops, computer skills, and small business training)* *Noise during construction will align with standard building activities in Kleinkrantz.*

Although the operating hours aren't mentioned in the motivation, a crèche/aftercare centre usually opens at 07h00 and closes at 17h30 in order to allow parents to get there before and after work. If the Kleinkrantz Childcare and Youth Development Centre's website is to be believed, "the centre also helps with other youth development projects, like swimming courses, Friday evening programs, soccer, and netball". This possibly means mechanical traffic, parents, staff and children at leisure till 21h00 at least on Fridays with more noise pollution depending on the actual activities planned. We as residents are astonished that the municipality and the crèche/aftercare can think this is "in the public (our) interest" or "to the benefit of the (Vloksie Street, etc) community".	***Site Selection (Erf 1723)***
	The municipality designated Erf 1723 for this development, deeming it central and suitable. The site's original zoning for a place of worship inherently supports educational and community programs. Rezoning part of the site for educational use aligns with these expectations.
	The financial investment in drafting plans and applications reflects our commitment as a small organization. Relocating the project to a different site would impose significant financial and logistical burdens.
5. <u>This is not a desirable site</u>	***Community Impact***
5.1 Character of surrounding area	*We see Kleinkrantz's cultural diversity as a strength. Most families in the area are long-standing residents who contribute to its cultural and historical fabric. Our center supports this diversity by offering vital services to local families while attracting positive attention from tourists, many of whom contribute donations after visiting our facilities.*
One of the municipality's criteria to deem a site desirable is that it "must be compatible with the character of the surrounding area". Although the residents in Vloksie Street aren't wealthy but rather tend towards the middle class income group, the compatibility issue patently makes the site undesirable for this development.	***Success Stories***

The immediate surrounds are quiet residential homes on small stands and the driveways are often less than 10 metres apart. The homes are increasingly renovated and improved and attracting investment from an ever-growing range of property owners including first time buyers, young families, professionals and retirees. Some residents work from home while others work night shift and have to sleep during the day. There are also much-loved houses that have been in the same families for 30+ years that will be affected negatively. ***5.2 Impact on guesthouses*** *There are a number of holiday rental properties all around Erf 1723 that will be impacted negatively or will have to close. The home directly opposite the development, 23 Vloksie Street, is WaterWind, a guesthouse that pays monthly municipal business rates and taxes and has been in operation since 2020. The small income derived from this is the only income of pensioner Stephanie Goosen. The development will effectively put the guesthouse out of business with immediate effect due to noise pollution from 07h00 – 17h30 or later, as well as constant traffic problems.* ***5.3 Have alternative sites been explored?***	*Over 18 years, the Kleinkrantz Childcare and Youth Development Centre has made a significant impact on the community. Children who attended the center have grown into productive members of society, finding employment in local industries such as hospitality, law enforcement, and administration. By fostering life skills and moral values, we help deter youth from crime and substance abuse, contributing to an overall increase in property values.* ***Conclusion*** *The proposed aftercare facility will have a profound and positive impact on Kleinkrantz. It will enable parents to work knowing their children are in a safe and enriching environment. By supporting education, providing life skills training, and fostering community dialogue, this development will benefit the entire community.* *We kindly request your support for this essential initiative.* *Yours sincerely,* ***Monika Bertels-Nyembe*** *Founding Director"*

If the municipality is determined to ensure the continued presence of an NPO-funded crèche/aftercare centre in Kleinkrantz for owners who do not live in Kleinkrantz and children mostly from outside our village for whatever reason eg social and welfare deliverables, political kudos, religious pressures or financial gain, there are vast tracts of municipal land available in Kleinkrantz that are far better suited to the needs of all concerned. *The municipal land around the corner of Erica Street and Gousblom Crescent where the new entrance to Kleinkrantz is to be established seems an obvious choice. A number of existing residential properties are to be expropriated to make way for the road and establishing the crèche/aftercare centre near the entrance and away from existing residences will be ideal especially for the bussing of the children from outside Kleinkrantz.* ***6. <u>Unaesthetic and temporary structures</u>*** *We object most strongly to the unaesthetic and temporary nature (prefabricated units) of the structures that the crèche/aftercare intends to erect. We object to Kleinkrantz not being afforded properly built, sustainable facilities in a quiet, residential street where Kleinkrantz community members have invested hard-earned money or are paying rent.*	The following additional comments are provided in response to the email received from Charl Blignaut. • From the comments received from the representative of Kleinkrantz Childcare and Youth Development Centre (094-520-NPO) it is clear that the objections are based on incorrect facts as far as the size and operation of the creche is concerned. The creche is fact an aftercare centre which only operates in the afternoons with all children attending the aftercare centre walking to the site. No traffic is thus generated by the creche. There will as such be no issues as far as traffic congestion, exhaust fumes, doors slamming is concerned as stated in the objector's email. The children are furthermore all school going children and no noisy pre-school children that will pay outside will be on site. The numbers that will attend the aftercare centre are also substantially less than indicated in the objection email. • The document received from Charl Blignaut can in fact be regarded as a petition as it represents many property owners. No signatures are provided along any of the 43 names who Charl Blignaut claims to represent. The legality of the 43 names is as such questioned. Section 49.(1)(b) of the Bylaw on Land Use Planning for George Municipality, 2023 clearly states that the full name and physical address of each **signatory** must be clearly

The 9-year and 11-month lease agreement between George Municipality and the Kleinkrantz Childcare and Youth Development Centre raises questions about the decision-making process for community facilities in the Kleinkrantz neighbourhood. It is unclear why a short-term lease for temporary structures was chosen over the construction of a permanent community facility in a suitable location. This approach seems to prioritise short-term solutions over long-term investments in the neighbourhood's infrastructure. *Given the significant tax contributions from Kleinkrantz residents, it is reasonable to object to and inquire about the rationale behind this decision. Why is the neighbourhood unable to secure a proper facility that truly meets its needs if those needs exist? Why must it make do with ugly, slapdash facilities just because Vloksie Street doesn't have the wealth of a Gousblom Crescent or Hibiscus Street?* ***7. Decreasing property values*** *According to local estate agents the properties around the development will be much harder to sell and therefore the values will decrease significantly due to all the points mentioned above. Even the North end of Pluimbos where the driveways are obscured by a blind bend and Amaryllio and the West side of Fluweeltjie Streets will be affected adversely. A case*	indicated in a petition. According to the applicant's interpretation there must be a signature next to the name of the listed person, which in not the case. The municipality is requested to ignore the 43 names as no proof, by virtue of signatures exists that the names listed do in fact support the document. No contact details are furthermore provided as to verify if the listed persons have in fact asked to have their names put on the list. • Kleinkrantz Childcare and Youth Development Centre (094-520-NPO) approach the George Municipality regarding the possibility to make a site available for the creche. The George Municipality will surely, in their decision making process, have evaluated various alternative sites and it is obvious from the fact that the George Municipality has entered into a lease agreement with Kleinkrantz Childcare and Youth Development Centre (094-520-NPO) for a portion of Erf 1723 Wilderness that the municipality is of the opinion that the site is in fact suitable to house an aftercare centre. • It should also be remembered that the erf is not a public open space, but an erf zoned for church purposes. It is thus possible to develop the erf with a church with all its ancillary facilities, a land use which will influence the character of the surrounding residential properties. The peace and quite nature of the area will be affected by any church development on this erf.

in point is that the property prices along the eastern end of Viooltjie Street where the crèche/aftercare was situated have historically been the cheapest properties in our village and the hardest to sell. *We feel it only reasonable and fair that Erf 1723 should be rezoned as residential as this is compatible with the surrounding area.* ***8. Infrastructure deficiencies*** *Additionally, the lack of much needed public transportation in the area and the high demand for private security services further highlight the area's infrastructure deficiencies.* ***9. <u>Tourism and culture</u>*** *It appears that the municipality and the powers that be haven't realised that in the last few years Kleinkrantz has undergone drastic changes and has become a holiday destination of choice for South Africans and foreign tourists alike because of its value for money, outstanding natural beauty, authentic cultural diversity, history, warmth, hospitality, very wide price range of accommodation and incredible peace and quiet that is unique on the Garden Route.*	

This has brought a measure of greater prosperity to the whole community and should be targeted as an area for development like in Cape Town's Bo-Kaap. (Visits to Nature's Valley, cooking lessons for pickled fish, Cape Malay dishes, traditional donuts etc.) *Sticking a contentious, noisy, disruptive development in the middle of an area just because it was formerly municipal housing is not only discrimination, it will deter tourism growth across the rest of the community that isn't fortunate enough to afford beachfront properties.* ***10. <u>Constitution of the Republic of South Africa</u>*** *This facility is clearly, as per the website of the foreign-funded Kleinkrantz Childcare and Youth Development Centre, a Chrisan organisation with a very clear religious doctrine. Any facility benefiting the greater public good and Kleinkrantz community must be able to accommodate all faiths and beliefs as per our Constitution.* ***11. <u>No consultation</u>*** *Finally, we would like it noted that we have not been consulted at any me by the council, our elected DA Councillor nor the municipality during what must have been a lengthy partnership process between the George*	

Municipality and the Kleinkrantz Childcare and Youth Development Centre, as is requisite. We object to the development on these grounds as well. There was an advert and a notice put up. We have not been approached with explanations about why the development is being put here. In fact, the ward councillor, Ms Marlene Viljoen, told Charl Blignaut over email that she cannot get involved and that since she was on the committee that voted for the development of the site she needs to "remain neutral regarding the application until the relevant public participation process has been concluded".	
K de Lilly	
The following email comments were received from K de Lilly: *"I am writing to formally express my concerns about the proposed development at 1723 Wilderness - Corner of Vloksie Street Amaryllio Street Kleinkrantz, Wilderness - particularly regarding the potential increase in noise levels, foot traffic, disruptions and the possible decrease in holiday makers.* *As a resident of the area, I am deeply worried that the project will lead to significant disruptions. The increase in foot traffic and the noise generated*	In terms of the email concerns are raised regarding noise levels, foot traffic, disruptions and the possible decrease in holiday makers. The issue raised has been addressed in the paragraphs addressing similar objections received from Charl Blignaut. These comments are as such also relevant as far as the objection of K de Lilly is concerned.

by construction, and subsequent activity by the development on a daily basis would negatively impact the quality of life for the local community, including myself. *Given these concerns, I respectfully request that you reconsider the development plans. I believe finding a solution that balances progress with the well-being of residents is essential.* *Thank you for your attention to this important matter. I look forward to your response and any further discussions on how we can address these concerns."*	
Shireen de Lilly	
The following email comments were received from K de Lilly: *"I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of a crèche / aftercare in this location for the following reasons:* • *Issues are noise. We are close to the proposed development and will be immediately impacted by the proposed crèche / aftercare for*	In terms of the email concerns are raised regarding noise levels, property values, odours, foot traffic and the possible effect the proposal will have on holiday makers. The issue raised has been addressed in the paragraphs addressing similar objections received from Charl Blignaut. These comments are as such also relevant as far as the objection of Shireen de Lilly is concerned.

children 5 days per week. The outdoor play area directly affect noise levels. • *We bought a house specifically in this street due to it being a quiet and peaceful road. Furthermore, our investment in Amaryllio Street will devalue due to the noise.* • *Kleinkrantz is also known for being residence to a lot of old and retired people. The noise levels will affect their peace and quite.* • *Another issue is the odours (garbage/nappies).* • *Majority of the children who will attend this crèche / aftercare reside in Nature's Valley. Most of these residents do not own a vehicle. This means much more foot traffic in the area, also promoting to the noise.* • *Kleinkrantz is also known for having many guest and holiday houses in the area. The owners of this development will be directly affected as people who book these holiday houses come to the area to relax and unwind. The proposed crèche / aftercare will prevent in people wanting to book at these holiday houses due to the noise and pollution. According to my knowledge, there are 2 holiday houses in very close proximity to the desired location and the owners' businesses will be negatively impacted.* • *My suggestion would be:*	

Erf 1409 is currently zoned Community Zone I (place of instruction) where the desired crèche / aftercare can be accommodated. The property is quite large, and it is my view that there will be less of a negative impact on neighbouring properties regarding noise. It is thus not justified to add 2 additional rights to a property surrounded by dwelling houses if there is an available vacant site that already has the desired rights."	
Gareth Adams	
The following letter was received from Gareth Adams: *"I am writing in my capacity as Director of Stratism Solutions (Pty) Ltd (Registration: 2019/325280/07), the entity that owns the property at 11 Vloksie Street, Kleinkrantz, Wilderness, George, 6560 (ERF 1715). We hereby formally object to the proposed Application For Rezoning of Portion Of Erf 1723 Wilderness (Reference Number: 3676674) from Community Zone II Community Zone I for the intended establishment of a creche in our residential area. While we appreciate the need for childcare facilities, we believe that this particular location poses several significant concerns that warrant consideration.*	In terms of the email concerns are raised regarding traffic, safety, noise pollution, zoning concerns, impact on open spaces and community sentiment. The issue raised has been addressed in the paragraphs addressing similar objections received from Charl Blignaut. These comments are as such also relevant as far as the objection of Gareth Adams is concerned.

1. ***Increased Traffic and Safety Risks:*** *The introduction of a creche will likely lead to a substantial increase in traffic, particularly during drop-off and pick-up times. Our residential streets are not designed to accommodate the additional vehicles, which could pose safety risks to children and residents alike.* 2. ***Noise Pollution:*** *A creche will generate noise from children playing and the activities associated with childcare. This could disrupt the peace and quiet that residents currently enjoy, particularly during early mornings and late afternoons.* 3. ***Zoning and Land Use Concerns:*** *The proposed location may not be appropriately zoned for commercial use, which could set a precedent for further commercial encroachment into our residential area. This could alter the character of our neighbourhood and diminish property values.* 4. ***Impact on Local Amenities:*** *Our local amenities, such as parks and community spaces, may become overcrowded due to increased usage by creche attendees. This could limit access for current residents who rely on these spaces for recreation and relaxation.* 5. ***Community Sentiment:*** *There is a strong sentiment among local residents against the establishment of a creche in this area. Many residents have expressed their concerns regarding the potential negative impacts on our community's quality of life.*	

In light of these concerns, we urge you to reconsider the approval of this rezoning application. We believe that alternative locations, better suited for such facilities, should be explored to ensure the well-being of both the children and the residents of our community."	

Outlook

Queries over rezoning and development of a portion of Erf 1723 Wilderness

From Jan Vrolijk <janvrolijk@jvtownplanner.co.za>
Date Mon 2024/11/04 13:36
To charl.blignaut@theconversation.com <charl.blignaut@theconversation.com>
Cc Marisa Arries <Marries@george.gov.za>

1 attachments (19 MB)
Erf 1723 Wilderness - Complete application.pdf;

Good day Charl

Your email below refers.

Attached hereto find a copy of the application as submitted to the George Municipality containing the history behind the application and the complete detail with regards the proposal.

From the application you will notice this place of instruction will be run by a NPO who will rent the land at a nominal amount from the George Municipality for a period of 9 years 11 months. This is a small place of instruction with between 25 and 30 children who will be transported to and from the school by bus. Very little traffic will as such be generated by the place of instruction.

As the lease agreement is only for 9 years 11 months all buildings on site will be structures that can be removed if the lease agreement is not extended.

As this is municipal land and I am an independent consultant handling the application on behalf of the NPO, who has a lease agreement with the George, I am unfortunately not in a position to answer your questions with regards the position of the place of instruction or the piecemeal development of the erf. These questions must be addressed to the George Municipality.

Regards

Jan

JANVROLIJK JV TOWN PLANNER • STADSBEPLANNER

TEL: 044 873 3011 FAX: 086 510 4383 EMAIL: janvrolijk@jvtownplanner.co.za
CELL: 082 464 7871 PO Box 710 George 6530

From: Marisa Arries <Marries@george.gov.za>
Sent: Friday, 01 November 2024 15:22
To: janvrolijk@jvtownplanner.co.za
Subject: Fw: Queries over rezoning and development of a portion of Erf 1723 Wilderness

Hi, Jan

Sien email wat ek ontvang het, sal u asseblief die klient terugvoering kan gee op alle vrae.

dankie

Kind Regards

Marisa Arries
Administrative Officer: Directorate: Human Settlements, Planning and Development

Landline: +27 (044) 801-9473 / 1274

Email: marries@george.gov.za

From: Charl Blignaut <charl.blignaut@theconversation.com>
Sent: Friday, 01 November 2024 15:00
To: Marisa Arries <Marries@george.gov.za>
Subject: Queries over rezoning and development of a portion of Erf 1723 Wilderness

Dear Marisa

I hope that my email finds you well. I live at 21 Vloksie Street in Kleinkrantz, directly opposite the proposed new crèche on a portion of Erf 1723.

I phoned the municipality and had some questions answered and was directed to the website for further details. Unfortunately the plans on page 3 of the application at the site cannot be read. I'm writing on behalf of several residents here to request:

* Plans for the development that are clearly legible

Furthermore I am requesting the following information:

* The traffic management plans for the development
* A masterplan of how the entire site will be developed in the future so as to avoid piecemeal development and to understand environmental impact
* An explanation for why the proposed playground is directly facing residents and is not at the back of the development
* Clarity on what kind of structures are proposed - these look like temporary buildings. Are they sustainable and durable?

We will then be able to formulate a clear response to the municipality's proposal.

Many thanks and have a good weekend.

Charl

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Charl Blignaut
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legitimate purpose relating to George Municipal functions. For your reference, the POPI and PAIA Acts are available at www.gov.za/documents/acts with amendments listed on www.acts.co.za