

MOTIVATIONAL MEMORANDUM

**APPLICATION FOR CONSENT TO ACCOMMODATE A
'PLACE OF INSTRUCTION' ON A PART OF ERF 1064
UNIONDALE**

[REF. NO. T0719]

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TABLE OF CONTENTS

Contents

1. INTRODUCTION.....	1
2. THE APPLICATION	2
2.1 APPLICATION BACKGROUND.....	2
2.2 APPLICATION DETAILS.....	5
2.3 PRE-APPLICATION FEEDBACK AND RESPONSE	5
3. DEVELOPMENT PROPOSAL	6
4. THE APPLICATION PROPERTY.....	9
4.1 OWNER, DESCRIPTION AND AREA	9
4.2 LOCALITY	9
4.3 RESTRICTIVE CONDITIONS, SERVITUDES.....	11
4.4 EXISTING LAND USE.....	12
4.5 ADJACENT LAND USE AND URBAN FABRIC	17
4.6 NATURAL ASPECT: TOPOGRAPHY, VEGETATION AND SURFACE CONDITIONS.....	20
4.7 ENVIRONMENTAL ASPECTS AND CONTEXT	20
4.8 ZONING: THE SITE AND ADJACENT.....	21
4.9 ACCESS AND PARKING.....	22
4.10 HERITAGE CONSIDERATIONS	24
5. NEED AND DESIRABILITY OF THE APPLICATION FOR CONSENT TO ACCOMMODATE A PLACE OF INSTUCTION WITHIN ERF 1064 UNIONDALE.....	25
5.1 INTRODUCTION.....	25
5.2 COMPATIBILITY OF THE DEVELOPMENT PROPOSAL WITH EXISTING PLANNING DOCUMENTATION AND POLICIES	27
5.2.1 SECTION 7 OF CHAPTER 2 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013).....	27
5.2.2 WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014) (LUPA).....	30
5.2.3 WESTERN CAPE SPATIAL DEVELOPMENT FRAMEWORK, 2014 (PSDF)	31
5.2.4 SOUTHERN CAPE REGIONAL SPATIAL IMPLEMENTATION FRAMEWORK (RSIF).....	31
5.2.5 GARDEN ROUTE DISTRICT MUNICIPALITY INTEGRATED DEVELOPMENT PLAN (IDP) & DISTRICT SPATIAL DEVELOPMENT FRAMEWORK (DSDF)	32
5.2.6 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (2023) (GMSDF)	32
5.2.7 GEORGE INREGATED ZONING SCHEME BY-LAW, 2023.....	33
5.3 COMPATIBILITY OF THE PROPOSED DEVELOPMENT WITH LAND USES IN THE AREA	33
5.4 SAFETY OF THE AREA AND PRIVACY	34
5.5 COMPATIBILITY OF PROPOSAL WITH NATURAL ENVIRONMENT	35
5.6 POTENTIAL OF THE PROPERTY	36

5.7	ACCESS, PARKING AND TRAFFIC CIRCULATION	37
5.8	ENGINEERING INFRASTRUCTURE SERVICES.....	37
5.9	SUMMARY: NEED AND DESIRABILITY	39
6.	CONCLUSION	41

LIST OF FIGURES

Figure 1: Academy use areas: Building positions on Erf 1064 Uniondale	1
Figure 2: Academy use area on site	7
Figure 3: Academy building areas	8
Figure 4: Locality Plans: Erf 1064 Uniondale: Neighbourhood and Local- level	11
Figure 5: Photo Reference	14
Figure 6: Site Plan adapted from the UNIONDALE ACADEMY SITE PLAN (G C Olivier)	17
Figure 7: Topography	20
Figure 8: Sketch Plan: Access and Parking Areas	23

LIST ANNEXURES TO THE MOTIVATING MEMORANDUM

ANNEXURE A:	Site Sketch Plan
ANNEXURE B:	Academy: Building and Site Plan
ANNEXURE C:	S G Diagram
ANNEXURE D:	Title Deed and WinDeed Report
ANNEXURE E:	Power of Attorney
ANNEXURE F:	Locality Map
ANNEXURE G:	Zoning Map
ANNEXURE H:	Land Use Map
ANNEXURE I:	Heritage Report and HWC Response

MOTIVATIONAL MEMORANDUM

APPLICATION FOR CONSENT TO INCLUDE A LIMITED, SUBSERVIENT USE: 'PLACE OF INSTRUCTION', ON PART OF ERF 1064 UNIONDALE

1. INTRODUCTION

Impaq Education is a home education curriculum provider. The model is based on providing on-line education options to learners who benefit from working at their own schedule and pace, and who flourish beyond the traditional classroom. Online classes are presented to home-based learners or, alternatively, to learners organized in small support groups. Live online classes are taught by qualified teachers. Impaq's service is designed to support both parents and tutors.

The Uniondale Akademie Stigting or Uniondale Academy Foundation ("The Academy") uses the Impaq system to provide a home-education support network in Uniondale in a controlled (small classes) environment for limited grade/age groups. The Academy currently uses the buildings of the Dutch Reformed Church in Uniondale, as indicated in Figure 1. The Academy aims to accommodate a maximum of 45 learners, from preschool to Grade 7, in four classrooms. Details of the use-areas are provided in Paragraphs 3 and 4.4. The Academy is in the process of registering as an independent education entity with the Western Cape Department of Education (WCDE).



Base Map: Google Earth Image 2023

Building areas used as Place of Instruction (Church, Academy and shared spaces).

Figure 1: Place of Instruction use areas: Building Positions on Erf 1064 Uniondale

As per the requirements of the WCDE, the education facility operator must secure an appropriate zoning.

Erf 1064 Uniondale houses the active Dutch Reformed Church and church hall and is zoned “Community Zone II”. The current zoning makes provision for the use of the site as a Place of Worship. Such use will remain.

The Academy has secured various sponsorships and is supported by various institutions. Such financial support contributes to site maintenance and improvements and provides an income to the Church, along with income from the learner fees.



The accommodation of the Academy on a defined portion of the site will not negate the current use of the site, nor the heritage value, but will contribute to the sustainability of the heritage asset, whilst providing an education service to a community in need. Controlled shared use of the site and buildings is a mutually beneficial arrangement. Hence, the accommodation of both uses within the zoning allowance will be required.

This Memorandum will provide general information of the property, detail the existing and intended development, describe the application and rights contained in this application and the motivation therefor.

2. THE APPLICATION

2.1 APPLICATION BACKGROUND

Erf 1064 Uniondale is currently zoned “**Community Zone II** (Place of Public Worship) in terms of the George Integrated Zoning Scheme Bylaw, 2023 (referred to as ‘the Scheme Bylaw’).”

The Scheme Bylaw defines a **Place of Worship** as follows:

“A church, synagogue, mosque, temple, chapel, religious centre, or other place for practising a faith or religion, and —

- (a) Includes ancillary uses such as a religious leader’s dwelling, office, function hall, or place for religious instruction;
- (b) wall of remembrance;
- (c) rooftop base telecommunication station;
- (d) occasional use for craft markets and events; and
- (e) does not include a funeral parlour, cemetery or crematorium”.

Development parameters applicable to “place of instruction” apply.

The Scheme Bylaw defines the objective of this zone as providing for places where communities can congregate and worship according to the custom of their specific faith or religion.

The concept of existing and proposed education-related use, being a facility for 45 learners (Pre-School to Grade 7), in five classrooms, is deemed to be included in the definition of a **Place of Instruction:**

“(a) a place for education or training at pre-school, school or post-school levels, including—

- (i) crèche;
- (ii) nursery school;
- (iii) primary school;
- (iv) secondary school;...
- (ix) and the following ancillary uses—
 - (aa) a boarding hostel;
 - (bb) administrative offices;
 - (cc) cafeteria;
 - (dd) convenience shop limited to 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....”.

“Development parameters:

(a) Floor factor

The maximum floor factor is 1,2.

(b) Coverage

The maximum coverage is 60%.

(c) Height

(i) The highest point of a building to the top of the roof may not exceed 12 metres, provided that there is no height limit for a bell tower, steeple, minaret or similar architectural feature designed to accentuate the significance of a building.

(ii) The general provisions regarding earth banks and retaining structures in this by-law apply.

(d) Building lines

(i) The street building line is at least 5 metres.

(ii) Side and rear building lines are at least 5 metres.

(iii) Notwithstanding (i) and (ii) the Municipality may require a 10-metre building line setback on properties bounding residential zoned properties, where the height of the building exceeds 8,5 metres.

(iv) The general building line encroachments in this by-law apply.

(e) Parking and access

Parking and access must be provided on the land unit in accordance with this By-law.

(f) Loading bays

Loading bays must be provided on the land unit in accordance with this By-law.

(g) Screening

The Municipality may require screening in accordance with this By-law.

(h) Noise mitigation

The Municipality may require the owner to install noise mitigation measures if excessive noise is created or likely to be created.

(i) Refuse room

A refuse room must be provided on the land unit in accordance with this by-law.

(j) Single Residential Zone I and Single Residential Zone III

No more than 20 students may be registered at a time or attend the school at any time.

(k) Development charges

The Municipality may impose development charges in accordance with the provisions of Section 52”.

Schedule 1 of the Scheme Bylaw (See Table 1 for ease of reference) allows for **consent to accommodate a place of instruction**, as a subservient use within an erf zoned for the purposes of a place of worship.

COMMUNITY ZONES		
Community Zone I (CZI)		
<i>The objective of this zone is to provide for educational facilities of all kinds, but controlled provision is made for other compatible community uses.</i>	Primary use • Place of instruction	Consent uses • Clinic • Conference facility • Utility service
Community Zone II (CZII)		
<i>The objective of this zone is to provide for places where communities can congregate and worship according to the custom of their specific faith or religion.</i>	Primary use • Place of worship	Consent uses • Cemetery • Halfway house • Institution • Night shelter • Place of instruction • Utility service

Table 1: Extract George Integrated Zoning Scheme Bylaw: Schedule 1: Community Zones

The George Land Use Management Bylaw, 2023, as read with the Scheme Bylaw, makes provision that an application may be submitted for Consent to use Erf 1064 Uniondale as a “place of instruction”, whilst retaining the Community Zone II (Place of Worship) rights, thus enabling the proposed use whilst allowing the church to continue operating. Such approach supports the intent of creating multi-use community zones and optimizing the use of community-use areas, as envisaged in the policies of the Spatial Development framework, 2023.

The building area, including the existing and proposed buildings for both the Academy and the church does not exceed the provisions in terms of the parameters applicable to the site (Community Zone II, Place of Public worship, or Place of Instruction).

2.2 APPLICATION DETAILS

Application is hereby made, in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for consent to use a part of Erf 1064 Uniondale as a "Place of Instruction".

The Sketch Plan attached as **Annexure A** has reference.

2.3 PRE-APPLICATION FEEDBACK AND RESPONSE

A Pre-application consultation was held on 26 November 2025, and the following feedback was recorded:

- "The pre-application was discussed in a meeting held on 26 November 2025.
- The pre-application was submitted with the attached documents.

Town Planning	
Guiding comment	Response
<ul style="list-style-type: none"> • Please motivate the regularization of the existing place of instruction in terms of the applicable spatial policies of the area i.e. SPLUMA, LUPA, MSDF, and LSDF. Any deviation must be motivated. 	Par.5.2 has reference.
<ul style="list-style-type: none"> • Please indicate compliance with the zoning objective, land use description, and development parameters as presented in the George Integrated Zoning Scheme By-law, 2023. Any deviation from the development parameters must be motivated and submitted as a departure application. 	Par.5.2 has reference.
<ul style="list-style-type: none"> • Indicate proof of the age of the building. If the structures are older than 60 years, please include approval from Heritage Western Cape. 	Par.4.10 has reference.
Civil Engineering Services	
Access: <ul style="list-style-type: none"> • Access be restricted via Hood Street and Church Street. • Access should comply to the GIZS 2023. Alternatively, any deviation should be included within a land use application 	Par.4.10 has reference.
Parking: <ul style="list-style-type: none"> • All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements. 	Par.4.10 has reference.

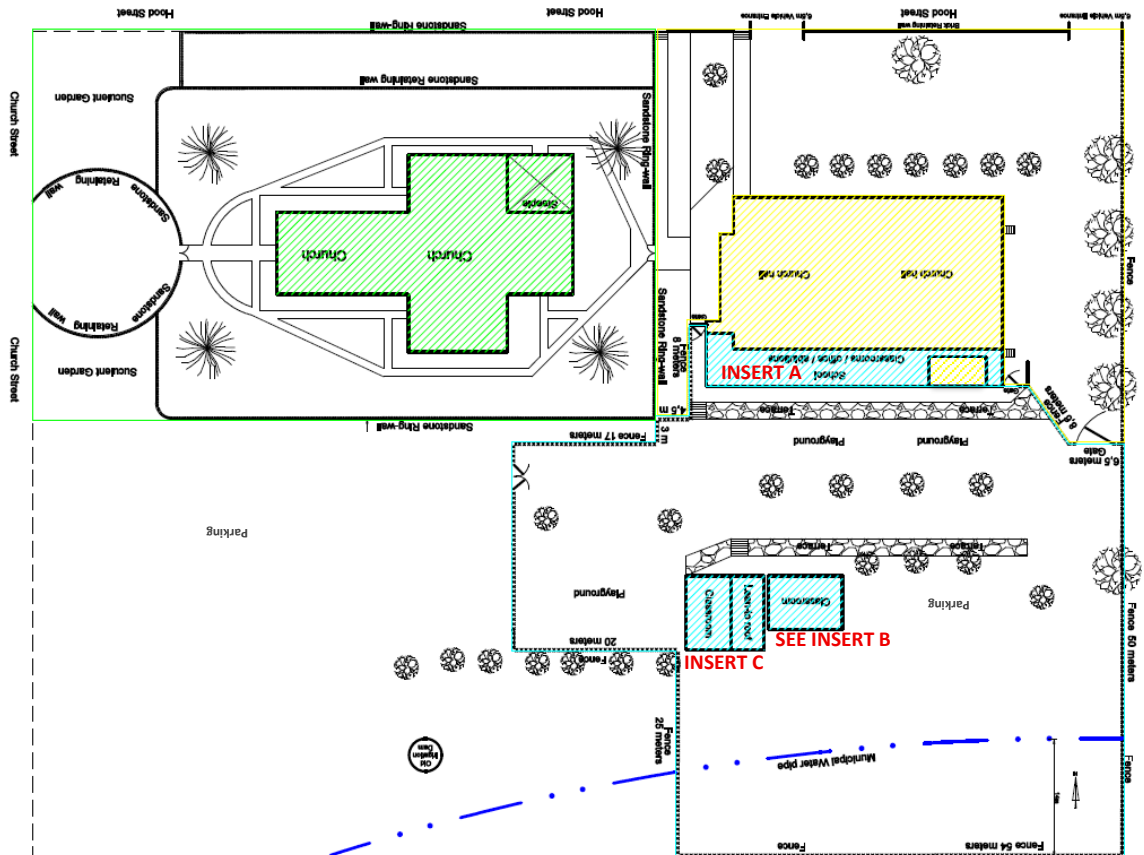
<ul style="list-style-type: none"> No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred to prevent unauthorized parking in this area. Normal parking ratio applies. All vehicle mobility should be done on site and must be indicated on the layout plan. Access should comply to the GIZS 2023 	
<p>Development Charges:</p> <ul style="list-style-type: none"> Normal Development Charges (DCs), applicable on services available, will be levied in accordance with the DC policy and the applicable By-law and or policy. 	Noted
<p>Water and Sewer</p> <ul style="list-style-type: none"> No Municipal sanitation is available. The developer will have to provide the required services on site. Should the municipal services be extended to the area, the developer will be required to connect and pay DC, applicable on the date when services become available. Limited Municipal water is available, and the capacity remains subject to availability. The location of all existing municipal services must be confirmed on site. 	Par.5.8 has reference.
<p>Stormwater</p> <ul style="list-style-type: none"> The developer must ensure full compliance with the relevant Stormwater By-law. Developer will be required to conduct a stormwater management plan 	Par.5.8 has reference.

3. DEVELOPMENT PROPOSAL

Erf 1064 Uniondale currently accommodates the Dutch Reformed Church. The Academy Learner Centre uses limited rooms and areas within the church hall building (181m²), an upgraded outbuilding (58,5m²) and one new (existing) building (~54m²) on site, as well as yard area. An area of approximately 3200m² has been fenced to ensure learner safety. Figure 2 has reference. Related sketch plans, of the site and buildings, received from the Academy are included as **ANNEXURE B**. The consolidated plan is attached as **ANNEXURE A**.



Figure 2: Academy Use Area on Aerial (including shared area)



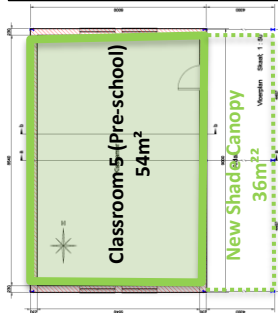
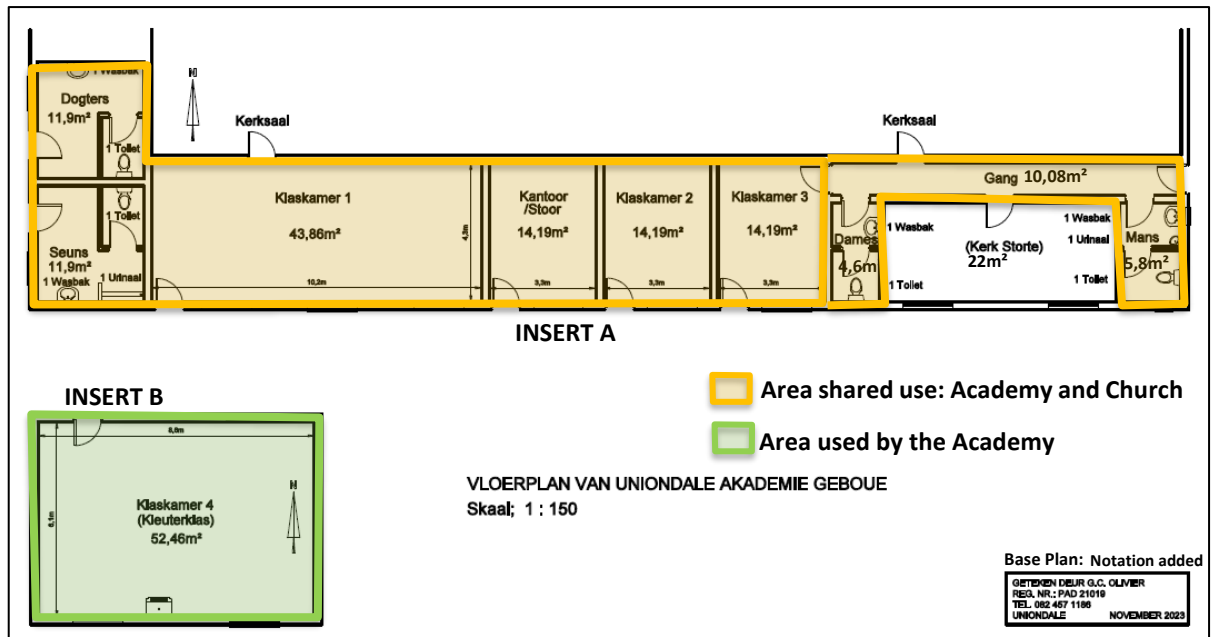


Figure 3: Academy Building Areas and Site Sketch Plan

PREDOMINANT USE: ACADEMY		Approximate Area (m ²) (Building internal areas)
3 shared* (Sunday School & Academy) Classrooms in Church Hall (existing)		72,24
Shared* (Sunday School & Academy) ablutions and hallway		44,28
Store/Office		14,19
Classroom south (converted building)		52,5
Classroom (converted shade structure)		54
New shade structure		36
Total classroom, ablution, store and canopy area		273,21
Total yard area for Academy (excluding areas in church hall)		3200
PREDOMINANT USE: CHURCH (All existing)		Approximate Area (m ²) (measured from aerial)
Church building		~650
Church hall (*excluding shared ablution, shared classrooms and passage in hall)		~587
Total building area used predominantly by church:		1237
Total property area for Church		10072,43

Table 2: Use areas

* Used by Academy in the week and by the church on Sundays.

A total classroom area of ~179m² is proposed, plus ablution and store/admin area. There is a total of 45 children in the facility currently.

Access and parking arrangements are discussed in Par. 4.9. Also refer to Par 4.4, which describes the existing use.

4. THE APPLICATION PROPERTY

4.1 OWNER, DESCRIPTION AND AREA

According to the title deed, the property, owner, and area description read as follows:

Title Deed Nr	Registered Owners	Property Description	Area
T55984/1988	NED GER KERK- UNIONDALE	ERF 1064 UNIONDALE	1 3272,43m ²

A coordinate within the subject erf, Erf 1064 Uniondale, is -33.658211 / 23.127297.

LPI Code: C07700040000106400000

A copy of S.G Diagram Nr 733-87 is enclosed herewith as **ANNEXURE C**.

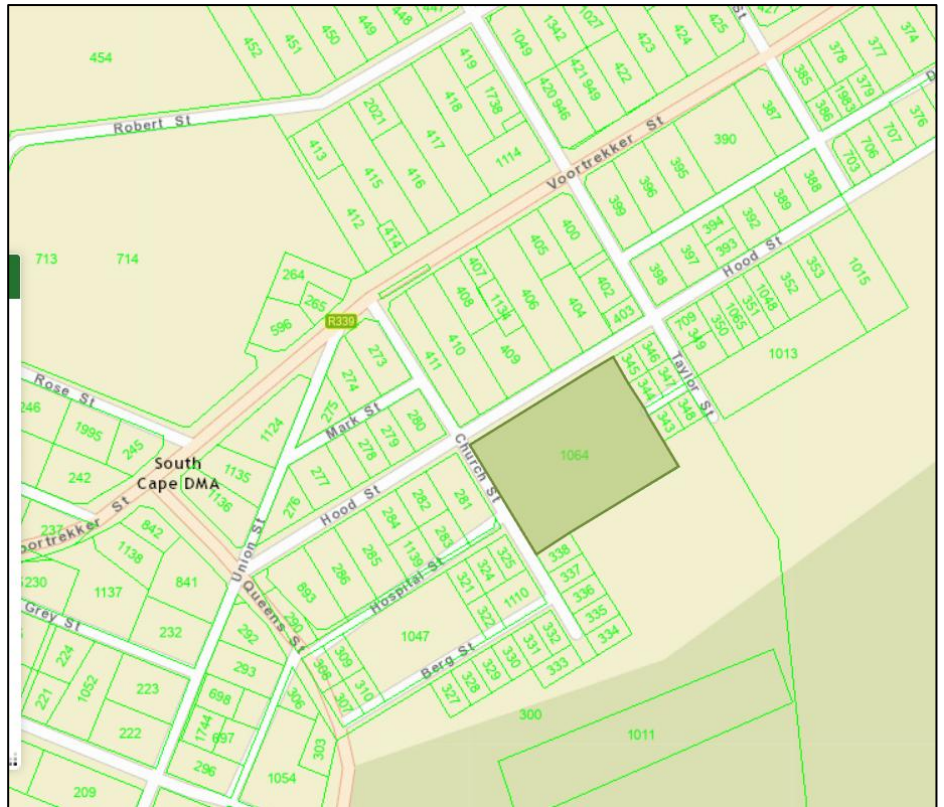
Also attached herewith as **ANNEXURE D**, please find a copy of the Title Deed for further detail.

Attached to this application please refer to the signed Power of Attorney by the registered owners, authorising Plan Wise Town and Regional Planners as the authorised agent for the purpose of these applications. See **ANNEXURE E**.

4.2 LOCALITY

Erf 1064 Uniondale is situated on the south-eastern intersection of Hood- and Church Streets, Uniondale Central.

Figure 2, Figure 4 and **ANNEXURE F** have reference.



Source Esri



Source Google



Source Municipal GIS

Figure 4: Locality Plans: Erf 1064 Uniondale: Neighbourhood and Local- level

The subject erf includes the Uniondale Reformed Dutch Church and Church Hall. A section of the Hall, yard and outbuildings will be used to accommodate the Academy. Figure 1 also has reference.

4.3 RESTRICTIVE CONDITIONS, SERVITUDES

Certificate of Consolidated Title T55984/1988 is attached as **ANNEXURE C**.

Condition A, Page 4: The property is subject to Figure ABqp on diagram S G 7377/87 and conditions in Deed of Transfer T428/1881	The figure represents part (Previously Erven 1062, 340, 341 and 343 Uniondale of the consolidated erf.
Condition B1, Page 4: The property is subject to Figure pqCD on diagram S G 7377/87 and conditions in Deed of Transfer T30 (2 March 1855)	The figure represents part (Previously Erf 1063 Uniondale of the consolidated erf.
Condition B2, Page 5: The property is subject to the conditions contained in Deed of Transfer T6 (1 Nov 1864)	Historic Condition
Condition C1, Page 5: The owner must allow the local authority to lay cables and infrastructure, including stormwater across the erf, without compensation, should it be required. Access must be granted for such purposes.	Accepted

<p>Condition C2, Page 5: The owner must allow, without compensation, the local authority to deposit materials or do excavations to enable the construction of the full width of the street reserve and an embankment of adequate gradient to allow a safe street because of the difference in height of the street, as finally constructed, and the erf, unless the owner chooses to build retention walls to the satisfaction of the local authority.</p>	<p>Accepted</p>
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The title conditions relate to the base property, in use (Dutch Reform Church: Community Zone II). All existing conditions remain applicable to Erf 1064 Uniondale and will not *per se* hinder the use of the land as intended in the consent application.

4.4 EXISTING LAND USE

As noted, the site currently accommodates a fenced off, grade separated section around the historic church building. Photo 1 shows the view of the Church building from the west, along Church Street. Also see Figure 5.

Photo 2 shows the view of the church building from Hood Street.

Note the following:

- The historic building is fenced off. The proposed Academy yard is fenced separately.
- The parking area, accessed from Church Street, serves both the church and Academy.
- There are additional parking areas in front (Hood Street side) of the hall and in the Academy yard area.
- The Church Building and the Church Hall is separated by a pedestrian walkway, accessed from Hood Street.
- The gate of the Academy area is visible from across the parking area along Church Street as is the existing buildings (including the old shade structure), now used by the Academy. The gate of the Academy area is set back approximately 80m from the street reserve boundary.



Photo 1: View of Church Building from Church Street



Photo 2: View of Church Building from Hood Street



Source: Google Image July 2024

Figure 5: Photo Reference

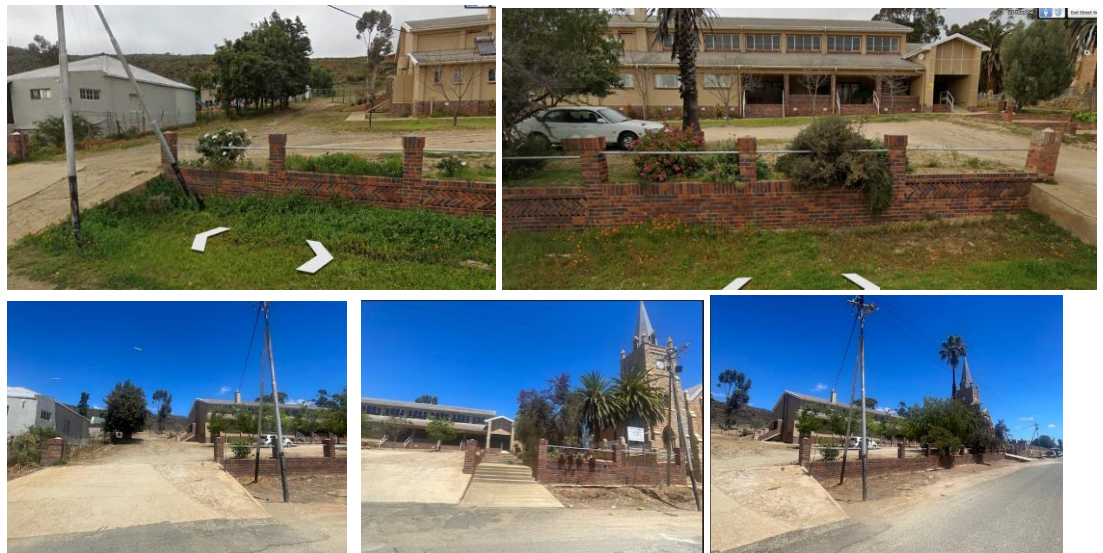




Photo 3: View of the Church Hall and offices, and Church building from Hood Street

Views from Hood Street, towards the church and hall shows that the Academy buildings are not visible from Hood Street. The images included as Photo 3 and Photo 2 have reference.

Note:

- The placement and design of the church hall and offices facilitate easy access for pedestrians,
- There is a separate parking area along Hood Street,
- The Hall/offices is separate from the church building,
- There is a driveway entrance from Hood Street, which accesses the church parking and the Academy area. The gate of the 'backyard' area is visible, set back approximately 50m from the street reserve boundary. The school is operational within the existing rooms of the church hall, not visible from Hood Street. The use area within the church hall is illustrated in Figure 2 and Figure 3, and includes:
 - Three Classrooms
 - Office/storeroom space
 - Two dedicated toilets & basins for children
 - Two toilets and basins for adults used by the school and the Academy, including a linking hallway.

No structural (internal/external) changes to the existing building are proposed.



The areas of the existing, separate rooms/areas are shown in Figure 3 and Table 2.

The Academy has converted an existing outside building to a classroom and a shade structure also to a classroom. Photos of the buildings are included in Photo Set 10. The outside use area has been fenced off, as indicated in Figure 2 and shown schematically in Figure 6.

The site plan included as **Annexure B** is included (in an adapted format) as Figure 6, which shows:

- 1) The Academy building area, including the classrooms, ablutions, offices noted above.
- 2) Two low terraces.
- 3) Play areas.
- 4) Two vehicle gates.
- 5) Two pedestrian gates.
- 6) Teacher's/administration and overflow parking.
- 7) Fenced area (approximately 3 200m²) which will include playing areas and buildings used/shared by the Academy.

The Site Plan, included as **Annexure A** also refers.

The Photos included in Photo Set 11 show these uses currently on site (also referred to as the proposed uses):



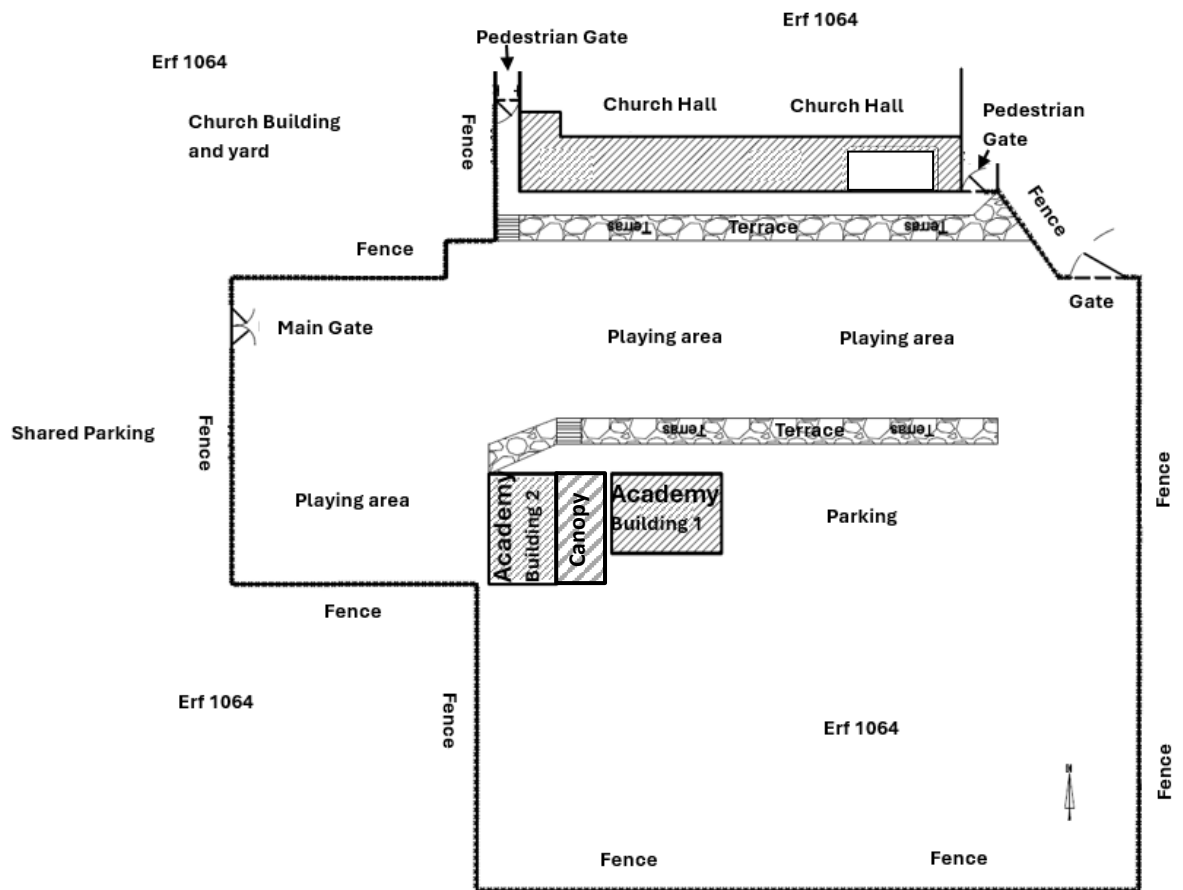


Figure 6: Site Plan adapted from the UNIONDALE ACADEMY SITE PLAN (G C Olivier)

Building 1 and 2 were built by the church, less than 20 years ago, and used as a storeroom and shade structure. These buildings were converted to classrooms. Building 2 was converted recently using panels.

All existing trees will be retained.

The consolidated site plan is attached as **ANNEXURE A**.

4.5 ADJACENT LAND USE AND URBAN FABRIC

Erf 1064 Uniondale is situated within a mixed-use area, south of the central commercial corridor.

A social services node, including the Dutch Reformed Church, the Academy, the provincial hospital, Correctional Services offices, police station and other social services are located within a 150m radius from the site. All these facilities are within a walkable distance from the main road (Voortrekker Road).

There are a few houses in the site vicinity, including residences to the west of the site



and to the east, along Church Street. Photo 4 and



Photo 5 has reference. (Also see Figure 5)



Photo 4: Houses along Church Street



Photo 5: Houses east of the site



Photo 6: Hotel in Hood street



Photo 7: Auto service and entrance to house



Photo 8: Correctional Services Offices

Land uses contributing to the rich mixed-use quality of the urban fabric, include adjacent uses such as:

- Dan's towing Services, Hood Street, Photo 7
- The Schulteheim Hotel, Hood Street, Photo 6
- Residential: Photo 4, Photo 5, Photo 9
- Offices: Correctional Services, Photo 8.
- Vacant areas, with municipal infrastructure, Photo 10.



Photo 9: Property to the east, along Church Street



Photo 10: View to the south of the site

In addition to the social services-, commercial, residential uses adjacent to the site, the area to the south of the site includes vacant residential erven (Erven 334-338), vacant (natural vegetation) land portion (Erf 300) including municipal water infrastructure. The Fort Koppie Nature Reserve does not border the site but lies to the southeast. Figure 4 and **ANNEXURE H** have reference. The site is close to the main street of Uniondale, where shops, offices, government buildings and service businesses are prevalent. There is no Primary school in close proximity, but the Uniondale High School lies approximately 200m northwest of the site. The Uniondale Hospital is situated approximately 70m to the southwest of the site.

The adjacent land uses and land uses in the vicinity of the subject site is reflective of a rural town centre, being the area to which the wider community, and visiting tourists, come for services they require. The inclusion of the Academy in this area has proven to be consistent with the nature of the area and is deemed compatible with adjacent uses in the urban context.

4.6 NATURAL ASPECT: TOPOGRAPHY, VEGETATION AND SURFACE CONDITIONS



Source: George Municipal Viewer

Figure 7: Topography

The site slope ascends towards the north-northwest, with the lowest point being in the north-east corner of the site. The northern half of the site is relatively flat with an increase in gradient in the southern half. The general north-south slope is 1:7. The position of two terraces on the Academy area is illustrated in Figure 6.

Uniondale is considered a relatively dry area as is reflected in the vegetation on site. Some large gumtrees on site, and in the shared parking areas, shrub along the southern border and aloes in the central Academy area can be seen on the photos included in Par 4.4. No vegetation will be removed as part of the use, but some indigenous trees have been planted.

4.7 ENVIRONMENTAL ASPECTS AND CONTEXT

Although the existing, approved zoning of the subject site will not be altered and the site lie within the urban development boundary, it is also noted that:

- The area to the north (Erf 300) is vacant and covered with natural vegetation;

- The Fort Koppie Nature reserve lies to the south-east (not adjacent) of the site and could possibly be extended to include Erf 300. This will not affect the current use of the site or visa versa.
- The subject site itself is not affected by identified Critical Biodiversity Areas nor Environmental Support Areas or streams/wetlands (Source: Geore Municipal Viewer data layers).

There are various trees and sparse shrubs/plants on site. None of the vegetation will be removed.

Stormwater will be managed on site. A disused cut-off drain/ditch is located along the southern boundary of the site.

4.8 ZONING: THE SITE AND ADJACENT

In terms of the George Municipality Zoning Scheme By-Law, 2023 the zoning of the application property is “**Community Zone II**”.

The **Development Controls** as per the said Bylaw will apply, and the use areas conform to such requirements:

Parameter	Place of Instruction and Place of Public Worship
Maximum Floor Factor	1.2
Coverage	60%
Height	12m
Street Building Line	5m
Back and side building line	5m
Building line adjacent to residential use	10m

Table 3: Development Controls

The zoning, adjacent properties, as per the George Municipal Viewer (January 2026) is shown in **Annexure G**:

Erf	Description:	Zoning (GM GIS)	Land Use (Site visit January 2026)
Uniondale (See Figure 4)			
410, 411		Utility Zone	Government Use (Magistrates office, Correctional Services)
409		Single Residential Zone I	Automotive services
406		Single Residential Zone I	House
404		Community Zone III	Hotel
343-355		Single Residential Zone I	Houses
300		Agricultural Zone I Transport Zone II Utility Zone Open Space Zone IV	Vacant (natural area), municipal infrastructure
338		Single Residential Zone I	Vacant
1110		Single Residential Zone I	House
325		Single Residential Zone I	Yard of adjacent house

281	Single Residential Zone I	House
280	Single Residential Zone I	House

Table 4: Zoning and Land Use of adjacent properties

The zoning and land use maps attached as **ANNEXURE G** and **H** shows the mixed-use zoning of the sub-area/neighbourhoods to reflect the mixed-use nature of the area as noted in Par. 4.5.

4.9 ACCESS AND PARKING

There are existing access points to Erf 1064 from Hood Street and Church Street, as illustrated in Figure 8.

Note:

- Two existing vehicle accesses, 38m (midpoint) apart, adjacent to the church hall.
- The eastern vehicle access leads to a gate providing vehicle access (personnel) to the Academy area.
- Two pedestrian accesses lead to the church building and the Hall respectively. The pedestrian access to the Hall extends, beyond a gate, as access to the Academy area.
- A circular vehicle access area (also see Figure 5) provides a drop-off service point to the main church entrance for events such as weddings and funerals.
- The entrance to the main parking area can align with Hospitaal Street. No access is closer than 10m from an intersection
- The Hood Street boundary is 132,48m and the two vehicle access points are more than 12m apart.
- The Church Street boundary is 100,18m and the two vehicle access points are more than 12m apart.
- Parking area C (shared by the church and the Academy) can yield up to 57 parking bays, the academy drop off area and landscaping/pedestrian areas in an area of approximately 58x36m.
- Existing parking area A, is used mostly by the church and can yield 16 parking bays (including landscaping and disabled parking bays) and
- Parking area B is planned to accommodate up to 6 bays, used by the teachers/tutors/administration of the Academy.

Pedestrian and vehicle access to the church use have been separated and used as such for many years. The Academy retains use of two of the existing vehicle access points and all the pedestrian access points.

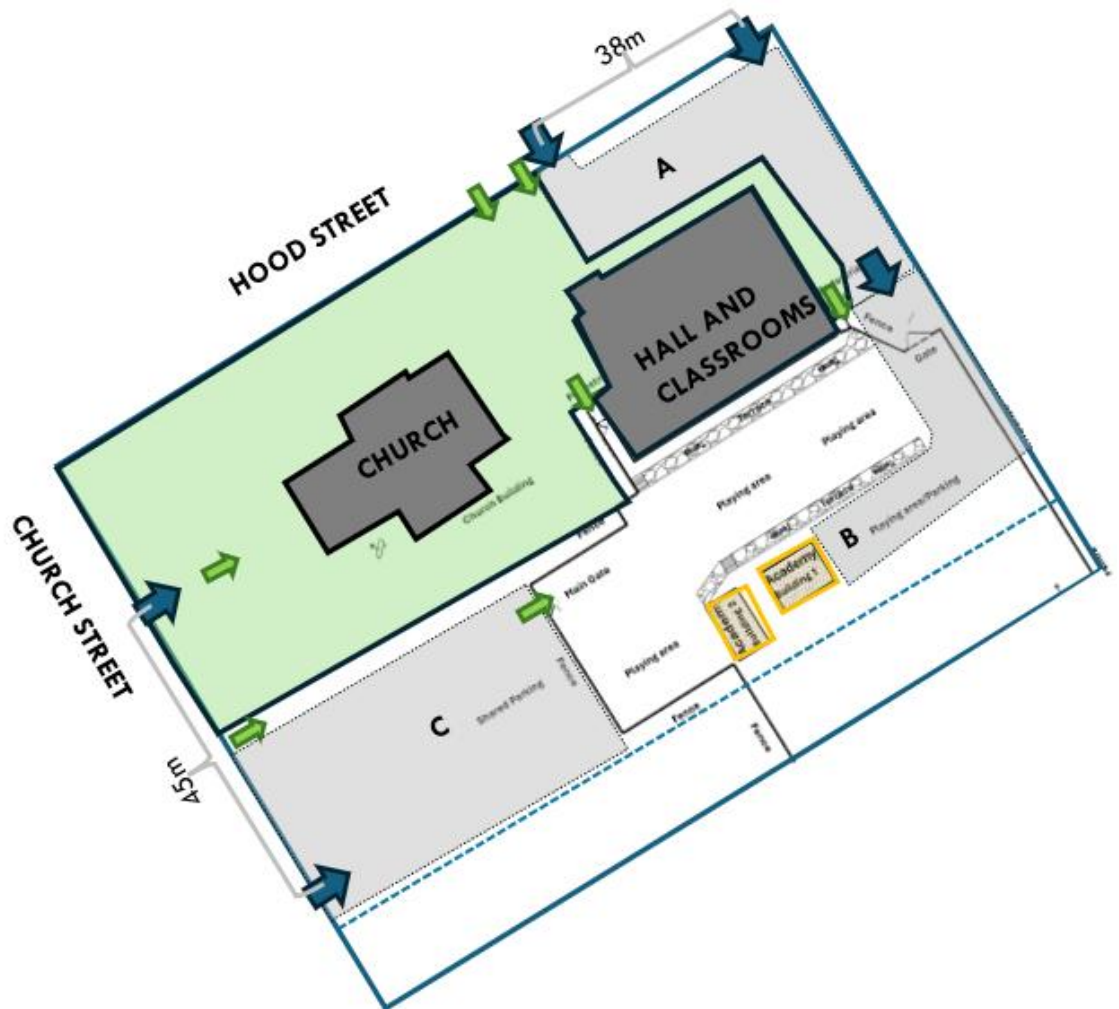


Figure 8: Sketch Plan: Access and Parking Areas

The full Uniondale Dutch Reform Church congregation is currently 260 members. The church, at capacity, which is seldom and on occasion, can accommodate an estimated maximum of 450 people. In accordance with the parking requirements set out in the Scheme (See Table below, for ease of reference), **56 bays** are required.

Land Use	Normal Areas	PT1 Areas	PT2 Areas
Place of assembly/Place of worship/ Place of Entertainment / Place of leisure / Gambling place/ Function venue	1 bay per 8 seats	1 bay per 10 seats	1 bay per 15 seats
Place of instruction (other than schools/day care centre/ crèche)	1.5 bay per classroom/office plus 1 per 6 students	1.5 bay / classroom/office 1 per 10 students	1.5 bay classroom/office per 20 students
Schools / Cottage school	1.5 bay per classroom/office plus stop & drop facility	1.5 bays per classroom/ office plus stop & drop facility	1.5 bays per classroom/ office plus stop & drop facility

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 a Place of Instruction, provision must be made for 1.5 bays per classroom / office, plus 1 parking bay per 6 students. The Academy (Place of Instruction, based

on the shared use concept) uses the building and yard areas, described in Par. 3. Five classes (45 students) and an office/store. A total of **15 bays** is required in respect of the Academy use. A drop-off area, adjacent to the Academy fence is provided.

Area is available to accommodate at least 79 bays on Erf 1064 Uniondale.

There is more than sufficient parking on site to cater for the church use and the Academy.

There is no bus service in Uniondale, and the site is serviced by taxi's, which use the main road through town, one block north of the site.

Also refer to Par.5.7.

4.10 HERITAGE CONSIDERATIONS

The Heritage Report by Artefactual Heritage Consultancy, in association with Sarah Winter, is attached as **ANNEXURE I**.

The heritage study notes that the historic Dutch Reformed church was established on Erf 1062, which is a part of the consent application erf, and concludes that:

- i. The erf has "low levels of sensitivity for impacts to archaeology and although the underlying geology has high levels of sensitivity for impacts to significant palaeontology, **no impacts to palaeontology** is anticipated.
- ii. "The Dutch Reformed Church was proposed to be declared as a National Monument in 1991 (*on erf 1062*), but this did not proceed. It is recommended that the church be graded as a IIIA structure of high local significance. The **proposed consent use application and associated existing activities and structures have no impact on the heritage value** of this grade IIIA heritage resource".

"Recommendation for further assessment
Based on the information available, it is unlikely that significant heritage resources will be impacted by the proposed consent-use application and associated activities and structures. Therefore, no further heritage studies are recommended".



Google Image 2002

5. NEED AND DESIRABILITY OF THE APPLICATION FOR CONSENT TO ACCOMMODATE A PLACE OF INSTRUCTION WITHIN ERF 1064 UNIONDALE.

5.1 INTRODUCTION

Any school (**education facility**) operates as a vital **social service** in society. Beyond providing formal education, schools fulfil crucial social needs by fostering child development, providing a safe environment and offering an avenue to access counselling. Similarly, a church is widely considered a **social service provider**, acting as a key community institution that offers social welfare- and material assistance, and support programs/outreaches particularly to vulnerable populations. (*web-based input*). Churches operate as faith-based organizations providing services like food, counselling and crisis support, in addition to their primary function of cementing and spreading the faith. There are numerous internet references to the importance of the supportive social service functions of churches and schools. The Dutch Reformed Church and the Academy are two such social services in the heart of Uniondale.

The Western Cape Department of Education lists five schools in the broader Uniondale area. Schools from SchoolsZA were also added to the list below.

Institution Name	Type	Owner	Relative Locality
AVONTUUR LB PRIMÈRE SKOOL	Primary School	PUBLIC	9km south of Uniondale
BRITSEVLAKTE NGK PRIMÈRE SKOOL	Primary School	PUBLIC	More than 20km (as the crow flies) northeast of Uniondale
DIRK BOSHOFF PRIMÈRE SKOOL	Primary School	PUBLIC	1,2km (road) west of the site
KOMMANDANSDRIFT SSKV PRIMÈRE SKOOL	Primary School	PUBLIC	More than 20km (as the crow flies) west of Uniondale
UNIONDALE HOËRSKOOL	Secondary School	PUBLIC	200m (road) north of the site

DE HOOP PRIMARY SCHOOL	Primary School	PRIVATE	More than 10km (as the crow flies) east-southeast of Uniondale
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Source: [WCED Find A School](#)

Source : [Schools in Western Cape, Uniondale | Schools4SA](#)

The vast majority of the population (approximately 4500 people in 2011) of Uniondale reside within the urban development boundary of Uniondale.

Should the ratio relating to age spilt within the George Municipal area, as per the Garden Route Human Settlements Plan be adopted, then 25,4% of the population is aged 0-14 years. The school going population of the urban area of Uniondale basically attend either the Dirk Boshoff Primary School or the Uniondale High School. The scholar numbers and student ratios of these schools are:

School	Pupils	Student-teacher ratio
Dirk Boshoff Primary School	602 Source: Caps123	30:1 Source: Caps123
Uniondale High School	557 Source: Schools Digest	29:1 Source: Schools Digest

The indication is that there is a **limited number of education institution options** in Uniondale and that the school classes are relatively large (number of pupils).

The population of Uniondale and surrounds may not justify an additional public school, but the provision of **alternative avenues of education** should be facilitated. The quick intake of learners to use the Impaq System of learning attests to the fact that there is a need for schooling alternatives in Uniondale.

In addition to a need expressed in terms of the learner requirements, there is also a need to support **combined social services and utilize land more efficiently**. In this instance the viability and use of the site by the church is not inhibited. The church, including use of the church building, the hall and Sunday School will proceed as it has done in the past. The church has previously allocated sections of the hall to alternative uses to enhance income. The Academy has proven a stable source to bolster the income of the church to alleviate operational costs. The **sustainability** of the church operations and maintenance to buildings depends on income from sources other than the contributions from the congregation.

The need to facilitate development that is in line with the intent of the Spatial Development Framework is noted in Par. 5.2.7. Note that the **principle of shared social- and community facilities** cannot be **promoted on a Strategic Development Planning** level and not **facilitated on a land use level**. In this instance the primary use will remain Public Worship (Church), but the sustainability of such use is supported and the efficiency of use of the property is increased, by the sharing of the land and buildings by a Place of Instruction. There is no intent to subdivide the site and, based on the nature of the shared use, this is logistically impossible. **The proposed consent is a considered avenue to allow shared use of these two compatible entities/uses**, whilst protecting the primary church use and preventing the division of the church site.

In addition to the aforesaid, the following sections relate to the need and desirability of accommodating the Academy on the subject property, from a strategic and practical perspective.

5.2 COMPATIBILITY OF THE DEVELOPMENT PROPOSAL WITH EXISTING PLANNING DOCUMENTATION AND POLICIES

Different planning documents apply to land use and zoning of the subject property. The desirability and compatibility of the application with regard to each of these documents will be discussed below.

5.2.1 SECTION 7 OF CHAPTER 2 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)

The Spatial Planning and Land Use Management Act, 2013 (**SPLUMA**) came into operation from the 1st of July 2015 and has changed the planning landscape to ensure that planning cannot be used as a tool to separate people and communities. SPLUMA is addressing historical spatial imbalances and embedding the principles of sustainable development into land use and planning regulatory tools and legislative instruments.

The following principles apply to spatial planning, land development and land use management, which imply that all government institutions are legally bound to implement these principles and to adhere to them.

- “Spatial justice”;
- “Spatial sustainability”;
- “Spatial efficiency”;
- “Spatial resilience”; and
- “Good administration”.

Although the proposed upgrading of the subject property and the related terracing of the erf, with increased wall height/retention structure height and increased infill height is principally based on practicality, i.e. the practical use of the site, and is not deemed to have a significant strategic impact, the adherence to the SPLUMA Principles must be tested. In the following section the Guiding Principles are listed, a short interpretation of the principle is put forward, and the proposed development/application is measured against the principle:

In terms of **spatial justice**:

- This **principle** focuses on addressing past spatial inequalities and ensuring fair access to resources and opportunities for all communities. It includes addressing historical imbalances in spatial planning, promoting inclusion, and ensuring that development benefits all members of society.
- **Application:** The subject property is owned by a service organization, is well located and has the capacity, and willingness, to accommodate the proposed use, as a subservient use to the “Place of Worship”. The church,

and the Academy is open for anyone to attend. A proportion of the current learners live close by and/or their parents work in town. The limited extent of the facility does not impact on the viability of the current government schools. The Academy provides an alternative education option for learners unable to function in larger classes and is within walking distance from most of Uniondale.

In terms of **spatial sustainability**:

- *This **principle** emphasizes the long-term viability of settlements by considering environmental, social, and economic factors. It involves promoting sustainable resource management, minimizing environmental impact, and ensuring the provision of essential services and infrastructure*
- *Application:* The lease of the land not only secures the functioning of the Academy but also contributes to the sustainability of the church and maintenance of the site and heritage worthy buildings, in difficult economic circumstances. Joint maintenance responsibility of the large site. Sustainable resource utilization is facilitated in the more effective use of the “Community Zone II” site.
The proposed use will fall within the boundaries of the existing, zoned site and will not impact on the adjacent natural area. The maintenance of the large site will contribute to the reduction of environmental risks such as illegal refuse dumping and fire-risk. Trees were planted.
The development can function within the existing services provision, given the limited availability of municipal engineering services. No existing public open space is affected.

In terms of **efficiency**:

- *This **principle** encourages the optimal use of existing resources, infrastructure, and land. It promotes efficient land use, compact urban development, and the integration of different land uses to reduce urban sprawl and improve the functionality of public spaces. Striving for optimal use of land and resources to maximize economic and social benefits.*
- *Application:* Again, the principal intent is for the church and the Academy to jointly use the erf, to the benefit of both parties. The shared use will not lead to urban sprawl as the uses are absorbed into the existing urban fabric. The shared use will maximize economic and social benefits.

In terms of **spatial resilience**:

- *This **principle** focuses on building resilient communities that can withstand and recover from socio-economic and environmental shocks. It involves creating diverse and adaptable settlements, promoting food security, and ensuring the availability of livelihoods.*
- *Application:* The provision of education facility alternatives, and creating more job opportunities, is fostered through the proposed development. Having functional, shared use of supportive urban uses, especially in rural towns, builds resilience to environmental changes (such as drought) by

providing and alternative income and services, not necessarily associated with, for instance, agriculture.

In terms of **good administration**:

- *This **principle** emphasizes the importance of transparent, accountable, and effective governance in land use management. It involves clear decision-making processes, stakeholder engagement, and the implementation of policies that promote sustainable and equitable development.*
- **Application:** The George Municipality will consider the application within the prescribed timeframes and within the process as stipulated in the relevant Bylaws. The application will be evaluated taking similar allowances, in similar circumstances into account. The upliftment and growth of Uniondale will be a consideration in the decision.

As seen from the above deliberation it can be argued that the proposed Consent will not be contrary to the development principles set out in Section 7 of SPLUMA.

5.2.2 SECTION 42 OF SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)

Following from compliance with the guiding principles of SPLUMA (Section 7 of Chapter 2; See Par. 5.2.1), and the general motivation for the need and desirability of the proposed consent (See Par. 5.2), Section 42 of said Act sets out the following factors, which must be addressed:

- a) **Public interest:** The proposed consent will provide more options to the Uniondale community with respect to possible places and methods of instruction. Although the impact (number of children) is relatively small, it constitutes greater choice, on an inclusive basis. The operation of the Academy shows that it serves the public demand and interest. All parties are further welcome to comment on the impact on their interest via the participation process. The proposed consent use, being an additional place of instruction, aligns with the IDP goals for Uniondale. Government goals for Uniondale include aspects such as diversifying and strengthening of the Uniondale economy, creating 'hub and spoke' uses to support a linkage to larger urban areas (sustainability), to provide shared facilities to create a compact urban form, to remain within the existing urban boundaries, to provide uses for the community within walking distance from residences/workforce, etc. The proposed consent adhered to all these developmental aims.
- b) **Constitutional transformation imperatives:** The proposed consent is development oriented and will foster service provision and investment in Uniondale. The provision of more options in providing avenues for instruction (such as Impaq learning) makes Uniondale as a town more sustainable. The mutually beneficial arrangement between the church and the Academy fosters sustainable social services in this rural town. Transforming small towns to places of opportunity is an important step towards sustainable living in the rural environment. The 'hub and spoke' principle applies in the Impaq

learning model where urban opportunity is linked to small town living in a sustainable way.

- c) The facts and circumstances relative to the application show that the site is suitable for the proposed use and that there is a demand for the proposed use. The combined use has more benefit, and aligns with policy, than two separate erven would have had.
- d) Respective rights and obligations of all those affected: The rights to use the existing church and the shared facility use is not impaired. The proposed consent will extend the service provision benefit to the community, without affecting the feasibility of any other existing learning/instruction facility in the town. The obligation of maintenance of the church premises will be shared, without detracting from the prominence and function of the church.
- e) The state of and impact on engineering services, social infrastructure, and open space requirements: Given the alternating use of the site and the limited impact of the Academy, the impact on engineering services has already been tested and is manageable. The shared use not only adds to social and support services in the community by providing an additional Place of Instruction but also facilitates the sustainable functioning of the church (as a service organization and perceived heritage place of significance). The Academy provides a secure open space on site to be used by their pupils and by the Sunday School children.

5.2.3 WESTERN CAPE 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. The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and sets out a basis for the adjudication of land use planning applications in the province.

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(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structure plan.”

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 paragraph 5.2.1 above. The comments in paragraph 5.2.1 are thus also relevant as far as Section 59/Chapter VI of LUPA, 2014 is concerned.

The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in Par. 5.2.1 above and it has been shown that the proposed development will comply with the relevant mentioned principles.

5.2.4 WESTERN CAPE SPATIAL DEVELOPMENT FRAMEWORK, 2014 (PSDF)

The WC PSDF provides principles to guide municipalities towards more efficient and sustainable spatial growth patterns. It explains that, in order to secure a more sustainable future for the province, it is important that settlement planning, and infrastructure investment achieves:

- higher densities;
- a shift from a suburban to urban development model; and
- more compact settlement footprints to minimise environmental impacts, reduce the costs and time impacts of travel and enhance Provincial and Municipal financial sustainability in relation to the provision and maintenance of infrastructure, facilities and services.

The proposed use and related Consent application relate to more efficient utilization of an erf zoned for community facility purposes, within an urban area, enabling a more compact development footprint, whilst extending the service offering to the resident community. Given the shared (alternative times) use of the site, the impact on services and infrastructure is negligible.

Planning, on erf-scale, in this instance, is to allow sustainable and more efficient use of the site, without any significant negative impact on the adjacent erven or on services provision. The proposal is not contrary to the provisions and intent of the WC SDF.

5.2.5 SOUTHERN CAPE REGIONAL SPATIAL IMPLEMENTATION FRAMEWORK (RSIF)

The RSIF endeavours to:

- produce a competitive regional space-economy that re-energises and shares growth;
- create an integrated network of regional settlements that provide resilient, sustainable, quality and inclusive living environments for a growing population; and
- design sustainable regional infrastructure networks (i.e. ecological, utility and transport); and
- promote collaborative regional management and governance arrangements.

The proposed consent will allow an education business (Academy) to function in an area where economic development is slow. The addition to alternative education functions will strengthen Uniondale as a rural town. The additional use on site will contribute to the sustainability of existing functions, specifically the

church operations and the maintenance of their buildings, whilst not detracting from the functioning of the church.

The proposed consent use is not contrary to the intent expressed in the RSIF, albeit on a local level.

5.2.6 GARDEN ROUTE DISTRICT MUNICIPALITY INTEGRATED DEVELOPMENT PLAN (IDP) & DISTRICT SPATIAL DEVELOPMENT FRAMEWORK (DSDF)

The District SDF provides guidance to local municipalities in the District regarding future spatial planning, strategic decision-making and regional integration.

1. CONTAIN SETTLEMENT SPRAWL AND GUIDED URBAN EDGE MANAGEMENT: *The proposed use, being the more intensified use of a church site, will take place within an existing, appropriately zoned erf, earmarked for community facility development, within the urban edge.*
2. PROMOTE COMPACT DEVELOPMENT: *More efficient use of the site fosters a more compact development.*
3. PRIORITISE INCLUSIVE MIXED USED DEVELOPMENT OVER PERIPHERAL MONO-FUNCTIONAL DEVELOPMENT: *The proposal and application for Consent relates to the concept of having a place of instruction functioning with a limited place of instruction, i.e. a multi-functional space, in a good location.*

5.2.7 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (2023) (GMSDF)

Uniondale is categorized as a Secondary Service Centre (District town), which is defined as an urban centre with a role in terms of servicing the surrounding areas and containing a mix of economic activities and services.

Spatial Development Policy A7 relates to the creation of a balanced community and notes that social infrastructure must be located in urban fabric, preferably in a clustered manner, to support the greater community and promotes implementation of various social service functions. The better utilization of school- and other social facility sites is encouraged, as is protection of social use sites. Related Policy Guideline supports:

- the facilitation of the **clustering of social functions.**
- **Visually permeable fences** on school sites.
- Accommodation of pedestrian movement.
- **Walkability.**
- Social facility sites to be designed to be integrated, linked to NMT.
- **Shared facilities** supported, including shared parking.

- Public Realm and area (use precinct) considerations to be addressed at SDP stage.
- Facilitation of NMT to be illustrated in development proposals.
- As far as possible, associate municipal parks with community facilities and schools to secure the safety and maintenance benefits of clustering.
- Defined social support services (frail care, special needs education, creches, soup kitchens, children's homes, etc, as defined in the GIZSB) may be accommodated in the residential urban fabric, subject to due process.

The proposed sharing of the subject erf by the church (Place of Worship) and the Academy (Place of Instruction) supports the principles noted above:

- Social functions (education and religious services) will be clustered and shared parking is provided.
- The fence of the Academy area is visually permeable.
- Pedestrian movement is accommodated to both uses.
- The site is located in a **mixed-use urban fabric**, well located in relation to residential- and workplaces. The site is serviced with public roads and can be reached by vehicle or foot from the whole of Uniondale, which supports the viability and functioning of both uses.

The proposed consent does not negate the principles MSDF.

5.2.8 GEORGE INREGATED ZONING SCHEME BY-LAW, 2023

As noted previously, the principal zoning of the erf is not altered. The consent to accommodate a "Place of Instruction" on the site, with the principal use remaining as "Place of Worship", is detailed in Par.2 and is motivated in this Memorandum. The Scheme Bylaw makes provision for the application for such consent application.

The existing and proposed development, church and Academy, do not exceed the parameters set out in the Scheme Bylaw for coverage, floor factor, height nor building lines.

5.3 COMPATIBILITY OF THE PROPOSED DEVELOPMENT WITH LAND USES IN THE AREA (CHARACTER & STREETScape)

As noted, the Academy currently operates from the church premises, within a **mixed-use urban fabric**. Par.4.5 has reference.

The classrooms in the church hall building will still be used for Sunday-school. This use is approximately 20m from the closes adjacent house. The two converted buildings used by the Academy is approximately 37m from the house nearest to the boundary. The main play area, and the shaded area between the two Academy buildings, which is predominantly use by learners, lies in the west of the

area proposed for the Academy, approximately 100m from the houses to the west of the application site, mitigating the impact of noise. The placement and design of the houses on the eastern boundary of the site, adjacent to the Academy area is such that the houses do not face towards the church grounds.

There is no overshadowing of neighbouring properties, as the existing buildings are not placed directly adjacent to the boundaries of residential erven and the two converted building are situated relatively deep (37m) into the site.

Generally, social services use is deemed to be **compatible with residential use**, with schools usually located in residential neighbourhoods. Numerous examples in George exist. **Walkability** in Uniondale is of utmost importance. The Academy, although limited in pupil-numbers, can serve nearly the whole of Uniondale urban area, from a walkability perspective. The locality is deemed to be **central and accessible**.

The proposed use, being a limited part of a community services area, is deemed to be **compatible and legible** in relation to other uses in Uniondale.

The proposed use has **no impact on sunlight and view** in respect of adjacent buildings and will enhance the value of adjacent properties, increasing investment value in the area, maintenance management and safety measure within the neighbourhood block.

There is negligible impact on the **streetscape** and the **heritage assets** in the area. The proposal has been sanctioned by Heritage Western Cape.

5.4 SAFETY OF THE AREA AND PRIVACY

Safety in the area is enhanced by the shared use of the erf, in the following manner:

- The vacant area at the back (south) of the church- and hall buildings and the open veld south of the site is screened from visual surveillance by the buildings along Hood Street. Not many vehicle- and pedestrian traffic travel along Church Street, south of the site, towards the cemetery and municipal infrastructure area. This uncontrolled area is prone to refuse dumping and may create the impression as an unsafe area. The formalization of the area/back yard of the site meant investment into safety infrastructure (access control, visually permeable fencing) without limiting the accessibility and feeling of “openness” of the church building itself.
- Shared use makes the Academy and the church- and hall buildings less vulnerable in times when it is not used.
- The income provided by the Academy contributes to upgrades required, for safety and other operational measures of the church-use.

- The manner of securitizing the Academy site is congruent to guidelines in the MSDF and from a heritage protection perspective. I.e. the spaces are safe, without blocking views.
- The activity on site is furthermore beneficial insofar as it provides ‘eyes-on-site’ towards the open space adjacent to the site (south).

Privacy on site, for either the church- and/or Academy use is not compromised, with scheduled usage and exclusive use areas as part of the operational arrangements. The manner and position of fences/gates enable joint use.

The security of adjacent properties, specifically the developed residential erven to the east of the site, is enhanced by the fencing of the area and the visual permeability and regulated use.

The privacy of the adjacent residential erven is not impacted to a significant degree more than the church- and Sunday School use. The house to the east of the Academy area is constructed on the site boundary, but with no windows towards the site area. Photo 11 show the house along the yard area of the Academy. Note that the main play area is situated around the two outside classrooms of the Academy, towards the central-east area of the site.



Photo 11: View from site to house to the east

5.5 COMPATIBILITY OF PROPOSAL WITH NATURAL ENVIRONMENT

As noted, the consent application relates to the development on part of a specific, registered, zoned, part-developed site. The use of the area applicable to the consent and the existing church-use, does not encroach onto the adjacent vacant/open area.

The existing use does, however, enhance security of the adjacent area. The adjacent vacant area between the site and the cemetery is a slight hill, mostly vacant, with municipal infrastructure. The images included as Photo 12 shows the area along part of the southern boundary of the site. The first three images show the Academy area in the fence, and the last image was taken along adjacent to the parking area towards the vacant, hill area.



Photo 12: Views of the Academy area, towards the south

i.e. the proposed development does not impact on the adjacent area, except to make the vacant area safer from a visual surveillance and fire-safety perspective.

Natural vegetation in the adjacent area is not impacted. Trees on site area are retained and drought-resistant-, indigenous planting was done.

The proposed shared use will not contribute to water- and air pollution. Stormwater will be managed on site and channelled to the adjacent municipal system. Par.5.8 has reference.

5.6 POTENTIAL OF THE PROPERTY

The existing church building and hall is deemed sufficient for the purposes of the church, proving to be relatively costly in maintenance. This represents less than half of the consolidated Erf 1064 Uniondale.

The proposed consent will not lessen the current use of the buildings or site as a 'place of worship' but will contribute to the **sustainable use** of the site for such purposes. The maintenance and operational budget of the Academy area, via various existing sponsors will lessen the cost burden of the church and increase the value of the site. The interrelated nature of the use does **not support subdivision** and shared use benefits both institutions.

The provision of an alternative education option in Uniondale is a benefit to the town as a whole. Rural towns, in general, struggle to retain economically active residents, most of whom opt to reside in larger towns such as Oudtshoorn and

George, where there are learner education options including smaller classes and alternative education methodologies. The provision of education alternatives in Uniondale may contribute to retention of economically active residents and the economic development of the town. The 'all-of-the-above' approach rather than the 'either-or' approach to education options is required in rural towns. As noted, the likelihood of an additional government facility, in this relatively population-stagnant community, is slim.

The potential of the property is utilized via the **intensified use of existing space** and buildings.

The potential of the site, both in terms of nature of use and area, support shared use.

5.7 ACCESS, PARKING AND TRAFFIC CIRCULATION

Par. 4.9 has reference.

There is sufficient parking for all components of use, on site.

Vehicle access to the Academy site is restricted to one point along Church Street and one point along Hood Street.

The use of the site for church purposes on Sundays and limited within the week, provided the peak traffic impact, as sanctioned in existing rights. The lesser impact of the Academy (45 learners) in the week will not exceed the accepted peak flow of the primary right. Alternate use times are applicable.

The site is located on the corner of a neighbourhood collector- and local collector roads, being Hood Street (15,7m reserve width) and Church Street (13m reserve width).

Note that Huguenot Street, as indicated on the subject erf on the Municipal GIS, was closed; as sanctioned by historic consolidation applications.

Pedestrian and vehicle access to the church use have been separated and used as such for many years. The Academy retains use of two of the existing vehicle access points and all the pedestrian access points.

5.8 ENGINEERING INFRASTRUCTURE SERVICES

Sanitation:

Currently the Church includes uses the existing 4 toilets within the hall-building, mostly on Sundays and occasionally on Saturdays and in the week. The site is linked to an on-site septic tank system, which is cleaned by the Municipality on a regular basis.

The Health Requirements for Child Care Facilities, issued by the Garden Route District Municipality prescribe one toilet and one hand-basin for every 20 children, with separate ablution facilities for the staff. The Norms for School Sanitation gazetted by the Department of Education, May 2024, classifies the Academy as a micro-facility and prescribes a limited number of toilets and basins, also noting the requirement for disabled toilet facilities. Note that the required health permits will be obtained as part of the facility registration process.

The provision of on-site ablution facilities is adequate given limited size of the Academy and the usage at alternative times from the church use.

With respect to the standards applicable to educational facilities, the GRDM requires **water supply** of a minimum of 10-25 litres of water per person per day must be available and stored hygienically, if running water is not available. The site is linked to the municipal water system. The site is connected to a municipal water line along the northern portion of the site. No buildings and/or uses areas interfere with the line.

A rainwater harvesting tank is located on the Academy site area, adjacent to the church hall building. The water is used as part of the sanitation system and to water the garden.



Photo 13: Rainwater tank

Stormwater management as per current use will be maintained and enhanced. Stormwater flow direction is from the north to the south. The elevation plan included as Figure 7 has reference. The site drains towards the northeastern and northwestern corners of the site, along Hood Street, with a slight low point in the middle.

Three levels of use were created on site over time. The highest level is where the separate buildings of the Academy are located. These buildings have been located on site for more than 20 years. Photo 14 shows the position of the storm-water channel, south of the outside buildings, included to slow down the speed of run-off across the site. The trench drains towards the internal access path and then to the storm-water infrastructure in Hood Street. (See Photo 15).



Photo 14: Stormwater cut-off on site



Photo 15: Stormwater system in Hood Street

Land scaping along the northern terrace on the Academy site and existing stormwater channels along the hall and church buildings add to stormwater management on site for the past 20 years at least.

5.9 SUMMARY: NEED AND DESIRABILITY

With reference to the concepts noted in this Memorandum, the need for the use and the desirability of the site for such shared use can be summarized as follows:

- a) The Academy has been successful and functioning for some time, proving that there is a need for a smaller, alternative, on-line focussed, education alternative.
- b) The joint use of the site is practical and desirable, as has been demonstrated over time,
- c) Population numbers in Uniondale do not justify an additional government school, but pupil numbers per class do not cater for children that struggle to function in larger classes.
- d) The number of sponsors committed to the project ensures not only the viability and sustainability of the Academy, but contribute, with investment from the Academy itself to the practical sustainability (maintenance, etc.) of the Dutch Reformed Church.
- e) The sharing of facilities, in this instance:
 - is practical,
 - fosters shared maintenance,
 - enhances safety,
 - relates to more effective use of community facility space,

- relates to a more efficient use of infrastructure,
- contribute to the sustainable use of the erf by both parties,
- f) The need for the consent, rather than a rezoning, lies in the fact that, although the joint use of the site is beneficial to both the church and the Academy, the 'Place of Worship' remains the primary user of this historic site,
- g) The extent and placement of buildings to accommodate both uses still conforms to the development controls set by the Zoning Scheme Bylaw,
- h) There are sufficient engineering services to allow the shared, limited use,
- i) Access and parking is sufficient, whether uses are active simultaneously or on alternative times,
- j) The size of the site allows for more than required space for both uses,
- k) The shared use is managed via the consent use mechanism, thus retaining "place of worship" as the primary use,
- l) Subdivision to create a separate erf for "place of instruction" is not required and not supported in terms of the consent-use approach,
- m) Subdivision is not possible, given the integrated use of spaces and facilities,
- n) Facility use is optimized via the shared-use concept, which is supported in numerous spatial development policies and documents,
- o) The heritage value of the existing church buildings is not affected and the contribution to the finances of the church, will facilitate sustainable heritage asset protection,
- p) This mutually beneficial arrangement will add economic value to Uniondale and the mechanism (consent) to achieve this arrangement is contained in the Scheme Bylaw,
- q) Shared use, community facility expansion, intensifying use within the urban development boundary, are some of the strategic principles (National, Provincial-, district- and local spatial policy), which support the proposals.
- r) The locality of the site, being within walking distance from the majority of Uniondale,
- s) There is sufficient, and separated, spaces for vehicle movement and pedestrian access.
- t) The permeable site design, endeavouring to make the church building and hall as accessible for as pedestrians and vehicles as it was previously, whilst ensuring safety requirements set by the District and Provincial authorities in relation to the Academy use, are met.
- u) The proposed use does not diminish the views towards the church from any direction as no new buildings are proposed and fences are visually permeable,
- v) The 'sense of place' is not disturbed and the proposed use "place of instruction" is deemed compatible with the 'place of worship' use and suitable within the context created by the urban fabric in this area.
- w) The existing streetscape is not affected by the proposed uses.
- x) There is adequate privacy afforded to adjacent properties and there is no overshadowing of houses and other uses surrounding the site. Incidence of sunlight to surrounding sites are not affected by the proposed use.

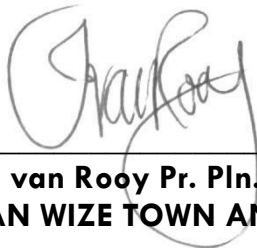
6. CONCLUSION

Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023, read with the George Integrated Zoning Scheme Bylaw, 2023, allows a site zoned “Community Zone II” (primary use: ‘Place of Worship’) to be used as a ‘**Place of Instruction**’ with **consent**. This approach is supported from a strategic planning policy perspective as it fosters integrated use, efficient use of infrastructure and contributes to a legible, intensified urban fabric.

Erf 1064 Uniondale currently accommodates both the Dutch Reformed Church and the Uniondale Academy Foundation in a well-managed, shared basis. The mutually advantageous arrangement not only adds investment and functionality to benefit the church, but also to benefit the sustainability of Uniondale as a rural town and illustrates the need for such facility.

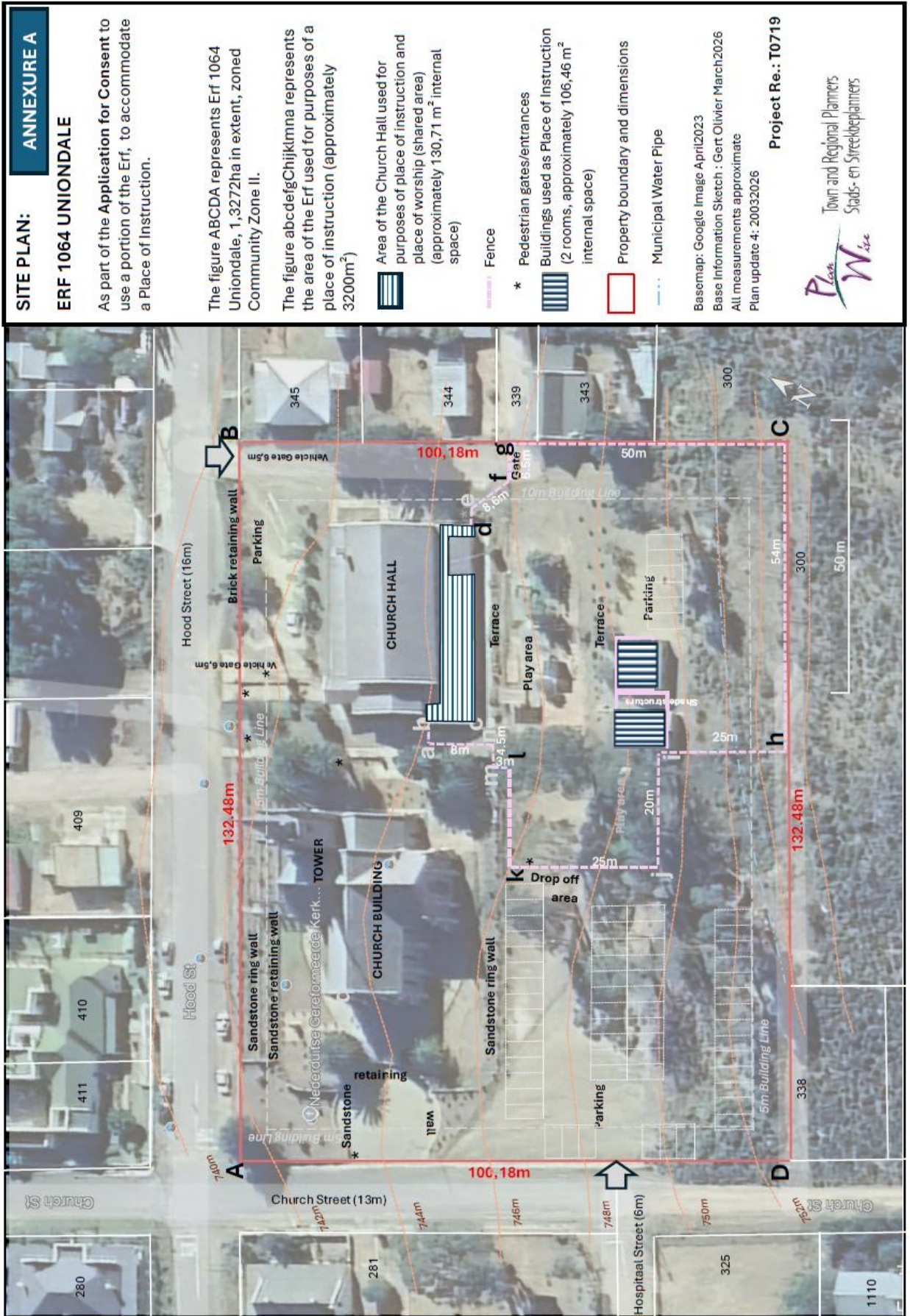
The primary use of the site will remain ‘Place of Worship’, whilst permission is requested in this consent application to include a defined “Place of Instruction” use within the rights. The site is deemed desirable for the shared use.

Memorandum signed at **GEORGE** on this the 20th day of **March 2026**



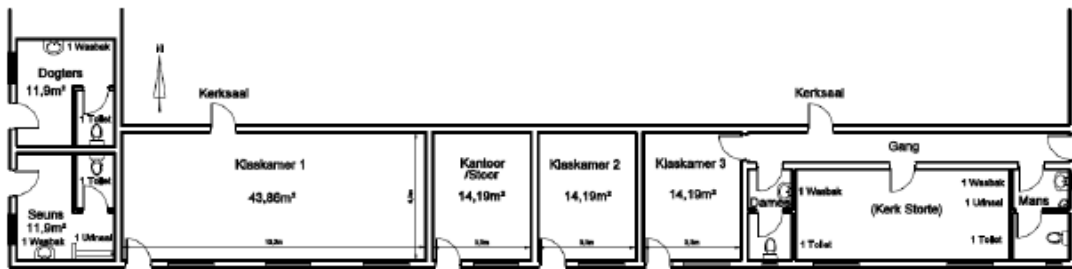
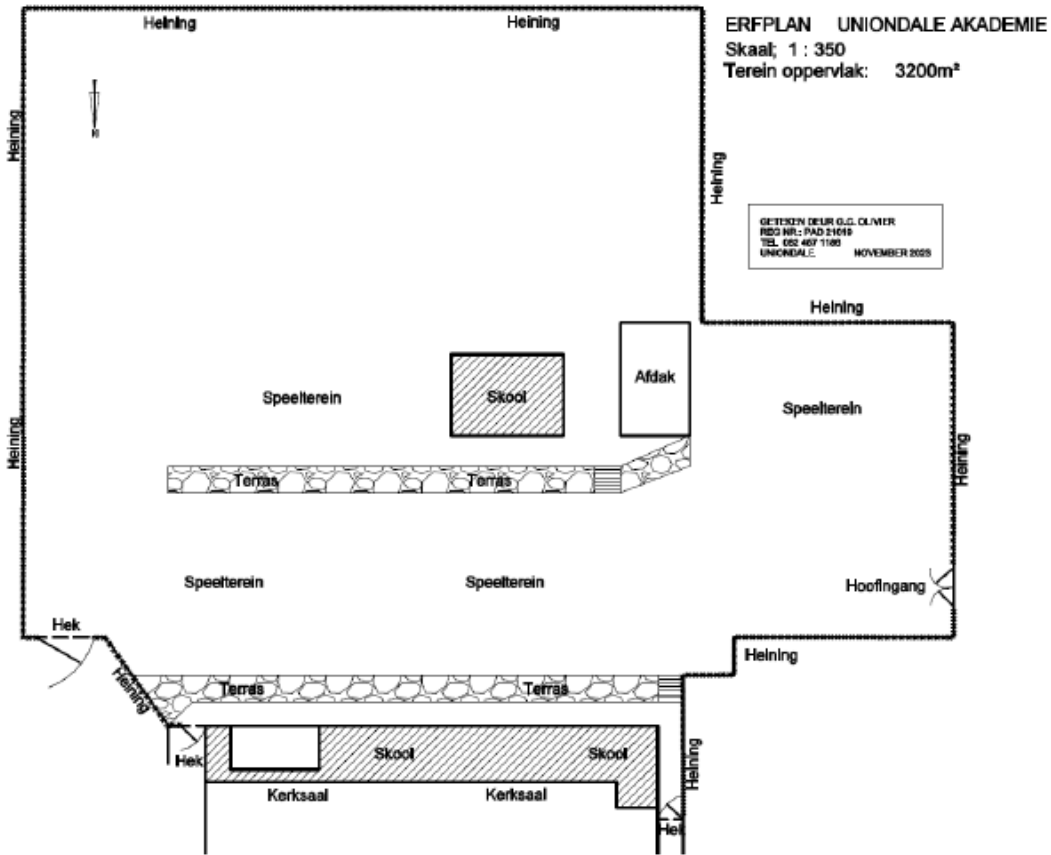
Izal van Rooy Pr. Pln. A/1025/1998
PLAN WIZE TOWN AND REGIONAL PLANNERS

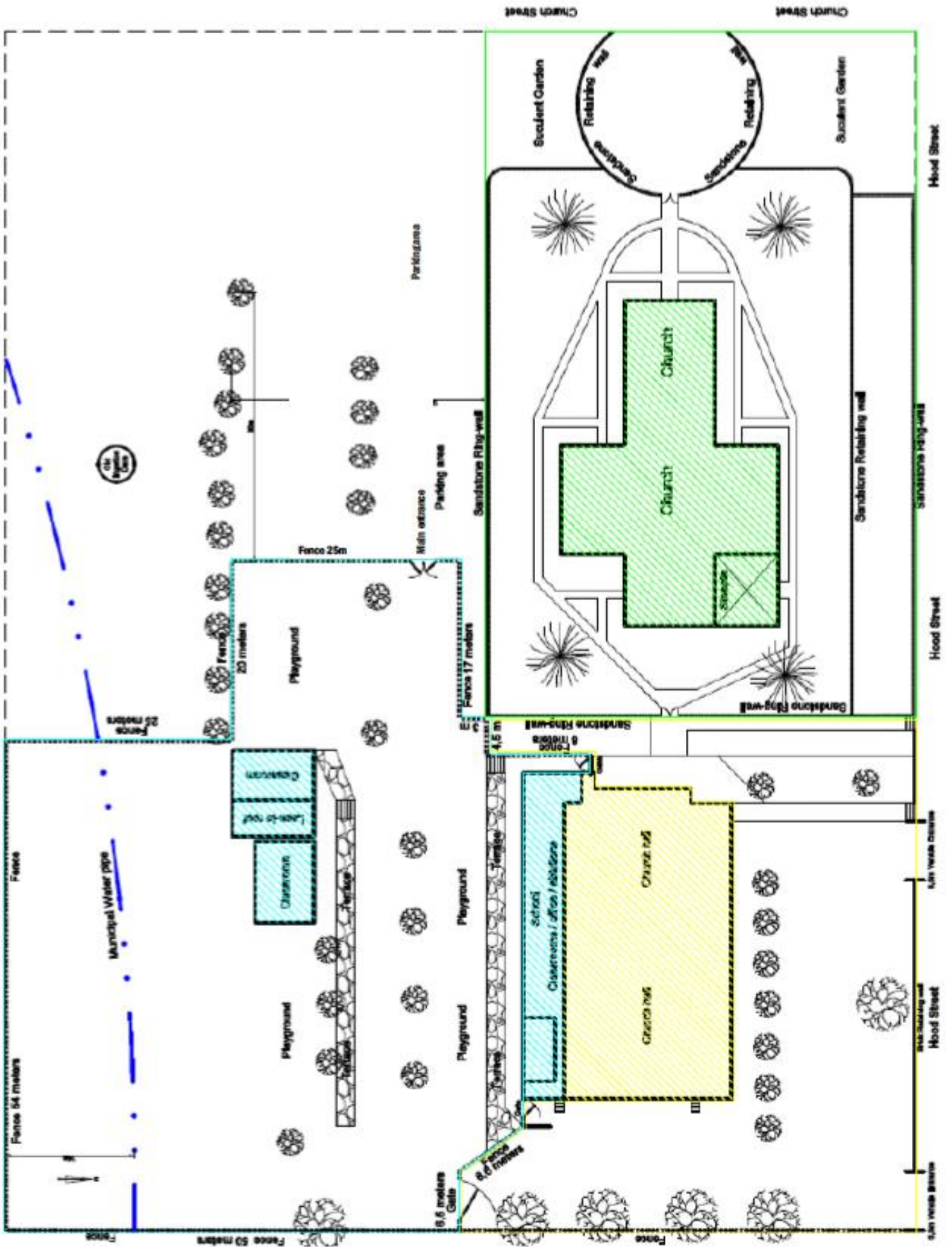
ANNEXURE A: SITE SKETCH PLAN



ANNEXURE B: HOME STUDY ACADEMY : SITE PLAN

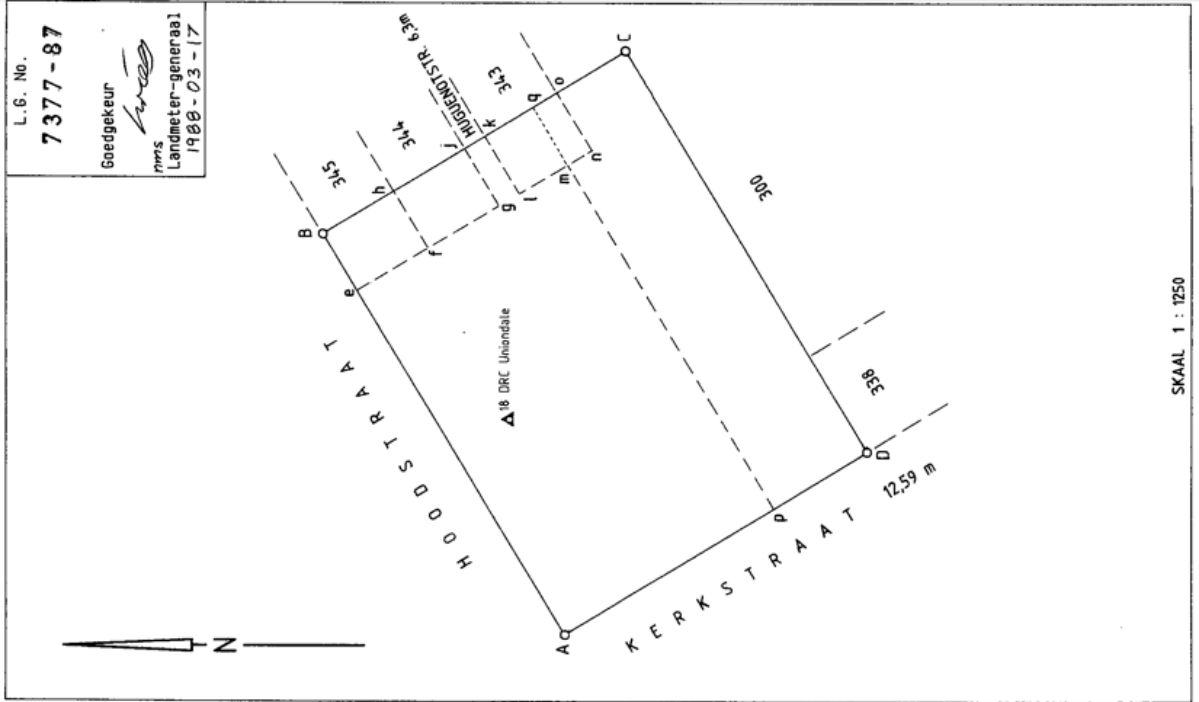
ANNEXURE B





ANNEXURE C: SG DIAGRAM

KANTOORAFSKRIF



SKAAL 1 : 1250

7377-87

TREVOR & BAILEY		7377-87		L.G. No.	
SYE	RIGTINGS HOEKE	Y	X	L.G. No.	
Meters	Konstante:	Steise	Lo23°		
A B	132,48	0,00	+3 700 000,00	Goedgekeur	
B C	100,18	- 11 756,04	+ 25 465,28		
C D	132,48	- 11 869,40	+ 25 396,72		
D A	100,18	- 11 921,25	+ 25 482,44		
		- 11 807,89	+ 25 551,00		
18 DRC Uniondale		Δ	- 11 817,12	+ 25 449,89	Landmeter-Generaal
209 Smutsdale		Δ	- 8 561,48	+ 26 470,75	
Beskrywing van Bekens A, B, C 16mm ysterpen D 12mm ysterpen					
Komponente :					
1. Die figuur Aegjklmp stel Erf 1062 Uniondale voor, vide kaart no 7375/87 geheg aan 7/1/1988 - 55982					
2. Die figuur eBnf stel Erf 340 Uniondale voor, vide kaart no 7372/87 geheg aan 7/1/1988 - 55982					
3. Die figuur fhig stel Erf 341 Uniondale voor, vide kaart no 7373/87 geheg aan 7/1/1988 - 55982					
4. Die figuur lkon stel Erf 342 Uniondale voor, vide kaart no 7374/87 geheg aan 7/1/1988 - 55983					
5. Die figuur pmnqd stel Erf 1063 Uniondale voor, vide kaart no 7376/87 geheg aan 7/1/1988 - 55982					
Die figuur A B C D stel voor 1,3272 hektaar grond, synde					
<u>ERF 1064 UNIONDALE en bevat 1 - 5 hierbo</u>					
geleë in die Plaaslike Gebied en Administratiewe Distrik van Uniondale, Provinsie Kaap die Goete Hoop. Ungemeet tussen Mei 1986 en Mei 1987 deur my.					
Hierdie kaart is geheg aan No. 55984/1988 gedateer t.g.v					
Die oorspronklike kaart is soos hierbo aangehaal S.R. No. D 2336/87 Notering BN-808 (1789) X13					
Landmeter V.A. Newby					
Registrateur van Aktes					

ANNEXURE D: TITLE DEED

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS08821 - MIRANDA NTSHOKO

DATE : 20241205 TIME : 14:12:29.1 PAGE : 1

PROPERTY DETAILS PRINT FOR PORTION 0
 ERF NO 1064
 TOWNSHIP UNIONDALE
 REG DIV

PROVINCE WESTERN CAPE
 PREV DESCRIPTION
 DIAGRAM DEED NO T55984/1988
 EXTENT 1.3272
 CLEARANCE KLEIN-KAROO LANGKLOOF DC

FIRM NR : 999
 FIRM NAME : AKTEKANTOOR KAAPSTAD
 FILE NR : PREP
 FEE AMOUNT: R .00

NO INTERDICTS

DOCUMENTS	HOLDER	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
FROM 340-342,1962-10	63				

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MDD	SCAN/MICRO REF
MED GER KERK-UNIONDALE					T55984/1988	0923	1988 1327 2068
		R CCT					

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
 FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

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 DRS08821
 Handtekening/Signature



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 MAGICAL HQ/ANNEX

56 Walker, Malherbe, Godley & Field

Opgetuig deur my,

B J Chin'ani
AKTUELE OORSTAP

B J CHIN'ANI

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SUID-AFRIKAANSE POLISIEDIENS
UTASESUKU LINGELEN
ANGEWYSE POLISIEBEAMPTIE
UNIONDALE
15 OCT 2025
UNIONDALE
DESIGNATED POLICE OFFICER
STATION COMMANDER
SOUTH AFRICAN POLICE SERVICE

55984.88

SERTIFIKAAT VAN VERENIGDE TITEL

(Uitgereik kragtens die bepalings van Artikel 40 van die Registrasie van Akteswet, 1937 (Nr 47 van 1937))

NADEMAAL die KERKRAAD VAN DIE NEDERDUITSE
GEREFORMEERDE KERK-UNIONDALE

aansoek gedoen het om die uitreiking van 'n Sertifikaat van Verenigde Titel kragtens die bepalings van Artikel 40 van die Registrasie van Akteswet, 1937, en

NADEMAAL /....

REGISTERED IN THE DEEDS OFFICE
UNIONDALE

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SOUTH AFRICAN POLICE SERVICE
UNIONDALE
DESIGNATED POLICE OFFICER
STATION COMMANDER
15 OCT 2025
SOUTH AFRICAN POLICE SERVICE

- 2 -

NADEMAAL voormelde

KERKRAAD VAN DIE NEDERDUIJSE GEREFORMEERDE KERK -

UNIONDALE

die geregistreerde eienaar is van :

1. ERF 340 UNIONDALE, geleë in die
Plaaslike Gebied en Afdeling van UNIONDALE;
GEHOU kragtens Sertifikaat van Geregistreerde
Titel Nr T **55982.88** /1988

2. ERF 341 UNIONDALE, geleë in die
Plaaslike Gebied en Afdeling van UNIONDALE;
GEHOU kragtens Sertifikaat van Geregistreerde
Titel Nr T **55982.88** /1988

3. ERF 342 /....

WHITE GROUP
BLANKE GROEP

WHITE GROUP
BLANKE GROEP

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SUID-AFRIKAANSE POLISEDIENST
STASIEBEVELVOEGDER
AANGEWYSE POLISIEBESAMPTIE
UNIONDALE

15 OCT 2025

UNIONDALE
DESIGNATED POLICE OFFICER
STATION COMMANDER

SOUTH AFRICAN POLICE SERVICE

- 3 -

3. ERF 342 UNIONDALE, geleë in die
Plaaslike Gebied en Afdeling van UNIONDALE;
GEHOU kragtens Sertifikaat van Geregistreerde
Titel Nr T **55983.88** /1988

WHITE GROUP
BLANKE GROEP

4. ERF 1062 (Gedeelte van Erf 339) UNIONDALE,
geleë in die Plaaslike Gebied en Afdeling
van Uniondale;
GEHOU kragtens Sertifikaat van Geregistreerde
Titel Nr T **55982.88** /1988

WHITE GROUP
BLANKE GROEP

5. ERF 1063 (Gedeelte van Erf 300) UNIONDALE;
geleë in die Plaaslike Gebied en Afdeling
van Uniondale;
GEHOU kragtens Sertifikaat van Geregistreerde
Titel Nr T **55982.88** /1988

WHITE GROUP
BLANKE GROEP

wat verenig is tot die grond hieronder beskryf;

SO IS DIT DAT ingevolge die bepalings van genoemde Wet,

e, die /.....

PDF

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7377/40 S.G. ST
 [Signature]
 Handtekening/Signature

SD115-APPROPRIATE POLICE OFFICERS
 STATION: LEROUX DRIF
 AFDIELING: NEDERDUITSE REFORMEERDE KERK-
 UNIONDALE

15 OCT 2025

1100 LEROUX
 DESIGNATED POLICE OFFICER
 STATION COMMANDER

SOUTH AFRICAN POLICE SERVICE

ek, die Registrateur van Aktes te KAAPSTAD, hierby
 sertifiseer dat voornoemde

KERKRAAD VAN DIE NEDERDUITSE GEREFORMEERDE KERK-
 UNIONDALE

Sy Administrateurs of Gemagtigdes

die geregistreerde eienaar is van :

• ERF 1064 UNIONDALE, geleë in die Plaaslike
 Gebied en Afdeling van Uniondale;

GROOT: 1,3272 (EEN KOMMA DRIE TWEË SEWE TWEË)

Hektaar

WHITE GROUP
 BLANKE GROEP

Soos meer volledig sal blyk uit die aangehegte Kaart S.G.
 Nr T7377/87;

- A. ONDERHEWIG wat betref die figuur A B q p op genoemde Kaart S.G. Nr 7377/87 aan die voorwaardes waarna verwys word in Transportakte Nr T428/1881.
- B. 1. ONDERHEWIG wat betref die figuur p q C D op genoemde Kaart S.G. Nr 7377/87 aan die voorwaardes waarna verwys word in Transportakte Nr T30 gedateer 2 Maart 1855.

2. ONDERHEWIG/....

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[Signature]
S. JACOBS S.C.
Handtekening/Signature

SOUTH AFRICAN POLICE SERVICE
15 OCT 2025
DESIGNATED POLICE OFFICER
STATION COMMANDER
SOUTH AFRICAN POLICE SERVICE

- 5 -

2. ONDERHEWIG VERDER aan die voorwaardes waarna verwys word in Transportakte Nr T6 gedateer 1 November 1864.

C. ONDERHEWIG wat betref die figuur A B C D op genoemde Kaart S.G. Nr 7377/87 aan die volgende voorwaardes opgelê deur die Administrateur van die Kaap die Goeie Hoop in terme van Artikel 9 van Ordonnansie 33 van 1934 naamlik :-

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels of draade en insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word, indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.

EN DAT kragtens hierdie Sertifikaat, genoemde

KERKRAAD VAN DIE NEDERDUITSE GEREFORMEERDE KERK-
UNIONDALE

- BLANKE GROEP -

SY /... Scanned with
MIDIC SCANNER



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[Signature]
 173940-3051
 JACOBS
 Handekamp/Signature



- 6 -

SY Administrateurs of Gemagtigdes;

nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat;

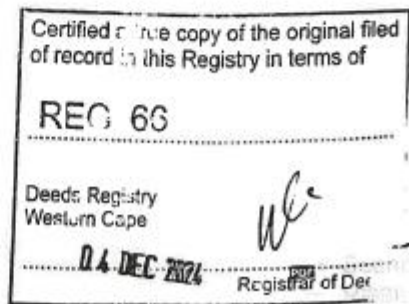
TEN BEWYSE WAARVAN EK, die voornoemde Registrateur, hierdie Akte onderteken en met die ampseël bekragtig het.

ALDUS GEDOEN en GETEKEN op die kantoor van die Registrateur van Aktes te KAAPSTAD op hede die 23 dag van September in die Jaar van Ons Heer Eenduisend Negehonderd Agt en Tagtig (1988):

[Signature]
 REGISTRATEUR VAN AKTES

Geregistreer in die Register van Boek Folio

Kerk-in-bevel



ANNEXURE E: POWER OF ATTORNEY



NG KERK
UNIONDALE

Leraar: Ds Petrus Carstens Tel 072 434 8989;
Kerkkantoor: Nadine J v Rensburg 082 582 1298
Epos: ngkerkuniondale@langkloof.net;
Posbus 24, Uniondale, 6460.
Straatadres: Hoek van Kerk en Hoodstraat

10-02-2026

NOTULE VAN VERGADERING VAN DAGBESTUUR- VERGADERING GEHOU OP 10 FEBRUARIE 2026 OM 19:00 IN KERKKANTOOR

Hiermee bevestig ons dat Petrus Johannes Carstens, Identiteitsnommer 6309185051082, gemagtig is om namens NG Kerk Uniondale te teken en die organisasie wettiglik te bind in verband met dokumente / aksies in opdrag van die Kerkraad.

Hierdie tekenregte bly van krag totdat dit skriftelik herroep of gewysig word.

Geteken te Uniondale op 10 Februarie 2026

Lede:

PJ Carstens:

Nadine J v Rensburg:

Anlie Scott:

Wilhelm Keyser:

Gerhard Johnston:

SPECIAL POWER OF ATTORNEY

I, the undersigned,
Petrus J. Coetzens
representing the registered owner of
ERF 1064, Uniondale, Western Cape
(the "Property"), being the NED GER KERK-UNIONDALE, by virtue of
Title Deed T55984/1988,

hereby nominate, constitute and appoint IZEL VAN ROOY, Identity Number: 700519 003 008 2 of
PLAN WIZE Town and Regional Planners with power of Substitution to be our lawful Town Planner
and Agent in name, place and stead, to:

- a) make application to the George Municipality in terms of Section 15(2)(o) of the Land Use Planning Bylaw for George Municipality, 2023 for consent to use the property as a "Place of Instruction" in addition to the current zoning (Community Zone II (Place of Worship), and
- b) and furthermore, to continue with any appeal or other measures in terms of the relevant legislation and to appoint an attorney, advocate, land surveyor and other professional persons to undertake such additional actions, appeals and/or other measures required to achieve the above-mentioned, subject to approval, after consultation with the client, and
- c) generally for effecting the purposes afore said, to do so or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as we might or could do if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our said Town Planner and Agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED AT Uniondale THIS 21 DAY OF Jan 2026 IN THE PRESENCE OF THE
UNDERSIGNED WITNESS.

AS WITNESS:

1. [Signature]
Signature
Sumi Zindogh
Name

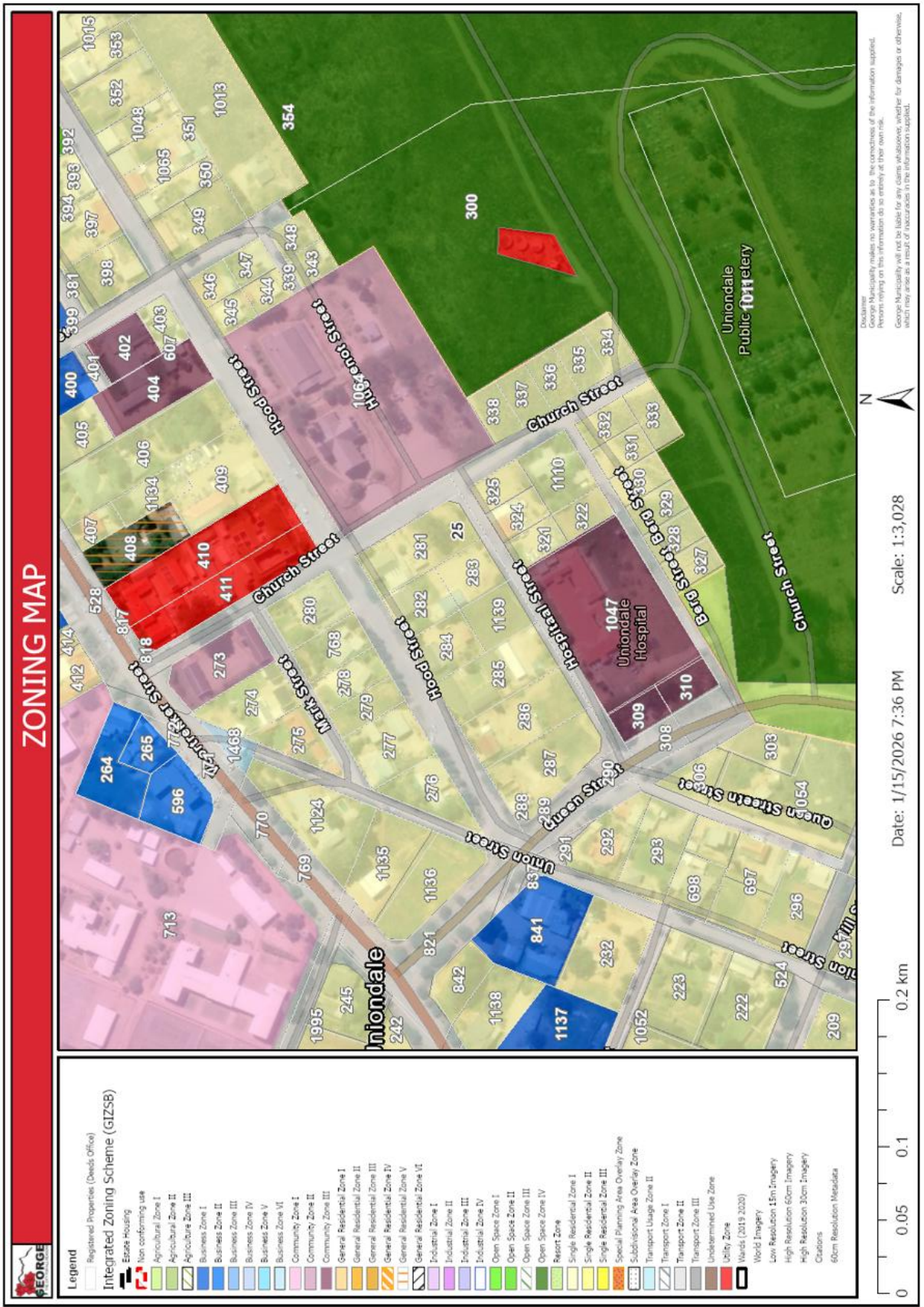
2. [Signature]
Signature
Name

Liezl Jonker

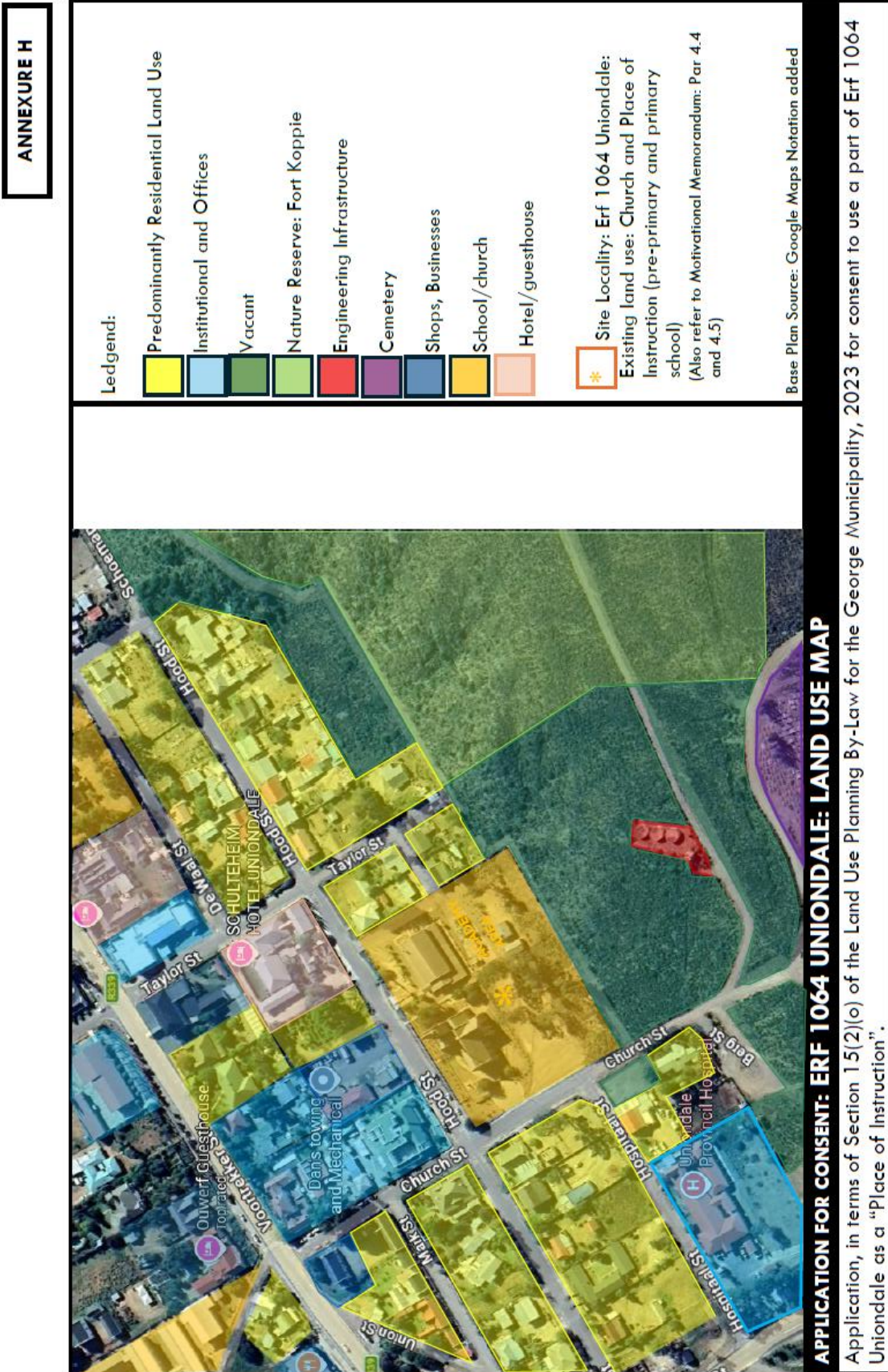
Signature:
Name: Petrus J. Coetzens
Capacity: Reverend Chairman of
072 434 8989 Board

Erf 1064 Uniondale (Liezl Jonker)

ANNEXURE G: ZONING MAP



ANNEXURE H: LAND USE MAP



Ref. 0719

ANNEXURE H: HERITAGE REPORT AND HWC RESPONSE

Our Ref: HM / GARDEN ROUTE / GEORGE / UNIONDALE / ERF 1064
Case No.: 27394SVB0213 | <https://sahris.org.za/node/389348>
Enquiries: Ruan Brand
E-mail: ruan.brand@westerncape.gov.za
Tel: 021 829 3319



Applicant: Jenna Lavín
Owner: Petrus Johannes Carstens obo Kerkrad van die Nederduitse Gereformeerde Kerk Uniondale
jlavin.heritage@gmail.com | ingkerkuniondale@langkloof.net

NOTIFICATION OF INTENT TO DEVELOP (NID) FOR PROPOSED CONSENT USE APPLICATION FOR ERF 1064, NG KERK, 25 HOOD STREET, UNIONDALE, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999): ERF 1064, NG KERK, 25 HOOD STREET, UNIONDALE

The matter above has reference.

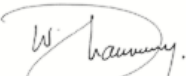
Heritage Western Cape is in receipt of your application concerning the above matter. This matter was discussed at the Heritage Officers' Meeting (HOMS) held on 23 February 2026.

RESPONSE

HWC noted that the proposed consent use application for Erf 1064, NG Kerk, 25 Hood Street, Uniondale does not trigger Section 38(1) of the National Heritage Resources Act no. 25 (1999) and therefore not applicable in terms of impacts to the heritage resource.

Any further municipal procedures can be duly followed.

Should you have any further queries, please contact the official above and quote the case number provided.



Waseefa Dhansay
Assistant Director: Professional Services

 Heritage Western Cape
 Erfenis Wes-Kaap
 ILifa leMveli leNtshona Koloni

 25 February 2026


 Jenna Lavín
 Artefactual Heritage Consulting (pty) Ltd
jlavin.heritage@gmail.com
 083 619 0854

In association with: Sarah Winter

NID submission in terms of section 38(8)
 Proposed consent use application for Erf 1062 (now part of Erf 1064), Uniondale

Applicant: Urban Content
Date: February 2026

Proposed Development

This is an application for consent to use a part of the consolidated church site for purposes of a pre-school and primary school. The Dutch Reformed Church was established on Erf 1062 Uniondale (the erf was created in 1987). The church building was built on part of the site and later the Hall was added. In 1987 the church expanded its property to form Erf 1064. The erf is zoned Community Zone II (Place of Worship) – this zoning remains however an additional consent zoning is applied for, for a "place of instruction" based on a specified plan.

The Uniondale Academy caters for children unable to be accommodated at the Uniondale Primary school. It is sponsored by APL, SSK, Markotter Stigting, Uniondale Lions, Tru Cape, Matt Zondagh and Welgelegen Farm Trusts, Cape Gate and others. The rent the Academy pays to the Dutch Reformed Church is a large part of the Church income. There is a maximum of 45 children in the school.

This application is for the regularisation of an existing use to accommodate a school through a consent use application. The nature of interventions to accommodate the school includes:

- Internal alterations have been undertaken to the church hall for use as classrooms.
- A previously erected shade structure has been converted to a pre-fab building for a classroom.
- A recently constructed face brick structure is being used as a classroom.
- The erection of a fence around the school yard.
- A playground area

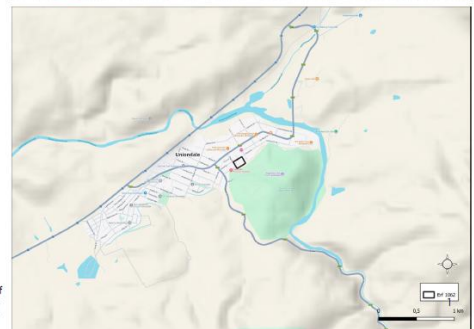
The development therefore potentially changes the character of a site exceeding 5000m². Although the building work is completed, this NID submission is made for cautionary reasons considering the significance of the DR Church located on Erf 1062.

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Figure 1: Satellite map of Erf 1064



Figure 1.2: Map of Erf 1062 relative to Uniondale



The previous shade structure has been converted to a pre-fab building used for a classroom which was sponsored by various civic organizations. There is also a recently constructed face brick structure which is also used as a classroom.

No new structures are proposed and the development is essentially the regularisation of an existing use. The fence around the school yard is a visually permeable steel-mesh structure with timber supports and existing vehicular entrances will be used. Pedestrian access to the church and hall from adjacent Hoop- and Church Streets remain as is.

Figure 1.3: Site layout plan (Top Left)

Figure 1.4: Erf plan (Top Right)

Figure 1.5: Image of the DR Church (Ruan Brand, 2026 (Bottom Right)

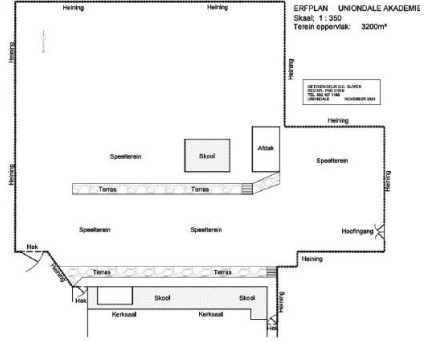


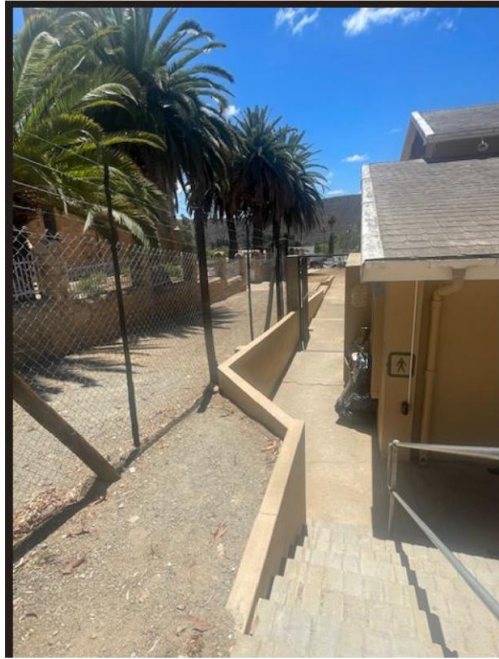
Figure 1.6: Site photo of the DR Church - Ruan Brand, 2026 (Top Left)

Figure 1.7: Site photo of the DR Church - Ruan Brand, 2026 (Top Right)

Figure 1.8: Image of the fence between the DR Church and school hall on the subject property (Bottom Left)



Figure 1.9 - 1.10: Site Images of the school hall



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Figure 1.11 - 1.15: Site Images of the school hall in relation to the church, as well as the facebrick and prefab classrooms at the back of the hall

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Geology and Palaeontology

The geology underlying the assessment area consists of:

- Mudrock of the Gydo Formation (green in Figure 2.1)

The Gydo Formation forms part of the Ceres Subgroup of sediments which is known to preserve diverse shelly invertebrate biotas dominated by brachiopods, echinoderms, trilobites and molluscs (with several other minor groups), diverse trace fossils, rare fish remains (acanthodians, placoderms, sharks, bony fish) and primitive vascular plants (psilophytes, lycopods) as well as microfossils.

While the underlying geology is sensitive for impacts to significant palaeontology, as the application is for a consent-use for existing activities and no new construction activities are proposed. As such, it is unlikely that significant palaeontological resources will be impacted.



Figure 2.1: Extract from Cape Form Mapper indicating the underlying geology of the development area



Figure 1.16: Site photo of the subject property indicating playground and the disturbed nature of the footprint (Left)

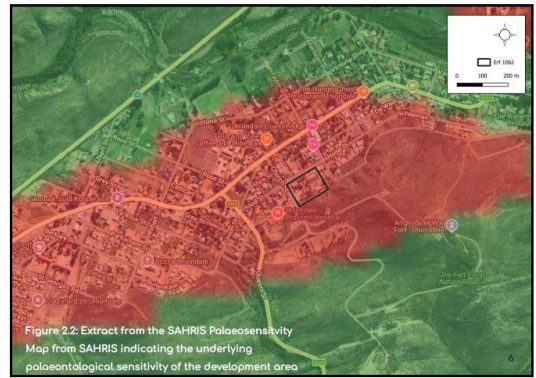


Figure 2.2: Extract from the SAHRIS Palaeosensitivity Map from SAHRIS indicating the underlying palaeontological sensitivity of the development area

Archaeology

Archaeological sites spanning the Earlier, Middle and Later Stone Age have been found in the region despite the extensive agricultural transformation of the area. Kaplan (2006) provides a short summary of archaeological finds from the greater area, "A few Early Stone Age (ESA) tools were located during a study of the proposed Kraaibosch residential housing estate directly to the north of the N2 and the study site (Kaplan 2003). Further afield, relatively large numbers of ESA and Middle Stone Age (MSA) tools have been documented at Oubaai (Kaplan 2002) and The Brink (Kaplan 2004) near Herolds Bay. Shell middens have also been recorded on the high coastal cliffs at Oubaai (Kaplan 2002)."

Archaeologists have found that the pastoralist Khoe people moved into the southern Cape with their sheep around 2,000 years ago. Place names like the Outeniqua Mountains and Gwayang Road reflect their historical presence. The Attaqua and Inqua groups were prominent in the region between Mossel Bay and Plettenberg Bay, trading with the Dutch in the 18th century. By the early 1700s, the Khoe lost control of the area due to internal conflicts, diseases like smallpox, and wars with European settlers.

Raper et al (1987) provides the following information regarding the names of the Outeniqua Mountains:

- Outeniqualand (C 3222). Region between the present Knysna and Mossel Bay, situated south of the Outeniqua Mountains, east of Ruitersboskrool and west of the Krom River. Named after the Outeniqua Khoekhoen, whose name probably means people who carry bags (of honey)
- Outeniqua Mountains (C 3322- 3322). Part of the range parallel to the southern coast, with the Langeberg to the west and the Tsitsikamma Mountains to the east. Known to the Portuguese as Serra de Estrella. Named after the Outeniqua Khoekhoen who lived there.
- Serra do Estrella (C 3322 D-3323 C). Early Portuguese name of the Outeniqua Mountains, meaning "mountains of the star"

In an AIA completed by Halkett (2013) for a proposed borrow pit located approximately 2km from the subject property, he identified historical burials but no stone age resources. The only other archaeological impact studies done in the Uniondale area appear to be those by Nilssen (2006) and Tusenius (2013). Nilssen (2006) recorded four isolated stone artefacts - a large retouched quartzite flake, an Early Stone Age (ESA) core, an ESA/Middle Stone Age (MSA) core and a MSA or Later Stone Age (LSA) radial core - during his survey of an area some 7 km to the southeast of Uniondale. A similar low density of material - five quartzite artefacts of indeterminate age - was noted by Tusenius (2013) at a borrow pit site some 18 km to the southwest of the town.



While the subject area is located adjacent to a significant historic church, there is no evidence of burials on the property. The historic burial ground at Uniondale is located south of Erf 1062 and as such, impacts to burials are not anticipated.

History and Context of the Property

As noted in De Kock (2009), "The town of Uniondale in its current form was created through an amalgamation of two hamlets established in 1856 on the farms Lyons (to the west) and Hopedale (to the east) by their respective owners." Fransen notes that these two hamlets were separated by a pre-existing mission settlement and its church (1843) and school. Both structures still exist. Fransen comments that "Hopedale's population was mainly coloured and that of Lyons was mostly white."

Fransen goes on to note that the 'union' of the two townlets was challenging as there was disagreement over which of the hamlets would eventually get the church. In addition, the grid layouts of the two hamlets did not align at all. "The two, forming an elongated layout roughly following the course of the Kamanassie and a tributary, are strung together by the main street forming the straight spine of Hopedale before boldly swinging through Lyons without any reference to its grid." (Fransen,)

De Kock (2009) notes that "The two separate grid layouts, intersecting at sharp angles, are very legible in the present layout of Uniondale and are connected by the main street." This street layout is evident in the historic aerial included extracted from Fransen (Figure X below) and the extract from the erf layout for Uniondale (Figure X below). The present name of the town reflects the eventual successful union of the two hamlets.

Figure 3.1: Historic aerial (1942) of Uniondale extracted from Fransen, 2006 (Left)
Figure 3.2: Erf layout map of Uniondale (Right)



Industries such as wagon and cart building and furniture making were largely carried on in the village of Uniondale in the 1870s. Many new wagons and carts, furniture and produce such as wheat, mealies, beans, potatoes, dried fruits of various kinds were sent into the interior and sold or bartered for cattle. Great numbers of stock, small and large were imported into the district and sold in the village at a good profit. This kind of trade was carried on for many years.

A branch of the Standard Bank was opened here in 1880, but was closed in 1886, to be reopened in 1903. The National Bank opened a local branch in or about 1911. The Salvation Army pioneers came to Uniondale in 1886 and the following year the Hall was put up. The Salvation Army officers were withdrawn in 1897. The Gaol, including Gooler's quarters, was erected in 1906.

Electricity came to Uniondale in 1935. Until paraffin lamps lit the streets from sundown to 11pm. The last lamplighter was Olof Berg, whose job was to light each lamp, and make sure there was enough paraffin in each lamp to last until around 11pm.

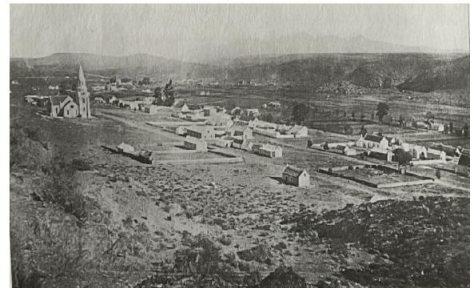
De Kock (2009) records that "As with other Karoo-towns, Uniondale benefited from the ostrich feather boom but also its decline during the 20th century as larger towns such as Oudtshoorn were favoured, partly due to rail linkages that existed." Like Oudtshoorn, much of the town's architectural character is a result of the wealth afforded by the ostrich boom with its Victorian character remaining largely intact.



Figure 3.3: View from the north west c.1910, extracted from Fransen, 2006. The DR Church is visible in the top left corner of the image (Left)

Figure 3.4: Upper part of Uniondale with c. 1900, extracted from Fransen, 2006.

The image dates to before the DR Church acquired its steeple (Top Right)
 Figure 3.5: Upper Uniondale c. 1910, extracted from Fransen, 2006. The DR Church and its steeple is visible (Bottom Right)



8

A number of merchant of Jewish heritage moved to Uniondale during the ostrich boom. When the boom went bust in the early 20th century, many of these merchants became general dealers. By the early 1900s there were 37 Jewish families in Uniondale, all of whom kept kosher and a section of the abattoir was reserved for kosher slaughtering.

According to Discover Uniondale: "One early settler was the smous Joseph Ryan, who bought farms in the area and brought out his father, his wife and his daughters, his sister and brother-in-law Rabbi Zelig Shear, a mohel and shochet, who had been head of a Lithuanian yeshiva, and who became a general dealer and ostrich farmer and in turn brought out his brother Woolf, his wife and eleven children. Rabbi Shear had arrived with his own Sefer Torah and was Uniondale's first minister. When members of the Uniondale Dutch Reformed Church had disputes, it was to Rabbi Shear they turned for a fair judgement. The Rabbi listened patiently, took up a Chumash, closed his eyes, opened a page, pointed to a passuk and issued a ruling. The parties to the dispute left feeling that true justice had been served."

By 1972, the last Jewish family had left Uniondale. The old Synagogue is managed by the local Lions Club.

Uniondale's location made it strategically important during the Anglo-Boer War, leading to significant military activity in and around the town. Five stone forts were constructed by the British military and local Town Guards. Four of these remain visible today, with one fully restored.

The town was occupied twice. In January 1901, Commandant Gideon Scheepers led a bloodless occupation on a Sunday. In keeping with strict Sabbath observance, prisoners were released and the Boer forces withdrew the following morning. A second invasion in August 1901 resulted in heavy fighting, multiple deaths, and large-scale skirmishes involving hundreds of combatants across the district.

An Anglo-Boer War fort is located on the hill located south of the subject property and was formally protected as a National Monument.



Figure 3.6: Mission Complex in the centre of Uniondale c. 1965, extracted from Fransen, 2006 (Top Right)



Figure 3.7: Restored houses in Victoria Street c. 2001, extracted from Fransen, 2006. (Middle Right)



Figure 3.8: The mission school and the DR Church visible behind it c. 2005, extracted from Fransen, 2006. (Bottom Right)

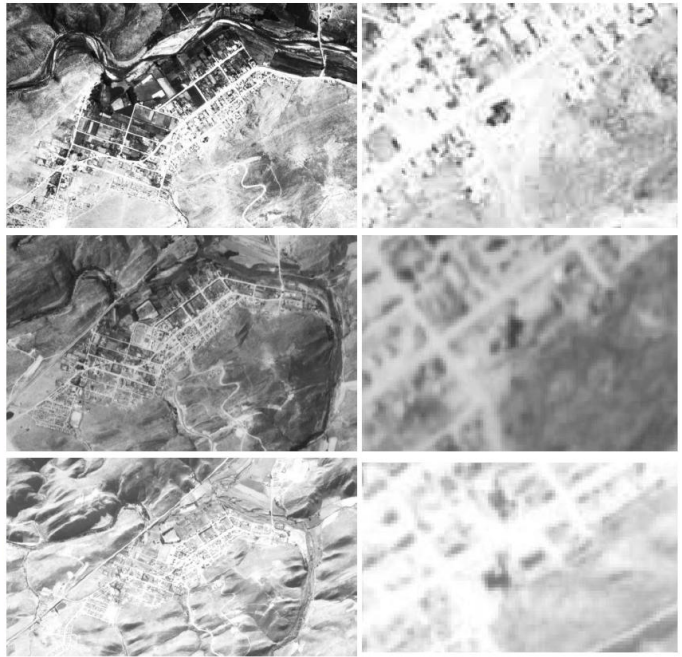
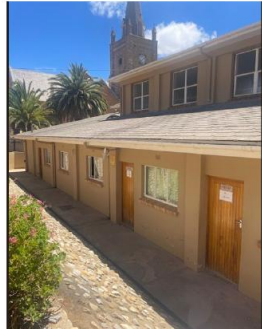
9

Known Heritage Resources

The exact age of the Church Hall located adjacent to the Church is unknown. Interrogation of the historic aerial imagery indicates a building of the correct scale in this located in the 1968 and 1972 aerial imagery, but not on the 1942 aerial imagery.

As such, it is likely that this structure is at least 58 years old. However, its aesthetic and architectural cultural value is limited apart from its relationship to the NG Church itself.

Figure 6.1a and b: 1942 Aerial Image and inset of church erf (NGI) (Top)
 Figure 6.2a and b: 1968 Aerial Image and inset of church erf (NGI) (Middle)
 Figure 6.3a and b: 1972 Aerial Image and inset of church erf (NGI) (Bottom)
 Figure 6.4: Image of the church hall (Below left)



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Known Heritage Resources

Additional declared sites (old National Monuments) located within Uniondale include:

Map Number	SAHRA File	Description
1	9/2/096/0005	Old Congregational Church complex, Voortrekker Street, Uniondale - Erf 273
2	9/2/096/0007	Old Residency, 4 Victoria Street, Uniondale - Erf 437
3	9/2/096/0008	Old Dutch Reformed Church, Voortrekker Street, Uniondale - Erf 152
4	9/2/096/0015	All Saints Church, 33 Voortrekker Street, Uniondale - Erf 390
5	9/2/096/0017	26 Victoria Street, Uniondale - Erf 447
6	9/2/096/0018	28 Victoria Street, Uniondale - Erf 448
7	9/2/096/0022	Anglo-Boer War blockhouse, Uniondale
8	9/2/096/0023	Watermill, Uniondale - Erf 1759

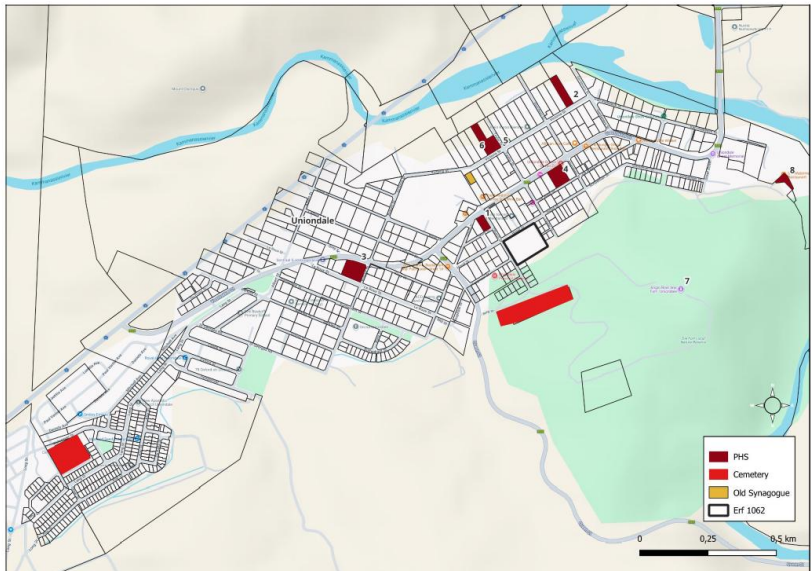


Figure 7: Map of location of declared sites and other heritage resources relative to the subject property

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