

AGENDA

**SOUTH CAPE JOINT MUNICIPAL PLANNING TRIBUNAL – GEORGE MUNICIPALITY
SUID-KAAP GEMEENSKAPLIKE MUNISIPALE BEPLANNINGSTRIBUNAAL
– GEORGE MUNISIPALITEIT**

**Office of the Municipal Manager:
Civic Centre
GEORGE
6530**

**Kantoor van die Munisipale Bestuurder:
Burgersentrum
GEORGE
6530**

Date/Datum: 30 July 2026

TO: All members of the Southern Cape Joint Municipal Planning Tribunal

AAN: Alle lede van die Suid-Kaap Gemeenskaplike Munisipale Beplanningstribunaal

Presiding Officer / Voorsittende Beampte: Carel Venter

Panel Members / Paneellede: Evan Jacobs
Wessel van Brakel
Riaan Thomson
Elma Vreken

Alternative members / Alternatiewe lede: Hendrik Visser
Garron Campbell

Notice is given that a meeting of the Southern Cape Joint Municipal Planning Tribunal – George Municipality will be held in George via Microsoft Teams on Tuesday, 25 August 2026 at 10:00.

Kennis geskied dat 'n vergadering van die Suid-Kaap Gemeenskaplike Munisipale Beplanningstribunaal – George Munisipaliteit gehou sal word in George op Microsoft Teams op Dinsdag, 25 Augustus 2026 om 10:00.

CAREL VENTER
Chairperson / Voorsitter

6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

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

6. ITEMS FOR DISCUSSION

ITEM	AGENDA	PAGES
6.1	REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION	3 – 41
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MEMORANDUM



LAND USE APPLICATION EVALUATION FORM DIRECTORATE: PLANNING AND DEVELOPMENT

BACKGROUND

OVERVIEW OF APPLICATION	
APPLICATION NO:	Collab no.: 3708560
FILE REF. NO:	Remainder Portion 4 of the Farm Gwayang No. 208, Division George
SITE INSPECTION DATE:	Desktop information was deemed to be sufficient for purposes of evaluating this application; no inspection was conducted.
REPORT DATE:	2 July 2026
REPORT WRITER:	K. Mukhovha
SACPLAN REG NO:	A/2119/2015
PURPOSE OF APPLICATION:	To consider the following applications applicable to Remainder Portion 4 of the Farm Gwayang No. 208, Division George: Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Remainder Portion 4 of the Farm Gwayang No. 208, Division George into two portions, being Portion A ($\pm 1,5940$ ha) and the Remainder ($\pm 2,1123$ ha) of Remainder Portion 4 of the Farm Gwayang No. 208, Division George. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of proposed Portion A of the Remainder Portion 4 of the Farm Gwayang No. 208, Division George from "Agricultural Zone I" to "Utility Zone" to accommodate a wastewater treatment works facility. <i>Please note that the applicant does not provide the extent of the proposed Remainder. It is mentioned that the provided total extent of the application area is before any deductions. Deductions of this property include the General Plan on Portion 176 (4,3279 ha) and Portion 182 (3,0091 ha). Thus, the extent of the current Remainder is 3,7063 ha as indicated in the deductions extract under the "Background" Section below. This will result in the proposed Remainder having an extent of 2,1123 ha.</i>
DELEGATED AUTHORITY:	LUP.1.25 – C.1.A.b. D.b of 23 June 2026 (DDDEP)
DELEGATION NO:	4.17.1.17 of 24 April 2025

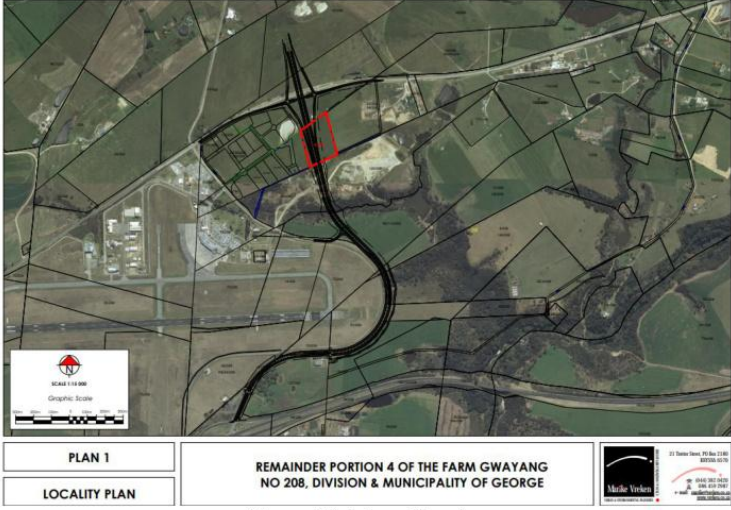
GENERAL INFORMATION

ERF / FARM NO:	Remainder Portion 4 of the Farm Gwayang No. 208, Division George (hereafter also referred to as Farm 208/4 / subject property / site)
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6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

Subdivision and Rezoning: Farm 208/4, George Division

July 2026

STREET ADDRESS:	Remainder Portion 4 of the Farm Gwayang No. 208, Division George at the George Airport Precinct
LOCALITY:	Farm 208/4 is located on the north-eastern side of George Airport. Refer to Figure 1 below which illustrates the locality and aerial cadastral context of the subject property. A portion of the proposed Western By-pass forms part of the subject property and will be located on the western side of the proposed wastewater treatment works as indicated in Figure 1(a) below.  Figure 1(a): Locality plan  Figure 1(b): Aerial cadastral context
APPLICANT:	Marika Vreken Town and Regional Planners CC
REGISTERED OWNER:	Sanwil Investments Proprietary Limited
EXTENT OF PROPERTY:	11,043 hectares (According to the Title Deed)
EXISTING ZONING:	Agricultural Zone I
EXISTING LAND USE:	The subject property is vacant.

PROPERTY HISTORY:

Background

- George Municipality approved the rezoning and subdivision of Portion 4 of the Farm Gwayang No. 208, Division George on 6 May 2022. Subsequently, the municipality approved the amendment of the layout plan as well as conditions of approval.
- The National Department of Agriculture, Land Reform and Rural Development also approved the subdivision of the subject property in terms of the Subdivision of Agricultural Land Act No 70 of 1970.
- Figure 2** below illustrates the said subdivision layout with different land uses.

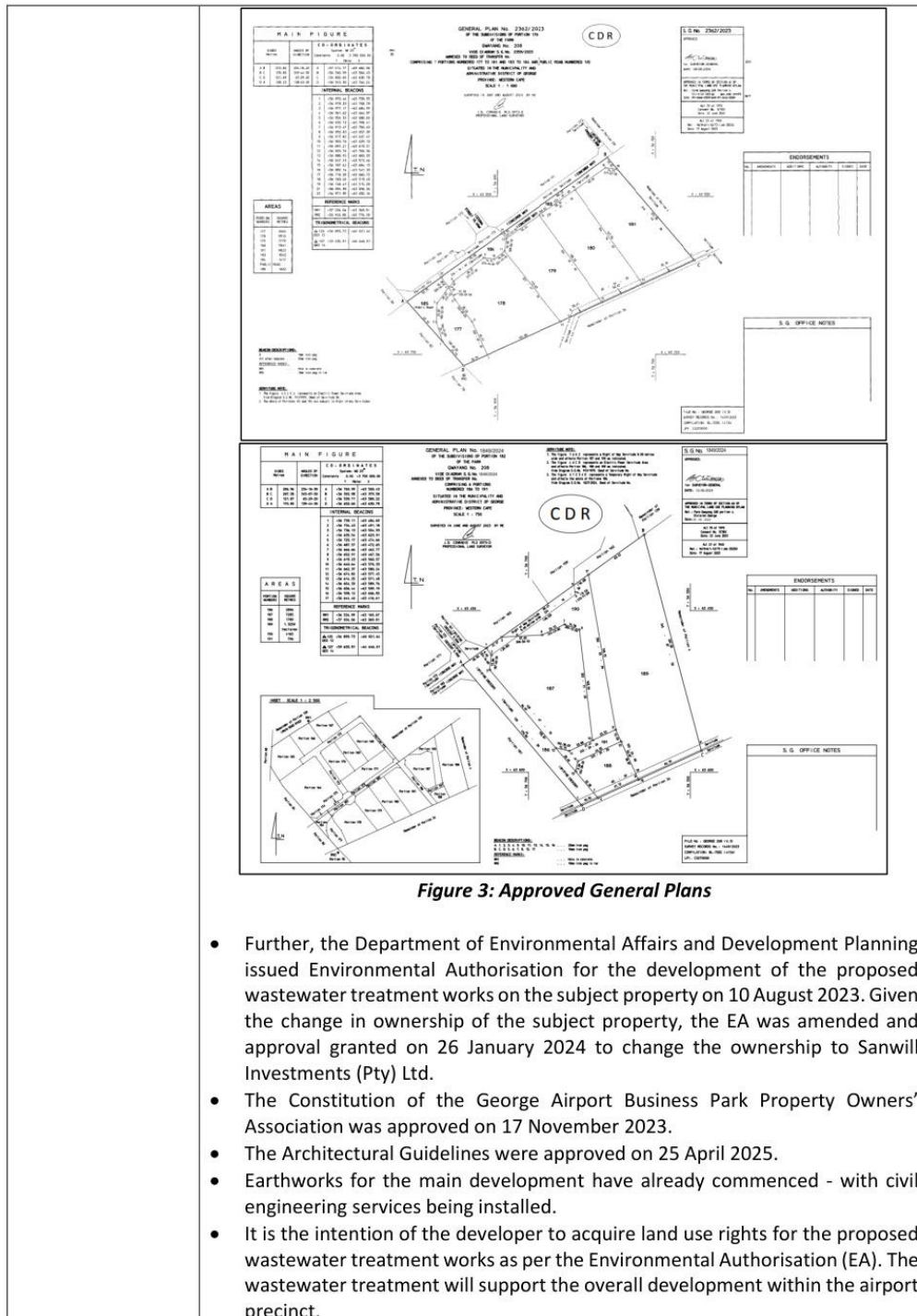
**Figure 2: Previous approved subdivision layout plan**

- The portion indicated as “Phase 4” is the subject area relevant to this application. Note that there is no proof of any transfers in respect of the subdivision.
- A portion of the subject property is earmarked for the Western By-pass. This portion will remain undeveloped.
- General Plan (GP 2362/2023) for Phase 1 and Phase 2 of the development was approved by Surveyor General on 8 August 2024.
- General Plan (GP 1849/2024) for Phase 3 of the development was approved by the Surveyor General on 12 September 2024.

6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

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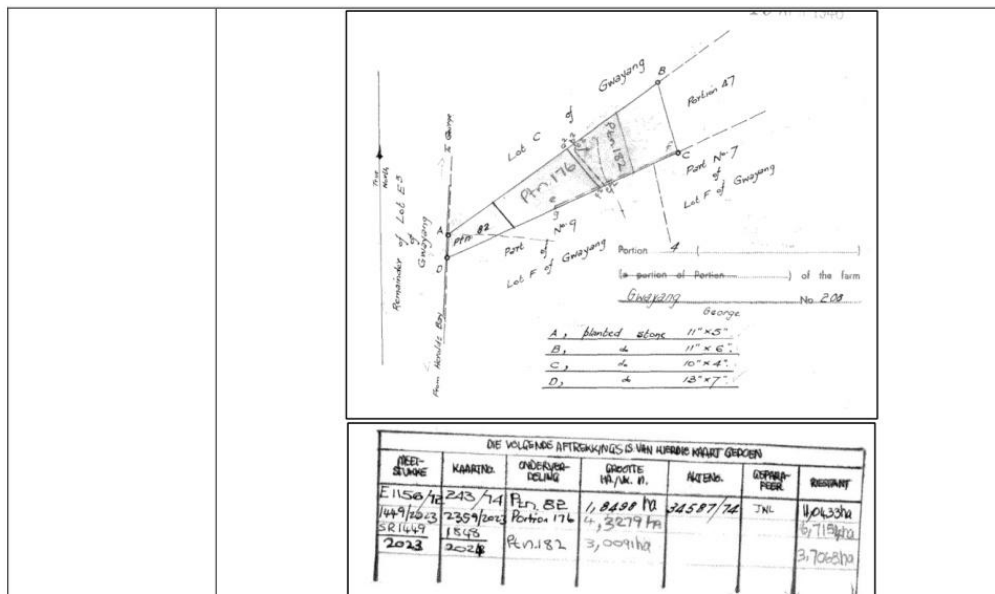


Figure 4: Extract of Surveyor General Diagram indicating deductions

ANNEXURES:	Annexure A: Subdivision plan and site plan Annexure B: Civil Engineering Services Conditions Annexure C: Electro-Technical Services Conditions
APPLICABLE LAWS, REGULATIONS, SPATIAL PLANS, GUIDELINES AND POLICIES:	1. Spatial Planning and Land Use Management Act, 2013 (<i>hereafter also referred to as "SPLUMA"</i>) 2. Western Cape Land Use Planning Act, 2014 (<i>hereafter also referred to as "LUPA"</i>) 3. Land Use Planning By-law for George Municipality, 2023 (<i>hereafter also referred to as "Planning By-Law"</i>) 4. George Municipal Spatial Development Framework, 2023 (<i>hereafter also referred to as "MSDF"</i>) 5. Gwayang Local Spatial Development Framework, 2015 (<i>hereafter also referred to as "LSDF"</i>)

APPLICANT'S MOTIVATION	
SUMMARY OF MOTIVATION:	<u>The applicant's motivation report can be summarised as follows:</u> <i>*Note that applicant's motivation report is comprehensive, thus some sections will not be included in this report e.g. Garden Route District Spatial Development Framework, 2017, George Integrated Development Plan etc.</i> DEVELOPMENT SPECIFICATIONS Development proposal • It is the intention of the developer to subdivide the site into two portions, being Portion A and Remainder. • Portion A will be rezoned from "Agricultural Zone I" to "Utility Zone" for the development of an environmentally friendly wastewater treatment works facility (WWTW) and disposal of treated effluent from the Airport Support Zone with irrigation of common spaces using treated effluent.

	• The WWTW facility is planned on the northern side of the planned Western Arterial (By-pass) on the site. • The technology proposed for the WWTW facility produces effluent quality that will be suitable for discharge to a watercourse. The proposed technology for wastewater treatment is a series of engineered wetlands using the Phragmifiltre treatment technology. • The treatment system has 2 phases: Phase 1 consists of 3 x wetlands and requires no energy and is not affected by power outages. Sludge is produced in the first stage which is retained on the surface and composts over time, with removal after 10 to 15 years. The composted sludge is suitable for agricultural use. • The second stage has 2 x wetlands in series, with vertical down flow reed beds. • Partially treated wastewater from Phase 1 wetlands permeates vertically down through water saturated media which typically consists of 13mm stone, providing surface area for microbes to live. • The reed bed is aerated which increases the microbes' efficiency and reduces the footprint requirements of the reed bed by 10 times. • To address risks of power outages, an off-grid system has been added to the WWTW design, including panels, and inverter and batteries, with a standby generator. • The treatment system does not require highly trained personnel to operate and has low maintenance requirements because of the limited mechanical and electronic equipment, as well as the absence of complex control and instrumentation equipment. • Discharge of treated effluent will be via passive wetland areas associated with the check dams in the Aquatic Zone – i.e. no direct discharge of treated effluent to the watercourse will take place. Treated effluent will be disinfected prior to reuse in public areas. <i>*Note that the applicant states that the treatment system has 2 phases, however only one phase is discussed under Development Proposal of the motivation report.</i> Size and extent of the Wastewater Treatment Works facility • The capacity of the WWTW to treat sewage from the industrial node will be 430m³ per day, of which ±63% (of treated wastewater) will be used for water supply to the industrial node. • Treated wastewater will be disinfected prior to reuse in public areas. The remainder of treated wastewater will be used for irrigation or released into a minor tributary that ultimately discharges into the Gwayang River. Access • Access to the proposed WWTW facility on the site on the eastern side of the planned Western Bypass (TR89) will initially be obtained from the internal road system on the site. Eight metre temporary right of way servitude has been registered along the western boundary of Farm 208/182, as shown in SG Diagram SG1627/2024. • The proposed access will be off the approved access Point on R404 road, then bisecting Farm 208/34 and Farm 208/129.
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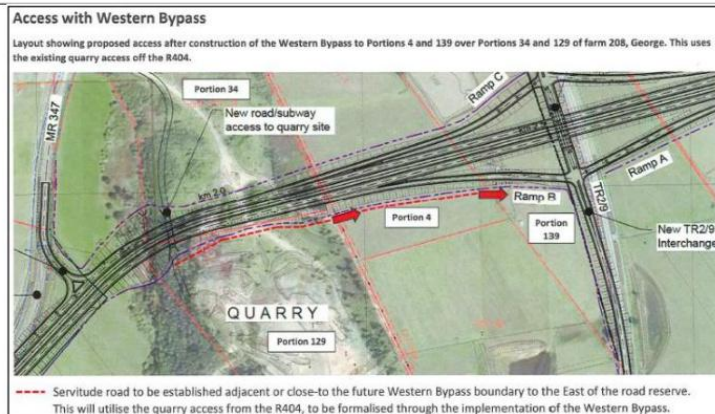


Figure 5: Illustrate the access to proposed Portion A (highlighted in blue)

CIVIL ENGINEERING SERVICES

Wastewater Treatment Works

- The proposed wastewater treatment system on Portion A will be a Phragmifiltre wetland system. Phragmifiltre is a registered trade name in France. This wetland technology was developed in France over the past 30 years. Since then, more than 3000 Phragmifiltre systems have been developed.
- It benefits include the following:
 - Latest green technology to treat wastewater.
 - Complete treatment including sludge and solids.
 - Utilisation of composted sludge for further use.
 - Robust of the system.
 - Treats domestic wastewater to meet General Standards in terms of Water Act.
 - Limited need for electricity.
 - Adaptable to local conditions.
 - Local construction materials.
 - Limited mechanical components.
 - Low maintenance.
 - Create job opportunities for semi-skilled labour and small contractors.
 - Competitive life-cycle cost.
- **Figure 6** below illustrates the proposed sludge treatment constructed wetland.
- The first stage of the Phragmifiltre requires no energy input and is therefore not affected by power outages as it is a passive system.

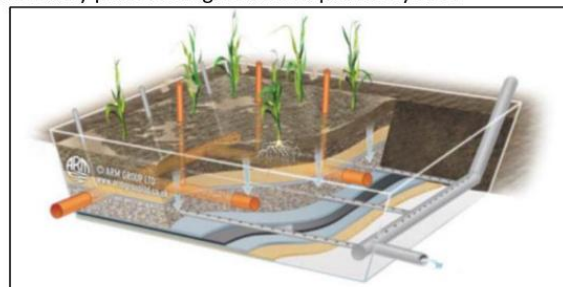


Figure 6: Sludge treatment constructed wetland

Stormwater management

- The stormwater management plan for the proposed overall development will utilise Sustainable Urban Drainage Systems (SUDS).

SITE CHARACTERISTICS

- The application area is generally flat, with a gentle slope from approximately 195m above mean sea level in the north to 190m in the south (an average gradient of 1:36).
- The site has been transformed and was previously used for grazing.
- Although the climate, terrain and soils are suitable for crop production, the site is currently not utilised for agriculture and has limited future agricultural potential.
- This is due to the small size of the property, existing fragmentation by a roadway, the planned Western Bypass, and its designation within the Airport Support Zone. These factors render agricultural production economically unviable and impractical. Consequently, the site is considered to have low agricultural sensitivity rather than high agricultural sensitivity, as it is not suitable for viable long-term crop production.

CHARACTER OF THE AREA

- The area surrounding the application area is characterised by a newly developed light industrial park (Airport Support Zone) as shown in the figure below (services installed on Farm 208/130).



Figure 7: Illustrate services installed on Farm 208/130

- The area outside the approved light industrial development (Airport Support Zone), is characterised by agricultural and rural tourism uses. The figure below shows the application area as seen from Farm 208/139.



Figure 8: Illustrate development area as seen from Farm 208/139

- Phragmifiltre plants can be implemented to integrate with the natural landscape. The photo below shows a Phragmifiltre that was implemented for a UK water authority.
- From this figure it is clear that the proposed wetland WWTW on proposed Portion A of the subject property will be consistent with the “rural” character of the area on the eastern side of the future Western By-pass.



Figure 9: Illustrate an example of Phragmifiltre Wetland in the UK

SPATIAL PLANNING INFORMANTS

Existing Policy Framework

Western Cape Provincial Spatial Development Framework, 2014 (PSDF)

- The Western Cape Spatial Development Framework (PSDF) emphasises the revitalisation of urban spaces, the creation of convenient, efficient and aesthetically pleasing living environments, and the protection of ecosystem services.
- The proposed Phragmifiltre WWTW supports these objectives by providing an environmentally friendly water recycling system that uses treated water for irrigation, integrates with the natural landscape, enhances biodiversity and ecological functions, and minimises habitat disruption.
- By servicing the entire Airport Support Zone development node, it will also help limit future urban sprawl.
- The proposed development is therefore consistent with the policies of the PSDF.

George Municipal Spatial Development Framework, 2023 (MSDF)

- The George Municipal Spatial Development Framework, 2023 (MSDF) serves as the municipality’s primary spatial planning tool and reflects its development vision, mission, and guiding principles.
- The MSDF recognises the approved Airport Support Zone and identifies the George Airport Precinct as a key economic development area.
- It supports planned freight and passenger facility upgrades at the airport, aligned with the Airport Development Framework and Airport Support Zone.
- The George Airport Precinct, classified as a Category B sub-regional node, is intended to promote agri-processing, manufacturing, logistics, freight, and service industries due to its strategic location near the N2 and airport.
- The MSDF also supports a range of airport-related uses, including aviation infrastructure, tourism facilities, renewable energy, warehousing, light industry, freight and logistics services, and transport-oriented development.

- Development surrounding the airport should complement and integrate airport activities while remaining sensitive to the rural and non-urban character of the area.
- Policy A5 of the MSDF states the following: “...PG a: locate utility precincts/uses in areas where access is available, extension is possible and where urban growth and integration is not impeded...”
- It further explains this policy statement by: “...Utility areas, being support infrastructure to engineering functions, should not hinder future growth direction, nor obstruct integration of remote settlements to effect transformation...”
- Although the proposed utility site falls outside a designated utility precinct in the MSDF, its location beyond the urban edge is justified to avoid limiting future urban growth within the demarcated development area.
- The development proposal is found to be consistent with the MSDF.

Gwayang Local Spatial Development Framework, 2015 (LSDF)

- The Gwayang Local Spatial Development Framework, 2015 (LSDF) was developed in response to increasing development pressure around George Airport and along the R102 corridor between George and the airport.
- The framework identifies land between the future Western Bypass and the airport as an Airport Support Zone, intended for land uses that directly support airport operations and tourism-related activities, such as hotels, fuelling facilities, freight, and logistics services.
- Although the proposed WWTW site falls outside the designated Airport Support Zone and is earmarked for agricultural and tourism purposes, several site-specific factors support its suitability. The WWTW will directly service approved developments within the Airport Support Zone, reducing reliance on the municipal wastewater treatment works located over 3km away and avoiding costly infrastructure upgrades.

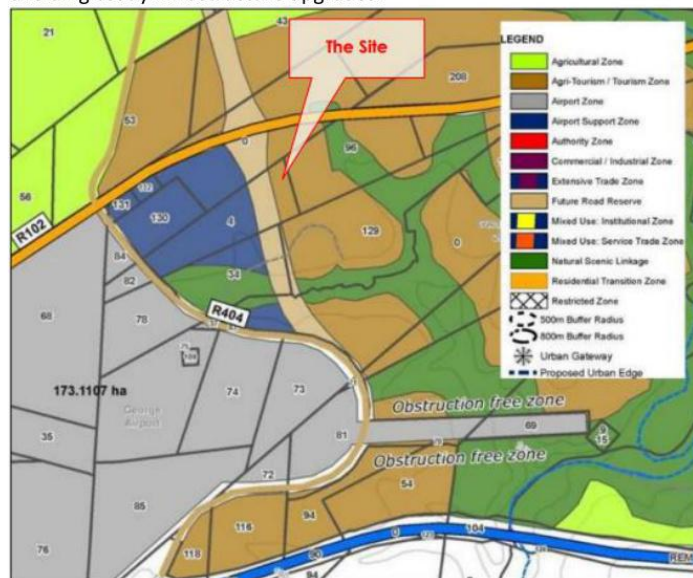


Figure 10: Extract from LSDF indicating Airport Support Zone in blue

- Locating the WWTW facility close to the source of wastewater improves efficiency and takes advantage of modern treatment technologies.

	• The proposal also makes effective use of a remaining ± 1.5 ha portion of farmland that will be isolated following the construction of the future Western Bypass and is too small for productive agriculture. • The site's flat, transformed character, adequate sunlight, and good ventilation make it well suited for the proposed Phragmifiltre treatment system without requiring additional vegetation clearing. • Furthermore, locating the WWTW facility outside the urban edge protects it from future urban encroachment, ensuring long-term functionality and maintenance. • While the proposal may not strictly align with the designated land use intentions of the LSDF, it can be considered consistent with the framework because it supports the functioning and development of the Airport Support Zone without introducing additional airport-related development on the site. • Alternatively, there are sufficient site-specific planning reasons to justify the desirability of the proposed WWTW in this location. MOTIVATION Assessment of application <u>The Spatial Planning and Land Use Management Act, 2013 (SPLUMA)</u> Section 42 of SPLUMA prescribes certain aspects to take into consideration when deciding on an application, namely, development principles set out in Chapter 2 of SPLUMA, protect and promote the sustainable use of agricultural land, national and provincial government policies, the municipal spatial development framework and take into account of the following: • Public interest • The constitutional transformation imperatives and the related duties of the State. • The facts and circumstances relevant to the application. • The respective rights and obligations of all those affected. • The state and impact of engineering services, social infrastructure and open space requirements. • Any factors that may be prescribed, including timeframes for making decisions. CONSISTENCY WITH SPATIAL POLICY DIRECTIVES • This application is consistent with all the approved spatial policy frameworks that apply to the area. Site Specific Circumstances • Section 22(2) of SPLUMA states that: <i>"...Subject to section 42, Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework..."</i> • It is the considered opinion that the proposal is consistent with the MSDF. However, although the proposal is generally aligned with the LSDF, it could be argued that the approval of the proposal relies on the existence of site-specific circumstances that justify a departure from the plan's provisions. • The following circumstances must be taken into consideration: – The proposed WWTW will directly support and service the approved development on Farms 208/4, 208/130 and 208/139 of the Airport Support Zone. This WWTW enables the optimal development of this node, without
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6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

Subdivision and Rezoning: Farm 208/4, George Division

July 2026

	having to connect to or upgrade the Municipal WWTW further East of the application area. - Addressing wastewater treatment close to the source holds benefits considering the cost and impact to pump wastewater over a vast distance to the existing municipal WWTW located more than 3km to the East. With the improvement of technology, it is not necessary to only use municipal infrastructure which is under constant pressure to expand. - Keeping infrastructure like wastewater treatment outside the urban edge helps preserve land within urban areas for higher value uses like housing, commerce, or recreation. It also avoids long-term complications from urban encroachment on sensitive infrastructure. - With the expropriation of the future Western Bypass Road and the subdivision of this land off the application area, there will be a remaining portion of land of ± 1,5 ha which is too small for productive farming. - The flat topography of this land parcel is ideal for the development of this wetland WWTW system. The proposed WWTW on this remaining portion of farmland is the best use of the land, supporting the existing approved George Airport Support node. - The locality of the proposed WWTW infrastructure in this area outside the demarcated Airport Support Zone, on the remaining portion of agricultural land, protects it from being surrounded by urban growth in the future. This ensures long-term functionality, accessibility, and ease of maintenance, avoiding costly relocations or upgrades due to encroachment. - Sunlight and ventilation are required for the optimal functioning of the Phragmifiltre WWTW. The remaining portion of farmland is transformed, flat and receives adequate sunlight. This application area is ideally located for the WWTW as it receives adequate sunlight and ventilation, without having to clear any additional trees. - Based on the above, it can be argued that the proposal is consistent with the LSDF, as it supports the demarcated Airport Support Zone, and no additional airport related development is proposed on this site. Should it be argued that the proposal is not consistent with the LSDF, there is adequate "site specific" reasons why this proposed Phragmifiltre WWTW is desirable in this location.
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PUBLIC PARTICIPATION PROCESS

SUMMARY OF PUBLIC PARTICIPATION	
PUBLIC PARTICIPATION PROCESS FOLLOWED:	The following public participation process was followed: - The application was circulated to adjoining property owners via emails and registered mails. - The ward Councillor, Councillor B Johnson was notified via email. - A site notice was placed on the property for a period of 30 days. - The application was circulated to External Departments via email and registered mails. - The application was circulated to Airport Business Park Property Owners Association for comments and consent. - The application was advertised in the George Herald newspaper. - The application was placed on the municipal website and social media page. - The public participation process is found to comply with the provisions of the Planning By-law.
SUMMARY OF COMMENT RECEIVED:	Six comments were received during the public participation period. The comments received can be summarised as follows:

	Airport Business Park Property Owners Association (POA) • The POA supports the proposed development of the WWTW facility. • The POA believes that the proposal is in the best interest of the area's infrastructure and long-term planning. • The POA has no objection. Department of Agriculture (Western Cape) • The Department has no objection as the land is earmarked for non-agricultural development. • Note that this is a comment to the relevant deciding authority in terms of the Subdivision of Agricultural Land Act No. 70 of 1970. Department of Environmental Affairs and Development Planning (DEADP – Development Management) • The application follows previous approvals granted by George Municipality in 2022 and 2023, as well as approval from the National Department of Agriculture under Act 70 of 1970. • An Environmental Authorisation (EA) for the development of a wastewater treatment plant was issued in August 2023 and amended in January 2024 to transfer ownership to Sanwil Investments (Pty) Ltd. The current application aims to secure the necessary land use rights to implement the wastewater treatment plant in accordance with the EA. • The proposed WWTW will be located on the eastern portion of the property, which is currently vacant and zoned Agricultural Zone I. From a regulatory planning perspective, the proposal is generally consistent with applicable legislation. Although it does not fully align with all spatial planning proposals for the area, it will provide essential infrastructure services, unlock development potential, and contribute positively to local economic development. • EA requirements, mitigation measures, and access arrangements must be carefully considered during the Municipality's assessment. Subject to these considerations, the Department has no further objections to the proposal from a Provincial Regulatory Land Use Planning perspective. Western Cape Department of Infrastructure • Trunk Road 89 section 1 (TR08901; George Western Bypass) and Main Road 347 (MR00347; R404), both Building Restriction Roads (Act 21 of 1940) for which this Branch is the Road Authority, are affected by this application. • The Department has no objection, provided that: ○ This Branch's letter of 17 August 2023 remains mutatis mutandis to be adhered to. ○ The interim access may be taken off MR00347 (opposite the George Airport main access) via the approved development west of the future George Western Bypass. A temporary (for as long as TR08901 remains unconstructed), legal and unfettered access off MR00347 up to and in favour of proposed Portion A (Utility Zone) must be ensured to be in place. ○ The ultimate and permanent access must be taken off MR00347 via the (current and / or future realigned) Quarry Access Road. A permanent, legal and unfettered access off MR00347 up to and in favour of proposed Portion A (Utility Zone) must be ensured to be in place. Either a servitude right of way and / or private road and / or municipal street must be in place to secure this requirement.
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	- Note further: - The "FIGURE 3: PROPOSED ACCESS ROUTES TO THE WWTW ON REMAINDER OF PORTION 4" as depicted in Marike Vreken Town Planners' motivational document dated May 2025. - The access road up to and across proposed Portion A must carry the approval of this Branch (via its consultant Kantey & Templer Consulting Engineers – overseeing the design of TR08901) where it affects the 5m Building Line (Roads Ordinance 19 of 1976) of TR08901. - The restrictions imposed in terms of both the 5m Building Line (Roads Ordinance 19 of 1976) and the 95m / 500m Building Restriction (Act 21 of 1940). - All the required services ducts that will be needed to connect the development west of the future TR08901 with proposed Portion A east of the future TR08901 must be discussed, cleared and carried over to this Branch's appointed consultant Kantey & Templer Consulting Engineers to ensure that it will not affect and / or be affected by this Branch's future construction of that road. Once this Branch's consultant agrees to the proposed services ducts, then must the developer and services owner apply to this Branch to obtain the required approved wayleaves to be able to construct and maintain those ducts and associated services. - All the required services ducts that will be needed to connect any other development and / or service west of the existing MR00347 and / or north of the existing Trunk Road 2 section 9 (TR00209; R102) with proposed Portion A be discussed, cleared and carried over to this Branch's appointed consultant Kantey & Templer Consulting Engineers to ensure that it will not affect and / or be affected by this Branch's future construction of TR08901 and its associated upgrades. Once this Branch's consultant agrees to the proposed services ducts, then must the developer and services owner apply to this Branch to obtain the required approved wayleaves to be able to construct and maintain those ducts and associated services. Note that the use of trenchless methods to install such ducts across either MR00347 and / or TR00209 may be required by this Branch. - It must be accepted by the developer that this Branch will not contribute to this proposed development in any fashion. - This Branch, the Controlling Authority in terms of Act 21 of 1940, approves the proposed subdivision. Airports Company South Africa - The Airports Company South Africa (ACSA) notes the proposed rezoning and subdivision application to George Municipality and has no comments, at this stage of the development. - They however request that Site Development Plan and Building plans related to the proposed development i.e. height of the proposed warehousing, are shared with ACSA for comment. - This is due to the proposed development being located less than a kilometre from George Airport and the need to ensure that it does not impact on the safe operation of aircraft at the airport. <i>* Note: Warehousing is not proposed.</i> Mr. Niemand - Mr. Niemand requested to see a copy of the application as he is the landowner of few portions of the Gwayang 208 area.
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6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

Subdivision and Rezoning: Farm 208/4, George Division

July 2026

SUMMARY OF REPLY RECEIVED:	Airport Business Park Property Owners Association – No comments provided. Department of Agriculture (Western Cape) – No objection noted. Department of Environmental Affairs and Development Planning - Noted, even though outside the urban edge and the subject property is within an Intensive Agriculture area, one has to consider the LSDF which focuses on the area specifically around the George Airport, where the subject property is located. The proposal will assist in the implementation of the Airport Support Node. - Access to the proposed WWTW on the site on the eastern side of planned Western Bypass (TR89) will initially be obtained from the internal road system on the subject property. A temporary right of way servitude has been registered along the western boundary of Farm 208/182 as shown on the SG Diagram SG1627/2024 – this right of way servitude is on the alignment of Spitfire Crescent. Then, there will be an 8m wide temporary right of way servitude along the northern boundary of Farm 208/182, to the application area. Ample access is available. Department of Infrastructure - No objection noted. - The applicant notes and accepts comments and approval from the Department. Mr. Niemand - The applicant sent Mr. Niemand a link to access the full application.
PLANNER'S RESPONSE TO COMMENTS RECEIVED:	It is noted that no objections were received. Conditions from the Department of Infrastructure will be included as notes. In general, the application is supported.
INTERNAL DIRECTORATE COMMENTS	
DIRECTORATE: CIVIL ENGINEERING SERVICES	In order. See comments attached as Annexure B.
DIRECTORATE: CIVIL ENGINEERING SERVICES (TRAFFIC)	In order.
DIRECTORATE: ELECTRO-TECHNICAL SERVICES	In order. DC conditions attached as Annexure C (28/06/2025). Updated DC conditions attached as Annexure C. Applicant indicated that the required electrical power for the proposed treatment plant will be provided via solar panels, generators, etc. and no grid connection will be required. Applicant to register and obtain approval of their off-grid generator from the Municipality (05/08/2025).
DIRECTORATE: ENVIRONMENTAL MANAGEMENT	In order. Application for rezoning is supported. However, detailed information on the operation of the proposed constructed wetland for wastewater treatment must be made available to the Environmental Planning Section of the Municipality. This includes but is not limited to (a) Whether the system provides primary and/or secondary treatment; (b) The expected treatment capacity and performance standards; (c) Maintenance and monitoring requirements; and (d) Contingency measures for overflow, system failure, or flooding events. Given the proximity of the site to the Gwayang River, it is necessary that the Municipality is satisfied that the system is appropriately designed to avoid any adverse environmental impacts on surrounding watercourses and ecosystems. (15/07/2025)
DIRECTORATE: SPATIAL PLANNING	In order. No objection on the proposed subdivision or rezoning. The future facility will be highly visible and should be sensitive to the surrounding area (03/07/2025).

6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

Subdivision and Rezoning: Farm 208/4, George Division

July 2026

INVESTIGATION AND FINDING

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

6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

Subdivision and Rezoning: Farm 208/4, George Division

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2.	Address the inclusion of persons and areas previously excluded in the past, specifically informal settlements and areas characterised by wide-spread poverty and deprivation?			x
3.	Enable the redress of access to land by disadvantaged communities and persons?			x
4.	Support access to / facilitate the obtaining of security of tenure and/or incremental informal settlement upgrading?			x
5.	Has the potential impact of the development proposal on the value of the affected land /properties been considered?	x		
6.	Has the impact of the application on the existing rights of the surrounding owners been recognised?	x		
7.	Does the application promote spatially compact, resource frugal development form?	x		
8.	Can the development be accommodated within the existing fiscal (budget), institutional and administrative means of the Municipality? <i>(e.g. Infrastructure upgrades required – when, budgeted for, etc.)</i>			x
9.	Has the protection of prime, unique, and/or high potential agricultural land been considered?	x		
10.	Is the application consistent with the land use measures applicable to / contained in environmental management instruments?	x		
11.	Does the application promote and stimulate the equitable and effective functioning of land markets?	x		
12.	Have all current and future costs to all parties for the provision of infrastructure and social services been considered?	x		
13.	Does the application promote development that is sustainable, discourages urban sprawl, encourages residential densification, and promotes a more compact urban form?			x
14.	Will the development result in / promote the establishment of viable communities?	x		
15.	Does the development strive to ensure that the basic needs of all the citizens are met in an affordable way?			x
16.	Will the development sustain and/or protect natural habitats, ecological corridors, and areas of high bio-diversity importance?			x
17.	Will the development sustain and/or protect provincial heritage and tourism resources?			x
18.	Will the development sustain and/or protect areas unsuitable for development including flood plains, steep slopes, wetlands, areas with a high-water table, and landscapes and features of cultural significance?			x
19.	Will the development sustain and/or protect the economic potential of the relevant area or region?	x		
20.	Has provision been made in the development to mitigate against the potential impacts of climate change?	x		
21.	Does the development include measures to reduce consumption / conserve water and energy resources? <i>(renewable energy, energy saving, water saving, etc.)</i>	x		
22.	Does the development consider sea-level rise, flooding, storm surges, fire hazards?			x
23.	Does the development consider geological formations and topographical (soil and slope) conditions?			x
24.	Will the development discourage illegal land occupation – w.r.t. Informal land development practices?			x

6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

Subdivision and Rezoning: Farm 208/4, George Division

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25.	Benefits the long-term social, economic, and environmental priorities for the area (<i>sustained job opportunities, sustained income, integrated open space network, etc.</i>) over any short-term benefits (<i>job creation during construction, short term economic injection, etc.</i>)?	x		
26.	Contributes towards the optimal use of existing resources, infrastructure, agriculture, land, minerals, and / or facilities?			x
27.	Contributes towards social, economic, institutional, and physical integration aspects of land use planning?			x
28.	Promotes and supports the inter-relationships between rural and urban development?	x		
29.	Promotes the availability of employment and residential opportunities in close proximity to each other or the integration thereof?			x
30.	Promotes the establishment of a diverse combination of land uses?			x
31.	Contributes towards the correction of distorted spatial patterns of settlements within the town / city / village?			x
32.	Contributes towards and / or promotes the creation of a quality and functional open spatial environment?			x
33.	Will the development allow the area or town to be more spatially resilient that can ensure a sustainable livelihood for the affected community most likely to be affected by economic and environmental shocks?			x
65(s)	Is the application in line with the applicable provisions contained in the applicable zoning scheme regulations (By-law)? (e.g. Definitions, land use description and development parameters)	x		
65(t)	Is the application in conflict with any restrictive condition applicable to the land concerned?		x	
General considerations				
1	Will the natural environment and/or open space systems be negatively affected?		x	
2	Will application result in trees/indigenous vegetation being removed on site or in the road reserve?		x	
3	Does the application have any negative impact on heritage resources?		x	
4	Will the character of the surrounding area be negatively affected?		x	
5	Will the architectural character of the streetscape be negatively affected?		x	
6	Will there be any negative impact on vehicle traffic and pedestrian safety?		x	
7	Will there be a negative impact on traffic movement / vehicle sight distances?		x	
8	Are there adequate on-site parking / loading facilities provided?	x		
9	Is there adequate vehicle access / egress to the property?	x		
10	Will the application result in overshadowing onto neighbours' properties?		x	
11	Will the neighbours' amenity to privacy / enjoyment of their property / views / sunlight be negatively affected?		x	
12	Will the proposal have a negative impact on scenic vistas or intrude on the skyline?		x	
13	Will the intended land use have a negative impact on adjoining uses?		x	
14	Will the land use pose a potential danger to life or property in terms of fire risks, air pollution or smells or compromise a person's right to a safe and secure environment?		x	

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15	Will the application result in a nuisance, noise nuisance, and disturbance to neighbours?		x	
16	Will there be a negative impact on property values?		x	
17	Will adequate open space and/or recreational space be provided (for residential developments)?			x
18	Will approval of the application set a precedent?		x	

MUNICIPAL PLANNER'S EVALUATION OF THE APPLICATION**Comments in respect of evaluation table above:**

65(r)6 - A wastewater treatment works (WWTW), also called a wastewater treatment plant (WWTP) or sewage treatment works, is a facility that collects and treats wastewater from homes, businesses, industries, and institutions before it is safely discharged into the environment or reused. Its primary purpose is to remove pollutants, harmful micro-organisms, and excess nutrients from wastewater to protect public health and the environment. Wastewater treatment works are important to protect rivers, lakes, groundwater and coastal waters from pollution. It also prevents the spread of waterborne diseases and reduces unpleasant odours and environmental degradation. Further, it supports the sustainable water reuse and protect aquatic ecosystems by reducing nutrient pollution and oxygen depletion.

From a town planning perspective, a WWTW is considered essential engineering infrastructure for any urban or rural development. It supports urban growth by providing sanitation services and ensuring compliance with environmental legislation. When planning new developments, the municipality is required to assess whether the existing WWTW has sufficient treatment capacity or whether upgrades or a new facility is required to accommodate additional wastewater generated by the proposed development. For the Airport Support Zone / Airport Precinct, it has been established by Municipal Engineers that there is insufficient treatment capacity to process the additional sewage without causing environmental pollution or violating its operating licence.

In light of the above, the proposed WWTW is considered necessary infrastructure that will ensure surrounding developments and properties are not negatively impacted by untreated sewage.

65(r)9 – As indicated earlier in this report, the subject property is zoned Agricultural Zone I. According to the report compiled by Johann Lanz (Soil Scientist), the property has significant limitations in terms of its future agricultural potential. These limitations are primarily due to the small size of the property, which renders agricultural activities economically unviable. Furthermore, the property is divided by an existing road and will be further dissected by the planned Western By-pass.

George Municipal Spatial Development Framework, 2023 (MSDF)

The George Municipal Spatial Development Framework, 2023 (MSDF) identifies the area on the immediate north-eastern side of the airport as Airport Support Zone and Airport Precinct.

In terms of the MSDF, the proposed WWTW is situated directly east of the proposed Western By-pass, which borders the Airport Support Precinct located to the east (please refer to the nodal classification in above image). The relevant portion of the subject property (indicated in red in below image) is earmarked for Agri Tourism.

According to the MSDF (see page 85), the Agri Tourism spatial element (which is relevant to the subject site) is explained as areas located along the R102 and R404 which have been identified as areas to promote agriculture activities in combination with recreational and tourist related facilities. These zones seek to increase the viability of the airport support node. It is stated that subdivision of agriculture land will not be supported in principle, unless in intensive agriculture area. Visual impact (scenic vista) and context character to be considered.

Subdivision and Rezoning: Farm 208/4, George Division

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Figure 11: MSDF Map – Airport Support Precinct, Western By-pass and Agri Tourism

The below table indicate extracts from the MSDF providing an explanation of “Agri Tourism” and “Airport Precinct” as relevant spatial elements.

No	Name	Explanation
1f	Agri-Tourism	- Areas located along the R102 and R404 have been identified as areas to promote agriculture activities in combination with recreational and tourist related facilities. - These zones seek to increase the viability of the airport support node. - Agricultural industry aimed at improving tourist related activities and facilities to be encouraged. Consent uses allowed on Agricultural Zone 1 properties to be used as guide for development. - The subdivision of agriculture land will not be supported in principle, unless in intensive agriculture area. - Urban residential land uses not supported; areas used for non-urban activities. - Visual Impact (scenic vista) and context character to be considered.
1g	Airport Precinct	- The airport precinct refers to the airport together with proposed land uses surrounding the area that will be ancillary to the airport. - Airport area includes airport infrastructure (including terminal building), tourism related uses and accommodation, renewable energy structures, warehousing/ light industrial (logistics, cargo, and cold storage bulk freight) to support a freight facility extension and aviation related use, transport orientated development and facilities. - Non-residential node – no residential density zone applicable - Industrial support area, link to agri-processing zone - Surrounding land uses to be restricted in order to protect the flight airspace.

Figure 12: Spatial Elements applicable to proposal

The George Airport Precinct is situated outside the George City urban edge. It is a sub-regional node in proximity to the N2 and airport, targeted at Southern Cape agri-processing / related manufacturing, freight and logistics, and service industries (refer to page 70 of the MSDF).

Policy A5: PG a states that utility uses must be placed in areas where access is available, extension is possible and where urban growth and integration is not impeded.

Considering that the Airport Precinct is quite a distance from municipal WWTW and serves as an important sub-regional node, it is evident and unavoidable that such node requires services. The proposed WWTW will provide for the required wastewater treatment at a location which avoids unnecessary infrastructure costs to a municipal facility with limited capacity.

Therefore, although the proposal is not for agri tourism as earmarked, the proposed development is required to support the Airport Support Precinct and all its uses as envisioned in the MSDF. It therefore facilitates the spatial vision. The proposal is also consistent with the MSDF in that the WWTW supports the objective to “increase the viability of the airport support node” even if not as an agri tourism use.

All proposed land uses within the Airport Precinct will require bulk infrastructure (water, sewer and electricity), which the proposal intend to satisfy in terms of wastewater. The proposed WWTW provides critical engineering infrastructure necessary for the functioning and expansion of airport-related

developments. In essence, it supports the long-term operational requirements of the airport and associated industrial, logistics, and aviation-related land uses earmarked for the Airport Precinct.

Although the applicant motivated the proposal based on Site-Specific Circumstances for deviation from the MSDF, the use may be deemed consistent in that it supports the extension and integration of airport-related activities, implemented within the existing context of a non-urban rural area and linked to agri-tourism, logistics, and airport support uses.

Gwayang Local Spatial Development Framework, 2015 (LSDF)

The objective of the Gwayang Local Spatial Development Framework, 2015 (LSDF) is to compile a Local Spatial Development Framework with development guidelines for the orderly utilization of land and management of land uses along the airport corridor, with due regard to the current spatial development policies. It is further the objective of the LSDF to manage growth over the short to medium term and does not designate land for longer periods. The aim is to monitor the growth of the town over time and adjust the urban edge to accommodate more land for future needs.

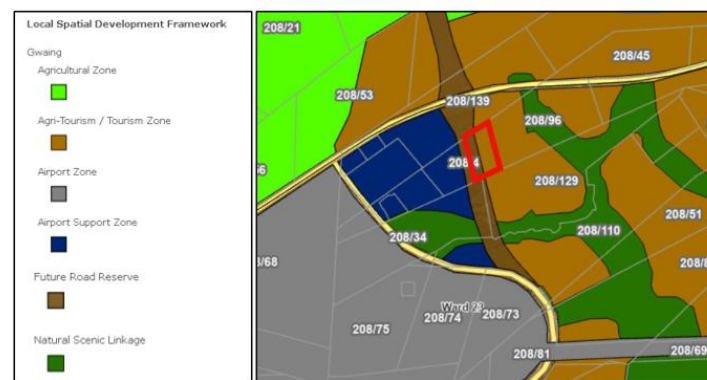


Figure: Extract of LSDF

The LSDF acknowledges that the George Airport plays a significant role in the Southern Cape's tourism industry and whether directly or indirectly, creates and supports jobs and economic growth for the George area. The airport is likely to play an increasingly important role in the stimulation of economic development around the airport. Currently the airport functions in isolation of the town and any complimentary uses such as freight and logistics. It is stated by the LSDF that land around the airport needs to be retained for commercial purposes with its key functions being freight and logistics, which will create additional employment and economic benefits. Sustainable urban design principles need to be a key requirement of all new commercial developments.

According to the LSDF, an airport support zone must be established on the properties opposite the airport, with the future bypass road serving as its boundary (west of the proposed WWTW). Land uses within this zone are to be strictly limited to those that support tourism and airport-related facilities which, due to their practical function, cannot be located within the town.

Based on this policy, the proposed WWTW falls outside the designated airport support zone. Notwithstanding this, the site is earmarked for agri-tourism, which inherently requires supporting infrastructure. It is therefore the Directorate's considered view that the proposal is consistent with the LSDF.

It is acknowledged that the applicant motivated the application based on site-specific circumstances. However, this was not considered necessary, as the proposal is consistent with both the MSDF and the

LSDF, given that the proposed wastewater treatment works constitutes essential infrastructure to support the airport precinct and agri-tourism development within the area.

George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme)

The subject property is zoned Agricultural Zone I and currently vacant. It is proposed to subdivide the subject property into two portions and rezone Portion A to Utility Zone for the purposes of a WWTW facility. The primary land use right for 'Utility Zone' is utility service. The Zoning Scheme describes a utility service as a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development, and includes a water reservoir and purification works, electricity substation, storm water retention facilities, and a waste-water pump station and treatment works, data centre, fibre optic infrastructure, rooftop and freestanding base telecommunication stations, and renewable energy structures.

The development parameters applicable to the use of utility service are as determined by the Municipality, normally on submission of a site development plan or as a condition of approval.

No site plan was submitted and therefore development parameters will be determined by the Municipality on evaluation of the Site Development Plan to be submitted for consideration. This requirement will be imposed as a condition of approval.

The proposal is found to be in line with the Zoning Scheme.

Environmental Consideration

As mentioned by the applicant, the subject property formed part of the overall development of airport support zone. The Environmental Authorisation for the proposed WWTW facility was approved on 31 January 2022. This approval was later amended to reflect the current owners. Given the environmental authorisation, it is not anticipated that the proposal will have significant negative environmental impact, subject to compliance with conditions of approval. Further, the developer will be required to implement Environmental Management Plan in line with the environmental authorisation. The internal Environmental Section of the George Municipality commented certain requirements to be addressed. These requirements will need to be addressed during the Site Development Plan submission process.

Visual Impact Assessment (VIA)

During the pre-application process, the applicant was requested to submit a Visual Impact Assessment (VIA) Report. Upon submission of the application, a VIA was provided; however, the assessment relates to Farm 208/139, and not the subject property.

Notwithstanding this, the proposal is supported from a town planning perspective. Accordingly, should this application be approved, a condition will be imposed requiring the applicant to submit a Visual Impact Assessment for Portion A together with the Site Development Plan. The VIA must also take cognisance of the proposed Western By-pass on the subject property.

Spatial Planning and Land Use Management Act, 2013 (SPLUMA)

Section 42 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) stipulates the criteria to consider for decision making. The below evaluation is done in respect of the proposal in terms of Section 42 of SPLUMA.

42(1)(a) Development Principles Contained in Chapter 2 of SPLUMA

Spatial Justice: The proposal will facilitate the provision of essential engineering infrastructure required to support the approved Airport Support Precinct and associated economic development. The development does not restrict public access to land or prejudice the rights of surrounding landowners and contributes towards orderly spatial development through the provision of infrastructure necessary to support approved land uses.

Spatial Sustainability: The proposal promotes sustainable development through the provision of an environmentally designed wastewater treatment works utilising Phragmifiltre wetland technology. The facility enables the safe treatment and reuse of wastewater, reduces pressure on the municipal wastewater treatment system, and supports the long-term sustainability of the Airport Support Precinct. The subject property has limited agricultural viability due to its fragmented nature, future road reserve requirements and relatively small remaining extent.

Efficiency: The proposal represents an efficient use of land and infrastructure by locating the wastewater treatment works adjacent to the development it is intended to serve. This reduces pumping distances, infrastructure costs, operational expenditure and future demand on municipal bulk infrastructure while improving service delivery efficiency.

Spatial Resilience: The proposed development enhances the resilience of the Airport Support Precinct by providing independent wastewater treatment infrastructure capable of accommodating future growth. The proposed treatment technology incorporates low-energy systems with off-grid backup capability, improving resilience against infrastructure failures and power interruptions.

Good Administration: The application has been processed in accordance with the requirements of the Planning By-law. Relevant internal departments, external organs of state, neighbouring owners and interested parties were consulted. No objections were received and the application has been supported by the relevant commenting authorities, subject to conditions of approval.

42(1)(b) Applicable Municipal Spatial Development Framework and Development Policies

The proposal is generally consistent with the MSDF, which identifies the Airport Precinct as an important economic development node requiring supporting engineering infrastructure. Although the LSDF identifies the site for agri-tourism purposes, the proposed WWTW functions as essential support infrastructure to the Airport Support Precinct and does not undermine the broader spatial vision. The proposal is therefore regarded as being consistent with the intent of the applicable spatial policies.

42(1)(c)(i) Public Interest

The proposal serves the public interest by providing essential sanitation infrastructure required to support approved development within the Airport Support Precinct. It promotes public health, environmental protection and sustainable economic development while reducing pressure on existing municipal wastewater treatment infrastructure. No objections were received during the public participation process.

42(1)(c)(ii) Constitutional Transformation Imperatives and Related Duties of the State

The proposal supports the constitutional obligation to promote sustainable development, provide access to basic engineering services and facilitate economic development. The provision of essential infrastructure contributes to improved service delivery and supports the orderly implementation of approved development within the municipality.

42(1)(c)(iii) Relevant Facts and Circumstances

The property is currently vacant and zoned Agricultural Zone I. Previous approvals have already been granted for the broader Airport Support development. The proposed subdivision creates a suitably sized erf for the WWTW, while the rezoning to Utility Zone provides the necessary land use rights. Environmental Authorisation has already been obtained for the development, and specialist investigations concluded that the site has limited long-term agricultural potential due to fragmentation, future road construction and its strategic location adjacent to the Airport Support Precinct.

42(1)(c)(iv) Rights and Obligations of all those Affected

The proposal is not expected to materially prejudice the rights of adjoining landowners. Appropriate conditions of approval, including environmental management measures, site development plan approval, visual mitigation and operational controls, will ensure that potential impacts such as odour, noise and

visual intrusion are appropriately managed. The proposal enhances the development potential of surrounding properties through the provision of essential infrastructure.

42(1)(c)(v) State and Impact of Engineering Services, Social Infrastructure and Open Space Requirements

The proposal provides critical engineering infrastructure necessary to accommodate existing and future development within the Airport Support Precinct. Internal engineering departments have confirmed that the proposal is acceptable subject to standard conditions. The development is not expected to place additional demand on social infrastructure or public open spaces and will improve the overall servicing capacity of the precinct.

42(2) Compliance with Relevant Environmental Legislation

Environmental Authorisation has been granted for the WWTW, and the relevant environmental authority has raised no objection to the proposal subject to compliance with the Environmental Authorisation and Environmental Management Programme. Environmental mitigation measures, monitoring requirements and further technical information will be addressed through the Site Development Plan process and conditions of approval.

It is concluded that the proposal can be supported in terms of Section 42 of SPLUMA.

Desirability

In terms of desirability, the following considerations are relevant to this application:

Compatibility with surrounding uses: The application is regarded as consistent with the surrounding land uses being Airport Support Precinct with land use rights for light industry and business on the western side. Further, the property is also surrounded by agricultural land uses. As mentioned, the proposal is to develop a WWTW facility which is deemed as supporting infrastructure to industries, business and agri-tourism uses.

Surrounding property rights: The proposed development will not have a negative or material impact on the immediate surrounding area, as a WWTW facility is essential infrastructure to support different land uses within the precinct. In fact, the proposed WWTW facility will enhance property rights within the surrounding area. It is, however, noted that should the developer fail to properly maintain the WWTW facility, this could have a significant impact on the natural environment and surrounding properties. Notwithstanding this, the Environmental Management Programme (EMPr) will stipulate mitigation measures that the developer will be required to implement. It is this Directorate's view that the proposed development of a WWTW facility will have no negative impact on the surrounding area. Furthermore, a condition will be included that the developer must maintain the WWTW facility on a regular basis and monitor any odour or effluent.

Impact on safety, health and wellbeing of the surrounding community: The proposal does not have any negative impact on the safety, health and wellbeing of the surrounding community.

Impact on heritage: It is not anticipated that the proposal will have a negative impact on heritage resources. A Section 38 permit in terms of the National Heritage Resources Act, to be approved by Heritage Western Cape, may be required due to the rezoning of a site exceeding 10 000m² as well as the change of character of a site exceeding 5 000m² in extent. The required permit must be submitted with the Site Development Plan should the application be approved.

Impact on the biophysical environment: The Department of Environmental Affairs and Development Planning did not object to the application, and Environmental Authorisation was granted for the proposed development. Given the EA for the proposed development, this Directorate cannot anticipate any negative impact on the biophysical environment. It is important to note that the developer is obliged by the EA to monitor any negative impact and implement necessary mitigation measures.

Agriculture: It was found by a Soil Scientist that the subject site has low agriculture potential, not due to the soil, but relevant factors such as its size and due to it being divided by an existing road and will be further dissected by the planned Western By-pass. The Act No 70/1970 Consent from the National Department of Agriculture, Land Reform and Rural Development is not relevant to the subject proposal. The relevant Consent must be submitted with the Site Development Plan, should the proposal be approved.

Engineering infrastructure: As mentioned, it was established that the existing municipal WWTW facility will not have sufficient capacity to support the proposed airport support zone development. This proposal is seen as essential infrastructure to ensure that the airport support zone is fully implemented. A WWTW facility located adjacent to an airport support area is supported because it will serve an essential infrastructure function and is compatible with the planning framework.

Traffic and access: It is not foreseen that the proposed development will have a material impact on traffic movement in the area. As indicated on the site plan, access to the proposed WWTW facility will initially be gained via an 8m wide temporary right of way servitude that is registered over Farm 208/182.

From the above, it can be concluded that the proposed WWTW facility will not have a negative impact on the surrounding area, property rights, traffic, safety, heritage resources or the environment. The facility will provide essential infrastructure in support of the Airport Precinct and is therefore important in the implementation of the spatial vision for the area.

CONCLUSION

Thus, on the balance of all considerations, the development proposal submitted cannot be found to be undesirable in terms of Section 65 of the Land-Use Planning By-law for George Municipality, 2023 and is therefore **SUPPORTED**.

RECOMMENDATION

That the following applications applicable to Remainder Portion 4 of the Farm Gwayang No. 208, Division George:

1. **Subdivision** in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Remainder Portion 4 of the Farm Gwayang No. 208, Division George into two portions, being Portion A (±1,5940 ha) and the Remainder (±2,1123 ha) of Remainder Portion 4 of the Farm Gwayang No. 208, Division George;
2. **Rezoning** in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of proposed Portion A of the Remainder Portion 4 of the Farm Gwayang No. 208, Division George from "Agricultural Zone I" to "Utility Zone" to accommodate a wastewater treatment works facility;

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

REASONS FOR DECISION

- a) The proposed wastewater treatment works constitutes essential engineering infrastructure required to support the orderly implementation and long-term functioning of the approved Airport Support Precinct. The development will provide sustainable wastewater treatment capacity necessary to accommodate existing and future airport-related development.
- b) The proposal is consistent with the objectives and spatial vision of the George Municipal Spatial Development Framework, 2023, and the Gwayang Local Spatial Development Framework, 2015 by facilitating essential infrastructure that supports the Airport Precinct as a strategic economic development node. Although the site is identified for agri-tourism purposes, the proposed utility

- service is complementary to, and supports, the envisaged development of both the Airport Precinct and surrounding agri-tourism area.
- c) Sufficient site specific circumstances exist to justify the facility in this locality.
 - d) The location of the proposed facility represents sound planning by placing the infrastructure close to the area it is intended to serve, thereby reducing pumping distances, operational costs and future pressure on municipal bulk wastewater infrastructure while promoting the efficient use of resources. It is acknowledged that the airport precinct is excluded from the designated urban edge, and thus the proposal does not undermine urban containment objectives.
 - e) The development of the proposed wastewater treatment works will not detract from the functionality and integrity of the airport support area as well as agri-tourism and is of an appropriate scale and form.
 - f) The subject property has limited long-term agricultural potential due to its fragmented nature, the future Western By-pass, its relatively small remaining extent and its strategic relationship with the Airport Support Precinct. The proposal will therefore not result in the unreasonable loss of viable agricultural land.
 - g) Environmental Authorisation has been granted for the proposed development and the relevant commenting authorities, including internal municipal departments and external organs of state, have raised no objection to the proposal, subject to conditions of approval.
 - h) No objections were received during the public participation process. The proposal is therefore not expected to unreasonably prejudice the rights or legitimate expectations of surrounding landowners or the broader community.
 - i) Subject to the imposed conditions of approval, any potential impacts relating to visual appearance, odour, environmental management, aviation safety and operational requirements can be satisfactorily mitigated through the Site Development Plan process and ongoing operational management.
 - j) On balance, the proposal serves the public interest by facilitating essential engineering infrastructure, protecting public health and the environment, supporting sustainable economic development within the Airport Precinct and advancing the municipality's long-term spatial planning objectives.

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the above-mentioned approval will lapse if not implemented within a period of five (5) years from the date of approval.
2. The rezoning and subdivision approval shall be taken to cover only the development as proposed and as indicated on Subdivision Plan Pr2476-F208Ptn04 dated 11 October 2024 drawn by Marike Vreken Urban and Environment Planners and attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.

Conditions applicable to the subdivision

3. The developer must notify the Surveyor General of the approval in terms of Section 20(5) of the Land Use Planning By-Law for George Municipality, 2023. The record of the approved Diagram must be submitted to the Directorate: Planning and Development for record purposes.
4. The above approval will be considered as implemented on the registration of Portion A in terms of the Deed Registries Act.

Implementation of rezoning rights for Portion A (WWTW site)

5. A Site Development Plan (SDP) for the development on Portion A must be submitted in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2023 for approval prior to submission of building plans.
6. The SDP submission must demonstrate the following:
 - ~ Indicate compliance with all conditions of approval.
 - ~ Indicate the proposed development parameters for development on Portion A.

- ~ Indicate how Portion A will be accessed (indicate temporary servitude right of way as well as future permanent access).
 - ~ Include a Visual Impact Assessment for the proposed development on Portion A.
 - ~ Indicate the mitigation measures as proposed in the Visual Impact Assessment to preserve the scenic vista.
 - ~ Mitigation measures as per the Environmental Management Plan and Environmental Authorisation.
 - ~ Confirmation from the Environmental Control Officer that the SDP complies with all environmental approvals and requirements.
 - ~ Address the conditions of the Western Cape Department of Infrastructure.
 - ~ Include the Permit issued by Heritage Western Cape in terms of Section 38 of the National Heritage Resources Act for the development.
 - ~ Include the Consent issued by the National Department of Agriculture, Land Reform and Rural Development in terms of the Subdivision of Agricultural Land Act No 70 of 1970.
 - ~ Indicate compliance with the Airport Business Park Architectural Guidelines.
 - ~ Include comments from the Airports Company South Africa on the SDP.
 - ~ Indicate mitigation measures for noise and odour.
 - ~ Indicate the aquatic buffer zones.
 - ~ As per the requirement from the George Municipality Environmental Section, detailed information on the operation of the proposed constructed wetland for wastewater treatment must be made available to the Environmental Planning Section of the Municipality. This includes but is not limited to (a) Whether the system provides primary and/or secondary treatment; (b) The expected treatment capacity and performance standards; (c) Maintenance and monitoring requirements; and (d) Contingency measures for overflow, system failure, or flooding events. Given the proximity of the site to the Gwayang River, it is necessary that the Municipality is satisfied that the system is appropriately designed to avoid any adverse environmental impacts on surrounding watercourses and ecosystems.
 - ~ Include the engineering plans for the proposed wastewater treatment works, endorsed by the Directorate: Civil Engineering Services.
 - ~ A separate landscaping plan which clearly indicates trees to be planted, stormwater channels /system and all proposed wetlands should be submitted with the site development plan. The plan must indicate all hard and soft landscaping elements to be incorporated, including the indigenous vegetation and trees that will be planted, retaining walls, berms, etc. within the development.
7. Landscape-based screening and beautification to be incorporated within the development and on the property and outside perimeter of the development, to enhance the streetscape and mitigate visual impact. Please provide a visual presentation with the submission of the site development plan.
 8. A stormwater management plan shall be implemented to ensure that stormwater runoff does not adversely affect neighbouring properties, municipal infrastructure or airport operations.
 9. The developer must appoint an Environmental Control Officer (ECO) to ensure compliance with the Environmental Authorisation and all relevant environmental requirements and recommendations from related specialist studies and comments and conditions from the Department of Environmental Affairs and Development Planning. The ECO must ensure compliance with / the implementation and management of the landscaping plans. A confirmation letter from the ECO must be submitted with the SDP in this regard.
 10. The above approval will be considered as implemented on the commencement of building works in accordance with approved building plans.

Notes:

- i. *The wastewater treatment works shall be designed, constructed and operated in a manner that does not create a hazard to aircraft operations, including but not limited to attracting birds or wildlife, causing visual interference, or generating emissions that could affect aviation safety.*

- ii. *The wastewater treatment works shall incorporate suitable odour control measures to prevent nuisance to adjacent land uses and airport users.*
- iii. *The wastewater treatment works shall be maintained in a safe, functional and hygienic condition for the duration of its operation.*
- iv. *All recommendations contained in the specialist studies submitted in support of the application shall be implemented and adhered to throughout the construction and operational phases.*
- v. *Applicant indicated that the required electrical power for the proposed treatment plant will be provided via solar panels, generators, etc. and no grid connection will be required. Applicant to register and obtain approval for the off-grid generator from the Municipality*
- vi. *Building plans must be submitted for the proposed wastewater treatment works to the Directorate's Building Control Department for approval after registration of one subdivided portion.*
- vii. *Approval of this application does not exempt the applicant from obtaining any other approvals required in terms of applicable legislation.*
- viii. *Building plans and structures to comply with SANS 10400 and any other applicable legislation.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

11. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 17 July 2025 and must be adhered to.
12. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
13. The amounts of the development charges are reflected on the attached calculation sheet dated 17 July 2025 and are as follows:

Roads:	R 2 968 704,33	Excluding VAT
Sewer:	R 3 716 344,10	Excluding VAT
Water:	R 4 330 824,33	Excluding VAT
Total:	R 11 015 872,77	Excluding VAT
14. The total amount of the development charges of R 11 015 872,77 (Excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
15. Any amendments or additions to the proposed development, which is not contained within the calculation sheet, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

Note: The developer to confirm the DC calculation with the CES Department prior to the transfer of Portion A.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

16. The conditions imposed by the Directorate Electro-technical Services are attached as 'Annexure C' dated 5 August 2025 and must be adhered to.
17. As stipulated in the attached conditions imposed by the Directorate Electro-technical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
18. The amount of the development contribution is reflected on the attached calculation sheet dated 5 August 2025 and is as follows:

Electricity:	R -	Excluding VAT
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19. The total amount of the development charges of R 0,00 (Excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever

6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

Subdivision and Rezoning: Farm 208/4, George Division

July 2026

occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.

20. Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

	2 July 2026
K. MUKHOVHA (SACPLAN NO. A/2119/2015)	DATE
TOWN PLANNER	
RECOMMENDED /NOT RECOMMENDED	
	07 JULY 2026
N. SWANEPOEL (SACPLAN NO. A/2237/2015)	DATE
SENIOR TOWN PLANNER	
RECOMMENDED /NOT RECOMMENDED	
	08 JULY 2026
C. PETERSEN (SACPLAN NO. B/8336/2016)	DATE
SENIOR MANAGER: TOWN PLANNING	

6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

Subdivision and Rezoning: Farm 208/4, George Division

July 2026

APPLICATION FOR SUBDIVISION AND REZONING APPLICABLE TO REMAINDER PORTION 4 OF THE FARM GWAYANG NO. 208, DIVISION GEORGE (K. MUKHOVHA)

PAJA

NO	PROCESS CHECK	YES	NO	N/A
1.	Has this application been assessed/ evaluated by a registered town planner as required in terms of section 65(g) of the by-law?	X		
2.	Was the report submitted by the town planner a fair and objective reflection of the relevant information available and have all relevant information been attached to the report?	X		
3.	Did the town planner exercise due diligence in evaluating the application? is the report balanced (does not show any unfair prejudice) and were the conclusions reached reasonable and rationally linked to the relevant information available?	X		
4.	Was the town planner empowered in terms of the Municipality's system of delegations to evaluate the application?	X		
5.	Was the decision-maker empowered in terms of the Municipality's system of delegations to decide on the application?	X		
6.	Was adequate information available for the decision-maker to make a fair, reasonable and objective decision on the application?	X		
7.	If not, can it be demonstrated that the necessary attempts were made to obtain this information before the decision was taken?			X
8.	Was all the available information which impacts on the application made available to the decision-maker?	X		
9.	Was all relevant information taken into account when making the decision?	X		
10.	Was all irrelevant information noted in the town planner's report and reasons given as to why it should be disregarded when making the decision stated in the report?			X
11.	Was the town planner's evaluation, to the best of the decision maker's knowledge, potentially influenced by an error of law?		X	
12.	Is the decision taken logical, clear, concise, and fair?	X		
13.	Can the decision be justified – i.e. rationally and reasonably linked to the information provided (critical information available) and relevant facts contained in the report?	X		
14.	Were written reasons given for the decision taken?	X		
15.	Can these reasons be reasonably and rationally linked to the relevant facts and the decision taken?	X		
16.	Were conditions of approval imposed with the decision?	X		
17.	Can these conditions be lawfully imposed as contemplated by Section 66 of the By-law?	X		
18.	Are these conditions fair and can they be reasonably and rationally linked to the development proposal submitted, the relevant facts contained in the town planner's report, the decision taken and the reasons for such decision?	X		

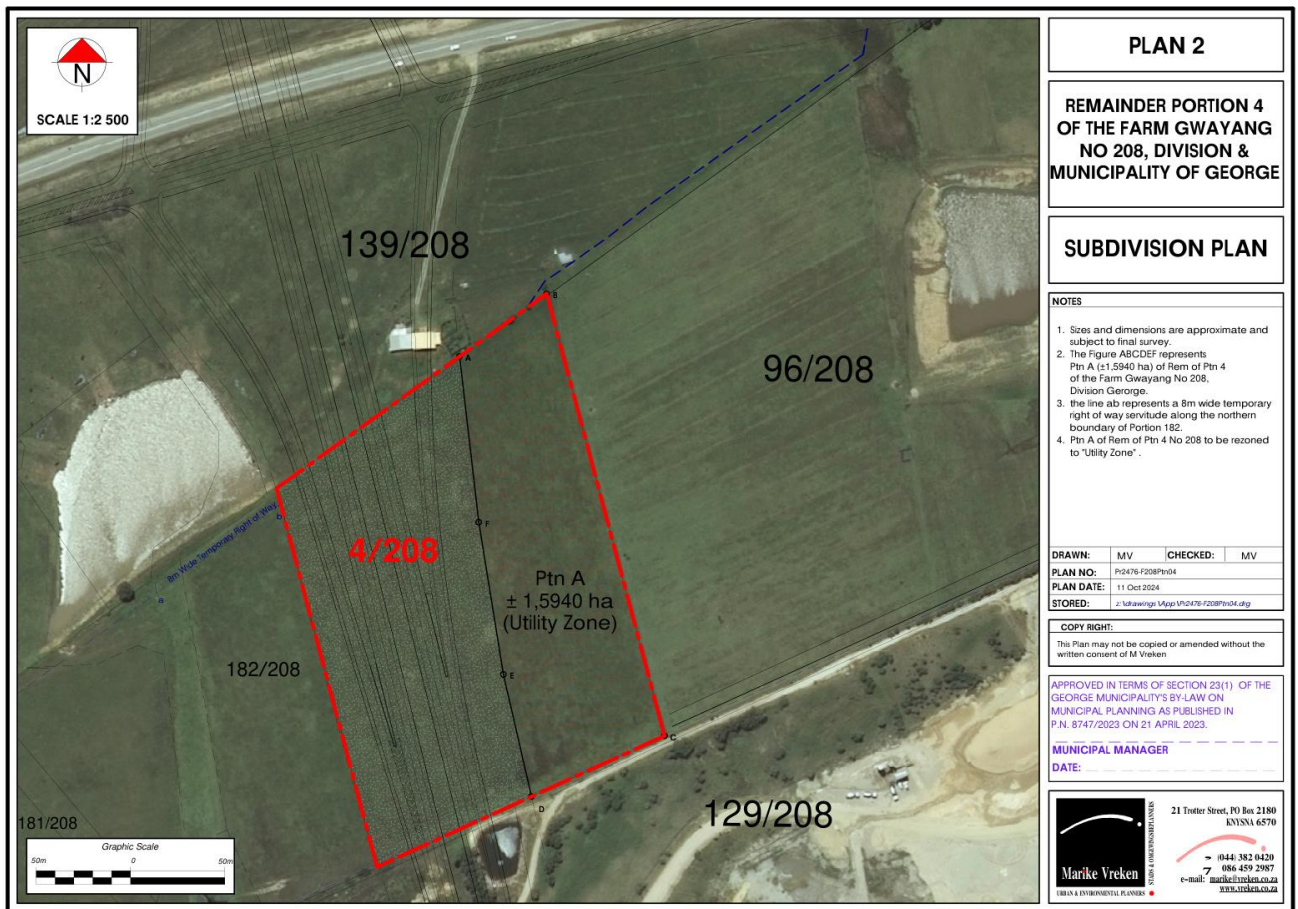
APPROVED / REFUSED / REFER BACK TO APPLICANT / REFER TO TRIBUNAL



DELIA POWER (SACPLAN NO. A/1973/2014)
DEPUTY DIRECTOR: DEVELOPMENT AND
ENVIRONMENTAL PLANNING / AUTHORISED OFFICIAL

20 JULY 2026
DATE

ANNEXURE A



GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf Number *	Portion 4 of 208	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	Eight Mile Investments 236 (Pty) Ltd	
	Erf Size (ha) *	10,9 Ha	
	Date (YYYY/MM/DD) *	2025-07-17	
	Current Financial Year	2025/2026	
Collaborator Application Reference:		3708560	

Application: **Rezoning & Subdivision**

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

Conditions
General conditions

- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - The amounts of the development charges are reflected on the attached calculation sheet dated 17/07/2025 and are as follows:

Roads:	R	2 968 704,33	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	3 716 344,10	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	4 330 824,33	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	11 015 872,77	Total Excluding VAT
 - The total amount of the development charges of R11 015 872,77 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R11 015 872,77 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Should more than two developments/properties be party to or share any service, the Dir: CES will in conjunction with the parties determine the pro-rata contributions payable.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

ANNEXURE B (continued)

- 12 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 13 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 15 Should it be required, a services agreement — or an amendment to an existing service level agreement (SLA) — shall be drafted between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All associated costs shall be borne by the developer
- 16 Note, the developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
- 17 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 18 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 19 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 20 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 21 A development owners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. All internal services (water, sewer, private roads including the associated stormwater and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
- 22 The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
- 23 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 24 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 25 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 26 Municipal water is provided for potable use only. No irrigation water will be provided.
- 27 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 28 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 29 No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection
- 30 Given the size of the proposed development, the developer is to submit the proposed method of handling household sewage to the Dir: CES for approval. (condition 7 applicable)
- 31 All aspects regarding sewerage management/treatment shall be addressed to the satisfaction of the Dir: CES and all other relevant authorities.
- 32 All necessary permits, licenses and/or approvals required for the development must be obtained from the relevant authorities.
- 33 The developer must apply to the Department Water and Sanitation for a General Authorisation in terms of the National Water Act 1998 (Act No. 36 of 1998) Section 39, and any subsequent revision of the Act and for the Irrigation of Waste Water.
- 34 Final effluent quality from the sewer treatment plant shall meet the standards specified by the relevant authority and be to the satisfaction of the relevant authorities.
- 35 Sewerage sludge shall be disposed of in such a manner as not to cause any pollution or any nuisances, and in accordance with the applicable legislation.
- 36 No pollution of surface water or ground water resources shall be allowed. Disposal of sewerage effluent and/or sludge shall at all times comply with the requirements of all relevant legislation.
- 37 All blockages, breakdowns or spillages shall be reported to the relevant authority.
- 38 The developer/HOA shall be responsible for the management and the maintenance of the sewerage system (development specific bulk and network) to the satisfaction of the Dept CES, and any other relevant authority.

ANNEXURE B (continued)

- 39 The developer shall be responsible for the management and the maintenance of the sewerage system (development specific bulk and network) to the satisfaction of the Dir. CES, and any other relevant authority.
- 40 Suitably qualified personnel, and in accordance with relevant legislation, shall operate, monitor and be in charge of the day-to-day operation and maintenance of the treatment plants.
- 41 Pipes used for treated effluent and raw water, shall be marked differently to piping used for drinking water in respect of colour, and shall be to the satisfaction of the Dir: CES and any other relevant authority
- 42 If treated waste water or raw water is used for irrigation the following requirement must be adhered to, in order to prevent person's from unwittingly consuming treated effluent water, raw water or being directly exposed to treated effluent water, raw water, all taps, valves and sprayers of the irrigation system, shall be so designed and installed to the satisfaction of the relevant authority. Only authorized persons shall be permitted to operate these systems.
- 43 All water points where uninformed persons could possible access treated effluent water or raw water shall be provided with notices that clearly state, in all three official languages of the Western Cape, that it is potentially dangerous to utilise the water and a health hazard.
- 44 All possible precautions shall be taken by the developer to ensure that no surface or ground water are contaminated by the irrigation water. Excessive irrigation shall therefore be avoided, and the irrigation area protected / contained by use of contours and screening walls to the satisfaction of the relevant authority.
- 45 The applicant/developer/owner is to apply to the Dir: CES for an industrial permit to discharge any effluent, other than standard residential effluent, into the municipal sewer system. The conditions as stated in the permit are to be implemented at the applicant's expense.
- 46 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 47 No municipal road network is currently available. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to link to the road network. A Development Charge for roads will then become payable in accordance with the approved DC Guidelines at the time of connection.
- 48 Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
- 49 The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the DOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
- 50 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 51 The developer is to provide the Dir: CES with a TIA approved by the DRE and/or SANRAL. The comments and conditions in the approved TIA must be implemented by the developer.
- 52 A Stormwater Management Plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into the constitution and rules of all home owners constitutions/body corporate/any such governing or controlling body.
- 53 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 54 A layout plan indicating the proposed storm water drainage must be submitted to the Dir:CES for prior approval. Condition 7 applies.
- 55 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 56 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 57 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 58 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 59 The approval of the development layout and associated access is subject to the final Road Master Plan for the GANEP area and the approval of the Director: Civil Engineering Services (Dir: CES). A detailed Site Development Plan (SDP) must be submitted to the Director: CES, or any other relevant authority, for consideration and approval prior to the commencement of any construction work.
- 60 The developer may be required to construct certain roads in lieu of a financial contribution towards the GANEP Roads Master plan. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the GANEP Roads Master plan will be determined in accordance with the applicable financial cost sharing model.
- 61 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 62 Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority where such road reserve is not included in the cost sharging model for the GANEP Roads Mater Plan.

ANNEXURE B (continued)

- 63 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 64 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 65 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied. Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.



Ricus Fivaz
Manager (CES): Land development
Civil Engineering Services

17 Jul 25
Date

6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

ANNEXURE B (continued)

CES Development Charges Calculator										Version 3.02 (Mar 2024)									
     										Erf Number * Portion 4 of 208 Allotment area * George Water & Sewer System * George System Road network * George Developer/Owner * Eight Mile Investments 236 (Pty) Ltd Erf Size (ha) * 10,9 Ha Date (YYYY/MM/DD) * 2025-07-17 Current Financial Year 2025/2026 Collaborator Application Reference 3708560									
GM 2023 Development Charges policy GM 2023 Integrated Zoning Scheme By-law GM 2024/25 Tariffs Civil Engineering Service Electro-Technical Service																			
Code	Land Use	Unit	Total Existing Right			Total New Right													
			m² Erf	FAR	m² GLA	m² Erf	FAR	m² GLA											
GENERAL BUSINESS																			
	Business - Medium (2 000-5 000m² GLA)	m2 GLA				2 483,00	1,00	2483,00											
INDUSTRIAL																			
	Heavy Industry - Large (> 5 000m² GLA)	m2 GLA				34637,00	1,00	34637,00											
Is the development located within Public Transport (PT1) zone? Yes																			
Calculation of bulk engineering services component of Development Charge																			
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total													
	trips/day	647,20	R 4 357,65	R 2 820 269,12	R 423 040,37	R 3 243 309,48													
	trips/day	34,06	R 4 357,65	R 148 435,22	R 22 265,28	R 170 700,50													
	kl/day	67,40	R 55 140,00	R 3 716 344,10	R 557 451,62	R 4 273 795,72													
	kl/day	96,28	R 44 980,00	R 4 330 824,33	R 649 623,65	R 4 980 447,98													
Total bulk engineering services component of Development Charge payable				R 11 015 872,77	R 1 652 380,91	R 12 668 253,68													
Link engineering services component of Development Charge Total Development Charge Payable																			
City of George Calculated (CES): JM Fivaz Signature : _____ Date : July 17, 2025																			
NOTES : - In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month - Please note the calculation above only surfs as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333																			
Departmental Notes:																			
For the internal use of Finance only																			
Service	Financial code/Key number	Total																	
Roads	20220703048977	R 3 243 309,48																	
Public Transport		R 170 700,50																	
Sewerage	20220703048978	R 4 273 795,72																	
Water	20220703048981	R 4 980 447,98																	
		R 12 668 253,68																	

GEORGE ELECTRICITY DC CALCULATION MODEL		Version 1.00	2025/06/18																																								
For Internal information use only (Not to publish)																																											
	Erf Number * 208/4																																										
	Allotment area * Rural area																																										
	Elec DCs Area/Region * George Network																																										
	Elec Link Network * MV																																										
	Elec Development Type * Normal																																										
	Developer/Owner * Eight Mile Investments 236 (Pty) Ltd																																										
	Erf Size (ha) * 11																																										
	Date (YYYY/MM/DD) * 05 08 2025																																										
Current Financial Year 2025/2026																																											
Collaborator Application Reference 3708560																																											
Application: Development Charges																																											
Comments: 0																																											
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6.1 REZONING AND SUBDIVISION: PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION

ANNEXURE C (continued)

19	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
20	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
21	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
22	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
23	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
24	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
25	Installation of ripple relays are compulsory for all geysers with electrical elements.
26	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
27	All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.

M Gatyeni



Singed on behalf of Dept: ETS

05 Aug 25

ANNEXURE C (continued)

Development Charges Calculator				Version 1.00		2025/06/18	
				Erf Number	208/4		
				Allotment area	Rural area		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV		
				Elec Development Type	Normal		
				Developer/Owner	Eight Mile Investments 236 (Pty) Ltd		
				Erf Size (ha)	11		
				Date (YYYY/MM/DD)	2025-08-05		
				Current Financial Year	2025/2026		
				Collaborator Application Reference	3708560		
Code	Land Use		Unit	Total Existing Right		Total New Right	
RESIDENTIAL				Units	Units	Units	Units
	Rural / Undetermined/Agricultural		unit		1		1
Is the development located within Public Transport (PT1) zone?				Please select Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	3,61	3,61	#DIV/0!	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable					R 0,00	R 0,00	R 0,00
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):		M Gatyeni					
Signature :							
Date :		August 5, 2025					
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623 021336	R 0,00
		R 0,00

Email: emyburg@george.gov.za

Tel: 044 801 9477

DIRECTORATE: PLANNING AND DEVELOPMENT

LAND USE PLANNING REPORT
APPLICATION FOR REZONING AND PERMANENT DEPARTURES APPLICABLE TO ERF 608, GEORGE

Reference number	3646778	Application submission date	26 August 2025	Date report finalised	29 May 2026
Delegated Authority: LUP 1.25 – C2.A(b) of 30 March 2023 (DDTP).					
Delegated Number: 4.17.1.17 of 24 April 2025.					

PART A: AUTHOR DETAILS				
First name(s)	Elmarie			
Surname	Myburg			
Job title	Town Planning Intern			
SACPLAN registration no.	C/9924/2025			
Directorate	Planning and Development			
Contact details	emyburg@george.gov.za			
PART B: APPLICANT DETAILS				
First name(s)	Delarey			
Surname	Viljoen			
Company name	DELPLAN			
SACPLAN registration no.	A/1021/1998	Is the applicant authorized to submit this application?	Y	N
Registered owner(s)	Michael Andrew Mellon Bonita Mellon			
PART C: PROPERTY DETAILS				
Property description (in accordance with Title Deed)	Erf 608, George			
Physical address	c/o Witfontein Road & Aalwyn Road, Heather Park	Town/City	George	

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6.2 APPLICATION FOR REZONING AND PERMANENT DEPARTURES APPLICABLE TO ERF 608, GEORGE

Rezoning and Departures: Erf 608, George

May 2026

Current zoning	Single Residential Zone I	Extent (m ² /ha)	2 538m ²	Are there existing buildings on the property?	Y	N
Applicable Zoning Scheme	George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme)					
Legislation	1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). 2. Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA). 3. Land-Use Planning By-Law for George Municipality, 2023 (Planning By-Law). 4. George Integrated Zoning Scheme By-Law, 2023 (Zoning Scheme). 5. George Municipal Spatial Development Framework, 2023 (MSDF).					
Current Land Use	Dwelling house & Second dwelling	Title Deed number & date	T42195/2024			
Any restrictive title conditions applicable?	Y	N	If Yes, list condition number(s)	N/A		
Any third-party conditions applicable?	Y	N	If Yes, specify	N/A		
Any unauthorised land use/building work?	Y	N	If Yes, explain	N/A		
PART D: PRE-APPLICATION CONSULTATION (ATTACH MINUTES)						
Has pre-application consultation been undertaken?	Y	N	Annexure C			
Reference Number	3665653		Date of consultation	14 April 2025	Official's name	M. Botha N. Swanepoel
PART E: LIST OF APPLICATIONS (TICK APPLICABLE)						
a. Rezoning	x	b. Permanent departure	x	c. Temporary departure		d. Subdivision
e. Consolidation		f. Amendment, suspension or deletion of restrictive conditions		g. Permissions required in terms of the zoning scheme		h. Amendment, deletion or additional conditions in respect of existing approval
i. Extension of validity period		j. Approval of an overlay zone		k. Amendment or cancellation of subdivision plan/GP		l. Permissions required in terms of conditions of approval
m. Determination of zoning		n. Closure of public place		o. Consent use		p. Disestablishment of an Owners Association

Page 2 of 32

q. Rectify failure by an Owners Association	r. Reconstruct building of non-conforming use	Other			
PART F: APPLICATION DESCRIPTION					
Consideration of the following applications applicable to Erf 608, George:					
1) Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 608, George from Single Residential Zone I (dwelling house) to Community Zone I (Place of Instruction). 2) Permanent Departure, in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to allow the following on Erf 608, George: a) Relaxation of the eastern rear common boundary building line from 5m to 3.2m to permit the existing dwelling house to be converted into the school. b) Relaxation of the western street building line from 5m to 2m to permit the covered stoep of the staff room and reception building (previous second dwelling). c) Decrease the distance between the proposed and existing access from 12m to 10.9m. d) Decrease in the minimum carriageway crossing width from 5m to 2.97m for the existing southernmost access. <i>* Notes:</i> – The applicant also did not apply to depart from the parking requirements to omit a drop-and-go facility. It is not included in the recommendation below. – The departure addressing the minimum width of the carriageway crossing will not be applicable when the drop-and-go facility is included as required by the Zoning Scheme.					
PART G: LOCATION					
Erf 608, George, hereafter referred to as the subject property / site, is located on the corner of Witfontein Road and Aalwyn Road, located within Heather Park. Figure 1 below illustrates the locality of the subject property along with its cadastral context.					
					

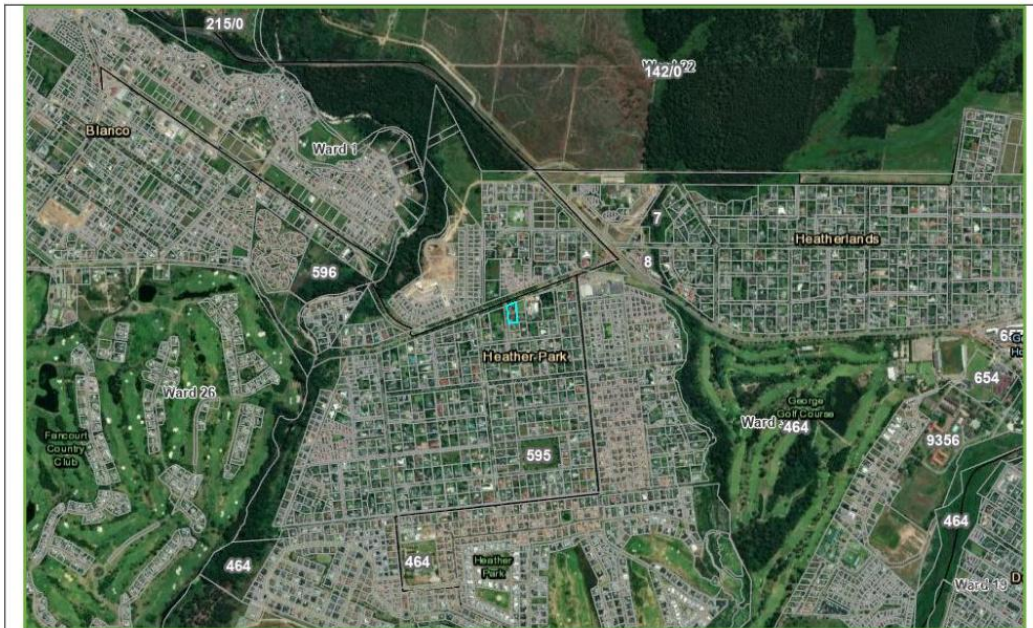


Figure 1: Locality plan and cadastral context of Erf 608, George

PART H: BACKGROUND AND HISTORY

In 1996, approval was obtained for the subdivision of Erf 608, George into two portions.

However, the subdivided portion was never registered and has therefore lapsed. It is noted that the building to the south of the property as indicated on the subdivision plan does not indicate the building so close to the street boundary as is the case.

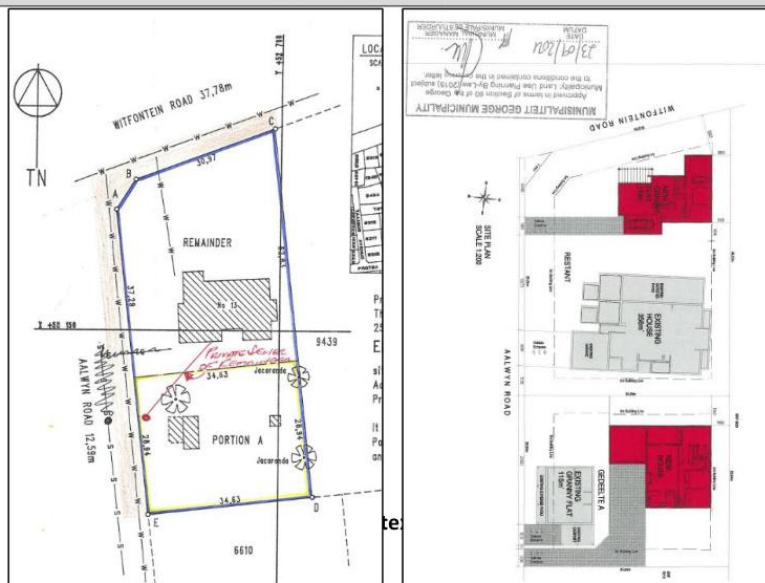


Figure 2: Extract of approved subdivision which has lapsed
Figure 3: Extract of site plan relevant to 2021 approval

On 23 September 2021, approval was granted for the removal of restrictive title deed conditions, subdivision into two portions, consent use for a second dwelling on each portion and departure to allow for a building line relaxation of the western street boundary building line from 5m to 2.1m to regularise the existing building.

Although the approval will only lapse later this year (23 September 2026) it is noted that the conditions have not yet been complied with and the rights have not been implemented.

PART I: SUMMARY OF APPLICANT'S MOTIVATION

The applicant's motivation report is attached as **Annexure D**.

Note: The text in italics did not form part of the applicant's motivation report and is merely for explanation purposes by the author.

INTRODUCTION

The application concerns the proposed rezoning and departures for Erf 608, George. The property is currently zoned Single Residential Zone I and developed with a main dwelling and an additional dwelling. The owner proposes to rezone the property to Community Zone I to allow for a small high school (from Grade 7).

CONTEXTUAL INFORMATION

The building has heritage significance, and approval has been obtained from Heritage Western Cape.

Existing Land Uses and Character

The property currently contains a main dwelling and an additional dwelling, both accessed from Aalwyn Road. The existing access points are adequately positioned away from intersections. The main dwelling is already built over the building line, and since only internal alterations and parking are proposed, no additional impact on neighbouring properties is anticipated. Although the staff reception's covered stoep encroaches on the street building line, surrounding properties, particularly those across the street, are sufficiently shielded, limiting any visual impact.

The site is located within a mixed-use area in Heather Park. It is notable that Witfontein Road contains mixed uses; thus, the development is proposed in a more mixed-use area than an area with purely residential elements. Therefore, the argument is that the character of the area is not significantly altered.

The application seeks rezoning from "Residential Zone I" to "Community Zone I" to allow for a high school. No new buildings are proposed, aside from a required 5m building line relaxation for existing encroachments. The structures comply with height restrictions and are lower than a typical double-storey dwelling. The main potential impact relates to traffic in the morning and when the school adjourns, but no additional impact is expected during the afternoon peak period (16:00–17:30). As the school will accommodate learners from Grade 7 upwards, noise levels are not expected to be significant. A pre- and primary school already operates nearby along Witfontein Road, and the visual character of the proposed school will remain unchanged, ensuring it fits within the existing area.

DEVELOPMENT PROPOSALProposed Development

The property currently has a main dwelling in the centre and an additional dwelling on the southern side. The owners propose converting the property into a school, as shown in the Site Plan. The existing main dwelling will be converted into classrooms, while the second dwelling will be converted for staff room and reception/office. No new structures are planned, ensuring the property retains its residential character.

The proposal requires several building line relaxations: the eastern rear boundary from 5m to 4.4m, 3.2 m, and 3.8m; the western street building line for the staff reception stoep from 5m to 2.6m and 2m; and the combined motor vehicle carriageway crossing from 5m to 2.968m. Although the main house has approved building plans, access points are not shown, resulting in three entrances. The owner plans to close the northern access, leaving two entrances off Aalwyn Road.

The proposed school will accommodate 67 students from Grade 7 onwards, providing additional educational opportunities in George and the surrounding area. The property is located in an area serviced by municipal engineering services, though some upgrades may be needed.

Accessibility and Parking

The property currently has three access points along Aalwyn Road, as shown in **Figure 5**. The owner proposes to remove the existing Access 1, with no drop-and-go area on the Site Plan. This removal is supported by the Municipality's Civil Engineering Services, confirmed by the Traffic Engineer in the TIA.

Figure 5: Existing access points to the property indicated with arrows

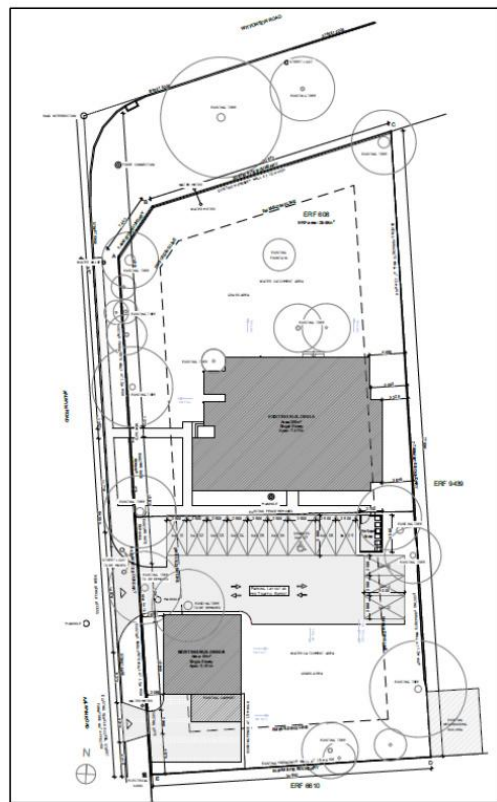


Figure 4: Extract of proposed site plan



A Departure is being sought to formalise three access points along Aalwyn Road. The relocation of this access requires the removal of a tree further down Aalwyn Road. New trees and landscaping will be provided to integrate the development with the surroundings.

The southernmost existing access (Access 3) will remain for additional parking. A relaxation is requested to reduce the required distance between the proposed and existing access points from 12m to 10.9m. Adequate on-site parking will be provided.

Engineering Services

The property is already serviced. The owner will be responsible for any required capital contributions or service upgrades. The TIA concludes that traffic impacts are manageable.

RELEVANT SPATIAL PLANNING POLICIES

George Municipal Spatial Development Framework, 2023 (MSDF)

The property lies within the densification area; no other spatial designation could be found. It has access to public transport. The MSDF encourages public transport to discourage urban sprawl.

STATUTORY FRAMEWORKS

SPLUMA

The application aligns with key development principles:

- Spatial Justice – Expands educational opportunities and access. Could increase access and redress past imbalances with regards to educational access.
- Spatial Sustainability – Located within the urban edge, no agricultural or environmental impacts. Utilises existing underutilised land. Supporting densification and not urban sprawl.
- Spatial Efficiency – Utilises existing infrastructure and underutilised land in an area not solely dedicated to residential use.
- Spatial Resilience – Not relevant to application.
- Good Administration – Application follows due process and public participation requirements.

LUPA

The proposal is consistent with LUPA and does not conflict with applicable spatial frameworks. The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed. Given the nature of this land use application and its location within George, this proposal is consistent with LUPA.

Public Interest

The application seeks approval to rezone the property for a high school (including Grade 7), which will enhance educational opportunities in the area and across George. The development is not expected to negatively impact surrounding properties, as school activities occur during typical working hours and will not affect peak afternoon traffic. Existing boundary walls and vegetation will mitigate privacy and noise concerns.

No new structures are proposed, meaning the existing character and streetscape will remain unchanged, and building line departures will have no additional impact. The three proposed access points on Aalwyn Road are considered acceptable, with only a minor departure required, and will be further assessed by internal municipal departments.

** Note: The motivational report refers to three accesses, however, only two accesses are proposed.*

Environmental Legislation

No NEMA-listed activities are triggered. A tree survey was completed; only one jacaranda tree will be removed.

NEED & DESIRABILITY

In land use planning, “desirability” refers to how acceptable a proposed development or rezoning is for the site and its surroundings. The proposed rezoning is considered desirable, as an initial assessment shows no obvious negative impacts.

The development will not adversely affect neighbouring properties or the character of the area. The existing buildings will be converted into classrooms and a reception area, maintaining the property’s current appearance. The proposal supports increased educational opportunities in the area, which is not purely residential, and addresses the local need for additional school space. While the development is not specifically required by the MSDF, it does not conflict with it.

Approval would allow the creation of a high school, enhancing education provision. The property lies within the urban edge, is already serviced by municipal engineering infrastructure, and will make efficient use of these services. Public transport access is available, providing convenient routes for learners.

CONCLUSION

It is believed that the above-mentioned principles, considerations, and guidelines for this land use application satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.

PART J: SUMMARY OF PUBLIC PARTICIPATION

Methods of advertising				Date published	Closing date for objections						
Press				Y	N	N/A	5 September 2025	6 October 2025			
Gazette				Y	N	N/A	N/A	N/A			
Notices to surrounding property owners				Y	N	N/A	5 September 2025	6 October 2025			
Website & social media				Y	N	N/A	5 September 2025	6 October 2025			
Ward councillor				Y	N	N/A	5 September 2025	6 October 2025			
On-site display				Y	N	N/A	5 September 2025	7 October 2025			
Community organisation(s)				Y	N	N/A	N/A	N/A			
Public meeting				Y	N	N/A	N/A	N/A			
Third parties				Y	N	N/A	N/A	N/A			
Other	Y	N	If yes, specify	Western Cape Department of Education		5 September 2025	6 November 2025				
Total valid objections				27		Total invalid objections and petitions			0		
Valid petition(s)				Y	N	If yes, no. of signatures	The petition is in the form of a table which was completed by 49 persons. 43 objections and 6 non-objections. The table was completed by persons who also objected individually, and in some instances by the same household more than once.				
Community organisation(s) response				Y	N	N/A	Ward councillor response		Y	N	N/A
Total letters of support			1 letter of support 6 comments of no objection (petition table)								
Was the minimum requirement for public participation undertaken in accordance with relevant By-Law on Municipal Land Use Planning and any applicable Council Policy										Y	N

PART K: SUMMARY OF OBJECTIONS / COMMENTS DURING PUBLIC PARTICIPATION

Comments and objections received can be summarised as follows (attached as Annexure E):

**The text / notes in italics did not form part of the comments and objections received and are for explanation purposes only.*

- Heritage Western Cape (HWC)**
 As per the Permit dated 9 July 2025, alterations are strictly allowed in accordance with the HWC stamped plans.
- Ward Councillor**
 No reply was received from the Ward Councillor.
- General Community Objections (30 Individuals and a Petition)**
Please note the submitted list of names appears to comply with Section 49 of the Planning By-Law, for the requirements for a petition.

Mrs K Sullivan – submitted a letter of no objection against proposal.

A petition was submitted by the George Ratepayers Association indicating 43 persons who objected to the application and 6 persons who supported / did not object to the application. The petition repeats the concerns raised in the individual objections and will be assessed together with the objections below.

Objections / comments were received from 28 individuals, including Corne de Jager, Dalene de Villiers, Annalie Strydom, Alet Oosthuizen, Christa Jackson, Cheryl and Bryan Barnett, Glenda Greeff, Louise Coetzee, JJ Wessels (Chairman, George Ratepayers Association), Hector Strydom, Heinrich Herselman, Marlize Hattingh, Megan Swanepoel, Trudatjie Oosthuizen, Phillip Gibbs, Ceri J Williams, S Amelung, Rosemary Gibaud, Talita Moe, Jaap Van Lille, C.J. Oosthuizen, Anthony Breakey, Barney de Villiers, Chris Strydom, Sarah van Zyl, Marianka Marais, Donatella Pontesilli, and Eugene Knottenbelt.

The objections can be collectively summarised as follows:

- **Traffic Congestion and Road Safety:** Concerns were raised regarding the expected increase in traffic congestion and associated safety risks within the surrounding road network, particularly during peak hours. Objectors also noted inadequate parking provision and the potential for increased pedestrian and vehicular accidents.
- **Noise and Disturbance:** Objectors expressed concern that the proposed development would result in a loss of peace and quiet within the residential neighbourhood due to noise generated by learners during school hours, as well as after-hours activities such as church gatherings, sporting events, functions, and other related activities. Residents complained about the increase in outdoor activity during the day, and construction related disturbances.
- **Impact on Residential Character and Amenity:** Objectors believe that the proposal would alter the character of Heather Park, which they describe as a quiet, low-density residential suburb with a country-like atmosphere. Concerns were raised that the introduction of a school, regarded by objectors as a business-type land use, would not align with the residential character of the area. Objectors further emphasised that they purchased property in the neighbourhood specifically because of its peaceful and low-density residential nature.
- **Use of the Public Park:** Objections were raised regarding the use of the nearby public park in Chestnut Street by the existing school. Objectors expressed concern that the proposed school would similarly make use of the park for functions, sporting events, and related activities, potentially limiting public access and affecting the amenity of the area. Objectors further alleged that the existing school created the impression that portions of the public park formed part of the school premises.
- **Infrastructure Capacity:** Objectors raised concerns regarding the capacity of existing municipal infrastructure and argued that the proposed development may place additional strain on already pressured municipal services. Concerns were also expressed that the development could contribute to increased stormwater runoff and further burden existing infrastructure, which objectors believe cannot adequately support another school. In addition, requests were made for independent traffic and noise impact studies, as well as the implementation of enforceable operational conditions and stricter parking and access control measures.
- **Environmental and Heritage Concerns:** Objectors questioned whether adequate environmental and heritage assessments had been conducted in support of the application. Concerns were raised regarding the potential impact on birdlife, fauna and flora, as well as possible damage to nearby public parks and green spaces. Objectors further claimed that the existing school has already negatively impacted the surrounding environment and that the approval of an additional school could intensify these impacts.



- **Planning Process, Governance and Municipal Decision-Making:** Objectors stated that no sufficient evidence had been provided to demonstrate the necessity of the proposed location for the place of instruction. Objectors expressed concern about the perceived lack of transparency in the decision-making process and felt that there were insufficient public participation and consultation with affected parties regarding the establishment of another school in the neighbourhood. Concerns were also raised regarding the enforcement of conditions and the handling of complaints relating to the existing school, with objectors questioning the Municipality's ability to effectively manage and enforce compliance should another school be approved in the area. Municipality was also accused of being biased.
- **Socio-Economic Concerns:** Objections relate to broader socio-economic issues caused by the approval of the place of instruction. Affecting the property prices, impacting on residential quality of life. Commercialisation of the residential area, by setting a precedent with the approval of another school in the area. Concerns regarding the increase in size of the school after approval.
- **Safety and Behaviour Concerns:** Objectors raised concerns regarding vandalism, littering, illegal parking, disruptive behaviour, and the perceived disregard shown by school users toward surrounding residents, and other disruptive conduct associated with the existing school environment.
- **Lack of community benefit:** Objectors argued that the proposed school does not align with the needs and expectations of the surrounding residential community. Concerns were also raised that insufficient consideration had been given to the concerns and interests of residents affected by the proposal. The development doesn't benefit the permanent residents. It will only primarily benefit the temporary users such as the parents and students. The social and environmental effects are experienced by residents and not the municipality or the users of the school.
- **Spatial sustainability:** Objectors argued that the proposal may negatively affect the residential appeal and character of the area and could contribute to undesirable urban development patterns and incremental urban sprawl. Causing long-term transformation to the neighbourhood altering the character by progressively commercialising the suburb.

Requests were made from objectors as follows:

- Conduct a traffic and noise impact assessment.
- Implement measures to mitigate noise disturbances.
- Establish clear operating hours and noise regulations.
- Consider alternative locations.
- Assess the need for a private school in the area.
- Notify objectors regarding application status.

Note that some of the objectors are residents on the same property and could be seen as a duplication of objections.

Conclusion

Residents primarily oppose the rezoning due to concerns about traffic, noise, property values, public safety, and the lack of demonstrated need for the facility. Many urge the municipality to consider alternative sites and assess the broader implications for the neighbourhood.

PART L: SUMMARY OF APPLICANT'S REPLY TO OBJECTIONS

Refer to Part N below.

6.2 APPLICATION FOR REZONING AND PERMANENT DEPARTURES APPLICABLE TO ERF 608, GEORGE

Rezoning and Departures: Erf 608, George

May 2026

PART M: SUMMARY OF COMMENTS FROM INTERNAL DEPARTMENTS AND/OR ORGANS OF STATE			
Name of Department	Date	Summary of comments / recommendation	
Civil Engineering Services (Planning)	03-09-2025	In order. See conditions attached. Building lines relaxation is in order.	
Civil Engineering Services (Traffic)	10-09-2025	In order. Supported.	
Electro-Technical Services	11-09-2025	In order. DCs conditions attached. Should there be an existing municipal electricity meter for the second dwelling, the meter to be recovered and returned to municipality by the municipal official and the municipal records updated.	
Environmental Management	09-12-2025	In order. No objection to application. Additional tree planting and landscaping is supported. Trees should be locally occurring indigenous trees.	
Waste	05-11-2025	In order. Refuse must be stored properly.	
Building Control	29-08-2025	In order. Supported subject to: Building plan to be submitted in terms of section 4 of the National Building Regulations and Building Standards Act, 103 of 1977, for the development. Building plans to comply with SANS 10400 and any other applicable legislation. No construction may be commenced with until such time as a building plan has been approved. The property may only be used for the intended purpose once a Certificate of Occupation has been issued. Further comments will be provided on submission of building plans. Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.	
Spatial Planning	13-11-2025	In order. The application is supported in principle. The proposal does not contradict the intent, strategies and policies of the MSDF. The property is situated within the established urban fabric and falls inside the designated urban development boundary, thereby supporting the principles of managed and sustainable urban growth. A school is a complementary use in a residential area; it provides a social facility for the community thus contributing to sustainable development. It is recommended that the applicant/owner explore the possibility of transplanting or relocating the trees proposed for removal to minimize environmental impact and contribute to the overall landscape quality and sustainability of the site.	
GIPTN	19-12-2025	In order	
PART N: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)			
Is the proposal consistent with the principles referred to in chapter 2 of SPLUMA? (can be elaborated further below)		Y	N
Is the proposal consistent with the principles referred to in chapter VI of LUPA? (can be elaborated further below)		Y	N
<u>(In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (Section 65 of the Planning By-Law)</u>			

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6.2 APPLICATION FOR REZONING AND PERMANENT DEPARTURES APPLICABLE TO ERF 608, GEORGE

Rezoning and Departures: Erf 608, George

May 2026

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

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6.2 APPLICATION FOR REZONING AND PERMANENT DEPARTURES APPLICABLE TO ERF 608, GEORGE

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2.	Address the inclusion of persons and areas previously excluded in the past, specifically informal settlements and areas characterised by widespread poverty and deprivation?			x
3.	Enable the redress of access to land by disadvantaged communities and persons?			x
4.	Support access to / facilitate the obtaining of security of tenure and/or incremental informal settlement upgrading?			x
5.	Has the potential impact of the development proposal on the value of the affected land /properties been considered?	x		
6.	Has the impact of the application on the existing rights of the surrounding owners been recognised?	x		
7.	Does the application promote spatially compact, resource frugal development form?	x		
8.	Can the development be accommodated within the existing fiscal (budget), institutional and administrative means of the Municipality? (e.g. Infrastructure upgrades required – when, budgeted for, etc.)			x
9.	Has the protection of prime, unique, and/or high potential agricultural land been considered?			x
10.	Is the application consistent with the land use measures applicable to / contained in environmental management instruments?			x
11.	Does the application promote and stimulate the equitable and effective functioning of land markets?			x
12.	Have all current and future costs to all parties for the provision of infrastructure and social services been considered?	x		
13.	Does the application promote development that is sustainable, discourages urban sprawl, encourages residential densification, and promotes a more compact urban form?	x		
14.	Will the development result in / promote the establishment of viable communities?	x		
15.	Does the development strive to ensure that the basic needs of all the citizens are met in an affordable way?			x
16.	Will the development sustain and/or protect natural habitats, ecological corridors, and areas of high bio-diversity importance?			x
17.	Will the development sustain and/or protect provincial heritage and tourism resources?			x
18.	Will the development sustain and/or protect areas unsuitable for development including flood plains, steep slopes, wetlands, areas with a high-water table, and landscapes and features of cultural significance?			x
19.	Will the development sustain and/or protect the economic potential of the relevant area or region?	x		
20.	Has provision been made in the development to mitigate against the potential impacts of climate change?			x
21.	Does the development include measures to reduce consumption / conserve water and energy resources? (renewable energy, energy saving, water saving, etc.)			x
22.	Does the development consider sea-level rise, flooding, storm surges, fire hazards?			x
23.	Does the development consider geological formations and topographical (soil and slope) conditions?			x
24.	Will the development discourage illegal land occupation – w.r.t. Informal land development practices?			x

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25.	Benefits the long-term social, economic, and environmental priorities for the area (<i>sustained job opportunities, sustained income, integrated open space network, etc.</i>) over any short-term benefits (<i>job creation during construction, short term economic injection, etc.</i>)?	x		
26.	Contributes towards the optimal use of existing resources, infrastructure, agriculture, land, minerals, and/or facilities?	x		
27.	Contributes towards social, economic, institutional, and physical integration aspects of land use planning?	x		
28.	Promotes and supports the inter-relationships between rural and urban development?			x
29.	Promotes the availability of employment and residential opportunities in close proximity to each other or the integration thereof?			x
30.	Promotes the establishment of a diverse combination of land uses?	x		
31.	Contributes towards the correction of distorted spatial patterns of settlements within the town / city / village?			x
32.	Contributes towards and / or promotes the creation of a quality and functional open spatial environment?			x
33.	Will the development allow the area or town to be more spatially resilient that can ensure a sustainable livelihood for the affected community most likely to be affected by economic and environmental shocks?			x
65(s)	Is the application in line with the applicable provisions contained in the applicable zoning scheme regulations (By-law)? (e.g. Definitions, land use description and development parameters)	x		
65(t)	Is the application in conflict with any restrictive condition applicable to the land concerned?		x	

Comment on table

65(s) - the relevant permanent departures are included with this application and recommended for approval.

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

George Municipal Spatial Development Framework, 2023 (MSDF)

The intention of the MSDF is to provide a guide for the long-term spatial growth and development of the George Local Municipality in a manner that promotes sustainable, inclusive, and efficient urban form. The MSDF seeks to direct development to appropriate areas within the urban edge, support compact and well-integrated settlements, protect environmental and scenic assets, optimise existing infrastructure, and strengthen economic opportunity nodes.

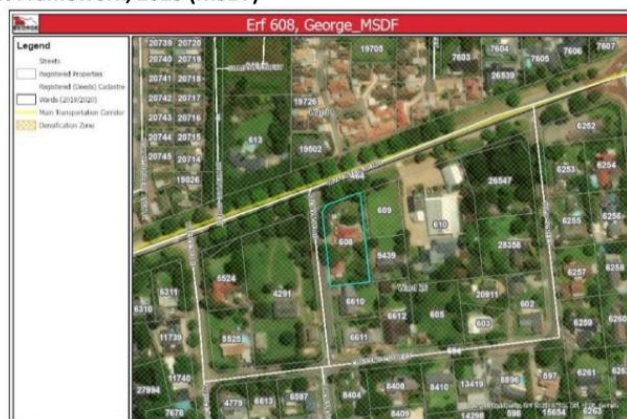


Figure 6: MSDF

Overall, it aims to create resilient, well-connected neighbourhoods that balance growth with the protection of natural landscapes and community character, while improving quality of life for current and future residents.

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Policy A7: PG b: Social facilities, especially high order facilities serve more than one neighbourhood or ward and therefore should be located on public transport routes to ensure adequate accessibility and to support viability of these uses. In turn these facilities along the main transport routes contribute to the viability of the public transport service.

Policy C2.3: PG a: Densification reduces land consumption, facilitates delivery of services (engineering and socio-economic) to households in a more cost-effective manner and supports affordability and tenure. It establishes the thresholds for viable public transport systems and business. Densification is supported in all nodal precincts and in density zones along main transportation corridors. The position, nature, composition, scale, design of the development will relate to the context of the development site.

Policy 2.5: PG b: Walkable places are inherently more inclusive if the scale and format of development is carefully managed. A large percentage of the population in the George city area does not have a car (GIPTN). Walkable cities are those where the car is an optional instrument of freedom rather than an essential (Speck, 2013). Walkable places need to start with the bones of an urban (rather than suburban) structure or retrofit existing places to accommodate more walkable street systems, land use mixes and transport services. Walkable places are inherently more inclusive if the scale and format of development is carefully managed.

All the policies referred to above support the application under consideration. The proposal will introduce a high school (including Grade 7) within a neighbourhood that currently lacks such a facility, thereby addressing an identified community need. In terms of the MSDF, the property falls within a designated densification zone along a primary activity corridor. Although the proposed school will accommodate a relatively small number of learners, it remains compatible with the surrounding residential character. The development can be regarded as an appropriate infill project in the sense of expanding (in terms of use) an underutilised site on a main corridor, making effective use of land within an established residential area identified for increased density. It will contribute to an appropriate mixed-use (residential and complementary uses) environment along Witfontein Road while promoting walkability and the use of public transport. Notably, the property is situated approximately 60m from a Go George bus stop located along a main public transport route, further supporting its accessibility and alignment with the MSDF.

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

Outcomes of investigations/applications i.t.o other laws

Heritage Permit

- A heritage permit application in terms of Section 34 of the National Heritage Resource Act, 1999 (Act 25 of 1999) was submitted to Heritage Western Cape (HWC) for additions and alterations to the structures older than 60 years.
- This report dated 23 April 2025 was done by Perception Planning.
- The Heritage permit was issued and approved on 9 July 2025, allowing for work to be done strictly in accordance with the HWC stamped plan.

Transport Impact Assessment

- A transport impact assessment dated July 2025 was done by Liezl Stodart.
- Reference was made to Country House School Annex and of the current application as an extension to the existing school on Erf 610, George.
- The trip generation potential of the proposed school was calculated based on the trip generation rates of the existing school.
- The morning and afternoon rates are higher than those recommended in the COTO TMH17 Trip Manual, and the midday rate is slightly lower.

- Motorists find it hard to make a right turn from Aalwyn Road into Witfontein Road during the peak hours. Subsequently, it is anticipated that eastbound trips generated would rather travel along the Chestnut Road – Wattle Road – Protea Road – Pine Road route to enter Witfontein Road at the roundabout.
- It was concluded that the proposed school will have a low traffic impact.
- It is stated that the Country House School is a private school where almost all children are dropped off by private vehicles. Very few, if any, learners are expected to walk or cycle to school. Some employees may make use of the Go George bus service and would walk from the Aalwyn Road bus stops.
- It is suggested that the fence next to the parallel parking drop-off zone should be moved backwards to allow for the provision of a sidewalk between the parking lane and the fence. This however may exceed the school's construction budget. It is therefore recommended that a compacted gravel surface should be provided.
- A drop-off area has been omitted.
- Access and parking should be implemented as per **Figure 7**.

Notes:

- *Mention is made to parallel parking drop-off zone which is omitted on the submitted plan. It seems that the TIA was not revised to reflect the latest setup.*
- *The applicant did not submit a departure application to depart from the drop-and-go facility. A site plan will be required to ensure compliance with the drop-off or a departure application.*
- *To avoid / reduce circulation through the residential area, a yellow-cross-junction may be considered at the Witfontein Road – Aalwyn Road Junction.*



Figure 7: TIA proposed access and parking

George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme)

In terms of the Zoning Scheme, the objective of Community Zone I is to provide for educational facilities of all kinds, but controlled provision is made for other compatible community uses. The primary land use under this zone is a place of instruction, which is described as a place of education or training at pre-school, school, or post-school levels, including a creche, nursery school, primary school, secondary school, college, university, or research institution, with ancillary uses.

The proposed development will comply with the land use description and development parameters applicable to a place of instruction, except for the applicable building lines on the western and eastern boundary of the property to accommodate existing structures, the drop-and-go facility omission. In terms of the Zoning Scheme, a place of instruction is subject to a 5m building line from all property boundaries,

with the general building line encroachments that apply, thereby permitting the refuse area located partially in the building line. The existing buildings (although not approved in the current location) are located over two building lines due to the change in zoning; thus, an application has been submitted to relax the subject building lines from 5m to 2m on the western boundary building line and 5m to 3.2m on the eastern boundary building line to accommodate the conversion of the existing structures.

It is not anticipated that the proposed building line relaxations will have a negative impact on the neighbour's right nor on the streetscape. The departure to allow for a second carriageway crossing only to its current extent is deemed appropriate and was not opposed by the traffic engineer.

It is important to note that the height applicable to place of instruction is 12m, which is more than the current height of 8.5m applicable to surrounding residential properties. To safeguard the character of the area, a condition will be imposed to limit the height of the building to 8.5m (the current height development parameter).

The need and desirability of the proposal

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

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

General Considerations of the Application

Although no empirical evidence was provided, the objectors believe that the proposal will negatively impact the value of their properties. No evidence was submitted to support these statements. However, perceived impacts on property values must be considered within the broader spatial policy context and the intent of the MSDF. Social facilities, including educational institutions, are specifically supported within residential

areas to create sustainable, inclusive, and well-served communities. It is not anticipated that the proposed development will negatively impact the adjoining properties, as suggested by the objectors. Only the existing structures will be utilised for the school development. Mitigation measures will be included in the conditions to ensure minimal disturbances to the surrounding neighbours and the streetscape.

Character of the Neighbourhood

The character of the neighbourhood will not be negatively impacted by the proposed development. A school is considered an appropriate social facility that is supported within residential neighbourhoods, especially at this location within a designated densification area along a main activity corridor, which aligns with the MSDF.

Scale and Impact of the Development

The school will operate from the existing buildings on the property, and no additional structures are proposed. Taking into consideration the size of the property and the nature of the proposed private school, which will accommodate a maximum of 67 learners at any given time (limited scale), it is not anticipated that the development will have a significant negative impact on the surrounding area. Conditions will be imposed to ensure minimum disturbances to the neighbouring properties.

A school naturally presents a different impact than the current residential use, however, to cater for the necessary needs of a town, the provision of required uses at an appropriate location, and in line with the spatial policies, it should be considered that appropriate transformation is inevitable and required in any town, especially if it aligns with the spatial vision of the Municipality.

Traffic and Streetscape Impact

The proposed development will not negatively impact the architectural character of the streetscape. Sufficient on-site parking will be provided in accordance with the requirements of the Zoning Scheme. The Directorate: Civil Engineering Services supported the proposal and agreed to the omission of a drop-and-go facility on the property (subject to its inclusion in the application), if sufficient on-site parking is provided and raised no objections to the development. Although the Traffic Impact Assessment indicates an increase in trips, this does not justify refusal of the application. The property is located within a designated densification zone where increased development intensity and associated traffic growth are anticipated. The proposal is therefore consistent with the provisions of the MSDF and should not be regarded as an unwarranted development.

Access and Parking Layout

Access to the property will be from Aalwyn Road via two carriageway crossings located on the western side of the property. The entrance closest to Witfontein Road will primarily serve learners and staff accessing the school. The current parking layout requires the mature tree to be removed, which is deemed unnecessary. The parking layout should be reassessed to improve functionality and keep the existing entrance rather than relocating the access point. It is suggested that the parking be located on the eastern boundary with an exit at the southern-most carriageway crossing to ensure the keeping of the vegetation (which serves numerous mitigative purposes) and to enhance traffic flow, especially in the absence of a drop-and-go facility.

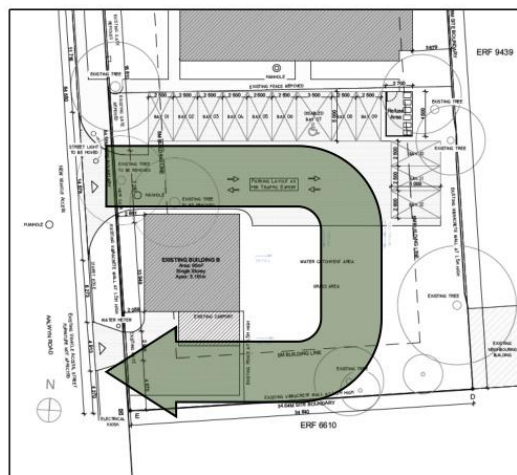


Figure 8: Extract of site plan, reconfiguration to allow circular flow

Parking Provision

In terms of the Zoning Scheme, parking for a place of instruction must be provided at a ratio of 1.5 parking bays per classroom or office. The proposal includes eight classrooms and offices, resulting in a requirement of 12 parking bays. The site plan indicates that 12 parking bays will be provided, which complies with the requirements of the Zoning Scheme. Although the parking provision complies with the Zoning Scheme requirements, the reality is that 1.5 bay per classroom may be insufficient; however, enough space is available on the property to provide for additional parking bays should it be required. All parking bay dimensions must be indicated on the Site Development Plan to be submitted for approval.

Noise

A Place of Instruction may generate an increased level of noise. However, mitigation measures will be included as conditions of approval to minimise potential noise impacts on surrounding properties. These measures include providing a dedicated outdoor area on the northern portion of the property for learners during breaks, thereby directing activity away from adjacent residential properties. In addition, alternatives to a traditional school bell should be used to indicate the start and end of periods, further reducing noise impacts.

Spatial Planning and Land Use Management Act, 2013 (SPLUMA)

Section 42 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) stipulates the criteria for consideration when deciding on an application. The aspects in Section 42 are evaluated below.

42.(1)(c)(i) The public interest

The public interest requires balancing the rights and expectations of surrounding property owners against the broader community's need for educational facilities. The proposed development constitutes a social facility in the form of a small private school accommodating a maximum of 67 learners. Educational facilities serve an important public function and contribute towards the social infrastructure required for a growing town. The property is located within an urban area where municipal spatial policy anticipates a degree of intensification and diversification of land uses. Refusal of all non-residential uses within residential neighbourhoods may undermine broader spatial planning objectives aimed at creating integrated and sustainable communities.

Conversely, the concerns raised by objectors relating to traffic, noise, parking, safety, neighbourhood character and potential expansion are legitimate public interest considerations. These concerns are not insignificant and warrant careful mitigation through enforceable conditions. On balance, the public interest is considered to favour approval, provided that strict conditions are imposed limiting learner numbers, operating hours, noise generation, parking arrangements and future expansion.

42.(1)(c)(ii) The constitutional transformation imperatives and the related duties of the State

SPLUMA requires decision-makers to advance constitutional objectives relating to spatial justice, sustainability and access to opportunities. Educational facilities are an important component of social infrastructure and contribute to access to educational opportunities. The provision of additional schooling facilities within the urban area supports broader constitutional objectives relating to education and social development. The proposal utilises existing developed land within the urban footprint rather than promoting urban sprawl. It therefore supports the efficient use of land and infrastructure. The application is accordingly not inconsistent with the constitutional transformation imperatives contemplated by SPLUMA.

42.(1)(c)(iii) The facts and circumstances relevant to the application

The following facts are particularly relevant:

- The property is currently developed with existing buildings.
- No substantial new buildings are proposed.
- The proposal entails the conversion of existing structures for educational purposes.
- The proposed school is limited in scale to approximately 67 learners.



- The site is located within an identified densification/intensification area.
- The property fronts onto Witfontein Road, identified as an activity corridor.
- A Traffic Impact Assessment was submitted and reviewed.
- Heritage Western Cape issued the required approval.
- Twenty-seven objections and a petition were received.
- Municipal departments generally supported the application subject to conditions.

These facts indicate that the proposal represents a relatively modest educational use rather than a large-scale educational campus.

42.(1)(c)(iv) The respective rights and obligations of all those affected

The applicant has a legitimate right to seek a land use change consistent with municipal planning policy and the applicable statutory framework. Neighbouring property owners and surrounding residents similarly have rights to privacy, security, reasonable residential amenity and the enjoyment of their properties. The proposed school will inevitably alter the intensity of activity on the property compared to a conventional dwelling house. However, the evidence does not indicate that neighbouring owners will suffer a material deprivation of rights relating to sunlight, views, access or privacy as a result of the proposed land use itself.

The challenge is therefore not one of physical encroachment on neighbouring rights, but rather the management of operational impacts such as traffic, noise and activity levels. Subject to appropriate mitigation measures and operational controls, the rights of neighbouring owners can reasonably be protected while allowing the applicant to exercise the proposed development rights.

42.(1)(c)(v) The state and impact of engineering services, social infrastructure and open space requirements

The application was circulated to the relevant engineering departments. No fatal engineering constraints were identified. Development contributions will be payable towards roads, sewerage and water infrastructure. The proposal contributes positively to social infrastructure through the provision of educational facilities. Concerns were raised regarding the potential use of nearby public open spaces and recreational areas by learners. While the public park does not form part of the application, there is merit in requiring that organised school sports and recreational activities be accommodated on appropriately zoned facilities rather than relying on public open spaces intended for general community use. Subject to compliance with engineering requirements and payment of development contributions, the proposal is acceptable from an infrastructure perspective.

Development principles in SPLUMA and LUPA

(i) Spatial justice: The proposal contributes to the provision of educational opportunities within the urban area and supports access to social facilities.

(ii) Spatial sustainability: The development reuses an existing property and existing infrastructure within the urban footprint, thereby promoting sustainable urban development.

(iii) Efficiency: The proposal represents a more intensive use of an existing property located on an activity corridor and close to public transport, thereby promoting more efficient utilisation of land and infrastructure.

(iv) Spatial resilience: The diversification of land uses and provision of social facilities contribute towards a more adaptable and resilient urban environment.

(v) Good administration: The application was subjected to public participation, specialist investigation and interdepartmental review. The decision-making process therefore complies with the principles of procedural fairness and good administration.

The relevant provisions of the Municipal Spatial Development Framework and applicable policies

The proposal is generally consistent with the Municipal Spatial Development Framework.

The property is located:

- within a designated densification/intensification area;

- along a recognised activity corridor;
- within an area where social facilities are supported;
- within an area serviced by public transport.

The proposal therefore aligns with the spatial vision of accommodating appropriate levels of intensification and diversification in strategic locations. The strongest policy support for the application is its location on the edge of the residential neighbourhood and adjacent to an activity corridor rather than within the interior of a purely residential precinct.

In terms of desirability, the following considerations are relevant to this application:

- **Socio-economic impact:** The application will have no negative economic impact. On the contrary, the development of a school in a neighbourhood / town where a lack of schools exist could enhance the quality of the neighbourhood and contribute to an increase in the value of surrounding properties. People with children in this school or wanting their children to move to this school could want to move into this neighbourhood as proximity to such facility is beneficial.
- **Compatibility with surrounding uses:** The application aligns with the surrounding uses, as spatial policies support densification, intensification and appropriate diversification within the designated intensification / densification zone, and the property is also located on a main activity corridor which has been subject to appropriate transformation. While many objectors argue that the development will negatively impact the character of the area, it should be noted that no new structures are proposed, the buildings will only have interior changes and the paving of the parking area. The streetscape character will remain largely unaffected.
- **Surrounding property rights:** The proposed development will not adversely affect surrounding property rights due to appropriate scale, massing, design, and coverage. Furthermore, the area is designated for densification, being within the intensification zone and along a public transport route along Witfontein Road. It is the Directorate's considered view that the proposal aligns with the spatial vision and character of the street on the edge of the residential grain to the south and will not negatively impact the rights of neighbouring property owners. The building line relaxations as applied for are to accommodate the existing buildings with a change of use.
- **Impact on safety, health and wellbeing of the surrounding community:** It is not anticipated that the proposal will have a negative impact on the safety, health, or wellbeing of the surrounding community. The building lines being applied for is for previously approved structures (not all on building plans but obtained previous land use approval).
- **Impact on heritage:** According to the Heritage Statement, the existing main dwelling is over 60 years old. The applicant only intends to alter the inside of the building, to create classrooms. Based on the specialist report, the proposal will not have a negative impact on heritage resources as the heritage value has already been lost due to additions to the building. An application was submitted to Heritage Western Cape and a permit issued for the additions and alterations.
- **Impact on the biophysical and natural environment:** No significant environmental impacts are anticipated. The development primarily involves the adaptive reuse of existing buildings and does not entail substantial new construction. The environmental department did not object to the proposal, subject to landscaping and tree planting requirements. Subject to the retention of existing mature trees where feasible and implementation of landscaping measures, the environmental impact is considered acceptable.
- **Engineering infrastructure:** Existing engineering infrastructure was considered. The development has no impact in this regard as the applicant will be liable for development charges as calculated by relevant

Directorates. Electro technical did however advise that the second dwelling's electrical meter must be recovered and returned to the municipality, but no objections regarding the application.

- **Traffic:** An increase in traffic in Aalwyn Road is anticipated, only during peak hours (when schools start, and finishes). The TIA predicts 69 trips in the morning peak hours, 20 trips during midday peak, and 32 trips during the afternoon peak. A restriction regarding the size of the school will be included to ensure parking is adequate. The Site Development Plan to be submitted must include a drop-and-go facility to ensure the safe and efficient flow of traffic on the property. In addition, the parking layout should be reconsidered to accommodate this facility and ensure adequate onsite parking.

Assessment of objections / comments

In general, the objections pertain to concerns regarding the character of the environment, visual and streetscape impact, privacy and noise issues, property values, parking and traffic concerns, safety and learners' behaviour concerns, unwarranted densification and the privatisation of public parks. The applicant's response to the external comments regarding the proposed educational facility was received and considered.

It is noted that numerous objections were raised due to the current issues experienced from the existing Country House School. It is clear from the wording in the documentation and ownership that the proposal is an extension of the existing school and therefore the concerns must be adequately addressed where relevant.

Public Park:

Applicant's response:

The public park lies outside the boundary of Erf 608 and is not included in the development plan. No expansion into that space is being proposed. As such, claims about park use or damage fall beyond the scope of this specific application. This land use application does not seek to claim or fence off public park areas, nor to extend the school use into those zones.

Municipal Town Planning evaluation:

Concerns exist for the loss of access to the public space on Erf 605, George. A condition will be imposed that the school must enter into an agreement with a sport facility or appropriately zoned property where recreational or extracurricular activities relating to the school can be conducted. All activities related to the school must be limited to the subject property or to such an extent as to not affect public amenities.

Traffic:

Applicant's response:

The proposed school will be accessed exclusively from Aalwyn Road, with no access from Witfontein Road or Chestnut Street. The site layout allows for safe internal drop-off and pick-up, enabling vehicles to enter, park, and exit in a forward direction, thereby improving traffic flow and pedestrian safety. School-related traffic is considered part of normal daily patterns and is not expected to create additional congestion.

A Traffic Impact Assessment (TIA) confirms that the development will have a minimal impact on the surrounding road network. It is expected to generate approximately 69 trips during the morning peak, 20 at midday, and 32 in the afternoon peak, all concentrated over short periods. Aalwyn Road has sufficient capacity to accommodate this traffic.

The property's access points will be reduced from three to two. A drop-and-go zone was excluded due to space and safety concerns, and a similar option on Witfontein Road was rejected as it would worsen congestion.

Parking requirements of 12 bays are exceeded, with 13 on-site bays provided, which will limit on-street parking. Concerns relating to traffic and parking from existing schools, religious events, and sports activities



are outside the scope of this application. The proposed development is a separate, modestly scaled high school operating during weekday school hours, and the public park is not part of the application.

Public transport, such as Go-George provides an alternative to private vehicle use. The development will also contribute to infrastructure upgrades through municipal requirements. The proposal reflects the need to accommodate educational facilities within residential areas due to limited available land and the increasing reliance on the conversion of existing structures.

Municipal Town Planning evaluation:

The objections are noted and addressed throughout the planning report. The applicant's response addresses the objectors' concerns. A TIA was done that stated that the road could handle the low impact of the proposed application traffic. The TIA notes the requirement for a drop-off zone for the facility but mentions that it was omitted as it was not within the schools budget – not because it was not needed. The property is also located on a main activity corridor, and a Go-George bus route. The bus stop is approximately 60m from the school. Although no drop-and-go facility is proposed, the applicant did not apply to depart from this requirement. It is a requirement to include a drop-and-go facility, and also the applicant will need to redesign the parking layout to ensure a circular traffic flow. Additionally, it is noted that the TIA stated that the use of bus transport by this school is highly unlikely, meaning that most of the learners will be dropped-off. Given the nature of a high school, where parents do not generally park and get out of their cars when dropping off their children, it is essential that a drop-and-go facility is provided on site to minimise traffic congestion at peak times.

Noise:

Applicant's response:

The concern regarding noise is acknowledged. Much of the existing noise in the area is attributed to the Country House School, which falls outside the scope of this application, as it relates only to Erf 608. The proposed development is an educational facility, not a commercial use, and while some noise is expected, it will be limited to short intervals such as break times and not continuous throughout the day. As a high school, noise levels are anticipated to be lower than those of a primary school due to the age and behaviour of learners.

The school will operate strictly Monday to Friday during standard school hours, with no after-hours or weekend events proposed, thereby avoiding typical sources of extended noise. Noise from activities such as motorcycle use will be limited to brief drop-off and pick-up periods. This will be included in the conditions and notes.

Construction impacts are expected to be minimal, as no demolitions or major new structures are proposed. Only minor alterations will be undertaken during normal working hours, resulting in temporary and well-managed noise and dust.

Concerns regarding the use and impact on the public park fall outside the scope of the application, as the park is not part of the development and no expansion into it is proposed. Similarly, issues relating to Adopt-a-Spot agreements are not applicable.

Environmental impacts are limited, with only two trees to be removed and existing vegetation largely retained to provide buffering. Noise associated with learner activities such as arrivals, departures, and breaks will be confined to short periods and mitigated through supervision and school management. With a relatively small number of learners (67), overall noise levels are expected to remain limited.

Municipal Town Planning evaluation:

The applicant mentioned that the proposed use is strictly Monday to Friday during standard school hours, with conditions imposed in this regard. A condition will also be imposed that an agreement be made with a public sports facility regarding the school's sport. This will ensure no sport activities occur during weekends

or even during the week after hours, on the property or any open spaces in the neighbourhood. On the site plan the landscaping that mitigates the impact of noise and privacy on neighbouring properties will need to be indicated. An alternative to a school bell will also need to be considered to accommodate the surrounding neighbours, working and staying home during the day. A condition will also be added in respect of the site plan, that the outdoor furniture for the learners be placed at the northern part of the property, to subconsciously guide them away from the surrounding residential properties. A further condition will prohibit learners from gathering on the southern side of the property during breaks, in order to minimise disturbances to neighbouring properties.

Heritage and Environmental

Applicant's response:

The concerns regarding environmental and heritage impacts are acknowledged; however, the proposed development involves only minor internal and limited external alterations to an existing building, with no demolition or large-scale construction. A Heritage Permit has been obtained from Heritage Western Cape, confirming compliance with heritage legislation and that the development will not negatively affect the heritage value of the site or surrounding properties.

From an environmental perspective, the proposal does not trigger any listed activities under NEMA and therefore does not require an Environmental Impact Assessment. The development is small in scale, involves minimal vegetation removal (limited to two trees), and includes new landscaping and tree planting, resulting in no significant environmental impact.

The proposal is for an educational facility (social facility), not a commercial or industrial use, and is considered a compatible land use within residential areas. It aligns with the MSDF, which supports the integration of small-scale educational facilities, provided they are appropriate in scale and character, as is the case with this development.

Municipal Town Planning evaluation:

The character of the area will not be negatively affected. No new construction is proposed. The existing buildings will be used, and only minor alterations are proposed. Heritage Western Cape gave approval regarding the application and the alterations as the building is not conservation worthy (graded). The current landscaping will not be significantly altered. It is recommended that the existing trees proposed to be removed should be retained and an alternative parking layout and access be considered (drop-and-go facility included). It is further recommended that landscaping be implemented in front of the office-building which encroaches onto the street boundary building line, to enhance the aesthetics of the streetscape. Landscaping will further assist with cohesion with the residential landscape and avoiding parking on the street edge.



Figure 9: Aesthetics to be improved where street building line departure is proposed

Privacy

Applicant's response:

The privacy concerns are acknowledged; however, the application applies only to Erf 608, George and issues relating to surveillance cameras in the nearby public park fall outside its scope. Any security cameras associated with the proposed school will be limited to the property itself and will not monitor surrounding streets, parks, or neighbouring properties, in compliance with privacy legislation and best practice.

No additional overlooking is anticipated, as the development is contained within an existing structure with no new buildings or additional floors proposed. Existing boundary walls, fencing, and vegetation will be retained and enhanced where necessary to maintain adequate screening.

The development is modest in scale, accommodating approximately 67 learners, and is classified as a social facility rather than a commercial use. It aligns with the MSDF, which supports appropriately scaled educational facilities within residential areas while maintaining neighbourhood character.

Overall, the proposal is not expected to introduce any additional privacy risks beyond those typically associated with similar facilities in residential areas and seeks to balance community needs with the privacy and amenity of surrounding residents.

Municipal Town Planning evaluation:

The proposed land use of a school has no impact on privacy, and the building line relaxations are required to allow existing structures. The building line relaxation on the eastern building line fronts a panhandle – no negative impact exists to accommodate the existing building with a change in use. It should be considered the type of uses (i.e. dense residential development) that can be accommodated (by means of the appropriate land use application) at this location in line with the spatial vision (i.e. within the densification zone). In this consideration, the proposed school is of minor scale with negligible impact. Adequate landscaping as buffer is recommended on the common boundary building lines. This will provide the school and the surrounding residential houses privacy. The school cameras will also only be facing the school property, if cameras are installed, and not on the neighbouring properties.

Miscellaneous

Applicant's response:

Additional concerns raised by members of the public include potential impacts on:

- Site Suitability / Work-from-Home Concerns.
- Natural Environment / Character.
- Traffic / Services Capacity.
- Property Values – No evidence provided.
- Existing School – Fall outside the scope of application.
- Future Expansion.

The response emphasises that educational facilities are recognised social infrastructure and are commonly supported within residential neighbourhoods in planning policy. When appropriately designed and managed, such facilities can be integrated into residential environments without causing significant negative impacts.

Municipal Town Planning evaluation:

The property is located within the MSDF densification area, while also being located directly on a main activity corridor (Witfontein Road) The alignment of the proposal with the MSDF is elaborated on earlier in this report.

Other Individualised comment

Applicant's response:

Several individual objections were submitted raising site-specific concerns. These comments are acknowledged and addressed individually within the document. In general, the responses reiterate that the site design, access arrangements, and operational characteristics of the proposed development have been planned to mitigate potential impacts on the surrounding neighbourhood.

Municipal Town Planning evaluation:

Several conditions will be added to mitigate valid concerns raised by objectors.

Contravention

It is noted that carports have recently been constructed in the street boundary building line, which are not in line with the proposal and not desirable. It did not form part of this application and therefore a contravention levy is not payable. The structures must be addressed as an enforcement matter.

PART O: SUMMARY OF EVALUATION

The property owner(s) intends to rezone the subject property from Single Residential Zone I to Community Zone I for place of instruction with departures relating to building line relaxation, and a decrease in carriageway crossing width (this will not be required as the stop-and-go facility will be added). It is not anticipated that this relaxation of the building lines will negatively impact the rights of adjoining property owners in terms of views, sunlight or privacy. Vegetation is recommended to be planted along the common boundaries to ensure functional screening and beautification of the streetscape, ensuring privacy. Recreational furniture will be added to the northern part of the property to help minimizing noise intrusion on the surrounding neighbours.

Twenty-seven objections, one petition and 7 letters / indication of support / no objection were received from interested and affected parties. The objections generally relate to concerns about the character of the environment, the visual and streetscape impact, privacy and noise, property values, parking and traffic, deviations from building lines, and perceived unwarranted densification. The applicant has addressed all objections to the best of their ability. However, additional conditions of approval will be imposed to further mitigate the concerns raised.

These conditions are intended to protect the character of the area, safeguard the privacy of adjoining property owners, manage traffic flow, maintain the streetscape, and minimise potential impacts on surrounding property values. Furthermore, the proposal is consistent with the applicable spatial planning policies, as the property is located within a designated densification area, along a main activity corridor, and on a public transport route.

Despite the objections, the proposal is in line with the MSDF and is deemed an appropriate zoning that complements the character of the area and the need for educational facilities in George and may be considered positively. Notwithstanding the above, mitigation measures to minimise potential impacts are included in the recommendations below.

Conclusion

Thus, in consideration of Section 65 of the Land Use Planning By-law for George Municipality, 2023, and notwithstanding the objections received, the proposed rezoning and departures applicable to Erf 608, George, can be deemed desirable and is therefore **SUPPORTED**.

PART P: RECOMMENDATION

A. That the following applications applicable to Erf 608, George:

- 1) **Rezoning** in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 608, George from Single Residential Zone I (dwelling house) to Community Zone I (Place of Instruction);
- 2) **Permanent Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to allow the following on Erf 608, George:
 - a) Relaxation of the eastern rear common boundary building line from 5m to 3.2m to permit the existing dwelling house to be converted into the school.
 - b) Relaxation of the western street building line from 5m to 2m to permit the covered stoep of the staff room and reception building (previous second dwelling).
 - c) Decrease the distance between the proposed and existing access from 12m to 10.9m

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

REASONS FOR DECISION:

1. The proposal is in line with the Municipal Spatial Development Framework, 2023 (MSDF) and is deemed an appropriate land use complementing the character and spatial vision of the area, specifically the intensification / densification zone in which the subject property is located.
2. A school is a complementary use in a residential area; it provides a social facility for the community and wider George area thus contributing to sustainable development, access to amenities and walkability.
3. It is not anticipated that the proposed development, provided that the conditions of approval are adhered to, will have an adverse impact on the surrounding residential character, the natural environment, streetscape or pedestrian and traffic movement, subject to mitigation as proposed.
4. There will be no substantive negative impact on the adjacent property owners' rights or amenity in terms of views, privacy or overshadowing, provided that the conditions of approval be adhered to.
5. Adequate mitigation measures are proposed to address privacy, light and noise pollution concerns i.e. planting of buffering vegetation along the property boundary.
6. Adequate on-site parking in terms of the Zoning Scheme requirements is provided, with sufficient accesses, pedestrian gates and a parking layout in line with the Traffic Impact Assessment (TIA) concluded by a specialist. Notwithstanding, given that most learners will not make use of public transport and the nature of the high school environment, the developer will be required to provide a drop-and-go facility on site to allow for better traffic flow during peak hours. It is therefore not anticipated that the proposal will have a substantive negative impact on pedestrian movement or traffic flow.
7. Notwithstanding the alternative access arrangement proposed by the Directorate, the access and parking layout must be revised to improve functionality and to retain most of the mature trees along the site boundaries.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of approval.
2. This approval shall be taken to cover only the rezoning and departures as applied for and indicated on the drawing plan number: 24-11 dated 20 Augustus 2025 drawn by Werkhof Architects attached

- as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. The approval is limited to a high school only. The school may not be used for any other purpose including the hosting of non-school events.
 4. The high school is limited to five classrooms, three ancillary offices, and 67 learners. Any increase will require a re-evaluation of its desirability.
 5. Learners shall not be permitted to gather on the southern side of the property during breaks. Appropriate management measures must be implemented to ensure compliance with this requirement.
 6. A site development plan (SDP) for the development must be submitted to the satisfaction of the Directorate: Planning and Development for consideration and approval, in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2023 and the conditions of approval prior to submission of building plans.
 7. The SDP must further indicate and include:
 - i. Noise mitigation measures.
 - ii. Re-configuration of parking layout and access to include a drop-and-go facility. It is proposed to consider utilising the existing access to preserve the trees along the property boundaries to enhance the streetscape and softens the impact of the school in terms of visuals and privacy.
 - iii. Vegetation on the street kerb to demotivate parking on the street kerb and for streetscape beautification. The vegetation is also required to mitigate the visual impact of the structure over the street boundary, which could be visually enhanced (currently open gravel area which does not add to sense of place).
 - iv. Vegetation for cohesion with the residential character of the area from the streetscape and common boundaries. Removing vegetation will expose the school use. Preserving and adding vegetation will create a buffer with multiple benefits (visual, aesthetics, protective, noise, privacy).
 - v. 1 x 200L indigenous tree must be planted for every tree removed from the property, and for every two parking bays. The trees must not be spread across the property, especially to soften the impact of hardened spaces.
 - vi. Indicate stormwater management on site to ensure minimum / no discharge onto streets and surrounding properties, e.g. tree-pits, bioswales, raingardens, and other Stormwater Urban Drainage Systems (SUDS). Avoid using artificial / hard infrastructure and conventional methods.
 - vii. Permeable paving or natural elements must be used to encourage surface water infiltration and reduce runoff. Open areas should remain as natural or green spaces, avoiding hard surfaces wherever possible.
 - viii. Garden furniture and recreational apparatus should be placed on the northern side of the property. This will guide students to the northern side of the property away from the surrounding residential properties.
 - ix. Clear signage must be applied on the site to identify no-go / low noise areas for students.
 8. The landscaping and physical elements required in these conditions, especially to serve the function of mitigation of noise, privacy concerns and visual impact, must be implemented within six months of commencement of the use.
 9. The height of structures may not exceed 8.5m and the existing building footprint must be maintained to uphold a residential character and to ensure sufficient functional and operational space to avoid overspill onto the street or surrounding open spaces.
 10. A method, alternative to a bell or siren should be used for the indication of class shifts.
 11. Structures (carports) which have been constructed without approval, and which did not form part of this application must be demolished.
 12. An agreement should be entered into with a sport facility or appropriately zoned property, to utilise their facilities for sport and other recreational or extracurricular activities relating to the school. Proof of such agreement will be required on submission of building plans.

13. All activities related to the school must be limited to the subject property or to such an extent as to not affect public amenities.
14. The operating hours of the school are limited to Monday to Friday during regular school hours. No activities are permitted over weekends and public holidays.

Town Planning Notes

- (i). *It is recommended that the carport at the southern access is removed in consideration of the alternative traffic flow proposal.*
- (ii). *All activities and development to occur in such a manner that minimises environmental impact and contribute to the overall landscape quality and sustainability of the site.*
- (iii). *It is noted in terms of wording in documentation that the proposed school is linked to Country House School and is called "Country House Annex". Concerns raised by residents should be considered in the operation of the existing Country House School, which is linked to the proposed school. Please give consideration in landscaping and aesthetic enhancement to address community concerns.*
- (iv). *Should there be an existing municipal electricity meter for the second dwelling, the meter must be recovered and returned to the municipality and the municipal records must be updated.*
- (v). *Trees should be locally occurring indigenous trees.*
- (vi). *Refuse must be stored appropriately. Ensure compliance with the Waste Management Policy.*
- (vii). *To avoid / reduce circulation through the residential area as per the TIA, a yellow-cross-junction may be considered at the Witfontein – Aalwyn Road Junction.*
- (viii). *Building plans must be submitted for approval in accordance with the National Building Regulations.*
- (ix). *Building plans to comply with SANS 10400 and any other applicable legislation.*
- (x). *No construction may be commenced with until such time as a building plan has been approved.*
- (xi). *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
- (xii). *Further comments will be provided on submission of building plans.*
- (xiii). *Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

15. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 3 September 2025 and must be complied with.
16. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make development contributions as indicated below.
17. The amounts of the development contributions are reflected on the attached calculation sheet dated 3 September 2025 and are as follows:

Road	R 388 719,74 (Excluding VAT)
Sewer	R 213 198,81 (Excluding VAT)
Water	R 166 965,76 (Excluding VAT)
Total	R 768 884,31 (Excluding VAT)
18. The total amount of the development charges of **R 768 884,31** Excluding VAT will be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
19. Any amendments or additions to the proposed development, which are not contained within the calculation sheet attached, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the

amendment of these conditions of approval or the imposition of other relevant conditions of approval.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

20. The conditions imposed by the Directorate Electro-Technical Services are attached as 'Annexure B' dated 11 September 2025 and must be complied with.
21. As stipulated in the attached conditions imposed by the Directorate Electro-Technical Services The amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
22. The amount of the development contribution is reflected on the attached calculation sheet dated 11 September 2025 and are as follows:
Electricity R 80 362,00 (Excluding VAT)
23. The total amount of the development charges of **R 80 362,00 Excluding VAT** will be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
24. Any amendments or additions to the approved development parameters which may lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
- B. That the application for **Permanent Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, to allow for a relaxation of the minimum carriageway crossing width from 5m to 2.97m for the existing southernmost access on Erf 608, George;

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

REASONS FOR DECISION:

A drop-and-go facility is required in terms of the Zoning Scheme, which will require a wider carriageway crossing to be developed to accommodate traffic flow on the property.

PART Q: ANNEXURES

Annexure A	Site Plan
Annexure B	Civil and Electro-Technical Services Conditions and Development Charges
Annexure C	Pre-Application Minutes
Annexure D	Motivation Report
Annexure E	Comments and Objections
Annexure F	Applicant's Response to Comments and Objections
Annexure G	Traffic Impact Assessment
Annexure H	Heritage Permit



ELMARIE MYBURG (SACPLAN NO. C/9924/2025)
TOWN PLANNING INTERN

08/07/2026

DATE



6.2 APPLICATION FOR REZONING AND PERMANENT DEPARTURES APPLICABLE TO ERF 608, GEORGE

Rezoning and Departures: Erf 608, George

May 2026

RECOMMENDED / NOT RECOMMENDED	
	08/07/2026
_____ NAUDICA SWANEPOEL (SACPLAN NO. A/2237/2015) SENIOR TOWN PLANNER	_____ DATE
RECOMMENDED / NOT RECOMMENDED	
	09 JULY 2026
_____ C. PETERSEN (SACPLAN NO. B/8336/2016) SENIOR MANAGER: TOWN PLANNING	_____ DATE

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6.2 APPLICATION FOR REZONING AND PERMANENT DEPARTURES APPLICABLE TO ERF 608, GEORGE

Rezoning and Departures: Erf 608, George

May 2026

APPLICATION FOR REZONING AND DEPARTURES ON ERF 608, GEORGE (E. MYBURG)

PAJA

NO	PROCESS CHECK	YES	NO	N/A
1.	Has this application been assessed/ evaluated by a registered town planner as required in terms of section 65(g) of the by-law?	X		
2.	Was the report submitted by the town planner a fair and objective reflection of the relevant information available and have all relevant information been attached to the report?	X		
3.	Did the town planner exercise due diligence in evaluating the application? is the report balanced (does not show any unfair prejudice) and were the conclusions reached reasonable and rationally linked to the relevant information available?	X		
4.	Was the town planner empowered in terms of the Municipality's system of delegations to evaluate the application?	X		
5.	Was the decision-maker empowered in terms of the Municipality's system of delegations to decide on the application?	X		
6.	Was adequate information available for the decision-maker to make a fair, reasonable and objective decision on the application?	X		
7.	If not, can it be demonstrated that the necessary attempts were made to obtain this information before the decision was taken?			X
8.	Was all the available information which impacts on the application made available to the decision-maker?	X		
9.	Was all relevant information taken into account when making the decision?	X		
10.	Was all irrelevant information noted in the town planner's report and reasons given as to why it should be disregarded when making the decision stated in the report?			X
11.	Was the town planner's evaluation, to the best of the decision maker's knowledge, potentially influenced by an error of law?		X	
12.	Is the decision taken logical, clear, concise, and fair?	X		
13.	Can the decision be justified – i.e. rationally and reasonably linked to the information provided (critical information available) and relevant facts contained in the report?	X		
14.	Were written reasons given for the decision taken?	X		
15.	Can these reasons be reasonably and rationally linked to the relevant facts and the decision taken?	X		
16.	Were conditions of approval imposed with the decision?	X		
17.	Can these conditions be lawfully imposed as contemplated by Section 66 of the By-law?	X		
18.	Are these conditions fair and can they be reasonably and rationally linked to the development proposal submitted, the relevant facts contained in the town planner's report, the decision taken and the reasons for such decision?	X		

APPROVED/ REFUSED / REFER BACK TO APPLICANT / REFER TO TRIBUNAL



D. POWER (SACPLAN NO. (A/1973/2014)
DEPUTY DIRECTOR: DEVELOPMENT AND
ENVIRONMENTAL PLANNING/ AUTHORISED OFFICIAL

21 JULY 2026
DATE

Page 32 of 32

ANNEXURE A



GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf number *	608	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	MA and B Mellon	
	Erf Size (ha) *	2 551,72	
	Date (YYYY/MM/DD) *	2025-09-03	
	Current Financial Year	2025/2026	
Collaborator Application Reference		3646778	

Application: Rezoning & Departure

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

Conditions

General conditions

- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - The amounts of the development charges are reflected on the attached calculation sheet dated 03/09/2025 and are as follows:

Roads:	R	388 719,74	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	213 198,81	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	166 965,76	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	768 884,31	Total Excluding VAT
 - The total amount of the development charges of R768 884,31 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R768 884,31 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

ANNEXURE B (continued)

- 12 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 13 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 14 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 17 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 18 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 19 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 20 Municipal water is provided for potable use only. No irrigation water will be provided.
- 21 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 22 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 23 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 24 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 25 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 26 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 27 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 28 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 29 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 30 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 31 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.



Ricus Fivaz
Manager (CES): Land development
Civil Engineering Services

03 Sep 25
Date

ANNEXURE B (continued)

CES Development Charges Calculator Version 3.02 (Mar 2024)

GM 2023 Development Charges policy

GM 2023 Integrated Zoning Scheme By-law

GM 2024/25 Tariffs

Civil Engineering Service

Electro-Technical Service

Erf number: 608
 Allotment area: George
 Water & Sewer System: George System
 Road network: George
 Developer/Owner: MA and B Mellon
 Erf Size (ha): 2 551,72
 Date (YYYY/MM/DD): 2025-09-03
 Current Financial Year: 2025/2026
 Collaborator Application Reference: 3646778

Code	Land Use	Unit	Total Existing Right			Total New Right		
RESIDENTIAL								
	Residential housing (>2 000m²) Erf	Unit			1			
	Second/Additional Dwelling (<100 m²) unit	unit			1			
INSTITUTIONAL			m² Erf	FAR	m² GLA	m² Erf	FAR	m² GLA
	Private School	student						67

Is the development located within Public Transport (PT1) zone? Yes

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	120,89		R 3 054,77	R 369 283,75	R 55 392,56	R 424 676,31
trips/day	6,36		R 3 054,77	R 19 435,99	R 2 915,40	R 22 351,38
kl/day	3,87		R 55 140,00	R 213 198,81	R 31 979,82	R 245 178,63
kl/day	3,71		R 44 980,00	R 166 965,76	R 25 044,86	R 192 010,62
Total bulk engineering services component of Development Charge payable				R 768 884,31	R 115 332,65	R 884 216,95

Link engineering services component of Development Charge
Total Development Charge Payable

City of George
 Calculated (CES): JM Fivaz
 Signature : _____
 Date : September 3, 2025

NOTES :

- In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month
- Please note the calculation above only surfs as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial code\Key number	Total
Roads	20220703048977	R 424 676,31
Public Transport		R 22 351,38
Sewerage	20220703048978	R 245 178,63
Water	20220703048981	R 192 010,62
		R 884 216,95

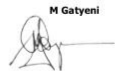
ANNEXURE B (continued)

GEORGE ELECTRICITY DC CALCULATION MODEL		Version 1.00	2025/06/18																																										
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ANNEXURE B (continued)

18	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
19	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
20	Installation of ripple relays are compulsory for all geysers with electrical elements.

M Gatyeni



Singed on behalf of Dept: ETS

11 Sep 25

ANNEXURE B (continued)

Development Charges Calculator				Version 1.00		2025/06/18	
				Erf Number	608		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	MA & B Mellon		
				Erf Size (ha)	0,26		
				Date (YYYY/MM/DD)	2025-09-11		
				Current Financial Year	2025/2026		
				Collaborator Application Reference	3646778		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 1000m² Erf (Upmarket)	unit			Units		
	Second/Additional Dwelling	unit			Units		
INSTITUTIONAL							
	Private School	student	m² Erf	FAR	m² GLA	m² Erf	
		m² GLA				FAR	
						m² GLA	
OTHERS							
				Please select			
Is the development located within Public Transport (PT1) zone?				Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	8,67	18,72	R 7 995,73	R 80 362,00	R 12 054,30	R 92 416,29
Total bulk engineering services component of Development Charge payable					R 80 362,00	R 12 054,30	R 92 416,29
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):		M Gatyeni					
Signature :							
Date :		September 11, 2025					
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623 021336	R 92 416,29
		R 92 416,29



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

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **3665653**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development**

Brief proposal: **Application for Rezoning & Departure for a place of instruction.**

Property description: **Erf 608, George**

Date: **14 April 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Naudica Swanepoel	George Municipality	044 801 9477	nswanepoel@george.gov.za
	Martin Botha	George Municipality	044 801 9191	pmbotha@george.gov.za
Pre-applicant	Delarey Viljoen	DEPLAN Consulting	044 873 4566	delarey@delplan.co.za

ANNEXURE C (continued)

Documentation provided for discussion:

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

Locality (in text)

Title Deed

SG Diagram

Gazette notice – Removal of restrictions

Previous Pre-application

Site Plan

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

(If so, please provide a copy of the minutes)

YES	NO
-----	----

Comprehensive overview of proposal:

The subject property is located on the corner of Witfontein - and Aalwyn Roads, Heatherpark. The client wishes to utilise the property for a high school. The erf has a recent approval for a subdivision, which the owners do not wish to implement.



Figure 1: Locality



Figure 2: Locality Enlarged

The owners aim to rezone the property to Community Zone I (place of instruction). Access is proposed from Aalwyn Road with a one way stop and go on site where students are dropped off, existing onto Aalwyn Road again.



Figure 3: Zoning

As can be seen the property is located on the edge of the residential suburb along Witfontein Road. The owners aim to expand upon the existing structure on the site. As seen in figure 3, there is already a school nearby, thus no new precedent would set for the area.

ANNEXURE C (continued)

The current proposal is an expansion upon the previous proposal which was submitted in the pre app dated 05/08/25.

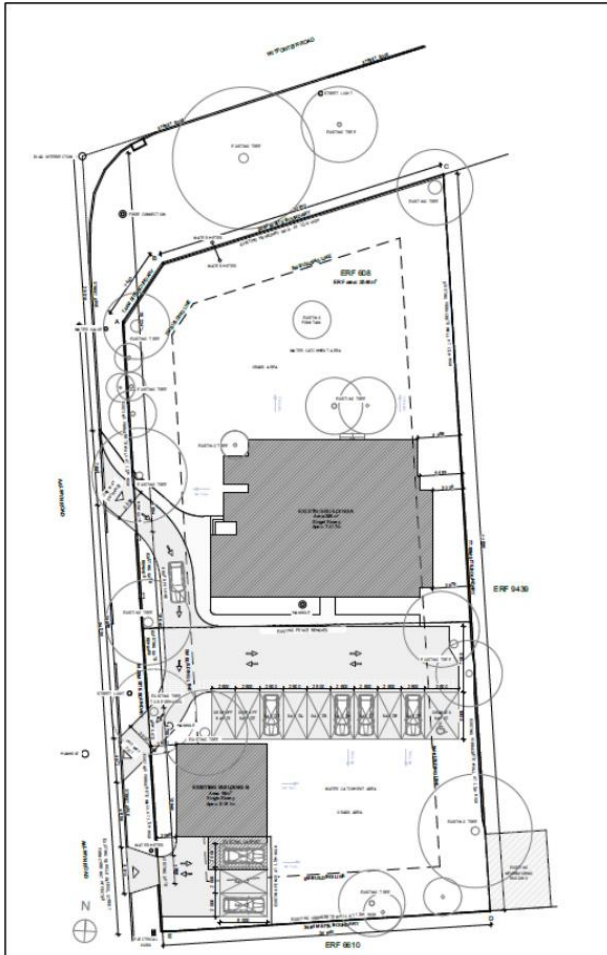


Figure 4: Site Plan extract



Figure 5: Floor Plan extract of the school

The proposal entails the conversion of the existing structures on the site to the school and staff/reception area to allow schooling for approximately 67 high school students. Building line departures are required for both the school and staff/reception area. Additional departures are required to allow three access points along Aalwyn Road, to relax the carriageway crossing widths for the entrance to – and exit from the proposed drop-and-go area to 4.7m and 4.8m respectively and to relax the distance between the proposed drop-and-go exit point to the existing third access from 12m to 10.9m. There is a dire need for more high schooling opportunities in the western part of the town and the current proposal will supplement the current need in the area. The building is heritage worthy and

ANNEXURE C (continued)

an NID is being submitted, we do not foresee any issues as the current proposal merely converts existing structures. Only one tree is being removed to make space for one of the access points along Aalwyn Road, the other trees were surveyed and will remain. Sufficient parking is provided on-site as per the Site Plan.



Figure 6: SDF layer overlay

As indicated in figure 6, the property falls within the densification zone, but not within any other designation, according to the SDF layer overlay. There are title deed restrictions relevant to the property, which are in the process were removed as seen in the gazette notice attached herewith.

The application would thus entail the following:

- **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 608, George from Single Residential Zone I to Community Zone I to allow for a Place of Instruction (high school).
- **Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 on Erf 608, George to relax the following building lines:
 - 5m eastern rear common boundary building line to 4.4m, 3.2m and 3.8m for the school
 - 5m western street building line to 2.6m and 2m for the covered stoep of the staff room and reception
- **Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 on Erf 608, George to:
 - allow three access points along Aalwyn Road
 - relax the carriageway crossing widths for the entrance to – and exit from the proposed drop-and-go area to 4.7m and 4.8m respectively
 - relax the distance between the proposed drop-and-go exit point to the existing third access from 12m to 10.9m

ANNEXURE C (continued)

PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
✓	2(a) a rezoning of land;	R10 710
✓	2(b) a permanent departure from the development parameters of the zoning scheme;	TBC
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a home owner's association;	R
	2(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant	What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N Serving of notices (i.e. registered letters etc.)	R
Y	N Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R

ANNEXURE C (continued)

Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			TBC following submission of application

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

SECTION B:**PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES**

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

ANNEXURE C (continued)

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

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)

ANNEXURE C (continued)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?	X		Submit NID to HWC	South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:
SERVICE REQUIREMENTS

ANNEXURE C (continued)

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

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

PART E: DISCUSSION

ANNEXURE C (continued)

The figure below and attached documents were discussed at the pre-application meeting held on 16 April 2025.



Town and Spatial Planning:

- The application must be motivated in terms of the required legislation and policies (i.e. SPLUMA, LUPA, Western Cape PSDF, George MSDF, etc.).
- Please take note of and address the requirements of the George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme), i.e. zoning objective and development parameters. All departures must be addressed and duly motivated.
- Take note of the potential visual impact along Witfontein Road. Preserve the boulevard-like character. Landscape screening may be required. Future development may be restricted within the northern portion of the site (possible development setback line may be considered).
- All measurements and dimensions to be indicated on the site layout plan.
- Retain indigenous trees on the property. Tree survey required.
- Comments from the George Heritage Trust required as the property is identified as having heritage significance.
- The report submitted to Heritage Western Cape, as well as the outcome of the NID and subsequent HIA (if required) must be submitted.
- Signage should be in-line with the Signage By-law and subject to approval.

Environmental

The applicant must determine whether the tree (to be removed) is protected in terms of the National Heritage

ANNEXURE C (continued)

Resources Act.

Civil Engineering Services:

Access

- Access arrangements must be indicated (including carriageway crossing width).

Parking

- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.
- A Traffic Impact Assessment (TIA) will be required and must be submitted with the application.
- Provision must be made for pedestrianisation (gate and walkway).
- PT1 parking may be considered (include in application).
- A drop-and-go must be provided on site.

Development Charges (DCs)

- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.

Stormwater

- The developer must ensure full compliance with the relevant Stormwater By-law.

Electro-Technical Services:

Electrical services report required.

PART F: SUMMARY / WAY FORWARD

The submission of the land use application may proceed, considering Part E above.

OFFICIAL: Martin Botha



SIGNED: _____

DATE: 22/04/2025

PRE-APPLICANT: **Delarey Viljoen Pr. Pln**



SIGNED: _____

DATE: 14/04/2025

OFFICIAL: Naudica Swanepoel



SIGNED: _____

DATE: _____

ANNEXURE C (continued)

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

ANNEXURE C (continued)



ANNEXURE C (continued)



ANNEXURE C (continued)



ANNEXURE C (continued)

Prepared by me


 CONVEYANCER
 MONICA DU TOIT
 (84198)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 5 612 250,00	R. 2596,00
Reason for Exemption	Category Exemption	Exemption i t o. Sec/Reg. Act/Proc.

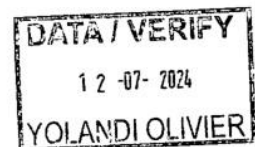
VERBIND MORTGAGED

VIR FOR R. 5 081 250,00

B 000019108 / 2024

09 JUL 2024

REGISTRATEUR/REGISTRAR

T 000042195 / 2024**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN THAT

Celeste Lizanne Kurucz 89833

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to him by

T AND M VENTURES PROPRIETARY LIMITED
 Registration Number 2017/381060/07

signed at Wilderness on 10 May 2024

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 6 May 2024 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

ANNEXURE C (continued)

1. **MICHAEL ANDREW MELLON**
Identity Number 850521 5148 08 1
Married out of Community of Property
2. **BONITA MELLON**
Identity Number 850911 0035 08 8
Married out of Community of Property

their heirs, executors, administrators or assigns, in full and free property

ERF 608 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE

IN EXTENT 2538 (TWO THOUSAND FIVE HUNDRED AND THIRTY EIGHT) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T19629/1952 WITH DIAGRAM SG NUMBER 4929/52 RELATING THERETO AND HELD BY DEED OF TRANSFER NUMBER T33622/2018

- A. **SUBJECT** to the conditions contained in Deed of Transfer Number T4420 dated 10th May, 1927.

- B. **SUBJECT FURTHER** to the following special condition contained in Deed of Transfer Number 4420 dated 10th May, 1927, namely:

"The Transferor (The Council of the Municipality of George) reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage, and any poles or structure for the conduct of any electric or other light or power."

- C. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer Number 19629 dated 28th November, 1952, imposed by the Administrator of the Province of the Cape of Good Hope in terms of Section 18 of Ordinance Number 33 of 1934 when approving of the Plan of the Subdivided Estate, provided especially insofar as condition number 4 is concerned that where the opinion of the Administrator after consulting with the Township Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorize the necessary suspension of relaxation subject to compliance with such conditions as he may impose:-

- (1) Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under provisional Administration Notice number

ANNEXURE C (continued)

401 dated 17th October 1935, and in the memorandum which accompanied the said regulation.

- (2) The owner of this erf shall be obliged without payment of compensation to receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
- (3) The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewage and drainage including stormwater of any other erf or even within or without this subdivision to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
- (4) (a)
(c) That not more than half the area thereof shall be built upon.

(D) SUBJECT FURTHER to the following conditions in the Deed of Transfer Number 19829 dated 26th November, 1952, imposed – with the sanction of the Administrator – by George Herbert Clifton as owner of the said Gaycliff Subdivided Estate held by him under the said Deed of Transfer Number 4420/1927 for the benefit of himself and his Successors in Title, namely

- (5)
- (6) No building, exclusive of the cost of erection of buildings, shall be erected on this erf costing less than Two Thousand Pounds (2,000.00).

WHEREFORE the appearer, renouncing all the rights and title the said

T AND M VENTURES PROPRIETARY LIMITED
REGISTRATION NUMBER 2017/381060/07

heretofore had to the premises, did, in consequence also acknowledge them to be entirely
dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

1. **MICHAEL ANDREW MELLON, Married as aforesaid**
2. **BONITA MELLON, Married as aforesaid**

their heirs, executors, administrators or assigns, now are and henceforth shall be entitled
thereto, conformably to local customs; the State, however, reserving its rights, and finally
acknowledging that the purchase price is the amount of **R5 612 250,00 (Five Million Six
Hundred and Twelve Thousand Two Hundred and Fifty Rand).**

IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to
these presents, and have caused the seal of office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Cape Town on

09 July 2024

Signature of appearer q.q.

In my presence

Registrar of Deeds

ANNEXURE C (continued)



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

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **Collab no. 3256344**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development**

Brief proposal: **Application for Rezoning & Departure for a place of instruction.**

Property description: **Erf 608, George**

Date: **05 August 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Robert Janse Van Rensburg	George Mun	044 801 9477	rhjansevanrensburg@george.gov.za
Pre-applicant	Delarey Viljoen	DEPLAN Consulting	044 873 4566	delarey@delplan.co.za

Documentation provided for discussion:

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

Locality (in text)

Title Deed

SG Diagram

Gazette notice – Removal of restrictions

ANNEXURE C (continued)

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?
(If so, please provide a copy of the minutes)

Comprehensive overview of proposal:

The subject property is located on the corner of Witfontein - and Aalwyn Roads, Heatherpark. The client wishes to utilise the property for a high school. The erf has a recent approval for a subdivision, which the owners do not wish to implement.

YES	NO
-----	----



Figure 1: Locality

ANNEXURE C (continued)



Figure 2: Locality Enlarged

The owners aim to rezone the property to Community Zone I (place of instruction). Access is proposed from Aalwyn Road with a one way stop and go on site where students are dropped off, existing onto Aalwyn Road again. There are currently no formal plans indicating a detailed development proposal.



Figure 3: Zoning

As can be seen the property is located on the edge of the residential suburb along Witfontein Road. The owners aim to expand upon the existing structure on the site. As seen in figure 3, there is already a school nearby, thus no new precedent would set for the area.



Figure 4: SDF layer overlay

As indicated in figure 4, the property falls within the densification zone, but not within any other designation, according to the SDF layer overlay. There are title deed restrictions relevant to the property, which are in the process of being removed as seen in the gazette notice attached herewith. Due to the position of the existing structure and the building line associated with being bordered by residential properties (10m setback), several departures might be required. There is a dire need for more high schooling opportunities in the western part of the town.

The application would thus entail the following:

Rezoning in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 608, George from Single Residential Zone I to Community Zone I to allow for a place of instruction (high school).

Departure in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 608, George from the 5m side and building line as well as the 10m setback line abutting residential properties.

PART C: QUESTIONNAIRES

ANNEXURE C (continued)

SECTION A:**DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES**

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

ANNEXURE C (continued)

TOTAL APPLICATION FEE* (VAT excluded):

TBD

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

SECTION B:**PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES**

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

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
---	-----	----	------------------	---------

ANNEXURE C (continued)

Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

SECTION C:**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

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

ANNEXURE C (continued)

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

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services

ANNEXURE C (continued)

Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

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

PART E: DISCUSSION

Pre-Application meeting dated 7 July 2024 with the applicant refers. No plan was submitted at the pre-application.

ANNEXURE C (continued)

Town Planning:

- All measurements and dimensions to be indicated on the site layout plan.
- To provide parking and access as per the requirements set in Section 42 and 45 of the George Integrated Zoning Scheme.
- To retain indigenous trees on the property. Tree survey required.
- Need to address compliance with MSDF, LSDF, SPLUMA, Zoning Scheme etc.
- Heritage comments required as the property is identified as having heritage significance.
- To indicate number of students, building extent that is required etc.

CES

- More information is required.

ETS

- More information is required.

PART F: SUMMARY / WAY FORWARD

Refer to the comments in part E. More information is required as explained above. It is required that information is obtained, and another Pre-Application be submitted.

OFFICIAL: **Robert Janse van Rensburg**
(Acting Senior Town Planner)

PRE-APPLICANT: **Delarey Viljoen**

(FULL



SIGNED: _____ SIGNED: _____

DATE: 17/08/2022 DATE: 5/08/2024

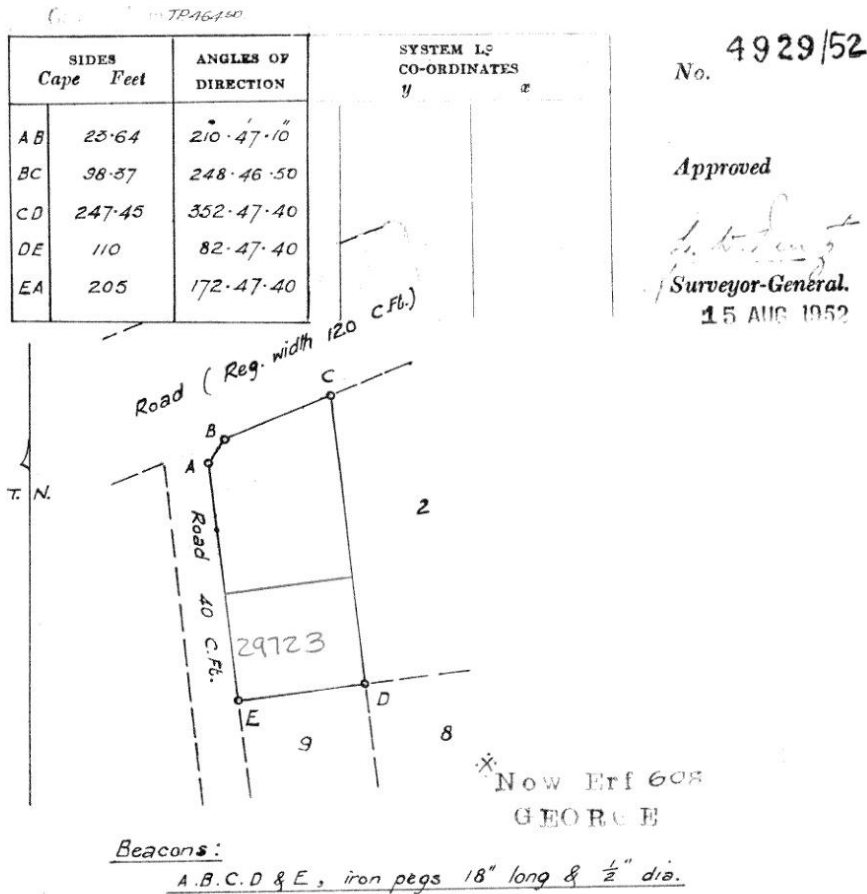
**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it be deemed necessary.*

840	Provinsie Wes-Kaap: Provinsiale Koerant 8509	29 Oktober 2021
OVERSTRAND MUNICIPALITY REMOVAL OF RESTRICTIVE TITLE DEED CONDITION: ERF 454, SANDBAAL OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020 Notice is hereby given in terms of Section 35.(1) of the Overstrand Municipality Amendment By-law on Municipal Land Use Planning, 2020, that the Municipal Planning Tribunal has removed Condition C.(c) as contained in Title Deed T55849/2018 applicable to Erf 454, Sandbaai. Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200 Municipal Notice: 153/2021 29 October 2021 21678	OVERSTRAND MUNISIPALITEIT OPHEFFING VAN BEPERKENDE TITELAKTEVOORWAARDE: ERF 454, SANDBAAL OVERSTRAND MUNISIPALITEIT WYSIGINGSVERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING, 2020 Kennis word hiermee gegee ingevolge Artikel 35.(1) van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020, dat die Munisipale Beplanningstribunaal Voorwaarde C.(c) soos vervat in Titelakte T55849/2018 van toepassing op Erf 454, Sandbaai, opgehef het. Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, HERMANUS, 7200 Munisipale Kennisgewing: 153/2021 29 Oktober 2021 21678	
GEORGE MUNICIPALITY REMOVAL OF RESTRICTIVE CONDITION: ERF 372 WILDERNESS, GEORGE MUNICIPALITY AND DIVISION Notice is hereby given in terms of Section 33(7) of the George Municipality: Land Use Planning By-Law (2015), that the Eden Joint Municipal Planning Tribunal (EJMPT) has per letter dated on 15 January 2021, removed condition A in Title deed T73086/2016 in terms of Section 15(2)(f) of the said By-law. DR. M GRATZ, ACTING MUNICIPAL MANAGER, Civic Centre, York Street, GEORGE 6530 29 October 2021 21679	GEORGE MUNISIPALITEIT OPHEFFING VAN BEPERKENDE TITELVOORWAARDE: ERF 372 WILDERNESS, GEORGE MUNISIPALITEIT EN AFDELING Kennis word hiermee gegee, in terme van Artikel 33(7) van die George Munisipaliteit: Verordening op Grondgebruikbeplanning (2015), dat die Eden Joint Municipal Planning Tribunal (EJMPT) per skrywe gedateer 15 Januarie 2021, voorwaarde, A in Titelakte T73086/2016 opgehef het in terme van Artikel 15(2)(f) van genoemde Verordening. DR. M GRATZ, WAARNEMENDE MUNISIPALE BESTUURDER, Burgersentrum, Yorkstraat, GEORGE 6530 29 Oktober 2021 21679	
GEORGE MUNICIPALITY REMOVAL OF RESTRICTIVE TITLE CONDITIONS: ERF 608 GEORGE Notice is hereby given in terms of Section 33(7) of the George Municipality: Land Use Planning By-Law (2015), that the Deputy Director: Planning (Authorised Official) has on 23 September 2021 under delegated authority, W.133 of 29 July 2015, removed conditions C.(4)(b) and (d) and D.(7) and D.(8) in terms of Section 15(2)(f) of the said By-Law, applicable to the abovementioned property as contained in Title Deed T33622/2018. Dr Michelle Gratz, ACTING MUNICIPAL MANAGER, Civic Centre, York Street, GEORGE 6530 29 October 2021 21680	GEORGE MUNISIPALITEIT OPHEFFING VAN BEPERKENDE TITELVOORWAARDES: ERF 608 GEORGE Kennis word hiermee gegee, in terme van Artikel 33(7) van die George Munisipaliteit: Verordening op Grondgebruikbeplanning (2015), dat die Adjunk Direkteur: Beplanning (Bevoegde Gesag) op 23 September 2021 onder gedelegeerde bevoegdheid, W.133 van 29 Julie 2015, voorwaardes C.(4)(b) en (d) en D.(7) en D.(8) in terme van Artikel 15(2)(f) van die genoemde Verordening, van toepassing op die bogenoemde eiendom soos vervat in die Titel Akte, T33622/2018 opgehef het. Dr Michelle Gratz, WAARNEMENDE MUNISIPALE BESTUURDER, Burgersentrum, Yorkstraat, GEORGE 6530 29 Oktober 2021 21680	
CITY OF CAPE TOWN CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 Notice is hereby given in terms of the requirements of section 48(5)(a) of the City of Cape Town Municipal Planning By-Law, 2015 that the City has on application By Tommy Brümmer Town Planners, remove restrictive title deed condition as contained in Title Deed No T50401/2011, in respect of REMAINDER ERF 29 AND ERF 30: CLIFTON 3A AND 3 VICTORIA ROAD, in the following manner: Deletion of the following restrictive condition in deed of transfer T50401/2011: <i>Deletion of Condition B.(1) from Deed of Transfer No. T50401/2011 for Remainder Erf 29 Clifton and Erf 30 Clifton:</i> B.(1) That a space not less than 15 feet in width be left in front of all lots fronting or abutting Victoria Road. Such space may be utilised as gardens or forecourts; structures that are permitted within this space are entrance features, architectural features and balconies. 29 Oktober 2021 21685	STAD KAAPSTAD STAD KAAPSTAD VERORDENING OP MUNISIPALE BEPLANNING, 2015 Kennisgewing geskied hiermee kragtens die vereistes van artikel 48(5)(a) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, dat die Stad na aanleiding van 'n aansoek deur Tommy Brümmer Town Planners, beperkende titelaktevoorwaardes, soos vervat in titelakte no. T50401/2011 ten opsigte van RENTANT ERF 29 EN 30, CLIFTON, VICTORIAWEG 3A EN 3, op die volgende wyse verwyder het: Opheffing van die volgende beperkende voorwaardes in akte T50401/2011: <i>Skrapping van voorwaarde B.(1) van oordragakte no. T50401/2011 vir restant Erf 29 Clifton en Erf 30 Clifton:</i> B.(1) Dat 'n ruimte van nie minder nie as 15 voet breed voor alle erwe wat aan Victoriaweg front of grens, gelaat word. So 'n ruimte kan as tuine of voorthowe gebruik word; strukture wat in hierdie ruimte toegelaat word, is ingangsaferwings ("features"), argitektoniese afwerkings en balkonne. 29 Oktober 2021 21685	

vanrensburgsauctions.co.za | Daniel van Schalkwyk 083 255 4245 | Lize van Rensburg 082 352 8992

ANNEXURE C (continued)

OFFICE COPY



The figure A B C D E

represents 255.99 Sq. Feet of land being

Erf No. 1 Gayclif Subdivided Estate

Municipality and
situate in the Division of George Province of Cape of Good Hope.

Surveyed in July 1951 by me

Land Surveyor.

This diagram is annexed to
Deed of Transfer this day
passed in favour of
Eric John Richardson
No. 19629
Registrar of Deeds.

The original diagram is
No. annexed to
29 1952

File No. 5/8775/56/11
S.R. No. R. 837/52
Geo. Sh. 7
BL 700 (174)
W. 3

A.S.P.T. 5 4036

FOR ENDORSEMENTS
SEE BACK OF DGM.

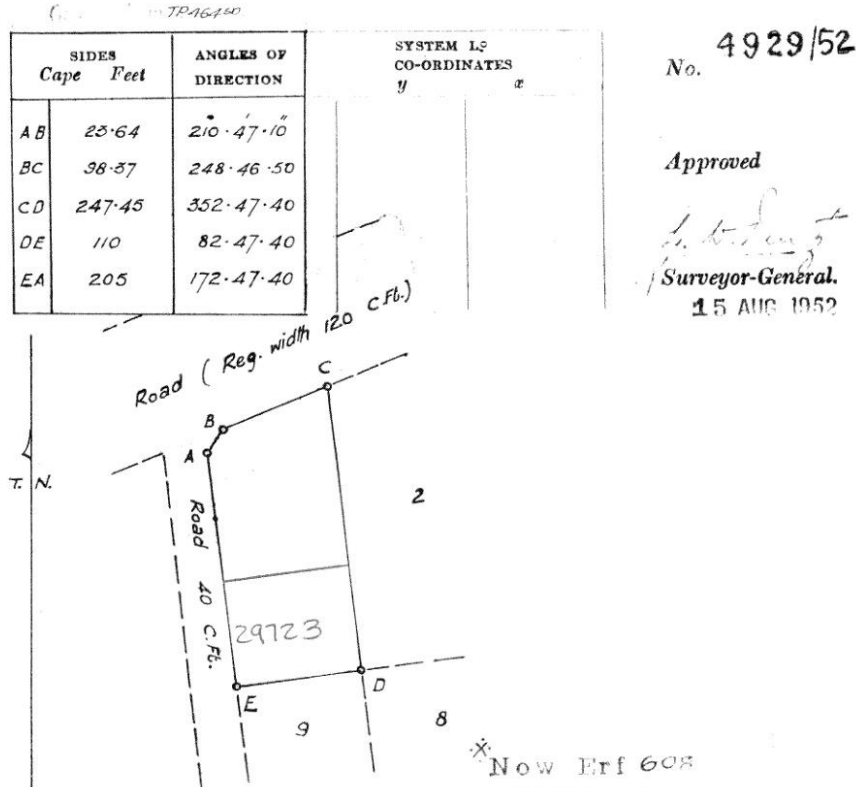
6.2 APPLICATION FOR REZONING AND PERMANENT DEPARTURES APPLICABLE TO ERF 608, GEORGE

ANNEXURE C (continued)

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMDR.
E 2918/96	7552/96	Erf 19298		WITHDRAWN		
1852/2022	3116/2022	Erf 29723	1002 sq.m			1536 sq.m

ANNEXURE C (continued)

OFFICE COPY



Beacons:

A.B.C.D & E, iron pegs 18" long & $\frac{1}{2}$ " dia.

Scale 1 : 1500

The figure A B C D E

represents 255.99 Sq. Feet of land being

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TP 46450
BL 7DD (174)
W. 3

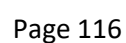
A.S.P.T. 5 4036

FOR ENDORSEMENTS
SEE BACK OF DGM.

6.2 APPLICATION FOR REZONING AND PERMANENT DEPARTURES APPLICABLE TO ERF 608, GEORGE

ANNEXURE C (continued)

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E 2918/96	7552/96	Erf 19298		WITHDRAWN		
1852/2022	3116/2022	Erf 29123	1002 sq. m			1536 sq. m

ANNEXURE C (continued)

ANNEXURE D



044 873 4566
044 873 4568

PO Box 9956 George 6530
79 Victoria Street George 6529

planning@delplan.co.za
delplan.co.za

URBAN & REGIONAL PLANNERS

Our Ref.: 1387/GEO/24
Your Ref.: Erf 608, Heather Park

19 August 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR PETERSEN

Dear Mr Petersen,

PROPOSED REZONING AND DEPARTURE ON ERF 608, AALWYN STREET, HEATHER PARK, GEORGE MUNICIPALITY AND DIVISION

1. The above matter refers.
2. Attached hereto find the following:
 - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully
DELPLAN Consulting

A handwritten signature in black ink, appearing to read 'D. Viljoen'.

DELAHEY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2024/1387-GEO-24/Korrespondensie/Cover letter.doc>

Cc: **MA & B MELLON**

PROPOSED REZONING AND DEPARTURE ON ERF 608, AALWYN STREET, HEATHER PARK, GEORGE MUNICIPALITY AND DIVISION



FOR: MA & B MELLON



URBAN & REGIONAL PLANNERS

D E V E L O P M E N T E N V I R O N M E N T L I N K

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3. SG DIAGRAM
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5. CONVEYANCER CERTIFICATE
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7. LOCALITY MAP
8. LAND USE PLAN
9. CURRENT ZONING
10. PROPOSED ZONING
11. SITE PLAN
12. APPROVED PLANS
13. CONFIRMATION OF DROP-AND-GO EXCLUSION
14. TREE SURVEY
15. TRAFFIC IMPACT ASSESSMENT
16. PRE-APPLICATION FEEDBACK
17. APPLICATION FORM

ANNEXURE D (continued)

Proposed Rezoning and Departure Application for Erf 608, George Municipality and Division

Ref No: 1387/GEO/24

PROPOSED REZONING AND DEPARTURE ON ERF 608, AALWYN STREET, HEATHER PARK, GEORGE
MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 608, Heather Park, George, is currently developed with a main dwelling and an additional dwelling. The property owner wishes to rezone the property to allow for a small high school which starts from grade 7. *DELPLAN Consulting* was appointed by the new registered owner of Erf 608, George, referred hereafter as the “subject property”, to prepare and submit the required rezoning application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**. The property was subdivided a few years ago, but this has been abandoned.

1.1 Title deed

The property is currently registered to MA and B Mellon according to the title deed (T42195/2024) and is attached as **Annexure 2**. The title deed has no relevant restrictions; furthermore, the title deed describes the property as 2538m² in extent, as shown on the SG Diagram attached hereto as **Annexure 3**. The property is registered with a bond, the bondholder’s consent is provided as **Annexure 4**. A conveyancer’s certificate is attached as **Annexure 5**.

1.2 Land Use Application

- **Rezoning** in terms of Section 15(2) (a) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 608, George from Single Residential Zone I to Community Zone I to allow for a Place of Instruction (high school with Gr. 7).
- **Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023, on Erf 608, George, to relax the following building lines:
 - 5m eastern rear common boundary building line to 4.4m, 3.2m and 3.8m for the school
 - 5m western street building line to 2.6m and 2m for the covered stoep of the staff room and reception
- **Departure** in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 on Erf 608, George, to relax:
 - the distance between the proposed- and existing access from 12m to 10.9m.
 - the minimum carriageway crossing width from 5m to 2.968m for the existing southernmost access.

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property for the proposed development is situated in the centre of Heather Park in Ward No. 26 at 13 Aalwyn Street. The property is bounded by Witfontein Road on the northern side and Aalwyn Street on the western side of the property. Figure 1 indicates the subject property in relation to the surrounding neighbourhoods. Figure 2 provides a closer look at the property and the surrounding area.



Figure 1: The location of the subject property in relation to main roads and the surrounding neighbourhoods

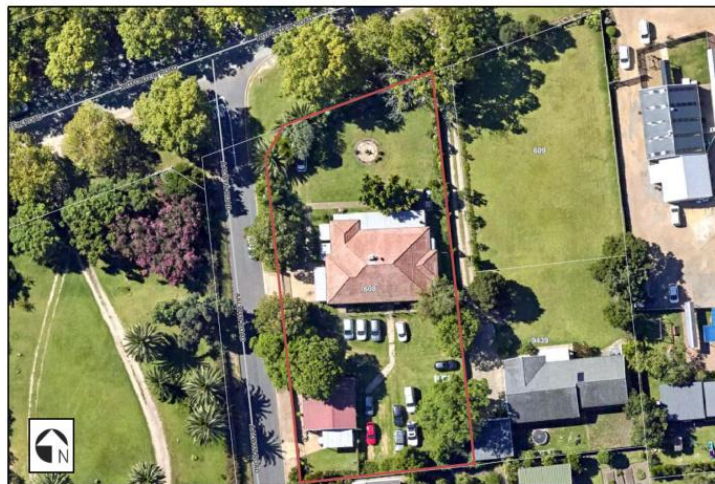


Figure 2: Satellite imagery extract of the surrounding property (indicated in red) immediately surrounding land uses

ANNEXURE D (continued)

Proposed Rezoning and Departure Application for Erf 608, George Municipality and Division

Ref No: 1387/GEO/24

The building is heritage worthy, a heritage report was completed and a permit from Heritage Western Cape was obtained and is attached as **Annexure 6**. A locality plan is attached hereto as **Annexure 7**.

2.2 Existing Land Uses and Character of the Area

The property is currently developed with a dwelling house and an additional dwelling. The main dwelling is situated in the centre of the property and gains access off Aalwyn Street. The additional dwelling is situated on the southern side of the property and currently gains access off Aalwyn Street. The existing access points of the subject property are a sufficient distance from any intersection. The existing dwelling is already constructed over the building line; thus, it is not foreseen that the conversion of this structure will have any additional influence on neighbouring properties. The covered stoep for the staff reception is over the street building line, but neighbours across the street are not influenced as they are sufficiently shielded from the developments along the street. Only internal changes are proposed, as well as parking.

The property is located in a residential area, flowing over to a mixed-use area within Heather Park, George. It is notable that Witfontein Road contains mixed uses, and the subject erf borders this property; thus, the development is proposed in a more mixed-use area than an area with purely residential elements. Therefore, the argument is that the character of the area is not significantly altered.

The proposed application is for a rezoning from the current zoning of “Residential Zone I” to “Community Zone I” for a school. The proposed rezoning will not have a negative effect on the character or the streetscape of the area, as the development on the property remains in its current extent. No additional development is being proposed, but some existing structures encroach the building line and therefore require a 5m building line relaxation. The property is within the height requirement, being even less than a double-storey dwelling. The only influence on the surrounding area could be the traffic in the morning and when the school adjourns, thus there is no additional influence on the roadway during the peak time from 16:00 pm – 17:30 pm. As the development is for a high school starting from grade 7 (compared to a primary school), noise levels are also not of significant concern.

There is currently a pre- and primary school on a property to the east along Witfontein Road. The visual appearance of the proposed high school will remain as it is (as the existing structures are merely converted) and will therefore fit the character of the surrounding area. The Land Use Plan is attached as **Annexure 8**.

2.3 Zoning



Figure 3: Zoning for Erf 608

The current zoning of the subject property according to the George Integrated Zoning Scheme By-Law is "Single Residential Zone I". Figure 3 indicates the zoning of the subject property as well as its immediate surroundings. The current Zoning Plan and Proposed Zoning Plan are attached as **Annexure 9 & 10**, respectively.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The property is currently developed with a dwelling house and an additional dwelling. The main dwelling is situated in the centre of the property, and the additional dwelling is positioned on the southern side of the property. The owners aim to utilise the property for a school, as is indicated in the Site Plan (**Annexure 11**).

Figures 4, 5 and 6 illustrate the proposed plans for the existing buildings. The owners wish to convert the two existing buildings to the following: existing building A will be converted to the classrooms for the proposed school, and existing building B will be converted to the staff room, reception/office building. No additional structures are being proposed on the subject property; therefore, the proposed development will retain the current residential look that will not affect the character of the area.

The proposed development also entails the relaxation of the 5m eastern rear common boundary building line to 4.4m, 3.2m and 3.8m and the western street building line to 2.6m and 2m for the covered stoep of the staff reception building. Furthermore, the combined motor vehicle carriageways crossing does not meet the permitted parameters, therefore, requiring a relaxation from 5m to 2.968m.



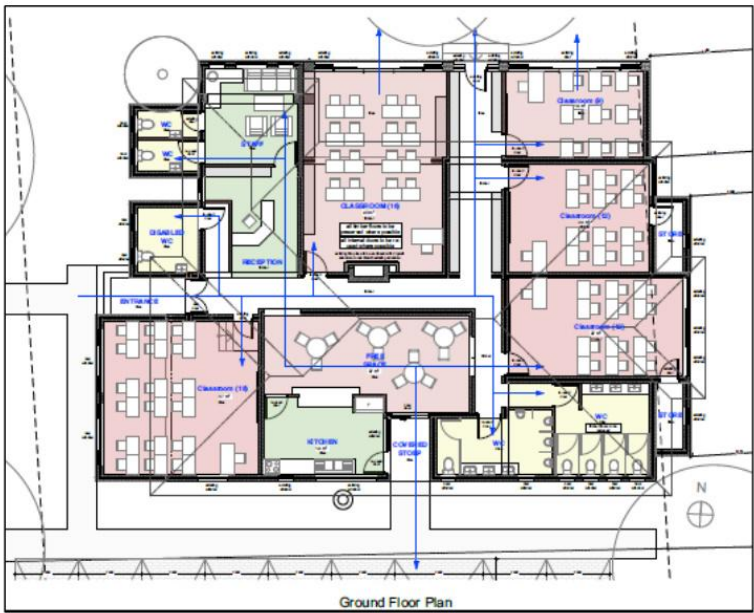


Figure 5: Proposed development for existing building A

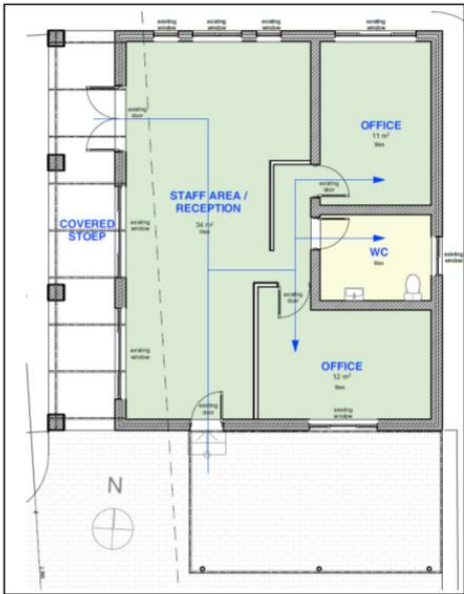


Figure 6: Proposed development for existing building B

The main house has approved building plans (**Annexure 12**), but access points are not indicated on the plans; as a result, the subject property has 3 entrances to the property. The owner intends to close the northern access, leaving the property with two entrances off Aalwyn Road. The proposal currently entails an educational institution for 67 students (from grade 7 onwards), as is indicated on the Site Plan (**Annexure 11**). The approval of this application would increase the number of educational opportunities in George as well as the surrounding area. The subject property falls in an area that is already serviced by municipal engineering services, though upgrades might be required.

3.2 Accessibility and Parking



Figure 7: Existing access points to the property indicated with arrows

As can be seen in Figure 7, there are three (3) access points to the property as indicated by the arrows. The property owner is proposing to remove Access 1; as a result, the associated drop-and-go will also be excluded from the Site Plan. This exclusion is supported by the Civil Engineering Services of the Municipality as confirmed by the traffic engineer in **Annexure 13**, which confirms that the drop-and-go may be omitted from the proposed development. We are applying for a departure to have three access points along Aalwyn Road, as they are not indicated on the approved plans. The arrow, as indicated in blue, is the existing access that will be removed, as is also indicated in Figure 8, the Site Plan extract.

The tree further down Aalwyn Road will have to be removed as the access indicated with blue will be moved further down. The tree can be seen in the tree survey attached as **Annexure 14** and is indicated as "to be removed" in the Site Plan, attached as **Annexure 11**. New trees will be planted, and landscaping will be done on the property to ensure sufficient integration of the proposed development.

The existing access furthest down Aalwyn Road (southwards) will be there for additional parking purposes. An application is required to relax the distance between the proposed and existing

access from 12m to 10.9m. The access proposal does not currently indicate any prevailing issues; however, CES had the opportunity to comment on the access to the property, and they supported the removal of the drop-and-go (attached as **Annexure 13**).

Sufficient parking will be provided on-site, as is also indicated on the Site Plan.

3.3 Engineering Services

The property is located in an already developed and serviced residential area. The property owner will be held financially responsible for the capital contributions.

Traffic Impact Assessment

Liezl Stodart was appointed by the registered owner to prepare a Traffic Impact Assessment pertaining to the proposed development of Erf 608, Heather Park, George. The findings of this report are summarised below:

It can be concluded that the proposed Erf 608 annex to the Country House School in George will have a low traffic impact. Other conclusions drawn from the assessment are summarised below.

- The property is located on the south-eastern corner of the Witfontein Road / Aalwyn Road intersection;
- The development proposal the conversion of the Erf 608 dwellings into classrooms, offices and supporting facilities. The annex will have space for 67 learners;
- The trip generation potential of the Country House School Annex was calculated based on the trip generation rates of the existing school;
- The Erf 608 Annex will generate 69 trips in the morning peak hour, 20 trips over the midday peak hour and 32 trips during the afternoon peak hour;
- Affected intersections currently operate at good service levels and will continue to do so with the addition of development trips;
- The Aalwyn Road GoGeorge bus stop is located about 120 metres from the proposed school.

The TIA report is attached as **Annexure 15**.

3.4 Pre app

A pre-application meeting was held on 7 August 2024 (**Annexure 16**), and the following comments were made:

Town Planning:

- All measurements and dimensions to be indicated on the site layout plan.
- To provide parking and access as per the requirements set in Sections 42 and 45 of the George Integrated Zoning Scheme.

This is indicated on the plans.

- To retain indigenous trees on the property. Tree survey required.

*This was completed, and trees are indicated on the plans. The tree survey is attached as **Annexure 14**.*

- Need to address compliance with MSDF, LSDF, SPLUMA, Zoning Scheme etc.

Indicated as such.

- Heritage comments required as the property is identified as having heritage significance.

*NID was submitted, permit attached as **Annexure 6**.*

- To indicate number of students, building extent that is required etc.

Indicated in this report and the Site Plan.

CES

- More information is required.

ETS

- More information is required.

All other comments noted, all relevant departments will be provided time to comment on the application.

A second pre app was submitted on 14 April 2025 and the following comments were made.

Town and Spatial Planning:

- The application must be motivated in terms of the required legislation and policies (i.e. SPLUMA, LUPA, Western Cape PSDF, George MSDF, etc.).
- Please take note of and address the requirements of the George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme), i.e. zoning objective and development parameters. All departures must be addressed and duly motivated.

ANNEXURE D (continued)

Proposed Rezoning and Departure Application for Erf 608, George Municipality and Division

Ref No: 1387/GEO/24

- Take note of the potential visual impact along Witfontein Road. Preserve the boulevard-like character. Landscape screening may be required. Future development may be restricted within the northern portion of the site (possible development setback line may be considered).

Noted, all the relevant factors were addressed.

- All measurements and dimensions to be indicated on the site layout plan.
- Retain indigenous trees on the property. Tree survey required.

*This was completed, the tree survey is attached as **Annexure 14**.*

- Comments from the George Heritage Trust required as the property is identified as having heritage significance.
- The report submitted to Heritage Western Cape, as well as the outcome of the NID and subsequent HIA (if required) must be submitted.

*Heritage permit and report is attached as **Annexure 6**.*

- Signage should be in-line with the Signage By-law and subject to approval.

Noted.

Environmental

- The applicant must determine whether the tree (to be removed) is protected in terms of the National Heritage Page 12 of 13 Resources Act.

It is confirmed that the tree is not heritage worthy.

Civil Engineering Services:

Access

- Access arrangements must be indicated (including carriageway crossing width).

Noted, indicated as such.

Parking

- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.
- A Traffic Impact Assessment (TIA) will be required and must be submitted with the application.
- Provision must be made for pedestrianisation (gate and walkway).
- PT1 parking may be considered (include in application).
- A drop-and-go must be provided on site.

*Noted, TIA completed and attached as **Annexure 15**. CES Traffic confirmed that the drop-and-go may be excluded, email confirmation from traffic engineer confirming the latter is attached as **Annexure 13**.*

Development Charges (DCs)

- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.

Comment Noted.

Stormwater

- The developer must ensure full compliance with the relevant Stormwater By-law.

Comment Noted.

Electro-Technical Services:

Electrical services report required.

Comment Noted.

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Exiting Policy Frameworks

This section briefly addresses the relevant spatial policy frameworks that guide development proposals in general and their applicability to this proposed development. These include:

4.1.1 George Municipal Spatial Development Framework (2023)



Figure 8: MSDF bus route extract



Figure 9: Subject property has access to public transport



Figure 10: MSDF densification extract

The GMSDF does not address the subject property directly. According to the George Integrated Zoning Scheme and the GMSDF, Heather Park has a variety of educational institutions in the area (a university and 6 creche developments), one of which is on the same road as the subject property. Furthermore, as indicated in Figures 8 and 9, Erf 608 has access to public transportation. The orange arrow in Figure 8 indicates the location of the subject property.

Therefore, learners who attend the school do not have to walk far to public transport opportunities. The GMSDF promotes public transport within the MSDF to discourage urban sprawl. As can be seen in Figure 10, the erf is also located within the densification zone; no other spatial designation could be found.

5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa, and consequently the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Below is a set of principles and ethical conventions related to this application.

5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

The nature of this land use application does not directly affect the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Therefore, these principles are not discussed in detail in this motivational report. Only relevant aspects are addressed below.

5.1.1 SPLUMA Development Principles

1) Spatial Justice

This principle refers to the need for improved access and use of land in order to readdress past spatial and development imbalances, as well as the need for SDFs and relevant

planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the properties in the MSDP specifically. Increased educational opportunities could increase access and readdress past imbalances with regard to educational access. The school is also close to Blanco, where several lower-income groups reside; this could potentially increase access to education in the area.*

2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development on infrastructure and social services, as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets.*
- *The proposed development will have a limited impact on the provision of infrastructure and will not require any additional social services outside the development itself. Relevant upgrades could be relevant and will be accounted for.*
- *The subject property is situated within the urban edge and utilises existing underutilised land, thus supporting densification and not urban sprawl. The approval of the application will allow for the optimal utilisation of the subject property, given the area in which it is located.*

3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure, as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure available whilst promoting the optimal use of an underutilised site. Given that the development is proposed in an area that is not purely designed for residential use, the location is ideal.*

- *Capital contributions will also be paid, and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.*
- 4) Spatial Resilience
This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
- *Aspects of spatial resilience are not considered relevant to this application.*
- 5) Good Administration
This principle refers to the obligation of all spheres of government to ensure implementation of the above as efficiently, responsibly, and transparently as possible.
- *The application, as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and efficiently follow due process. Public participation must – and will be transparent regarding the relevant policies and legislation, as procedures should be clear to inform and empower members of the public regarding new developments.*

5.1.2 Public Interest

The approval of this application will allow the owners to rezone the property for a high school (including grade 7). This will not just allow the area to increase their education opportunity but the entirety of George. It is not anticipated that the proposed development will have a negative impact on the surrounding property owners, as this is for a high school. The school also operates during times when surrounding neighbours will be at work, and the traffic impact will only be relevant when the school starts and ends, thus peak time traffic from 16:00 – 17:30 is not influenced.

There is a wall as well as vegetation between the subject property and the neighbouring properties to mitigate both privacy issues and noise pollution. No new structures are being developed, thus the character and streetscape remain unchanged. The building line departures, therefore, have no additional influence on the neighbours as the current structures already exist. Currently, no impact is foreseen by the proposed three access points along Aalwyn Road. The accesses are a sufficient distance from the intersection, with only a minor departure of 1.1m being required for two access points being within 12m of each other. Internal Municipal Departments will, in any case, have the opportunity to advise on the position of the access points.

5.1.3 Environmental Legislation

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application. A tree survey (**Annexure 14**) was completed, only one tree will be removed (Jacaranda) to make space for a new entrance, all other vegetation will remain in its current extent.

5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and set out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59);
- The desirability of the proposed land use, and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

5.3 Compliance/Consistency with Spatial Policy Directives

Section 19(1) and (2) of LUPA state the following:

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

(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 or development 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 structured plan."

Given the nature of this land use application and its location within George, this proposal is consistent with LUPA.

6. NEED & DESIRABILITY

The concept of "*desirability*" in the land use planning context may be defined as the degree of acceptability of a proposed development on the land units concerned or the proposed rezoning of the property. This section expresses the desirability of the proposed rezoning taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The proposed application will not have a negative impact on the surrounding neighbours; furthermore, it will not have an impact on the character of the area. It is not anticipated that the approval of the application will have a negative impact on the aesthetic appearance of the property from the street, given that the existing buildings will be converted into classrooms and a reception area. It is also desirable to increase the education opportunities in the area, especially given that the area is not purely residential. There is also clearly a need for additional space and educational opportunities in the area. The development is not needed in terms of the SDF, but is not located within a purely residential area, therefore not contravening the SDF.

The approval of the application will allow for the creation of a high school, which will increase education opportunities. The property is located within the urban edge and in an area that is already serviced by the municipality's engineering services. The proposed rezoning will optimise the use of municipal engineering services. There are transport points which give the learners easy access to public transport to get to school or home.

7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the rezoning of Erf 608, Heather Park, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.

ANNEXURE D (continued)

Proposed Rezoning and Departure Application for Erf 608, George Municipality and Division

Ref No: 1387/GEO/24



DELAREY VILJOEN Pr. Pln

AUGUST 2025

6.2 APPLICATION FOR REZONING AND PERMANENT DEPARTURES APPLICABLE TO ERF 608, GEORGE

ANNEXURE E

Submitted by:
Jacques Wessels
Chair
George Rate Payers Association

Timestamp	Full Name	Email address	Do you object to the proposed Development?	Tell us why you don't wish for this development to be approved.
9/11/2025 14:41:50	Shanade Esterhuizen	shanade.j.barneth@gmail.com	Yes	To preserve our beautiful Community.
9/11/2025 14:42:30	Cheryl Barneth	cheryl@socialconsultancy.co.za	Yes	Too much traffic and noise
9/12/2025 9:17:47	George E Rowles	marianerowles56@gmail.com	Yes	Traffic already unable to cope with the volume of cars this will add to the problem.
9/12/2025 9:19:14	Pauline Jane Lester	plester246@gmail.com	Yes	This was once a quiet neighborhood. I've lived here for 51 years. I object to the noise on the property and traffic volume and noise it will bring and the changing of this historic property. The traffic down Wilfontein surpasses congestion during peak hours. It should never have been allowed to have a school in the first place in Heather Park! No more business licences in our neighbourhood must be allowed?
9/12/2025 9:23:22	Carly Gibbs	carlygibbs@gmail.com	Yes	Residential area, no place for a school - traffic, infrastructure etc already overloaded in the area.
9/12/2025 9:23:45	Johan Mulder		Yes	Increased noise levels, increased traffic congestion, vehicles parking in the road making traffic movement difficult.
9/12/2025 9:36:30	Rosemary Sandra Gibau	rosemarygibaud@mweb.co.za	Yes	Traffic congestion has reached crisis point, especially at peak hours, in Wilfontein Road where Erf 608 is going to be developed into a high school for 67 learners. I live in the Glen Heath complex diagonally across from Aalwyn Road and Erf 608, and at peak times I have great difficulty in exiting our main gate.
9/12/2025 9:52:42	Tanja Koekemoer	tanja@koekemoer.info	Yes	Traffic congestions, parking space issues, increased bus stops and litter, noise pollution, light pollution, no sport fields or facilities for kids so future erf's to be developed as sportsfields. There is enough High School's in George, for high school learners, I counted 17 high schools and I might have missed a few. Facilities standing empty that can be used as High School's, Heather Heights High School grounds not being fully utilized, the old Kinako building standing empty.
9/12/2025 10:22:12	Johannes Arnoldus Greeff	pagreeff@gmail.com	Yes	Infrastructure under pressure regarding traffic management. Will disrupt the peace and quite of the residential area.
9/12/2025 10:23:12	Anthony Breakley	heartroute@gmail.com	Yes	Heatherpark is a quiet and peaceful residential suburb, we want to keep it that way. The muni have already given permission for another school to be opened and it's destroying the peaceful neighbourhood. You already have Heatherlands High, Blanco Primary and the new school on Wilfontein Road, all in close proximity to Heatherpark. What George Muni need to do is invest in Government schools in the areas which are expanding out on the Eastern side, not cramming schools into already highly developed and older suburbs. Come on Muni, use your God given common sense!
9/12/2025 10:25:53	Hector Stydym	Hectorstryd@gmail.com	Yes	Country House School already proved that a business in a quiet residential neighborhood is a unmitigated disaster. Traffic congestion in Wilfontein is the worst it's ever been in thirty years. The noise from the school is constant every day. Children screaming weekdays and functions/church services on weekends. People work from home a lot more since covid and it's not fair to have a business operating so close to people trying to work and live in peace. The public Park next to Country House School has already been seized by them, sanctioned by our municipality by the "adopt a spot" policy despite residents dismay and disapproval. Complaints fall on deaf ears and we, the residents of over thirty years there, are vilified and made out to be cranky old fools who hate children who begrudge them their happiness. We are young people in our thirties who love children. We just want to be able to live and work in the quiet neighbourhood we bought a house in. The little public park is under camera surveillance now by Country House and the parents are probably not aware of this either. There's no reason to believe another business won't exacerbate these problems tenfold. Furthermore, the environmental impact in terms flora and fauna being driven out by an increased human activity in a small radius will be catastrophic. Stormwater and roads quality is another factor to consider, both of which is already affected by Country House. Lastly, the look of our suburb is more industrialised with the introduction of businesses. Nobody would be okay with a mechanic opening a garage in a residential area, using public parks to store vehicles, grinding and hammering all day for example. Yet for a school, also a business, an exception is made for some reason. Ultimately it feels like the voice of the people is just drowned out by businesses doing whatever they want and the actual people living there for many years now don't get a say. Not another business in our neighborhood, please. My residence is 13 Chestnut Street, Heather Park.
9/12/2025 10:26:10	Dc kidson	Vetivissie@mweb.co.za	Yes	Increased traffic
9/12/2025 10:27:17	Christo Swanepoel	swanecoc1@gmail.com	Yes	Traffic already hectic.
9/12/2025 10:29:19	Leon Strauss	Orfonstrauss@gmail.com	No	I am fully supportive of a high school on Heather Park
9/12/2025 10:30:37	Ben de Villiers		Yes	The access roads and immediate surrounds cannot accommodate further traffic.
9/12/2025 10:32:39	Terna Marais	cfmarais@gmail.com	Yes	Peaceful neighborhood. We don't need additional noisy traffic and movement. Don't have the infrastructure for more traffic.
9/12/2025 10:33:15	Daniene de Villiers	daniene2895@gmail.com	Yes	Country House School already proved that a business in a quiet residential neighborhood is a unmitigated disaster. Traffic congestion in Wilfontein is the worst it's ever been in thirty years. The noise from the school is constant every day. Children screaming weekdays and functions/church services on weekends. People work from home a lot more since covid and it's not fair to have a business operating so close to people trying to work and live in peace. The public Park next to Country House School has already been seized by them, sanctioned by our municipality by the "adopt a spot" policy despite residents dismay and disapproval. Complaints fall on deaf ears and we, the residents of over thirty years there, are vilified and made out to be cranky old fools who hate children who begrudge them their happiness. We are young people in our thirties who love children. We just want to be able to live and work in the quiet neighbourhood we bought a house in. The little public park is under camera surveillance now by Country House and the parents are probably not aware of this either. There's no reason to believe another business won't exacerbate these problems tenfold. Furthermore, the environmental impact in terms flora and fauna being driven out by an increased human activity in a small radius will be catastrophic. Stormwater and roads quality is another factor to consider, both of which is already affected by Country House. Lastly, the look of our suburb is more industrialised with the introduction of businesses. Nobody would be okay with a mechanic opening a garage in a residential area, using public parks to store vehicles, grinding and hammering all day for example. Yet for a school, also a business, an exception is made for some reason. Ultimately it feels like the voice of the people is just drowned out by businesses doing whatever they want and the actual people living there for many years now don't get a say. Not another business in our neighborhood, please. I am one of many working from home. I deal with clients over the phone and the noise is unbearable. When I'm booked off sick and need to stay in bed to recover, no rest is achieved by staying home to recover with the commotion caused next door. My residence is 13 Chestnut Street, Heather Park.
9/12/2025 10:35:44	Barney de Villiers	barneydevilliers@gmail.com	Yes	The design forces the additional school/vehicle traffic not just in wilfontein but into the side road from where they will be driving deeper into Heather Park to get out. So it will drastically increase traffic. If this really need to happen. Move the dropoff to wilfontein road like with the primary school.
9/12/2025 10:40:27	Marie-Louise Kidson	Marlowees@yahoo.com	Yes	There is history here. There is a marked gradual progress of this particular school company to take over heather park. They already fenced off the PUBLIC park behind the school even though we asked that they keep the fences open. This is just the next step. They will likely also take the property between their two schools as well. This is where we need to stop this.
9/12/2025 10:45:27	George Wallace	gwallace01@gmail.com	Yes	I'm also against the argument that this helps with the need for more highschool capacity in George. This will only give something like 69 highschool spots. We need large highschools that can do thousands of spots for learners. Much more efficient to build a large one on the edge of town. This will create pressure on the neighborhood and make money. Thats all.
9/12/2025 10:45:57	Henrich Herselman	henrich.herselman@gmail.com	Yes	Working from home this would cause unwanted noise and extra traffic.
9/12/2025 11:00:18	Anoeska	anoeska.devilliers@gmail.com	No	More traffic congestion. Extra load on municipal infrastructure. More noise pollution.
9/12/2025 11:00:50	Glenda Greeff	Ggreeff258@gmail.com	Yes	It will increase traffic congestion, which is already a nightmare during peak hours and school runs. It will also increase the risk of accidents not only to the daily commuters but also to pedestrians, cyclists, joggers and school children. Increased noise levels 7 days a week (school currently has activities after hours and over weekends). The whole character of the neighbourhood will be affected, not a quiet and tranquil suburb anymore. The school will eventually try to acquire the two adjacent properties to the mentioned property that they acquired recently, it will mean that they will occupy almost all the properties facing Wilfontein Road. Current residents bought their properties years ago, they wouldn't bought here if they knew they would have to live/retire next to a school. The school started as a small nursery school, it now has become a fully fledged private school for all grades.
9/12/2025 11:09:47	Karl Rohrbek	Krohrbecknew2024@gmail.com	Yes	Heather Park is primarily an established residential area. We bought here (at a premium) for the lovely big yards, full of birds, frogs, etc and peace and quiet. Whilst we accept progress, it should not disrupt our lives. The traffic in Heather Park is hectic since the school and other high density developments have taken over. There's enough open space to develop these disruptive businesses and high density housing on the outskirts of George. It would be interesting to know how many of the learners actually live in the area. Soon there will be no garden in the Garden Route.
9/12/2025 11:17:14	Marianke Marais	mariankem24@gmail.com	Yes	I bought into the area for the reason that it had no schools and associated traffic and noise! Build the school on the dedicated land in Meyer Street in Lortie Park!
9/12/2025 11:20:14	Cornelia Neuwoudt	nelanewoudt@gmail.com	Yes	Country House School already proved that a business in a quiet residential neighborhood is an unmitigated disaster. Traffic congestion in Wilfontein is the worst it's ever been in thirty years. The noise from the school is constant every day. Children screaming weekdays and functions/church services on weekends. People work from home a lot more since covid and it's not fair to have a business operating so close to people trying to work and live in peace. The public Park next to Country House School has already been seized by them, sanctioned by our municipality by the "adopt a spot" policy despite residents dismay and disapproval. Complaints fall on deaf ears and we, the residents of over thirty years there, are vilified and made out to be cranky old fools who hate children who begrudge them their happiness. We are young people in our thirties who love children. We just want to be able to live and work in the quiet neighbourhood we bought a house in. The little public park is under camera surveillance now by Country House and the parents are probably not aware of this either. There's no reason to believe another business won't exacerbate these problems tenfold. Furthermore, the environmental impact in terms flora and fauna being driven out by an increased human activity in a small radius will be catastrophic. Stormwater and roads quality is another factor to consider, both of which is already affected by Country House. Lastly, the look of our suburb is more industrialised with the introduction of businesses. Nobody would be okay with a mechanic opening a garage in a residential area, using public parks to store vehicles, grinding and hammering all day for example. Yet for a school, also a business, an exception is made for some reason. Ultimately it feels like the voice of the people is just drowned out by businesses doing whatever they want and the actual people living there for many years now don't get a say. Not another business in our neighborhood, please. My residence Rocoels Avenue, Heather Park.
9/12/2025 11:22:14	Gillian De Waal	dewaagil9@gmail.com	Yes	Mine and my partners response on the form if anyone needs inspiration. Feel free to use or adapt your own
9/12/2025 11:52:34	Lesley holden	Lholden@gmail.com	Yes	Heather Park cannot sustain yet another school. The traffic in Heather Park has increased exponentially and will get even worse with another school. The noise factor during the week and also on weekends is unbearable. There must be other sites that can be developed for this purpose. What was once a quiet suburb has now become a thoroughfare for peak hour traffic, including the congestion of parents fetching kids from school. I strongly object to the development of a new school in Heather Park.
9/12/2025 11:54:41	Cornelia Fivaz	comediefivaz@gmail.com	Yes	I believe most people have the same objections, noise, traffic, infrastructure, use of park areas for school activities, lack of parking facilities for waiting patients, who will then park anywhere, blocking driveways and double parking. This is a residential area, not the CBD, and there are more than enough private schools in George...and even already in Heather Park there is no need for more.
9/12/2025 12:09:52	Frederick Uys	dirkfouys@gmail.com	Yes	Disturbing the peace and quiet of the neighbourhood. Infrastructure already stretched. This development will not stay a "small high school" as evident with other schools in the neighbourhood. Schools must be treated like any other businesses that want to open in a residential area.
9/12/2025 12:33:27	Riaan Eduard Swanepoel	raanswanepoel005@gmail.com	Yes	More traffic in a quiet residential area. Lowering of property value around the school. Noise. Potential higher risk for pedestrian and vehicle accidents.
			Yes	Although we are not against Development we are concerned with the additional transport and congestion having access to Glen Heath.

6.2 APPLICATION FOR REZONING AND PERMANENT DEPARTURES APPLICABLE TO ERF 608, GEORGE

ANNEXURE E (continued)

9/12/2025 13:26:59	Marion Werner	Asmasu67@gmail.com	Yes	This is a quiet residential area, this is why we chose to live here. With more schools it gets to busy. Why not move further to cbd? It also will be more difficult to keep this area as safe as it is with more and more non residential people being around. A big NO from my side.
9/12/2025 14:02:33	Lindy Langenhoven	Lindy.lange@gmail.com	Yes	Traffic Crime reduction in property value
9/12/2025 14:26:31	Ronell Hugo	Ronell.hugo@gmail.com	Yes	
9/12/2025 14:42:44	Janine Paton	Janine007@gmail.com	Yes	Too much traffic already. Airway road, Pine Road and Witfontein are already like highways. Too many speeding buses in our neighbourhood
9/12/2025 14:51:01	Sorja Engelbrecht	Sorja7engelbrecht@gmail.com	No	I am for it. No objection
9/12/2025 15:52:30	Elaine Zim	elaine@rf.co.za	Yes	Traffic congestion, noise level, infrastructure concerns. This is a quiet suburb. KEEP it this way. I strongly object.
9/12/2025 16:14:09	Renta Middle	School needed nearby.	No	
9/12/2025 17:04:29	Jean Paul Gaultier Viljoen	jnpv.viljoen@gmail.com	No	Great for progress and George needs more schools
9/12/2025 17:14:50	Donatella Pontesilli	Info@donatella.co.za	Yes	There are already issues with a school in the area and we don't want the extra traffic, noise nor domination of this school. Many are against a school that is already overstepping boundaries causing issues. Residents of Heatherpark bought properties here to live in a quite and more upmarket area
9/12/2025 18:03:23	Brett Ellis	4ringz@gmail.com	Yes	Schools of 200 plus pupils create huge amounts of noise for the residents who are home or working from home all day. Noise levels on weekends also impact on residents. Creating a new school isn't the issue, it's the location. Schools of this size don't belong in a quiet residential district. Areas are zoned for a reason. By all means please, build more schools, create more jobs and uplift the community just don't do it here in Heather park RESIDENTIAL area.
9/12/2025 18:16:43	Jolindy Dreyer	jolindy@dreyer.com	No	I agree to the development. There are not enough schools in George.
9/12/2025 18:17:49	Annalie Strydom	astridom559@gmail.com	Yes	Heatherpark is 'n residensiële area. Een privaat skool in 'n eens rustige woonbuurt is een besigheid te veel, veral ook omdat die skool toestemming het om die parkie in Chestnutstraat as hulle sportgronde te gebruik. Die lawaai is sonderoorend wanneer die afritgters skree en die kinders gil en die hokkie stokke klap. Natuurlik sal die hoërskool ook beslag lê op die parkie. Waarom George Munisipaliteit die belange van 'n privaat besigheid stel bo die van sy belastingbetalende inwoners, sal net hulle weet (ons kan wel raai). Verder sal die toename in verkeers 'n naderlede wees, en die toestand van die paase (Witfonteinweg) veral sal vinnig agteruitgaan. Country House School het reeds 200 kinders, en as daar 'n hoërskool gebou word, hoeveel kinders sal daar uiteindek wees? Ek kan net hoop dat ons stemme hierdie keer gehoor sal word, want tot dusver is ons besware met minagting behandel.
9/12/2025 21:27:59	Christel Kuyler		Yes	Peaceful neighborhood will be negatively affected. Birdlife negatively affected. Over crowding. High traffic will increase, damage to roads, increased noise will affect property prices negatively
9/12/2025 22:23:36	Christa Jackson	christaj076@gmail.com	Yes	Too much traffic accessing Witfontein Road. Nightmare trying to enter Witfontein Road from Homewood Street during morning rush hour traffic. Traffic backed up at the entrance to the Country School. Accessing Homewood Street after 5pm even worse, no one stops at the Stop Signs. Too much development taking place in and around Witfontein Road.
9/13/2025 10:02:55	Annalie Strydom	astridom559@gmail.com	Yes	Hierdie eens rustige woonbuurt is nie geskik om skole te akkomodeer nie, en so ook is die parkie in Chestnutstraat nie veronderstel om sportgronde te wees nie. Die gegil van die afritgters, die geskree van die sportspanne en die geklap van hokkie stokke hier reg teen ons heining is oerwonderend.
9/13/2025 10:32:25	Gous Strydom	gousstrydom987@gmail.com	Yes	This development is in a residential area. Thus, a marked decrease in quality of life will inexorably be caused for neighboring residents who only wish to live their lives in peace in their own homes but are unable to as a result of the near constant noise pollution which inevitably arises from school activities in such close proximity.
9/14/2025 14:05:47	Sarah van Zyl	sarah@thermobake.co.za	Yes	Traffic congestion in Witfontein is really bad, and has gotten worse in recent years, namely from the school Country House. The noise from the school is constant every day. There are children screaming on weekdays and then there is a church service on weekends. People work from home and it's not fair to have a business operating so close to people trying to work and live in peace. We just want to be able to live (and work) in the quiet neighbourhood we bought a house in! Another business will only exacerbate the problems tenfold. Not to mention the environmental impact! Stormwater and roads quality is another factor, and we in Heather Park are already affected by Country House. There is also another school already on Protea Road! The look of our suburb, our beautiful neighborhood, is important and part of the reason we bought a house here. ANOTHER school will change the vibe of our peaceful neighborhood. Surely the voices of the people who live here, who bought properties here, is important! We ask that another school is not allowed to be established in Heather Park, our neighbourhood. We are residents in Wattle Road, Heather Park.

ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Friday, 26 September 2025 10:54 AM
To: Annalie Strydom
Cc: thegeorgeheritagetrust@gmail.com; Delarey Viljoen; Richard McKnight
Subject: RE: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Good day Mrs Strydom

I acknowledge receipt of your comments /objection.

@Delatey, please see comments/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Annalie Strydom <astryd559@gmail.com>
Sent: Friday, 26 September 2025 10:51
To: Primrose Nako <Pnako@george.gov.za>
Cc: thegeorgeheritagetrust@gmail.com
Subject: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

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ANNEXURE E (continued)

Dear Sir/Madam

I refer to the public land-use application regarding Erf 608, Heather Park, published on 02 September 2025 in the George Herald/Municipal Website and Facebook.

As a neighbour two houses down, I hereby lodge my formal objection within the required 30-day period.

Grounds of objection:

1. Traffic and Safety impact

Increased traffic flow from Country House School on Witfontein Road have already majorly impacted congestion in both Witfontein Road and Chestnut Street, and another school would be devastating in terms of traffic as well as further safety risks to pedestrians, cyclists and schoolchildren.

2. Potential impact on rare heritage features in Heather Park

Please advise whether Heritage or environmental impact studies have been undertaken since both have dramatically suffered with the arrival of Country House School, and another business in close proximity would industrialise an area that is supposed to be residential.

3. Neighbourhood Character/overdevelopment

The proposed rezoning and development will certainly negatively impact the character, privacy and amenity of surrounding homes. The public park nearby already are being surveyed with cameras by Country House School which is a gross concern for privacy of residents as well as children playing in the park, and there's no reason to believe that another school in close proximity won't do exactly the same.

4. Additional Concerns

Living almost right next to the Country House School, I can confirm that noise already is a major issue as one would expect from having a business in a residential area. Simply put, the noise, stormwater and infrastructure capacity would be overloaded and unbearable, seeing as the neighbourhood was never intended to accommodate multiple businesses, and quite frankly, the residents that purchased homes there and stayed there for almost forty years (such as myself) deserve better than to have one business after another forced upon them. People work from home more and more often, and it is incredibly difficult to concentrate with the children screaming the whole day in what was supposed to be a quiet neighbourhood.

I am going to continue in Afrikaans, if you will allow me.

Die feit dat Country House School die parkie in Chestnutstraat as hulle sportgronde geannekseer het, het 'n onhoudbare situasie vir ons as inwoners geskep.

Sien Adopt a spot bylaw punt 4 a) **EVERYONE HAS THE RIGHT TO AN ENVIRONMENT THAT IS NOT HARMFUL TO THEIR WELL-BEING.** Die negatiewe impak van geraasbesoedeling is welbekend, en word deur navorsing bevestig. Ons ervaar die negatiewe impak daaglik.

Adopt a spot bylaw punt 4 b) Everyone has the right to have the environment protected for the benefit of present and future generations. As gevolg van die skool se sportkanteite, is die gras in sekere areas al heeltemal vernietig, en waai die stof wat as gevolg van die kaal kolle ontstaan het, ons hele huis en tuin vol. Die gras was eens welig en groen voordat die skoolkinders dit vertrap het.

ANNEXURE E (continued)

Punt 12 c) If at any point the municipality is of the opinion that the benefit obtained from the agreement is not in the public interest ... the municipality may terminate the agreement... Beskou die munisipaliteit die oorverdwende gegil van afrigters en kinders, en die geblaas van fluitjies as in die openbare belang?

Die sport en lawaai in die parkie druis lynreg teen die doeleindes van adopt a spot in.

BESEF DIE MUNISIPALITEIT DAT HIER NOU 'N PRESEDENT GESKEP IS? Enige skool/speelgroep/kleuterskool/besigheid wat onderneem om 'n groen area se gras te sny, sal die area kan omhein en gebruik om daardie besigheid te bevorder.

Dit wil voorkom asof die amptenare wat vir hierdie situasie verantwoordelik is, nie die nodige kundigheid en ervaring het om 'n stad soos George tot voordeel van **AL** sy inwoners te bestuur nie.

Dankie dat u my beswaar oorweeg. Bevestig asb. ontvangs van hierdie brief.

Vriendelike groete.

Annalie Strydom
Chestnutstraat 13, Heatherpark
072 7979 310

Adopt a spot bylaw punt 4 b)

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ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 15 September 2025 10:10 AM
To: Annalie Strydom; Delarey Viljoen
Cc: Richard McKnight
Subject: RE: Hoërskool in Witfonteinweg, Heatherpark

Good day Mrs Strydom

I acknowledge receipt of your comment objection received. Please confirm if the Erf number is Erf 608, George/Heatherpark.

@Delarey, please see objection/comment below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Annalie Strydom <astrym559@gmail.com>
Sent: Sunday, 14 September 2025 18:50
To: Primrose Nako <Pnako@george.gov.za>
Subject: Hoërskool in Witfonteinweg, Heatherpark

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ANNEXURE E (continued)

Mnr/Me

Hiermee maak ek TEN STERKSTE beswaar teen die bou van nog 'n skool in ons woonbuurt. Hoe kan hulle nog skole bou in 'n (eens) rustige woonbuurt, as daar nie eers genoeg ruimte is vir sportgronde nie? Wil hulle ook op die parkie in Chestnutstraat beslag lê, terwyl mense langs die park van die huis af werk, maar die lawaai hulle pla selfs MET oorfone aan!

Die verkeer in Witfonteinweg sal 'n nagmerrie wees, erger as wat dit reeds is, en so ook die lawaai van die kinders, soos ons dit reeds ervaar met Country House school met hulle 200 plus leerders.

Tot dusver was George Munisipaliteit meer begaan oor die welsyn van 'n privaat besigheid, as dié van sy belastingbetalende inwoners in Heatherpark. Waarom dit so is kan ons maar net raai.

Ek hoop die betrokke amptenare het die nodige kundigheid en ervaring om 'n stad soos George te bestuur en te beplan. Die manier waarop Country House school toestemming gekry het om 'n besigheid hier te begin en beslag te lê op die parkie, boesem nie juis vertrouwe in nie. Ek kan maar net hoop dat die belange van die inwoners hierdie keer swaarder sal weeg as wat die geval met Country House school was.

Die uwe

A. Strydom

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ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 06 October 2025 2:54 PM
To: alet oosthuizen; thegeorgeheritagertrust@gmail.com;
raymond.auerbach@mandela.ac.za
Cc: Delarey Viljoen; Richard McKnight
Subject: RE: OBJECTION TO LAND-USE APPLICATION – ERF 608, Heatherpark, George.

Good day Ms Oosthuizen

I acknowledge receipt of your email below.

@Delarey, please see below comment/objection for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: alet oosthuizen <hamoosthuizen@gmail.com>
Sent: Monday, 06 October 2025 14:43
To: thegeorgeheritagertrust@gmail.com; Primrose Nako <Pnako@george.gov.za>;
raymond.auerbach@mandela.ac.za
Subject: OBJECTION TO LAND-USE APPLICATION – ERF 608, Heatherpark, George.

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ANNEXURE E (continued)

06 October 2025

H.A.M. Oosthuizen
31 Protea Road
Heather Park
George
Cell: 082 453 2234
Email: hamoosthuizen@gmail.com

Attention: The Administrative Officer
Town Planning Department
Municipality
George

06 October 2025

H.A.M. Oosthuizen
31 Protea Road
Heatherpark
George
Cell: 082 453 2234
Email: hamoosthuizen@gmail.com

Attention: The Administrative Officer
Town Planning Department
Municipality
George

OBJECTION TO LAND-USE APPLICATION – ERF 608, Heatherpark, George.

I refer to the public land-use application regarding Erf 608, Heatherpark – Published on 05 September 2025 in “Die Burger” and on George Municipality Website.

As an interested and affected party, I hereby lodge my formal objection, within the required 30 day comment period.

I strongly oppose the application and motivate as follows:

Although my official address is Protea Street, I live on a panhandle erf which places me directly behind the house at 12 Chestnut Street. On a windy day, I can hear the children in the park, and at times it feels as if they are in my own yard. I can fully understand the frustration of the residents in Chestnut Street.

In the mornings, I often visit the park with a friend and her dog. Although the park is open to the public, it is not pleasant to walk there among 40+ screaming children. For a dog, the situation is extremely stressful.

I make use of Wattle Road to access Witfontein Road. At certain times of the day, the traffic congestion in Witfontein Road is severe, forcing me to use Pine Road as an alternative route, which is currently very frustrating due to the ongoing upgrades on Pine Road.

On a personal level, I am also opposed to the expansion of the school in an already well-established residential area.

Alet Oosthuizen
0824532234

ANNEXURE E (continued)

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ANNEXURE E (continued)

Elmarie Myburg

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 06 October 2025 10:20
To: Auerbach, Raymond (Professor) (George Campus); Anthony thegeorgeheritagetrust@gmail.com; Richard McKnight; Delarey Viljoen
Cc:
Subject: RE: Strongest Objection to land use application on Erf 608, Heatherpark, George Municipality.

Good day Mr Breakey

I acknowledge receipt of objection

@Delarey, please see comments/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Auerbach, Raymond (Professor) (George Campus) <Raymond.Auerbach@mandela.ac.za>
Sent: Monday, 06 October 2025 09:56
To: Anthony <antbreakey@gmail.com>; Primrose Nako <Pnako@george.gov.za>
Cc: thegeorgeheritagetrust@gmail.com
Subject: Re: Strongest Objection to land use application on Erf 608, Heatherpark, George Municipality.

ANNEXURE E (continued)

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Objection received and noted!

Raymond Auerbach

Prof Raymond Auerbach
Chair

Simon van der Stel Foundation : Southern Cape
Cell 084 567 1250

From: Anthony <antbreaky@gmail.com>
Date: Monday, 06 October 2025 at 09:39
To: "pnako@george.gov.za" <pnako@george.gov.za>
Cc: "thegeorgeheritagetrust@gmail.com" <thegeorgeheritagetrust@gmail.com>, Raymond Auerbach <Raymond.Auerbach@mandela.ac.za>
Subject: Strongest Objection to land use application on Erf 608, Heatherpark, George Municipality.

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To Whom it may concern

Dear Sir/Madam

I refer to the public land-use application regarding Erf 608, Heather Park, published on 02 September 2025 in the George Herald/ Municipal Website and Facebook.

As a neighbour and landowner two roads away, I hereby lodge my formal objection within the required 30-day comment period.

Grounds of objection:

Traffic and Safety Impact:

Increased traffic flow from Country House School on Witfontein Road have already majorly impacted congestion in both Witfontein Road and Chestnut Street and another school would be devastating in terms of traffic as well as further safety risks to pedestrians, cyclists and schoolchildren.

Potential impact on rare or heritage-level features in Heather Park

Please advise whether Heritage or environmental impact studies have been undertaken since both have dramatically suffered with the arrival of Country House School and another business in close proximity would industrialise/commercialise an area that's supposed to be residential.

Neighbourhood Character: Overdevelopment

The proposed rezoning and development will certainly negatively impact the character, privacy and amenity of surrounding homes. The public park nearby is already being surveyed with cameras by Country House School which is a gross concern for privacy of residents as well as children playing in the park and there's no reason to believe that another school in close proximity won't do exactly the same.

ANNEXURE E (continued)

Additional Concerns

Living very close to the Country House School, I can confirm that noise already is a major issue as one would expect from having a business in a residential area. Simply put, the noise stormwater and infrastructure capacity would be overloaded and unbearable, seeing as the neighbourhood was never intended to accommodate multiple business and quite frankly, the residents that purchased homes here and stayed here for more than 15 years (such as myself) deserve better than to have one business after another forced upon them. People work from home more and more often and it's incredibly difficult to concentrate with the children screaming from the morning to the night in what was supposed to be a quiet neighbourhood.

I respectfully request that these matters be taken into consideration and that the application regarding Erf 608 be rejected.

Thank you for considering my objection. Please acknowledge receipt of this letter. I look forward to being informed of further steps and any related public hearings.

Kind Regards

Anthony Breakey
C: 082 744 4920

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ANNEXURE E (continued)

Elmarie Myburg

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 06 October 2025 10:18
To: Delarey Viljoen
Cc: Richard McKnight
Subject: FW: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Primrose Nako
Sent: Monday, 06 October 2025 10:17
To: Auerbach, Raymond (Professor) (George Campus) <Raymond.Auerbach@mandela.ac.za>; Barney de Villiers <barney.devilliers@gmail.com>
Cc: thegeorgeheritagetrust@gmail.com
Subject: RE: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Good day Mr de Villiers

I acknowledge receipt of your email and objection below.

@Delarey, please see comments/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Auerbach, Raymond (Professor) (George Campus) <Raymond.Auerbach@mandela.ac.za>
Sent: Monday, 06 October 2025 09:57
To: Barney de Villiers <barney.devilliers@gmail.com>; Primrose Nako <Pnako@george.gov.za>
Cc: thegeorgeheritagetrust@gmail.com
Subject: Re: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

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Objection received and noted.

Raymond Auerbach
[Prof Raymond Auerbach](#)
Chair
[Simon van der Stel Foundation : Southern Cape](#)
Cell 084 567 1250

From: Barney de Villiers <barney.devilliers@gmail.com>
Date: Monday, 06 October 2025 at 06:39

ANNEXURE E (continued)

To: "pnako@george.gov.za" <pnako@george.gov.za>
Cc: "thegeorgeheritagetrust@gmail.com" <thegeorgeheritagetrust@gmail.com>, Raymond Auerbach
<Raymond.Auerbach@mandela.ac.za>
Subject: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

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Dear Sir/Madam

I refer to the public land-use application regarding Erf 608, Heather Park, published on 02 September 2025 in the George Herald/ Municipal Website and Facebook.

As a resident of Heather Park, I hereby lodge my formal objection within the required 30-day comment period.

Grounds of objection:

Neighbourhood Character/ Overdevelopment

The proposed rezoning and development will certainly negatively impact the character, privacy and amenity of surrounding homes.

Traffic and Safety Impact

Increased traffic flow from Country House School on Witfontein Road have already majorly impacted congestion in both Witfontein Road and Chestnut Street and another school would be devastating in terms of traffic as well as further safety risks to pedestrians, cyclists and schoolchildren.

Potential impact on rare or heritage-level features in Heather Park

Please advise whether Heritage or environmental impact studies have been undertaken since both have dramatically suffered with the arrival of Country House School and another business in close proximity would industrialise an area that's supposed to be residential.

I respectfully request that these matters be taken into consideration and that the application regarding Erf 608 be rejected.

Thank you for considering my objection. Please acknowledge receipt of this letter. I look forward to being informed of further steps and any related public hearings.

Kind regards,
Barney de Villiers
28 Sidwell Avenue, Heather Park

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ANNEXURE E (continued)

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ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 06 October 2025 12:46 PM
To: christa jackson
Cc: Delarey Viljoen; Richard McKnight
Subject: RE: OBJECTION TO BUILDING OF HIGH SCHOOL ON ERF 608

Good day Mr Jackson

I acknowledge receipt of your comment/objection below.

@Delarey, please see comments/objection below for your attention

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: christa jackson <christajc076@gmail.com>
Sent: Sunday, 05 October 2025 22:16
To: Primrose Nako <Pnako@george.gov.za>
Subject: OBJECTION TO BUILDING OF HIGH SCHOOL ON ERF 608

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To Whom It May Concern

ANNEXURE E (continued)

As a homeowner and resident at 14 Homewood Street, Heatherpark.

I strongly object to the approval and development of a High School on ERF 608, Witfontein Road and Alwyn Road.

My objection is that we do not need a school in a residential area. There are no parking facilities, we see this when the Country House School has a function. Parents park on the pavements, damage the sidewalks (municipality has to repair) costs passed onto the residents in the form of increased rates. Park up side streets, blocking the entrance to houses etc. Parents entering and exiting the Country House School, contribute to the enormous traffic backlogs in the morning rush hour traffic. Entering the traffic without due care, blocking the lane when trying to enter the school's small parking area.

Traffic on Witfontein Road is already congested, traffic from Blanco and new Arbour development all use Witfontein Road to get into town.

Property rates will probably be increased and house prices will drop.

Heather park will no longer be a residential suburb, quiet, tranquil and it will lose the country feel that it projects.

Thank you the opportunity to express and voice my objection to the proposed school development plan.

Kind regards
Christa Jackson

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ANNEXURE E (continued)

Municipality of George
Development Planning Department

11 September 2025

**Re: Objection to Proposed Development on Erf 608, Heather Park, George –
Motivational Report (September 2025)**

Dear Sir/Madam,

I hereby lodge a formal objection to the rezoning and departure application for Erf 608, Heather Park (Ref: 1387/GEO/24), which proposes the conversion of existing residential dwellings into a private high school. My objection is based on the anticipated **traffic congestion** and **noise disturbance**, which the application downplays but which will significantly impact the surrounding residential area.

1. Traffic Concerns

1. Increased congestion on Aalwyn Street and Witfontein Road

The application acknowledges that “the only influence on the surrounding area could be the traffic in the morning and when the school adjourns”. These are precisely the busiest and most sensitive times in Heather Park, coinciding with peak-hour commuter traffic. Introducing additional vehicle movements from staff, parents, learners, and service vehicles will increase congestion and risk along already narrow residential streets.

2. Access points and safety risks

The property has three existing access points, with departures sought for sub-standard widths and reduced spacing between them. Multiple entry and exit points so close together will create turning conflicts and safety hazards for pedestrians, cyclists, and motorists. The removal of the designated “drop-and-go” exacerbates the likelihood of informal stopping along Aalwyn Street, worsening congestion and endangering children.

3. Parking pressures

Although the site plan provides for on-site parking, the proposed 13 spaces are inadequate for a school catering to 67 learners and multiple staff. Overflow parking onto residential streets is inevitable, reducing safety and convenience for neighbours.

2. Noise Concerns

1. Learner activity

While the application claims that a high school “is not of significant concern” for noise, this is misleading. Learners from Grade 7 upwards generate considerable

ANNEXURE E (continued)

outdoor noise during breaks, sports, arrivals, and departures. This activity will occur daily near private residences, eroding the peace and quiet expected in a residential neighbourhood.

2. Operational hours and events

Schools often host after-hours activities (meetings, rehearsals, extra classes, or cultural events). Even if limited, these will extend noise impacts into evenings and weekends. No clear restrictions or mitigation measures have been provided in the application.

3. Construction noise

The conversion of existing structures, parking areas, and access modifications will create prolonged construction noise, heavy vehicle movement, and dust—again not properly addressed or mitigated in the report.

3. Insufficient Mitigation

The application's reassurances are vague. Statements that "noise levels are not of significant concern" and that "traffic impact will only be relevant when the school starts and ends". This is an underestimate when it comes to the experience of residents. No binding commitments, acoustic studies, or enforceable traffic management plans have been provided.

Relief Requested

Given the above, I request that the Municipality:

1. **Reject the application** for rezoning and departure until a full, independent **Traffic Impact Assessment** and **Noise Impact Assessment** are conducted and made available for public review.
2. If approved, impose strict conditions, including:
 - Limiting operating hours and prohibiting evening or weekend events.
 - Requiring proper on-site drop-off facilities to avoid roadside congestion.
 - Enforcing minimum parking standards to prevent spill-over into residential streets.
 - Installing acoustic buffers, landscaping, and fencing to reduce learner noise.
 - Restricting construction hours and monitoring compliance.

ANNEXURE E (continued)

Conclusion

Heather Park is a residential suburb where residents value peace, safety, and accessibility. The introduction of a high school on Erf 608 will fundamentally compromise these qualities. The Municipality must ensure that the rights and well-being of existing residents are given full weight when considering this application.

Thank you for your attention to this important matter. Please confirm receipt of this objection and kindly keep me informed about the progress of this application and any related public processes.

Sincerely,

Cheryl and Bryan Barnett

082 529 9949

Cheryl@socialconsultancy.co.za

7 Protea Road, Heather Park

George

6259

ANNEXURE E (continued)

Elmarie Myburg

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 06 October 2025 10:18
To: Delarey Viljoen
Cc: Richard McKnight
Subject: FW: Objection To Land-Use Application Erf 608

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Primrose Nako
Sent: Monday, 06 October 2025 10:15
To: 'Auerbach, Raymond (Professor) (George Campus)' <Raymond.Auerbach@mandela.ac.za>; Chris Strydom <ccstrydom60@gmail.com>; thegeorgeheritagetrust@gmail.com
Cc: Christiaan Johannes Oosthuizen <watco4@gmail.com>
Subject: RE: Objection To Land-Use Application Erf 608

Good day Dr Strydom

I acknowledge receipt of your email and objection below.

@Delarey, please find attached comments/objection for your attention.

ANNEXURE E (continued)

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Auerbach, Raymond (Professor) (George Campus) <Raymond.Auerbach@mandela.ac.za>
Sent: Monday, 06 October 2025 09:57
To: Chris Strydom <ccstrydom60@gmail.com>; Primrose Nako <Pnako@george.gov.za>;
thegeorgeheritagetrust@gmail.com
Cc: Christiaan Johannes Oosthuizen <watco4@gmail.com>
Subject: Re: Objection To Land-Use Application Erf 608

Caution: External email. Avoid links or attachments unless sender is trusted.

Objection received and noted.

Raymond Auerbach
Prof Raymond Auerbach
Chair
Simon van der Stel Foundation : Southern Cape
Cell 084 567 1250

From: Chris Strydom <ccstrydom60@gmail.com>
Date: Monday, 06 October 2025 at 06:27
To: "pnako@george.gov.za" <pnako@george.gov.za>, "thegeorgeheritagetrust@gmail.com"

ANNEXURE E (continued)

<thegeorgeheritagetrust@gmail.com>, Raymond Auerbach <Raymond.Auerbach@mandela.ac.za>

Cc: Christiaan Johannes Oosthuizen <watco4@gmail.com>

Subject: Objection To Land-Use Application Erf 608

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Dear Sir/Madam

Kindly find attached herewith my correspondence regarding the abovementioned matter for your perusal and consideration.

Kind regards

Dr CC Strydom (PhD)

OBJECTION TO LAND-USE APPLICATION – ERF 608, Heather Park, George

I refer to the public land-use application regarding Erf 608, Heather Park, published on 5 September 2025 in Die Burger and on the George Municipality website.

As an interested and affected party, I hereby lodge my formal objection within the required 30-day comment period.

1. Grounds for Objection

I strongly oppose the application for the following reasons:

*Mindset and subsequent behaviour

The current school has repeatedly demonstrated (mindset precedes behaviour) a decidedly self-centered sense of entitlement regarding their existence in the relevant area in Heatherpark, including the use of the park there - supported by all and every relevant sector of the municipality, i.e:

We have occupied this area and will use it as we see fit; we also don't care if and how it affect the residents; we have no responsibility towards them and there is nothing they can do about it and will therefore just have to accept and live with it.

* The reasonable expectation that it will just be more of the same should another similar entity be established in that area - and which will arguably superenhance the current complex of problems caused by the existing school (eg traffic congestion, noise pollution like yelling and screaming and alarms going off in the small hours of the night, slandering and beschmirching of residents should they dare complain about the abovementioned offensive mindset and concurrent actions).

2. Negative impact on the neighbourhood

* The existing school building is unsightly and does not fit in with the character of Heather Park; the same will probably apply to the proposed new building.

*Traffic congestion in Witfontein Road surely will surely increase significantly considering the parental vehicles of the proposed 200 pupil new school.

*Significant further and extended use of said park as playground with school breaks along with exponential increase of noise levels and destruction of the grass; most notably underneath the trees - which the owner of the existing school said is the trees' doing - and about which the relevant section of the Municipality bluntly refuses to address.

* Continuing discouraging and bewildering of birdlife in the park - as a direct consequence of the current school' use and abuse of the small area.

3. Consequences if the site is approved for a high school

ANNEXURE E (continued)

- *Another unsightly building will further contribute to reduction of surrounding property values.
- *Parking and traffic congestion, already a problem, will worsen considerably.
- *Religious activities on the premises on Saturdays and Sundays will surely increase vehicular presence, noise, and illegal parking.
- *Noise levels and environmental damage will escalate, affecting multiple residents working from home.
- *The total disregard and disrespect of the proprietors towards residents and their concerns demonstrated over the past almost 10 years will most probably be further entrenched and supported by municipal approval of the proposed development.
- *Permanent residents will suffer further significant decline in quality of life and property values (latter of which confirmed by various estate agencies in George).

4. Broader Concerns

- * The Municipality has to date demonstrated an unsettling bias towards the existing school owners with a concomitant total disregard of and disdain for the rate-paying residents in Chestnut Street in Heather Park.
- * All and any complaints are subsequently routinely brusquely dismissed, whilst the existing school and all and sundry associated with it continues to be accommodated.
- * The existing school, parents and Municipality continue to wilfully ignore the fact that they don't live in that area of Heatherpark and consequently don't have the faintest clue nor care about the devastating impact of their conduct on the physical and social environment and character of that area - the latter of which I as a Mental Health Specialist of more than 30 years experience here and abroad can attest to.
- * Supporters of the school are typically parents whose interests are limited to a few years, while residents are sentenced as it were with permanent environmental (physical and psychological) degradation.
- * Transparency and communication of the Municipality with said residents remain biased, disrespectful and inadequate e.g. notices placed on fences and in newspapers, whilst ratepayers' email addresses (used for billing) are conveniently ignored for public participation purposes, which actively discourage and suppress community involvement.

5. Conclusion

As a resident and ratepayer in Chestnut Street in Heather Park for 35 years, I therefore also strongly object to the proposed development erf 608 Heatherpark.

The current school has already proven it to be a decidedly detrimental influence on our neighbourhood - further similar development/expansion will indubitably only exacerbate its already obnoxious existence in the area and associated negative physical and psychological effect on our neighbourhood.

I therefore urge the Municipality to also and equally consider the rights of the permanent residents in the area to a healthy stress free environment (incidentally confirmed in the adopt a spot regulations document as a valid, core residential right) to avoid further detrimental environmental influence, and the expected decline in property values should the approval of the relevant application be allowed to proceed.

This application must therefore be assessed objectively, transparently, and with the necessary responsibility towards all residents in the adjacent area in order to properly protect the character and livability of Heather Park.

The opportunity to submit this objection is appreciated.

Faithfully Yours
Dr CC Strydom (PhD)
Retired Clinical Neuropsychologist

ANNEXURE E (continued)

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ANNEXURE E (continued)

Elmarie Myburg

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 06 October 2025 10:12
To: Auerbach, Raymond (Professor) (George Campus); Christiaan Johannes Oosthuizen; thegeorgeheritagetrust@gmail.com
Cc: Auerbach, Raymond (Professor) (George Campus); Richard McKnight; Delarey Viljoen
Subject: RE: OBJECTION TO LAND-USE APPLICATION - ERF 608

Good day All

I acknowledge receipt of objection

@Delarey, please see comments/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Auerbach, Raymond (Professor) (George Campus) <Raymond.Auerbach@mandela.ac.za>
Sent: Monday, 06 October 2025 09:58
To: Christiaan Johannes Oosthuizen <watco4@gmail.com>; Primrose Nako <Pnako@george.gov.za>; thegeorgeheritagetrust@gmail.com
Subject: Re: OBJECTION TO LAND-USE APPLICATION - ERF 608

Caution: External email. Avoid links or attachments unless sender is trusted.

Objection received and noted.

Raymond Auerbach

Prof Raymond Auerbach

Chair

Simon van der Stel Foundation : Southern Cape

Cell 084 567 1250

From: Christiaan Johannes Oosthuizen <watco4@gmail.com>

Date: Sunday, 05 October 2025 at 17:41

To: "pnako@george.gov.za" <pnako@george.gov.za>, "thegeorgeheritagetrust@gmail.com" <thegeorgeheritagetrust@gmail.com>, Raymond Auerbach <Raymond.Auerbach@mandela.ac.za>

Subject: OBJECTION TO LAND-USE APPLICATION - ERF 608

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Dear Sir/Madam

OBJECTION TO LAND-USE APPLICATION – ERF 608, Heather Park, George.

I refer to the public land-use application regarding Erf 608, Heather Park, published on 5 September 2025 in Die Burger and on the George Municipality website.

As an interested and affected party, I hereby lodge my formal objection within the required 30-day comment period.

Grounds for Objection

I strongly oppose the application for the following reasons:

1.

History of the current school

o

The school established itself in this area almost a decade ago without residents being given the opportunity to comment.

o

The school unlawfully took over the public park on the false pretext that it was not maintained. In fact, the Municipality maintained it for nearly nine years while the school failed to fulfil its contractual obligations, until a resident exposed the breach. This demonstrates a pattern of dishonesty and disregard for residents.

2.

Negative impact on the neighbourhood

o

The existing school building is patched up, unsightly, and does not fit in with the character of Heather Park.

o

Traffic congestion in Witfontein Road has increased significantly.

o

Sports events are held on Saturdays in Chestnut Street park, with parents parking illegally and blocking residents' access to their properties.

o

During school breaks, the park is used as a playground. The grass is trampled, trees are damaged, and repeated

ANNEXURE E (continued)

complaints to the school have not resulted in corrective action.

o

Noise levels of approximately 50 learners are constant and uncontrolled, despite numerous complaints.

o

Birdlife in the park has all but disappeared. Wild geese no longer visit, and other species have left the area.

o

The school has erected fences and signage which create the misleading impression that the public park belongs to them.

3.

Consequences if the site is approved for a high school

o

Another unsightly building will reduce surrounding property values.

o

Parking and traffic congestion, already a problem, will worsen considerably.

o

Saturdays will bring even more vehicles, noise, and illegal parking.

o

Noise levels and environmental damage will escalate, affecting at least five residents who work from home.

o

The owners have demonstrated over years that they ignore residents' complaints, and further expansion will only worsen this attitude.

o

Long-standing residents will suffer a decline in quality of life and property values.

Broader Concerns

•

The Municipality appears to favour the school owners over the rate-paying residents of Heather Park. Complaints are routinely dismissed, while those who benefit financially from the school are accommodated.

•

The school owners do not live in Heather Park and therefore show no concern for the long-term impact on the environment and neighbourhood character.

•

Supporters of the school are typically parents whose interest lasts only a few years, while residents are left to live with the permanent negative consequences.

•

Transparency and communication from the Municipality are inadequate. Notices are placed on fences and in newspapers, yet ratepayers' email addresses (used for billing) are ignored for public participation purposes. This approach actively suppresses community involvement.

Conclusion

As a resident and ratepayer of Heather Park for 31 years, I strongly object to the proposed development. The current school has already proven detrimental to our neighbourhood, and any expansion will only compound the problems.

I urge the Municipality to consider the rights of long-standing residents, the environmental impact, and the decline in property values that will result from this application. The application must be assessed objectively, transparently, and with the necessary responsibility to protect the character and livability of Heather Park.

Thank you for the opportunity to submit this objection.

Yours faithfully,

C.J. Oosthuizen.

14 Chestnut Street Heatherpark.

Cell: 083 566 2935.

03/10/2025.

ANNEXURE E (continued)

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ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 29 September 2025 2:27 PM
To: jacques.wessels@georgerpa.co.za
Cc: Uwe Putlitz; Cheryl; Cascott; Johanfsteyn; Beyers Hauptfleisch; Dirkstander83; Macbjvr; Delarey Viljoen; Richard McKnight
Subject: FW: Objection to the rezoning and departure application for Erf 608, Heather Park (Ref: 1387/GEO/24)
Attachments: Heather Park Highschool Responses 2.pdf; Objection to the proposed development on Erf 608, Heather Park .pdf; Objection to Development Heatherpark School.pdf; Heather Park Highschool Responses 2.pdf

Good day Mr Wessels

I acknowledge receipt of your comments/objections.

@Delarey, please find attached objections for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: jacques.wessels@georgerpa.co.za <jacques.wessels@georgerpa.co.za>
Sent: Monday, 29 September 2025 13:44
To: Primrose Nako <Pnako@george.gov.za>
Cc: Uwe Putlitz <uwe@buildstrat.co.za>; Cheryl <cheryl@socialconsultancy.co.za>; Cascott

ANNEXURE E (continued)

<cascott@langvlei.co.za>; Johanfsteyn <johanfsteyn@gmail.com>; Beyers Hauptfleisch
<beyers.hauptfleisch@gmail.com>; Dirkstander83 <dirkstander83@gmail.com>; Macbjvr <macbjvr@gmail.com>
Subject: Objection to the rezoning and departure application for Erf 608, Heather Park (Ref: 1387/GEO/24)

Caution: External email. Avoid links or attachments unless sender is trusted.

Dear Sir/Madam,

George Ratepayers Association hereby lodge a formal objection to the rezoning and departure application for Erf 608, Heather Park (Ref: 1387/GEO/24), which proposes the conversion of existing residential dwellings into a private high sc

Jacques Wessels

Chair

George Rate Payers Association

Contact Details

Cell - 082 445 1535

Email - jacques.wessels@georgerpa.co.za

Webpage - www.georgerpa.co.za

--

Jacques Wessels

Chair

George Rate Payers Association

Contact Details

Cell - 082 445 1535

Email - jacques.wessels@georgerpa.co.za

Webpage - www.georgerpa.co.za

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ANNEXURE E (continued)

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ANNEXURE E (continued)

Richard McKnight

From: Corne de Jager <corne@cdj.co.za>
Sent: Friday, 05 September 2025 5:08 PM
To: Richard McKnight
Cc: Delarey Viljoen; Carine De Jager
Subject: RE: Erf 608 George - Land use application

Hi julle

Flippet – hierdie is too close for comfort vir my.

Ons straat (Chestnut) se mense is al up in arms oor die manier wat die Country House hulleself behartig. Hiermee n paar besware wat ek het met die huidige situasie van die skool:

1. Hulle maak misbruik van die publieke park (Erf 605) deur dit te gebruik as sportsgronde en vir pouses.
 - a. Die kinders is verskriklik raserig tydens hierdie aktiwiteite
 - b. Daar word gereeld rommel en vullis agter gelos wat ons moet opruim
 - c. Die gras onder die bome groei nie meer nie omdat al hulle aktiwiteite meestal onder die bome geskied
2. Hulle het die parkie omhein (picket fence) en nou as te ware afgesonder vir slegs hulle eie gebruik. Minder mense maak nou gebruik van hierdie parkie
3. Toe ons hier langs die parkie gekoop het was ons intensie nie om langs n skool te bly nie, maar in die laaste paar jaar het die aktiwiteite so drasties toegeneem in die parkie dat ons nou as te ware reg langs n skool bly.
4. Die skool hou hulle huissport hier en dan kan niemand in die straat ry nie omdat al die ouers van die skool die straat toe parkeer.
5. Die hersonering van die erf na hoerskool gaan die aktiwiteite in beide die buurt sowel as die parkie vererger.
6. Ek hardloop my kantoor van die huis af en dit is ontsettend steurend as die kinders pouses hou. Ek nooi julle gerus uit om te kom luister die volgende keer as hulle pouse hou.

Ek sien glad nie kans hiervoor nie. Hierdie is die eerste keer wat ek vertoeë/beswaar maak teen so hersonering storie. So laat weet my maar wat anders ek moet doen om meer gewig agter die epos te sit.

Ek aanvaar dat hierdie hersonering in elk geval suksesvol goedgekeur word, maak nie saak wat die omliggende gemeenskap se nie. Ai toggie, dit is nie goeie nuus nie.

Ek neem wel kennis van julle skrywe.

groete



in association with



since 198

ANNEXURE E (continued)

Corne de Jager Professional Land Surveyor B.Sc Geomatics (UCT)			 076 735 4613	 corne@cdj.co.za  www.cdj.co.za
JOHANNESBURG OFFICE  170 Golf Club Terrace, Constantia Kloof, 1709  PO Box 4725, Weltevredenpark, 1715  (011) 768 1233			GEORGE OFFICE  No 9 Chestnut Street, Heather Park, George 6529  076 735 4613	MOSSEL BAY OFFICE  No 29 A. Angelica Street, Danabay, Mosselbay, 6510  082 777 9450

From: Richard McKnight <richard@delplan.co.za>
Sent: Friday, September 5, 2025 9:23 AM
Subject: Erf 608 George - Land use application

Dear Stakeholder,

Please find a notification letter regarding the above-mentioned property attached.

The property is located at **10 / 13 Aalwyn Street, Heather Park, George**

The notice as well as the plans are attached.

Full application at Municipal offices, Town Planning section.

Kindly note you have 30 days to comment, should you wish to.

Kindly let us know if any further information is required.

Please confirm receipt of this email.

Kind regards

Vriendelike groete /
Kind regards

Richard McKnight

 DELPLAN CONSULTING URBAN & REGIONAL PLANNERS  	 richard@delplan.co.za
	 044 873 4566
	 086 616 3079
	 PO BOX 9956, George, 6530
	 79 Victoria Street, George, 6529
	 www.delplan.co.za

ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Tuesday, 09 September 2025 4:27 PM
To: Dalene de Villiers; Delarey Viljoen
Cc: raymond.auerbach@mandela.ac.za; thegeorgeheritagetrust@gmail.com; Richard McKnight
Subject: FW: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Good day Ms de Villiers

I acknowledge receipt of your comment /objection below.

@Delarey, please see comments/ objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Dalene de Villiers <dalene22895@gmail.com>
Sent: Tuesday, 09 September 2025 15:13
To: Primrose Nako <Pnako@george.gov.za>
Cc: raymond.auerbach@mandela.ac.za; thegeorgeheritagetrust@gmail.com
Subject: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Caution: External email. Avoid links or attachments unless sender is trusted.

ANNEXURE E (continued)

Dear Sir/Madam

I refer to the public land-use application regarding Erf 608, Heather Park, published on 02 September 2025 in the George Herald/ Municipal Website and Facebook.

As a neighbour two houses down, I hereby lodge my formal objection within the required 30-day comment period.

Grounds of objection:

1. Traffic and Safety Impact

Increased traffic flow from Country House School on Witfontein Road have already majorly impacted congestion in both Witfontein Road and Chestnut Street and another school would be devastating in terms of traffic as well as further safety risks to pedestrians, cyclists and schoolchildren.

2. Potential impact on rare or heritage-level features in Heather Park

Please advise whether Heritage or environmental impact studies have been undertaken since both have dramatically suffered with the arrival of Country House School and another business in close proximity would industrialise an area that's supposed to be residential.

3. Neighbourhood Character/ Overdevelopment

The proposed rezoning and development will certainly negatively impact the character, privacy and amenity of surrounding homes. The public park nearby already are being surveyed with cameras by Country House School which is a gross concern for privacy of residents as well as children playing in the park and there's no reason to believe that another school in close proximity won't do exactly the same.

4. Additional Concerns

Living right next to the Country House School, I can confirm that noise already is a major issue as one would expect from having a business in a residential area. Simply put, the noise stormwater and infrastructure capacity would be overloaded and unbearable, seeing as the neighbourhood was never intended to accommodate multiple business and quite frankly, the residents that purchased homes there and stayed there for more than thirty years (such as myself) deserve better than to have one

ANNEXURE E (continued)

business after another forced upon them. People work from home more and more often and it's incredibly difficult to concentrate with the children screaming from the morning to the night in what was supposed to be a quiet neighbourhood.

I respectfully request that these matters be taken into consideration and that the application regarding Erf 608 be rejected.

Thank you for considering my objection. Please acknowledge receipt of this letter. I look forward to being informed of further steps and any related public hearings.

Kind Regards,

Dalene de Villiers

(13 Chestnut Street, Heather Park)

(0827833053)

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ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 06 October 2025 12:51 PM
To: Glenda Greeff
Cc: thegeorgeheritagetrust@gmail.com; raymond.auerbach@mandela.ac.za; Delarey Viljoen; Richard McKnight
Subject: RE: OBJECTION TO LAND-USE APPLICATION - ERF 608, HEATHER PARK, GEORGE MUNICIPALITY

Good day Ms Greeff

I acknowledge receipt of your objection below.

@Delarey, please see comments/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Glenda Greeff <ggreeff258@gmail.com>
Sent: Monday, 06 October 2025 12:20
To: Primrose Nako <Pnako@george.gov.za>
Cc: thegeorgeheritagetrust@gmail.com; raymond.auerbach@mandela.ac.za
Subject: OBJECTION TO LAND-USE APPLICATION - ERF 608, HEATHER PARK, GEORGE MUNICIPALITY

Caution: External email. Avoid links or attachments unless sender is trusted.

Dear Sir

I refer to the public land-use application regarding Erf 608, Heather Park, published on 2 September 2025 in the George Herald/Municipal website and Facebook.

As a resident of Heather Park, I hereby lodge my formal objection within the 30 day comment period.

Reasons for objection:

Traffic and Safety Impact: The increased traffic flow from the current Country House School on Witfontein Road has already had a major impact on the traffic in both Witfontein Road and Chestnut Street. These streets cannot carry any more traffic!

Potential impact on rate or heritage-level features in Heather Park: Has there been an environmental study made? The Country House School and other current/future developments/businesses have a major impact on this area which is meant to be RESIDENTIAL. The school/s has absolutely no benefit to our suburb.

Neighbourhood /character/Over-development: The proposed rezoning and development will certainly negatively impact the character, privacy and amenity of the surrounding homes and other residents of Heather Park. If the current school is anything to go by, they start small and the next thing the whole erf is covered by eyesore structures, not at all fitting in the residential suburb of Heather Park.

When we purchased our property many years ago, we made sure that there was no vacant land in the area, ensuring that we would be surrounded by houses and gardens, peace and quiet.

Please consider the other residents of Heather Park and not just one or two wanting to make lots of money and in so doing, spoil our investments.

Yours sincerely
GLENDA GREEFF
3 Kambro Close
Heather Park

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ANNEXURE E (continued)

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ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Thursday, 04 September 2025 2:06 PM
To: Glenda Greeff; Delarey Viljoen; Richard McKnight
Cc: cheryl@socialconsultancy.co.za; Salome Breytenbach; marindak23@icloud.com; davian53@gmail.com; Morne Potgieter
Subject: RE: OBJECTION TO REZONING OF ERF 608, HEATHER PARK

Follow Up Flag: Follow up
Flag Status: Flagged

Good day Mrs Greef

I acknowledge receipt of your comment/objection below.

@Delarey, please see comment/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Glenda Greeff <ggreeff258@gmail.com>
Sent: Thursday, 04 September 2025 13:39
To: Primrose Nako <Pnako@george.gov.za>
Cc: cheryl@socialconsultancy.co.za; Salome Breytenbach <breytenbachsalome3@gmail.com>;

ANNEXURE E (continued)

marindak23@icloud.com; davian53@gmail.com; Morne Potgieter <morne.pot@gmail.com>

Subject: OBJECTION TO REZONING OF ERF 608, HEATHER PARK

Caution: External email. Avoid links or attachments unless sender is trusted.

Dear Ms Nako

With reference to the above, I would like to object as follows:

In the first place, the current school should never have been built in an established residential area, and especially not on such a busy road - Witfontein. What started out as a small school has become a very large school and the traffic there is horrific at peak times. There is also not enough parking when events are held and parents park all over the sidewalks and entrances.

For these reasons, there is no way that another school can be built on erf 608. The Heather Park residents will sit with an even bigger traffic problem. The excuse that the current school is just moving the high school learners to new premises is laughable. Of course this will attract more learners and subsequently more traffic.

It would be interesting to do a poll and find out just how many learners actually live in the area. I doubt if there are many.

The other concerning factor is noise. This is a quiet residential area and obviously a school is noisy, as it should be. No-one is against new schools. We need them, but they should not be built in existing residential areas.

We, as residents of Heather Park, object strongly to this proposed rezoning and would like our voices heard.

Kind regards

GLEND A GREEFF

3 Kambro Close, Heather Park.

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ANNEXURE E (continued)

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

ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Tuesday, 16 September 2025 3:46 PM
To: Heinrich Herselman
Cc: Delarey Viljoen; Richard McKnight
Subject: FW: Objection to Land-Use Application – Erf 608
Attachments: Objection to Land-Use Application – Erf 608.pdf

Good day Mr Herselman

I acknowledge receipt of your comment/objection.

@Delarey, please find attached objection for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



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From: Heinrich Herselman <heinrich.herselman@gmail.com>
Sent: Monday, 15 September 2025 15:50
To: Primrose Nako <Pnako@george.gov.za>
Cc: thegeorgeheritagetrust@gmail.com; raymond.auerbach@mandela.ac.za
Subject: Objection to Land-Use Application – Erf 608

Caution: External email. Avoid links or attachments unless sender is trusted.

ANNEXURE E (continued)

Attention: The Administrative Officer

Town Planning Department

George Municipality

Objection to Land-Use Application – Erf 608, Heather Park, George

Dear Sir/Madam,

I refer to the public land-use application regarding Erf 608, Heather Park – published on 5 September 2025 in Die Burger and on the George Municipal Website.

As an interested and affected party, I hereby lodge my formal objection, within the required 30-day comment period (including a printed version attached).

Grounds of objection:

1. Traffic and Safety Impact

We have already experienced and noticed the increased traffic flow and congestion in Witfontein Road. The traffic flow and patterns have drastically changed the last couple of years with all the developments taking place all over George. There are no “quieter” periods of traffic flow any longer, it is always busy and certain times extremely congested 7 days a week. The early morning, lunch time, and afternoon peak hours have already contributed to significant traffic congestion in the Witfontein Road area.

The daily “school run” has become a nightmare for parents who need to get into Witfontein Road after they have delivered/collected their children to/from Country House School. It is not only a nightmare and risk for them, the normal daily commuters are also being affected by this. It has resulted in a high risk for potential accidents, not only for the commuters but also other pedestrians, cyclists, joggers, and school children. The situation will just get worse by allowing expansion of the current school.

2. Environmental/Heritage Concerns

We have serious concerns regarding the potential impact on the heritage status of the relevant structures in the area. Have the required heritage or environmental impact studies been undertaken to ensure compliance? It is crucial that all processes are guaranteed and open for public scrutiny.

3. Neighbourhood Character/ Over development

Heather Park has always been known as a leafy, tranquil, and safe neighbourhood. People who bought properties in this area years ago, did it for these specific reasons. I can assure you that most of them would not have bought properties there if they knew they were going to live or retire next to a school. A school should be developed in a designated area that is earmarked for educational and sports activities – not in the middle of an established neighbourhood.

Country House's ambitions to expand will surely not end with the acquisition of the mentioned property. They will definitely attempt to eventually acquire the two large properties adjacent to Erf 608. What has started as a small nursery school, will now become a fully independent private school that will offer classes for all grades with the addition of sports and extramural activities. They will then occupy a large part of an area bordering Witfontein Road, almost a complete block of properties. It will have a huge impact on current traffic flow and general infrastructure/service requirements, as well as on the character of the neighbourhood.

ANNEXURE E (continued)

4. Additional Concerns

It is evident that noise levels have drastically increased since the school has started growing in numbers. The public park (adjacent to Chestnut Street) is now being used as a playground for the children when they have breaks, as well as for sports and other activities. The noise levels (screaming, shouting) are a huge frustration and sometimes even unbearable.

There are also activities at the school after hours and over weekends which result in a constant traffic flow to and from the school premises. An expansion of the school will just snowball this situation and will have an enormous negative impact on the privacy and amenity of the surrounding properties.

The respective area has never been earmarked and designed for this type of development. Should the application for the rezoning of the mentioned property be approved, this section of Heather Park will definitely undergo a transformation that will forever change the complete character and appearance of this beautiful and tranquil suburb. This is not what the loyal tax paying and law abiding residents of the area has ever envisaged.

I therefore wish to request that the above be taken into consideration, and that the application regarding Erf 608 be rejected.

Thank you for considering my objection. Please acknowledge receipt of this letter and indicate the Dj reference or application tracking number. I look forward to being informed of further steps and any related public hearings.

Yours faithfully

Heinrich Herselman

12 Chestnut Street

Heather Park

George

Tel.: 072 193 7817

Email: heinrich.herselman@gmail.com

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ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Friday, 05 September 2025 4:24 PM
To: hectorstry@gmail.com; Delarey Viljoen; Richard McKnight
Cc: thegeorgeheritagetrust@gmail.com; raymond.auerbach@mandela.ac.za
Subject: FW: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Good day All

I acknowledge receipt of your comments /objection below.

@Delarey, please see comments/objections for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: hectorstry@gmail.com <hectorstry@gmail.com>
Sent: Friday, 05 September 2025 14:58
To: Primrose Nako <Pnako@george.gov.za>
Cc: thegeorgeheritagetrust@gmail.com; raymond.auerbach@mandela.ac.za
Subject: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

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ANNEXURE E (continued)

Dear Sir/Madam

I refer to the public land-use application regarding Erf 608, Heather Park, published on 02 September 2025 in the George Herald/ Municipal Website and Facebook.

As a neighbour two houses down, I hereby lodge my formal objection within the required 30-day comment period.

Grounds of objection:

1. **Traffic and Safety Impact**
Increased traffic flow from Country House School on Witfontein Road have already majorly impacted congestion in both Witfontein Road and Chestnut Street and another school would be devastating in terms of traffic as well as further safety risks to pedestrians, cyclists and schoolchildren.
2. **Potential impact on rare or heritage-level features in Heather Park**
Please advise whether Heritage or environmental impact studies have been undertaken since both have dramatically suffered with the arrival of Country House School and another business in close proximity would industrialise an area that's supposed to be residential.
3. **Neighbourhood Character/ Overdevelopment**
The proposed rezoning and development will certainly negatively impact the character, privacy and amenity of surrounding homes. The public park nearby already are being surveyed with cameras by Country House School which is a gross concern for privacy of residents as well as children playing in the park and there's no reason to believe that another school in close proximity won't do exactly the same.
4. **Additional Concerns**
Living right next to the Country House School, I can confirm that noise already is a major issue as one would expect from having a business in a residential area. Simply put, the noise stormwater and infrastructure capacity would be overloaded and unbearable, seeing as the neighbourhood was never intended to accommodate multiple business and quite frankly, the residents that purchased homes there and stayed there for more than thirty years (such as myself) deserve better than to have one business after another forced upon them. People work from home more and more often and it's incredibly difficult to concentrate with the children screaming from the morning to the night in what was supposed to be a quiet neighbourhood.

I respectfully request that these matters be taken into consideration and that the application regarding Erf 608 be rejected.

Thank you for considering my objection. Please acknowledge receipt of this letter. I look forward to being informed of further steps and any related public hearings.

Kind Regards
Hector Strydom
(13 Chestnut Street, Heather Park)
(0722914362)

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ANNEXURE E (continued)

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**29 September 2025
Directorate Planning and Development
George Municipality
George
6530**

**Subject: Objection to Proposed High School Development on
Erf 608, Heather Park (Ref: 1387/GEO/24)**

Dear Sir/Madam,

The George Ratepayers Association hereby formally submits (supporting documents attached) an objection to the proposed rezoning and departure application for Erf 608, Heather Park, which seeks to convert a residential heritage dwelling into a private high school.

Our objection is based on core concerns repeatedly raised by affected residents, as evidenced by a community poll and numerous detailed submissions:

1. Traffic Congestion and Safety Concerns

The primary objection centers on the anticipated severe increase in traffic congestion, which residents state is already at a "crisis point" and a "nightmare" during peak hours, particularly on Witfontein Road and surrounding residential streets.

- The additional vehicle movements from staff, parents, learners, and service vehicles will coincide with peak-hour commuter traffic, exacerbating an already overloaded infrastructure.
- The proposal for only 13 on-site parking spaces is deemed inadequate for a school with an initial 67 learners and multiple staff, which will inevitably lead to unsafe overflow parking on residential streets, including blocking driveways and double parking.

ANNEXURE E (continued)



- The lack of a designated "drop-and-go" area is likely to cause informal stopping on Aalwyn Street, worsening congestion and endangering children, cyclists, and pedestrians.
- Witfontein Road is already described as "hectic" and "like a highway" with speeding buses.

2. Noise Pollution and Loss of Residential Peace

The proposal will severely erode the "peace and quiet" and "tranquil suburb" character of Heather Park, which is an established residential area.

- The claim that a high school is "not of significant concern" for noise is considered misleading, as learners from Grade 7 and up generate substantial outdoor noise during breaks, sports, and arrivals/departures.
- Current residents living near the existing Country House School already complain of "constant" noise from screaming children on weekdays, and functions/church services on weekends, which disturbs the peace.
- The proposed school will host after-hours events, extending noise impacts into evenings and weekends.
- Increased noise levels are also expected to negatively affect property prices and wildlife.

3. Degradation of Residential Character (Commercial Encroachment)

Residents view the school as a business that does not belong in their quiet residential neighborhood.

- This development is seen as further "commercial encroachment into residential areas".
- There are serious concerns about the existing school's past conduct, including the perceived seizure or fencing of the public park next to the Country House School, sanctioned by the "adopt a spot policy". Residents fear this new development is a gradual progression of the school company to take over Heather Park.

ANNEXURE E (continued)



- The introduction of more businesses is changing the look of the suburb, making it feel "more industrialised".

4. Need for Impact Assessments and Alternative Sites

The objection highlights the insufficient mitigation measures provided in the application.

- There are no binding commitments, acoustic studies, or enforceable traffic management plans provided.
- We request that the Municipality reject the application until an independent Traffic Impact Assessment and Noise Impact Assessment are conducted and made available for public review.
- The Association questions whether alternative sites already designated for educational/commercial use within George's urban planning were considered, and what the outcome was.

Relief Requested

Should the Municipality grant approval, the George Ratepayers Association requests that strict conditions be imposed to protect the well-being of existing residents:

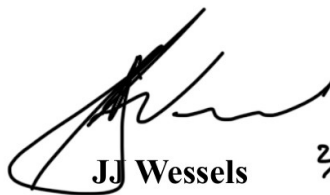
- Impose a maximum student number restriction of 67.
- Limit operating hours and prohibit evening or weekend events.
- Require proper on-site drop-off facilities and enforce minimum parking standards.
- Require the installation of acoustic buffers, landscaping, and fencing to reduce noise.

The high school development would compromise the peace, safety, and accessibility valued by residents of the Heather Park suburb. The Municipality is urged to give full weight to the rights and well-being of its taxpaying residents.

ANNEXURE E (continued)



Sincerely,



JJ Wessels 31/9/25

Chairman, George Ratepayers Association

GEORGE RATEPAYERS ASSOCIATION NPC
2023/935394/08

Directors: JJ Wessels (Chair), DJ Stander (Treasury), JF Steyn, I van Wyk
Exco: Beyers Hauptfleisch (Vice Chair), B Janse van Rensburg

Contact

Jacques.wessels@georgerpa.co.za
www.georgerpa.co.za

ANNEXURE E (continued)

To:

The Town Planning Department,
George

3 October 2025

OBJECTION TO PROPOSED REZONING OF ERF608, 10 AALWYN STREET,
HEATHER PARK, GEORGE MUNICIPALITY AND DIVISION.

As stated in the second paragraph of **Chapter 6: Need and Desirability** of the documentation pertaining to the Proposed Rezoning of Erf608, 10 Aalwyn Street, Heather Park, George Municipality and Division.

“The proposed development on ERF 806 is not needed in terms of the SDF”

Both myself and the greater majority of Heather Park concur herewith.

In **Chapter 2 which addresses the Existing Land Uses and Character of the Area** it is stated that “the property is in a residential area (Witfontein Road) flowing over to a ***mixed - use area***. The Country School provides the sole exception in the whole of Heather Park motivating the use of this description.

We the residents and property owners are deeply aggrieved thereby. Inter-alia, it devalues our properties. The Country School “happened” on us surreptitiously expanding and impacting on our environment in a variety of ways as will be made evident. It should never have been approved by the Municipality. To have this injustice thrust upon is on an even larger scale by the proposed development is outrageous. It is now being used as a precedent for heaven knows what.

One would be tempted to think that this is a surreptitious cover up for an error by the municipality.

It is stated that “the proposed rezoning will not have a negative effect on the streetscape as the development on the property remains in its current extent”. **I disagree.**

The Character of the existing residential properties Witfontein Road along has been detrimentally impacted on by the Country School and the proposed new development is an extension (annex) thereto which will further aggravate the situation as interaction will be inevitable between the junior and senior schools, with movements between pupils, teaching staff, teaching aids, teaching materials, exacerbated further by inclement weather and use of vehicular transport. The beautiful tree lined Boulevard that is Witfontein road up to Blanco will be destroyed by approval of this absurd,

ANNEXURE E (continued)

unnneeded and unwanted proposal. I recently discussed this with a well known and respected architect who expressed his distaste for the existing school describing it as a shambles and was particularly vocal at the street frontage which was once a continuous tree lined boulevard.

It is further stated that:

“The only influence on the surrounding area could be the traffic in the morning and when the school adjourns”.

I disagree, that is when the influence is the greatest and more buses are present.

Further on it is stated that “As the development is for a high school starting from grade 7 (compared to a primary school), noise levels are also not of significant concern.”

I strongly disagree! One cannot conceive that that so many high school pupils in such a confined space will not generate an unacceptable amount of noise in a residential area. Furthermore, it concedes that the noise levels from the Country School is unacceptable. Such currently has the whole neighborhood in the vicinity of the school more than hot under the collar.

Chapter 1 Introduction

(Extract, last sentence)

“The property **was** subdivided a few years ago, but this has been abandoned.”

If it was subdivided it must surely be consolidated?

2.2 Existing Land Uses and Character of the Area

Chapter 2.2 Existing Land Uses and Character of the Area...

Extract from 2nd paragraph

“The existing dwelling is already constructed over the building line thus it is not foreseen that the conversion of this structure will have any additional influence on neighbouring properties.

“The existing dwelling is already constructed over the building line; thus it is not foreseen that the conversion of this structure will have any additional influence on neighbouring properties.”

Question, If the building lines were exceeded at the time of construction why was the situation not addressed at the time?

There are a lot of subjective statements in this document:

ANNEXURE E (continued)

**“neighbours across the street are not influenced as they are shielded sufficiently”
(NO!), scrutiny of the surrounding area along Aalwyn Road shows this is not true.**

“ the development is proposed in a more mixed-use area than an area with purely residential elements.

NO, the only mixed use along Witfontein Road is the Country School which should never have been approved. All H.P. homeowners are dissatisfied therewith for a multitude of reasons

“The proposed rezoning will not have a negative effect on the character or the streetscape of the area as the development on the property remains in its current extent.”

NO! It aggravates an existing unacceptable situation.

“The only influence on the surrounding area could be the traffic in the morning and when the school adjourns”,

NO! That is when the influence is the greatest and more buses are present.

“As the development is for a high school starting from grade 7 (compared to a primary school), noise levels are also not of significant concern.”

Disagree ! ‘It is a confined area for 67 pupils plus staff. It also concedes that the noise levels from the Country School is unacceptable aggravating the whole neighbourhood and should never have been allowed.

In this regard the following extract from the country School’s facilities explains why the immediate neighbours are incensed at the noise levels generated from the school:

“Looking for the perfect venue to host your next private event? Look no further than Country House School!

Our unique and versatile facilities can comfortably accommodate up to 250 seated guests in a covered, well-ventilated area complete with a performing stage, sound system, and kitchen facilities.”

Comment:

An explanation is offered which puts substance to complaints about the noise generated, probably outside school hours!

ANNEXURE E (continued)

Chapter 3.1 Proposed Development

2nd Para

It is stated that “No additional structures are being proposed on the subject property therefore, the proposed development will retain the current residential look that will not affect the character of the area.”

I disagree. It replaces a residential building with few occupants with a school building, not a residential garden with Flora and birdlife. There will be multitudes of people, from cleaning staff, gardeners, pupils to teachers, as well as private vehicles, delivery vehicles, service vehicles, extra refuse removals, probable regular plumbing and sewage blockages, etc.

Queries on type of Schooling:

Is the proposed schooling related to a specific belief/religious denomination?

Clearly the schooling proposed is not conventional high school with a National Certificate, either with or without university entrance is offered. There are also technical high schools that offer technical education and certification. Clearly this is a private school but are the outcomes/ diplomas recognized by tertiary academic institutions such as universities?

It is puzzling to understand how 6 grades can be tutored in 5 classrooms varying in size from 9 to 18 desks?

Will the school be offering extra mural activities? **This needs to be clarified.**

Chapter 3.2 Accessibility and Parking

Para2

“The tree further down Aalwyn Road will have to be removed as the access indicated with blue will be moved further down. The tree can be seen in the tree survey attached as Annexure 14 (?)”

Annexure 14 includes a plan with trees shown as green circles. **The tree to be removed is NOT shown)**

A tree indicated “to be removed” is however shown on the Site Plan given in Annexure 11”.

NOTE: Annexure 14 has no heading;

Two trees are shown to be removed, within the walled in area.

ANNEXURE E (continued)

In the Comprehensive overview of proposal on pg. 87 it is stated that **“Only one tree is being removed to make space for one of the access points along Aalwyn Road...!”**

This is confusing to say the least!

“New trees will be planted, and landscaping will be done on the property to ensure sufficient integration of the proposed development.” Privacy?

5th Para

“CES had the opportunity to comment on the access to the property, and they supported the removal of the drop-and-go (attached as Annexure 13).

“On What Basis?”

“Sufficient parking will be provided on-site, as is also indicated on the Site Plan.”

What is sufficient?

Teachers, Admin and cleaning staff will probably require parking and nowadays many senior pupils have their own transport. Parking space will also need to be provided for service providers. **There is clearly insufficient space on the premises therefore.**

Chapter 3.3 Engineering Services

Extract; **“The property is located in an already developed and serviced residential area.”**

Comment:

There are two residential dwellings on Erf 608. One is a typical 3-bedroom house with a double garage while the other is essentially a small flatlet. The services would have that normally provided for and adequate for the services provided by the municipality in terms of water, electrical-, sewage and refuse removal catering for a family of 5-8 people.

The proposed development, however, will have some 67 students plus teachers, cleaners and administrative staff, probably in the order of 13 plus people bringing the total number of persons utilizing these services to at least 80. **It is inconceivable that the “normal” supply connections for water, refuse and sewage will suffice.** Upgrading will be necessary, probably beyond the erf limits, maybe even along the length of the road! Water and sewage leaks are a common occurrence in many suburbs

Refuse generated will be well more than that from a single residential property. Larger volumes and mass will be generated. Household refuse is generally placed plastic bags, (up to 7 per normal household) and generally temporarily put out on the pavement

outside of the property until collected by refuse trucks anytime during the collection day. This will undoubtedly cause great disturbance in adjacent properties in Aalwyn Road, which is quite narrow.

To me it is apparent that the proposed development will adversely affect the character and as such affect the lifestyle of the neighbourhood and should be rejected.

Traffic Impact Assessment

‘Liezl Stodart was appointed by the registered owner to prepare a Traffic Impact Assessment.’

[Why was this person appointed? I found some correspondence between her and the Planners in **Appendix 13**. Her address is given as follows;

90 Theewaterskloof Estate, Villiersdorp 6848, PO Box 359, Villiersdorp 6848

Why appoint someone who does not even have an office in George? I find this quite odd to say the least. There are many Traffic Engineers in George!]

In the summary of the TIA (pg. 12) the opening statement reads: *“It can be concluded that the proposed Erf 608 annex(?) will have a low traffic impact.”* **On what basis is this statement justified? I disagree therewith.**

It is also stated that the trip generation was calculated based on the trip generation rates of the existing school. **How was this determined? The projected figures appear questionable to say the least.**

It is further stated that “affected intersections currently operate at good service levels and will continue to do so with the addition of development trips”

Maybe so in Villiersdorp but not in Witfontein Road! **This is not so in the morning and afternoon peak hours! Unsubstantiated statement!**

3.4 Pre app (Pg.13- pg. 15)

Note: The last statement on this page, pg. 12 reads “The TIA report is attached as Annexure 15”

(Pg. 13)

“A pre-application meeting was held on 7 August 2024 (Annexure 16)....”

ANNEXURE E (continued)

The following is an extract from comments under Civil Engineering Services (CES)

“TIA completed and attached as Annexure 15 (**NOT SO**). CES Traffic confirmed that the drop-and-go may be excluded, email confirmation from traffic engineer confirming the latter is attached as Annexure 13.”

INCORRECT. Liezel Stodard was the author and was informing the planners of her conversation with the George Traffic Engineer, Mr. Zuko dd 7 July 2024

“Zuko het my toe terug gebel. Hy sê ek het sy kommentaar reg interpreteer: Hulle gaan die drop-off fasiliteit waive en ons moet die 12 parkeerplekke aandui soos op my plan. Die garage by die tweede huis met sy bestaande oprit kan bly, maar ek dink nie ons moet dit as parkering aandui nie. Ek het my tekening en verslag gewysig volgens Zuko se aanbevelings. Hy het gevra jy moet asb ‘n exemption request in die beplannings-aansoek insluit.

Comment:

This is not the expected means of communication/execution.

Is this acceptable to the Municipality? Should this not be formalized writing in a separate communication?

Chapter 4. Relevant Spatial Planning Policies

No comment

Chapter 5. Statutory Frameworks

5.1 Spatial Planning and Land Use Management Act,

Extract from 3): Spatial Efficiency

“Given that the development is proposed in **an area that is not purely designed for residential use, the location is ideal.**”

Comment:

This requires clarification! Whose statement is this?

Chapter 5.1.2 Public Interest

Extracts

“The approval of this application will allow the owners to rezone the property for a high school (including grade 7). This will not just allow the area to increase their education opportunity.”

Explain please

ANNEXURE E (continued)

“It is not anticipated that the proposed development will have a negative impact on the surrounding property owners, as this is for a high school.”

Explain please

“The school also operates during times when surrounding neighbours will be at work, and the traffic impact will only be relevant when the school starts and ends, thus peak time traffic from 16:00 – 17:30 is not influenced.”

Comment: That is peak time!

Extract

“There is a wall as well as vegetation between the subject property and the neighbouring properties to mitigate both privacy issues and noise pollution. No new structures are being developed, thus the character and streetscape remain unchanged. The building line departures, therefore, have no additional influence on the neighbours as the current structures already exist. Currently, no impact is foreseen by the proposed three access points along Aalwyn Road. The (*various*) accesses) are a sufficient distance from the intersection, with only a minor departure of 1.1m being required for two access points being within 12m of each other. Internal Municipal Departments will, in any case, have the opportunity to advise on the position of the access points”.

I disagree with all the above unsubstantiated statements. None are adequately motivated and are opinions.

General Comment

I am disappointed to arrive at the opinion that the Town Planning Department does not have the same viewpoint that I have regarding a residential suburb being a tranquil and quiet, safe place with a garden, pets and birdlife conducive to raising a family and does not seem to have this mission.

I am also of the opinion that the documents presented are poorly constructed with confusing, sometimes incorrect repetition.

Summary

I believe that the above provides more than sufficient reason to reject the proposed rezoning in its entirety.

It has shown that the reasoning and arguments therefore are unsubstantiated and irrational and that to proceed with the development is clearly irrational and will be detrimental to the whole suburb of Heather Park and its environs.

ANNEXURE E (continued)

It also provides substance for possible remedial steps to be taken to rectify past erroneous approvals or to mitigate such.

Closing Comment

The above objection has been drafted in good faith, constructive and what I believe, in the best interest of all the residents and landowners of Heather Park, adjacent suburbs and housing developments under construction as well as all users of Witfontein Road, which, being a major thoroughfare, is already severely congested.

I am Eugene Knottenbelt of 18 Glen Heath, Erf 19714, Witfontein Road, Heather Park. My cell phone number is 083 459 9107 and my e mail address is eugene1@mweb.co.za.

ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 06 October 2025 11:40 AM
To: louise coetzee
Cc: Delarey Viljoen; Richard McKnight
Subject: RE: Erf 608 - / 10 Aalwyn Street HEATHER PARK

Good day Mr Coetzee

I acknowledge receipt of your email below.

@Delarey, please see below comment/objection for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: louise coetzee <lwze303@gmail.com>
Sent: Monday, 06 October 2025 10:50
To: Primrose Nako <Pnako@george.gov.za>
Subject: Erf 608 - / 10 Aalwyn Street HEATHER PARK

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ANNEXURE E (continued)

AS A CONCERNED resident of Heather Park, I air the reasons I am not in favor of the proposed extension/development of country house school on Witfontein Road.

I had a choice to buy property closer to town, but chose to buy in a quieter area which was Heather Park. Mainly to not have the inconvenience of school traffic as in centre of town. (LOOK AT THE CONGESTION certain times of the day in the areas around the schools).

Take in consideration that Witfontein Road is a MAIN road connecting George CBD to Blanco and other areas. As it is currently, the school causes congestion certain times of the day. Cars stopping in the middle of the road to turn, take changes and swerve in front of oncoming traffic, etc.

Once the school is up and running, people are going to have to put up with youngsters loitering in the neighbouring area, instead of attending school (we know every school has children taking changes), The possibility of our animals being teased in closed-in gardens, and much more disturbances. Please spare our community the hassles.

Trying to sell your property where you have congestion of traffic and children who does not adhere to road safety rules (I see them strolling across the roads, eyes on their cellphones and not even look at oncoming traffic).

Country House school started as a small day care centre, then moved to Witfontein Road, where it turned into a noisy full day school, without much concern for the neighbour's and their concerns. Now they want to turn it into a full-blown high school too...!

Please take our concerns in these matters seriously,
Respectfully yours.

L. COETZEE
A CONCERNED NEIGHBOR
OF HEATHER PARK.

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ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Tuesday, 16 September 2025 1:56 PM
To: marlize hattingh; thegeorgeheritagetrust@gmail.com;
raymond.auerbach@mandela.ac.za; Delarey Viljoen
Cc: Richard McKnight
Subject: RE: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Good day Mrs Hattingh

I acknowledge receipt of your comment/objection on above mentioned property.

@Delarey, please see email below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



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From: marlize hattingh <marlizehat@yahoo.co.uk>
Sent: Tuesday, 16 September 2025 13:43
To: Primrose Nako <Pnako@george.gov.za>; thegeorgeheritagetrust@gmail.com;
raymond.auerbach@mandela.ac.za
Subject: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

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ANNEXURE E (continued)

Dear Sir/Madam

I refer to the public land-use application regarding Erf 608, Heather Park, published on 02 September 2025 in the George Herald/ Municipal Website and Facebook.

As a home owner in Glen Heath, I am a neighbour in Witfontein Road, directly opposite in the Glen Heath complex of the proposed development. We have already experienced problems relating to the existing school, which will only increase substantially, if the proposed development will proceed.

Grounds of objection:

1. Increased traffic

- The expecting the proposed development, will further increase in traffic. The current school on Witfontein Road, have already negatively impacted residents of this complex. It is cumbersome to enter into Witfontein road in both directions, during peak hour traffic.
- In addition the existing school's parents wishing to turn across the Witfontein (on entry or exit of the school's limited parking) add to the congestion. Adding to this already congested traffic, will only make a bad situation worse.
- Some parents already park on the pavement in front of Glen Heath and obscure the view of vehicles wishing to turn onto the road.
- The queue of vehicles at times wishing to turn into the school property and/or Glen Heath complex are too long for the designated turn lane(s) and block the 2-way road when there are too many cars. This causes those who wish to go straight taking dangerous actions to bypass the still standing queue.
- In addition, the new residential complexes being built in as well as just off Witfontein Road are already adding to the congestion in the road.

Another school would be devastating in terms of traffic, chances of car accidents as well as further safety risks to pedestrians, cyclists and schoolchildren.

2. Increased noise

- With the current school and it's extramural activities, the noise level is already a problem. Additional movement by people, children and vehicles will only add to this annoyance.
- In addition, since COVID many people have home businesses and work on-line. The constant noise of people and ongoing construction work impacts concentration of those working from home, as well as retirees who deserve some peace and quiet.
- This increased noise is also impacting on the natural birdlife we have experienced in the past, also due to the removal of trees.

3. Increased demand on municipal services (i.e. sewage & water)

- With the already increased population in the neighborhood, due to newly developed residential complexes and the already existing school's demands on the services, we can assume that the pressure on existing pipes will be even more negatively impacted with increased pipes bursting/overflowing. This often goes hand-in-hand with water wastage, which George can not afford.

4. Residential area

- The homes and neighbourhood surrounding the schools will lose the peaceful and private environment, which are why many homeowner selected this area for their residence to more noise and increased traffic.
- There are already more businesses in the area, since I moved into the area in 2008. More businesses reduce the number of people around in the nights and weekends, which increases the likelihood of crime.

I request the municipality to consider these points and deny the application for another school in this residential area on a major road.

Kind regards

Marlize Hattingh
Mobile: +27 711 40 66 91

ANNEXURE E (continued)

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ANNEXURE E (continued)

Elmarie Myburg

From: Delarey Viljoen
Sent: Monday, 06 October 2025 11:13
To: Admin Delplan
Subject: FW: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

From: Primrose Nako <Pnako@george.gov.za>
Sent: 06 Oktober 2025 10:21 VM.
To: Marianke Marais <mariankem24@gmail.com>; thegeorgeheritagetrust@gmail.com;
raymond.auerbach@mandela.ac.za
Cc: Delarey Viljoen <delarey@delplan.co.za>; Richard McKnight <richard@delplan.co.za>
Subject: RE: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Good day All

I acknowledge receipt of objection

@Delarey, please see comments/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



ANNEXURE E (continued)

From: Marianke Marais <mariankem24@gmail.com>
Sent: Monday, 06 October 2025 09:54
To: Primrose Nako <Pnako@george.gov.za>; thegeorgeheritagetrust@gmail.com;
raymond.auerbach@mandela.ac.za
Subject: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Caution: External email. Avoid links or attachments unless sender is trusted.

Dear Sir/Madam

I refer to the public land-use application regarding Erf 608, Heather Park, published on 02 September 2025 in the George Herald/ Municipal Website and Facebook.

I hereby lodge my formal objection within the required 30-day comment period.

Grounds of objection:

Traffic and Safety Impact

Increased traffic flow from Country House School on Witfontein Road have already majorly impacted congestion in both Witfontein Road and Chestnut Street and another school would be devastating in terms of traffic as well as further safety risks to pedestrians, cyclists and schoolchildren.

Potential impact on rare or heritage-level features in Heather Park

Please advise whether Heritage or environmental impact studies have been undertaken since both have dramatically suffered with the arrival of Country House School and another business in close proximity would industrialise an area that's supposed to be residential.

Neighbourhood Character/ Overdevelopment

The proposed rezoning and development will certainly negatively impact the character, privacy and amenity of surrounding homes. The public park nearby already are being surveyed with cameras by Country House School which is a gross concern for privacy of residents as well as children playing in the park and there's no reason to believe that another school in close proximity won't do exactly the same.

I respectfully request that these matters be taken into consideration and that the application regarding Erf 608 be rejected.

Thank you for considering my objection. Please acknowledge receipt of this letter. I look forward to being informed of further steps and any related public hearings.

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ANNEXURE E (continued)

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ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Thursday, 11 September 2025 2:44 PM
To: Megan Swanepoel; thegeorgeheritagetrust@gmail.com;
raymond.auerbach@mandela.ac.za; Delarey Viljoen
Cc: Richard McKnight
Subject: RE: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Good day Megan

I acknowledge receipt of your comments/objection.

@Delarey, please see comments/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Megan Swanepoel <mswanepoel24@gmail.com>
Sent: Thursday, 11 September 2025 14:31
To: Primrose Nako <Pnako@george.gov.za>; thegeorgeheritagetrust@gmail.com;
raymond.auerbach@mandela.ac.za
Subject: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Caution: External email. Avoid links or attachments unless sender is trusted.

ANNEXURE E (continued)

Dear Sir/Madam

I refer to the public land-use application regarding Erf 608, Heather Park, published on 02 September 2025 in the George Herald/ Municipal Website and Facebook.

As a direct neighbour in the townhouse complex, Glen Heath, directly opposite the current school and proposed development, I hereby lodge my formal and full objection within the required 30-day comment period.

Grounds of objection:

Traffic and Safety Impact

There has already been a substantial increase in the roadway traffic flow to and from the Country House School on Witfontein Road, which has severely and negatively impacted all residents residing in the Glen Heath townhouse complex.

The increased congestion does not allow for easy and safe entrance and exit of resident vehicles to and from the entrance way of our complex, off Witfontein road. It takes forever to get into the roadway- both ways; where one often has to turn towards the Heather Park Spar, go around the circle to get into the flow of traffic towards Blanco. A further increase in traffic is absurd, when we are already having to fight for gaps.

The most heightened safety risk is the sudden stop of vehicles turning into the school grounds. These vehicles stop in the roadway to turn into school parking lot, which is just off-set Glen Heath's entrance. I, personally have had many near misses in hitting these stationary cars. Another school would be devastating in terms of traffic, chances of car accidents as well as further safety risks to pedestrians, cyclists and schoolchildren.

Potential impact on rare or heritage-level features in Heather Park and further impact on sewage and water systems and capacity

Please advise whether the Heritage or environmental impact studies have been undertaken since both have dramatically suffered with the arrival of Country House School and another business in close proximity would industrialise an area that's supposed to be residential.

How will all these developments affect the sewage and water systems of the suburb? We already have had an increase of water pipes bursting and sewage smells permeating in the neighborhood, specifically along Witfontein road.

Neighbourhood Character/ Over-development

The proposed rezoning and development will certainly negatively impact the character, privacy and amenity of surrounding homes. We are a residential suburb - this is our home. The amount of businesses along Witfontein road, especially around Glen Heath's townhouse complex is remarkable and concerning. The current school's functions and that of the karate and dance school, next to us, has resulted in excess amount of vehicles being parked in front of our complex (on either side of our driveway entrance), where our garden beds are being driven over and municipal road and water markings being knocked over.

Additional Concerns

Living opposite to the Country House School, I can confirm that noise already is a major issue, as one would expect from having a business in a residential area. The noise levels, stormwater and other infrastructure capacities would be overloaded and unbearable, seeing as the neighbourhood was never intended to accommodate multiple businesses. We purchased our forever homes in this

ANNEXURE E (continued)

established suburb of George, and do not take to it kindly that the municipality is allowing this sort of over development and chase of money. People work from home, and it's incredibly difficult to concentrate with the children screaming from the morning to the night in what was supposed to be a quiet neighbourhood.

I respectfully request that these matters be taken into consideration and that the application regarding Erf 608 be rejected. It's time to wake up, to see past the money and see the effects on all the long standing residents, their investments and the environment / ecology of Heather park.

Thank you for considering my objection. Please acknowledge receipt of this letter.
I look forward to being informed of further steps and any related public hearings.

Kind regards,
Megan Swanepoel
Chairperson of Glen Heath Townhouse complex

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ANNEXURE E (continued)

Elmarie Myburg

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 06 October 2025 10:19
To: Delarey Viljoen
Cc: Richard McKnight
Subject: FW: Objection to Land-Use Application- ERF 608, Heather Park, George Municipality

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development

-----Original Message-----

From: Primrose Nako
Sent: Monday, 06 October 2025 10:14
To: 'Auerbach, Raymond (Professor) (George Campus)' <Raymond.Auerbach@mandela.ac.za>; Sarah Van Zyl <sarah@thermobake.co.za>
Cc: thegeorgeheritagetrust@gmail.com
Subject: RE: Objection to Land-Use Application- ERF 608, Heather Park, George Municipality

Good day Ms Van Zyl

I acknowledge receipt of your email and objection below.

@Delarey, please find attached comments/objection for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development

ANNEXURE E (continued)

-----Original Message-----

From: Auerbach, Raymond (Professor) (George Campus) <Raymond.Auerbach@mandela.ac.za>
Sent: Monday, 06 October 2025 09:57
To: Sarah Van Zyl <sarah@thermobake.co.za>; Primrose Nako <Pnako@george.gov.za>
Cc: thegeorgeheritagetrust@gmail.com
Subject: Re: Objection to Land-Use Application- ERF 608, Heather Park, George Municipality

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Objection received and noted.

Raymond Auerbach
Prof Raymond Auerbach
Chair
Simon van der Stel Foundation : Southern Cape Cell 084 567 1250

On 2025/10/05, 20:24, "Sarah Van Zyl" <sarah@thermobake.co.za> wrote:

Please note that this email does not come from Nelson Mandela University's email system. Please be vigilant so that you do not fall victim to phishing attacks.

Dear Ms Nako / The Administrative Officer
Town Planning Department
George Municipality

I am Sarah van Zyl, a home owner and resident of
30 Wattle Road in Heather Park
(sarah@thermobake.co.za
+27 845559987)

As an interested and affected party - a resident and homeowner - I hereby lodge my formal objection, within the required comment period.

My grounds of objection are:

1. Traffic

Increased traffic poses not only a safety risk but also a congestion problem that is already exacerbated by the existing school Country House.

2. Environmental or Heritage impact

More trees cut down, road and infrastructure usage, more cars equals more emissions in our area.

3. Noise

I can already hear the noise from Country House each day, then events in the evenings or weekends, and the church that uses the school on Sundays. There is also a smaller school around the other corner from me, namely Outeniqua Academy, which also adds to the noise. Another school in my neighbourhood is incomprehensible.

We bought our house here in Heather Park 4 years ago because it is an upmarket, peaceful suburb in George. Please do not allow ANOTHER school to be established in this residential neighbourhood.

We are a young family with three children, we appreciate that George needs schools, but NOT more PRIVATE schools on ERFS built for a family home, IN-BETWEEN houses in a quiet suburb!

ANNEXURE E (continued)

I respectfully request that the above concerns be taken into consideration, and that the application be rejected.

Thank you for considering my objection.

Please acknowledge receipt of this email, and please inform me of further steps, and any related public hearings.

Thank you for your time.

Kind regards,
Sarah, Jayson and the rest of the van Zyl family

Sarah van Zyl

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ANNEXURE E (continued)

Richard McKnight

From: 61ksullivan@gmail.com
Sent: Monday, 08 September 2025 5:09 PM
To: Richard McKnight
Subject: RE ERF 608 George

I have no objection to the proposed plans re Erf608.

Mrs K Sullivan
20 Witfontein Road
Heather Park
George

Erf 608 George use application

Dear Stakeholder,

Please find a notification letter re mentioned property attached.

The property is located at ***10 / 1,
Heather Park, George***

The notice as well as the plans a

Full application at: <https://www.gplanning-and-development.co.za/>

ANNEXURE E (continued)

Sent from my iPhone

ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 06 October 2025 12:47 PM
To: Phillip Gibbs; Delarey Viljoen; Richard McKnight
Subject: RE: Fwd: Objection to Land-Use Application – Erf 608, Heather Park, George Municipality

Good day Mr Gibbs

I acknowledge receipt of comments and objection.

@Delarey, please see comment/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Phillip Gibbs <pagibbs@mweb.co.za>
Sent: Sunday, 05 October 2025 18:56
To: Primrose Nako <Pnako@george.gov.za>
Subject: Fwd: Fwd: Objection to Land-Use Application – Erf 608, Heather Park, George Municipality

Caution: There is no DKIM signature present. DKIM helps ensure that the email has not been altered during transit.

ANNEXURE E (continued)

Caution: External email. Avoid links or attachments unless sender is trusted.

Dear Sir/Madam,

I refer to the public land-use application regarding Erf 608, 10 Aalwyn Rd, Heather Park, published on 2 September 2025 in the George Herald/municipal website/Facebook.

As an interested and affected party—a resident—I hereby lodge my formal objection, within the required 30-day comment period.

Grounds of Objection

1. Traffic and Safety Impact

Increased traffic flows may exacerbate congestion on Witfontein Road, posing safety risks to pedestrians, cyclists, and schoolchildren.

2. Neighbourhood Character / Overdevelopment

The proposed rezoning and development may negatively affect the character, privacy, and amenity of surrounding homes.

I respectfully request that these matters be taken into consideration, and that the application be amended to mitigate the above concerns, or alternatively, be rejected.

I do not give permission to make my private information made public.

Thank you for considering my objection. Please acknowledge receipt of this letter—and indicate the Dj reference or application tracking number. I look forward to being informed of further steps and any related public hearings.

Yours faithfully,
Philip and Lynn Gibbs

Contact Number 083 454 1325

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ANNEXURE E (continued)

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ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 06 October 2025 3:09 PM
To: Donatella Pontesilli; thegeorgeheritagetrust@gmail.com;
raymond.auerbach@mandela.ac.za
Cc: Delarey Viljoen; Richard McKnight
Subject: RE: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

Good day All

I acknowledge receipt of comment/objection below.

@Delarey, please find attached comments/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Donatella Pontesilli <info@donatella.co.za>
Sent: Monday, 06 October 2025 15:04
To: Primrose Nako <Pnako@george.gov.za>; thegeorgeheritagetrust@gmail.com;
raymond.auerbach@mandela.ac.za
Subject: Objection to Land-Use Application - Erf 608, Heather Park, George Municipality

ANNEXURE E (continued)

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Caution: This domain has no enforced DMARC policy, making it vulnerable to spoofing or phishing attempts.

Caution: External email. Avoid links or attachments unless sender is trusted.

Dear Sir/Madam

I refer to the public land-use application regarding Erf 608, Heather Park, published on 02 September 2025 in the George Herald/ Municipal Website and Facebook.

As a resident of Heatherpark, I hereby lodge my formal objection within the required 30-day comment period.

Grounds of objection:

Traffic and Safety Impact

Increased traffic flow from Country House School on Witfontein Road have already majorly impacted congestion in both Witfontein Road and Chestnut Street and another school would be devastating in terms of traffic as well as further safety risks to pedestrians, cyclists and schoolchildren.

Potential impact on rare or heritage-level features in Heather Park

Please advise whether Heritage or environmental impact studies have been undertaken since both have dramatically suffered with the arrival of Country House School and another business in close proximity would industrialise an area that's supposed to be residential.

Neighbourhood Character/ Overdevelopment

The proposed rezoning and development will certainly negatively impact the character, privacy and amenity of surrounding homes. The public park nearby already are being surveyed with cameras by Country House School which is a gross concern for privacy of residents as well as children playing in the park and there's no reason to believe that another school in close proximity won't do exactly the same.

Additional Concerns

It has been reported from those living close to Country House School that noise already is a major issue as one would expect from having a business in a residential area. Simply put, the noise stormwater and infrastructure capacity would be overloaded and unbearable, seeing as the neighbourhood was never intended to accommodate multiple business and quite frankly, the residents that purchased homes there and stayed there for more than thirty years deserve better than to have one business after another forced upon them. People work from home more and more often and it's incredibly difficult to concentrate with the children screaming from the morning to the night in what was supposed to be a quiet neighbourhood.

We have a local Heatherpark Group where, for months, residents have been objecting. This has only been met with sugar-coated responses that evade our concerns. There is an insistence that the school has followed the correct processes for

ANNEXURE E (continued)

application, which is impossible to be true when the majority of the direct neighbours have been opposed to this from the start. The property was purchased prior to receiving approval from the majority of neighbouring residents.

I respectfully request that these matters be taken into consideration and that the application regarding Erf 608 be rejected.

Thank you for considering my objection. Please acknowledge receipt of this letter. I look forward to being informed of further steps and any related public hearings.

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ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Thursday, 11 September 2025 2:46 PM
To: Rosemary Gibaud; Delarey Viljoen
Cc: thegeorgeheritagetrust@gmail.com; raymond.auerbach@mandela.ac.za; Richard McKnight
Subject: RE: Objection to Land-Use Application - Erf 608, Heather Park, George

Good day Rosemary

I acknowledge receipt of your comment/objection.

@Delarey, please see comments/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Rosemary Gibaud <rosemarygibaud@mweb.co.za>
Sent: Thursday, 11 September 2025 14:22
To: Primrose Nako <Pnako@george.gov.za>
Cc: thegeorgeheritagetrust@gmail.com; raymond.auerbach@mandela.ac.za
Subject: Objection to Land-Use Application - Erf 608, Heather Park, George

Caution: External email. Avoid links or attachments unless sender is trusted.

ANNEXURE E (continued)

Dear Sir/Madam,

I refer to the public land-use application regarding Erf 608, Heather Park, published on 2 September 2025 in the George Herald/Municipal Website and Facebook.

As a neighbour residing at Glen Heath complex diagonally across from the relevant erf I hereby lodge my formal objection within the requisite 30-day comment period.

Grounds for objection:

Ref: 5.1.2 Public Interest (pg 18)

I quote: "It is not anticipated that the proposed development will have a negative impact on the surrounding property owners as this is for a high school. The school also operates during times when surrounding neighbours will be at work ..."

I beg to differ: Many of the people who reside in this area are retired and do not work and there are also those who work from home, so that statement is irrelevant.

The reference to an existing wall and vegetation between the proposed development and neighbouring properties will have virtually no effect on noise pollution and increased traffic. We residents have settled in Heather Park to enjoy the space and tranquillity of the area and are vehemently opposed to the proposed new school accommodating, according to the Report, 67 learners.

Traffic Impact Assessment:

"It can be concluded that the proposed Erf 608 annex to the Country House School in George will have a low traffic impact"

"The Erf 608 Annex will generate 69 trips in the morning peak hour, 20 trips over the midday peak hour and 32 trips during the afternoon peak hour".

Vehicles on Witfontein road are currently forced to travel nose to tail in peak hour traffic, so all extra traffic generated from the proposed school in Aalwyn Road will merely add to the congestion and consequent frustrations of motorists.

I might mention that not sufficient off-road parking has been provided by the existing Country House School with the result that on days when parents are encouraged to attend some or other function on the school grounds, numerous cars are parked cheek by jowl on the grass verge on the Glen Heath side opposite the School, obstructing the vision of residents wishing to exit the main gate at the Glen Heath complex. This has become a huge traffic hazard.

I might also mention that I and my family have lived in Heather Park since 1981 - for 44 years, on a large property. Never, and I stress NEVER, did we ever endure water pipe bursts with the consequent water outages, or problems with power outages or traffic issues. These have become the norm and residents are becoming fed-up.

In light of the above I respectfully request that the proposed application be rejected.

I shall be glad if you would acknowledge receipt.

Thanking you,
(Mrs.) Rose Gibaud

ANNEXURE E (continued)

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ANNEXURE E (continued)

Application of ERF 608 to transform single residential zone to commercial type zone 1 to run a school on the property should be declined for the following reasons

- Aalwyn street and immediate surroundings has only single residential zone properties
- no guesthouses, no shops, no business, no commercially used properties in the immediate neighbourhood, especially to the east and south of the property
- Aalwyn street is not used on a regular base to avoid traffic towards town
- On average it will be 67 cars arriving in a short time with stop and go and drive passed or turn at different driveways of the neighbours
- some of the children will come with motorbikes of different sizes and noise levels
- car door opening and closing of at least 67 times in the morning, additional boot opening and closing, without counting activity of teachers and administrators
- talking on different decibel including shouting with last minute instruction will be the norm at arrival
- laughing and music will be audible especially with arrival and at school end
- the teenagers will wait outside for transport and will not be all quiet, noise level rises just with less than 10 people talking
- lunchtime similar scenario stretched out with certain extramural activities
- at breaktime there is a significant increased noise level purely by the fact that at least half the school, meaning about 30 children /teenagers are in the garden or outside the building
- there is a private school on Witfontein Road close to the property which impacts already on the neighbouring area.
- There are at least 7 private schools. Fees are all above 2500,-Rd per month, per child, unaffordable for the average income in George, which is less than 20.000,- Rd per year
-

The school will run a minimum of 200 days a year and will make single residential area with on average quiet environment and continuously busy area. The area is already degraded because of the urban densification along Witfontein Road on the west side as well.

Property values in the neighbourhood will come down so rates and taxes need to be adjusted.

As much we might need schools, they do not belong in single residential area because of the traffic and noise impact. The school does not address the real need of the town of smaller classes in governmental schools

ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Monday, 22 September 2025 9:07 AM
To: Trudatjie Oosthuizen
Cc: Delarey Viljoen; Richard McKnight
Subject: RE: Objection in re-zone erf 608 Aalwyn stret Heather park

Good day Mrs Oosthuizen

I acknowledge receipt of your email below.

@Delarey, please see comment/ objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Trudatjie Oosthuizen <trudatjie1@gmail.com>
Sent: Saturday, 20 September 2025 20:34
To: Primrose Nako <Pnako@george.gov.za>
Subject: Objection in re-zone erf 608 Aalwyn stret Heather park

Caution: External email. Avoid links or attachments unless sender is trusted.

ANNEXURE E (continued)

To Whom It May Concern,

I am writing to formally object to the establishment or further expansion of a school located in Aalwyn Street, Heather Park, George. This letter outlines the primary reasons why this development is inappropriate for the area, unsustainable in the long term, and detrimental to the well-being of the existing community and environment.

1. Overpopulation and Strain on Infrastructure

Heather Park is already a densely populated suburb, with a single access route into town. The introduction of multiple high-density housing developments, such as the Arbour Nature Reserve complex (comprising 55 flats), additional housing projects in Homewood Street, and planned developments along Protea Road, Witfontein, and Blanco, have already placed enormous pressure on the existing road infrastructure.

The roads in and around Heather Park are old, narrow, and were never designed to support the current volume of traffic, let alone the additional congestion that will arise from a growing school operating seven days a week.

2. Unsuitable Location for a Growing Institution

This school originally started as a small daycare centre, but now reportedly accommodates over **223 learners**, making it a full-scale educational institution. This growth has brought a host of challenges:

- **Parents regularly park on sidewalks and block private driveways**, causing frustration and safety hazards.
- **The surrounding area is no longer quiet or residential in character**—the presence of a school and a church, both operating daily and hosting regular weekly meetings, creates ongoing noise and activity that disrupts the lives of residents.
- This is **not a minor or temporary expansion**—it is a long-term transformation of a residential neighbourhood into an institutional zone, seemingly without the proper consultation or forward planning.

3. Environmental Concerns and Overdevelopment

The Heather Park area is an older, well-established residential neighbourhood with relatively **few school-going children**. There are **more suitable locations for schools** in areas where young families are settling in greater numbers—such as **Blue Mountain, Kraaibosch, Glenwood ridge and even Mooikloof**. These areas have space, growing populations, and infrastructure that can be developed accordingly.

Furthermore, the George Dam is already under strain from unchecked development across the municipality. Despite all the new developments, no additional water infrastructure has been introduced. This school, and others like it, will place even more pressure on limited water resources.

4. Concerns Over Equity and Community Access

While schools and churches are important to every community, this particular school appears to be **targeting a limited, more affluent demographic**, rather than serving the broader public. This raises questions about whether the institution is truly serving the needs of the community or operating as a private, profit-driven entity.

ANNEXURE E (continued)

Additionally, it is highly concerning that the school has seemingly **“adopted” the public park next to it as their exclusive sports grounds**. Public space should remain accessible to everyone, not co-opted by private institutions.

5. Inappropriate Zoning and Cumulative Encroachment

There is also concern about how this development was approved in a residential area in the first place. The school and its affiliated church appear to be **slowly acquiring one plot at a time**, with the clear intention of eventually taking over the entire block. This kind of **creeping institutional expansion** undermines zoning regulations and erodes community trust in municipal planning processes.

Conclusion and Request

While we support the idea that schools and churches are necessary elements of a healthy society, **they must be located where they are sustainable, appropriately zoned, and where they serve the greatest good**. The continued expansion of this school in Aalwyn Street is not in alignment with responsible urban planning, nor does it reflect the best interests of the broader Heather Park community.

We strongly urge the municipality to:

- Halt any further development or expansion of the school at this location.
- Reassess current zoning permissions and land-use regulations.
- Conduct a proper environmental and traffic impact assessment.
- Prioritize infrastructure improvements and water security **before** allowing any further densification or institutional development in Heather Park.

We hope the municipality will take these concerns seriously and put the needs of the broader community, environment, and future generations first.

Regards

Truda

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ANNEXURE E (continued)

Richard McKnight

From: Talita Moe <lee.moe17@gmail.com>
Sent: Friday, 26 September 2025 5:31 AM
To: Richard McKnight; pnako@george.gov.za
Subject: Re: Erf 608 George - Land use application

As a concerned resident of HEATHER PARK, I acknowledge receipt of the e-mail dated 5th Sept, regarding ERF 608

Reference 3646778 Corner of Aalwyn and Witfontein Roads.

I live across the street at 22 Witfontein road and already experience the congestion in traffic from the Country House School.

On certain days the cars are parked on both sides on the pavements with lots of people and children crossing the very busy road.

On top of this GO GEORGE do not have dedicated parking bays for the buses, so they are using the street for stopping, adding to the woes of the drivers'.

Surely any person with common sense can see that this corner plot on a very busy road is NOT viable. It is too small. where will all the cars park dropping off and picking up the students?

As other residents have commented, this is a RESIDENTIAL AREA

I STRONGLY OBJECT AGAINST THIS REZONING APPLICATION.

Talita Moe

On Fri, Sep 5, 2025 at 9:24 AM Richard McKnight <richard@delplan.co.za> wrote:

Dear Stakeholder,

Please find a notification letter regarding the above-mentioned property attached.

The property is located at *10 / 13 Aalwyn Street, Heather Park, George*

The notice as well as the plans are attached.

Full application at: <https://www.george.gov.za/planning-and-development-cat/land-use-applications/land-use-submissions/>

ANNEXURE E (continued)

Kindly note you have 30 days to comment, should you wish to.

Kindly let us know if any further information is required.

Please confirm receipt of this email.

Kind regards

Vriendelike groete /
Kind regards

Richard McKnight



URBAN & REGIONAL
PLANNERS

[@richard@delplan.co.za](mailto:richard@delplan.co.za)
044 873 4566
086 616 3079
PO BOX 9956, George,
6530
79 Victoria Street,
George, 6529

www.delplan.co.za



ANNEXURE E (continued)



JAAP VAN LILLE

ARGITEK ARCHITECT

Stockenströmstr. 6 Stockenström St.
Bodorp, GEORGE 6529
P. O. Box 2338, GEORGE, 6530
Sel. nr. / Cell. no. 082 801 4749
epos/email: jaapvanlille26@gmail.com

06 October 2025

The Municipal Manager
George Municipality
Civic Centre
York Street
GEORGE
6529

For attention: Ms. P. Nako, Section: Town Planning

Good afternoon Ms. Nako.

ERF 608, HEATHER PARK, GEORGE : REZONING AND BUILDING LINE ADJUSTMENTS

With reference to the abovementioned application, I wish to comment as follows:

I am familiar with Witfontein Road for the past forty three years and must have travelled this road by car and bicycle hundreds of times. It has always been a very enjoyable stretch of road to travel with its wide side walks and trees on either side, giving it a real boulevard character. The Plane trees change as the seasons change, adding to the delight to move along Witfontein Road at different times of the year.

Many years ago the northern side of Witfontein road was unpopulated. At the intersection with Wattle Road, another beautiful gravel, tree lined road, Homewood Street, lead to properties on large pieces of land lying north of Witfontein Road. Along the southern side of Witfontein Road, a pleasant streetscape of upper class residences with deep setbacks from Witfontein Road, with large lawns and gardens in front on their northern side, set on big erven, could be enjoyed.

This have all changed. The northern side, fuelled by the municipality's policy of densification, is fully built-up with townhouse-type developments. On the southern side, albeit not severely affected by densification (not as yet), the pleasant streetscape has been destroyed by the utterly unattractive development on erf 610, two erven towards the east of erf 608, with hideous buildings facing Witfontein Road, open, unpaved parking area where no trees or landscaping exist (also allowed on Witfontein road reserve), and traffic congestion occurring frequently. Gone is the attractive residential erf that existed there before. The submission for erf 608 is of a similar nature. I am not familiar with the economics of private learning institutions, but I find it hard to regard a high school with 67 pupils to be economically viable. The rezoning of erf 608 to Community Zone I with less restrictive building lines, opens the door for further development on this erf. In fact, I would not be surprized if the applicants have their eyes on erven 609 and 9439, including perhaps erf 19298 in order to establish a comprehensive school complex. Considering the way the development on erf 610 was done, it spells nothing good for this area.

Usually with the establishment with new residential areas, town planners will allow for areas such as open public space, places for instruction (schools) and even religious buildings. Erven designated for instruction used to have building lines of 10 meters. In the case of erf 608, the process is in reverse; an erf in an existing area exclusively zoned as single residential, is being zoned to allow for a place of instruction. How are town planning parameters such as open space and separation from existing properties handled?

Please note that Alwyn and Wattle Streets are incorrectly shown on Figure 4 of Perception Planning's submission.

J.A. Van Lille

J.A. van Lille Pr.Arch B.Arch.(Pret.)

ANNEXURE E (continued)

Richard McKnight

From: Primrose Nako <Pnako@george.gov.za>
Sent: Tuesday, 07 October 2025 8:56 AM
To: Ceri Nel; Ceri J Williams; raymond.auerbach@mandela.ac.za; thegeorgeheritagetrust@gmail.com
Cc: Delarey Viljoen; Richard McKnight
Subject: RE: HP school development proposal. Erf 608 George

Good day Mr Nel

I acknowledge receipt of your comment/objection.

@Delarey, please see comments/objection below for your attention.

Kind Regards

Primrose Nako
Administrator
Planning and Development
George Municipality
Office: 044 801 9416
Internal Ext 1273
Email: pnako@george.gov.za
Office of the Director: Planning and Development



From: Ceri Nel <ceriwilliams02@gmail.com>
Sent: Tuesday, 07 October 2025 00:12
To: Primrose Nako <Pnako@george.gov.za>; Ceri J Williams <ceri.williams@westerncape.gov.za>; raymond.auerbach@mandela.ac.za; thegeorgeheritagetrust@gmail.com
Subject: HP school development proposal.

Caution: External email. Avoid links or attachments unless sender is trusted.

ANNEXURE E (continued)

Dear Sir/Madam

I refer to the public land-use application regarding Erf 608, Heather Park, published on 02 September 2025 in the George Herald/ Municipal Website and Facebook.

As a neighbour two streets down, I hereby lodge my formal objection within the required 30-day comment period.

Grounds of objection:

Traffic and Safety Impact

Increased traffic flow from Country House School on Witfontein Road have already majorly impacted congestion in both Witfontein Road and Chestnut Street and another school would be devastating in terms of traffic as well as further safety risks to pedestrians, cyclists and schoolchildren.

Potential impact on rare or heritage-level features in Heather Park

Please advise whether Heritage or environmental impact studies have been undertaken since both have dramatically suffered with the arrival of Country House School and another business in close proximity would industrialise an area that's supposed to be residential.

Neighbourhood Character/ Overdevelopment

The proposed rezoning and development will certainly negatively impact the character, privacy and amenity of surrounding homes. The public park nearby already are being surveyed with cameras by Country House School which is a gross concern for privacy of residents as well as children playing in the park and there's no reason to believe that another school in close proximity won't do exactly the same.

Additional Concerns

I can confirm that noise already is a major issue as one would expect from having a business in a residential area. Simply put, the noise stormwater and infrastructure capacity would be overloaded and unbearable, seeing as the neighbourhood was never intended to accommodate multiple business and quite frankly, the residents that purchased homes there and stayed there for more than ten years (such as myself) deserve better than to have one business after another forced upon them. People work from home more and more often and it's incredibly difficult to concentrate with the children screaming from the morning to the night in what was supposed to be a quiet neighbourhood.

I respectfully request that these matters be taken into consideration and that the application regarding Erf 608 be rejected. I also respectfully would like to know how many of these proposals against this would be needed to stop this whole new construction.

Thank you for considering my objection. Please acknowledge receipt of this letter. I look forward to being informed of further steps and any related public hearings.

Please take into account the fact that we love our neighbors and our neighbourhood, that's why we bought here - for a peaceful home in a quiet area in George.

Ceri Jane Williams

11 Birch Street, Heather Park

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ANNEXURE E (continued)

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

1. External Comments

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Generally, to be noted: All comments relating to the existing school on Erf 610, and its amenities are outside the scope of this application. The existing school is approved and operates within the relevant parameters.

3.1 Traffic

The concerns are noted regarding traffic congestion, safety risks, and parking pressure associated with the proposed educational facility. The proposed school will not gain access from Witfontein Road or Chestnut Street. Instead, all vehicular access will be taken exclusively from Aalwyn Street, which is a quieter internal road within the neighbourhood. The internal layout of the site has been specifically designed to allow parents to drive into the property, use the parking bays to safely drop off or collect learners, and exit the premises the car’s nose first. This internal circulation ensures smoother vehicle flow, minimises disruptions to public roads, and enhances the safety of pedestrians, particularly children and cyclists. School traffic generated is part of the normal traffic in every town or city as children are mostly dropped off by parents going to work. It is not extra traffic as presumed by the objectors.

A full Traffic Impact Assessment (TIA) was conducted by a qualified professional and submitted as part of the land use application. The TIA concluded that the proposed development would have a minimal impact on the surrounding road network. It is estimated that the school will generate approximately 69 vehicle trips during the morning peak hour, 20 during the midday peak, and 32 in the afternoon peak hour. Importantly, these trips are concentrated over short periods during the day, rather than continuously. The TIA found that the surrounding roads, particularly Aalwyn Street, have the capacity to accommodate this additional traffic without causing undue congestion or delays.

ANNEXURE F (continued)

In terms of access points, the property currently has three existing driveways. As part of the proposed development, one of these will be permanently removed, leaving only two access points. While a designated drop-and-go zone was initially considered, it was ultimately removed due to insufficient space and safety concerns raised in the TIA.

Introducing a drop-and-go zone along Witfontein Road was also considered, but this would have significantly worsened traffic along an already-congested corridor and made it more difficult for vehicles to re-enter traffic. Therefore, the final layout accessed from Aalwyn Street with internal circulation represents the safest and most efficient option.

Regarding parking, the George Municipal Zoning Scheme requires 1.5 parking bays per classroom and/or office. Based on the proposed number of classrooms and staff spaces, 12 bays are required. The development exceeds this with 13 on-site bays, which the TIA has confirmed is sufficient for the intended use. The inclusion of adequate on-site parking will prevent the need for on-street parking and minimise the risk of obstruction in/on surrounding residential streets. Figure 1 provides an extraction from the George Zoning Scheme.

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
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Figure 1: Zoning Scheme extraction

Several objections raised concerns about traffic and illegal parking caused by the existing educational facilities in the area, including Country House School, religious events, and sports gatherings. It is important to clarify that these activities fall entirely outside the scope of this application. The proposed school on Erf 608 is a separate, modestly scaled facility, designed to operate strictly from Monday to Friday during regular school hours. The applicability of after school events will have to be analysed separately, the park is not part of this application, this proposal is for high school students whereas the objections seem to be focused on the existing school which contains much younger students. After school events if managed properly can be accommodated within reasonable parameters in any case.

The impact on public transport services, such as *GoGeorge*, were also mentioned in the objections. While the operation of the *GoGeorge* system falls outside the scope of the application, its presence does provide an alternative mode of travel for learners and staff who do not have access to private vehicles. This could, in fact, help reduce the number of private vehicles on the road during peak periods.

Finally, it is worth noting that all new developments in George are required to contribute to infrastructure upgrades, including roads and stormwater systems, through municipal development charges and conditions of approval. The applicant will be responsible for these costs as part of the approval process. The use of the park currently proceeds only with the consent of the Municipality.

Many schools today are located in residential areas, since there really is very limited space available in the George area. The conversion of existing structures has become a major factor in the expansion of socio-economic service access throughout the George area.

3.2 Noise

The concern regarding the noise is noted. Firstly, much of the noise currently experienced by residents is attributable to the existing Country House School, which falls outside the scope of the current land use application. This application pertains only to Erf 608 and the specific modifications proposed therein. With regards to people working from home or are retired, the latter as well as the following also applies. The proposed development is seen as an educational facility rather than a commercial business. While some noise is inevitable in any school setting, especially during short break times, it will be limited in duration and confined to specific intervals, not a continuous disturbance throughout the entire day. Furthermore, because this is a high school rather than a primary school, the anticipated outdoor noise from learners is expected to be modestly lower, as older students tend to be more disciplined and less energetic.

It is important to emphasise that no after-hours or weekend events (such as sports matches, religious services, functions, rehearsals, or cultural programmes) are proposed as part of usage of the existing park. This removes many typical sources of weekend or evening noise complaints regarding the park. The proposed use is strictly Monday to Friday during standard school hours, consistent with the applicable land use by-law. There has been no precedent set in the area as the current proposal does not include the same facilities as the existing school. With regards to motorcycle noise, this is only applicable to pickup and drop-off times and is completely irrelevant with regards to the entire rest of the day. If there are any students with motorcycles, they are extremely limited in any case.

Regarding the concerns about construction noise, dust, and structural changes, no demolitions or new large structures are proposed. The changes are minor internal and external alterations only, which do not require heavy machinery or extended operations. All construction work will occur during normal working hours in compliance with municipal regulations, and any noise or dust generated will be temporary, minimal, and well-managed. Therefore, we anticipate very little to no lasting impact on neighbouring properties during the construction phase.

Some objections refer to damage to public parkland, trampling of grass, or excessive noise from children using the park. However, the public park lies outside the boundary of Erf 608 and is not included in the development plan. No expansion into that space is being proposed. As such, claims about park use or damage fall beyond the scope of this specific application. One of the objections invokes the "Adopt-a-Spot" by-law and argues that the school's use of adjacent green areas violates rights under that policy. It must be clarified that this land use application does not seek to claim or fence off public park areas, nor to extend the school use into those zones. Therefore, the Adopt-a-Spot agreements or any claims thereunder are not directly relevant to this application.

Concerns about birdlife and vegetation are also noted. Only two tree removals are necessary as part of the on-site modifications. The broader assertion of long-term ecological harm is unsupported by specialist studies or evidence; nonetheless, the design retains existing boundary vegetation and includes enhanced landscaping where feasible, to maintain buffering, privacy, and habitat continuity. Some residents expressed fears about yelling of instructions, students waiting noisily outside, music, or clustering at arrival and departure times. While unpredictability is unavoidable in any school environment, these activities are only applicable to very small portions of the day (drop-off, pickup, break times) and on top of this, the school does not operate the entire day thus any claim of noise throughout the entire day is a gross exaggeration. These factors can also be further mitigated by sufficient supervision, and a sound-conscious discipline instilled as part of the schools' culture. Furthermore, by virtue of there being only 67 learners, the total volume of such activity is limited compared to larger schools.

A few objectors challenged the idea that high school students are quieter. Whilst it cannot be argued that complete silence will be attainable, we respectfully disagree with the generalisation that noise will be the same level or at least not be modestly lower. In comparative experience, primary school recess noise is often higher due to smaller children playing and yelling, something much less seen in older students. The age difference is therefore considered a significant factor. That said, we do not rely solely on assumptions; the overall small scale of the school, operational constraints, and absence of extracurricular events help to cap maximum noise generation.

3.3 Heritage

The concerns regarding the environmental and heritage impacts of the proposed development are noted. However, it is important to clarify that the proposed development does not involve demolition, large-scale construction, or any interventions that would significantly alter the character of the site or the surrounding area. The development consists primarily of internal alterations to an existing building, with only minor external changes, all of which are designed to be in keeping with the existing structure and surrounding environment. In line with regulatory requirements, the owner has already obtained the necessary Heritage Permit from Heritage Western Cape, confirming that the proposed alterations are compliant with applicable heritage legislation and pose no threat to the heritage value of the property or neighbouring structures. The heritage application process was followed correctly, and approval was granted before submission of the land use application.

In terms of environmental impact, the proposed use does not trigger any of the listed activities under the National Environmental Management Act (NEMA) that would require an Environmental Impact Assessment (EIA). The development is of a small scale, involves no vegetation clearance (except for two trees, as previously stated), and poses no significant environmental degradation. It is therefore compliant with environmental legislation, and no EIA or environmental authorisation is required for this application. New trees will be planted and landscaping done.

Lastly, it is important to emphasise that this is not a commercial or industrial application but rather a social facility in the form of an educational institution, which is considered a compatible land use within residential areas in terms of the George Municipal Spatial Development Framework (MSDF). The integration of small-scale educational facilities is actively supported under Section C2.6 of the MSDF, provided that the scale and character of the development is appropriate. The proposed development complies with this policy guidance and seeks to contribute positively to the community without disrupting the residential fabric of Heather Park. Figure 2 provides an extraction of the MSDF.

C2.6: PG b: Clustering of Urban functions (Social)	Specific Policy Guidelines and alignment principles: (How?) i. Refer to C2.6: PG a above for policy guidelines. ii. 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.	C2.6: PG b: Implementation steps and actions: • See implementation steps and actions C2.6 PGa . • Social Facility Schedule to be updated regularly (with each MSDF review) and shortfall of facilities to be based on existing capacity and actual demand, rather than on number of facilities compared to formal demand by implementing authorities.
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Figure 2: MSDF extraction

3.4 Privacy

The privacy concerns are noted. It is important to clarify that the proposed development solely applies to Erf 608. Therefore, the mention of existing surveillance cameras in the nearby public park falls entirely outside the scope of this land use application. In any case, the increase in security should be welcomed especially considering that the park is often utilised by children of a young age. The proposed school will likely utilise cameras for security reasons but the focus of these cameras is on the property itself, not to survey the surrounding neighbours. There are no proposals for surveillance of public areas such as streets or parks, and all security measures implemented on the site will be limited to the school premises only, in accordance with privacy legislation and best practices. In terms of physical privacy, the development is contained within an existing built structure, and no additional floors or new buildings are being proposed that would overlook neighbouring properties. Additionally, existing boundary walls, fences, and vegetation will be retained, and where necessary, enhanced to maintain adequate screening between the school and adjacent residential properties.

The proposed rezoning and development are of a limited and modest scale, with only 67 learners expected to attend. It is also critical to restate that the proposed use is for an educational facility, which is regarded as a social facility, and not a commercial enterprise. Educational facilities of this scale are permitted in residential areas in accordance with the George Municipal Spatial Development Framework (MSDF), which actively supports the integration of such uses where appropriate. The MSDF further acknowledges the importance of maintaining neighbourhood character, which has been considered in this application by limiting the scale of development, avoiding intrusive construction, and retaining the residential appearance of the property.

ANNEXURE F (continued)

It is important to note that no additional privacy risks are introduced by this application beyond what already exists in any residential neighbourhood where schools or similar facilities are present. The development aims to strike a balance between meeting the community's need for educational services and maintaining the privacy and amenity of surrounding residents.

3.5 Other**General comments**

Noted. It is understood that some residents feel the municipal officials lack experience or judgment. However, the municipality is staffed with qualified professionals and draws upon technical inputs from registered planners, engineers, and consultants. Every land use application must follow a regulated procedure, including review by multiple internal departments, which helps ensure that decisions are balanced, lawful, and accountable. With respect to past approvals, those fall outside the scope of this application.

Some residents assert that municipal decisions favour the school over long-standing homeowners. That perception is unfortunate. The municipality must treat all applications under the same legal - and policy frameworks, regardless of the applicant. Public participation, transparency, and reasoned decision-making are required for an application such as this to be considered. Comments and evidence from the objectors are being considered as part of this application's assessment. The application is subject to public participation, meaning all residents have the right to raise objections, comment, and request clarifications. All concerns raised are documented, reviewed, and must be addressed in municipal reports and decision-making. Should the municipality grant approval, it will be with conditions to manage impacts (noise, traffic, hours, landscaping, service upgrades, etc.).

Site suitedness / Neighbours working from home

The MSDP does allow for the integration of social facilities (such as schools) within residential zones if they are compatible with surrounding land uses and subject to appropriate mitigation. The proposed school has no plans to use the public park (Chestnut Street Park / Erf 605) as its playing fields. The park lies outside the boundaries and scope of this land use application. Any future proposal to incorporate the park or adjacent properties would require a separate land use process. While some increase in noise is inevitable during break times, these periods are limited in frequency and duration, not continuous throughout the entire day, thus a continuous noise throughout the day cannot be seen as motivation. The fact that this is a high school means that the noise levels will be modestly lower the existing school containing much younger learners. The design will endeavour to use buffers and landscaping to reduce disturbance where possible.

This proposed development is for a social facility (a school), not a commercial business. It operates within regulated school hours and does not typically generate business-like commercial activities (e.g. evening events, retail operations). That distinction is significant in planning: schools are an approved use in many residential or mixed zones under certain conditions, subject to mitigation and design.

Natural environment/ Rubbish / Character of the area

No new structures beyond the existing footprint are proposed, preserving the existing form and layout as much as possible to maintain the character and streetscape. Most existing vegetation is being retained, and careful landscaping will be applied to protect gardens, birdlife, and biodiversity. No evidence has not been presented to support claims that birdlife will disappear; the design aims to minimise disturbance. While it is true that children could contribute to increased rubbish in areas such as the park, it should be noted that, since this is a public park, any children playing the park or surrounding area will contribute to increased rubbish.

Traffic / Services capacity

A Traffic Impact Assessment (TIA) has been prepared and submitted. It concludes that the proposed development will impose a low additional traffic impact, manageable within existing road infrastructure when mitigated appropriately. The proposed number of learners (67) is modest, which limits the traffic and service burden. The owner is responsible for upgrading infrastructure (water, sewage, stormwater) as needed to support the additional load and will contribute to additional development contributions. While concerns about burst pipes and sewage smells are noted, those problems stem from wider infrastructure issues, not necessarily this development. They are maintained under municipal infrastructure programmes and maintenance. Any required departures for access point spacing or building lines will be evaluated by municipal technical departments to ensure safety, road geometry, and feasibility. The school operations are limited to daytime hours; there are no plans for regular evening or weekend events that would generate traffic or disturbance outside school hours. Spill-over parking will be avoided by providing sufficient on-site parking bays as per municipal standards.

Property values

While concerns about property devaluation are understandable, there is no empirical evidence provided to show that a properly managed, compatible school necessarily reduces neighbouring property values. In many cases, access to quality schooling can enhance the desirability of a region, thus increasing property values. The design of the facility aims to integrate sensitively with the existing neighbourhood (character, street frontage, scale) to minimise disruption to amenity, privacy, and the residential environment.

The existing school

This application relates only to Erf 608: the rezoning, departure, and conversion of existing building(s) on that erf. The existing school, its past conduct, or its use of the park, lies outside the scope of this application and cannot be remedied through this process. Each application must be judged on its own merit. The experience with the existing school is not ignored but must be considered separately from the formal parameters for this application.

Future expansion of the school

Any future expansion beyond what is proposed here (e.g. more learners, additional buildings, use of adjacent land) would require additional professional reports and will have to follow the relevant legislative guidelines set forth by the Municipality.

ANNEXURE F (continued)

The modest scale of the current proposal (67 learners) helps keep impacts limited; future increases would not automatically be permitted under this approval and will go through its own process.

3.6 Other individualised commentMr E Knottenbelt

- *As stated in the second paragraph of Chapter 6: Need and Desirability of the documentation pertaining to the Proposed Rezoning of Erf 608, 10 Aalwyn Street, Heather Park, George Municipality and Division.*
- *"The proposed development on ERF 806 is not needed in terms of the SDF"*
- *Both myself and the greater majority of Heather Park concur herewith.*

Noted. The comment quoting Chapter 6 of the Need and Desirability report, "The proposed development on ERF 806 is not needed in terms of the SDF", is taken out of context. The full sentence states: "The development is not needed in terms of the SDF, but is not located within a purely residential area, therefore not contravening the SDF."

This clarifies that while the development is not a priority project listed in the SDF, it does not contradict the SDF and is permissible within the broader planning framework. In fact, the SDF supports the integration of educational facilities in residential areas where appropriate. Thus, the objection misrepresents the actual meaning and intent of the statement.

- *In Chapter 2 which addresses the Existing Land Uses and Character of the Area it is stated that "the property is in a residential area (Witfontein Road) flowing over to a mixed - use area. The Country School provides the sole exception in the whole of Heather Park motivating the use of this description.*
- *We the residents and property owners are deeply aggrieved thereby. Inter-alia, it devalues our properties. The Country School "happened" on us surreptitiously expanding and impacting on our environment in a variety of ways as will be made evident. It should never have been approved by the Municipality. To have this injustice thrust upon is on an even larger scale by the proposed development is outrageous. It is now being used as a precedent for heaven knows what.*
- *One would be tempted to think that this is a surreptitious cover up for an error by the municipality.*

The comment is noted. The presence of the existing school is not being used as a precedent for this application; each application has its own merits. As mentioned in the report, the proposed development is not located in a purely residential area but rather in a mixed-use area. The allegations that this application is a form of cover-up for a previous municipal oversight are not supported by any factual or legal basis. The application has followed all the relative legislation land use application processes, which includes the public participation process. This ensures that all concerns from the public are considered before any final decision is made by the municipality.

ANNEXURE F (continued)

- *It is stated that “the proposed rezoning will not have a negative effect on the streetscape as the development on the property remains in its current extent”. I disagree.*

Noted. The proposed development entails the internal conversion of the existing structure. The only external changes involve the formalisation of a parking area, the removal of two trees and the closure of one of the existing entrances. As such, the visual impact on the streetscape will be minimal and in keeping with the surrounding character. New landscaping will be done.

- *The Character of the existing residential properties Witfontein Road along has been detrimentally impacted on by the Country School and the proposed new development is an extension (annex) thereto which will further aggravate the situation as interaction will be inevitable between the junior and senior schools, with movements between pupils, teaching staff, teaching aids, teaching materials, exacerbated further by inclement weather and use of vehicular transport. The beautiful tree lined Boulevard that is Witfontein road up to Blanco will be destroyed by approval of this absurd, unneeded and unwanted proposal. I recently discussed this with a well-known and respected architect who expressed his distaste for the existing school describing it as a shambles and was particularly vocal at the street frontage which was once a continuous tree lined boulevard.*

Noted. The proposed development is a standalone educational facility and is not intended to function as an extension of the existing school. There will be no shared infrastructure, the movement of staff or learner interactions between the two institutions is also unlikely as the schools cater to widely different age groups. The development is contained entirely within its own erf with access provided off Aalwyn Street and not Witfontein Road or Chestnut Street. Furthermore, no trees along Witfontein Road are being removed. As mentioned before, only two trees are being removed along Aalwyn Street. Therefore, no significant impact on the tree-lined character of the road is anticipated.

- *Chapter 1 Introduction*
- *(Extract, last sentence)*
- *“The property was subdivided a few years ago, but this has been abandoned.”*
- *If it was subdivided it must surely be consolidated?*

Noted. The subdivision application was approved, but the conditions were not implemented, meaning it lapsed without registration at the Deeds Office. As a result, the property remains a single, unconsolidated erf, and no further consolidation is necessary.

- *2.2 Existing Land Uses and Character of the Area*
- *Chapter 2.2 Existing Land Uses and Character of the Area...*
- *Extract from 2nd paragraph*

D E V E L O P M E N T • E N V I R O N M E N T • L I N K

Member: Delarey Viljoen Pr. Pln – A/1021/1998 M.URP Delarey Viljoen CC t/a DELPLAN Consulting Reg. No. CK 1998 / 055850 / 23

ANNEXURE F (continued)

- *“The existing dwelling is already constructed over the building line; thus it is not foreseen that the conversion of this structure will have any additional influence on neighbouring properties.”*
- *Question, If the building lines were exceeded at the time of construction why was the situation not addressed at the time?*

Noted. The existing dwelling was constructed over the building line before the current application and would have required approval if it encroached on any parameters. This application includes a request for a rezoning as well as applying for a departure to address and regularise this aspect. Any previous actions or decisions related to building line encroachment fall outside the scope of this application. The focus is on ensuring that the current proposed development complies with municipal regulations through the required process.

- *There are a lot of subjective statements in this document:*
- *“neighbours across the street are not influenced as they are shielded sufficiently” (NO!), scrutiny of the surrounding area along Aalwyn Road shows this is not true.*

Noted. The existing boundary walls and vegetation along Aalwyn Street provide a reasonable level of screening between properties. While some areas may have more open sections, the overall streetscape includes natural and structural elements that help maintain privacy for residents. Any proposed development will retain and, where appropriate, enhance these features to minimise visual and privacy impacts on neighbouring properties.

- *“the development is proposed in a more mixed-use area than an area with purely residential elements.*
- *NO, the only mixed use along Witfontein Road is the Country School which should never have been approved. All H.P. homeowners are dissatisfied therewith for a multitude of reasons*

Noted. While the Country House School is currently the sole exception within an otherwise predominantly residential area, the proposed development aligns with existing zoning that permits mixed-use elements. This application seeks to formalise the use in a way that respects the character of the area and complies with municipal guidelines. The intention is not to further industrialise the neighbourhood but to provide an educational facility that fits within the broader community context.

- *“The proposed rezoning will not have a negative effect on the character or the streetscape of the area as the development on the property remains in its current extent.”*
- *NO! It aggravates an existing unacceptable situation.*

Noted. However, the proposed development involves only interior changes to the existing structure, with no expansion beyond current boundaries. Efforts have been made to ensure that the character and streetscape are preserved, minimising any additional impact on the area. A heritage permit was also obtained.

ANNEXURE F (continued)

- *In this regard the following extract from the country School's facilities explains why the immediate neighbours are incensed at the noise levels generated from the school:*
- *"Looking for the perfect venue to host your next private event? Look no further than Country House School!*
- *Our unique and versatile facilities can comfortably accommodate up to 250 seated guests in a covered, well-ventilated area complete with a performing stage, sound system, and kitchen facilities."*
- *Comment:*
- *An explanation is offered which puts substance to complaints about the noise generated, probably outside school hours!*

Noted. This is not relevant! The current application does not propose any after-hours or private events as part of the development. The noise concerns related to events do not apply to this proposal, which is focused solely on minor internal alterations and continued educational use during regular school hours.

- *Chapter 3.1 Proposed Development*
- *2nd Para*
- *It is stated that "No additional structures are being proposed on the subject property therefore, the proposed development will retain the current residential look that will not affect the character of the area."*
- *I disagree. It replaces a residential building with few occupants with a school building, not a residential garden with Flora and birdlife. There will be multitudes of people, from cleaning staff, gardeners, pupils to teachers, as well as private vehicles, delivery vehicles, service vehicles, extra refuse removals, probable regular plumbing and sewage blockages, etc.*

Noted. No new structures are being proposed; the proposed development entails converting the existing structure, thus maintaining the current footprint and external appearance. While the use will change to an educational facility, operational activities will be managed to minimise impact. The increase in activity is anticipated to be moderate and consistent with typical educational use, without excessive disturbance to flora, birdlife, or neighbourhood character.

- *Queries on type of Schooling:*
- *Is the proposed schooling related to a specific belief/religious denomination?*

This matter falls outside the scope of the submitted land use application.

- *Clearly the schooling proposed is not conventional high school with a National Certificate, either with or without university entrance is offered. There are also technical high schools that offer technical education and certification. Clearly this is a private school but are the outcomes/ diplomas recognized by tertiary academic institutions such as universities?*

ANNEXURE F (continued)

Noted. This matter falls outside the scope of the submitted land use application.

- *It is puzzling to understand how 6 grades can be tutored in 5 classrooms varying in size from 9 to 18 desks?*

Noted. Detailed operational planning will ensure appropriate use of space to effectively serve the students. The site plan indicates that the development can be accommodated in the current room configurations.

- *Will the school be offering extra mural activities? This needs to be clarified.*

Noted. The land use application does not include a provision for any extramural activities.

- *Chapter 3.2 Accessibility and Parking*
- *Para2*
- *"The tree further down Aalwyn Road will have to be removed as the access indicated with blue will be moved further down. The tree can be seen in the tree survey attached as Annexure 14 (?)"*
- *Annexure 14 includes a plan with trees shown as green circles. The tree to be removed is NOT shown)*
- *A tree indicated "to be removed" is however shown on the Site Plan given in Annexure 11".*
- *NOTE: Annexure 14 has no heading;*
- *Two trees are shown to be removed, within the walled in area.*

Noted. The purpose of the tree survey is to identify the locations of the trees on the site. The tree in question is shown on the Site Plan, as the owner intends to remove two specific trees to accommodate the revised access point. New trees will be planted and landscaping will be done.

- *In the Comprehensive overview of proposal on pg. 87 it is stated that "Only one tree is being removed to make space for one of the access points along Aalwyn Road...!"*
- *This is confusing to say the least!*

Noted. The statement in the overview should clarify that "one" tree along the boundary is being removed, with another deeper inside the property. Two trees are being removed to accommodate the revised access points along Aalwyn Road, not just one.

- *"New trees will be planted, and landscaping will be done on the property to ensure sufficient integration of the proposed development." Privacy?*

Noted. As part of the proposed development, new trees and landscaping will be introduced to enhance the property's integration into the surrounding area. These landscaping efforts will also serve as a privacy buffer for neighbouring properties, ensuring that the visual and privacy impact is minimised. There is also a boundary wall which can be upgraded if need be.

ANNEXURE F (continued)

- 5th Para
- *“CES had the opportunity to comment on the access to the property, and they supported the removal of the drop-and-go (attached as Annexure 13).*
- *“On What Basis?*

Noted. “If the drive-through is designed to engineering standards, with drop-off lane and passing lane, the space between building and road is insufficient. Mr Vanqa Zuko of George Municipality has indicated that the drop-off area can be omitted if sufficient parking is provided on site.” These are the direct words from the Traffic Impact Assessment (TIA). In this case, sufficient parking is provided on site, in line with the recommendations made in the TIA.

- *“Sufficient parking will be provided on-site, as is also indicated on the Site Plan.”*
- *What is sufficient?*
- *Teachers, Admin and cleaning staff will probably require parking and nowadays many senior pupils have their own transport. Parking space will also need to be provided for service providers. There is clearly insufficient space on the premises, therefore.*

Noted. Sufficient parking refers to the number of parking spaces required to meet the needs of the proposed development, as outlined by the George Municipal Zoning Scheme By-law. Based on the requirements of the scheme, the proposed development includes 13 parking bays, which exceeds the minimum required number of bays for the facility.

- Chapter 3.3 Engineering Services
- Extract; *“The property is located in an already developed and serviced residential area.”*
- Comment:
- *There are two residential dwellings on Erf 608. One is a typical 3-bedroom house with a double garage while the other is essentially a small flatlet. The services would have that normally provided for and adequate for the services provided by the municipality in terms of water, electrical-, sewage and refuse removal catering for a family of 5-8 people.*

Noted. The owner will be financially responsible for the upgrading of services, including any necessary adjustments to water, electricity, sewage, and refuse removal, to ensure that the infrastructure adequately supports the proposed development. This will be done in accordance with municipal requirements.

- *The proposed development, however, will have some 67 students plus teachers, cleaners and administrative staff, probably in the order of 13 plus people bringing the total number of persons utilizing these services to at least 80. It is inconceivable that the “normal” supply connections for water, refuse and sewage will suffice. Upgrading will be necessary, probably beyond the erf limits, maybe even along the length of the road! Water and sewage leaks are a common occurrence in many suburbs*

ANNEXURE F (continued)

Noted. As mentioned previously, the owner is responsible for the upgrading of the infrastructural services and payment of DC's.

- *Refuse generated will be well more than that from a single residential property. Larger volumes and mass will be generated. Household refuse is generally placed plastic bags, (up to 7 per normal household) and generally temporarily put out on the pavement outside of the property until collected by refuse trucks anytime during the collection day. This will undoubtedly cause great disturbance in adjacent properties in Aalwyn Road, which is quite narrow.*

Noted. There is an on-site refuse room where refuse will be stored. To minimise disruption, the timing of refuse placement of bins for collection will be coordinated to ensure it is done at appropriate times, avoiding congestion on Aalwyn Road, which is narrow. The waste will be managed in a way that reduces any impact on neighbouring properties, and the collection process will be carried out efficiently to minimise disturbance.

- *To me it is apparent that the proposed development will adversely affect the character and as such affect the lifestyle of the neighbourhood and should be rejected.*

Noted.

- *Traffic Impact Assessment*
- *'Liezl Stodart was appointed by the registered owner to prepare a Traffic Impact Assessment.'*
- *[Why was this person appointed? I found some correspondence between her and the Planners in Appendix 13. Her address is given as follows;*
- *90 Theewaterskloof Estate, Villiersdorp 6848, PO Box 359, Villiersdorp 6848*
- *Why appoint someone who does not even have an office in George? I find this quite odd to say the least. There are many Traffic Engineers in George!]*

Noted. The question regarding Liezl Stodart's appointment is irrelevant, as she is a registered Professional Engineer. Her qualifications and registration meet the necessary standards for preparing the Traffic Impact Assessment, and her appointment was made based on her professional expertise. We live in a free market and the client can appoint any available traffic engineer.

- *In the summary of the TIA (pg. 12) the opening statement reads: "It can be concluded that the proposed Erf 608 annex(?) will have a low traffic impact." On what basis is this statement justified? I disagree therewith.*

Noted. The statement that the proposed development will have a "low traffic impact" is based on a detailed assessment in the Traffic Impact Assessment (TIA). This assessment considered factors such as the scale of the development, the existing traffic conditions in the area, and the number of learners and staff.

ANNEXURE F (continued)

The TIA concluded that the traffic generated would be minimal, as the school is modest in size and the access points are designed to handle traffic efficiently. Additionally, the parking requirement as per the George Municipal Zoning Scheme has been met, with 13 parking bays provided on-site, which exceeds the minimum required for the proposed development. This ensures that the school will not contribute to on-street parking congestion.

- *It is also stated that the trip generation was calculated based on the trip generation rates of the existing school. How was this determined? The projected figures appear questionable to say the least.*

Noted. Trip generation rates used in the Traffic Impact Assessment (TIA) are based on established engineering methodologies and data sets that reflect the expected number of trips generated by similar land uses, in this case, small-scale educational facilities. These rates are typically drawn from observed data, national guidelines, or comparable case studies. While the detailed technical calculations fall within the scope of the traffic engineer's expertise, the use of such rates is standard practice in traffic impact assessments and is accepted by municipalities across the country. The TIA for this application was compiled by a qualified and registered professional and reviewed by the George Municipality's Civil Engineering Services (CES) department, which accepted its findings and recommendations. As town planners, our role is to ensure the TIA meets statutory submission requirements and to rely on the expertise of specialist consultants for technical aspects such as trip generation.

- *It is further stated that "affected intersections currently operate at good service levels and will continue to do so with the addition of development trips"*
- *Maybe so in Villiersdorp but not in Witfontein Road! This is not so in the morning and afternoon peak hours! Unsubstantiated statement!*

Noted. The Traffic Impact Assessment (TIA) concluded that the existing road infrastructure, including intersections near Witfontein Road and Aalwyn Street, can accommodate the additional trips generated by the proposed development without causing significant congestion. Importantly, the George Municipality's Civil Engineering Services (CES) department reviewed the TIA and accepted its findings, confirming that the development would not result in an unacceptable traffic impact. While we acknowledge that traffic volumes are higher during peak hours, it is important to note that the proposed development will only contribute to traffic during these limited time periods and not throughout the entire day. The scale of the development is modest, and its contribution to overall traffic volumes is expected to be minimal and manageable within the existing network.

- *3.4 Pre app (Pg.13- pg. 15)*
- *Note: The last statement on this page, pg. 12 reads "The TIA report is attached as Annexure 15"*
- *(Pg. 13)*
- *"A pre-application meeting was held on 7 August 2024 (Annexure 16)...."*
- *The following is an extract from comments under Civil Engineering Services (CES)*

D E V E L O P M E N T • E N V I R O N M E N T • L I N K

Member: Delarey Viljoen Pr. Pln – A/1021/1998 M.URP Delarey Viljoen CC t/a DELPLAN Consulting Reg. No. CK 1998 / 055850 / 23

ANNEXURE F (continued)

- *“TIA completed and attached as Annexure 15 (NOT SO). CES Traffic confirmed that the drop-and-go may be excluded, email confirmation from traffic engineer confirming the latter is attached as Annexure 13.”*
- *INCORRECT. Liezel Stodart was the author and was informing the planners of her conversation with the George Traffic Engineer, Mr. Zuko dd 7 July 2024*

Noted. We fail to see the relevance of comment on the application. Ms Liezl Stodart was indeed the author of the Traffic Impact Assessment, and the referenced email documents her communication with Mr Zuko Vanqa from the George Municipality’s Traffic Department, dated 7 July 2024. Ms Stodart informed us of the outcome of that conversation, specifically that the drop-and-go facility could be excluded, provided sufficient on-site parking is available. This was conveyed to us for inclusion in the planning report. The email was attached as Annexure 13 to ensure full transparency during the public participation process and to accurately reflect the basis of the decision.

- *“Zuko het my toe terug gebel. Hy sê ek het sy kommentaar reg interpreteer: Hulle gaan die drop-off fasiliteit waive en ons moet die 12 parkeerplekke aandui soos op my plan. Die garage by die tweede huis met sy bestaande oprit kan bly, maar ek dink nie ons moet dit as parking aandui nie. Ek het my tekening en verslag gewysig volgens Zuko se aanbevelings. Hy het gevra jy moet asb ‘n exemption request in die beplannings-aansoek insluit.*
- *Comment:*
- *This is not the expected means of communication/execution. Is this acceptable to the Municipality? Should this not be formalized writing in a separate communication?*

Noted. While the communication originated via a phone call, the content and outcome were documented in an email specifically for the purpose of ensuring transparency and accurate reporting. This email was included in the application as an Annexure so that all stakeholders, including the public, could review the basis for the decision to omit the drop-off facility and instead provide the required number of parking bays. It is common in planning processes for feedback from internal departments to be shared through the appointed professionals and documented accordingly. In this case, all relevant parties were informed, and the procedure followed ensured full transparency of the decision. The application is being circulated internally to all internal Municipal departments thus all departments (including traffic) will provide official feedback in any case.

The George Municipality’s Civil Engineering Services (CES) department has reviewed and accepted the proposed changes, as evidenced by their endorsement of the Traffic Impact Assessment and related recommendations. Therefore, the method of communication, while informal initially, has been effectively formalised within the public participation documentation and is deemed acceptable by the Municipality. The application is being circulated internally to all departments thus all internal municipal departments (including traffic) will provide official feedback in any case.

- *Chapter 4. Relevant Spatial Planning Policies*

D E V E L O P M E N T • E N V I R O N M E N T • L I N K

Member: Delarey Viljoen Pr. Pln – A/1021/1998 M.URP Delarey Viljoen CC t/a DELPLAN Consulting Reg. No. CK 1998 / 055850 / 23

ANNEXURE F (continued)

- *No comment*
- *Chapter 5. Statutory Frameworks*
- *Extract from 3): Spatial Efficiency*
- *“Given that the development is proposed in an area that is not purely designed for residential use, the location is ideal.”*
- *Comment:*
- *This requires clarification! Whose statement is this?*

Noted. This is a statement from a professional town planner. Each development must align with the SPLUMA principles. This assessment reflects the application of spatial planning principles aimed at optimising the use of existing infrastructure and resources. The full context, including related principles such as spatial justice and spatial sustainability, is detailed in the report to clarify how the proposed development fits within the broader planning framework.

- *Extracts*
- *“The approval of this application will allow the owners to rezone the property for a high school (including grade 7). This will not just allow the area to increase their education opportunity.”*
- *Explain please*

Noted. The statement highlights that rezoning the property to accommodate a high school, including grade 7, will expand educational opportunities in the area. This means that residents, including those from nearby communities, will have improved access to schooling without needing to travel far. The intention is to support education development within the community, contributing to broader access of socio-economic services.

- *“It is not anticipated that the proposed development will have a negative impact on the surrounding property owners, as this is for a high school.”*
- *Explain please*

Noted. The statement means that the proposed development, being a high school, is expected to operate in a manner consistent with educational facilities, which are generally considered compatible with surrounding land uses when properly managed. Measures will be in place to minimise potential disturbances such as noise, traffic, and other impacts, ensuring that the surrounding property owners are not adversely affected.

- *“The school also operates during times when surrounding neighbours will be at work, and the traffic impact will only be relevant when the school starts and ends, thus peak time traffic from 16:00 – 17:30 is not influenced.”*
- *“There is a wall as well as vegetation between the subject property and the neighbouring properties to mitigate both privacy issues and noise pollution. No new structures are being developed, thus the character and streetscape remain unchanged. The building line departures, therefore, have no additional influence on the neighbours as the current*

ANNEXURE F (continued)

structures already exist. Currently, no impact is foreseen by the proposed three access points along Aalwyn Road. The (various) accesses are a sufficient distance from the intersection, with only a minor departure of 1.1m being required for two access points being within 12m of each other. Internal Municipal Departments will, in any case, have the opportunity to advise on the position of the access points”.

- *I disagree with all the above unsubstantiated statements. None are adequately motivated and are opinions.*

Noted. The statements referenced are based on professional planning assessments, supported by the Traffic Impact Assessment and broader statutory planning frameworks. The comment regarding the school operating hours reflects typical educational facility schedules, which generally do not overlap with peak afternoon traffic congestion (16:00–17:30) as schools close long before this time.

The Traffic Impact Assessment supports this by indicating that any traffic increase will be concentrated around school start and end times, which are outside the period of 16:00 – 17:30. With regard to concerns over privacy and noise, the presence of an existing wall and established vegetation between the subject property and neighbouring properties provides a physical buffer intended to mitigate these impacts. The absence of a wall or vegetation would indubitably increase noise transference.

No new structures are proposed, and the development will retain the current building footprint and general appearance, which helps to maintain the established character and streetscape of the area. Furthermore, the proposed access points along Aalwyn Road have been designed to meet municipal requirements. Although a minor departure of 1.1m is required for two access points located within 12m of each other and the southernmost access requires a departure from the width (though it is not the main access). The internal municipal departments, specifically Civil Engineering Services, have the opportunity to evaluate and advise on the final positioning of these access points as well as possible risks involved. While it is acknowledged that there are differing opinions among residents, the application has been submitted in accordance with due processes and is supported by inputs from relevant expertise to ensure compliance with the planning policies and standards of the George Municipality.

- *I am disappointed to arrive at the opinion that the Town Planning Department does not have the same viewpoint that I have regarding a residential suburb being a tranquil and quiet, safe place with a garden, pets and birdlife conducive to raising a family and does not seem to have this mission.*

Noted. Please be assured that the Town Planning Department does not dismiss these values; they are, in fact, integral to our mandate. Under the Spatial Planning and Land Use Management Act (SPLUMA) and related municipal planning policies, preserving neighbourhood amenity, safety, residential character, and environmental quality are required considerations. When we assess any development proposal, we attempt to strike a balance between permitting appropriately located growth (such as education facilities) and protecting the qualities that make a suburb appealing. In

ANNEXURE F (continued)

this particular application, mitigation measures like landscaping, buffer walls, controlled access points, traffic assessments, and limiting disruptive uses are proposed to reduce potential impact on the tranquillity of the area.

- *I am also of the opinion that the documents presented are poorly constructed with confusing, sometimes incorrect repetition.*
- *I believe that the above provides more than sufficient reason to reject the proposed rezoning in its entirety.*

Noted. It is important to specify that clarity and transparency are very important to us. Some parts of the report were prepared by external professionals and had to be integrated into the planning report. In doing so, variations in writing style, technical detail, annexure references, terminology and formatting may occur. However, to ensure that the final document is coherent and accessible, we review all materials thoroughly. This includes cross-checking annexures, matching terminology and improving layout and presentation. Our goal is to make all sections clear and consistent so that the public participation process is meaningful, and everyone can understand the information being presented.

- *It has shown that the reasoning and arguments therefore are unsubstantiated and irrational and that to proceed with the development is clearly irrational and will be detrimental to the whole suburb of Heather Park and its environs.*

Noted. The assessment has been prepared following standard planning practice, statutory policy frameworks, technical specialist inputs (e.g. traffic, civil engineering), and public participation requirements. The rationale for each conclusion is contained in the report, supported by technical evidence. The municipality will analyse the application based on the presented evidence and merits of the report as well as the guidelines contained in the applicable legislative documents and by-laws.

- *It also provides substance for possible remedial steps to be taken to rectify past erroneous approvals or to mitigate such.*

Noted. The rectification of previous approvals falls outside the scope of the submitted land use application.

- *The above objection has been drafted in good faith, constructive and what I believe, in the best interest of all the residents and landowners of Heather Park, adjacent suburbs and housing developments under construction as well as all users of Witfontein Road, which, being a major thoroughfare, is already severely congested.*

Noted.

We trust that the comments have been sufficiently addressed and that the application may now be processed further.

ANNEXURE F (continued)

Yours faithfully.
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

[https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2024/1387-GEO-24/Korrespondensie/PPP/Comments Received/DELPLAN COMMENTS ONLY.docx](https://delplan.sharepoint.com/sites/Delplan/Shared%20Documents/General/Documents/PROJECTS/2024/1387-GEO-24/Korrespondensie/PPP/Comments Received/DELPLAN COMMENTS ONLY.docx)

Cc: MA MELLON & B MELLON

**COUNTRY HOUSE SCHOOL
ERF 608 GEORGE**

TRANSPORT IMPACT ASSESSMENT

JULY 2025

Rev 01

Liezl Stodart Pr Eng

Address: PO Box 2517 • Vredehoek • 7800 • Tel: +27 (0)21 534 5444 • e-mail: info@stodartpr.co.za

COVER PAGE

Certification

It is herewith certified that this Transport Impact Assessment has been prepared according to the requirements of the South African Traffic Impact and Site Traffic Assessment Manual.



L. Stodart

M. Eng Pr. Eng (2008 0316)

Tel: 082 338 6466

E-mail: liezlstodart@gmail.com

Application details:

- a) Municipality name: George Municipality
- b) Type of assessment: Transport Impact Assessment
- c) Particulars of the Site Development Plan: Site Plan, Ground Floor Plan, HXDHGF | Country House | Erf 608, George | Werkhof Architects | Drawing No. 24-11/A1/100 | January 2025
- d) Erf number: Erf 608, George
- e) Client details: Country House School, 7 Witfontein Rd, Heather Park, George, 6529
- f) Date of report: July 2025 (Rev 01)
- g) Name and address of the Assessor: Liezl Stodart Pr Eng, PO Box 359, Villiersdorp, 6848

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ANNEXURES

A: Photographic record of existing transport facilities

B: Drawings

ERF 608 GEORGE
TRANSPORT IMPACT ASSESSMENT

1. BACKGROUND

This transport impact assessment accompanies the land use planning application for Erf 608, George. The owners of the Country House school on Erf 610, Witfontein Road, have procured Erf 608 with the aim of expanding the school. The school currently has about 200 learners. The property is located on the south-eastern corner of the Witfontein Road / Aalwyn Road intersection. The location is shown in **Figure 1**, Annexure B.

Erf 608 is currently zoned as Single Residential Zone 1. Neighbouring properties are all zoned for residential use, but the Country House School, which is zoned Community Zone 1 (Place of Instruction), is located only 100 metres from Erf 608. The rezoning of Erf 608 to operate a private school is compatible with the zoning of the surrounding properties.

2. DEVELOPMENT PROPOSAL

The planning application is for rezoning of Erf 608 from Single Residential Zone I to Community Zone I (Place of Instruction). The existing dwellings on Erf 608 will be converted into classrooms, offices and supporting facilities. The *Site Plan* (**Figure 2**, Annexure A) shows that the Erf 608 facility will accommodate 67 learners. The existing access off Aalwyn Road will be retained.

3. STUDY AREA

The TMH 16 Traffic Impact Study Manual indicates that the primary study area should cover access to the site and external roads that may be impacted by the development, up to a maximum distance of 1,5 kilometres from the site. The primary study area shall be restricted to Class 4 and 5 roads in the vicinity of the development, up to the first high order road which, in this case, is Witfontein Road. At least one intersection should be included in the primary study area. The following elements were included in the Erf 608 study area:

- Witfontein Road / Country Road School Access
- Witfontein / Aalwyn Road Intersection

4. EXISTING ROAD AND TRANSPORT INFRASTRUCTURE

Information on transport infrastructure in the vicinity of the site was obtained through a site visit conducted on 22 May 2025. The characteristics of the current road infrastructure are discussed below. The roads described are shown in the **Photo Pages** in Annexure A and in **Figure 1**.

Witfontein Road can be classified as a Class 4 Collector Street, connecting the Heatherlands, Heather Park and Blanco neighbourhoods. The road has one lane per direction, with bus with bus stops and surfaced sidewalks on both sides. The section past Country House School carries approximately 1400 vehicles (two-way) during the morning and midday peak hours, and about 1000 vehicles during the late afternoon peak hour.

Aalwyn Road may be labelled as a Class 5 Residential Street. It is a surfaced two-lane, two-way road with unpaved sidewalks. Aalwyn Road carries fewer than ten vehicles per peak hour.

ANNEXURE G (continued)

ERF 608 GEORGE
TRANSPORT IMPACT ASSESSMENT

Public Transport: The GoGeorge bus service operates on two routes along Witfontein Road. The Aalwyn bus stop is located about 110 metres' walking distance from the entrance to the new school facility.

Non-motorised transport: There are paved sidewalks along Witfontein Road and unpaved sidewalks along Aalwyn Road.

5. EXISTING TRAFFIC

Traffic counts were done at the Witfontein Road / Aalwyn Road and the Country House School access / Witfontein Road intersections on Wednesday 21 and Thursday 22 May 2025. The counts were done on a weekday during the school term and the day of the counts can therefore be classified as a "normal" day. The counts were supervised by Shanelle Louwrens. The traffic count details are shown in **Table 1**. It should be noted that the traffic counts include trips currently generated by the 200-learner school.

Table 1: Traffic count details

Intersection	Morning peak	Midday peak	Afternoon peak	% Taxis	% Buses	% Heavy
Witfontein Road / Aalwyn Road	6:55 – 7:55	13:40 – 14:40	16:25 – 17:25	1%	1%	1%
Country House School / Witfontein Road	6:55 – 7:55	13:10 – 14:10	16:35 – 17:35	1%	1%	1%

The intersections were analysed using SIDRA software. SIDRA calculates movement and intersection delays and assigns a service level based on the duration of the delay. A level of service A denotes an excellent service level with very little delay, whereas a level of service F represents very long delays and a breakdown in service. A level of service D is generally taken as the lowest acceptable standard. The results of the SIDRA analysis are summarised in **Table 2**. Existing (2025) traffic volumes and service levels are shown in **Figure 3**. Movements on Witfontein Road operate at excellent service levels, but traffic on Aalwyn Road and the School Exit experience significant delays.

Table 2: Levels of service with existing (2025) traffic volumes

Intersection	Control measure	Morning peak hour		Midday peak hour		Afternoon peak hour	
		Avg int delay (s)*	Worst movement LOS**	Avg int delay (s)	Worst movement LOS	Avg int delay (s)	Worst movement LOS
Witfontein Road / Aalwyn Road	Stop	<1	E	<1	C	<1	C
Country House Entrance / Witfontein Road	-	<1	B	1	B	<1	A
Country House Exit / Witfontein Road	Stop	2	E	1	E	<1	C

* Average intersection delay in seconds

** Worst movement service level

ERF 608 GEORGE
TRANSPORT IMPACT ASSESSMENT

6. DEVELOPMENT TRIPS

The trip generation potential of the Country House School Annex was calculated based on the trip generation rates of the existing school. The morning and afternoon rates are higher than those recommended in the COTO TMH17 Trip Data Manual, and the midday rate is slightly lower. The development's trip generation potential is summarised in **Table 4**.

Table 4: Trip generation potential associated with new school building on Erf 608

Land use		Peak hour	Trip generation rate			Number of trips		
			Rate	% in	% out	Total	In	Out
School	67 learners	Morning	1,03	52%	48%	69	36	33
		Midday	0,30	37%	63%	20	7	12
		Afternoon	0,48	36%	64%	32	11	20

Motorists find it hard to make a right turn from Aalwyn Road into Witfontein Road during the peak hours, due to high through volumes and limited gaps on Witfontein Road. For this reason, it is anticipated that eastbound trips generated by the Erf 608 Annex would rather travel along the Chestnut Road – Wattle Road – Protea Road – Pine Road route to enter Witfontein Road at the roundabout. This is reflected in the trip distribution shown in **Figure 4**.

7. TRAFFIC IMPACT

Trips generated through the expansion of the Erf 608 school were added to existing traffic volumes and the Witfontein Road / Aalwyn Road was analysed again to determine the development's traffic impact. The analysis shows that service levels will remain unchanged. Total traffic volumes and service levels are shown in **Figure 5**. A summary of the analysis results is given in **Table 5**.

Table 5: Levels of service with total traffic volumes

Intersection	Control measure	Morning peak hour		Midday peak hour		Afternoon peak hour	
		Avg int delay (s)*	Worst movement LOS**	Avg int delay (s)	Worst movement LOS	Avg int delay (s)	Worst movement LOS
Witfontein Road / Aalwyn Road	Stop	<1	E	<1	C	<1	C

From the comparison of pre- and post-development service levels, it can be concluded that the Erf 608 George development will have a low traffic impact.

8. ACCESS AND PARKING

The George municipal zoning scheme prescribes a parking requirement of 1,5 bays per classroom and office, plus a stop and drop facility for schools. The requirement for the Erf 608 Country House School Annexe, with five classrooms and three offices, is therefore twelve bays.

The Site Development Plan originally proposed a "drive-through" type drop-off zone, with the entrance to the parking area at the drop-off zone's southern end. Three more parking bays

ERF 608 GEORGE
TRANSPORT IMPACT ASSESSMENT

perpendicular to Aalwyn Road towards the southern erf boundary. If the drive-through is designed to engineering standards, with a drop-off lane and passing lane, the space between building and road is insufficient. Mr. Zuko Vanqa of George Municipality has indicated that the drop-off area can be omitted if sufficient parking is provided on site.

As shown in **Figure 6**, Annexur B, sufficient parking can be provided on site, next to the main building. The disbalbe parkign bay should be provided close to the entrance, as shown. Vehiclie movement simulation software was used to ensure that all vehicles can enter and exit the site in forward gear.

The existing garage next to the smaller building can be retained as additional parking, but no changes should be made to the second access.

9. PUBLIC AND NON-MOTORISED TRANSPORT

The Country House School is a private school where almost all children are dropped off by private vehicles. Very few, if any, learners are expected to walk or cycle to school. Some employees may make use of the Go George bus service and would walk from the Aalwyn Road bus stops to the Erf 608 Annex. It is suggested that the fence next to the parallel parking drop-off zone should be moved backwards to allow for the provision of a sidewalk between the parking lane and fence. The cost of a surfaced sidewalk between Witfontein Road and the Erf 608 Annex will probably exceed the school's construction budget. It is therefore recommended that a compacted gravel (laterite) surface should be provided.

10. CONCLUSIONS

It can be concluded that the proposed Erf 608 annex to the Country House School in George will have a low traffic impact. Other conclusions drawn from the assessment are summarised below.

- The property is located on the south-eastern corner of the Witfontein Road / Aalwyn Road intersection;
- The development proposal the conversion of the Erf 608 dwellings into classrooms, offices and supporting facilities. The annex will have space for 67 learners;
- The trip generation potential of the Country House School Annex was calculated based on the trip generation rates of the existing school;
- The Erf 608 Annex will generate 69 trips in the morning peak hour, 20 trips over the midday peak hour and 32 trips during the afternoon peak hour;
- Affected intersections currently operate at good service levels and will continue to do so with the addition of development trips;
- The Aalwyn Road GoGeorge bus stop is located about 120 metres from the proposed school.

12. RECOMMENDATIONS

The recommendations made in the Erf 608 George transport impact assessment are summarised below.

- The access and parking layout as shown in **Figure 6** should be implemented;

ERF 608 GEORGE
TRANSPORT IMPACT ASSESSMENT

- A compacted gravel (laterite) surface should be provided between Witfontein Road and the Erf 608 Annex.
-

ERF 608 GEORGE
TRANSPORT IMPACT ASSESSMENT

ANNEXURE A: PHOTOGRAPHIC RECORD OF EXISTING TRANSPORT FACILITIES

1. Witfontein Road / Country House School Access

1a) Looking east from school access



1b) Looking west from school access



2. Aalwyn Road / Witfontein Road

2a) Looking east from intersection



2b) Looking north towards the intersection



2c) Looking south from Witfontein road towards Aalwyn Road



2d) Looking west from the intersection



ANNEXURE G (continued)

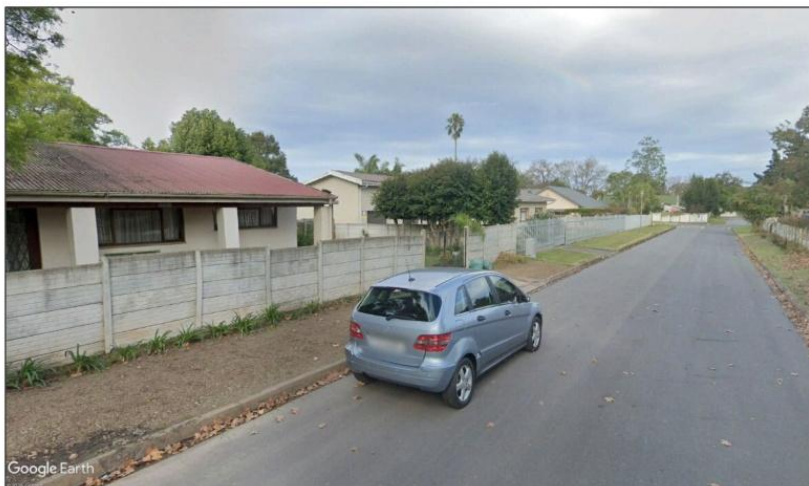
ERF 608 GEORGE
TRANSPORT IMPACT ASSESSMENT

3. Aalwyn Road / Erf 608 access

3a) Looking north along Aalwyn Road. Open gate roughly indicates position of parking area access. Top gate needs to be closed permanently. Fence needs to be set back to allow parallel parking bays as well as a sidewalk.



3b) Looking south along Allwyn Street. Existing gate can be retained, as it gives access to a garage.



ERF 608 GEORGE
TRANSPORT IMPACT ASSESSMENT

ANNEXURE B: DRAWINGS

Figure 1: Country House School, Erf 608 George | Locality Plan

Figure 2: Site Plan, Ground Floor Plan, HXDHGF | Country House | Erf 608, George | Werkhof Architects | Drawing No. 24-11/A1/100 | January 2025

Figure 3: Existing traffic volumes and service levels

Figure 4: Distribution of trips generated by Country House School Annex on Erf 608

Figure 5: Total traffic volumes and service levels

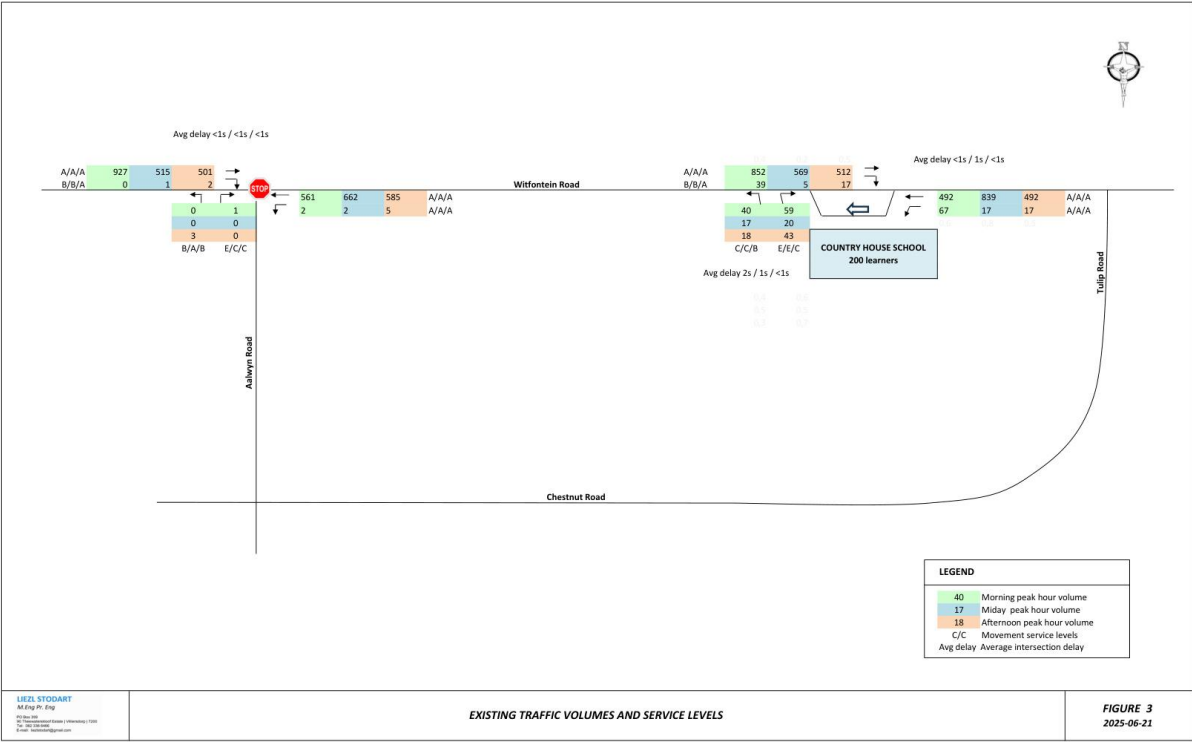
Figure 6: Country House School, Erf 608 George | Parking proposal

ANNEXURE G (continued)

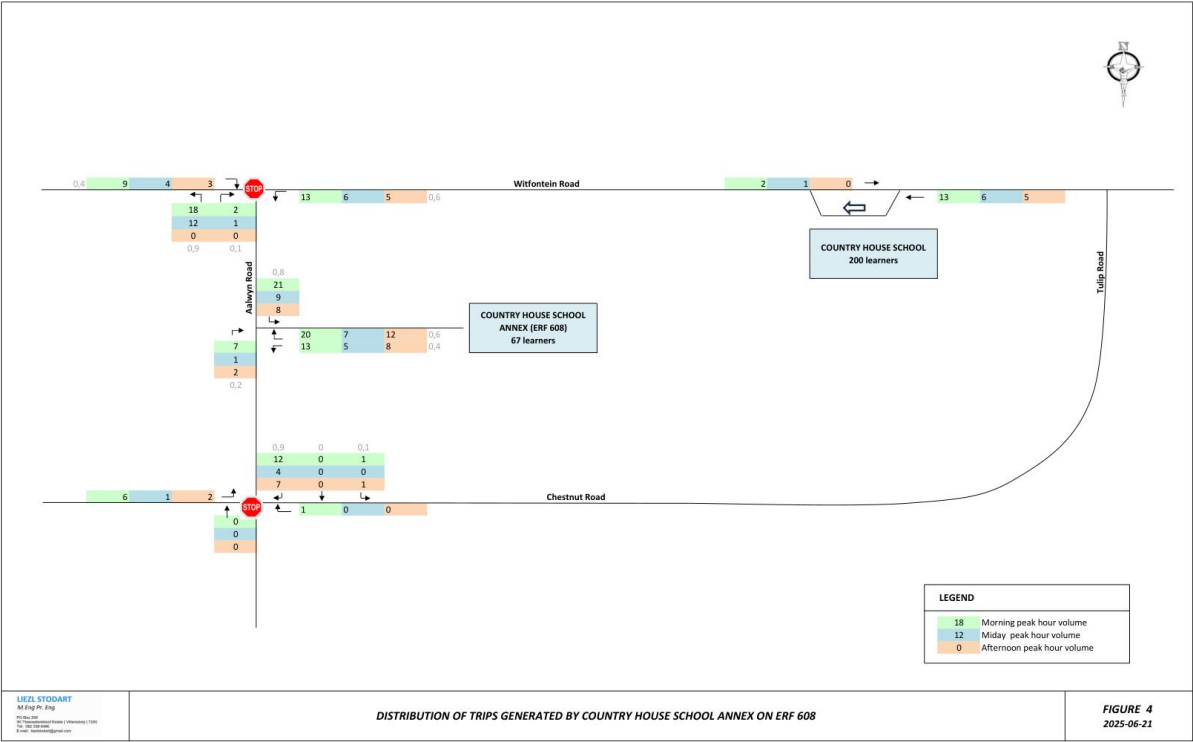




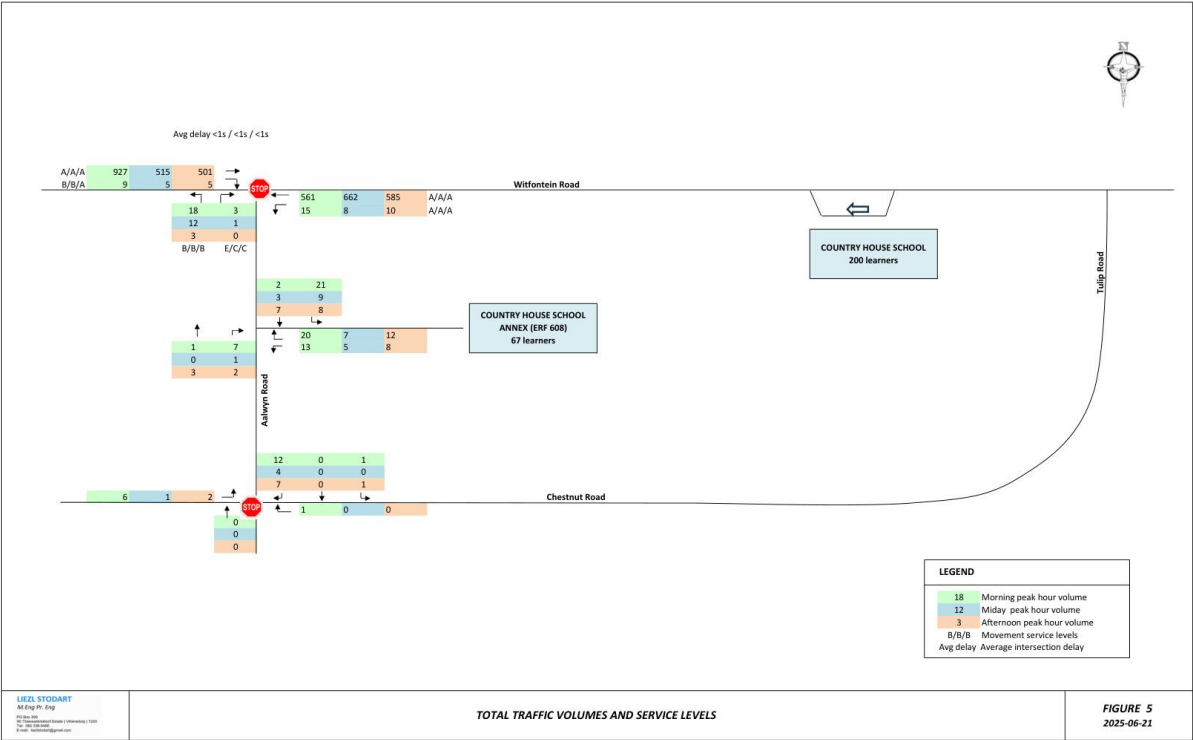
ANNEXURE G (continued)



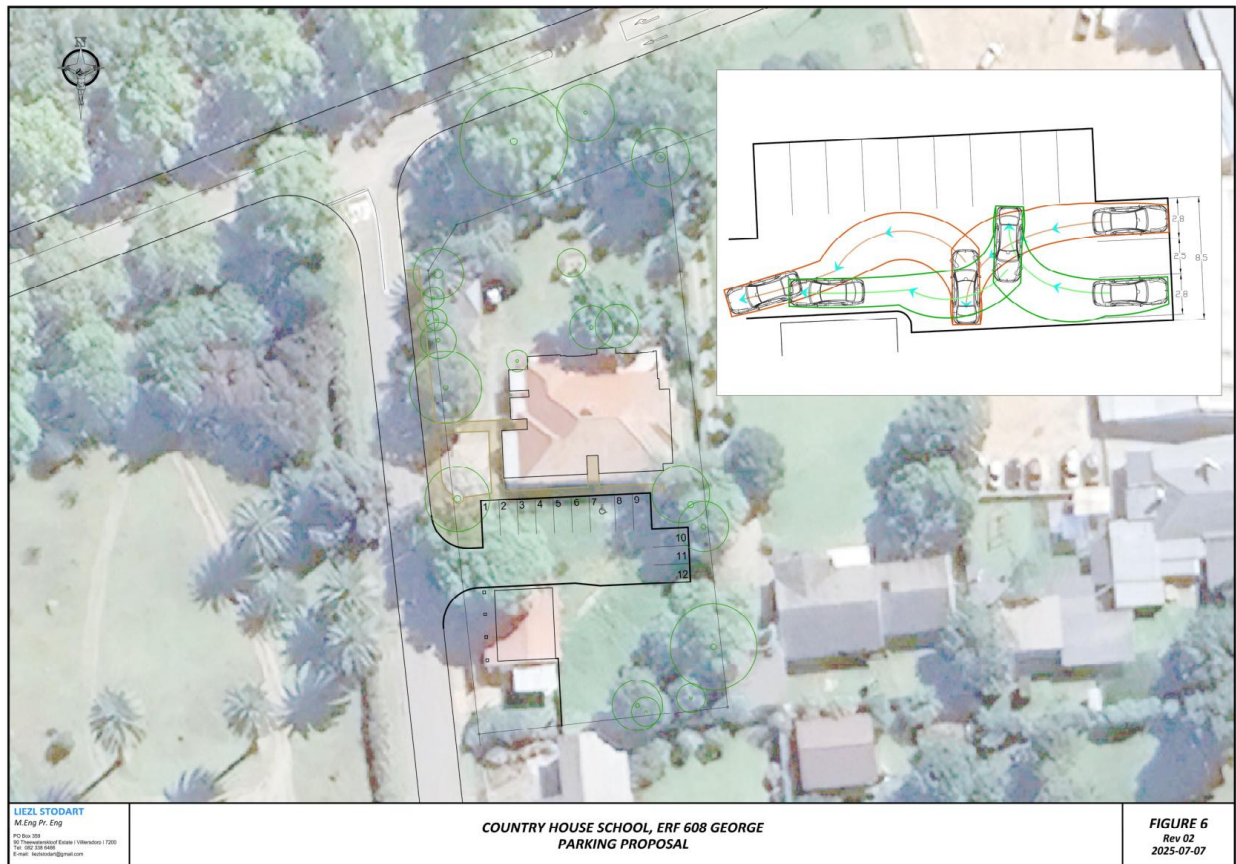
ANNEXURE G (continued)



ANNEXURE G (continued)



ANNEXURE G (continued)



Our Ref: HM / GARDEN ROUTE / GEORGE / GEORGE / ERF 608
 Case No.: HWC25060409RB0606
 Enquiries: Ruan Brand
 E-mail: ruan.brand@westerncape.gov.za
 Tel: 021 829 3319



Applicant: Stefan de Kock
 Owner: Michael Mellon obo Bonita Mellon
perceptionplanning@gmail.com

PERMIT

CASE NUMBER: HWC25060409RB0606

Issued in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue.

Proposed Action: Additions & Alterations
 Site: Erf 608, 13 Aalwyn Road, George
 Graded: Not graded

Permit issued in accordance with drawings:

No: /100 Rev 00; /200 Rev 00; /300 Rev 00
 Dated: 1 July 2025
 Drawings prepared by: FB and PRB of Werkhof

Conditions applicable to this Permit:

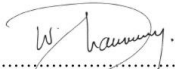
1. Work to be done strictly in accordance with the HWC stamped plans.

NOTE:

- This decision is subject to an **appeal period of 14 working days**. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature.
- Appeals to HWC are to be submitted to HWC.Appeals@westerncape.gov.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be always present on the site and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**



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



 Waseefa Dhansay
 Assistant Director: Professional Services

www.westerncape.gov.za/cas

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