

*Beplanning en Ontwikkeling
Planning and Development*

Collaborator No.: 3646778
Reference / Verwysing: Erf 608 GEORGE
Date / Datum: 28 August 2026
Enquiries / Navrae: Petro Botha

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

Your application in the above refers.

The South Cape Joint Municipal Planning Tribunal – George Municipality, meeting held on 25 August 2026 resolved:

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.
8. The concerns noted within the various objections raised, were considered by the municipality and the stated conditions of approval aims to directly address the valid concerns to mitigate the concerns / impacts raised.

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.

You have the right to appeal to the Appeal Authority against the decision of the Eden Joint Municipal Planning Tribunal – George Municipality, in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 18 SEPTEMBER 2026**, and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



P. C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

[https://georgemun-my.sharepoint.com/personal/pbotha_george_gov_za/Documents/TRIBUNALS/MEETINGS/2026/AUGUST/REZONING AND DEPARTURES - ERF 608, GEORGE \(SCHOOL\)/LETTERS/Erf 608,George.docx](https://georgemun-my.sharepoint.com/personal/pbotha_george_gov_za/Documents/TRIBUNALS/MEETINGS/2026/AUGUST/REZONING%20AND%20DEPARTURES%20-%20ERF%20608,%20GEORGE%20(SCHOOL)/LETTERS/Erf%20608,George.docx)

