

*Beplanning en Ontwikkeling
Planning and Development*

Collaborator No.: 3708560
Reference / Verwysing: 208/4
Date / Datum: 28 August 2026
Enquiries / Navrae: Petro Botha

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**APPLICATION FOR REZONING AND SUBDIVISION:
PORTION 4 OF THE FARM GWAYANG NO 208, GEORGE DIVISION**

Your application in the above refers.

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

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 ($\pm 1,5940$ ha) and the Remainder ($\pm 2,1123$ 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
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 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.

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


C PETERSEN

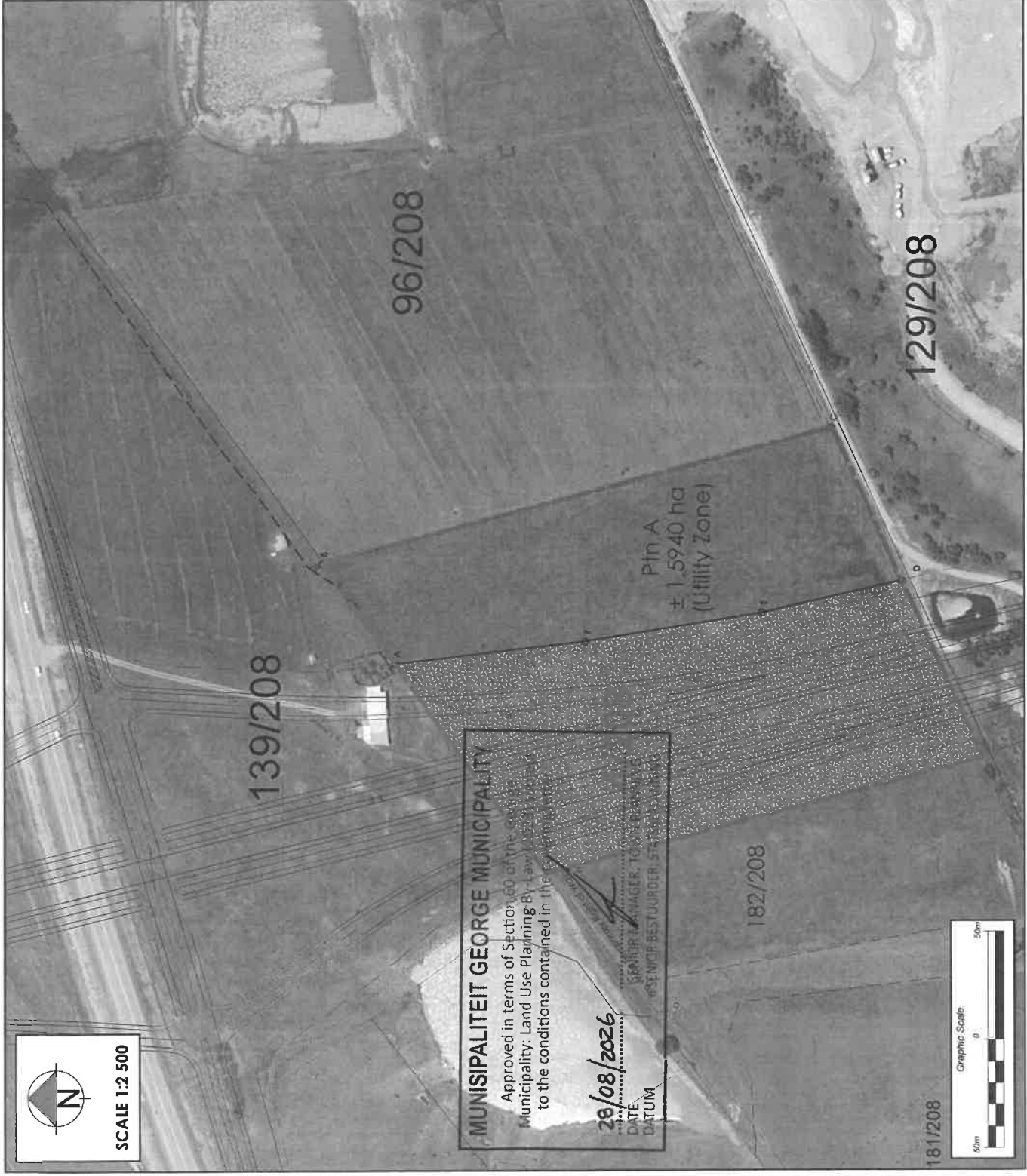
SENIOR MANAGER: TOWN PLANNING

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SCALE 1:2 500



MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the Geomatics
Municipality: Land Use Planning By-Law 1992, subject
to the conditions contained in the conditions of sale.

28/08/2026
DATE
DATUM

SENIORMANAGER, TOSCHERENBURG
SENIOR BESTUURDER, STADSREGERING

PLAN 2

REMAINDER PORTION 4
OF THE FARM GWAYANG
NO 208, DIVISION &
MUNICIPALITY OF GEORGE

SUBDIVISION PLAN

NOTES

1. Sizes and dimensions are approximate and subject to final survey.

2. The Figure ABCDEF represents Pin A (± 1,5940 ha) of Rem of Pin 4 of the Farm Gwayang No 208, Division George.

3. the line cd represents a 8m wide temporary right of way servitude along the northern boundary of Portion 182.

4. Pin A of Rem of Pin 4 No 208 to be rezoned to "Utility Zone".

DRAWN:	MV	CHECKED:	MV
PLAN NO:	P2476-F208PM04		
PLAN DATE:	11 Oct 2024		
STORED:	z:\drawings\Aps\P2476-F208PM04.dwg		

COPY RIGHT:

This Plan may not be copied or amended without the written consent of M Vroken

APPROVED IN TERMS OF SECTION 23(1) OF THE
GEORGE MUNICIPALITY'S BY-LAW ON
MUNICIPAL PLANNING AS PUBLISHED IN
P.N. 8747/2023 ON 21 APRIL 2023.

MUNICIPAL MANAGER

DATE: - - - - -



STATUS & OORRECHTINGSBEREIKENDE
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