Appendix L: Proposed Public Participation Process

According to Section (2)(4)(f) and (o) of the National Environmental Management Act, 1998, Act 107 of 1998 (NEMA), the participation of all interested and affected parties (I&APs) in environmental governance must be promoted and all people must have the opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, and participation by vulnerable and disadvantaged persons must be ensured. To give effect to the legislation and guidelines applicable to public participation as contemplated in Section 24J of the NEMA (Guidelines on public participation in terms of the NEMA EIA Regulations (Regulation 41), published by the DFFE in 2017), the public participation process entails the following:

Initial notice (40-day period):

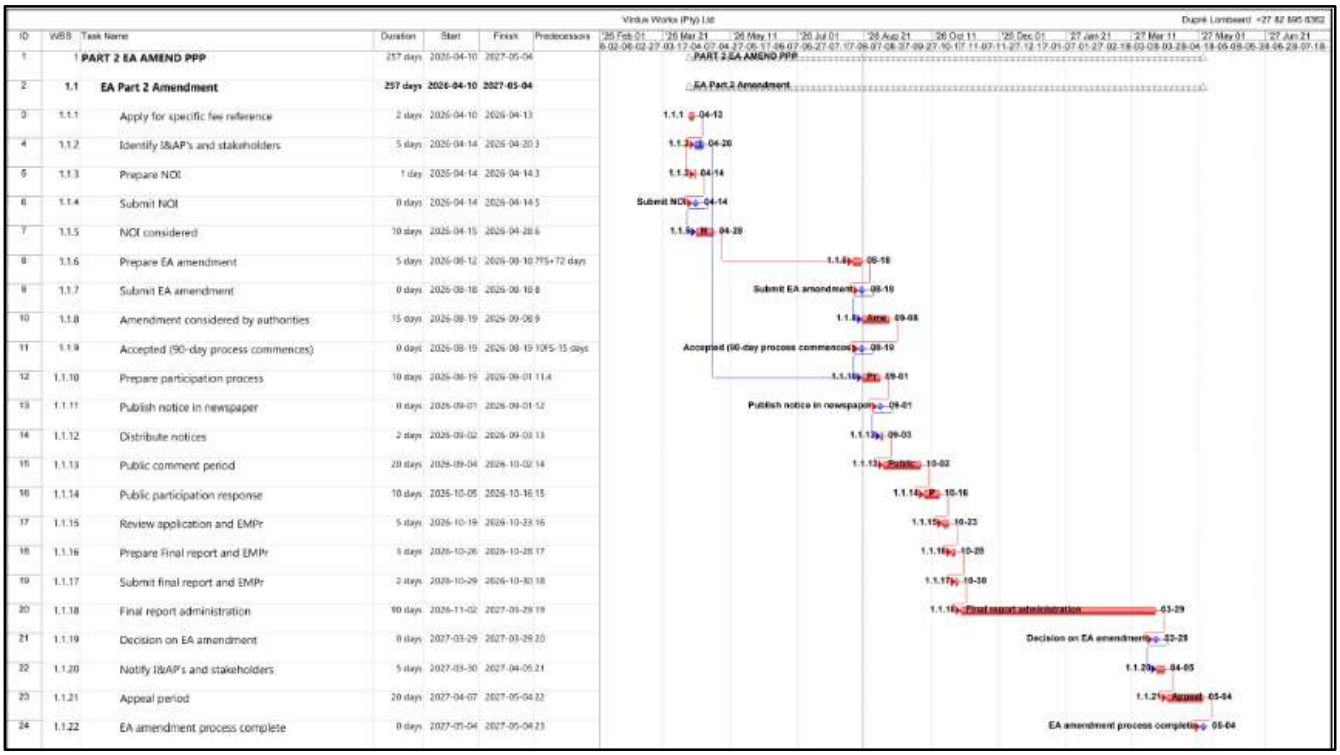
- An advertisement in the George Herald.
- Site notices displayed on the site street boundaries
- Email notices to potential Interested and Affected Parties (I&APs)(identified neighbours, community organisations, associations).
- Email notices to organs of state (local, provincial and national) with an interest in the matter.
- Email notice to ward councillor.
- Placing of a notice on the Virdus website and availability of a full copy of the application documents on the website and at any other appropriate venue.

Comment and response report:

- Compiled following the closure of the public comment period.
- Included in the final report submitted to the Competent Authority for decision-making.

Decision notice:

- Notice by email to all registered IAPs on receipt of a decision, with notification of right of appeal.



Appendix L1: Public notice in the media



LEGAL NOTICES

TENDER GMT019/25-26

GEORGE
THE CITY FOR ALL REASONS

TENDER NOTICE: CANCELLATION

Notice is hereby given to all prospective service providers / bidders / tenderers that the following tender has been cancelled:

TENDER NUMBER: GMT019/25-26: TENDER FOR THE APPOINTMENT OF A SUPPLY AND DELIVERY OF ARC FLASH ELECTRICAL PROTECTIVE CLOTHING AND GENERAL PPE, FOR A PERIOD OF THREE (3) YEARS FROM DATE OF APPOINTMENT

Tenderers may address all queries or enquiries related to the tender to Mr. Jacques Lawrence at (044) 801 9222 or email at jlawrence@george.gov.za

DR.D.G.I O' NEILL
ACTING MUNICIPAL MANAGER
GEORGE MUNICIPALITY
GEORGE
6530

IN THE HIGH COURT OF SOUTH AFRICA
WESTERN CAPE DIVISION, CAPE TOWN

Case Number: 23455/2024

In the matter between:

BMW FINANCIAL SERVICES (SOUTH) AFRICA (PTY) LTD
(Registration No: 1990/004670/07) **APPLICANT**

And

NHLANGANISO NDUDUZO XABA
ID: 930304 5957 08 0 **RESPONDENT**

To:

NHLANGANISO NDUDUZO XABA, Identity Number **930304 5957 08 0**, an adult male, whose full and further particulars are to the Plaintiff unknown and whose last known address is **Unit 14, Jasminium Complex, Davidson Road, George, 6529** also being his chosen domicilium citandi et executandi (Hereinafter called "the Defendant")

TAKE NOTICE that by summons sued out of this court, you have been called upon to give notice, within 30 days after publication hereof, to the registrar and the plaintiff's attorney of your intention to defend (if any) in the action wherein **BMW FINANCIAL SERVICES** claims:

1. Confirmation of cancellation of the Agreement;
2. An order directing the Defendant to restore to the Plaintiff possession of the Goods, being a **2022 BMW 320i M Mzanzi Edition A/T (G20)** with engine number **14666712** and chassis number **WBA5F32030FM63957**;

1. Retention of all monies paid to the Plaintiff by the Defendant;
2. Leave is granted to the Plaintiff to apply for:
   - 2.1. Damages, if any, in an amount to be calculated by subtracting the current market value of the Goods (as well as a rebate on unearned finance charges from the balance outstanding if applicable);
3. Costs of suit on the attorney and client scale;
4. Further and/or alternative relief.

TAKE FURTHER NOTICE THAT if you fail to give such notice, judgment may be granted against you without further reference to you.

DATED at **CAPE TOWN** this day of **JANUARY 2026**.

_____
REGISTRAR OF THE HIGH COURT
WESTERN CAPE DIVISION, CAPE TOWN

_____
T STRAUSS
STRAUSS DALY INC
Attorneys for the Applicant
13th Floor, Touchstone House
7 Bree Street
CAPE TOWN

TEL: (021) 410-2200
REF: BMW5/1110//TS/gh
EMAIL - gharris@straussdaly.co.za

LEGAL NOTICES

BRAND & VAN DER BERGH
PROKUREURS | ATTORNEYS

1. POLO – CAW 118-619 (ENJIN CLP036431) VIN AAVCZZZ-68ZBU011461
2. POLO – CZ- 1690 – ENJIN - CJZC-64009 VIN AAVZZZ6RZHU027387
3. POLO CG 5467 – ENJIN CLP009260 VIN AAVZZZ6RZAU05611
4. PASSAT – B-608-BFR ENJIN CAX730871 VIN WVWZZZ3CZBP328759
5. ACTROS – HYK – 128 – EC- VIN WDB93424162266914
6. VOLVO – LS – 51- RT- GP VIN YVZRSWOD4JM952846
7. IZ0 CAW – 122 936 VIN MALBMSICLGMI24810

BRAND & VAN DER BERGH ATTORNEYS

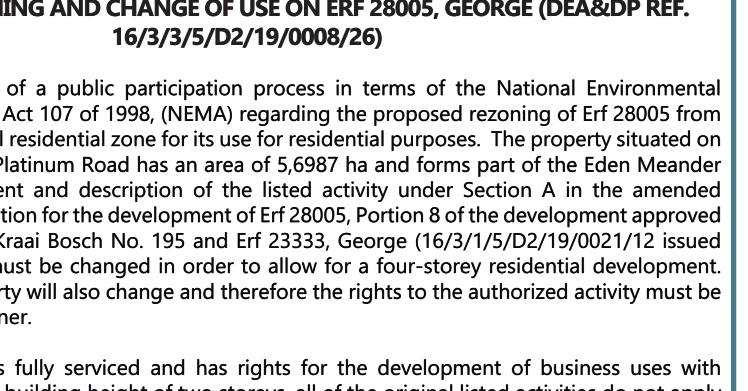
126 Cradock Street, GEORGE, 6529
Tel: (044) 874 5244

Weather Forecast for George

South African Weather Service
- Supplied by the George Weather Office, SA Weather Service.

Thursday 03 Sept	Friday 04 Sept	Saturday 05 Sept	Sunday 06 Sept	Monday 07 Sept
80% Light rain (AM) becoming rain showers (PM)	30% Rain showers (AM) becoming Cloudy (PM)	Clear skies becoming Partly cloudy	Cloudy becoming clear skies	Partly cloudy becoming clear skies
MIN 09°C MAX 14°C	MIN 11°C MAX 14°C	MIN 09°C MAX 16°C	MIN 09°C MAX 18°C	MIN 11°C MAX 24°C
SSE 09-28km/h	SE 19-28km/h	ESE 19km/h	E 19km/h	ENE 09km/h
Sunrise 06:45 Sunset 18:14	Sunrise 06:43 Sunset 18:14	Sunrise 06:42 Sunset 18:15	Sunrise 06:41 Sunset 18:16	Sunrise 06:39 Sunset 18:16
Moonrise 01:13 Moonset 10:04	Moonrise 02:00 Moonset 10:55	Moonrise 02:21 Moonset 11:55	Moonrise 03:22 Moonset 13:02	Moonrise 04:14 Moonset 14:14

NATIONAL WILLS WEEK



Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and Environmental Assessment Practitioners

11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa

Mobile: +27 82 895 6362
Email: dupre.lombaard@virdus.com

VIRDUS WORKS

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	**Government Notice No. R 327 of 07 April 2017, Activity 27:** The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	**Activity is applicable.** Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

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• Garden Route
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Pioneerstraat 55, George
4520156276 | CC 19611820/23
george@stcouriers.co.za
OR23568275_AL

NOTICE

GEORGE MUNICIPALITY

NOTICE: SOUTHERN CAPE JOINT MUNICIPAL PLANNING TRIBUNAL MEETING – GEORGE MUNICIPALITY

Notice is hereby given in terms of Section 28.10 of the Memorandum of Agreement, that a meeting of the Southern Cape Joint Municipal Planning Tribunal for the George Municipality will be held at George via Microsoft Teams on Tuesday, 29 September 2026 at 10h00.

Enquiries in this regard can be directed to the Directorate: Planning and Development at 044-801 9477.

C PETERSEN
SENIOR MANAGER: TOWN PLANNING

46 Market Street
GEORGE
6530

KENNISGEWING

MUNISIPALITEIT GEORGE

KENNISGEWING: SUID-KAAP GEMEENSKAPLIKE MUNISIPALE BEPLANNINGSTRIBUNAAL VERGADERING - GEORGE MUNISIPALITEIT

Kennis geskied hiermee in terme van Artikel 28.10 van die Samewerkingsooreenkoms dat 'n vergadering van die Suid-Kaapse Gemeenskaplike Munisipale Beplanningstribunaal vir die George Munisipaliteit gehou sal word in George via Microsoft Teams op Dinsdag, 29 September 2026 om 10h00.

Navrae in die verband kan gerig word aan die Direktoraat: Beplanning en Ontwikkeling by 044-801 9477.

C PETERSEN
SENIOR BESTUURDER: STADSBEPLANNING

Markstraat 46
GEORGE
6530

LOST OR DESTROYED DEED

NOTICE IS HEREBY GIVEN in terms of Regulation 68 of the Deeds Registries Act 1937, of the intention to apply for the issue of a certified copy of **DEED OF TRANSFER NUMBER T28962/2019** passed by:

GEORGE MUNICIPALITY

TO

THE APOSTOLIC FAITH MISSION OF SA

In respect of certain:

ERF 6621 TYOLORA IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1148 (ONE THOUSAND ONE HUNDRED AND FORTY EIGHT) Square metres

which has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Office of the Registrar of Deeds: Western Cape at CAPE TOWN (4th Floor, Foreshore Place, 2 Riebeek Street, Cape Town) within two (2) weeks from the date of the publication of this Notice.

DATED AT GEORGE ON THIS 24 DAY OF AUGUST 2026

ATTENTION:
THE CONVEYANCER
HAYCOCK ATTORNEYS INC
PO BOX 879
GEORGE, 6530
7 CATHEDRAL SQUARE,
CATHEDRAL STR, GEORGE, 6529
TEL NO. 044-8730155

HAYCOCK MEYER ATTORNEYS

VERLORE OF VERNIETIGDE TITELBEWYS

Hiermee word kennis gegee dat kragtens die bepalings van Regulasie 68 van die Registrasie van Aktes Wet, 1937, dit die voorneme is om aansoek te doen om die uitreiking van 'n gesertifiseerde afskrif van Transportakte Nr **T19466/2024** gepasseer deur **1. RIAAN CRONJE, Identiteitsnommer 820320 5084 082, Getroud buite gemeenskap van goed, 2. TALITA-ELICIA CRONJE, Identiteitsnommer 870120 0042 088, Getroud buite gemeenskap** van goed ten gunste van **JAN HENDRIK DEREK WESTERN, Identiteitsnommer 670426 5042 086, Getroud buite gemeenskap** van goed ten aansien van sekere **Erf 25654 George, in die Munisipaliteit en Afdeling van George, Provinsie Wes-Kaap,** wat verlore geraak het of vernietig is.

Alle belanghebbendes wat teen die uitreiking van sodanige afskrif beswaar het, word hierby versoek om dit skriftelik in te dien by die Registrateur van Aktes: Wes-Kaap te Kaapstad, Vloer 4, Inligtingstoonbank, Foreshore Place, Riebeekstraat 2, Kaapstad, binne twee weke vanaf datum van publikasie van hierdie kennisgewing.

Gedateer te **Goodwood** op hede die **28ste** dag van **Augustus 2026.**

VISAGIEVOS INC.
Vasco Boulevard 181, Goodwood, 7460

E-pos: christelds@visagievos.co.za
Tel: 021 591 9221

IN THE HIGH COURT OF SOUTH AFRICA
(EASTERN CIRCUIT LOCAL DIVISION, THEMBALETHU)

Case No.561/2025

Before The Honourable Ms Justice Van Zyl
Thembalethu: Tuesday, 4 August 2026

In the matter between:

DINA JOHANNA MAGDALENA VAN NIEKERK — Applicant
(Identity no: 740816 0198 08 8)

And

NANDREA HEALTH PRODUCTS (PTY) LTD — Respondent
(Registration No: 2018/5530120/07)

Having heard counsel in the matter and having read the documents filed of record;

IT IS ORDERED THAT:

1. The above-mentioned Respondent be placed under provisional winding-up in the hands of the Master of the High Court;
2. A Rule Nisi is issued calling on all persons who have a legitimate interest to put forward their reasons on **16 October 2026 at 10h00** as to why this Court should not order the final winding-up of the Respondent.
3. That a copy of the Rule Nisi be served as follows:
   - 3.1. By the Sheriff of this Court on the Respondent at its registered office;
   - 3.2. By the Sheriff of this Court on the employees of the Respondent and on the relevant trade unions, if any;
   - 3.3. By the Sheriff of this Court on SARS;
   - 3.4. On the Master of the High Court, Western Cape; and
   - 3.5. Be published in the Die Burger and George Herold.
4. Costs are costs in the liquidation.

BY ORDER OF THE COURT

COURT REGISTRAR

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and Environmental Assessment Practitioners

11 Elektron Street, Techno Park,
Stellenbosch, 7600, South Africa

Mobile: +27 82 895 6362
Email: dupre.lombaard@virdus.com

VIRDUS WORKS

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en 'n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

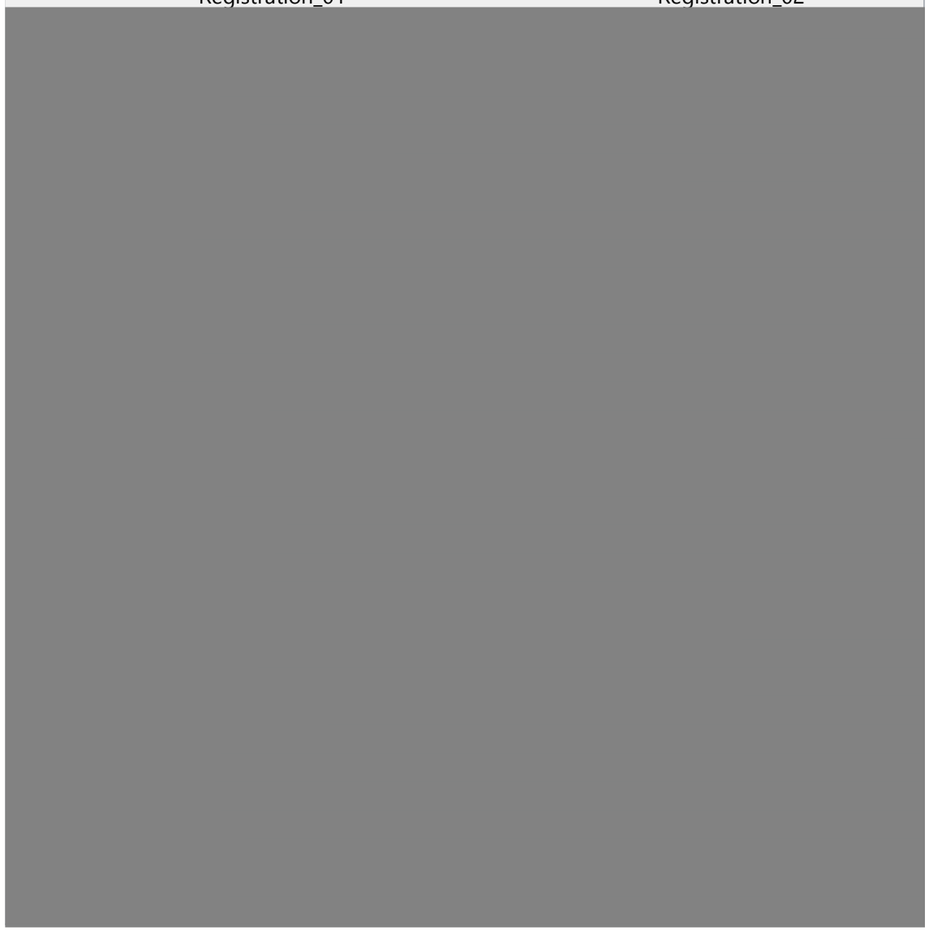
Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:**	**Aktiwiteit is van toepassing.**
Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.	Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritza Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak.

Die volledige aansoek kan op die Virdus-webwerf verkry word: https://www.virdus.com/virdus-adverts-and-publications. Indien alternatiewe toegang tot die aansoek vereis word, kan spesiale reëlings getref word met die EAP of Nico Williams (Selfoon: +27 76 564 8569 // E-pos: nico.williams@virdus.com). Die aansoek sal beskikbaar wees vir 'n tydperk van 31 dae vir openbare toegang en kommentaar, vanaf 03 September – 05 Oktober 2026. Virdus Works respekteer die reg op privaatheid van alle belanghebbendes (I&APs) en sal voldoen aan die vereistes van die Wet op die Beskerming van Persoonlike Inligting, 2013, Wet 4 van 2013. Deur as 'n I&AP te registreer en aan die proses deel te neem, stem I&AP's in dat hul name, beperkte besonderhede en kommentaar in die openbare domein beskikbaar gestel kan word.

Appendix L2: I&AP register

Salutation	Initials	Surname	Address_01	Address_02	Address_03	Address_0	Interest
	Cape	Nature	4th Floor, York Park Building	York Street	George	6530	
	BOCMA		101 York Street	George Central	George	6530	
The	Garden Route	District Municipality	54 York Street		George	6530	
The	George	Municipality	Environmental Services	82 Meade Street	George	6530	
The	Ward	Councillor (Sifiso Zakaria Ntondini)	71 York Street		George	6530	
The	CEO: Heritage	Western Cape	Protea Assurance Building	Greenmarket Square	Cape Town	8001	Case No: 28176SB0414
The	Regional Manager:	SANRAL	1 Havenga Street	Oakdale	Bellville	7530	
The	Road Use	Management	Chief Directorate Road Planning	9 Dorp Street	Cape Town	8001	
The	Builders	Warehouse	Shop 1, Eden Meander Lifestyle Centre	Knysna Road	George	6530	
The	Garden Route	Mall	N2 Highway & Knysna Rd		George	6529	
The	Blue Mountain Village	HOA	Blue Mountain Office Park	149 Park Rd	George	6539	
The	Property Manager	Eden Meander Lifestyle Centre		Knysna Road	George	6530	
The	Directors	Laritza Investments 183 (Pty) Ltd	PO Box 4628		George East	6539	
The	Blue Mountain Village	Retirement Estate	Blue Mountain Village	Park Road	George	6530	
The	Directors	Rainbow Place Properties 29 (Pty) Ltd	PO Box 4628		George East	6539	
The	Head of Component	Environmental Impact Management Servi	Region 3	P Bag X 6509	George	6530	
Mr	Hein	Fourie					
Ms	Beth	Lundin					
Ms	Louise	Dumbleton	Unit 69	Blue Mountain Retire	George	6539	
Ms	Kim	Dempster					
Mr	Frikkie	Wepener					
Mr	Doug	Cooke					
Mr	F	du Toit	2 Cederberg Road	Blue Mountain Village	George	6539	Erf 23397
Mr	Antonio	di Carlofelice		Blue Mountain Village	George	6539	
Mr & Ms	J & S	Jackelman	66 Langeberg Crescent	Blue Mountain Village	George	6539	
The	George	Ratepayers' Association			George	6530	
Mr	Charles	Scott			George	6530	
The	Wilderness and Lakes	Environmental Action Forum			Wilderness	6560	
Mr	Peter	Wentworth	16 Forest Elder	Kraaibosch Park	George	6539	
Dr	C P	Nel	58 Blue Mountain Boulevard		George	6539	
Mr	Peter	Gray	59 Blue Mountain Retirement Estate		George	6539	
The	Manager:	Land development	Civil Engineering Services	George Municipality	George	6530	

Registration_01	Registration_02
	

Appendix L3: Public notice to I&APs

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and
Environmental Assessment Practitioners
11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa
Mobile: +27 82 895 6362
Email: dupre.lombaard@virdus.com

19 November 2026

«Interest»

«Salutation» «Initials» «Surname»
«Address_01»
«Address_02»
«Address_03»
«Address_04»
Per: «Registration_01» // «Registration_02»

Dear Sir / Madam Geagte Heer / Dame

SECOND NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION FOR ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

This is the second notice of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the change in use of Erf 28005 from business to general residential purposes. The notice is given in view of the change in the layout of the proposed development and new information relating to the site and the application not previously put before the interested and affected parties.

In response to the comments received during the first comment period, the applicant has amended the layout of the proposed development. The amended layout is the main reason for this second notice. It is available for comment, together with the following new and updated information:

- **Amended site layout (Option 4, the new preferred alternative):** The development still comprises 680 apartments in four-storey buildings (maximum height 15 m) covering 40% of the site. The buildings are now set back 21 m from the boundary with Blue Mountain Village, except the four southernmost blocks, which are set back 9,5 m and 7,5 m. Parking, access roads and landscaping lie between the buildings and the boundary. The fourth storey of the nine four-storey blocks facing Blue Mountain Village is cut back on the boundary side, so that these blocks are three storeys high there, and the corner block is three storeys high throughout. Parking has been increased from 870 to 893 bays.
- **Updated amendment report (NEMA section 32 report):** now includes assessments of biodiversity and aquatic features, geotechnical conditions and stormwater, municipal services, heritage, noise and construction impacts, and climate change, with additional mitigation measures.
- **Site-specific Environmental Management Programme (EMPr):** new, for the residential development of Erf 28005. It includes construction controls at the boundary with Blue Mountain Village (working hours, noise, dust, hoarding and a complaints register), a Plant Search and Rescue Plan, and measures to prevent sewage spills during the upgrading of the municipal outfall

sewer.

- **Visual Impact Assessment (V2, 27 October 2026) and Landscape Development Plan (17 November 2026):** including the boundary planting along Blue Mountain Village.
- **Traffic Impact Assessment (Rev 2, 11 November 2026):** updated for the 893 parking bays.
- **External Engineering Services Report (Rev 3, November 2026):** with the George Municipality's confirmation of service capacity and the required upgrades to the sewer network, the Blue Mountain pump stations and the Platinum Drive / Park Road intersection (a new roundabout).
- **Aquatic site sensitivity verification (FEN Consulting, November 2026):** finds that the wet areas on the site are caused by stormwater from neighbouring developments and are not a wetland in terms of the National Water Act, 1998. A water use licence application is being submitted to the Breede-Olifants Catchment Management Agency.
- **Geotechnical confirmation (Struxit Projects, 1 October 2026):** confirms that the ground conditions allow four-storey buildings.
- **Comments and Response Report:** with responses to all comments received during the first comment period and to the comment of the Department of Environmental Affairs and Development Planning of 9 October 2026.

Comments already submitted remain on record and need not be submitted again.

The property is situated on the corner of Park and Platinum Drive, has an area of 5,6987 ha and forms part of the Eden Meander developments. It abuts the Blue Mountain Estate on the other two sides. Access to the site is proposed off Platinum Drive.

An amended environmental authorisation (EA) for the development of Erf 28005, Portion 8 of the larger Eden Meander development on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (DEA&DP Ref. 16/3/1/5/D2/19/0021/12) was granted on 26 February 2013, amending the EA issued on 22 August 2011 (Ref. EG12/2/3/2-D2/11-1192/08). The description of the listed activity under Section A in the EA must be changed to allow for a four-storey residential development rather than the authorised double-storey business development. Ownership of the property will also change and therefore the rights to the authorised activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 50% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be	**Government Notice No. R 327 of 07 April 2017, Activity 27:** The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance	**Activity is applicable.** Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the

excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	management plan.	amended use.

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant George Residential Apartments (Pty) Ltd (the purchaser of the property) who applies with the consent of the landowner and the endorsement of the current holder of the EA, Laritza Investments 183 (Pty) Ltd.

Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 30 days for public access and comment, from 20 November 2026 to 15 January 2027. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE WYSIGING VAN DIE OMGEWINGSMAGTIGING VIR ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hierdie is die tweede kennisgewing van 'n openbare deelnameproses ingevolge die Nasionale Wet op Omgewingsbestuur, 1998 (Wet 107 van 1998) (NEMA), met betrekking tot die verandering in die gebruik van Erf 28005 vanaf besigheidsdoeleindes na algemene residensiële doeleindes. Die kennisgewing word uitgereik in die lig van 'n verandering in die uitleg van die voorgestelde ontwikkeling, asook nuwe inligting oor die terrein en die aansoek wat nie voorheen aan die belanghebbende en geaffekteerde partye voorgelê is nie.

Na aanleiding van die kommentaar wat tydens die eerste kommentaartydperk ontvang is, het die aansoeker die uitleg van die voorgestelde ontwikkeling gewysig. Die gewysigde uitleg is die hoofrede vir hierdie tweede kennisgewing. Dit is beskikbaar vir kommentaar, saam met die volgende nuwe en bygewerkte inligting:

- **Gewysigde terrein uitleg (Opsie 4, die nuwe voorkeur alternatief):** Die ontwikkeling bestaan steeds uit 680 woonstelle in geboue van vier verdiepings (maksimum hoogte 15 m) wat 40% van die terrein beslaan. Die geboue is nou 21 m vanaf die grens met Blue Mountain Village teruggeskuif, behalwe die vier mees suidelike blokke, wat 9,5 m en 7,5 m teruggeskuif is. Parkering, toegangspaaie en landskapering lê tussen die geboue en die grens. Die vierde

verdieping van die nege blokke van vier verdiepings wat na Blue Mountain Village kyk, is aan die grens kant teruggetrek, sodat hierdie blokke daar drie verdiepings hoog is, en die hoek blok is deurgaans drie verdiepings hoog. Parkering is van 870 tot 893 parkeerplekke vermeerder.

- **Bygewerkte wysigingsverslag (NEMA artikel 32-verslag):** sluit nou assesserings in van biodiversiteit en akwatiese kenmerke, geotegniese toestande en stormwater, munisipale dienste, erfenis, geraas- en konstruksie-impakte en klimaatsverandering, met bykomende versagtingsmaatreëls.
- **Terrein spesifieke Omgewingsbestuursprogram (EMPr):** nuut, vir die residensiële ontwikkeling van Erf 28005. Dit sluit konstruksie beheer by die grens met Blue Mountain Village in (werksure, geraas, stof, skutting en 'n klagte register), 'n plan vir die soek en redding van plante, en maatreëls om riool stortings tydens die opgradering van die munisipale uitvloei riool te voorkom.
- **Visuele Impak bepaling (V2, 27 Oktober 2026) en Landskap ontwikkelingsplan (17 November 2026):** insluitend die grens aanplanting langs Blue Mountain Village.
- **Verkeersimpak studie (Hersiening 2, 11 November 2026):** bygewerk vir die 893 parkeerplekke.
- **Eksterne Ingenieursdienste verslag (Hersiening 3, November 2026):** met die George Munisipaliteit se bevestiging van dienste kapasiteit en die vereiste opgraderings aan die riool netwerk, die Blue Mountain-pompstasies en die Platinumrylaan/Parkweg-kruising ('n nuwe verkeersirkel).
- **Akwatiese terrein sensitiwiteit verifiëring (FEN Consulting, November 2026):** bevind dat die nat gebiede op die terrein deur stormwater van naburige ontwikkelings veroorsaak word en nie 'n vleiland ingevolge die Nasionale Waterwet, 1998, is nie. 'n Aansoek om 'n watergebruik lisensie word by die Breede-Olifants Opvanggebiedbestuursagentskap ingedien.
- **Geotegniese bevestiging (Struxit Projects, 1 Oktober 2026):** bevestig dat die grondtoestande geboue van vier verdiepings toelaat.
- **Kommentaar- en Antwoord verslag:** met antwoorde op alle kommentaar wat tydens die eerste kommentaar tydperk ontvang is en op die kommentaar van die Departement van Omgewingsake en Ontwikkelingsbeplanning van 9 Oktober 2026.

Kommentaar wat reeds ingedien is, bly op rekord en hoef nie weer ingedien te word nie.

Die eiendom is geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha. Dit vorm deel van die groter Eden Meander ontwikkeling en verkry toegang vanuit Platinumweg. Dit grens aan twee kante aan die Blue Mountain Village Landgoed.

'n Gewysigde omgewingsmagtiging (EA) vir die ontwikkeling van Erf 28005, Gedeelte 8 van die groter Eden Meander-ontwikkeling op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (DEA&DP-verw. 16/3/1/5/D2/19/0021/12), is op 26 Februarie 2013 toegestaan, ter wysiging van die EA wat op 22 Augustus 2011 uitgereik is (Verw. EG12/2/3/2-D2/11-1192/08). Die beskrywing van die gelyste aktiwiteit onder Afdeling A in die EA moet gewysig word om voorsiening te maak vir 'n residensiële ontwikkeling van vier verdiepings, in plaas van die gemagtigde besigheid ontwikkeling van twee verdiepings. Die eienaarskap van die eiendom sal ook verander, en daarom moet die regte op die gemagtigde aktiwiteit na 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 50% en 'n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13: Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:** Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.	**Aktiwiteit is van toepassing.** Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses te onderneem namens die aansoeker, George Residential Apartments (Pty) Ltd (die koper van die eiendom), wat aansoek doen met die toestemming van die grondeienaar en die onderskrywing van die huidige houer van die omgewingsmagtiging, Laritza Investments 183 (Pty) Ltd.

Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak.

Die volledige aansoek kan op die Virdus-webwerf verkry word: https://www.virdus.com/virdus-adverts-and-publications. Indien alternatiewe toegang tot die aansoek vereis word, kan spesiale reëlings getref word met die EAP of Nico Williams (Selfoon: +27 76 564 8569 // E-pos: nico.williams@virdus.com). Die aansoek sal beskikbaar wees vir 'n tydperk van 30 dae vir openbare toegang en kommentaar, vanaf 20 November 2026 tot 15 Januarie 2027. Virdus Works respekteer die reg op privaatheid van alle belanghebbendes (I&APs) en sal voldoen aan die vereistes van die Wet op die Beskerming van Persoonlike Inligting, 2013, Wet 4 van 2013. Deur as 'n I&AP te registreer en aan die proses deel te neem, stem I&AP's in dat hul name, beperkte besonderhede en kommentaar in die openbare domein beskikbaar gestel kan word.

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and
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e • 11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa
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30 August 2026

«Interest»

«Salutation» «Initials» «Surname»
«Address_01»
«Address_02»
«Address_03»
«Address_04»
Per: «Registration_01» // «Registration_02»

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management:	**Government Notice No. R 327 of 07 April 2017, Activity 27:** The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance	**Activity is applicable.** Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur,

Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	purposes undertaken in accordance with a maintenance management plan.	whether for the authorised development or for the amended use.

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en ‘n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	**Regeringskennisgewing Nr. R 327 van 07 April 2017,**	**Aktiwiteit is van toepassing.**

Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	**Aktiwiteit 27:** Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.	Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritza Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak.

Die volledige aansoek kan op die Virdus-webwerf verkry word: https://www.virdus.com/virdus-adverts-and-publications. Indien alternatiewe toegang tot die aansoek vereis word, kan spesiale reëlings getref word met die EAP of Nico Williams (Selfoon: +27 76 564 8569 // E-pos: nico.williams@virdus.com). Die aansoek sal beskikbaar wees vir 'n tydperk van 31 dae vir openbare toegang en kommentaar, vanaf 03 September – 05 Oktober 2026. Virdus Works respekteer die reg op privaatheid van alle belanghebbendes (I&APs) en sal voldoen aan die vereistes van die Wet op die Beskerming van Persoonlike Inligting, 2013, Wet 4 van 2013. Deur as 'n I&AP te registreer en aan die proses deel te neem, stem I&AP's in dat hul name, beperkte besonderhede en kommentaar in die openbare domein beskikbaar gestel kan word.

Appendix L4: Site notices

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
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SITE NOTICE OF ENVIRONMENTAL AUTHORISATION APPLICATION PROCESS // TERREIN KENNISGEWING VAN OMGEWINGSMAGTIGING AANSOEK PROSES

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en ‘n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13: Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys Kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:** Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.	**Aktiwiteit is van toepassing.** Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

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Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
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SITE NOTICE OF ENVIRONMENTAL AUTHORISATION APPLICATION PROCESS // TERREIN KENNISGEWING VAN OMGEWINGSMAGTIGING AANSOEK PROSES

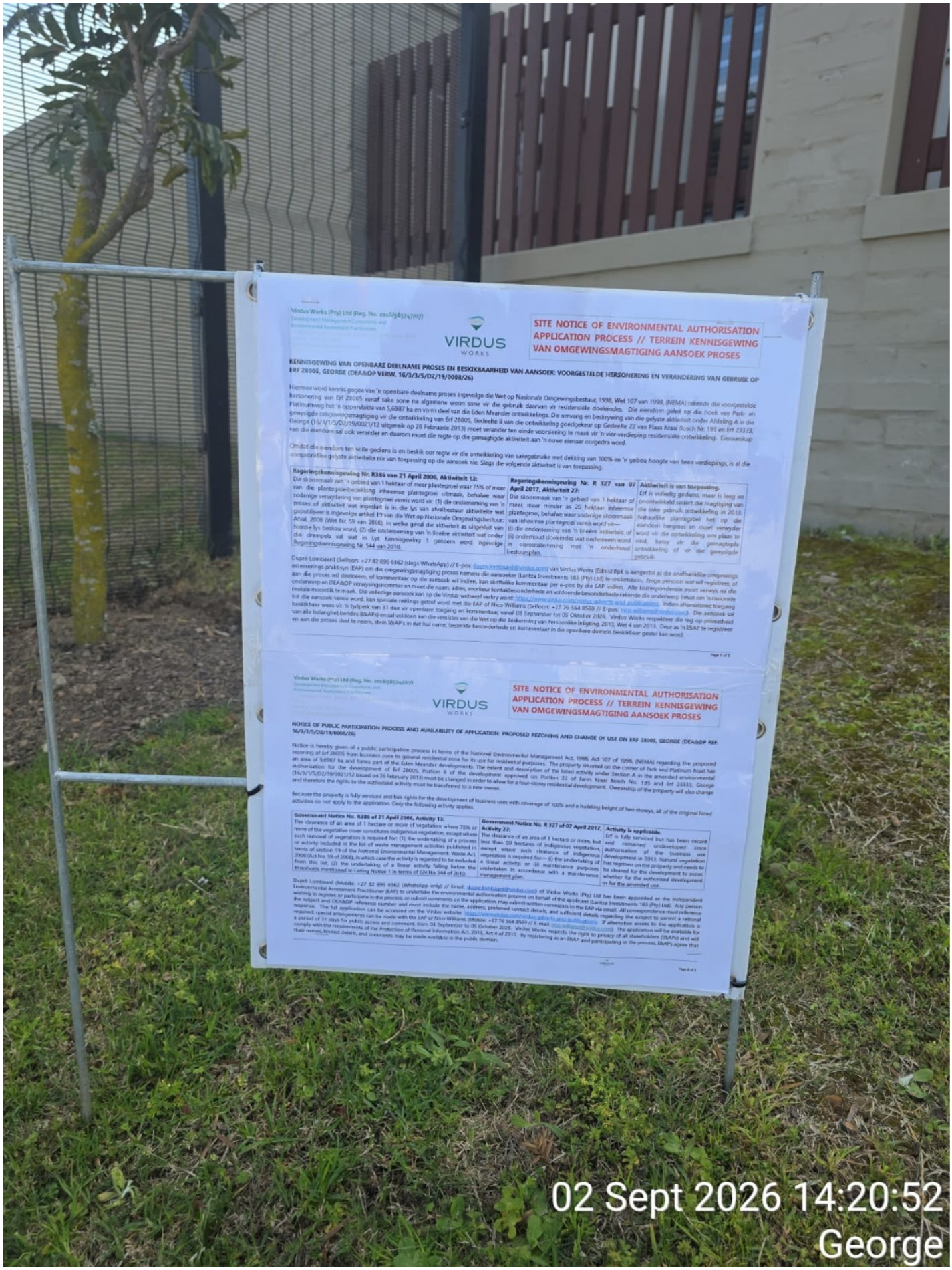
NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	**Government Notice No. R 327 of 07 April 2017, Activity 27:** The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	**Activity is applicable.** Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response. The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.



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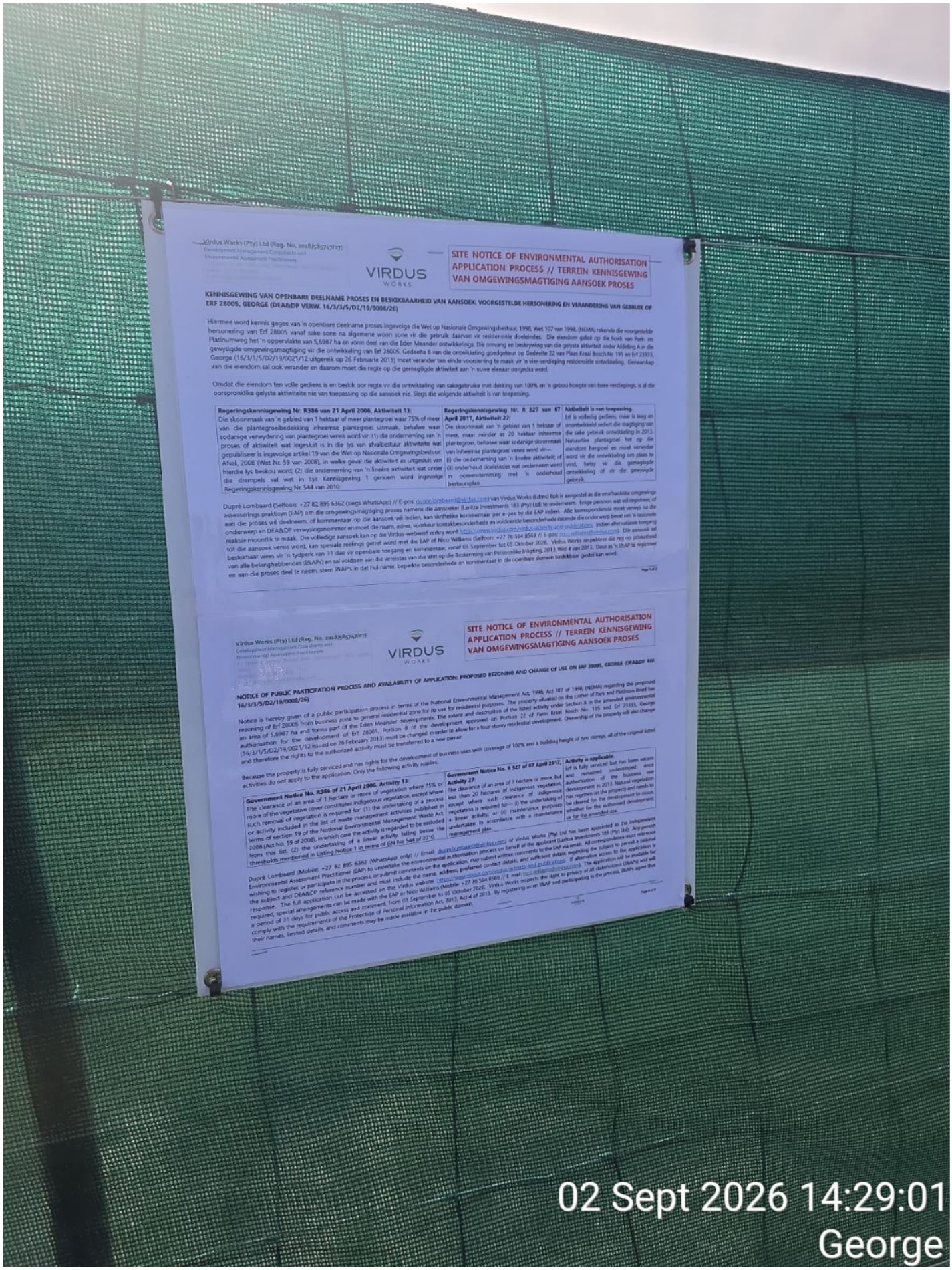

Virdus Works (Pty) Ltd (Reg. No. 2018/587477/07)
Development Management Consultants and
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SITE NOTICE OF ENVIRONMENTAL AUTHORISATION APPLICATION PROCESS // TERREIN KENNISGEWING VAN OMGEWINGSMAGTIGING AANSOEK PROSES

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en 'n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:**	**Aktiwiteit is van toepassing**
Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys Kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.	Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

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SITE NOTICE OF ENVIRONMENTAL AUTHORISATION APPLICATION PROCESS // TERREIN KENNISGEWING VAN OMGEWINGSMAGTIGING AANSOEK PROSES

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13:	**Government Notice No. R 327 of 07 April 2017, Activity 27:**	**Activity is applicable:**
The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list; (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.

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George


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Development Management Consultants and
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SITE NOTICE OF ENVIRONMENTAL AUTHORISATION APPLICATION PROCESS // TERREIN KENNISGEWING VAN OMGEWINGSMAGTIGING AANSOEK PROSES

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0006/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom gelee op die hoek van Park- en Platinumweg het 'n oppervlakte van 5.6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder *Afdeling A* in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en 'n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:**	**Aktiwiteit is van toepassing.**
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Virdus Works (Pty) Ltd (Reg. No. 2018/583747/07)
Development Management Consultants and
Environmental Assessment Practitioners

VIRDUS WORKS

SITE NOTICE OF ENVIRONMENTAL AUTHORISATION APPLICATION PROCESS // TERREIN KENNISGEWING VAN OMGEWINGSMAGTIGING AANSOEK PROSES

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/1/D2/1/0006/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5.6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

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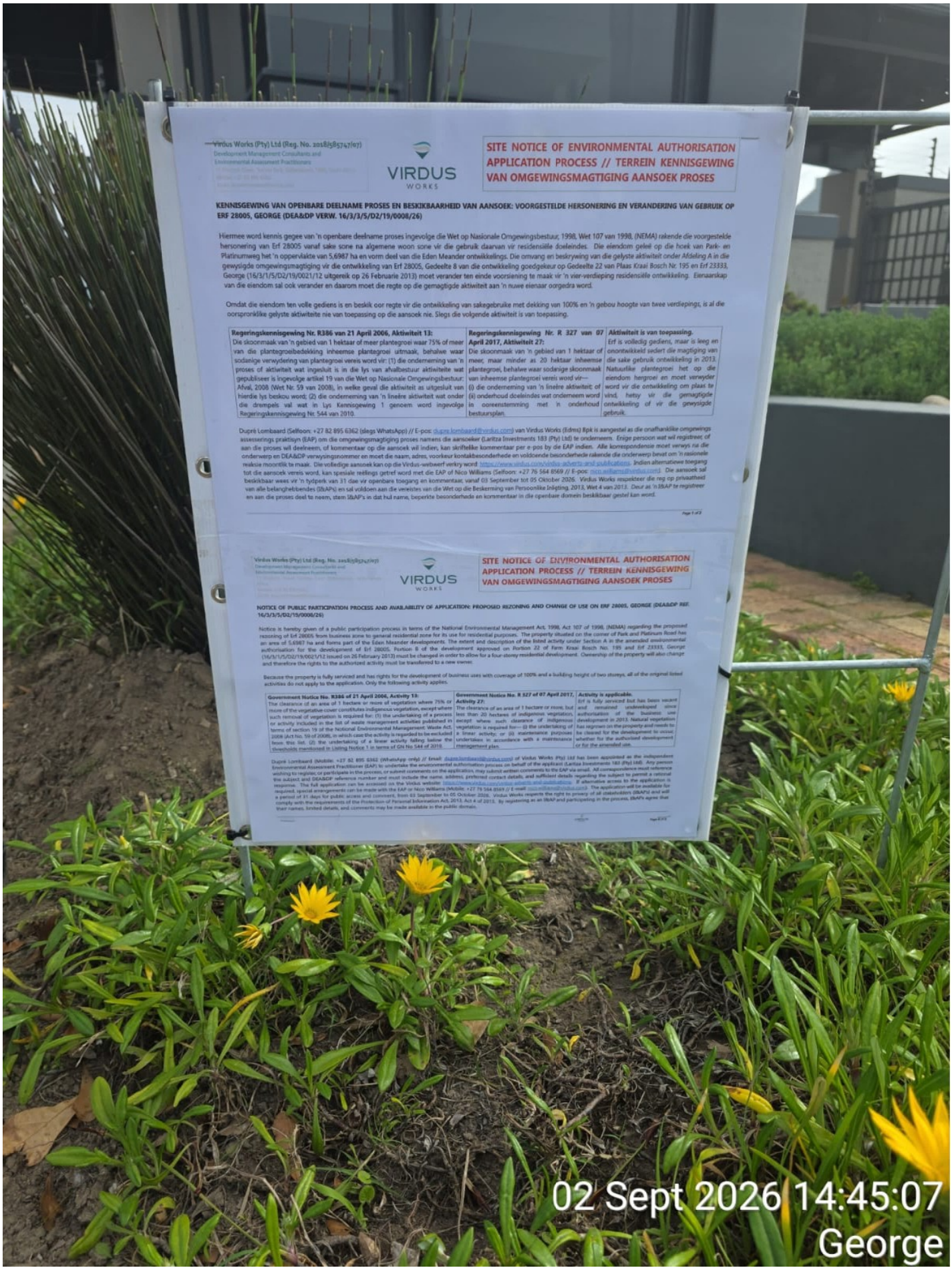
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SITE NOTICE OF ENVIRONMENTAL AUTHORISATION
APPLICATION PROCESS // TERREIN KENNISGEWING
VAN OMGEWINGSMAGTIGING AANSOEK PROSES
KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)
Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.
Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en 'n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.
Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:
Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys Kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.
Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:
Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir—
(i) die onderneming van 'n lineêre aktiwiteit; of
(ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.
Aktiwiteit is van toepassing.
Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.
Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritza Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak. Die volledige aansoek kan op die Virdus-webwerf verkry word https://www.virdus.com/virdus-adverts-and-publications. Indien alternatiewe toegang tot die aansoek vereis word, kan spesiale reëlings getref word met die EAP of Nico Williams (Selfoon: +27 76 564 8569 // E-pos: nico.williams@virdus.com). Die aansoek sal beskikbaar wees vir 'n tydperk van 31 dae vir openbare toegang en kommentaar, vanaf 03 September tot 05 Oktober 2026. Virdus Works respekteer die reg op privaatheid van alle belanghebbendes (I&APs) en sal voldoen aan die vereistes van die Wet op die Beskerming van Persoonlike Inligting, 2013, Wet 4 van 2013. Deur as 'n I&AP te registreer en aan die proses deel te neem, stem I&AP's in dat hul name, beperkte besonderhede en kommentaar in die openbare domein beskikbaar gestel kan word.
Page 1 of 2
Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and
Environmental Assessment Practitioners
VIRDUS
WORKS
SITE NOTICE OF ENVIRONMENTAL AUTHORISATION
APPLICATION PROCESS // TERREIN KENNISGEWING
VAN OMGEWINGSMAGTIGING AANSOEK PROSES
NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)
Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.
Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.
Government Notice No. R386 of 21 April 2006, Activity 13:
The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list; (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.
Government Notice No. R 327 of 07 April 2017, Activity 27:
The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.
Activity is applicable.
Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.
Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response. The full application can be accessed on the Virdus website (https://www.virdus.com/virdus-adverts-and-publications). If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.
02 Sept 2026 14:45:07
George


02 Sept 2026 14:45:24
George

Appendix L5: Public responses

Dupré Lombaard (Virdus Works)

From: antonio di carlofelice <[redacted]>
Sent: 28 September 2026 13:27
To: dupre.lombaard@virdus.com; DEADPEIAAdmin.George@westerncape.gov.za
Subject: Formal I&AP Submission – Erf 28005, George – DEA&DP Ref 16/3/3/5/D2/19/0008/26
Attachments: Enviromental_Authorisation_Final 0.pdf

Dear Mr Lombaard,

Please find attached my formal submission as an **Interested and Affected Party (I&AP)** in respect of the proposed amendment to the Environmental Authorisation for **Erf 28005, George** (DEA&DP Reference: **16/3/3/5/D2/19/0008/26**).

I am a Homeowner in **Blue Mountain Retirement Village**, immediately adjoining the proposed development site, and am therefore directly affected by the proposed development.

My attached submission provides detailed comments and requests for further information and assessment regarding, amongst other matters, the proposed scale and height of the development, visual and residential amenity impacts, noise, potential occupancy levels, traffic and parking, stormwater, geotechnical matters, construction impacts, density, alternatives and the application of the NEMA decision-making criteria.

This submission is intended to **supplement, but remain separate from, my objection already submitted to George Municipality as part of the land-use planning process**.

I respectfully request that:

1. I be formally registered as an Interested and Affected Party;
2. The attached submission be included in the environmental record and placed before the competent authority for consideration;
3. The matters raised in the submission be addressed substantively in the **Comment and Response Report**; and
4. I be kept informed of any further public participation process, additional reports or material amendments relating to this application.

I would appreciate confirmation of receipt of this email and the attached submission.

Kind regards,

Antonio Di Carlofelice
Homeowner
Blue Mountain Retirement Village

[redacted]

FORMAL I&AP SUBMISSION

Proposed Amendment of Environmental Authorisation — Erf 28005, George

Blue Mountain Retirement Village — directly affected adjoining resident/owner

DEA&DP Reference	16/3/3/5/D2/19/0008/26
Existing EA	16/3/1/5/D2/19/0021/12 (2013)
Property	Erf 28005, George
Proposal	680 residential apartments in 36 blocks; up to four storeys / 15 m
Commenting period	03 September – 05 October 2026
Submitted by	Antonio Di Carlofelice, Homeowner, Blue Mountain Retirement Village

To: Mr Dupré Lombaard, Virdus Works (Pty) Ltd, Environmental Assessment Practitioner

E-mail: dupre.lombaard@virdus.com

Subject: Formal registration and comment as an Interested and Affected Party — Erf 28005, George

Dear Mr Lombaard,

I hereby register as an Interested and Affected Party (I&AP) and submit this formal written comment on the proposed amendment of the Environmental Authorisation for Erf 28005, George.

I am a resident/owner in Blue Mountain Retirement Village and am directly affected by the proposal because the development site immediately adjoins the established low-rise residential and retirement environment.

This submission supplements, but is separate from, my objection already submitted to George Municipality in the land-use planning process. I request that this submission be placed before the competent environmental authority in full and that each material issue raised below is addressed in the Comment and Response Report.

1. Nature and scale of the proposed change

The environmental amendment report states that the 2013 Environmental Authorisation contemplated a Business Zone I development on the relevant portion with a two-storey building-height limitation. The applicant now seeks authorisation for purely residential development in apartment blocks up to four storeys in height.

The existing municipal zoning position should also be acknowledged accurately. Erf 28005 is presently zoned Business Zone I. The existence of existing development rights is relevant to the decision, but those rights do not by themselves establish that the particular four-storey residential configuration now proposed is the appropriate environmental option at the immediate interface with Blue Mountain. The land-use and environmental-authorisation processes should be considered together so that the approved environmental envelope corresponds with the final municipal development rights.

The current proposal comprises 680 residential units in 36 apartment blocks, approximately 40% site coverage, 870 parking bays, and ancillary facilities including a clubhouse, gymnasium, padel and tennis courts, swimming pool and outdoor recreation areas.

A material discrepancy in the documentation should be resolved before an environmental decision is made. The July 2026 municipal land-use application describes the 680 units as being accommodated in 18 multi-level blocks, whereas the current environmental amendment documentation refers to 36 apartment blocks. The number, footprint, distribution and height of the buildings are material to the assessment of visual impacts, shadowing, noise, traffic, construction activity and residential amenity. The environmental record should therefore include a single, definitive and coordinated site plan and building schedule.

The proposal is therefore not merely a change in internal use. It alters the authorised land-use model and materially increases the intensity and character of the development, as well as its potential residential impacts along the boundary with Blue Mountain Retirement Estate. **These impacts are especially significant given the proximity of residents, many of whom are frail or otherwise vulnerable.**

2. The applicant's own Visual Impact Assessment identifies Blue Mountain as a high-sensitivity receptor

The environmental amendment report records that the single-storey residential properties on the southern and western boundaries are classified in the Visual Impact Assessment as high-sensitivity receptors. It states that these residents are permanent, long-term residents, are close-range static viewers with direct lines of sight towards the proposal, and currently have an outlook towards the Outeniqua Mountains.

The report further acknowledges potential shadow effects, partial obstruction of mountain views and a significant change in scale and massing caused by the proposed multi-storey apartment blocks.

The VIA recommends stepped massing, horizontal articulation, a minimum 5 m setback and boundary landscaping. It also expressly recognises that landscaping cannot eliminate the visual impact of four-storey buildings.

The fact that the VIA recommends these measures is important: they respond directly to the identified sensitivity of the adjoining homes. Where the specialist assessment identifies a permanent residual visual impact that landscaping cannot eliminate, the decision-maker should consider whether reducing height and massing at the interface is a more effective avoidance measure than relying primarily on mitigation after the four-storey form has been established.

I request that the competent authority treat this as a material and permanent residential-amenity impact rather than relying principally on the fact that the site lies within an identified urban node.

3. Alternatives and the need for a genuinely lower-rise option

The amendment report considers an alternative layout in which lower building profiles are used around the residential edges. However, it states that an option involving fewer residential units through lowering buildings to a maximum of three storeys was not proposed because it was considered to have no identifiable benefit.

The environmental assessment itself identifies the adjoining residential properties as high-sensitivity receptors and recommends stepped massing at the residential interface.

I therefore request a proper comparative assessment of at least the following:

- the proposed four-storey proposal;
- a two-storey maximum interface along the Blue Mountain boundary with stepped height increasing away from the boundary; and
- any alternative layout that materially increases separation from the retirement estate.

The comparison should address visual impact, shadowing, privacy/overlooking, noise, traffic, construction impacts, residential amenity and the effectiveness and permanence of proposed mitigation. **This comparative exercise is also required to be considered in the context of the alternatives and impact-assessment requirements of the NEMA EIA Regulations.**

The two-storey boundary option is particularly important because it directly tests impact avoidance at the most sensitive receptor while still allowing greater intensity farther from the boundary. The assessment should quantify the environmental and residential benefits of that option rather than dismissing a reduction in units solely on the basis of development yield.

4. Noise — request for a site-specific independent acoustic assessment

Noise is a legitimate environmental and residential-amenity consideration in this application. The Western Cape Noise Control Regulations recognise residential and healthcare uses as noise-sensitive activities, and define noise nuisance in terms of sound that impairs or may impair the convenience or peace of a reasonable person.

George Municipality's 2024/25 Annual Report records 54 noise nuisance complaints in 2024/25, compared with 26 in 2023/24. These figures do not establish that this development will cause a noise nuisance, and I do not rely on them as proof of future impact. They do, however, demonstrate that noise nuisance is a recurring municipal environmental-management issue and support the request for a site-specific assessment rather

than reliance only on general noise-control rules. The Municipality's own reporting confirms that noise complaints are dealt with through its noise-control and public-nuisance functions.

The proposed development is materially different from a conventional low-density residential development because it comprises 680 Rental apartments together with communal and recreational facilities. The applicant's own description includes a clubhouse, gymnasium, padel and tennis courts, swimming pool and outdoor recreation areas.

I am particularly concerned that the application appears to focus on the physical development envelope without adequately demonstrating the external noise consequences of the eventual occupied development on the receiving environment and the nature of the affected receptors, many of them frail and fragile. This is important because the number of actual occupants may be substantially greater than the number of dwelling units, depending on occupancy, rental arrangements and whether unrelated occupants share apartments.

I therefore formally request that an independent, suitably qualified acoustic/noise specialist undertake a site-specific Noise Impact Assessment, or that the competent authority require one before deciding the amendment, addressing both construction and operational noise.

The assessment should, at minimum, address:

- baseline ambient noise levels at representative Blue Mountain boundary/receptor locations, including evening and night-time conditions;
- noise from vehicles entering and leaving the development, visitor activity, gates and parking areas;
- deliveries, refuse collection and service-yard activities;
- clubhouse, gymnasium and communal facilities;
- padel and tennis courts, swimming pool and outdoor recreation areas;
- balconies, gatherings and other potentially concentrated residential activity;
- mechanical plant, pumps, ventilation, generators and other fixed equipment, if applicable;
- night-time noise and the cumulative effect of many residential units operating simultaneously;
- construction noise, vibration, excavation, concrete deliveries and heavy vehicles; and
- the predicted noise levels at the nearest Blue Mountain dwellings, including the worst reasonably foreseeable operating scenario.

The assessment should use appropriate South African noise measurement and assessment standards and should clearly identify the assumptions used. The national noise assessment protocol specifically contemplates baseline ambient measurements at relevant receptors, including residential places of residence or tranquillity, where a specialist noise assessment is triggered.

I further request that the specialist assess the effectiveness of any proposed acoustic barrier, boundary treatment or landscaping rather than simply listing mitigation measures without quantified predicted outcomes. The assessment should identify predicted residual noise impacts after mitigation and any monitoring required to manage those residual impacts.

5. Multi-occupancy and rental use — the environmental assessment should test the real operating population

The proposal is described as a residential apartment development and the application material refers to rental accommodation with rentals ranging between R7,000 and R15,000. This creates an important distinction between the number of apartments and the number of people who may actually occupy the development. In this regard, the George Herald reported on 25 January 2024 that Lauren Waring, then Director of Human Settlements, Planning and Development and Property Management at George Municipality, stated that almost 80% of households in George earn below R22,000 per month, of which approximately 42% earn below R3,500 per month. The same report stated that there was a real shortage of housing opportunities for households earning between R3,500 and R22,000 per month. The article also reported that an estate agent used a rule of thumb of multiplying monthly rent by 3.3 to determine the income required to qualify for a rental; on that basis, a R7,000 rental would imply income of about R23,100 per month, before considering household expenses. This is not a statutory affordability test and should not be treated as one, but it provides useful local market context. The environmental assessment should therefore disclose the intended rental market and demonstrate what proportion of the proposed 680 apartments is realistically aimed at, and accessible to, the local gap-market households identified by the Municipality.

I am not suggesting that tenants will necessarily behave unreasonably. The concern is that a high-density rental development creates more opportunities for activity, movement and noise to cross the boundary into an established retirement environment.

The applicant should therefore disclose:

- the maximum permitted occupancy of each apartment type;
- the occupancy assumptions used in the environmental, traffic, parking, water, sewerage and refuse assessments;
- whether multiple unrelated adults may occupy a unit;
- whether subletting or short-term/holiday letting is permitted;
- how occupancy limits will be monitored and enforced;
- the location and operating hours of communal and recreational facilities;
- the proposed management arrangements for noise and nuisance complaints; and
- whether a binding body-corporate/estate management noise code will apply to tenants and visitors.

The competent authority should not assess the noise environment on the assumption that 680 apartments equate to 680 households or 680 residents. The actual potential occupancy should be tested.

6. Privacy, overlooking and sunlight

Four-storey apartment buildings immediately adjoining single-storey retirement homes create a materially different relationship between the properties.

I request dimensioned elevations and sections showing the relationship between the proposed buildings and the nearest Blue Mountain homes, including finished ground levels, floor levels, balconies, windows and roof heights.

A proper summer and winter shadow/sunlight assessment should be provided, together with an assessment of overlooking and privacy impacts from upper-floor windows and balconies. The assessment should consider living rooms, bedrooms, gardens and other outdoor areas of affected properties.

Because Blue Mountain is an established retirement environment, the assessment should also consider the particular sensitivity of permanent residents to loss of privacy, outlook, sunlight and quiet enjoyment. This is not an argument that retirement residents should be insulated from all change**; it is a request that the receiving environment and the nature of the affected receptors, many of them frail be properly reflected in the assessment of significance and mitigation.**

7. Traffic, parking and operational activity

The environmental amendment report records that the development will have 870 parking bays and that significant traffic mitigation measures are contemplated. **The municipal application, however, records that 959 parking bays would be required under the cited PT1 guideline and that the 870-bay provision requires a relaxation.**

The environmental assessment should reconcile the parking figures and clearly explain the assumptions regarding vehicle ownership, visitor parking, staff, deliveries and actual occupancy.

The applicant should also confirm the status, funding, timing and enforceability of any road upgrades relied upon to demonstrate that the surrounding road network can accommodate the development.

The October 2025 municipal pre-application consultation is directly relevant to these matters. It called for parking to be addressed in accordance with the GIZS, stormwater/runoff affecting neighbouring property to be addressed, pedestrian access and walkability to be considered, and access via Platinum/Park Street to be restricted. The environmental assessment should demonstrate that these matters have been incorporated into the current design and should not rely on unresolved future engineering or traffic commitments.

8. Construction impacts

The scale of the proposal means that construction may be prolonged and may involve excavation, heavy vehicles, concrete deliveries, dust, vibration, temporary drainage and sustained construction noise.

A binding Construction Management Plan should therefore be approved before site establishment. It should include defined working hours, noise and vibration controls, heavy-vehicle routing, dust and road-cleanliness controls, stormwater management, emergency access, protection of neighbouring property, a formal complaints and escalation mechanism, and a named responsible person with authority to resolve complaints.

Particular attention should be given to the immediate interface with Blue Mountain and the effect of prolonged construction activity on an established retirement environment.

9. Geotechnical and stormwater matters

The environmental process should not treat this as merely a later technical matter where ground conditions may affect construction, drainage, stability or neighbouring properties.

I request that the competent authority require the applicant to identify the scope, timing and professional responsibility for the geotechnical investigation and to demonstrate how its findings will be incorporated into the final design and construction management.

The George building collapse of 6 May 2024 is not cited as evidence of any failure by the present applicant or professional team. It is relevant only as a local reminder of the importance of obtaining reliable geotechnical and engineering information before major multi-storey construction proceeds. **Where the present application itself identifies potentially expansive clay or limited soil information, the environmental record should demonstrate that the risk has been professionally investigated and appropriately incorporated into design and construction controls.**

Stormwater and runoff should likewise be assessed in relation to the increased intensity of development and the protection of neighbouring properties.

10. Need and desirability must be considered together with local environmental impacts

- The environmental amendment report places significant emphasis on the need for additional housing in George and on the location of Erf 28005 within an identified urban node. Those are relevant considerations, but they should be assessed together with the site-specific environmental and community impacts of the particular development proposed.
- The assessment should distinguish between the general need for more housing in George and the need for this particular rental product, at this particular scale, height and location.
- The George Herald reported on 25 January 2024 that Lauren Waring, then Director of Human Settlements, Planning and Development and Property Management at George Municipality, stated that almost 80% of George households earned below R22,000 per month, with approximately 42% earning below R3,500 per month. The same report identified a shortage of housing opportunities for households earning between R3,500 and R22,000 per month.

- The application refers to rental accommodation ranging from approximately R7,000 to R15,000 per month. The environmental assessment should therefore disclose the intended rental market and demonstrate what proportion of the 680 units is realistically intended to serve the local gap-market households identified by the Municipality.
- The reported rental affordability rule of thumb of approximately 3.3 times monthly rent provides local market context only; it is not a statutory affordability test. At R7,000 per month, this would indicate an income of approximately R23,100 per month before household expenses.
- The decision-maker should consider the public benefit of additional housing together with the effects of the proposed development on the immediately adjoining established retirement community, including visual impact, privacy, sunlight, noise, traffic, parking, stormwater, construction activity and residential amenity.
- The assessment should explain whether the stated housing need can be substantially addressed through a lower-rise, lower-density or stepped form of development that reduces impacts on the adjoining high-sensitivity residential environment.
- I therefore request that the Comment and Response Report clearly explain the evidence relied upon in concluding that the proposed scale, form and rental product meet an identified local housing need, and how that need has been balanced against the site-specific impacts identified in this submission.

11. Proposed density of approximately 120 dwelling units per hectare — assessment against the applicable George spatial-planning framework

- The proposed development comprises approximately 680 residential units and is described in the municipal application and public reporting as having a density of approximately 120 dwelling units per hectare.
- The applicable planning context referred to in the application identifies a benchmark of approximately 60 dwelling units per hectare. The proposed density is therefore approximately twice that benchmark and should be expressly assessed rather than treated as an established development right.
- The applicant should identify the applicable George Municipal Spatial Development Framework, relevant Local Spatial Development Framework and any other applicable spatial-planning instrument, together with the precise status of the 60 dwelling-unit-per-hectare figure.
- The applicant should explain the planning basis for selecting approximately 120 dwelling units per hectare and provide objective evidence demonstrating why that intensity is appropriate for Erf 28005 in its particular location and context.
- The fact that the property is within or near an identified node does not by itself establish that the highest proposed intensity is appropriate. The assessment should consider surrounding land uses, the low-rise character of Blue Mountain, public transport, infrastructure capacity and the ability of the surrounding road and municipal networks to accommodate the proposed intensity.
- The environmental assessment should specifically examine impacts arising from the higher density, including increased population, traffic, parking demand, infrastructure demand, stormwater runoff, noise, visual massing, construction activity and pressure on surrounding services.
- The assessment should consider cumulative impacts arising from the proposed density together with existing and reasonably foreseeable development in the surrounding area.
- A lower-density alternative should be assessed to determine whether a substantial portion of the stated housing objective could be achieved while reducing impacts on the adjoining Blue Mountain retirement

environment. This should complement the lower-rise and stepped-boundary alternatives already requested in Section 3.

- **I request that the Comment and Response Report provide a substantive, evidence-based response to the proposed 120 dwelling units per hectare, the applicable 60 dwelling-unit-per-hectare benchmark, the planning justification for the difference and the environmental consequences of that increased intensity.**

12. Application of NEMA decision-making criteria to the specific Erf 28005 proposal

The environmental assessment should demonstrate, specifically in relation to the proposed 680-unit development at Erf 28005, how the NEMA decision-making requirements have been applied to the issues identified in this submission. In particular:

- **Policy and spatial-planning context:** The assessment should explain how the proposed approximately 120 dwelling units per hectare and four-storey/15 m development responds to the applicable George spatial-planning framework, including the relevant density parameters discussed in Section 11. The fact that the site is within or near an identified node should not, on its own, be treated as establishing that the proposed intensity is environmentally appropriate.

- **Need versus the particular development:** The assessment should distinguish between the general need for housing in George and whether the proposed 680-unit rental development, at the proposed density and height, actually addresses the identified local housing need. The local affordability evidence discussed in Section 10 should be considered rather than relying simply on a general statement that George requires more housing.

- **Alternatives and avoidance:** The assessment should demonstrate why the identified alternatives have been considered, particularly a two-storey interface along the Blue Mountain boundary, stepped building heights and a lower-density configuration. This is particularly important because the applicant's own Visual Impact Assessment identifies the adjoining Blue Mountain properties as high-sensitivity receptors.

- **Visual and residential amenity impacts:** The assessment should specifically address the acknowledged change from the existing low-rise environment to four-storey apartment buildings, including loss of outlook, visual scale, shadowing, overlooking, privacy and sunlight. Where the VIA acknowledges that landscaping will not eliminate the visual impact of four-storey buildings, the residual impact should be clearly identified rather than presented as fully mitigated.

- **Noise and actual occupancy:** The environmental assessment should not assess operational impacts simply on the basis of 680 apartments. As discussed in Sections 4 and 5, the potential population, multiple occupancy, communal facilities, padel and tennis courts, swimming pool, clubhouse, vehicle movements and other activities should be incorporated into the assessment of the likely noise environment.

- **Traffic, parking and infrastructure:** The environmental assessment should reconcile the 870 parking bays proposed with the 959 bays identified in the municipal application, and demonstrate that traffic, parking, stormwater, water, sewerage, waste and other infrastructure can accommodate the proposed intensity.

- **Construction impacts:** The assessment should address the particular consequences of prolonged construction immediately adjacent to an established retirement environment, including noise, vibration, dust, heavy vehicles, excavation, stormwater and protection of neighbouring properties.
- **Geotechnical and stormwater uncertainty:** Where the information available to the environmental process is incomplete, particularly regarding ground conditions, expansive clay, geotechnical investigation and stormwater, the assessment should identify the uncertainty and explain whether sufficient information exists to make an informed decision.
- **Cumulative impacts:** The assessment should consider whether the impacts identified in this submission could be compounded by other existing and reasonably foreseeable development in the surrounding area, particularly in relation to traffic, infrastructure, density, noise and pressure on community services.
- **Mitigation versus avoidance:** The assessment should demonstrate that impacts have first been considered for avoidance, particularly through lower height and stepped development at the Blue Mountain boundary, rather than relying principally on landscaping, screening or other mitigation after the proposed four-storey form has been established.
- **Residual impacts:** For each material impact, the Comment and Response Report should identify the predicted impact before mitigation, proposed mitigation, residual impact after mitigation and how that residual impact will be monitored and managed.
- **Decision-making where information remains incomplete:** Where a material issue cannot yet be properly assessed because information is incomplete, the competent authority should consider whether the necessary specialist information or assessment should be obtained before the environmental decision is made, rather than relying on conditions to resolve an inadequately assessed impact after approval.

13. October 2025 municipal pre-application recommendations and coordination of the environmental record

The signed George Municipality pre-application consultation dated 20 October 2025 contains several recommendations that are directly relevant to the environmental assessment and should be expressly addressed in the environmental Comment and Response Report.

- The proposed height should be motivated relative to surrounding character and existing development;
- visual impact from adjacent residential properties should be illustrated and addressed;
- a stepped development approach with lower structures along boundaries adjacent to residential properties should be considered;
- orientation and ancillary recreational uses should be reconsidered;
- parking should be addressed in accordance with the GIZS requirements;
- stormwater drainage/runoff affecting neighbouring property should be addressed;
- walkability and pedestrian access should be demonstrated;
- access via Platinum/Park Street should be restricted;

- the environmental consultant should confirm the applicability of the existing environmental authorisation; and the heritage process should be considered because of the size of the site.

These recommendations are significant because they were made after the Municipality considered the proposal at pre-application stage. The current environmental application should show, point by point, how the relevant recommendations have been incorporated or, if not adopted, why they were not adopted and what alternative mitigation is proposed.

The assessment should also distinguish between the general need for housing in George and the need for this particular scale and form of development on this particular site. The existence of a recognised urban node can support intensification, but it does not remove the requirement to examine whether the particular density, scale and form of development proposed is appropriate for this site and its surrounding context. In this case, the proposed density of approximately 120 dwelling units per hectare is approximately double the 60 dwelling units per hectare benchmark referred to in the applicable planning context. The applicant should therefore demonstrate why this substantially higher intensity is appropriate for Erf 28005 and how the resulting additional environmental and community impacts will be avoided, minimised or mitigated. The environmental assessment should also examine whether a lower-density, lower-rise and stepped design could achieve a substantial portion of the stated housing objective while materially reducing impacts on the immediately adjoining high-sensitivity residential receptor.

14. Specific information and responses requested

1. Please provide the quantified summer and winter shadow impacts on representative Blue Mountain homes.
2. Please provide a site-specific independent Noise Impact Assessment covering both construction and operational phases.
3. Applicant to disclose the maximum occupancy assumed per apartment and the maximum potential population of the completed development.
4. Applicant to confirm whether multiple unrelated occupants, subletting or short-term letting will be permitted.
5. Please identify all communal/recreational noise sources and their proposed hours of operation.
6. Applicant to explain how noise complaints from Blue Mountain residents will be managed, recorded and escalated after occupation.
7. Applicant to reconcile the 870 parking bays in the environmental report with the 959 bays identified as required in the municipal application, including the assumptions underlying the relaxation and the consequences for visitor, staff and overflow parking.
8. Applicant to confirm the scope, timing and professional responsibility for the site-specific geotechnical investigation and how its findings will be incorporated into the final design and construction controls.
9. Applicant to confirm that all environmental mitigation measures will be converted into binding and enforceable conditions of approval.
10. Applicant to reconcile the 18-block description in the July 2026 municipal land-use application with the 36-block description in the environmental amendment documentation and provide one definitive coordinated building schedule and site plan.

15. Requested outcome

My preferred outcome is that the proposed amendment to permit four-storey residential development in its current form be refused because the evidence does not yet satisfactorily demonstrate that the proposed scale and intensity is the most appropriate environmental option at the immediate interface with Blue Mountain.

Alternatively, before any decision is made, I request that the application be deferred or supplemented to address the matters raised above, particularly the independent acoustic assessment, multi-occupancy assumptions, shadow/privacy assessment, genuine lower-rise alternatives, reconciled parking and traffic mitigation, and geotechnical and construction controls.

If the amendment is nevertheless approved, I request that the Environmental Authorisation contain binding conditions addressing, at minimum:

I further request that no material change to the approved number, location, height or configuration of buildings, communal recreational facilities or mitigation measures be permitted without an appropriate environmental assessment and public-participation process where required by law.

- a lower-rise/stepped interface along the Blue Mountain boundary;
- a clearly defined minimum setback and landscaped/acoustic boundary treatment;
- an independent acoustic assessment and enforceable operational noise controls;
- defined operating hours for potentially noisy communal/recreational facilities;
- a formal 24-hour complaints and escalation mechanism;
- binding construction noise, vibration, dust and traffic controls;
- completion of required infrastructure and geotechnical measures before occupation where appropriate; and
- a requirement that the approved development remain within the assessed building configuration and mitigation envelope.

16. Closing

I support appropriate and well-planned development in George. My objection is not to residential development in principle. It is to the proposed scale, height, intensity and immediate interface with an established low-rise retirement community, and to the need for objective evidence that the impacts can be adequately avoided, minimised and managed.

I respectfully request that I be formally registered as an I&AP, that this submission be included in the environmental record, and that the issues and questions raised above receive a substantive response in the Comment and Response Report.

Yours faithfully,

Antonio Di Carlofelice

Resident/Owner — Blue Mountain Retirement Village

Contact details: [redacted]

Date: 18 September 2026

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Dupré Lombaard (Virdus Works)

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 03 September 2026 13:04
To: 'Beth Lundin'
Subject: RE: Photo from [redacted]

Dear Beth

Thank you for the comment. We will include it in the submissions received and consider the content in the assessment process.

Regards / Groete / Saludos

DUPRÉ LOMBAARD
(SACPLAN B/8076/1998 / EAPASA 2019/304)
Mobile: South Africa +27 82 895 6362 (WhatsApp only)
Móvil: España +34 660 48 24 46
Address / Dirección: Avenida do Malecón 25, Piso 8 E, Santa Uxia de Ribeira, 15960, La Coruña, Spain

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and Environmental Assessment Practitioners
Address: 11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa

Web: www.virdus.com

From: Beth Lundin <[redacted]>
Sent: 03 September 2026 13:00
To: dupre.lombaard@virdus.com
Subject: Photo from [redacted]

APPLICANT

RESPONDENT

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Virdus Works (Pty) Ltd (Reg. N
Development Management Consultant
Environmental Assessment Practitioner

11 Elektron Street, Techno Park,
Stellenbosch, 7600, South Africa

Mobile: +27 82 895 6362
Email: dupre.lombaard@virdus.com

NOTICE OF PUBLIC PARTICIPA
PROPOSED REZONING AND C
1

Notice is hereby given of a public
Management Act, 1998, Act 107 of 19
business zone to general residential zo
the corner of Park and Platinum Road
developments. The extent and descri
environmental authorisation for the de
on Portion 22 of Farm Kraai Bosch No
on 26 February 2013) must be change
Ownership of the property will also cha
transferred to a new owner.

Because the property is fully serviced
coverage of 100% and a building heigh
to the application. Only the following a

Government Notice No. R386 of 21 April 2006, Activity 13:
The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation

The Notice for Public Participation Process ito The National Enviromental Managment Act for the proposed rezoning Erf 28005 .
If you would like to comment it must happen before 3 Oct 2026

Yahoo Mail: Search, organise, conquer

I object to the proposed development in the above publication. It will be the wrong type of elements & devalue properties in Blue Mountain. The impact on the environment will have serious consequences because of the extra traffic.

Thankyou

Beth

Dupré Lombaard (Virdus Works)

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 03 September 2026 12:41
To: bmv@bmvhoa.co.za
Cc: 'Selene'; 'Elise Earnshaw'
Subject: RE: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE
Attachments: Amendment Application Erf 28005 George NEMA S32 Report.pdf

Dear Jeremy

The attached document that forms part of the EA amendment documents (Appendix S), is probably the best to explain the application and its potential impacts. You can circulate it if you think fit.

Regards / Groete / Saludos

DUPRÉ LOMBAARD
(SACPLAN B/8076/1998 / EAPASA 2019/304)
Mobile: South Africa +27 82 895 6362 (WhatsApp only)
Móvil: España +34 660 48 24 46
Address / Dirección: Avenida do Malecón 25, Piso 8 E, Santa Uxia de Ribeira, 15960, La Coruña, Spain

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and Environmental Assessment Practitioners
Address: 11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa

Web: www.virdus.com

From: bmv@bmvhoa.co.za <bmv@bmvhoa.co.za>
Sent: 03 September 2026 11:51
To: 'Dupré Lombaard (Virdus Works)' <dupre.lombaard@virdus.com>
Cc: Selene <admin@bmv.co.za>; 'Elise Earnshaw' <elise@earnshawandassociates.co.za>
Subject: RE: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

Thank you Dupre

We will distribute it to our residents and make it clear that any queries or requests for an explanation must be directed to you.

I can immediately see that there will be confusion between an Environmental Authorisation/ Approval and an Environmental Impact Assessment (EIA) – which this is not. As the HOA is not really qualified to try to explain the difference to the residents, it will be best done by you.

Kind regards

BLUE MOUNTAIN Village
HOMEOWNERS' ASSOCIATION
JEREMY WAGNER
Estate Manager
044 805 7119
bmv@bmvhoa.co.za
Address
149 Park Road, George 6529
www.bluemountainvillage.co.za

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: Wednesday, 02 September 2026 18:33
To: bmv@bmvhoa.co.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

The Blue Mountain Village HOA
Blue Mountain Office Park
149 Park Rd
George
6539
Per: bmv@bmvhoa.co.za //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for:	**Government Notice No. R 327 of 07 April 2017, Activity 27:** The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such	**Activity is applicable.** Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013.

(1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en ‘n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:**	**Aktiwiteit is van toepassing.**
Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of	Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20	Erf is volledig gediens, maar is leeg en

meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.	onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritza Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak.

Die volledige aansoek kan op die Virdus-webwerf verkry word: https://www.virdus.com/virdus-adverts-and-publications. Indien alternatiewe toegang tot die aansoek vereis word, kan spesiale reëlings getref word met die EAP of Nico Williams (Selfoon: +27 76 564 8569 // E-pos: nico.williams@virdus.com). Die aansoek sal beskikbaar wees vir 'n tydperk van 31 dae vir openbare toegang en kommentaar, vanaf 03 September – 05 Oktober 2026. Virdus Works respekteer die reg op privaatheid van alle belanghebbendes (I&APs) en sal voldoen aan die vereistes van die Wet op die Beskerming van Persoonlike Inligting, 2013, Wet 4 van 2013. Deur as 'n I&AP te registreer en aan die proses deel te neem, stem I&AP's in dat hul name, beperkte besonderhede en kommentaar in die openbare domein beskikbaar gestel kan word.

Dupré Lombaard (Virdus Works)

From: Charles Nel <[redacted]>
Sent: 05 October 2026 12:33
To: pnako@george.co.za; marries@george.co.za; sprins@george.gov.za; janvrolijk@jvtownplanner.co.za; pbotha@george.gov.za; dupre.lombaard@virdus.com
Subject: OBJECTION TO LAND USE APPLICATION: PROPOSED DEPARTURE / RELAXATION OF HEIGHT RESTRICTION ON ERF 23005, GEORGE

OBJECTION TO LAND USE APPLICATION: PROPOSED DEPARTURE / RELAXATION OF HEIGHT RESTRICTION ON ERF 23005, GEORGE

DATE: 5th October 2026

OBJECTOR DETAILS:

- **Full Name / Body Corporate Name:** Dr Charles Paul Nel
- **Property Description:** [redacted]
- **Physical Address:** [redacted]
- **Contact Number:** [redacted]
- **Email Address:** [redacted]

Dear Sir / Madam,

RE: OBJECTION TO THE PROPOSED DEPARTURE FOR THE RELAXATION OF THE HEIGHT RESTRICTION ON ERF 23005, GEORGE (IN TERMS OF SECTION 50 OF THE GEORGE LAND USE PLANNING BY-LAW, 2023)

I am writing as the registered owner of Erf 23660, which is located in direct proximity to the subject property. I wish to lodge a formal objection to the land use application seeking a permanent departure to relax the height restriction parameters on **Erf 23005, George**.

My interests are directly affected by this application in the following ways, and I request that the Municipality consider these substantive grounds for objection:

The proposed height relaxation will significantly increase the vertical scale of the structure on Erf 23005. This expansion will result in direct line-of-sight overlooking into our private outdoor living areas, bedrooms, and recreational spaces. The loss of privacy will severely impact the quiet enjoyment of our property.

The over-scaled height of the proposed building will cast substantial shadows across neighboring properties. This block will restrict essential afternoon/morning solar access, creating dampness issues and driving up electricity costs for heating. Furthermore, it will obstruct the natural scenic views characteristic of this area of George, negatively altering the visual landscape.

The current height restrictions in the George Integrated Zoning Scheme exist to maintain structural harmony and density limits. Granting this departure would introduce an intrusive, out-of-scale

structure that does not conform to the established visual line, density, and neighbourhood character of the surrounding properties. It sets an undesirable planning precedent for subsequent spot-relaxations. The only structures of similar height in George are in the CBD, and allowing such a height relaxation so far from the CBD will change the character of the neighbourhood, and even the town itself, irrevocably, for the worse

A loss of privacy, reduced natural light, and a compromised neighborhood aesthetic collectively reduce the visual and residential appeal of surrounding homes. Consequently, I anticipate that this development will negatively affect the market valuation of my property.

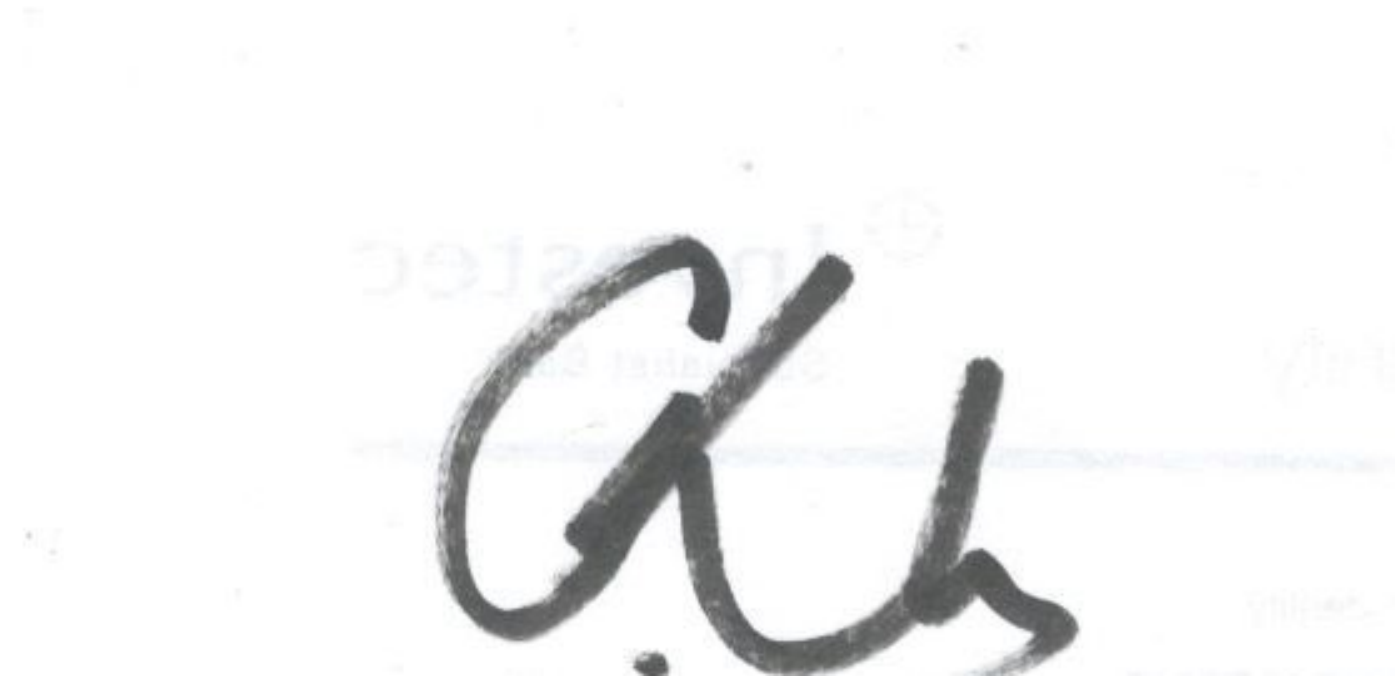
The increased height and scale imply a larger floor area or higher occupancy. The applicant has not sufficiently demonstrated how the local stormwater management systems or localized municipal services will handle this increased bulk on a long-term basis, nor how the roads of the area, which are already busy, will not be negatively impacted by the relaxation of the height restriction

In light of the above-mentioned impacts, I submit that the proposed relaxation does not satisfy the principles of spatial justice or sustainability required under local planning frameworks. The rights and development potential of Erf 23008 should not be promoted at the direct expense of neighbouring residential properties' foundational rights and values.

I strongly urge the Municipal Planning Tribunal / Authorised Official to refuse the application for height relaxation.

Kindly acknowledge receipt of this objection and ensure that I am formally notified of any public hearings, site inspections, or further administrative steps regarding this application, including the final outcome and right to appeal.

Yours faithfully,



Dr C P Nel

Dupré Lombaard (Virdus Works)

From: [redacted]
Sent: 20 September 2026 13:49
To: dupre.lombaard@virdus.com
Cc: [redacted]
Subject: Environmental issuses ERF 28005 George Municipality

Dear Mr Lombard
I have concerns regarding portions of ERF 28005.
There is a substantial area which has reverted back to a wetland since the plantation has been removed many years ago. This wetland has matured into a fully functional habitat for wetland species. Plants,reptiles, insects and birds associated with wetlands, occur on the site ERF 28005 at the moment.
A plant known as Gladiolus Faurcadei is a highly endangered (red listed) perennial plant that occurs in the Southern Cape, has been located on that ERF, together with other threatened plant species.
A representative of Century developments , indicated to the audience at a recent meeting that it was an artificial wetland. **There is no such term as a artificial wetland**, in this instance.
The George Municipality has recently signed an international treaty to protect all wetlands within their jurisdriction . They are in the process of identifying wetlands for rehabilitation and safekeeping .
I hope you view my concerns in a positive manner, and please feel free to contact me, should you have any further questions.
Regards
Doug Cooke
Mobile:[redacted].

VoLTE 4G 8:07

Key Details Regarding the Site and Species

- **Critical Habitat:** According to botanical and environmental impact surveys, one of the last surviving subpopulations of *Gladiolus fourcadei* on the southern side of the mountains exists in a small fynbos remnant between George and Knysna.
- **Impact on Development:** A site within this immediate zone—which aligns with land-use planning applications for **Erf 28005 George (Kraaibosch area)**—was specifically highlighted by conservationists because it contains a vital population of about 200 mature individuals.
- **Legal and Environmental Scrutiny:** Because of this endangered bulb, development phases, rezoning, and subdivision applications on Erf 28005 require comprehensive environmental authorization and input from bodies like

Ask anything

Dupré Lombaard (Virdus Works)

From: Doug Cooke <[redacted]>
Sent: 25 September 2026 20:43
To: Dupré Lombaard (Virdus Works)
Subject: ERF 28005
Attachments: Screenshot_20260925_200741_com.google.android.googlequicksearchbox.jpg

Hello Mr Lombaard

I should have mentioned to you that I am highly connected in the botanical world and obtained all the information from plant distribution data, information technology and botanists in formulating my comments regarding the above ERF.
I work closely with the SANBI CUSTODIANS OF RARE AND ENDANGERED WILDFLOWERS (CREW), CAPE NATURE and the GARDEN ROUTE BOTANICAL GARDEN.
I have taken part in many plant rescue missions, endangered species propagation, plant confiscation raids by SAPS anti poaching unit and Wildlife Intelligence Information Network.
Below pls find info that I was able to obtain during my assessment of ERF 28005.

Regards
DOUG COOKE

Dupré Lombaard (Virdus Works)

From: Doug Cooke <[redacted]>
Sent: 28 September 2026 21:06
To: Dupré Lombaard (Virdus Works)
Subject: Re: ERF 28005
Attachments: image001.png

Dear Dupré

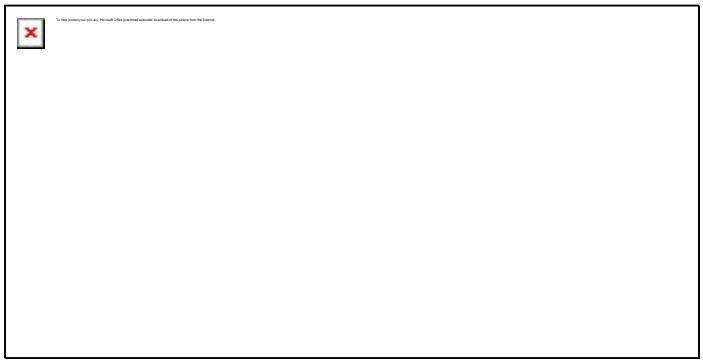
Thank you for your email.
I would suggest the best way to resolve the issue as to whether Gladiolus faurcadii and other threatened plant species occur
on ERF 28005 at the moment would be to call in CREW to investigate.
CREW, the CUSTODIANS OF RARE AND ENDANGERED WILDFLOWERS are known locally as OUTRAMPS and have an intimate knowledge of the plants in the Garden Route Area. They are part of the SOUTH AFRICAN NATIONAL BOTANICAL INSTITUTE and work in conjunction with CAPE NATURE for their research and specimen collection all under approved permits. Their plant identification research is done at the SOUTHERN CAPE HERBARIUM which is part of the GARDEN ROUTE BOTANICAL GARDEN. They would need a Landowner authorization form to be filled out and signed by the Owner of the ERF before they can commence their study. That copy then has to be forwarded to Cape Nature indicating the plants that were collected and/or identified.
I work closely with CREW and have been on a number of their excursions. My speciality is the propagation of threatened and endangered plant species.
CREW would have to do a series of site visits because the plant is a tuberous geophyte and is probably dormant in winter, October to December would be a good time to be able to ID the Gladiolus.
I can confirm that Gladiolus faurcadii and other threatened plants occur or have occurred on this site, I was handed a note at the Pine Lodge meeting with Century developments which mentioned the Gladiolus. This note came from a member of the audience who verified it was identified on that site by Qualified Botanist, I am still awaiting the list of the threatened plants via a third party.
There is an environmental consultant that was authorised to do an EIA of ERF 28005 some time ago and concluded that portions of the ERF were indeed a wetland habitat. I am in the process of getting in touch with her.
I hope you are satisfied with the information I have supplied above.

REGARDS
DOUG

On Mon, 28 Sep 2026, 11:01 AM Dupré Lombaard (Virdus Works), <dupre.lombaard@virdus.com> wrote:

> Dear Mr Cooke
>
> Thank you for the further elaboration of the initial comment. I need to clarify the comment for purpose of my reporting thereon in the comment and response report that must be submitted to the DEA&DP at the closure of the public participation process.

In the initial comment you stated that: "*A plant known as Gladiolus Faurcadei is a highly endangered (red listed) perennial plant that occurs in the Southern Cape, has been located on that ERF, together with other threatened plant species.*" In your latest email you attach an extract from a Google source (see insert below) that indicates that the subject property, Erf 28005, falls inside of the area where conservationists found a population of the plant. Could you please indicate which is correct? Was the flower actually found on the property, then by whom and would that person be able to point it out to one of the specialists who contributed to the site sensitivity verification report, or is the flower generally found in the area and therefore it might occur on the property, in which case the specialists need to check the site to see if there is such specimen.



Regards / Groete / Saludos

DUPRÉ LOMBAARD

(SACPLAN B/8076/1998 / EAPASA 2019/304)

Mobile: South Africa +27 82 895 6362 (WhatsApp only)

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Address / Dirección: Avenida do Malecón 25, Piso 8 E, Santa Uxia de Ribeira, 15960, La Coruña, Spain

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)

Development Management Consultants and Environmental Assessment Practitioners

Address: 11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa

Web: www.virdus.com

From: Doug Cooke <[redacted]>
Sent: 25 September 2026 20:43
To: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Subject: ERF 28005

Hello Mr Lombaard

I should have mentioned to you that I am highly connected in the botanical world and obtained all the information from plant distribution data, information technology and botanists in formulating my comments regarding the above ERF.

I work closely with the SANBI CUSTODIANS OF RARE AND ENDANGERED WILDFLOWERS (CREW), CAPE NATURE and the GARDEN ROUTE BOTANICAL GARDEN.

I have taken part in many plant rescue missions, endangered species propagation, plant confiscation raids by SAPS anti poaching unit and Wildlife Intelligence Information Network.

Below pls find info that I was able to obtain during my assessment of ERF 28005.

Regards

DOUG COOKE

Dupré Lombaard (Virdus Works)

From: Elize du Toit <[redacted]>
Sent: 21 September 2026 15:44
To: dupre.lombaard@virdus.com
Subject: DEA&DP Ref. 16/3/3/5/D2/19/0008/26 : PROPOSED REZONING AND CHANGE OF USE ON ERF 28005 GEORGE : OBJECTION

1. The initial two storey development which was approved for the development has reference, and objection is hereby submitted to the proposed rezoning and change of use on Erf 28005 George.

2. I am a property owner in the Blue Mountain Village and hereby raise my concerns and objection to the proposed rezoning of and development on Erf 28005.

3. A concern for the residents of Blue Mountain Retirement and Blue Mountain Village referred to in the mitigation measures and the listed activities of the application, is not relating and applicable to the application for a development of that size or nature.

4. The southern and north western boundary of the development borders a residential estate and the impact of a four storey complex will have a negative effect on the value of the existing properties of Blue Mountain Retirement and Blue Mountain Village.

5. The development would detrimentally affect the neighbourhood and adjoining Blue Mountain Estate in respect of the following factors:
   - **Noise levels** - Blue Mountain is a peaceful environment and has strict rules by the HOA in terms of noise levels. If 680 units are occupied by say at least three or four people per unit, the amount of lives i.e. over 2500 souls on the property, would be a great concern.
   - **The recreational activities** – club house, tennis and padel court and outdoor activities would create a noisy environment, especially bordering the Blue Mountain Retirement estate where retired people are living.
   - **The Traffic Assessment** impact would definitely be critical for the area, especially during peak hour congestion. Park Road at the moment is already a very busy road and additional 680 vehicles which could be more in some instances, if more than one vehicle per unit is possible - would affect traffic in park road immensely. A lot of elderly people from Retirement Village and The Haven, walk to the adjoining shopping centres, which would endanger them even more.
   - **Parking bays and visitors** – If 870 parkings are allowed, the impact would be considerable on traffic in Park Road and adjoining roads. To also bear in mind is the fact that visitors would also be coming onto the property, which would even have a bigger impact on the traffic.
   - **Water, sanitation, sewer and electricity** – at the moment with the current water restrictions, the impact on the usage of water and sanitation within the development of such a size is a concern.

6. The proposed development would not integrate with the current residential environment.

7. Although safety glass and non-reflective glass is proposed for the upper storeys, privacy of the adjoining Blue Mountain residents would still be a concern, referring to balconies overlooking Blue Mountain Retirement Estate and Village.

8. It then remains to determine whether the proposed "preferred development option" alternative will be of such nature or appearance that the area in which it is to be erected will probably or in fact be disfigured thereby **- It will in fact be unsightly and objectionable and will derogate from the value of adjoining and neighbouring properties.**

Signed by and on behalf of:

Francois F du Toit

[redacted]

Contact : [redacted]
and

D J du Toit
Tenant

[redacted]

Blue Mountain Village

[redacted]

Contact: [redacted]

Dupré Lombaard (Virdus Works)

From: Frikkie Wepener <[redacted]>
Sent: 09 September 2026 15:50
To: Dupré Lombaard (Virdus Works)
Cc: 'Nico Williams'; Jan Vrolijk; 'Japie Vos'
Subject: Re: ERF 28005

Thank you for the reply.

I appreciate it.

Regards.

F. Wepener
[redacted]

CONFIDENTIALITY NOTICE
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From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: Wednesday, 09 September 2026 14:22:04
To: 'Frikkie Wepener' <[redacted]>
Cc: 'Nico Williams' <nico.williams@virdus.com>; Jan Vrolijk <janvrolijk@jvtownplanner.co.za>; 'Japie Vos' <japie@century.co.za>
Subject: RE: ERF 28005

Dear Frikkie

Some of what you require is available under the environmental authorisation application. The full application is available on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications, as indicated on the notice, alternatively it can be accessed on EA Part 2 Erf 28005 George for PPP. This includes the traffic impact assessment.

The engineering services reports can be obtained from the project manager, Japie Vos, included herein, if they have been updated. Keep in mind that the erf is immediately fully developable and has existing services connections for the approved commercial use. The applicant is therefore not under an obligation to update the engineering services reports in view of the Municipality's confirmation of the existence of sufficient capacity, as evidenced in the environmental authorisation application.

A fire plan will only be required at building plan stage and it is unlikely to be available at present.

Regards / Groete / Saludos

DUPRÉ LOMBAARD
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Address: 11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa

Web: www.virdus.com

From: Frikkie Wepener <[redacted]>
Sent: 09 September 2026 12:27
To: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Cc: 'Nico Williams' <nico.williams@virdus.com>
Subject: Re: ERF 28005

Good day

I am not sure whether I am asking the right person, but hopefully you can be of help.

At what stage can I apply to have sight on the planning documents? I am thinking sewer assessment, traffic impact and fire approval.

If I know where to from here, I can put my requirements together.

Thanks you in advance.

Regards.

F Wepener
[redacted]

Sent from Outlook for Android

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: Monday, 07 September 2026 08:14:16
To: 'Frikkie Wepener' <[redacted]
Cc: 'Nico Williams' <nico.williams@virdus.com>
Subject: RE: ERF 28005

Dear Frikkie

Thank you for the submission. It will be considered in the process.

I have also added you to the register of interested and affected parties for future notice purposes.

Regards / Groete / Saludos

DUPRÉ LOMBAARD
(SACPLAN B/8076/1998 / EAPASA 2019/304)
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Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and Environmental Assessment Practitioners
Address: 11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa

Web: www.virdus.com

From: Frikkie Wepener <[redacted]>
Sent: 04 September 2026 18:38
To: Frikkie Wepener <[redacted]>
Subject: ERF 28005

Good day

Please find attached my objection to the proposed development on the above erf. As outlined in my submission, I am not opposed to development in principle; however, I strongly object to the *scale and magnitude* of the development as currently proposed.

I kindly request that you acknowledge receipt of this email and the attached objection.

Regards

Virus-free.www.avg.com

Dupré Lombaard (Virdus Works)

From: Frikkie Wepener <[redacted]>
Sent: 14 September 2026 16:36
To: Frikkie Wepener
Subject: FORMAL OBJECTION erf 28005 GEORGE

Dear Sir/Madam

I hereby submit my formal objection to the proposed amendment and rezoning application relating to Erf 28005, George, for a proposed 680-unit high-density residential apartment development. I am not opposed to development of the site in principle, and I acknowledge the need for additional housing and the growth pressures experienced by the municipality. However, I object to the application in its current form and submit that it should not be approved until the matters set out below have been properly addressed.

This objection is based on my review of the application documents made available, including the Traffic Impact Assessment, the Visual Impact Assessment, the Need and Desirability / Socio-Economic Impact Report, the Municipal Civil Services (water, sanitation and electricity) capacity confirmation, and the existing Environmental Management Programme (EMPr) and prior environmental authorization.

1. THE TRAFFIC IMPACT ASSESSMENT CONTAINS MATERIAL UNRESOLVED DEFICIENCIES

The Traffic Impact Assessment ("TIA") is one of the most important documents on which the Municipality must rely in determining whether a 680-unit development can reasonably be accommodated by the surrounding road network.

There are, however, several material issues which undermine confidence in the conclusions of the TIA.

1.1 No general background traffic growth was applied

The TIA states that its 2031 background scenario is based on existing traffic volumes together with approved developments and latent rights, but that **no general background traffic growth was applied**.

This is difficult to reconcile with the applicant's own Need and Desirability / Socio-Economic Report, which forecasts approximately **4,095 additional households in the primary market area between 2026 and 2031**, equivalent to approximately 819 households per year.

The issue is not that all of those households would necessarily use the roads surrounding Erf 28005. That is not established by the application.

The material issue is that the applicant relies upon substantial (future) household growth to demonstrate demand and desirability, while the TIA does not appear to test the effect of that broader growth through a general background-growth scenario.

The applicant should therefore be required to demonstrate that the projected growth relied upon in the socio-economic report has either:

1. already been fully incorporated into the TIA's latent-development assumptions; or
2. been appropriately tested through a reasonable background-growth sensitivity analysis.

1.2 The TIA identifies existing and future Level of Service F conditions

The TIA's own figures identify serious existing and future network constraints. In particular:

1. **Knysna Road / St George's Road** reaches **Level of Service F under background conditions** before mitigation; and
2. **N2 Off-Ramp / Knysna Road** continues to operate at **Level of Service F in future scenarios**.

These are not objections based upon speculation. They are conditions identified within the applicant's own traffic assessment. The Municipality should therefore require the applicant to clearly distinguish:

1. existing/background network failures;
2. additional impacts attributable to the proposed 680-unit development; and
3. improvements that are actually required to accommodate the development.

1.3 The TIA relies upon future infrastructure with uncertain implementation

The TIA's positive conclusions appear to depend upon future interventions including:

1. signal upgrades;
2. revised signal phasing;
3. a proposed roundabout at Platinum Drive / Park Road; and
4. broader improvements associated with the Kraaibosch Roads Master Plan.

The documentation indicates that the implementation timing of these improvements is uncertain. The earlier 2012 environmental framework for
the site was also associated with substantial transport infrastructure requirements, including road and intersection upgrades and an N2 interchange/connector road.

The application should therefore clearly identify which required infrastructure has already been completed, which is currently funded and approved, and which remains dependent upon future implementation. A 680-unit development should not be approved **on the assumption** that necessary infrastructure **will be provided** at some unspecified future date.

2. MATERIAL INTERNAL INCONSISTENCIES IN THE TIA MUST BE CORRECTED BEFORE APPROVAL

The concerns above are compounded by apparent internal inconsistencies within the TIA itself.

2.1 Inconsistent access distance

The TIA reportedly describes the main access as being approximately **100 meters** from Park Road in one place and approximately **10 meters** in another.

These are materially different distances when assessing:

1. access safety;
2. intersection operation;
3. queuing; and
4. traffic interaction with Park Road.

This discrepancy should be corrected before the TIA is relied upon.

2.2 Inconsistent gatehouse layout

The written TIA describes a gatehouse arrangement comprising **two entry lanes and one exit lane**, whereas the development plan appears to show **four inbound and three outbound lanes**.

This discrepancy also requires reconciliation.

2.3 Errors in queueing analysis

The queueing analysis contains apparent spreadsheet/reference errors, including **"#REF!" entries**, while the relevant findings and recommendations section is marked **"n/a"**.

For a development of 680 units, where the functioning of the access and gatehouse is critical to avoiding queues extending onto the surrounding road network, these errors cannot simply be treated as insignificant formatting issues without verification.

2.4 The development contains 680 units, but the parking calculation accounts for only 652

The application offers **680 residential units**.

The calculation of 849 required parking bays against 870 bays provided therefore does not, on the information presently available, clearly demonstrate that parking is sufficient for the complete 680-unit development.

These discrepancies should be corrected and the entire parking and access assessment reconciled before approval.

3. THE APPLICANT'S OWN VISUAL IMPACT ASSESSMENT IDENTIFIES A HIGH AND PERMANENT IMPACT ON NEIGHBOURING RESIDENTIAL PROPERTIES

The visual impact objection is particularly significant because it is supported by the applicant's own Visual Impact Assessment ("VIA"). The VIA identifies the immediately adjoining residential properties as **high-sensitivity receptors**, consisting predominantly of permanent residents with direct views towards the proposed development. The existing neighbouring properties are predominantly **single-storey homes**, whereas the proposal introduces apartment buildings of up to **four storeys**.

The VIA records:

1. a **high visual impact before mitigation**;
2. a **medium residual impact after mitigation**;
3. a **permanent and irreversible** visual change;
4. partial obstruction of views towards the Outeniqua Mountains; and
5. the substantial visual difference between the existing residential environment and the proposed buildings.

This is important because the fundamental impact is not merely a question of colour, landscaping or architectural treatment. The documents themselves recognize that the dominant impact arises from the **height, scale and massing** of the proposed buildings. The VIA's mitigation discussion is summarized in the objection as recognizing that landscaping and architectural treatment cannot eliminate the underlying height and bulk of the four-storey structures.

I therefore submit that the Municipality should give significant consideration to whether four-storey apartment blocks are appropriately positioned immediately adjacent to predominantly single-storey residential properties.

4. THE VISUAL IMPACT AND SHADOW INFORMATION IS NOT SUFFICIENTLY DETAILED

The VIA acknowledges the possibility of shadowing and overshadowing of neighbouring properties. However, the material presently available does not provide a detailed shadow analysis demonstrating:

1. the extent of overshadowing;
2. seasonal variations;
3. impacts on adjoining gardens; and
4. impacts on outdoor living areas.

In addition, affected residents have not been provided with realistic before-and-after photomontages from the neighbouring residential properties themselves. This is material because the VIA itself **identifies visual intrusion, changes in outlook and building dominance** as relevant impacts.

A decision-maker should have realistic information showing what the development will actually look like from the properties that will experience the most direct impact. Approval can't be granted until a

detailed shadow assessment and verified photomontages from affected residential properties have been provided.

5. MUNICIPAL SERVICES ARE CONDITIONAL AND DO NOT CONSTITUTE AN UNQUALIFIED CONFIRMATION OF AVAILABLE CAPACITY

I do not submit that there is no municipal services capacity. Rather, the concern is that the municipal services information does **not constitute an unconditional confirmation that the existing infrastructure can accommodate the proposed development without further works**.

The documentation states that:

1. existing sewer conveyancing infrastructure cannot accommodate the development without **specified upgrades;**
2. sewer infrastructure and pump-station upgrades are required;
3. those upgrades are estimated at approximately **R17.7 million excluding VAT**;
4. water and sanitation development contributions are **indicative rather than final**;
5. capacity is expressly **not reserved** for the development;
6. the civil services confirmation **was valid** for only six months from **12 December 2025**; and
7. connection to the municipal water/sewer network is subject to the required infrastructure being available and a services agreement being concluded.

The documentation also indicates that electricity has spare capacity but that the development must contribute towards approximately **1,200 kVA of additional capacity**, to be finalized later. The appropriate question is therefore not whether municipal services exist in principle, but whether the infrastructure necessary for this particular **680-unit development is presently confirmed**, secured and capable of being delivered.

I request that the Municipality require:

1. an updated and currently valid services-capacity confirmation;
2. a binding services agreement;
3. confirmation of the required sewer and pump-station upgrades;
4. confirmation of funding and implementation responsibility; and
5. completion of all required infrastructure before occupation.

Additional Concern: Future Water Supply and Interim Capacity

A further material concern requiring clarification is the basis on which the Municipality proposes to accommodate additional high-density residential development in the context of George's existing and future water-security constraints.

The application appears to rely, at least in part, on future water-resource augmentation. If the Municipality's long-term water-security strategy depends upon future water-resource infrastructure that

has not yet been completed, the Municipality should clearly demonstrate what source of water will be available in the interim and how sufficient and reliable supply will be maintained while such infrastructure is being planned, funded, constructed and commissioned. The anticipated date on which the additional water-resource capacity will actually become available should also be clearly stated.

This is not merely a question of whether water can theoretically be supplied to the proposed development at the present time. The relevant question is whether sufficient **firm and reliable water-resource capacity** is available to accommodate a substantial additional residential population while continuing to meet the requirements of existing residents and other approved or committed development.

The applicant's own Need and Desirability / Socio-Economic Report estimates that approximately **4,095 additional households will enter the George primary market area during the period 2026 to 2031**. This projected growth must be considered together with the cumulative demand created by developments such as the proposed 680-unit apartment development.

The Municipality has also recently experienced significant water-security constraints. In January 2026, George Municipality described the situation as a **critical water shortage**, with the Garden Route Dam at 44.77%, and Level 2D water restrictions and emergency tariffs in force. Although subsequent rainfall improved dam levels and restrictions were eased to Level 2B, the Municipality continued to identify George as a water-scarce area and warned that periods of below-average rainfall could result in stricter restrictions being reintroduced.

These circumstances demonstrate that water availability cannot be considered solely on the basis of current theoretical treatment or network capacity. The Municipality should demonstrate that the proposed development can be accommodated within a **reliable and sustainable water-resource strategy**, taking into account both existing demand and projected future growth.

In particular, if future bulk-water infrastructure or another future water-resource augmentation project is being relied upon, the Municipality should disclose:

1. **the precise future water-resource project** being relied upon;
2. its current **planning, approval, funding and construction status**;
3. the **anticipated date** on which additional water yield will become available;
4. the quantity of **additional reliable yield** expected to become available;
5. the proposed **interim source of water** until that infrastructure is operational;
6. whether existing residents or approved developments may be subject to **continuing or intensified water restrictions** as a consequence of additional demand; and
7. whether sufficient **firm water-resource capacity has been secured for the proposed 680-unit development**, independently of an uncertain future augmentation project.

This concern is reinforced by the municipal services information already forming part of the application. The services confirmation does not constitute an unconditional reservation of capacity. The supporting information records that existing sanitation/sewer conveyancing infrastructure cannot accommodate the proposed development without upgrades, that significant sewer and pump-station upgrades are contemplated, that development contributions are indicative and that capacity has not been reserved. It further records that connection to the municipal water and sewer systems is subject to the availability of the required bulk and link infrastructure and the conclusion of a services agreement.

The issue is therefore not simply whether the development can be connected to municipal services at some point in time. The Municipality should demonstrate that the necessary **water-resource capacity, bulk infrastructure and associated commitments are sufficiently secured to support the development throughout its operational lifetime**, and not merely that a connection may be possible subject to future upgrades and infrastructure.

I submit that approval of the development of this scale should **not be based on an assumption** that a future water-resource project will resolve the Municipality's capacity requirements at some unspecified future date. The necessary water-resource capacity and supporting bulk infrastructure should be **identified, secured and demonstrably available before occupation of the development is permitted**.

In particular, existing residents should not effectively be expected to carry the burden of additional development through prolonged or intensified water-use restrictions while waiting for future infrastructure to be completed. The Municipality should therefore provide a **clear, binding and time-bound interim and long-term water-supply strategy** demonstrating how the proposed 680-unit development can be accommodated without compromising the reliable supply to existing residents and other approved or committed development.

Until this information has been provided and the availability of the necessary water-resource and bulk infrastructure has been demonstrated, I submit that the application should not be approved in its current form.

6. THE EXISTING EMPr RELATES TO A DIFFERENT DEVELOPMENT FRAMEWORK

The Environmental Management Programme ("EMPr") relied upon in the application is dated **May 2012** and relates to the earlier Garden Route East / Eden Meander mixed-use development. That earlier framework contemplated a substantially different development concept comprising business, retail, office, transport, public open space and residential components, with approximately **240,000 m² of total floor area**.

The current proposal is predominantly a **680-unit residential apartment development**, including buildings of up to four storeys. The existing EMPr therefore predates and was not prepared specifically for the present development configuration.

The EMPr itself also relied on an older **2010 Visual Impact Assessment**, rather than the current visual assessment for the proposed four-storey apartment scheme. The EMPr nevertheless already recognized traffic congestion, reduced road service levels and significant changes to the visual character of the area as material impacts. This is significant because those issues remain central concerns under the present application.

I therefore request that an **updated, site-specific EMPr** be required for the current 680-unit development, addressing at minimum:

1. traffic;
2. visual impact;
3. noise;
4. sewage;
5. stormwater;
6. construction phasing;
7. neighbouring-property interface; and
8. monitoring and enforcement.

7. THE CURRENT APPLICATION MUST BE ASSESSED ON ITS PRESENT SCALE, FORM AND IMPACTS

The existence of a previous environmental authorization or the fact that residential development was contemplated as part of an earlier mixed-use concept should not be treated as equivalent to approval of the present 680-unit scheme.

The earlier framework and the current proposal are materially different in their land-use emphasis and intensity. The present proposal must therefore be assessed according to:

1. its current number of units;
2. its current density;
3. its current building height and massing;
4. its current traffic generation;
5. its current parking requirements;
6. its current municipal services requirements;
7. its current visual relationship with neighbouring properties; and
8. its current construction and operational impacts.

The application should not obtain the benefit of the earlier approval framework without demonstrating that the current development has been properly assessed against current conditions.

8. NEED AND DESIRABILITY DOES NOT, BY ITSELF, JUSTIFY THIS PARTICULAR DEVELOPMENT FORM

I acknowledge that the application identifies substantial housing demand and future population growth in George.

However, a general need for additional housing does not automatically establish that a **680-unit, predominantly three- to four-storey apartment development** is appropriate at this particular location and immediately adjacent to existing single-storey residential properties.

The applicant's own report forecasts approximately **4,095 additional households** in the primary market area between 2026 and 2031. However, the survey information cited in the application indicates that only **21.4% of respondents** said they would definitely or probably consider moving to the proposed development, while the survey demand is described as leaning towards affordable/middle-income and one- to two-storey development rather than the predominantly three- to four-storey form proposed.

I therefore submit that the Municipality should distinguish between:

1. **general demand for housing**, and
2. **the demonstrated need and desirability of this particular development in this particular form, scale and location.**

The socio-economic benefits should also be weighed against the permanent site-specific impacts identified in the technical reports.

9. RELIEF REQUESTED

For the reasons set out above, I respectfully request that the Municipality:

9.1 PRIMARY REQUEST

REFUSE the proposed amendment / rezoning application in its present form.

The present application has not, in my submission, demonstrated on sufficiently reliable and internally consistent information that the proposed 680-unit development can be accommodated without **unacceptable impacts** on the surrounding transport network, municipal infrastructure and directly adjoining residential properties.

9.2 ALTERNATIVE REQUEST

If the Municipality is not minded refusing the application outright, I respectfully request that the application be **deferred** and that the applicant be required to provide, at minimum:

1. **A corrected and independently reviewed Traffic Impact Assessment**, including reconciliation of all access, queueing and parking information. And mindful of the 4 095 households moving to this area over the next 5 years.

2. **A proper background-growth and cumulative-traffic assessment**, reconciling the traffic assumptions with the household growth relied upon in the Need and Desirability report.
3. **A clear status report on all required road upgrades**, identifying which have been completed, which are funded and approved, and which remain dependent upon future implementation.
4. **Correction of the conflicting access and gatehouse information** and the errors in the queueing analysis.
5. **A detailed shadow impact assessment** covering seasonal impacts and adjoining gardens and outdoor living areas. **Verified before-and-after photomontages from affected neighbouring residential properties.**
6. **A reduction in building height and massing along the southern and western residential boundaries**, together with increased setbacks and an appropriate stepped building form.
7. **An updated and currently valid municipal services-capacity confirmation**, together with a binding and enforceable services agreement. It is a known fact that the adjacent Blue Mountain Village is experiencing sewerage issues which the Municipality admitted to as a design issue, now being investigated for correction.
8. **Confirmation that all required sewer, pump-station, electricity and road infrastructure will be funded, secured and completed before occupation.**
9. **An updated, site-specific EMPr** prepared for the current 680-unit development rather than reliance upon the 2012 framework alone.
10. **A proper noise assessment and construction-management plan**, including controls for construction activity, traffic, mechanical equipment, refuse collection, communal facilities and operational noise.

CONCLUSION

This objection is not based upon opposition to development or a general objection to increased housing density in George. It is based upon the information contained in the applicant's own documentation.

The application presently contains:

1. **material inconsistencies in its traffic and parking information**;
2. and the TIA identifies **existing and future Level of Service F conditions**;
3. traffic conclusions depend in part upon **future infrastructure of uncertain implementation**;
4. the applicant's own VIA identifies a **high visual impact on high-sensitivity neighbouring residential properties**, with the residual impact remaining **medium, permanent and irreversible**;
5. admission that the municipal sewer infrastructure requires substantial upgrades before the development can be accommodated; and
6. the environmental management framework relied upon dates from **2012 and relates to a materially different development framework**.

These matters are not adequately resolved merely by general mitigation undertakings. The fundamental question before the Municipality is whether the applicant has demonstrated, using reliable, internally consistent and current information, that **this particular 680-unit development, at this particular scale, height and density, can be appropriately accommodated at this site**.
I respectfully submit that the application, in its present form, has **not sufficiently demonstrated this**. I therefore request that the Municipality **refuse the application**.

Alternatively, I request that the application be **deferred until the material deficiencies and uncertainties identified above have been properly addressed and independently verified**.

Acknowledgement of my objection is appreciated.

Yours faithfully,

F P L Wepener
[redacted]

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Dupré Lombaard (Virdus Works)

From: Frikkie Wepener <[redacted]>
Sent: 04 September 2026 18:38
To: Frikkie Wepener
Subject: ERF 28005
Attachments: Frikkie.docx

Good day

Please find attached my objection to the proposed development on the above erf. As outlined in my submission, I am not opposed to development in principle; however, I strongly object to the *scale and magnitude* of the development as currently proposed.

I kindly request that you acknowledge receipt of this email and the attached objection.

Regards


Virus-free.www.avg.com

OBJECTION TO THE PROPOSED DEVELOPMENT OF ERF 28005, GEORGE

I hereby submit my objection to the proposed development of Erf 28005 in George.

Description of the Proposed Development

The proposed development on Erf 28005, which measures approximately 5.7 hectares, comprises approximately 680 rental apartments distributed across 18 three- and four-storey buildings, together with associated infrastructure, communal facilities and parking. The proposal equates to approximately 119 dwelling units per hectare.

Based on occupancy levels of two to three persons per unit, the development could accommodate approximately 1,360 to 2,040 residents. The proposal should therefore be assessed not merely as a collection of buildings, but as a substantial new residential community within a relatively confined area.

Basis of Objection

I do not object to the development of Erf 28005 in principle, nor do I object to appropriate densification where it is compatible with its surrounding environment and supported by adequate infrastructure. My objection relates to the proposed density, scale, intensity and interface with the existing residential environment.

1. **Density and Intensity**

   The proposed density of approximately 119 units per hectare represents a substantial intensification of land use. The Municipality must satisfy itself that this scale of development is appropriate for the location, compatible with surrounding land uses, and aligned with the objectives of applicable planning policies.

2. **Compatibility with the Existing Residential Environment**

   The development introduces high-density rental accommodation comprising three- and four-storey buildings immediately adjacent to an established lower-density residential area consisting primarily of single-storey homes. This constitutes a significant change in the character and scale of the area and raises concerns regarding the relationship between the proposed development and neighbouring properties.

3. **Visual Impact, Privacy and Residential Amenity**

   The Visual Impact Assessment concludes that the broader visual impact of the development may be acceptable within the wider George and Garden Route context. However, the assessment also identifies adjoining residential properties as high-sensitivity receptors and acknowledges that the visual impact on these neighbouring properties would be high prior to mitigation. Even after mitigation measures are applied, the residual impact remains medium, permanent and effectively irreversible.

   The proposed development would replace the existing open and vegetated outlook with a continuous four-storey built edge adjacent to established homes. This may result in overlooking, reduced privacy, partial loss of mountain views, shadow impacts and a substantial change to the visual character of the immediate area. In my view, the proposed mitigation measures do not adequately address these impacts.

4. **Infrastructure Capacity**

   A development accommodating potentially between 1,300 and 2,000 residents will place significant demands on water, sewerage, electricity and municipal services. The Municipality should be satisfied, on the basis of credible evidence, that all engineering services possess sufficient capacity to accommodate the development at full occupancy.

5. **Traffic and Road Network Capacity**

   The scale of the development, together with the proposed parking provision, will generate substantial vehicle movements, visitor traffic, deliveries and service activity. A comprehensive traffic assessment should demonstrate that surrounding roads and intersections can safely accommodate the increased demand without unacceptable impacts on existing residents.

6. **Stormwater Management**

   Development of this scale will significantly increase impermeable surface coverage and stormwater runoff. Adequate evidence should be provided to demonstrate that stormwater infrastructure, discharge arrangements and downstream systems can accommodate these changes without adverse impacts on neighbouring or downstream properties.

7. **Rezoning and Departures**

   The application seeks rezoning from business to residential use and includes parking-related relaxations. Each departure, relaxation or rezoning request should be supported by clear planning justification. The Municipality should not assume that the proposed level of intensification is appropriate merely because residential development is proposed.

8. **Cumulative Impact**

   The cumulative impact of the proposed population increase, traffic generation, infrastructure demands, visual impacts and stormwater implications should be assessed holistically rather than in isolation. The overall effect on the receiving environment must be carefully evaluated before any decision is made.

9. **Inconsistencies with Municipal Planning Objectives**

   After reviewing the Municipality's planning and development documents, several concerns arise regarding the consistency of the proposal with stated municipal objectives.

   The George Integrated Zoning Scheme By-law, Integrated Development Plan and associated planning policies promote orderly, sustainable development, protection of community welfare and the creation of quality living environments. They also recognise the importance of considering building scale, massing, visual impact, overshadowing, landscaping and the relationship between developments and adjoining properties.

   While the Municipal Spatial Development Framework supports densification in appropriate locations, such densification must be integrated with surrounding urban form and should not result in disproportionate adverse impacts on existing residential areas. In this case, insufficient consideration appears to have been given to the interface between the proposed high-density development and the established single-storey residential properties located along the southern and western boundaries.

   The proposal therefore raises legitimate concerns regarding whether it adequately achieves the objectives of compatibility, sustainability and protection of existing residential amenity promoted by the Municipality's own planning framework.

Summary of Objection

My objection is based on the following concerns:

1. The proposed density and intensity of development may be inappropriate for this receiving environment.
2. The capacity of municipal engineering services has not been conclusively demonstrated.
3. The traffic implications require robust verification.
4. Stormwater impacts require further assessment and assurance.
5. The scale, massing and proximity of the buildings will have significant impacts on neighbouring properties.
6. The cumulative impacts of the development have not been sufficiently addressed.

Conclusion

I do not oppose development of Erf 28005 in principle. However, I object to the proposed density, scale and configuration of the current application.

In its current form, the proposal does not adequately demonstrate compatibility with the surrounding residential environment or sufficiently address the visual, amenity and infrastructure concerns identified above. Accordingly, the application should either be refused or substantially redesigned to achieve a lower intensity of development and a more appropriate transition to adjoining residential properties.

Should the application nevertheless be considered for approval, I submit that significant amendments and enforceable conditions should be imposed, including increased setbacks, stepped upper floors, enhanced landscaping and screening, and appropriate measures to address privacy, overshadowing, lighting and visual impacts on neighbouring residents.

Dupré Lombaard (Virdus Works)

From: Rion Olivier <[redacted]>
Sent: 03 September 2026 12:56
To: Dupré Lombaard (Virdus Works)
Cc: Geoff Warner; 'Japie Vos'; Christoff Krogscheepers
Subject: RE: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

Hello Dupré

Noted and much appreciated since the intersection is a "hot spot" regard to accidents & safety.

Mooi dag

GARDEN ROUTE MALL

RION OLIVIER
General Manager Garden Route Mall

[redacted]
N2 Highway & Knysna Road, George, 6546
www.gardenroutemall.co.za

Attacq place

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From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: Thursday, 03 September 2026 12:46
To: Rion Olivier <[redacted]>
Cc: Geoff Warner <[redacted]>; 'Japie Vos' <japie@century.co.za>; Christoff Krogscheepers

<christoff@itsglobal.co.za>
Subject: RE: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

Dear Rion

Thank you for the comment. We will ask the Transport Engineers to consider the comment relating to the signalised intersection.

Regards / Groete / Saludos

DUPRÉ LOMBAARD
(SACPLAN B/8076/1998 / EAPASA 2019/304)
Mobile: South Africa +27 82 895 6362 (WhatsApp only)
Móvil: España +34 660 48 24 46
Address / Dirección: Avenida do Malecón 25, Piso 8 E, Santa Uxia de Ribeira, 15960, La Coruña, Spain

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and Environmental Assessment Practitioners
Address: 11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa

Web: www.virdus.com

From: Rion Olivier <[redacted]>
Sent: 03 September 2026 11:27
To: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Cc: Geoff Warner <[redacted]>
Subject: RE: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

Morning Dupré

The change in use is a residential development, which is good for our retail hub. We do have any objections.

For this notice, only objections relating to NEMA listed activities and Environmental legislation could be considered valid, as well as believe the robot intersection at the Mall need to be upgraded/improved.

Kind regards

GARDEN ROUTE MALL

RION OLIVIER
General Manager Garden Route Mall

[redacted]
N2 Highway & Knysna Road, George, 6546
www.gardenroutemall.co.za

Disclaimer

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted in reliance on it, is prohibited and may be unlawful. Whilst all reasonable steps are taken to ensure the accuracy and integrity of information and data transmitted electronically and to preserve the confidentiality thereof, no liability or responsibility whatsoever is accepted if information or data is, for whatever reason, corrupted or does not reach its intended destination. Attacq Management Services Proprietary Limited, a wholly owned subsidiary of Attacq Limited, is registered with the PPRA and holds a fidelity fund certificate and trust account in terms of the Property Practitioners Act 22 of 2019.

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: Wednesday, 02 September 2026 18:33
To: Rion Olivier <[redacted]>
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

The Garden Route Mall
N2 Highway & Knysna Rd
George
6529
Per: [redacted] //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	**Government Notice No. R 327 of 07 April 2017, Activity 27:** The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	**Activity is applicable.** Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en 'n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:**	**Aktiwiteit is van toepassing.**
Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.	Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritza Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak.

Die volledige aansoek kan op die Virdus-webwerf verkry word: https://www.virdus.com/virdus-adverts-and-publications. Indien alternatiewe toegang tot die aansoek vereis word, kan spesiale reëlings getref word met die EAP of Nico Williams (Selfoon: +27 76 564 8569 // E-pos: nico.williams@virdus.com). Die aansoek sal beskikbaar wees vir 'n tydperk van 31 dae vir openbare toegang en kommentaar, vanaf 03 September – 05 Oktober 2026. Virdus Works respekteer die reg op privaatheid van alle belanghebbendes (I&APs) en sal voldoen aan die vereistes van die Wet op die Beskerming van Persoonlike Inligting, 2013, Wet 4 van 2013. Deur as 'n I&AP te registreer en aan die proses deel te neem, stem I&AP's in dat hul name, beperkte besonderhede en kommentaar in die openbare domein beskikbaar gestel kan word.

Dupré Lombaard (Virdus Works)

From: Hein Fourie <[redacted]>
Sent: 03 September 2026 15:31
To: dupre.lombaard@virdus.com
Subject: NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE DEA&DP Ref.: 16/3/3/5/D2/19/0008/26

Good Day Dupre

I would like to register as an Interested and Affected Party.

Please acknowledge receipt of this email.

Kind Regards
Hein Fourie

Dupré Lombaard (Virdus Works)

From: [redacted]
Sent: 29 September 2026 11:39
To: dupre.lombaard@virdus.com
Cc: Christo Vrey; Retha Davel; Uwe Putlitz; Cascott; Pgray0711; Cheryl; Brett Ellis; Frikkie; Jhjansen1106; Denfar57; Jimmy
Subject: URBAN PLANNING - Objection Erf 28005 George Environmental
Attachments: Erf 28005 Env Signed Objection .pdf

Dear Mr. Lombaard,

RE: OBJECTION AND COMMENTS REGARDING THE PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF: 16/3/3/5/D2/19/0008/26)

Please find attached the official submission on behalf of the George Ratepayers & Residents Association (GRRA) regarding the environmental authorization and public participation process for Erf 28005, George.

Our submission details significant substantive and procedural concerns regarding the proposed shift from a low-to-medium intensity mixed-use layout to a high-density 680-unit residential development via a Part 2 Environmental Authorization (EA) Amendment. Key areas of concern highlighted in our document include:

1. Accessibility of Public Participation Data:

The provision of over 400 MB of technical data presents a significant barrier to affected community members, hindering meaningful public engagement.

2. Land Use Scope & Environmental Footprint:

The transition from a 2-storey commercial footprint to 36 four-storey residential blocks represents a fundamental alteration in land-use intensity and site bulk, which warrants a full Environmental Impact Assessment (EIA) rather than a Part 2 EA Amendment process.

3. Cumulative Infrastructure Capacity:

Concerns surrounding the capacity of local bulk infrastructure (water supply, sewage treatment, and stormwater) under current municipal stress, which require peer-reviewed assessment.

4. Visual, Overlook, and Traffic Impacts:

The lack of detailed architectural/shadow modeling for adjacent properties (e.g., Blue Mountain Village) and reliance on incomplete or legacy Traffic Impact Assessments (TIA).

5. Ecological & Heritage Recovery:

The alleged re-established wetland habitat and red-listed endangered plant species (Gladiolus fourcadei) on the property since the initial 2013 assessment, requiring fresh environmental evaluation.

The GRRA requests an opportunity to engage directly with Virdus Works to discuss these concerns, gain further insight into the status of the approval process, and work toward sustainable resolutions.

We look forward to your confirmation of receipt and your response regarding our request for engagement.

Yours sincerely,

Jacques Wessels

Chair

George Residents Ratepayers Association

Contact Details

Cell [redacted]

Email [redacted]

Webpage - www.georgerpa.co.za

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Jacques Wessels

Chair

George Residents Ratepayers Association

Contact Details

Cell [redacted]

Email [redacted]

Webpage - www.georgerpa.co.za

GRRA
George Ratepayers & Residents Association

Virdus Works (Pty) Ltd
(Reg. No. 2018/585747/07)
Development Management Consultants and Environmental Assessment Practitioners
11 Elektron Street,
Techno Park, Stellenbosch,
7600, South Africa

dupre.lombaard@virdus.com

Objection and Comments to : PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF.16/3/3/5/D2/19/0008/26)

Dear Mr. D Lombard,

The George Ratepayers & Residents Association (GRRA) fuly constituted NPO hereby raise the following concerns which require meaningful remedial action failing which the application of environmental clearance to develop Erf 28005 should be rejected.

The GRRA is of the opinion to submit 400 plus mega bites of information to consider in a public participation process will simply exclude the affected communities who don't have the means to download the information nor the resources required to absorb the information. It is the view of GRRA that this appears to be an attempt to deliberately preventing any meaningful engagement.

GRRA concerns are as follows

1. Land Use Scope & Environmental Footprint

- **GRRA Understanding:** The existing authorisation a low-to-medium intensity Business Zone I (Mixed-Use) layout. This was based on a two-storey footprint accommodating ground-floor commercial/retail spaces, office units, and a limited number of first-floor residential apartments. The application under review shift to a purely high-density General Residential-footprint featuring 36 four-storey apartment blocks housing 680 units. This represents a fundamental shift in land-use intensity, bulk, the hard surface coverage, traffic generation profile, site bulk, and operational resource demands on the land parcel and thus the environmental footprint.

- **GRRA Objection:** The original EA was granted under a Basic Assessment specifically for a low-to-medium intensity two-storey commercial/retail footprint. Switching to 36 four-storey blocks (680 units) a major change in land-use category and quadrupling unit density via a Part 2 EA Amendment—rather than triggering a fresh Environmental Impact Assessment (EIA) or full scoping process—leaves the application open to administrative review and challenges under NEMA regulations regarding "substantive changes" in scope.

2. Cumulative Infrastructure & Bulk Services Capacity

- **GRRA Understanding:** The reports submitted focus heavily on site-level absorption and immediate site boundaries, but fail to provide fully integrated, independent cumulative environmental impact assessments for service infrastructure.

- **GRRA Objection:** Under NEMA principles, an environmental submission must demonstrate that municipal bulk services (water supply, sewage treatment capacity, and stormwater management) can sustainably handle the increased residential load without degrading surrounding ecological systems or public health standards. GRRA requires peer reviewed consultant reports in the focus areas as on the ground experience is that infrastructure and environment in the immediate and within the urban edge of George are under severe stress.

3. Visual & Overlook Impacts on Low-Density Residential Context

- **GRRA Understanding:** Transitioning from 2-storey commercial buildings to multiple 4-storey residential blocks significantly increases visual intrusion, shadow, and privacy impacts on neighbouring low-density properties (e.g., Blue Mountain Village).

- **GRRA Objection:** If the visual mitigation measures specified in the July 2026 Visual Impact Assessment are not fully conditions-bound and enforceable within the updated Environmental Management Programme (EMPr), the report falls short of NEMA requirements to adequately mitigate adverse socio-economic and aesthetic impacts. The adjacent property owners were not afforded architectural models nor detailed representations of the shadow effects to make informed decisions.

4. Traffic & Spatial Framework Alignment

- **GRRA Understanding:** High-density residential developments generate different traffic distribution peaks compared to commercial/retail operations.

- **GRRA Objection:** Relying on legacy transport or access assumptions without fully updated, public-facing Traffic Impact Assessments (TIA) integrated into the NEMA public participation process undermines the legal validity of the public engagement period. In addition the validity of the TIA included in the property development application is deemed to be incomplete by GRRA.

5. Statutory NEMA Process (Part 2 EA Amendment)

- **GRRA Understanding:** The existing EA was granted following a standard Basic Assessment procedure specifically aligned with commercial/mixed-use listed activities under the National Environmental Management Act (NEMA).

- **GRRA Objection:** The Part 2 EA Amendment is not appropriate, because the nature and scale of the land use have changed from commercial to pure residential density, the original EA must be updated to align environmental management controls, construction parameters, and operational impacts with the new site plan.

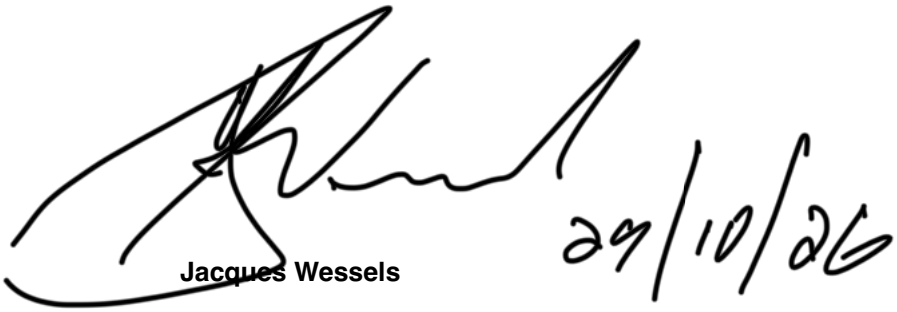
6. Heritage & NHRA Section 38 Compliance

- **GRRA Understanding:** The delay in granting the original EA (2013)to the current proposed development (2026) has allowed significant recovery of the area to its natural state. A portion of the site has reverted back to a wetland which has matured into a fully functional habitat for wetland species. GRRA members assessed that vulnerable / endangered species established themselves on the site eg a plant Gladiolus Faurcadei is a highly endangered (red listed) perennial plant, on Erf 28005, together with other plant species. In support George Municipality signed an internal treaty to protect all wetlands within their jurisdiction.

- **GRRA Objection:** The demand for a newly compiled EA is required given the re alleged establishment of endangered plants and wetland as indicated.

Given the above objections and concerns GRRA will appreciate an opportunity to engage with the Virdus consultants to ensure alignment and to gain better insight as to the status of the approval process, applicable public participation and significance of the overwhelming documentation submitted.

Sincerely Yours



Jacques Wessels

Chair

George Residents Ratepayers Association

Contact Details

Cell [redacted]

Email [redacted]

Webpage - www.georgerpa.co.za

1. **Submission Information:**

Reference Number	16/3/3/5/D2/19/0008/26
Subject	Application for the rezoning, change of use and amendment of the environmental authorisation for Erf 28005 George (west side of the junction of Platinum Drive at Park Road, Garden Route Mall Precinct, George)
Commentor Information	James and Susan Jackelman [redacted] Blue Mountain Village, George

2. **Summary of our Response to the Application for the Rezoning and Change of Use of Erf 28005:**

APPLICATION	RESPONSE
1. Rezoning of Erf 28005 George from Business Zone 1 to General Residential	We OBJECT to the rezoning application. We provide a RESPONSE to the developers motivation on the 'desirability of the application for the rezoning of the erf' below.
2. Removal of condition G from the Title Deed T9658/2020of Erf 28005 George	We AGREE with the proposed removal of the Title Deed restriction referred to in the application.
3. Relaxation of the parking requirements applicable to a residential block to 1.41 parking bays per residential unit	We OBJECT to the relaxation of the parking arrangements (as well as the number of vehicles envisaged). We provide a RESPONSE to the developers 'motivation on the parking requirements' below.
4. High density development of 18 blocks of flats which will house 680 flats	We OBJECT to the nature, scale and tenure arrangement of the development. We provide a RESPONSE to the developers motivation for the 'proposed development' below.

In the absence of being consulted before the submission of the application our perception is that, while some effort (time and money) went into preparing the site layout plan and the more detailed building plans for the apartment blocks and individual apartments, the accompanying *Motivation Report* (and technical supporting documents) does not present a well-considered, data-led analysis of a range of appropriately scaled residential development options for the site.

The Motivation Report rather presents as a binary framing of a single development option for the site, reducing the developer/owner and affecting neighbouring communities into rigid opposing camps, leaving little room for neutral or middle-ground perspectives.

We propose a more nuanced, sensitive and consultative approach to the application and suggest that the municipality advise the developer/owner to first consider and assess alternative development options for the site that are more sensitive and responsive to the legitimate concerns of the neighbouring communities before resubmitting the application.

3. Summary of our Concerns about the Proposed Development

CONCERN 1

High likelihood of conflict with neighbouring communities due to a complete lack of consultation with neighbouring properties about the nature and scale of the development proposal before submitting the application.

CONCERN 2

High likelihood of significantly increased traffic congestion on roads and intersections that have not been designed for this intensity of vehicular use.

CONCERN 3

High likelihood of the corner of Park Road and Platinum Drive becoming an accident hotspot due to poor road alignment (which is a blind spot for turning traffic) and the single incoming-outgoing lanes on Park Road and Platinum Drive.

CONCERN 4

High likelihood of damage to the surface of Platinum Drive and Park Road due to increasingly high traffic volumes.

CONCERN 5

High likelihood of a complete incompatibility with the surrounding residential land use.

CONCERN 6

Likelihood of substantive detrimental impacts (noise, aesthetics, overshadowing, structural defects of adjacent properties due to compaction, water overflow, etc.) on the immediately adjacent properties, leading to a loss of property value and quality of life.

CONCERN 7

High likelihood of negative visual impacts relative to the surrounding areas.

CONCERN 8

Probability of unintended excessive impacts due to the idiosyncrasies of the site and the specific nature of the development proposal. This may include *inter alia*: downstream flooding; elevation of water table; overstressed municipal services (water, electricity,

sewerage, cleaning, waste removal, etc.); impacts of extreme weather events (such as high wind and rain); legal conflicts with neighbouring communities; major damage to public roads during construction; major traffic accidents; extreme fire event; etc..

4. Detailed Response to the Motivation Report Justifying the Application for the Rezoning and Change of Use of Erf 28005

Our detailed response comments to the *Motivation Report* of July 2026 is as follows:

MOTIVATION REPORT SECTION #	RESPONSE
Section 3 (Pre-Application Consultation)	A single meeting with municipal officials does not constitute reasonable consultation for a site that is likely to have significant impact on neighbouring communities. It is very disconcerting that a proposal of this nature can reach this level of detail before a single affected neighbour is consulted.
Section 5 (Socio-economic impact)	As for many development proposals of this nature, the socio-economic impacts, as framed, are vague and full of hyperbole. This section (and its accompanying technical report) cannot be taken seriously by any sociologist, economist or municipal decision-maker.
Section 2.1 and 2.2 (Topography and Surface conditions)	The topography and soils of the site, and the associated water table, is a significant issue that is not adequately addressed (if at all) in the report. The high water table will have considerable impact on the site layout and the nature and scale of development. It makes no sense to delay the geotechnical report until after the zoning has been completed. The geotechnical report should guide the feasibility of a particular development proposal, not the other way around. We do NOT AGREE with the finding in this section of the report.
Section 6.2.3 (Vegetation)	Much of this section is very poorly researched. The justification here simply conflates 'open space' with natural vegetation, which is technically incorrect. The findings should thus not be taken seriously, until a proper assessment has been done.
Section 6.2.5 (Conclusion)	There was clearly no effort to collect any meaningful socio-economic, or bio-physical data, so the conclusions in this section are meaningless and should not be used to guide the 'desirability' of the proposal (see comment on the term 'desirability' below).
Section 6.4 (Density of the development)	The conclusion of this section that the '*higher density … will not have a detrimental effect on the character of the area, nor on the scale, appearance …*' is simply not justified from the information being presented here. There

	appears to be no understanding of the local context of this development proposal. We thus REJECT this conclusion and it should not be used to guide the 'desirability' of the proposal (see comment on the term 'desirability' below).
Section 6.5.2 (SPLUMA)	There is a considerable amount of contestable 'opinion' contained in this Section that requires critical review. There are many subjective opinions framed as '*we argue that …*' We could equally argue against many of these opinions, on technical grounds, but hope that the responsible municipal officials will do this on our behalf. There are also some very strange comments that come across as a 'threat' to neighbours if the development proposal is not accepted, such as *All though* (sic*) the development might have a negative impact on the property values of the residential development directly adjacent to Erf 28005 George, it must be remembered that the erf has at present business rights which allow for a business development which may cover 100% of the property with a height restriction of 12 meters with associate loading areas, air conditioning apparatus, etc. which will have a far more negative impact on the value of the residential properties than a development as proposed.*
Section 6.5.6.4 (WC-PSDF Densification)	The report states that '*In point 5.4 of this motivation report it is indicated that the residential density proposed in this application is considered appropriate …*' (there is however no point 5.4 in the report). The motivation for densification of this particular site, in its specific local context, is extremely poorly justified. While densification (and the demarcation of an urban edge) is an entirely justified strategic response to containing urban sprawl, there are subtle local nuances to exactly <u>where</u> this densification is appropriate and justified. The rationale for why this specific site is suitable for densification is very poorly substantiated. We REJECT the rationale for the densification of this site (see also our comments below).
Section 6.5.6.5 (WCSDF – Self-sustainability)	The information in this section has no basis for critical interrogation of the underlying datasets used to make the hyperbolic statements being made. Any development leads to job opportunities and increased rates – this is not the issue, it is rather the nature and scale of the development. Again, this reads as a threat (i.e. loss of jobs or rates if the municipality does not approve the application), rather than as a well thought out development proposal.
Section 6.5.7 (GSDF)	The proximity to the bus terminus and taxi rank (located at the Garden Route mall) is of no relevance to the

	application (see our comments on the parking relaxation application), especially considering that the renters of the flats will be more inclined to use their private cars and not buses or taxis. The rest of the argument for densification in this section is very weak and wholly unconvincing. We do not understand why this particular site, if it is used for a residential area (which we support) is more suitable for a high density block of flats four-storey's high, rather than as a lower density residential area zoning that is more compatible with the surrounding residential areas (see our comments below on the zoning options).
Section 6.5.8 (GIZS by-law)	This section makes little sense, as the description is premised on the supposition that the site will be zoned as Residential Zone IV. Most critically, there is no objective analysis of the different zoning options (provided for in the by-law) considered for the erf, notably Single Residential Zone (SRZ) I, SRZ II, General Residential Zone (GRZ) I, and GRZ II and GRZ III (which also includes the option for flats, with municipal consent). In the absence of a well-articulated rationale for why this zoning is more appropriate (compared to other zoning options), we REJECT the notion that GRZ IV is the only suitable zoning option for the erf.
Section 6.5.10.3.2 (Height and massing) and Section 6.12 (Visual impact assessment)	We agree with the finding of the visual impact assessment that the visual impact on the properties along the southern and western boundary of the erf will have a high and significant detrimental impact on the visual amenity and sense of place for many individual homes along the two boundaries. As acknowledged by the technical report, '*A four storey building remains a four storey building*' regardless of any attempt at mitigation and that the development will be a '*permanent and irreversible change to the visual environment of these neighbouring properties*'. We agree with these findings and yet this section then (strangely) concludes that '*... the development can be regarded as compatible ...*'. This is a misrepresentation of the findings of its own technical study. No effort has been made in the development proposal to address this fundamental concern. We REJECT the presumption that the impacts on the neighbouring properties is irrelevant to the proposal.
Section 6.5.10.3.3 (Land use)	This is a critically important issue (i.e. high density housing development) that is very poorly motivated in the application. The abrogation of the rationale for a high density housing development option to the GSDF (2023) is simply a misrepresentation of the intent of the broader SDF planning processes. We would REQUEST that the

	municipal planners insist on a better articulated rationale for the change in land use zoning application, with a more critical assessment of other alternative (more appropriate) land use zoning options (see above), for the specific site (and it's contextual reality). We REJECT the assumption that GRZ IV is the only suitable zoning option for the erf.
Section 6.5.10.3.6 (Security)	This section is a good example of the lack of logic flow leading from a description of the requirement/ guideline/ site context to the final conclusion (i.e. *we 'argue that …'*) running through the entire motivation report. By its own admission, the development proposal does not meet any of the *Built Form* guidelines for security. Yet, this section concludes that '*… it is … argued that this guideline will be met …*'. The report thus comes across as very opinionated, but in many instances there is limited substantive, objective data to back up the opinions expressed (in some cases contradicting itself).
Section 6.5.10.3.7 (Development aesthetics) and Section 6.12 (Visual impact assessment)	As indicated above, the development proposal does not appear to respond to the finding of the visual assessment report at all. It is 'argued' (using the approach of the motivation report) that – without changing the size, scale and density of the development - a varied façade, a muted colour scheme and some landscaping can just be construed as 'putting lipstick on a pig'.
Section 6.5.11 (Conclusion)	The conclusion simplistically conflates compliance with desirability. The 'compliance' referred to in the report simply references an intent in the submission of the developer to comply with the planning and development guidelines (albeit not fully) associated with high density residential development and is not compliance *per se*. 'Desirability' has NOT been demonstrated in the application at all. In a development planning context, 'desirability' assesses **what stakeholders actually want, need, or benefit from the proposed development**. Desirability has thus NOT been demonstrated in the application.
Section 6.6 (Compatibility with character of area)	This section is a very poorly articulated and subjective rationale for compatibility and is highly contestable by neighbouring communities who will be affected by what we consider an incompatible development. We thus REJECT the assumption of compatibility as formulated in the application. The perpetual cross-referencing to the 'secondary node' (in the GSDF) as somehow instant justification for compatibility, without considering the local idiosyncratic context of the specific site, does not equate to sensitive, responsive development planning.

Section 6.8 (Potential of the erf)	This is just a repeat of previous justifications. Please refer to our responses above to these justifications.
Section 6.9 (Traffic impact statement)	We find the concluding remarks in this section have little bearing on the projected traffic use on Park Road, Platinum Drive and notably the intersection of Park Road and Platinum Drive. We are of the view that the addition of concentrated traffic use during high peak use times (6.45 am – 8 am in the weekday morning, 4.15 – 6 pm in the weekday afternoon and Saturday mornings until around 2 pm), as a result of the development, will simply overwhelm the design and structural capacities of both roads, the intersection of these roads, and the lead-in circles on either ends of the intersection. It is further noted that traffic usage on Platinum Drive will continue to increase with the ongoing expansion of Eden Residential Estate and the increasing use of the secondary gate to Blue Mountain Village, further exacerbating the problem. The conclusions also infer that only '*minor mitigation*' measures are required. The proposed installation of a circle at the intersection of Platinum Drive and Park Road and the dualling of Park Road between Platinum Drive and Blue Mountain Boulevard (at the cost of ratepayers and the inconvenience of road users) are not, in our opinion, construed as 'minor'. We REJECT the conclusion that there is no reason, from a traffic point of view, that the application can be supported. The potential traffic impacts are being seriously understated in the submission.
6.11 (Provision of parking)	The motivation for the relaxation of parking is premised on an assumption that the flat residents would use the taxi and bus services provided at Garden Route mall. We however see no evidence that the target market for flat rentals are likely to prefer to use municipal and taxi services in preference to their car. In the absence of this evidence we DO NOT SUPPORT this assumption and envisage that there will overflow parking pressure along Platinum Drive and in adjacent properties.
Section 6.13 (Provision of services)	There are substantive assumptions that the municipality will commit to upgrading specific municipal services – notably the upgrade of sewage services and roads – which have not been costed or budgeted for in the Municipal MTEF. Before any approvals are given, as ratepayers we would like to assess the cost implications (and ROI/cost-benefits) of the upgrading of these services to support the proposed development.

5. Summary of our Response to the Application to Amend the Environmental Authorisation for the Use of Erf 28005

Our response to the application to amend the Environmental Authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) may be summarised as follows:

(i) The application is premature, in that the change of zoning of the erf from Business Zone to General Residential Zone IV has not yet been approved been by the George Municipality. Considering the growing objections to the rezoning application, the assumption that the application to rezone Erf 28005 will be approved as is, is misplaced. The application for the amendment of the EA should thus be held in abeyance until George Municipality has fully assessed the rezoning application and made a decision, and that any legal challenges to this decision have been concluded.

(ii) The application makes the assumption that the environmental impacts of the development (assuming approval of the rezoning application) will be the same as any other type of development occurring under the current Business Zoning for this property. This assumption is simply not correct, in that the original environmental assessment did not address the projected impacts of a four storey, intensive residential use development, including impacts such as: changes to the water table, soil compaction, structural integrity of buildings, downstream flooding, aesthetics, overshadowing, increased traffic flows, substantive damage to road surfaces, increased risk of traffic accidents, noise, overstressed municipal services, etc. on this erf (i.e. portion 8). It is our opinion that a standalone environmental assessment will be required. We feel that the 'tack-on' to the existing EA (conducted 13 years ago), without addressing the additional environmental impacts of a development of this scale (that were not considered in the initial environmental assessment) may undermine the fundamental intent of the NEMA (1998, as amended).

We specifically note that the 2013 amended EA (page 26) stated that the 'high density residential development alternative' was '*decided **against*** [emphasis added] *as the development in this form will not contribute to the economic well-being of the town'*. There is no explanation in the application why this alternative is suddenly being promoted under the framework of the amended EA.

6. Detailed Response to the Application to Amend the Environmental Authorisation for the Use of Erf 28005

6.1 Amendment Application Form

AMENDMENT APPLICATION FORM (SECTION #)	RESPONSE
General Project Description	It is not correct to state that the amended EA '**must change** [emphasis added] as it is now planned for a four-storey residential development'. In the absence of any formal approval for a change of zoning from BZ to GRZ IV the current zoning status remains BZ I. The amended EA was premised on the BZ I zonation (and 'limited to two storeys' and 'the coverage … limited to 50%' - see page 25) for this portion (portion 8). Until any zoning change is formally approved by the Municipality, there is no rational basis for using the term 'must change'. It is entirely plausible that the municipality may approve a different zoning (GRZ I, II, IIII or SR I, II) for the erf (then requiring another amendment to the EA?). Further, just because a concept plan had been drafted by a developer, this does not mean that this development will be approved in its current formulation. Even assuming that the erf is rezoned to GRZ IV (which in itself is problematic), the developers current site development plan, and associated architectural drawings, will still require significant consultations and technical assessments (not least of which will be geo-technical) before the final plans are substantively revised and subsequently approved (if at all). Nowhere in the applicants submission does it explain why the development will need to be a four-storey development, when the EA and it's subsequent amendment explicitly limited the EA to two-storeys (and only 50% of the area) for portion 8.
Section A, point 2	The statement 'Erf 28005, George (previously referred to as Portion 8 of the development of Portion 22 of Farm Kraaibosch and Erf 23333, George) is **authorised** [emphasis added] for residential development in apartment blocks up to four storeys in height' is simply not true. The rezoning has NOT been authorised, let alone the proposed development. Please note the existing EA makes provision for a two storey development, covering 50% of the erf, under a Business Zone 1 LUZ category.
Section A, point 4	If the EA is still valid, it is required that the applicant indicate the date of validity. This date is however not indicated in the application. An Environmental Authorisation is typically valid for 5-10 years from the commencement date. In the absence of a request for extension or a stated expiry date in the EA, it is possible that the original EA has now expired. If this is the case, a new assessment process will be required. We note

	on Page 18 of the amended EA '… the activities must commence within a period of 5 years …' but the EA cannot realistically be an open-ended authorisation regardless of the time between commencement and completion of the development of individual portions, especially where the type of development is completely different to the one applied for in the original EA. We argue that this specific development (and its associated zoning of GR Zone IV) is completely different to the one envisaged under the amended EA of 2013.
Section A, point 9	The statements that '(the) Erf is fully serviced with water, storm water, sewerage and electrical connections and does not require any new infrastructure to be installed' is not technically correct (in the context of the services needs for the proposed development for this specific erf). Please note that the current municipal services are considered by the applicants own technical reports and by the relevant municipal departments to be insufficient to 'fully service' the proposed development. All the existing municipal services (roads, sewerage, water supply, electrical supply, stormwater drainage) will need to be substantially upgraded to address the 24/7 needs of the proposed high intensity development (680 units, 15m high apartment blocks, 870 parking areas). Similarly the statements that the 'Erf is fully serviced with road access on two sides and does not require any new road infrastructure' is also not technically correct (in the context of the road upgrades required for this proposed development for this specific erf). For example, the Traffic Impact study proposes an upgrade of Park Road to two lanes to accommodate the increased traffic flows into and out of Platinum Drive (possibly triggering Activity 27 of GNR 325 or Activity 4 and 18 of GNR 324). The statements that the 'development has commenced and has been concluded' do not always make coherent sense (in the context of the proposed development for this erf, which is currently undeveloped and zoned for business use). For example, the suggestion that Activity 28 of GNR 327 'is not applicable' is not technically correct as infill will be required (if the proposed development is to take place) and the erf is larger than 5ha.
Section C, point 2 and 3	The answer to this question by the proponent provides the justification for our position that a separate environmental assessment (and subsequent EA) may be required. Please note that the projected traffic patterns are not underpinned by current traffic data patterns for this type of development (in the specific spatial context of this erf) and

	should not be considered as factual – they are simply an inference formed without sufficient traffic data.
Section C, point 4	Please note that the assumption of demand (in the specific spatial context of this erf) is simply an inference formed without any demand analysis being undertaken. The statement that 'the land has been sold, and the holder of the EA must transfer the rights to the new owner' contradicts the ownership information presented in this application and in the rezoning application to the municipality. If the land has actually been sold why is the new owner not applying for an amendment of the EA?
Section C, point 5.1and 5.2	The application states that 'only those shown *as agreed* below are proposed'. It is however not clear who this agreement is with. More specifically it is unclear why a plant and animal species assessment is not considered necessary (see below). Due to the benign neglect of (and on occasion, active transformation by) the current owner, the vegetation on the erf is in recovery and the property is now inhabited by a number of indigenous plant and animal species, some of which may have conservation value (I note the species lists in the SSVR, but there are a number of important plant and species that were not identified by the sub-contracted scientist – possibly due to the time of the year that the assessment was undertaken). These sub-populations of plants and animal species may/would require some form of mitigation during the design, construction and management phases. This is not an argument about the development, rather it is about expressing a need to ensure that the broad statements made in the SSVR align with the reality on-site.
Section C, point 6	This should be YES. As mentioned above, the site is serviced for the Business Use zoning and not for a General Residential Zone IV. Substantive upgrading of municipal services <u>will</u> be required to accommodate the change in demand for municipal services as a result of the proposed high density residential development envisaged for the site. This need is acknowledged in this application, but the response to this point in the application contradicts this.
Section D, point 1	Please see our response above.
Section F, point 1b	We are not aware that '…owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken …' have <u>individually</u> been given written notice. We are aware that the BMV HOA have been given written notice, but they are only in control of the common space in BMV and are not the 'owners' or 'renters' of all the individual freehold houses directly abutting the

	property. We require assurance that each and every household directly abutting the erf has been notified and has had sufficient opportunity to review and respond to the application.
Section F, point 2	Our comments above refers. In the original environmental assessment and EA there were only a few affected parties. However, in the light of the expansive development of the erf-adjacent BMV and the increasing ratepayer resistance to high density developments in inappropriate sites (this erf being one of them) it would have been prudent to at least consult with the many, immediately affected houses bounding two sides of the erf prior to submission of the rezoning application and this application. We strongly advocate that the EA should not be amended and that the development proponents first consult with all directly affected communities before any EA (either new or an amendment to existing) is processed by DEA&DP.
Part 4, Section B	It is of concern that the EAP is 'not independent' (i.e. their own statement contained in the application). We note the intent to appoint a review EAP, but cannot find the review EAP declaration in the appendices. We also note that the EAP was the designated ECO for the EMPr in the amended EA (2013). In addition, we have found only limited reference to comments on 'how the potential impacts relate to climate change concerns' (notably the knock on impacts of extreme drought, wind and flooding events) in each of the specialist reports appended to the application, as is required in the submission process.

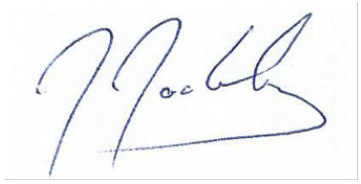
6.2 Appendices A - T

APPENDIX #	RESPONSE
Appendix E	Please refer to various comments above (notably in respect of the need for an animal and plant species assessment). The current animal species assessment, in particular, is not comprehensively reported in the SSVR. We further note that there is no appended specialist report on animals, with much of the information presented being very basic and utilitarian. The rating review for the terrestrial biodiversity theme (i.e. 'the site is completely transformed, and development can commence at any time without any further environmental authorization process') seems to be premised on a single site visit (and some basic sub-sampling) on 25 July 2023, a desktop analysis of high level datasets, some contextual photographs and an extrapolation of information from the previous environmental assessment (much of which is repeated

	verbatim in the specialist report) undertaken some 14-15 years ago. The fact that the indigenous vegetation (and associated species) on the site is substantively recovering - despite benign neglect (and on occasion, active transformation) by the current landowner and the encroachment of IAS – may suggest that the indigenous vegetation is considerably more resilient than is presented in the technical report. This is not to say that no development should take place – rather it is to suggest that the 'precautionary principle' should apply to guide any measures that may be needed to help mitigate the impacts of the development on the plant and animal populations (or individuals). We agree with the argument that the site is not a 'wetland'. Despite this, it is very clearly evident that the water table is very shallow on the site (and the surrounding flatlands) and that the soil clay content very high. This will substantively impact on the geo-technical requirements for determining the site plan, building plans and scale of development. Considering the proposed scale and nature of the development plan for the erf, there however seems to be little consideration given to the geo-hydrological characteristics (and limitations) of the site. Of particular concern is the boundary of the erf with BMV retirements village which has a high topographic wetness index (see also the DEM).
Appendix S NEMA s2 Assessment Report	To avoid duplication, please refer to our relevant comments above. <u>Part 1:</u> We do not agree with the EAP's conclusion that 'the development of four-storey residential units does not represent a significant increase in environmental risk …'. We are of the view that the risks are more substantive than stated and that some risks – such as visual impact – cannot be mitigated and others – such as traffic-related issues- can only be partially mitigated. <u>Part 2:</u> The alternatives analysis is not – in our views - an objective assessment, as required by NEMA. For example, the 'alternative, alternative' scenario makes no sense as it is simply a layout variation on the same theme, with similar/same impacts. Equally, it makes no sense that the use of the site for its zoned usage constitutes a 'no-go' scenario (no development = a 'no go scenario, while development aligned with current business use zoning = the baseline scenario … and so on). There are many more practicable, middle ground alternatives – such a single residential, retirement community, low density units, etc. – that are more environmentally feasible for the site but are not considered in the application.

	Please note that the table indicates that the EA provides for a 100% development coverage of the land. This is NOT correct, it is 50%. Part 3 The needs 'analysis' is generally too broad and vague to guide any decision-making process. The statement that '(T)he general welfare and safety of the abutting Blue Mountain Estate residents and landowners will not be significantly affected by the amended development proposal' and 'it is …unlikely that the … development will have a negative effect on the health and well-being of the neighbors' is a clear indication that the views of the neighboring community have not been taken seriously at all in assessing 'desirability' (or needs for that matter). As far as I am aware, the individual neighbors were not consulted at any stage prior to the submission of the application(s). Part 4 and 5 We do not agree with the conclusion of the TIA is 'that the road network is expected to continue operating at acceptable levels'. The roads, road surfaces, and notably the intersections will be seriously affected by the development (as proposed). The primary mitigation measures proposed assumes that the municipality has the budgetary resources to significantly upgrade the road surface, widen Park Road between the two circles and upgrade the intersection between Park and Platinum Roads. We argue that, in the current municipal budget-constrained environment this cannot be assumed. The VIA assumes that 100% coverage of the erf is approved under the 2013 amended EA – this is NOT correct. While we do agree that the 'directly adjacent residential receptors on the southern and western boundary are … assigned a high sensitivity rating' in the VIA, we do NOT however agree that these can simply be mitigated by the measures proposed. The summary of the socio-impact assessment is framed too broadly and generically to be of any value in decision-making. Part 8 It is our view that the EMPr should not be retained as is and should be redrafted to accommodate the idiosyncratic nature of this development as proposed (if it goes ahead). The significant issues that will arise during the construction phase – such as the impacts on traffic flow or conflicts with neighboring households – are, in our view, not adequately provided for in the current EMPr. We further propose that an **independent** ECO be appointed, should the development go ahead (in whatever form). Part 9 We substantively do not agree with the conclusion of the EAP.

James Jackelman



8 September, 2026

Dupré Lombaard (Virdus Works)

From: Kim Dempster <[redacted]>
Sent: 04 September 2026 14:26
To: dupre.lombaard@virdus.com
Subject: ERF 28005

Rezoning to suit the developer is out of the question.
Relaxation to suit the developer is also out of the question.

We want
Zone 1 Single residential Single Homes
Zone 2 Single residential Estate

Traffic,sewage,electrical issues,water issues.

How are they going to determine the rates & taxes ?
Will each (680) residents pay their portion?
Already having issues with waste collection and now wanting to aggravate the situation.
Noise !

Regards
Kim Dempster.

Sent from Outlook for Android

OBJECTION / COMMENT: LAND USE APPLICATION

PLANNING APPLICATION – GEORGE LOCAL MUNICIPALITY

DATE: 3 September 2026

ATTENTION:

The Directorate: Human Settlements, Planning and Development

George Local Municipality

VIA EMAIL:

sprins@george.gov.za

CC:

janvrolijk@jvtownplanner.co.za

1. APPLICATION DETAILS

Application Reference Number: 4992529

Property Description: Erf 28005, George (Garden Route Mall)

Proposed Development: Rezoning to General Residential Zone IV and permanent parking departures for the proposed 680-unit Meander Lifestyle Apartments development.

2. OBJECTOR DETAILS

Full Name/ Organisation:

Louise Dumbleton

Identity Number / Registration Number:

[redacted]

Physical Address:

[redacted]

Postal Address:

None

Email Address:

[redacted]

Contact Number:

[redacted]

3. INTEREST IN THE APPLICATION

I hereby state my interest in the above land use application.

I am an adjacent property owner within the affected area.

I believe that the proposed development WILL have a direct and material impact on my property, access, safety, surrounding road network, infrastructure and residential environment.

I will have a direct view of multiple 4 storey buildings from my home (Erf number 24514) that is not something I look forward to.

4. GROUNDS OF OBJECTION/ COMMENT

I hereby lodge a formal objection to the land use application on the following factual and planning-related grounds:

4.1 TRAFFIC IMPACT AND ROAD INFRASTRUCTURE SAFETY

The proposed 680-unit high-density development is likely to place substantial additional pressure on the surrounding road network and traffic intersections.

I am concerned that the additional peak-hour traffic generated by a development of this scale may adversely affect the level of service, traffic flow and road safety at the intersection of Platinum Drive and Park Avenue, as well as on the surrounding road network.

The Municipality should carefully assess whether the existing road infrastructure can safely and adequately accommodate the projected traffic volumes associated with the proposed development and whether appropriate external road upgrades are required.

4.2 INADEQUATE PARKING / PERMANENT PARKING DEPARTURES

I object to the requested permanent parking departure and the proposed reduction in the applicable municipal parking requirements.

A development comprising approximately 680 residential units has the potential to generate substantial demand for parking. If adequate on-site parking is not provided, there is a risk that overflow parking will be displaced onto surrounding public roads and areas.

This may contribute to congestion, obstruct access, create pedestrian and vehicle safety concerns and potentially interfere with emergency vehicle access.

4.3 STRAIN ON BULK SERVICES INFRASTRUCTURE

I am concerned about the capacity of the existing bulk municipal infrastructure to accommodate a development of this scale.

The Municipality should provide sufficient evidence that the existing water, sewerage, electricity and other municipal services infrastructure have adequate capacity to accommodate the additional demand generated by 680 residential units.

Where additional infrastructure or upgrades are required, the responsibility for ensuring that such infrastructure is adequately provided and funded should be clearly established before approval is considered.

4.4 ZONING COMPATIBILITY

I object to the proposed change from the existing zoning to General Residential Zone IV, insofar as I believe that the proposed high-density residential use may be incompatible with the intended spatial planning framework and surrounding land uses of the Garden Route Mall precinct.

The Municipality should carefully consider the compatibility of the proposed density and land use with surrounding properties, existing development patterns, traffic infrastructure, municipal services and the broader planning framework.

5. ADVERSE IMPACT ON THE OBJECTOR

Should this application be approved in its current form, it will cause direct and adverse impacts to myself and my property by:

Significantly increasing daily commuting times;



Increasing congestion on surrounding roads;

Creating safety risks at neighbourhood access points;

Increasing demand for on-street parking;

Potentially obstructing emergency vehicle access;

Increasing pressure on municipal water, sewerage or electricity infrastructure;

Creating noise or privacy concerns, where applicable;

My specific concern is as follows:

My property is on the boundary wall of Blue Mountain Retirement Estate and this development of multiple 4 story blocks of housing will be an unsightly view from my home. Having 680 dwellings with an average of 3 to 4 people living next door with children, dogs, cats, play grounds, traffic of residents coming and going to work, taking and fetching children from school will have a negative impact on the elderly and middle aged residents of the whole Blue Mountain area. This type of development is meant for a city.

6. PROTECTION OF PERSONAL INFORMATION ACT (POPIA) NOTICE

I acknowledge the Municipality's notice regarding the **Protection of Personal Information Act (POPIA)**.

I expressly request that my private personal information and contact details not be made publicly available, to the extent permitted by applicable law.

7. REQUEST TO THE GEORGE MUNICIPALITY

Based on the planning, traffic, parking, infrastructure and other concerns outlined above, I respectfully request that the George Municipality refuse the application for rezoning and the requested permanent parking departures relating to Erf 28005.

Alternatively, should the Municipality be of the view that the application may be considered further, I respectfully request that approval be deferred until the identified concerns have been adequately investigated and addressed, including, where appropriate:

* A comprehensive assessment of the traffic impacts;

* Appropriate external road and intersection upgrades;

* Adequate on-site parking provision;

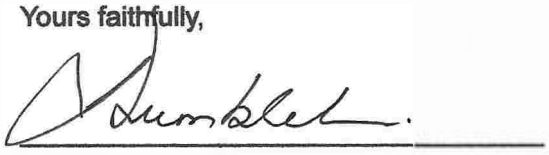
* Confirmation of sufficient bulk municipal services capacity; and

* Appropriate consideration of the scale and density of the proposed development in relation to the surrounding area.

I further request that my objection and comments be formally recorded as part of the land use application process.

Kindly acknowledge receipt of this submission and keep me informed of all upcoming tribunal hearings, further public participation processes and decision notices relating to this application.

Yours faithfully,



OBJECTOR NAME

Louise Dumbleton

DATE

3 September 2026

OBJECTION / COMMENT: LAND USE APPLICATION

PLANNING APPLICATION – GEORGE LOCAL MUNICIPALITY

DATE: 3 September 2026

ATTENTION:

The Directorate: Human Settlements, Planning and Development

George Local Municipality

VIA EMAIL:

sprins@george.gov.za

CC:

janvrolijk@jvtownplanner.co.za

1. APPLICATION DETAILS

Application Reference Number: 4992529

Property Description: Erf 28005, George (Garden Route Mall)

Proposed Development: Rezoning to General Residential Zone IV and permanent parking departures for the proposed 680-unit Meander Lifestyle Apartments development.

2. OBJECTOR DETAILS

Full Name/ Organisation:

Louise Dumbleton

Identity Number / Registration Number:

[redacted]

Physical Address:

[redacted]

Postal Address:

None

Email Address:

[redacted]

Contact Number:

[redacted]

3. INTEREST IN THE APPLICATION

I hereby state my interest in the above land use application.

I am an adjacent property owner within the affected area.

I believe that the proposed development WILL have a direct and material impact on my property, access, safety, surrounding road network, infrastructure and residential environment.

I will have a direct view of multiple 4 storey buildings from my home (Erf number 24514) that is not something I look forward to.

4. GROUNDS OF OBJECTION/ COMMENT

I hereby lodge a formal objection to the land use application on the following factual and planning-related grounds:

4.1 TRAFFIC IMPACT AND ROAD INFRASTRUCTURE SAFETY

The proposed 680-unit high-density development is likely to place substantial additional pressure on the surrounding road network and traffic intersections.

I am concerned that the additional peak-hour traffic generated by a development of this scale may adversely affect the level of service, traffic flow and road safety at the intersection of Platinum Drive and Park Avenue, as well as on the surrounding road network.

The Municipality should carefully assess whether the existing road infrastructure can safely and adequately accommodate the projected traffic volumes associated with the proposed development and whether appropriate external road upgrades are required.

4.2 INADEQUATE PARKING / PERMANENT PARKING DEPARTURES

I object to the requested permanent parking departure and the proposed reduction in the applicable municipal parking requirements.

A development comprising approximately 680 residential units has the potential to generate substantial demand for parking. If adequate on-site parking is not provided, there is a risk that overflow parking will be displaced onto surrounding public roads and areas.

This may contribute to congestion, obstruct access, create pedestrian and vehicle safety concerns and potentially interfere with emergency vehicle access.

4.3 STRAIN ON BULK SERVICES INFRASTRUCTURE

I am concerned about the capacity of the existing bulk municipal infrastructure to accommodate a development of this scale.

The Municipality should provide sufficient evidence that the existing water, sewerage, electricity and other municipal services infrastructure have adequate capacity to accommodate the additional demand generated by 680 residential units.

Where additional infrastructure or upgrades are required, the responsibility for ensuring that such infrastructure is adequately provided and funded should be clearly established before approval is considered.

4.4 ZONING COMPATIBILITY

I object to the proposed change from the existing zoning to General Residential Zone IV, insofar as I believe that the proposed high-density residential use may be incompatible with the intended spatial planning framework and surrounding land uses of the Garden Route Mall precinct.

The Municipality should carefully consider the compatibility of the proposed density and land use with surrounding properties, existing development patterns, traffic infrastructure, municipal services and the broader planning framework.

5. ADVERSE IMPACT ON THE OBJECTOR

Should this application be approved in its current form, it will cause direct and adverse impacts to myself and my property by:

Significantly increasing daily commuting times;



Increasing congestion on surrounding roads;

Creating safety risks at neighbourhood access points;

Increasing demand for on-street parking;

Potentially obstructing emergency vehicle access;

Increasing pressure on municipal water, sewerage or electricity infrastructure;

Creating noise or privacy concerns, where applicable;

My specific concern is as follows:

My property is on the boundary wall of Blue Mountain Retirement Estate and this development of multiple 4 story blocks of housing will be an unsightly view from my home. Having 680 dwellings with an average of 3 to 4 people living next door with children, dogs, cats, play grounds, traffic of residents coming and going to work, taking and fetching children from school will have a negative impact on the elderly and middle aged residents of the whole Blue Mountain area. This type of development is meant for a city.

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Alternatively, should the Municipality be of the view that the application may be considered further, I respectfully request that approval be deferred until the identified concerns have been adequately investigated and addressed, including, where appropriate:

* A comprehensive assessment of the traffic impacts;

* Appropriate external road and intersection upgrades;

* Adequate on-site parking provision;

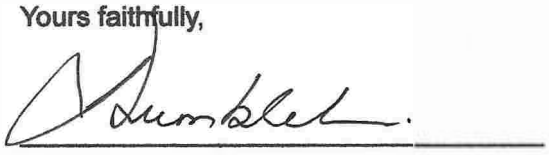
* Confirmation of sufficient bulk municipal services capacity; and

* Appropriate consideration of the scale and density of the proposed development in relation to the surrounding area.

I further request that my objection and comments be formally recorded as part of the land use application process.

Kindly acknowledge receipt of this submission and keep me informed of all upcoming tribunal hearings, further public participation processes and decision notices relating to this application.

Yours faithfully,



OBJECTOR NAME

Louise Dumbleton

DATE

3 September 2026

Dupré Lombaard (Virdus Works)

From: Peter Gray <[redacted]>
Sent: 05 October 2026 22:08
To: dupre.lombaard@virdus.com
Subject: URGENT FORMAL OBJECTION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26

Importance: High

Dear Mr. Lombaard,

I refer to the Notice of Public Participation Process and Availability of Application for the Proposed Part 2 Amendment of the Environmental Authorisation (EA) Proposed Rezoning and Change of Use on Erf 28005, George (DEA&DP Ref. 16/3/3/5/D2/19/0008/26).

I submit this formal objection as an **Interested and Affected Party (I&AP)** before the close of the public participation period today.

As a resident of the adjacent Blue Mountain Retirement Estate, a retired Professional Engineer, and holder of postgraduate degrees in law (BSc(Eng), LLB, LLM), I submit that this application suffers from **fundamental, non-curable statutory defects** that require its immediate rejection by the Department of Environmental Affairs and Development Planning.

1. ABSENCE OF A VALID EA AND THE DOCTRINE OF CASCADING NULLITY (LAGOON BAY)

Section 42(2) of the Spatial Planning and Land Use Management Act, 2013 (“SPLUMA”) explicitly dictates that a local authority and the relevant environmental department **must ensure strict compliance with environmental legislation.** A valid, unexpired, and properly assigned Environmental Authorisation is a **non-negotiable prerequisite prior to seeking amendments to a land-use footprint.**

In this instance, **no valid environmental asset or right exists to be amended**:

The original EA (dated 22 August 2011) and its subsequent amendment (dated 26 February 2013) were issued strictly to **Laritza Investments 183 (Pty) Ltd.**

The relied upon **underlying historic authorisation** was globally structured to cover **11 distinct development portions**, which specifically carved out 1 portion for Public Open Space and 1 portion for Utilities.

Condition **G23 of the original 2011 EA mandates** that the Department **must be notified within 30 days of a transfer of land ownership**, and a formal transfer of the EA rights and obligations **must be applied for and approved**.

The EA was **NEVER transferred from Laritza Investments 183 (Pty) Ltd** to Rainbow Place Properties 29 (Pty) Ltd, nor to any previous or subsequent entity. There is a complete structural failure to show a traceable chain of **legal assignment of these environmental rights.**

Under Regulation 25 of the EIA Regulations, an environmental authorisation is a **personal right tied to a specific juristic person**; it does not automatically run with the land or transfer by virtue of a deed of transfer. Your own Public Participation Notice explicitly admits that **"ownership of the property will also change** and therefore the **rights to the authorised activity must be transferred to a new owner.**" This statement is a f**atal admission that no such transfer has taken place**.

Applying the landmark precedent of the Constitutional Court in *Lagoonbay Lifestyle Estate (Pty) Ltd v Minister for Local Government, Environmental Affairs and Development Planning of the Western Cape and Others* (320/12) [2013] ZASCA 13 (15 March 2013), an application to amend a right that the **current applicant** does not legally possess is a cascading legal nullity.

The Department cannot **entertain an amendment to a right** that has been severed by a **total failure to execute a lawful transfer under Condition G23.**

2. ILLEGITIMATE REVIVIFICATION OF LAPSED RIGHTS

Furthermore, Condition G27 of the original 2011 EA explicitly mandated a strict 5-year validity period for the **physical commencement of the authorised activities.**

Because Erf 28005 (originally portion 8 of Portion 22 of Farm Kraaibosch No. 195 [sic]) has remained completely vacant and undeveloped, for over 15 years, the **EA has operationally lapsed in regard to** Portion 8**.**

As established by the Supreme Court of Appeal in *Paradyskloof Golf Estate (Pty) Ltd v Municipality of Stellenbosch* (547/08) [2010] ZASCA 92; [2010] 4 All SA 591 (SCA) ; 2011 (2) SA 525 (SCA) (2 July 2010) historical developmental frameworks cannot be placed in a state of indefinite suspended animation to be retroactively revived when the entire surrounding planning envelope has changed.

A lapsed, untransferred authorisation **cannot be resurrected via a shortcut amendment process**; it requires an entirely fresh application.

3. MISIDENTIFICATION AND MATERIAL FAILURE OF APPLICANT STANDING

Your public notice asserts that you are acting "on behalf of the applicant (**Laritza Investments 183 (Pty) Ltd**)". This assertion is factually incorrect and legally fraudulent.

The underlying Land Use application documents prove **your appointment was actually executed by Jacob du Toit Vos**, acting under a resolution from **George Residential Apartments (Pty) Ltd (Reg: 2026/016581/07)**—an entity that holds no title deed to the property and no authority from Laritza.

The identity of the applicant has allegedly, on the evidence of the Land Use application documents, illegally mutated across five distinct corporate structures: Laritza Investments 183, Rainbow Place Properties 29, Misty Mountain Investments, Century Property Developments, and George Residential Apartments. None of these entities have demonstrated a continuous, traceable chain of **legal authority from the original holder (Laritza Investments 183 (Pty) Ltd)** for this specific environmental process.

Attempting to use a "Part 2 non-substantive amendment" to double the development density to 120 units per hectare—substituting low-density business properties for 18 blocks of four-storey residential flats—is a **blatant abuse of the administrative process**.

Pushing double the standard density completely alters the visual backdrop protected by the George Spatial Development Framework (GSDF),

What this application in fact requires is a **fresh application for environmental authorisation**, very likely by way of a full Scoping and Environmental Impact Report given the scale, density and new triggers this development brings, rather than the amendment process which allegedly only triggers one activity (Activity 13) the applicant purports to rely on.

It is possible that the proposed development triggers multiple Listing Notice (LN) triggers including *inter alia*:

- LN1 Activity 27 — clearance of vegetation >1 ha
- LN1 Activity 28 — residential development >20 units inside an urban area
- LN1 Activity 19 — infilling/densification >1 ha
- LN2 Activity 15 — development >20 ha (bulk infrastructure)
- LN2 Activity 4/18 — major road upgrades
- LN1 Activity 31 — bulk water/sewer infrastructure

4 HIGH DENSITY ALTERNATIVE

In accordance with the 2011 EA a “High Density Residential Alternative” was considered and rejected.

…

This alternative entails the construction of a higher density residential

*development consisting of 1,900 units and a business development component of approximately l.5ha in extent. This alternative was **decided against** as the development in this form will not contribute lo the economic well-being of the town.*

It is ironic that the current application for an amendment to a non-existent EA is for a High-Density Residential Development of 680 units which equates to 120 units per hectare which was already considered and rejected by the Authorising Authority.

5. MATERIAL GEOGRAPHICAL DISTORTION AND PHYSICAL ENCROACHMENT

Finally, the Site Development Plans and environmental footprint layouts submitted by Town Planner Jan Vrolijk to the Municipality are mathematically and geographically defective.
As verified by General Plan No. 3727/2006, the existing physical boundary wall of the Blue Mountain Retirement Estate encroaches 1.5 metres over the common boundary line into Erf 28005 for a continuous length of 280.8 metres. This reduces the actual, physical developable envelope of the site by approximately 421 m².
Because the applicant's site coverage (claimed at 39.6%), building setback lines, and visual absorption buffer screens are calculated against a fictional "paper erf" footprint rather than the physical reality on the ground, the application provides **material misinformation to the Department**.

5. STATUTORY REMEDIES DEMANDED

Consequently, I submit that:

This public participation process **must be halted immediately due to material misinformation** regarding the applicant's identity and standing.
The application must be **REJECTED** on the basis that **no valid, transferable environmental rights exist to be amended.**
Any future **development intent on this site must trigger a fresh, full NEMA Scoping and EIA** path to thoroughly evaluate water scarcity, traffic, and density impacts on the regional infrastructure grid and take into consideration the effect the proposed development would have on the existing rights of the adjacent property owners of the Blue Mountain Carenet Property Owners Association. One of the reasons given in the 2013 amendment of the original EA stated *inter alia* that

The environment and the rights and interests of other parties are not likely to be adversely affected by this decision to amend the Environmental Authorisation.

In view of the abovementioned facts, **it can be categorically stated** that this proposed amendment **WILL ADVERSELY AFFECT THE ENVIRONMENT**

AND THE RIGHTS AND INTERESTS OF THE ADJACENT PROPERTY OWNERS.
Please acknowledge receipt of this formal objection within 24 hours and confirm its inclusion verbatim in the formal Public Participation report to be submitted to DEADP.

Yours faithfully,
Peter J Gray BSc(Eng)(Wits) LLB(UNISA) LLM(UNISA)
[redacted]
George.
6529
Email:[redacted]
Cell:[redacted]

Ref: DEA&DP REF: 16/3/3/5/D2/19/0008/26

Attn: Dupré Lombaard, Virdus Works (Pty) Ltd.

29 Sept 2026.

Dear Mr Lombaard

I wish to register as an interested party. I have some questions and wish to submit an objection to the removal of the two-storey height restriction on Erf 28005.

My Questions:

a) Who is the independent decision maker on the application for the amendment?
b) How do I ensure that my objection (and your responses) will reach them?

My Objection:

The two-storey height restriction was added to Erf 28005 for specific town-planning reasons.

Restrictions are imposed on an erf primarily to protect the character, harmony, and amenities of a neighbourhood, ensure orderly urban development, and manage public infrastructure. Restrictions are used to establish and maintain a specific look, feel, and social utility for an area, including density control and aesthetic harmony. In addition, they create reciprocal "real rights" for nearby property owners.

My objection: I see no compelling changes in the town-panning criteria that justify removing the two-storey height restriction. In fact, since those restrictive title deed conditions were initially imposed, the success of Eden Meander, the Garden Route Mall, the business corridor into which the site falls, and the nearby lifestyle estates including Blue Mountain Village has strengthened the case for keeping the two-storey protection on the title deed.

I understand that the developer wants to build higher structures, but what are the environmental / neighbourhood character, and aesthetic harmony factors that are now different than they were when the title-deed restrictions were first imposed?

If your response could be framed as a point-by-point rebuttal of the original motivations for the introduction of the two-storey height restriction, it would be helpful.

Regards



Peter Wentworth
[redacted]
George.

Preferred contact details via email: [redacted]

Appendix L6: Comment and response report

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and
Environmental Assessment Practitioners
10 Eikehout Avenue, Wolseley, 6830, South Africa
Mobile: +27 82 895 6362
Email: dupre.lombaard@virdus.com

17 November 2026

COMMENT AND RESPONSE REPORT IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998, ACT NO. 107 OF 1998, AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: PART 2 AMENDMENT APPLICATION FOR THE PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice of the public participation process was given to potential interested and affected parties (I&APs) by the means prescribed in Regulation 41 (Chapter 6) of the Environmental Impact Assessment (EIA) Regulations, 2014 (GN R982 of 4 December 2014, as amended, inter alia, by GN R326 of 7 April 2017), as required by section 24(4)(a)(v) of the National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA). This memorandum is the comment and response report (CRR) contemplated in Regulation 32(1) of the EIA Regulations and will be inserted as Appendix L6 to the application.

1. The person conducting a public participation process must take into account any relevant guidelines applicable to public participation as contemplated in section 24J of NEMA and must give notice to all potential I&APs of the application. The full application, inclusive of all appendices, was made available for comment, and potential I&APs were invited to register, on 03 September 2026. The closing date for comment on the application was 05 October 2026. Notice was given as follows:
    1.1. An advertisement was placed in the George Herald, the local newspaper, on 03 September 2026. A copy of the advertisement appears in Appendix L1 of the application.
    1.2. The list / register of interested and affected parties is annexed to the application under Appendix L2.
    1.3. Written notice was given to the owners, persons in control of, and occupiers of land adjacent to the site whose contact details could be obtained. Appendix L3 to the application contains copies of the e-mails sent to I&APs in the surrounding area. Where the contact details of individual owners could not be obtained, notice was given through the Blue Mountain Village Home Owners' Association and by means of site notices at the entrances to the estate (see the response to comment 71).

1.4. Fixing a notice board at two places conspicuous to and accessible by the public on the street boundaries of the property, and at the security entrances to the abutting Blue Mountain Village Estate, as shown in Appendix L4 to the application. The notice consisted of a double laminated A3 sign (60cm by 42cm) with legible lettering.
1.5. It is confirmed, as evidenced in the aforementioned Appendices to the application, that the notices contained the details of the application, the nature and location of the proposed activity, where further information on the application could be obtained, and the manner in which and the person to whom representations in respect of the application or proposed application could be made.
1.6. The full application was made accessible to the public on the Virdus website: https://www.virdus.com from 03 September – 05 October 2026.
1.7. The responses received from the public are annexed under Appendix L5 to the application.
1.8. A summary of comment from and the response to the comment from interested and affected parties is set hereunder.
1.9. Annexure A contains a copy of the email sent to the municipal councillor of the ward in which the site is situated.
1.10. Annexure B contains copies of the email notices sent to organisations that represent the community in the area.
1.11. Annexure C contains copies of the email notice sent to the George Municipality.
1.12. Annexure D contains copies of the email notices sent to the organs of state having jurisdiction in respect of any aspect of the activity.
1.13. Annexure E contains the new layout alternative.
1.14. Annexure F contains the solar study (shadow) based on the new layout alternative.
1.15. Annexure G contains a conceptual solar study based on the existing authorised development.

2. Having considered the comments received, the current holder of the environmental authorisation (EA) and the applicant (the prospective holder) have put forward a further layout alternative (Annexure E) for consideration by the competent authority, in response to the concerns of the neighbouring residents in Blue Mountain Village. The further alternative increases the setback of the apartment buildings from the south-western boundary of the property, with the aim of reducing visual intrusion, overlooking, and overshadowing of the neighbouring properties. As the further layout alternative and the solar studies (Annexures E to G) constitute significant new information that was not contained in the report on which I&APs commented, the revised amendment report, including this CRR and the updated specialist reports, will be made available to all registered I&APs for a further comment period of at least 30 days, as required by Regulation 32(1)(b) of the EIA Regulations.

In view thereof, and in keeping with Regulation 32(1)(b), the competent authority is requested to allow a period of 140 days for submission of the final report, the date of which, in accordance with Regulation 3(2), is then 28 January 2027 (calculated from 19 August 2026) as opposed to the 90-day period ending on 17 November 2026. The requested end date assumes the period from 15 December to 5 January is excluded from the prescribed timeframe calculations.

3. Before responding to the individual comments, it is necessary to set out the statutory context of the application, as several submissions question whether an amendment process is appropriate. The application is for the amendment of an existing EA in terms of Part 2 of Chapter 5 (Regulations 31 to 33) of the EIA Regulations. The EA is valid, because the authorised activities commenced within the validity period (see the responses to comments 65 and 99). The EA referred to is the EA issued on 22 August 2011 (Ref. EG12/2/3/2-D2/11-1192/08), as corrected on 29 August 2011 and amended on 26 February 2013. The EA, the EMP approved on 4 September 2012 and the stormwater management plan for the Eden Meander development approved by the George Municipality on 5 June 2012 also provide for the clearance of the site and the installation of its stormwater infrastructure as part of the authorised development, subject to the conditions of the EA and the EMP, which include the search and rescue of conservation-worthy vegetation, and to the National Water Act, 1998 (Act 36 of 1998). The EA therefore already authorises a business development of up to two storeys on the site, for which no site layout was prescribed. In terms of Regulation 32(1)(a), the amendment report must assess all impacts related to the proposed change, the advantages and disadvantages of the change, and the measures to avoid, manage, and mitigate its impacts. The assessment therefore focuses on the change in the nature and significance of impacts between the authorised business development and the proposed residential development of up to four storeys, rather than assessing the site as if it were undeveloped land.

4. The zoning applicable to the authorised business development permits 100% coverage and a 0 m building line on the common boundaries with Blue Mountain Village, meaning that a two-storey commercial building could, in principle, be built up to those boundaries. Even though coverage is limited to 50% in terms of the conditions of authorisation of the EA under amendment, it does not prevent building construction on or in proximity of the common boundaries with abutting properties. The proposed residential layout, as amended in Annexure E, sets the buildings back 21 m from the south-western boundary, with only the southernmost blocks at 6 m. The proposed development is, however, twice the authorised height and introduces residential units with windows and balconies facing the neighbouring properties. The increased setbacks reduce, but do not remove, the potential for overshadowing, overlooking, and visual intrusion. These residual impacts are acknowledged and are addressed in the responses below.

5. The change in land use from business to residential is consistent with the George Municipal Spatial Development Framework (SDF), which places the site within the Knysna Road intensification corridor, and with the development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and NEMA. The measures required to manage the residual traffic, visual and construction-phase impacts are set out in the application and in the responses below and can be made conditions of an amended authorisation. Having considered the comments received, it remains the opinion of the EAP that, with these measures in place, the residual impacts are not of a significance that would warrant refusal of the amendment application. That is, however, a matter for the competent authority to decide, having regard to all the submissions, which are reproduced in full in Appendix L5.

IAP	Issues Raised	Response
Blue Mountain Village Home Owners' Association	1. There will be confusion between the environmental authorisation and the land use planning application processes.	Noted. The amendment of the EA (decided by the DEA&DP in terms of NEMA) and the land use planning application (decided by the George Municipality in terms of its Land Use Planning By-law) are separate statutory processes, each with its own public participation process and decision-maker, although they relate to the same proposal. To assist residents, a copy of the Section 32 Impact Assessment Report (Appendix S to the Part 2 amendment application), which explains the application and its potential impacts, was sent to the management office of the Home Owners' Association for circulation to its members. Comments on matters that fall within the municipal process (e.g. title deed restrictions, zoning parameters, and building lines) are noted in this report but will be decided by the Municipality.
Ms Kim Dempster	2. Requests that the property be retained for single dwellings and not flats.	Noted. Retention of the site for single dwellings is not an option before the competent authority: the site is currently authorised and zoned for business purposes, and the application is to change that use to residential apartments. For context, prior to the 2013 environmental authorisation the site was zoned for medium-density residential development of 25 to 60 units per hectare. At the time there was little demand for residential property following the international financial crisis, and the business use was proposed and authorised instead. The Western Cape Provincial Spatial Development Framework and the George Municipal SDF both prioritise the densification of well-located urban land over outward expansion, in order to protect agricultural and natural land outside the urban edge and to support public transport. The George SDF seeks to "*restructure and integrate the dysfunctional urban fabric, invest in the public transport system, and promote urban renewal interventions,"* amongst others through the use of "*strategic vacant land to take up new development demand, the densification of Urban Areas, and the provision of Housing and Public Facilities*." The SDF determines "that significant densification is required within the urban area, and specifically along key intensification corridors (in support of the public transport system and a functional, efficient, and economically vibrant city)," and places the site within the Knysna Road intensification corridor. It also encourages the delivery of housing by the private sector in densification and infill areas. A single-dwelling development at the density of the adjacent estate (generally below 15 units per hectare) would not be consistent with this policy direction for the site. The need for and desirability of the proposed density are addressed in Appendix P (Socio-economic Impact Assessment, including the Demacon market analysis). The impacts of the higher density on the neighbouring properties are addressed in the responses below.
	3. Objects on the grounds that the demand for municipal	The George Municipality, as the service authority, has confirmed in writing that it has the capacity to provide water, sewerage and solid waste services to the proposed residential development (Appendix Q to the application), and the confirmation of electricity capacity is contained in Appendix R to the application. Any upgrades to bulk or external services required as a result

IAP	Issues Raised	Response
	services will increase and the Municipality can already not provide sufficient waste management services.	of the development will be funded through development charges or installed by the developer in terms of the conditions of the municipal land use approval (see the response to comment 37). The concern regarding the current standard of municipal waste collection relates to the Municipality's operations and is noted for its attention.
	4. Questions the ability of the development to pay and the fairness of the division of rates and taxes payable by it relative to the existing neighbourhoods.	Noted. Municipal property rates and tariffs are determined by the Municipality in terms of the Local Government: Municipal Property Rates Act, 2004 (Act 6 of 2004) and the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003). They are not a matter that can be determined or influenced by an environmental authorisation.
Ms Louise Dumbleton	5. Object to having to look directly into the flats from her property.	The concern is acknowledged. The proposed buildings will be visible from, and will have windows and balconies facing towards, properties in Blue Mountain Village, which is a change from the current undeveloped outlook. The authorised business development may, however, also be built to a height of two storeys closer to the boundary than the proposed apartment blocks, and its zoning permits flats above the ground floor, so that overlooking of the neighbouring properties would also be possible if the existing authorisation were implemented (the no-go alternative). The difference introduced by the proposal is therefore mainly one of building height and of the number of residential windows facing the neighbours. In response to the comments received, the setback from the southwestern boundary has been increased in the further layout alternative (Annexure E), and the Visual Impact Assessment (VIA, Appendix N) recommends boundary landscaping and screening, which can be made conditions of authorisation (see the responses to comments 11, 28 and 29). A landscape development plan (Kainos Landscape Architects, Rev 03, 17 November 2026) has since been prepared. It will be finalised to provide a boundary planting buffer of at least 3 m alongside the southernmost blocks, planted exclusively with indigenous Garden Route species, as the VIA requires.
	6. The development will cause a substantial increase in traffic and put pressure on the road network and intersections.	The Traffic Impact Assessment (TIA, Appendix O) concludes that the intersections currently operate at acceptable levels of service. Under future background conditions (2031), certain intersections are expected to experience increased delays, which the TIA attributes primarily to approved and latent developments in the broader area rather than to the proposed development. Upgrades to address background traffic are provided for in the Kraaibosch Roads Master Plan and Cost Apportionment (SMEC, 2025). The proposed 680-unit development is expected to generate approximately 442 vehicle trips in each of the weekday morning and afternoon peak hours. For comparison, a business development on the site with a realistic gross lettable area (GLA) of

IAP	Issues Raised	Response
		about 28 000 m² would generate about 314 trips in the morning peak, 428 in the afternoon peak and 1 112 in the Saturday peak, based on the rates of 1,1, 1,5 and 3,9 trips per 100 m² GLA used in a 2023 TIA for a proposed wholesale business on part of the site. The realistic GLA assumes that parking and on-site circulation would limit the building footprint to about 14 000 m²; structured parking would allow a larger GLA. The proposed development will therefore generate more trips than the authorised use in the weekday morning peak (about 130 more), a similar number in the afternoon peak, and substantially fewer on Saturdays. The direction of flow will also differ. Residential trips are mainly outbound in the morning and inbound in the afternoon, the reverse of business trips. The additional impact attributable to the development is assessed in Section 17 of the TIA, which identifies the upgrade of the Platinum Drive/Park Road intersection to a roundabout as required for the development (see the response to comment 33). It is recommended that the implementation of this upgrade be made a condition of authorisation.
	7. There is a shortage of parking planned for the development, and it might cause overflow parking in the adjacent streets.	Parking is assessed in Section 20 of the updated TIA (Rev 2, 11 November 2026). In terms of the Municipality's parking by-law for the PT1 area in which the site is located, the requirement would be 959 bays (1,41 bays per unit), whereas 870 bays (1,28 bays per unit) were and 893 are now proposed (1,31 bays per unit). The TIA supports the reduced provision on the basis of parking surveys at comparable residential developments, where the 85th-percentile demand was about 1,25 bays per occupied unit, and the proximity of public transport facilities (about 220 m from the site access); see the response to comment 25. The reduced provision requires the approval of the Municipality as part of the land use application. No specialist evidence has been submitted to contradict the TIA's findings.
	8. The Municipality should provide sufficient evidence that the existing water, sewerage, electricity and other municipal services infrastructure have adequate capacity to accommodate the additional demand generated by 680 residential units.	The Municipality, as the service authority, has confirmed in writing that it has the capacity to provide the required services to the proposed development (Appendices Q and R). The provision and upgrading of bulk infrastructure to accommodate population growth in George is managed by the Municipality through its infrastructure master plans and its Development Charges Policy (see the response to comment 37).
	9. The proposed residential zoning might	The compatibility of residential use with a commercial node is primarily a land use planning consideration, informed by the applicable spatial policies. The George SDF promotes the integration of residential and commercial uses in nodes and

IAP	Issues Raised	Response
	be incompatible with the surrounding Garden Route Mall node uses.	intensification corridors to reduce travel distances, improve access to economic and social opportunities and improve the viability of public transport. The EAP is not aware of any evidence that high-density residential use is incompatible with the adjacent commercial uses, and the Garden Route Mall has submitted comment in support of the change in use (comment 13). The interface with the existing low-density residential properties in Blue Mountain Village is a separate matter, which is addressed in the responses on visual impact, privacy, and noise.
	10. The development will increase safety concerns at intersections and access points.	The TIA assessed the intersections and accesses affected by the development and found that, with the upgrade of the Platinum Drive/Park Road intersection to a roundabout, the additional traffic and the change in traffic patterns caused by the development will not significantly reduce their levels of service. Lower levels of service expected at some intersections in future are attributable mainly to background traffic growth and other approved and latent developments. The TIA did not identify a specific road safety deficiency at the intersections or the site access that requires additional mitigation. The site access provides two entry lanes and one exit lane, with sufficient stacking space at the gate to prevent vehicles from queuing into Park Road (see the response to comment 34). Pedestrian safety is addressed in the response to comment 24.
	11. A significant increase in noise and lowering of the privacy enjoyed by neighbours will result.	Residential use will generate noise typical of a residential neighbourhood, such as vehicle movements, refuse collection, the use of communal facilities and general activity. The relevant comparison is with the noise that the authorised business development would generate, which would typically include delivery and service vehicles, loading activities and customer traffic, and with the existing ambient noise levels on Park Road. Operational noise is regulated by the Western Cape Noise Control Regulations (PN 200 of 2013), which prohibit both a noise nuisance (any sound which impairs or may impair the convenience or peace of a reasonable person) and a disturbing noise (in general, a noise exceeding the ambient sound level by 7 dBA or more), and which are enforced by the Municipality. To limit noise at the interface with Blue Mountain Village, it is recommended that fixed plant (e.g. generators and pumps), refuse areas and communal recreation facilities be located away from the common boundaries, as is already the case for the recreational facilities (see the response to comment 23). Loss of privacy through overlooking is a legitimate amenity concern and has been considered. The extent to which overlooking affects neighbours depends mainly on the distance between buildings and on screening. The authorised business development, which may be built closer to the boundary and may include flats on the first floor, could also overlook the neighbouring properties. The proposed apartment blocks are set back further from the boundary than the authorised development is required to be, and further than the minimum building lines of the Municipality's Zoning Scheme By-law, and

IAP	Issues Raised	Response
		the setback has been increased further in the layout alternative in Annexure E. Together with the landscaping and screening recommended in the VIA, this reduces the potential for overlooking, although some views from the upper floors towards the nearest properties will remain. In Trustees of the Simcha Trust v Da Cruz and Others; City of Cape Town v Da Cruz and Others [2019] ZACC 8 (Cases CCT 125/18 and CCT 128/18), the Constitutional Court held that "*the legitimate expectations test is the appropriate means through which to establish the existence of the disqualifying factors*", i.e. the effect of a proposed building on neighbouring properties is to be assessed against the legitimate expectations of a reasonable neighbour, which are informed by what the applicable zoning permits. That judgment concerned the approval of building plans by a municipality, but the principle is relevant here: the expectations of the neighbouring owners are informed by the existing authorisation and zoning of the site for a business development of up to two storeys.
	12. The Blue Mountain area should be retained for elderly and middle-aged residents.	Noted. The proposal does not affect land use within the Blue Mountain Village Estate, including the retirement village, which will remain available to elderly and middle-aged residents. The site itself is not part of the estate and is authorised for business use. Planning policy does not provide for reserving an area for particular age groups, and the SDF encourages a mix of housing types in nodes and intensification corridors (see the response to comment 2).
Garden Route Mall	13. Supports the proposed change in use as it increases the resident population of the area.	Noted.
	14. The signalised intersections at the Mall are a cause for concern due to the existing traffic issues which lead to numerous accidents.	The comment was referred to the traffic engineers, who confirmed that the TIA assessed the levels of service at the intersections concerned. Certain upgrades are already required in view of existing and background traffic. The marginal increase in peak-hour trips and the change in traffic patterns caused by the development do not, on their own, require further upgrades at the signalised intersections at the Mall; the upgrade required as a result of the development is the Platinum Drive/Park Road roundabout (see the response to comment 33). The concern regarding accidents at the existing intersections relates to existing conditions and is noted for the attention of the George Municipality as the roads authority.
Ms Beth Lundin	15. The residential development will bring the wrong type of elements into the area and cause devaluation of the properties in Blue	The proposed development comprises 680 apartments intended solely for rental, i.e. not for sale in sectional title. The Demacon market analysis (Appendix P) identifies the target market as so-called bonded-segment households with annual incomes of between about R329 267 and R657 676, who can afford monthly rentals of between about R6 683 and R17 838, with an estimated 50% renting in the range of R8 931 to R13 384 per month. The prospective residents are therefore mainly working households seeking rental accommodation close to employment and services.

<table>
<tr><th>IAP</th><th>Issues Raised</th><th>Response</th></tr>
<tr><td></td><td>Mountain.</td><td>The likely characteristics of future residents are not a relevant consideration in the assessment of environmental impacts. No evidence has been submitted that the development would reduce property values in Blue Mountain Village. For context, the George Municipality General Valuation Roll (GVR 2022) indicates that Blue Mountain Village properties, which are located inside a secure estate, hold values significantly higher than those in the Parkdene and Protea Park neighbourhoods that border the estate on two sides, as shown in the comparison table below.

Summary Comparison Table
<table>
<tr><th>Suburb</th><th>Description</th><th>Relative Valuation Bracket</th><th>Key Pricing Driver</th></tr>
<tr><td>Blue Mountain Village</td><td>High-end Security Estate</td><td>R2,5 - R4 Million</td><td>Security, modern infrastructure, and proximity to major commercial nodes.</td></tr>
<tr><td>Parkdene</td><td>Mid-tier Residential</td><td>R800 000 - R1,2 Million)</td><td>Older established community with consistent local upgrades.</td></tr>
<tr><td>Protea Park</td><td>Affordable Suburb</td><td>R500 000 - R850 000</td><td>Smaller property sizes and high-density community infrastructure.</td></tr>
</table></td></tr>
<tr><td></td><td>16. It will generate additional traffic with serious consequences.</td><td>The development will increase peak-hour traffic, as assessed in the TIA. The TIA concludes that, with the upgrade of the Platinum Drive/Park Road intersection to a roundabout, the road network can accommodate the additional traffic, and no other significant interventions are required (see the responses to comments 6 and 33).</td></tr>
<tr><td>Mr Hein Fourie</td><td>17. Asked to be registered as I&AP.</td><td>I&AP registration was done and confirmed by email.</td></tr>
<tr><td>Mr Doug Cooke</td><td>18. Large area has reverted to a wetland that is a functional habitat for wetland species, such as insects, bird, plants and reptiles.</td><td>The specialist assessments that form part of the site sensitivity verification report (SSVR, Appendix E) found two small wetland features on the site, which they attributed to the stormwater discharged onto the site from Blue Mountain Village, and not a natural wetland. The hydropedological assessment (Terra Soil Science, November 2023), which included an analysis of historical aerial photography from 1939 to 2005, found no natural wetland signatures on the site before the surrounding development and concluded that the wetland vegetation and soil mottling are anthropogenic. The geohydrological and geotechnical assessments of the site undertaken for the original authorisation (April 2010) also did not report wetland conditions. No specialist assessment identifying a wetland on the site was submitted with the comment. In later correspondence, Mr Cooke indicated that an environmental consultant had previously found wetland habitat on parts of the property; the EAP has no record of such a finding and has requested a copy, which will be referred to the specialists. After the</td></tr>
</table>

IAP	Issues Raised	Response
		comment period, a preliminary wetland delineation by a freshwater specialist (EnviroSwift, October 2026) recorded hydrophytic vegetation and soil mottling over a substantial part of the site and expressed the opinion that the site was historically a hillslope seep wetland. The aquatic specialist appointed for the application, A. Mileson (Pr.Sci.Nat.) of FEN Consulting, has since confirmed that, although the site shows wetland signatures, these are artificial (human-induced). Relying amongst others on the Engineering Geological Report TG23/030/3 (Terra Geotechnical, August 2023), she concluded that a natural wetland would not have developed but for the stormwater outlets that terminate on the site and the shallow topsoil over clayey alluvium with a perched water table. Her report (FEN 26-5077, November 2026) is included in Appendix E (updated) to the application. She found no wet response on historical aerial photographs from 1957 to 2006 and concluded that the wet response would not persist under normal circumstances. It therefore does not meet the definition of a wetland or watercourse in the National Water Act and is not subject to the zones of regulation of that Act or of NEMA relating to watercourses. The stormwater outlets from Blue Mountain Village have not been connected to the municipal system as provided for in the Municipality's approved stormwater master plan, and discharge onto the site. This causes seasonal ponding and saturated conditions on parts of the site, which may support some plants and animals associated with wet conditions. As required by the DEA&DP in its comment of 9 October 2026, the specialist findings have been referred to the Breede-Olifants Catchment Management Agency (BOCMA), which has cleared the applicant to proceed with a water use licence application in terms of section 21(c) and (i) of the National Water Act, 1998 (Act 36 of 1998). The application is being submitted, and the licence, or BOCMA's written confirmation that none is required, must be obtained before any work is undertaken. The updated EMPr (Appendix T) requires this before any site clearance.
	19. Highly endangered Gladiolus Faurcadei has been identified on the property together with other threatened species. Later submissions clarified that the information was obtained from a third	The specialists who contributed to the SSVR did not record Gladiolus fourcadei (referred to in the comment as Gladiolus faurcadei) or other threatened plant species on the site. In subsequent correspondence (28 September 2026), Mr Cooke clarified that he had not himself found the species on the site, and that he relies on information from a member of the public that it had been identified there by a botanist, and that the species is a geophyte that is dormant in winter and is best identified between October and December. He suggested that CREW (Custodians of Rare and Endangered Wildflowers) be invited to investigate. The EAP acknowledges that a site visit outside the flowering season may not detect geophytes. During its site inspection on 6 October 2026, the DEA&DP recorded several Erica species, numerous Kniphofia sp. and a few individuals of Gladiolus liliaceus (Large Brown Afrikaner, a species of Least Concern), but not Gladiolus fourcadei, and required a search and rescue operation for Gladiolus liliaceus and Kniphofia sp. Condition 12 of the EA in any event requires the EMP to include procedures for the

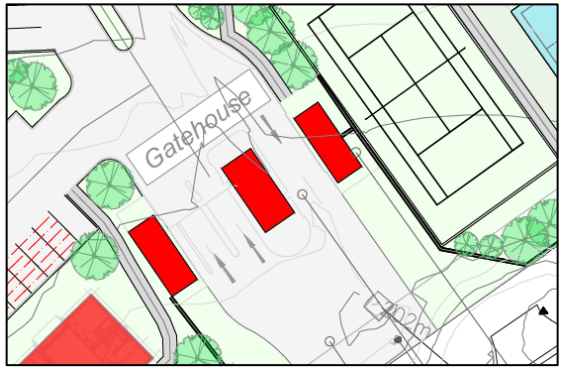
IAP	Issues Raised	Response
	party and suggested that the site be surveyed: "I would suggest the best way to resolve the issue as to whether Gladiolus faurcadii and other threatened plant species occur on ERF 28005 at the moment would be to call in CREW to investigate."	search and rescue of conservation-worthy vegetation, including an inventory of plants, especially bulbous species, by a qualified botanist. A Plant Search and Rescue Plan has therefore been included in the updated EMPr (Annexure H to Appendix T). It requires a suitably qualified botanist to survey the whole site during the flowering season before any site clearance, including a specific search for Gladiolus fourcadei and other threatened species, for which the botanist may consult CREW, and requires the plants to be rescued, held in a nursery and replanted under a CapeNature permit. If Gladiolus fourcadei is found, CapeNature and the DEA&DP must be notified before any clearance near the plants.
	20. The site is a wetland, and it cannot be described as an artificial wetland, as there is no such thing.	See the response to comment 18. The specialist information available since 2010 indicates that the site is not a natural wetland, and the aquatic specialist has confirmed that the wetland signatures on the site are artificial (human-induced). The preliminary delineation referred to in the response to comment 18 was considered by the aquatic specialist. The definition of a wetland in the NEMA EIA Regulations must be considered in the context of this application. It reads that: *"wetland" means land which is transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is periodically covered with shallow water, and which land in normal circumstances supports or would support vegetation typically adapted to life in saturated soil.* The saturated conditions on parts of the site appear to be caused by the stormwater from Blue Mountain Village that is discharged onto the site, because the outlets have not been connected to the municipal system as provided for in the engineering plans and the stormwater management plan for the development. According to the specialist reports, the site would not, in normal circumstances (i.e. with the stormwater outlets correctly connected), support vegetation adapted to life in saturated soil. The status of the saturated area in terms of the National Water Act and the water use licence application are addressed in the response to comment 18. The saturated conditions will be addressed by the stormwater infrastructure for the site provided for in the stormwater management plan for the authorised development approved by the George Municipality on 5 June 2012, subject to the requirements of the National Water Act and the search and rescue of plants referred to in the response to comment 19.
	21. The George Municipality is under	The EAP is not aware of the specific instrument referred to. Based on the specialist information currently available, there is no natural wetland on the site that requires protection, and the saturated conditions are attributable to the incomplete

IAP	Issues Raised	Response
	obligation to protect the wetland in view of its international treaty.	stormwater drainage from Blue Mountain Village: the Municipality's plans show the Blue Mountain Village stormwater drains as connected to outlets in Park Road and Platinum Drive, but the drainage currently ends on the site. Should BOCMA confirm a wetland on the site (see the response to comment 18), it would have to be managed in accordance with the National Water Act and any applicable municipal policy.
Mr Francois du Toit	22. The noise that will be generated by the development (estimated at 2 500 people) would be concerning.	See the response to comment 11. Any increase in noise must be assessed against the noise levels and characteristics that would apply if the site were developed for the authorised business purposes, and against the existing ambient noise levels, in terms of the Western Cape Noise Control Regulations. The unamplified human voice is excluded from the definition of a disturbing noise in the Regulations, so that the main sources of operational noise would be vehicles and related activities rather than the residents themselves. The vehicles associated with residential use are primarily light passenger vehicles, whereas a business development would also attract heavy delivery vehicles that are loaded and off-loaded on site. Higher-density residential development next to a low-density area may nevertheless bring a perceptible change in the noise environment, for example from communal areas and balconies. This residual amenity impact is reduced by locating the communal facilities away from the boundary (as proposed), by the landscaped boundary buffer and by the rules of the complex, which will regulate noise. In the EAP's assessment it is of low significance.
	23. The proposed recreational facilities will create additional noise and disturbance.	The proposed recreational facilities are located on the far side of the apartment blocks from Blue Mountain Village, with the tennis court some 115 m and the main recreational centre more than 220 m from the nearest houses, and with apartment buildings in between. Significant noise disturbance of Blue Mountain Village residents from these facilities is therefore not expected. It is recommended that the rules of the complex restrict the use of the outdoor courts to reasonable hours.
	24. Elderly residents from Blue Mountain will be endangered by the additional traffic that will be generated by the development.	The vulnerability of elderly pedestrians, as well as of young children, is acknowledged. The roads in the area have been designed and constructed with sidewalks, and the TIA did not identify a need for additional pedestrian safety measures in response to the development. It is nevertheless recommended that the developer, in consultation with the Municipality, ensure that the pedestrian routes between the site, Blue Mountain Village and the adjacent shopping centres, including the crossings at the site access and the proposed Platinum Drive/Park Road roundabout, are designed for safe pedestrian use. This would also give effect to the Municipality's pre-application recommendation that walkability and pedestrian access be demonstrated.
	25. The number of parking bays are a concern as it affects the traffic in the abutting	Parking for the full 680-unit development has been addressed in Section 20 of the traffic impact assessment. The calculation includes 244 units with two or fewer habitable rooms and 436 units with three or more habitable rooms, totalling 680 units. It identifies a standard PT1 parking requirement of 959 bays, compared with the proposed provision of 893 bays. The TIA therefore supports a reduced provision of 1.28 bays per unit. This recommendation is supported by parking surveys at

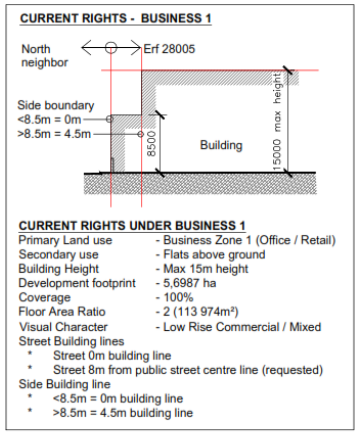
IAP	Issues Raised	Response
	streets.	comparable residential developments, Crowthorne Luxury Apartments and Carlswald Luxury Apartments, where the observed average demand was 1.03 and 0.90 bays per occupied unit, respectively, and the 85th-percentile demand was 1.25 and 1.24 bays per occupied unit. The proposed rate exceeds these surveyed demand levels and is further supported by public transport facilities approximately 220 m from the site access. On this basis, the TIA considers the proposed parking sufficient for the complete 680-unit development and recommends acceptance of the reduced rate. The reduced provision requires the approval of the Municipality as part of the land use application.
	26. There are currently water restrictions in George, and the development will put more pressure on the resources.	The concern is acknowledged. The Southern Cape, including George, is subject to periodic drought and water restrictions, and climate projections indicate a drying trend, higher temperatures, reduced autumn rainfall, and more extreme rainfall events. The George Municipality, as the water services authority, has nevertheless confirmed in writing that it has the capacity to supply the proposed development (Appendix Q), taking into account its bulk water supply and augmentation planning. The SDF and the market analysis indicate that the population of George will continue to grow; the proposed development accommodates part of that growth but does not create it. Apartments generally have a lower outdoor water use than single dwellings with gardens. To reduce demand further, it is recommended that water-efficient fittings, individual metering of units, water-wise landscaping and rainwater harvesting for irrigation be made conditions of authorisation.
	27. The proposed development will not integrate with the existing residential environment.	Blue Mountain Village is a gated estate, and physical integration of the proposed development with it is neither possible nor proposed, as the site lies outside the estate. The proposed development is intended to integrate with the wider Garden Route Mall/Eden Meander node, providing rental housing within walking distance of shops, services, employment, and public transport. Its interface with Blue Mountain Village is addressed through the setbacks, landscaping and stepped building heights described in the responses to comments 29 and 36.
	28. Balconies and windows overlooking Blue Mountain will cause a loss of privacy in the Estate.	See the response to comment 11. Overlooking and loss of privacy are legitimate amenity concerns. Their significance is reduced by the increased setback from the south-western boundary in the further layout alternative (Annexure E), by the stepping down of the blocks nearest to Blue Mountain Village to three storeys, and by the boundary landscaping recommended in the VIA. It is further recommended that the detailed design avoid balconies on the façades of the blocks nearest to the boundary that face Blue Mountain Village or provide them with privacy screens.
	29. The development will be unsightly and objectionable from the perspective of the neighbouring	The VIA (Appendix N) determines that any development of the site will lead to a permanent change in the visual experience, mostly for the neighbours on the south-western side. It rates the visual impact on these receptors as high before mitigation and medium after mitigation. As the site is authorised for development, avoiding a change in the view altogether is not a reasonable alternative, and the focus is therefore on reducing the impact.

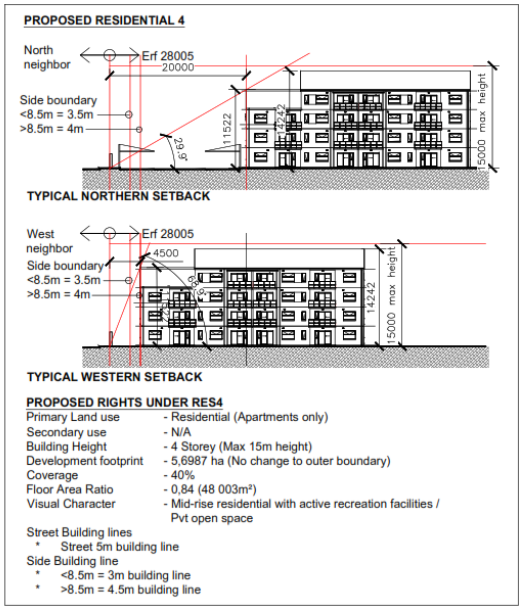
IAP	Issues Raised	Response
	properties.	The VIA recommends a design-based mitigation approach that includes setbacks, vegetation screening, and architectural treatment to minimise the residual visual impact. The initially preferred alternative places three-storey residential units up to 4,5 m from the south-western boundary. Following receipt of the public comments, the applicant (the prospective holder of the EA) proposed a further layout alternative (see Annexure E hereto), which combines the preferred and alternative layouts, as shown in the graphic inserted below. It sets the south-western blocks back from the common boundary with Blue Mountain Village and creates space for parking, access, and landscaping along the boundary. The new preferred alternative layout sets the buildings back, with parking between the boundary and the three-storey buildings; only the southernmost four blocks remain within 9,5 m and 7,5m of the boundary, and the others 21 m. This implements the setback mitigation recommended in the VIA and reduces overlooking of the neighbouring properties. The residual visual impact on the closest properties is, however, not eliminated, as the buildings will remain visible above the boundary landscaping. New alternative and now preferred alternative.  Original Preferred layout as submitted | Original Alternative layout as submitted

IAP	Issues Raised	Response
		 
	30. The proposed development will have a negative effect on the value of properties in Blue Mountain.	See the response to comment 15. No evidence has been submitted that the development will reduce the value of properties in Blue Mountain Village. The municipal valuation data shows that the Blue Mountain Village properties hold values significantly higher than those of the lower-value residential neighbourhoods surrounding the estate. Any effect on property values would be most closely related to the visual and amenity impacts discussed above, which are mitigated by the measures proposed.
Mr F P L Wepener	31. Requested more information regarding the provision of municipal services and the availability of plans.	The information as requested was sent to him by email.
	32. The TIA is deficient, as it does not assess the future growth envisaged for the area to 2031 and accordingly understates the need for road infrastructure upgrades.	The TIA adopted a development-based approach to estimating future traffic demand, adding anticipated trips from identified approved, planned, and latent developments to existing traffic volumes. These include the Greater Kraaibosch area, George Campus, Meulenzicht Estate, Oude Meulen, Sweetpea and undeveloped erven within the Eden Meander precinct. The inclusion of numerous background developments represents a conservative assumption regarding cumulative development traffic. Applying a general growth allowance in addition to the explicitly modelled developments could also duplicate some traffic demand. The approach therefore does not understate the need for road infrastructure upgrades.
	33. The TIA relies on future upgrades that are uncertain (e.g., have not been designed, approved or funded) to	The TIA analyses the existing, future background and future total traffic conditions as three separate scenarios to distinguish existing network constraints, impacts from surrounding developments and the additional impact of Erf 28005. The existing scenario assesses current traffic volumes and intersection operations. The 2031 background scenario adds anticipated traffic from identified approved, planned, and latent developments in the surrounding area, excluding the proposed 680-unit development. The 2031 total scenario is then analysed separately by adding the traffic generated by Erf 28005 to the

IAP	Issues Raised	Response
	maintain service levels and this cannot be condoned.	background scenario. Comparing the background and total results therefore establishes the proposed development's incremental impact and distinguishes improvements required by background demand from those required to accommodate Erf 28005. Background improvements are identified in Section 13, while Section 17 assesses the total conditions and identifies the Platinum Drive/Park Road roundabout as an improvement required for the proposed development. The TIA acknowledges that delays are experienced at the N2 ramps; however, it advises that any upgrade at the interchange would be abortive once the N2 is extended in future, and therefore no upgrades are proposed there. The concern regarding the timing of future transport infrastructure is acknowledged. The updated TIA considers the existing transport system, including improvements undertaken in recent years, and reassesses the infrastructure requirements identified in earlier precinct studies against updated traffic demand. It distinguishes improvements required by surrounding background developments, described in Section 13. The TIA also identifies the infrastructure upgrades required for Erf 28005 in Section 17, such as the construction of the Platinum Drive/Park Road roundabout. The TIA also includes planned road links whose construction timing is expressly identified as unknown. The report does not establish the funding and approval status of every future intervention; these details, together with implementation responsibilities and timing, require confirmation with the relevant authorities. It is recommended that the authorisation be made subject to the implementation of the upgrade identified in Section 17 of the TIA, in the manner and at the time determined by the roads authority.
	34. There are inconsistencies in the application documents, with the TIA stating one thing and the plans showing something else, e.g., the distance from the Park Road intersection to the access and the access layout (number of lanes).	The TIA contains a typing error in a figure, which shows the distance from the Park Road intersection to the access gate as 10 m, where it should read 100 m, as correctly stated in the text of the document. The figure will be corrected in the final TIA. The site development plan (SDP) included in the TIA shows two entry lanes and one exit lane. See figure below: 

<table>
<tr><th>IAP</th><th>Issues Raised</th><th>Response</th></tr>
<tr><td></td><td></td><td>The TIA confirms “Sufficient storage capacity will be provided at the gates. It was assumed that residents will have automatic tags and visitors will have to be manually recorded.”</td></tr>
<tr><td></td><td>35. The visual impact assessment determines that the development will have a high visual impact before mitigation and cause permanent and irreversible effect.</td><td>The VIA confirms that the change in the visual experience will be permanent and that, before mitigation, the visual impact on the neighbouring residential receptors is high. With mitigation, it rates the residual impact as low from the surrounding area and medium from the residential neighbours. The impact must be assessed against the effect of the existing authorised development, which would also cause a permanent change in the visual environment. The site development plan contains the comparative sketch below, based on the development parameters contained in the George Municipality Zoning Scheme By-law, which compares the building envelope permitted for the authorised commercial development with the proposed residential development. It shows that, while the proposed buildings are taller, the authorised development could be built closer to the boundary. Increasing the boundary setbacks, as recommended by the visual specialist and shown in the layout alternatives, reduces the visual impacts that cannot be avoided.





In response to the comments received, the applicant has commissioned a third layout alternative (Annexure E), moving the blocks back from the south-western boundary, similar to the original alternative layout. This maintains the grid layout of the</td></tr>
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<tr><th>IAP</th><th>Issues Raised</th><th>Response</th></tr>
<tr><td></td><td></td><td>preferred alternative but increases the distance between the houses and the apartment blocks, further reducing the potential visual effect and the concerns relating to overshadowing, overlooking, and privacy.</td></tr>
<tr><td></td><td>36. It is questionable whether four-storey apartment blocks are appropriately positioned immediately adjacent to predominantly single-storey residential properties. There is not sufficient analysis of the effects such as overshadowing.</td><td>A higher-density residential development is consistent with the spatial planning policies of the Municipality and the development principles of SPLUMA and NEMA, and the need for it is set out in the SDF and the specialist market analysis (see the response to comment 2). On a site of this size, such a density can only be achieved with buildings of more than two storeys. The difference in height between the proposed development and the adjacent single dwellings is addressed by stepping the blocks closest to Blue Mountain Village down to three storeys and by setting them back from the boundary.

The Blue Mountain Village Estate already contains a three-storey building of significant scale, The Haven, with a high-pitched roof that increases its visibility, alongside single dwellings within the estate. This shows that multi-storey buildings can be accommodated alongside single dwellings in this area, although The Haven is smaller in extent than the proposed development.

Extracts from the solar (shadow) study for the further layout alternative (Annexure F) are inserted below. The study predicts no significant overshadowing of neighbouring properties for most of the year. Limited overshadowing is predicted in mid-winter from the four southernmost blocks, in the mornings, affecting some properties in Geelbos Street.

<table>
<tr><td>Winter solstice morning shadow (09:00)</td><td>Winter solstice afternoon shadow (16:00)</td></tr>
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IAP	Issues Raised	Response
		 Summer solstice morning shadow (09:00)
		 Summer solstice afternoon shadow (16:00)

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	37. The availability of municipal services infrastructure is questioned, as the Municipality requires certain upgrades and such upgrades might not occur.	The George Municipality has a Development Charges Policy and services master plans in terms of which external infrastructure upgrades are managed. When the Municipality approves a land development application that may result in intensified land use with an increased demand for municipal services and thus expanded infrastructure, it imposes conditions of approval in terms of its Land Use Planning Bylaw to determine a development charge proportional to the municipal public expenditure that has or may be incurred to satisfy the increased demand, or it obligates the developer to install or upgrade the infrastructure. Where such upgrades or infrastructure trigger authorisations in terms of other legislation, such as NEMA in the application under consideration, then the Municipality will require of the applicant to first resolve the authorisations and then enter into an agreement with the applicant for the installation. The timing of commencement and completion of the external and bulk services to be installed by the developer / applicant is agreed to in a formal contract and the Municipality will not permit the commencement of the development beyond what the existing services can support until such time as the upgrades have been concluded. This is managed amongst others by decisions on building plan applications and by enforcement of the development agreement.

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		The Municipality has not indicated that upgrades are required.
	38. There is a long-term negative outlook on the availability of water and the resource capacity required to accommodate the additional residents.	See the response to comment 26.
	39. The EMPr does not provide for the proposed development and pre-dates the application. A site-specific EMPr is required.	The existing EMPr (Appendix T) addresses the construction activities associated with the authorised development, and the methods of constructing the proposed residential buildings will be broadly similar. The EAP agrees, however, that the EMPr pre-dates the proposal and does not specifically address a construction period of several years for multi-storey buildings immediately adjacent to occupied homes and a retirement village. It is therefore recommended that the EMPr be updated for the amended development and submitted to the competent authority for approval before construction commences. The updated EMPr should include site-specific measures for the interface with Blue Mountain Village, including working hours, noise, dust and vibration control, construction vehicle routing, stormwater management during construction, protection of neighbouring property, a complaints register and a named contact person, and monitoring by an independent environmental control officer (ECO). A site-specific EMPr for the residential development of Erf 28005 has since been prepared and is included as the updated Appendix T. It includes these measures, a Plant Search and Rescue Plan (Annexure H) and the requirements of the DEA&DP's comment of 9 October 2026. Once approved, it replaces the 2012 EMP insofar as it applies to Erf 28005.
	40. The previous environmental authorisation did not assess the impacts of the current proposal and its content, inclusive of the EMPr cannot be relied on.	The Part 2 amendment does not rely on the 2011/2013 assessment for the impacts that will change. The impacts that may change as a result of the proposal (visual, socio-economic, traffic and services impacts) have been assessed afresh for this application (Appendices N to R); the earlier assessment is relied on only for aspects that are not affected by the change in land use (see the response to comment 61). The EMPr is addressed in the response to comment 39. The authorised development has commenced, and the site has been fully serviced for an authorised commercial development as Phase 8 of an 11 Phase or part development including amongst others the Eden Meander Lifestyle Centre, and the office developments to the east of the site. Authorisation was granted for a mixed development comprising of business, townhouses, flats, residential buildings, places of assembly, place of entertainment, place of instruction, institution, bottle store, supermarkets and service trade, open space, authority use, an interchange on the N2, transport use, shops, offices, supermarkets, and restaurants with a total floor area of approximately 240 000m². The subject property is one of the remaining three sites (erven) on which buildings have not yet been erected.

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	41. The proposed density of approximately 119 units per hectare represents a substantial intensification of land use.	The proposed density of approximately 119 units per hectare is a substantial intensification compared with the surrounding residential areas, and this is acknowledged. The SDF supports significant densification in the Knysna Road intensification corridor, as explained in the responses to comments 2 and 56. Land is a scarce resource, and urban settlement in South Africa should adapt to more efficient resource use. Density does not, however, override other environmental considerations, which is why the impacts of the proposed density on the transport system, the visual character of the area, the amenity of the neighbours and municipal services have been assessed.
	42. The proposed development would replace the existing open and vegetated outlook with a continuous four-storey built edge adjacent to established homes. This may result in overlooking, reduced privacy, partial loss of mountain views, shadow impacts and a substantial change to the visual character of the immediate area.	See the responses to comments 11, 29 and 36. The solar study for the further layout alternative (Annexure F) predicts limited overshadowing in mid-winter only, from the four southernmost blocks, affecting some properties in Geelbos Street. No overshadowing of other neighbouring properties is predicted. The houses in Blue Mountain Village are located to the north-west and south-west of the site, at slightly higher levels. Because the blocks are oriented north-east to south-west, any shadowing would be intermittent rather than continuous. The change from the current open outlook to a built edge, and the partial loss of mountain views from some properties, is acknowledged as a residual visual impact. The further layout alternative, developed in keeping with the recommendations of the VIA, reduces but does not avoid this impact.
	43. The need and desirability assessment does not adequately prove that there is a demand for the planned four-storey residential development and that at most double-storey blocks are preferred.	The Demacon market analysis (Appendix P) found that 42,6% of the survey respondents prefer a low-density development (one- to two-storey buildings), followed by 34,0% who would accept living in a medium-density development (three- to four-storey buildings), and that 59,7% prefer freestanding or semi-detached houses to apartment complexes. The analysis also shows that affordability is the main constraint: 41,2% of respondents can afford a maximum rental of R3 500 per month, 23,5% between R3 500 and R5 000 and 23,5% between R5 000 and R10 000. In the EAP's view, the survey results do not indicate a lack of demand for apartments, but rather that a preference for lower-density housing is constrained by affordability. On a well-located site, rental accommodation at the rentals identified for the target market (see the response to comment 15) can only be provided at a higher density, which requires buildings of more

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		than two storeys. The analysis rates the site highly for the proposed development (see the response to comment 55).
Mr Antonio di Carlofelice	44. The proposed four-storey residential development is significantly more intensive than the authorised business use and changes the character of the area.	It is acknowledged that the proposal will change the character of the immediate area, particularly as experienced from Blue Mountain Village, from an undeveloped site next to a low-density estate to a higher-density residential development. In its wider context, the area forms part of a mixed-use, high-intensity node, and it is described as such in the George SDF, which identifies it for intensification. The authorised use of the site, a business development of up to two storeys, would also change the character of the immediate area. The change in use provides rental accommodation in an accessible location close to economic opportunities, which reduces residents' reliance on private vehicles, with a consequently lower environmental impact. Higher-density development also allows the Municipality to provide infrastructure services to more residents over shorter distances. These benefits must be weighed against the change in character, and the amenity impacts on the immediate neighbours, which are addressed in the responses on visual impact, privacy, overshadowing, and noise.
	45. There are discrepancies in the applications. The planning application is for 18 blocks of flats whereas the environmental authorisation application is for 36.	There is no discrepancy in the proposal. The site development plan (SDP) submitted with the land use planning application to the George Municipality and the SDP submitted with the Part 2 amendment application are the same. The land use application counts 18 street blocks, each surrounded by internal roads and parking, whereas the amendment application counts the individual buildings, of which there are two in every street block (36 in total).
	46. The visual impact assessment acknowledges the significant negative impacts of the proposed development on the Blue Mountain Estate residents. It recommends stepped buildings, five metre setbacks and boundary	The VIA confirms that the proposed development will have negative visual impacts on the adjacent residential properties. It does not recommend refusal, but rather mitigation, including setting the blocks back from the common boundaries, which has been implemented in the further layout alternative (Annexure E). The environment consists of three elements, namely social, economic, and biophysical. The purpose of environmental impact assessments is amongst others to find the "best practicable environmental option," which is defined in NEMA as "the option that provides the most benefit or causes the least damage to the environment as a whole, at a cost acceptable to society, in the long term as well as in the short term." The question that the EAP and the decision-maker need to consider is whether the proposed development will constitute the best use of the available resources i.e., be the best practicable environmental option in consideration of the three elements of

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	landscaping. Because of the potential negative effects, the development should rather be refused than mitigated.	the environment. In terms thereof it is necessary to consider the scale, density and nature of activities or developments and to seek an option that is harmonious with the character of the area and in keeping with its sense of place. On two sides of the site there are large-scale commercial buildings which, although not higher than two storeys, present a large building mass with extensive closed façades and roofs. Within Blue Mountain Village, on the north-western side of the site, is the Blue Mountain Retirement Village, directly abutting The Haven, a three-storey retirement complex with a remarkably high, extensive roof structure. The Haven and the surrounding units have a significantly higher density than the single residential units in the same estate. Multi-storey, higher-density buildings therefore already form part of the context on that side of the site. On the south-western side of the site there are only single dwellings, most of them single-storey. These are the most affected properties, and the mitigation measures, including the increased setbacks in Annexure E, are focused on this interface.
	47. The application does not consider sufficient and appropriate alternatives. A double-storey alternative and an alternative layout with larger boundary setbacks should be considered. The alternatives must seek to avoid negative impacts and not merely mitigate them.	The aim of the environmental assessment is described in the government guidelines on the consideration of alternatives as ultimately to identify, predict and evaluate the actual and potential risks for and impacts on the geographical, physical, biological, social, economic and cultural aspects of the environment, in order to find the alternatives and options that best avoid negative impacts altogether, or where negative impacts cannot be avoided, to minimise and manage negative impacts to acceptable levels, while optimising positive impacts, to ensure that ecological sustainable development and justifiable social and economic development outcomes are achieved. Its purpose can also be described as a process to "identify, predict and evaluate the actual and potential impact on the environment, socio-economic conditions and cultural heritage, the risks and consequences and alternatives and options for mitigation of activities, with a view to minimising negative impacts, maximising benefits, and promoting compliance with the principles of environmental management" set out in NEMA. Alternatives are defined in the NEMA EIA Regulations as "different means of meeting the general purpose and requirements of the activity." The "feasibility" and "reasonability" of and the need for alternatives must be determined by considering, inter alia, (a) the general purpose and requirements of the activity, (b) need and desirability, (c) opportunity costs, (d) the need to avoid negative impact altogether, (e) the need to minimise unavoidable negative impacts, (f) the need to maximise benefits, and (g) the need for equitable distributional consequences. The application considered a preferred layout and an alternative layout, as well as the no-go alternative (the authorised business development). Following the comments received, a further layout alternative has been proposed (Annexure E). The three-storey interface along the Blue Mountain Village boundaries and the increased setbacks are design responses intended

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		to minimise the impacts identified by the visual specialist. A double-storey alternative was not assessed, because the applicant has advised that a development of two storeys would not achieve the density supported by the SDF for the intensification corridor or a viable rental product on the site. Alternatives must be reasonable and feasible, having regard to the general purpose and requirements of the activity and its need and desirability. In terms of Regulation 32(1)(a), a Part 2 amendment report must assess the impacts of the proposed change and the measures to avoid, manage, and mitigate them; it does not require the full assessment of alternatives that applies to a new application for EA. Should the competent authority consider the residual impacts at the Blue Mountain Village boundary to be unacceptable, it may require a lower building height at that interface as a condition of authorisation.
	48. Noise is a legitimate environmental and residential-amenity consideration in this application. The Western Cape Noise Control Regulations recognise residential and healthcare uses as noise-sensitive activities. A noise impact assessment is accordingly required.	See the responses to comments 11 and 22. Noise is acknowledged as a relevant amenity consideration, and the neighbouring dwellings and the retirement village are noise-sensitive receptors. The change in noise must be assessed comparatively, against the noise levels and characteristics that would apply if the site were developed for the authorised business purposes (as in the case of the visual assessment) and against the ambient noise from Park Road and the adjacent commercial node. A specialist noise impact assessment was not considered necessary, because the proposed use is residential and generates noise of a type that is compatible with the neighbouring residential use, and because the main potential sources (communal recreation facilities, refuse areas and fixed plant) can be located away from the boundary and managed through the rules of the complex. Construction noise will be managed through the updated EMPr (see the response to comment 39). The competent authority may, if it considers it necessary, require a noise assessment before making its decision.
	49. The environmental assessment should disclose the intended rental market and demonstrate what proportion of the apartments is realistically aimed at, and accessible to, the local gap-market	The Demacon market analysis identifies the intended rental market as bonded-segment households with annual household incomes of about R329 267 to R657 676, able to afford rentals of about R6 683 to R17 838 per month, with an estimated 50% of the units in the range of R8 931 to R13 384 per month (see the response to comment 15). The development is therefore aimed mainly at middle-income working households that rent rather than buy, rather than at the gap-market households identified by the Municipality, and it is not a subsidised housing project. Its contribution to housing need is the provision of well-located rental accommodation, which the SDF also encourages. This is how the social benefit of the proposal has been considered in the assessment.

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	households identified by the Municipality.	
	50. The applicant must make disclosures about the maximum occupancy per apartment, assumptions, household rules, management arrangements, etc.	Occupancy of the units will be regulated by the Municipality's Zoning Scheme By-law, which limits the occupation of a dwelling unit to a family or to not more than five unrelated persons, and by the lease agreements. The complex will be managed in terms of a constitution and conduct rules, as typically apply to community schemes, which will regulate matters such as noise, parking, and the use of communal facilities. The specialist assessments (including the TIA and the services capacity confirmations) are based on the full development of 680 units.
	51. A proper summer and winter shadow/sunlight assessment should be provided, together with an assessment of overlooking and privacy impacts from upper-floor windows and balconies.	Solar studies are now provided for the further layout alternative (Annexure F) and, for comparison, for the authorised development (Annexure G); see the response to comment 36. Limited overshadowing of some properties in Geelbos Street is predicted in mid-winter from the four southernmost blocks; no overshadowing of other neighbouring properties is predicted. Overlooking and privacy are addressed in the responses to comments 11 and 28.
	52. The environmental assessment should reconcile the parking figures and clearly explain the assumptions regarding vehicle ownership, visitor parking, staff, deliveries and actual occupancy.	The parking provision and the assumptions on which it is based (including the surveyed demand per occupied unit at comparable developments and the proximity of public transport) are set out in Section 20 of the TIA and summarised in the response to comment 25. The difference between the standard requirement of 959 bays and the proposed 893 bays is the reduction motivated in the TIA, which requires municipal approval.
	53. A building construction management plan is	See the response to comment 39. It is recommended that the updated EMPr include a site-specific construction management plan for the interface with Blue Mountain Village, including the retirement village, and that it be approved by the competent authority before construction commences.

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	required for the proposed development in view of the duration of the construction period and the potential effects on the neighbours in the retirement village.	
	54. A proper assessment of the geotechnical situation is required. The impacts of stormwater runoff need to be assessed.	The geotechnical conditions on the site have been investigated on previous occasions, and the specialists confirmed that the conditions are acceptable for urban development. Ground conditions, including the clay content and the shallow water table referred to by other I&APs, are nevertheless relevant to the foundation design of four-storey buildings. It is therefore recommended that a detailed geotechnical investigation for the proposed buildings be undertaken by a professional engineer before building plans are submitted, as would in any event be required for building plan approval, and that its recommendations be incorporated into the design and the construction management plan. Stormwater from the development will be managed in accordance with the stormwater management plan for the Eden Meander development approved by the George Municipality on 5 June 2012 and a detailed stormwater design for the site, to be approved by the Municipality, which must ensure that post-development runoff does not adversely affect neighbouring properties and that the stormwater from the Blue Mountain Village outlets that currently terminate on the site is intercepted and conveyed to the municipal system. This also addresses the Municipality's pre-application recommendation that stormwater runoff affecting neighbouring property be addressed.
	55. The environmental amendment report places significant emphasis on the need for additional housing in George and on the location of Erf 28005 within an identified urban node. Those are relevant considerations, but they should be	The general need for housing in the George area is addressed in the response to comment 2. The SDF identifies the need for densification and the most appropriate locations for it and places the site inside the Knysna Road intensification corridor. It also encourages the delivery of housing by the private sector in densification and infill areas. From a policy perspective there is therefore support for a higher-density residential development on the site. The TIA concludes that the road network can accommodate the development, subject to the upgrade of the Platinum Drive/Park Road intersection. The VIA finds that the visual impact on the adjacent residential properties cannot be avoided and must be mitigated; the applicant has responded by proposing a further layout alternative with increased setbacks. A residual visual impact on the

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	assessed together with the site-specific environmental and community impacts of the particular development proposed.	nearest properties remains. The specialist Market (needs) Analysis indicates the site as achieving a site rating of 80.0%. A rating above 70% is considered high, indicating that most of the important fundamentals for a successful development are in place. The site scored high in most of the location factors, but mainly in respect of the accessibility of the site, the compatibility of the area and the quality of the residential environment. The development site is also situated within the direction of current and future growth in the area, increasing the site rating. The EAP agrees that the general need for housing must be weighed against the site-specific impacts. These are addressed in the responses to the comments above and, in the EAP's assessment, can be reduced to acceptable levels with the proposed mitigation measures, the most significant residual impacts being the visual and amenity impacts on the immediately adjacent properties.
	56. The fact that the property is within or near an identified node does not by itself establish that the highest proposed intensity is appropriate. The assessment should consider surrounding land uses, the low-rise character of Blue Mountain, public transport, infrastructure capacity and the ability of the surrounding road and municipal networks to accommodate the proposed intensity.	See the responses to comments 2, 41 and 55. The site is authorised for a significant commercial development, which could realistically achieve a floor area of about 28 000 m², taking into account parking and loading requirements, and more if structured parking were provided. For comparison, the Eden Meander Lifestyle Centre has a floor area of approximately 31 000 m² and the Garden Route Mall approximately 53 000 m². The total floor area of the proposed residential development is approximately 48 000 m², i.e. larger than the realistic, authorised floor area, but of a similar order of magnitude to the existing developments in the node. The proposed building height is double that currently authorised on the site and permitted on the immediately abutting properties in Blue Mountain Village. The overall height, although one storey higher, is not significantly more than that of The Haven in the Blue Mountain Retirement Village. The objector refers to a density benchmark of 60 units per hectare, whereas the proposed density is approximately 119 units per hectare. The planning justification for the proposed density is set out in the need and desirability assessment (Appendix P) and the land use application, and its environmental consequences (traffic, services, visual and amenity impacts) are assessed in the specialist studies. The Municipality has confirmed that it can provide the services required, and the TIA concludes that the road network can accommodate the development, subject to the identified upgrade.
	57. The environmental assessment should	When considering an application for environmental authorisation, the competent authority must have regard to sections 24O and 24(4) of NEMA, the need for and desirability of the proposed activity, the requirements of the EIA Regulations, any

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	demonstrate, specifically in relation to the proposed 680-unit development at Erf 28005, how the NEMA decision-making requirements have been applied to the issues identified in this submission.	protocol or minimum information requirements relevant to the application and any relevant guideline published in terms of section 24J of NEMA. Moreover, the competent authority must take into account all relevant factors, which may include the risk of environmental impacts or environmental degradation occurring as a result of the activity, if the potential impacts are not avoidable, then the ability of the applicant to implement mitigation measures and to comply with any conditions subject to which the application may be granted, any feasible and reasonable alternatives to the activity, and any feasible and reasonable modifications or changes to the activity that may minimise potential harm to the environment. The amendment report addresses these requirements as follows: the need for and desirability of the change are assessed in Appendix P; the impacts of the change are assessed in the visual, socio-economic and traffic specialist studies and the services capacity confirmations; alternatives and modifications to the proposal are addressed in the response to comment 47 and in the further layout alternative (Annexure E); and the mitigation measures that can be made conditions of authorisation are identified in the specialist reports and in this report. The specific issues raised by the objector are addressed in the responses to comments 44 to 56. Whether the information is sufficient to decide the application is for the competent authority to determine.
	58. The signed George Municipality pre-application consultation dated 20 October 2025 contains several recommendations that are directly relevant to the environmental assessment and should be expressly addressed in the environmental Comment and Response Report.	The recommendations in the Municipality's pre-application consultation of 20 October 2025 have been addressed as follows: (a) Height relative to the surrounding character and development: assessed in the VIA and addressed in the responses to comments 36 and 56. (b) Visual impact from adjacent residential properties: illustrated and assessed in the VIA, the comparative sketch (comment 35), and the solar studies (Annexures F and G). (c) A stepped development with lower structures along boundaries adjacent to residential properties: the blocks nearest to Blue Mountain Village are stepped down to three storeys and are set back further in the layout alternative in Annexure E (comments 29 and 36). (d) Orientation and ancillary recreational uses: the recreational facilities are located away from the Blue Mountain Village boundary (comment 23). (e) Parking in accordance with the Zoning Scheme By-law: addressed in Section 20 of the TIA; a reduced provision is motivated and requires municipal approval (comment 25). (f) Stormwater runoff affecting neighbouring property: to be addressed in the stormwater management plan (comment 54). (g) Walkability and pedestrian access: see the response to comment 24. (h) Restricted access via Platinum Drive/Park Road: the site access arrangements are assessed in the TIA (comments 33 and 34).

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		(i) Applicability of the existing EA: confirmed in Section A of the application form and in the responses to comments 65 and 99. (j) Heritage process: Heritage Western Cape has confirmed that its previous comment / heritage permit (ref. 28176SB0414) remains unchanged.
Mr J and Mrs S Jackelman	59. The proposed development does not represent a well-considered, data-led analysis of a range of appropriately scaled residential development options for the site.	The proposal was developed following pre-application consultation with the George Municipality (October 2025) and is informed by the specialist assessment of the market conditions (Appendix P). The alternatives considered are addressed in the response to comment 47.
	60. The application is premature, in that the change of zoning of the erf from Business Zone to General Residential Zone IV has not yet been approved been by the George Municipality. The application for the amendment of the EA should thus be held in abeyance until George Municipality has fully assessed the rezoning application and made a decision.	Each application must be prepared, submitted, and decided in terms of its own legislation, and there is no statutory requirement that the EA amendment be held in abeyance until the rezoning application has been decided. A municipal planning decision-maker must, however, take into account, and the development must comply with, the applicable environmental legislation, so that the municipal decision is commonly taken after the environmental decision. Integrated decision-making requires each decision-maker to be aware of the other process and its findings, rather than sequential decision-making, and both decision-makers have access to the same specialist information. Should the rezoning be refused, the amended EA could not be implemented.
	61. The application makes the assumption that the environmental impacts of the	The objector's view is noted, but the EAP does not agree that the amendment application assumes that the impacts will be the same as those of the authorised development. The application is a Part 2 amendment precisely because the proposed change will alter the nature and level of certain impacts (see Section C of the application form), and for this reason the applicant commissioned the specialist assessments that accompany the application.

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	development (assuming approval of the rezoning application) will be the same as any other type of development occurring under the current Business Zoning for this property. The original environmental assessment did not address the projected impacts of a four storey, intensive residential use development. It is our opinion that a standalone environmental assessment will be required.	The amendment application relies on the impact assessment for the current EA only for those aspects that are not affected by the change in land use, such as the geotechnical and heritage aspects. The current biophysical state of the site was verified in the SSVR (Appendix E). The traffic, social and economic situations are constantly changing, hence the re-assessment of the potential impacts relevant thereto. Spatial planning policy has also changed since 2013. The George SDF now promotes the densification of well-located land in intensification corridors (see the responses to comments 2 and 63). Decision-makers must have regard to the current policies, and the proposed change from business use (authorised in 2013 in place of the earlier residential zoning) to higher-density residential use reflects those policies. Application processes are prescribed in the EIA Regulations. A Part 2 amendment requires an assessment of the impacts of the proposed change relative to the authorised development, rather than of the development as a whole. Only if the site had not been authorised for development, or if the authorisation had lapsed, would a new application for EA, by way of a basic assessment or a scoping and environmental impact reporting process, be required.
	62. We specifically note that the 2013 amended EA (page 26) stated that the 'high density residential development alternative' was '*decided **against*** [emphasis added] *as the development in this form will not contribute to the economic well-being of the town'*. There is no explanation	See the response to comment 61. The 2011 decision found that a high-density residential alternative of approximately 1 900 units, with a business component of about 1,5 ha, would not contribute to the economic well-being of the town at the time. Since then, demand has shifted away from office space towards residential accommodation (see Section C of the application form), and the Municipality's spatial policy has changed to promote densification in the corridor (see the response to comment 63). Where a residential development might not have been desirable a decade ago, it may be now. The current proposal is also of a different scale: 680 units on one 5,7 ha portion of the authorised development, rather than a residential development across the larger site.

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	in the application why this alternative is suddenly being promoted under the framework of the amended EA.	
	63. Nowhere in the applicants submission does it explain why the development will need to be a four-storey development, when the EA and it's subsequent amendment explicitly limited the EA to two-storeys (and only 50% of the area) for portion 8.	Since the 2009 global financial crisis, the George Municipality has gradually changed its spatial development policies, commencing with the George Settlement Restructuring Strategy (2016). In the 2019 SDF, it promoted "*new affordable residential development to well-located infill and/or vacant or under-utilised land in the intensification zone and priority nodes.*" Amongst others, it gave guidance on how to achieve the desired spatial outcome, including amongst others the following: "*Rationalise streets over time to promote "skinny streets," narrow streets through infill, wider sidewalks and landscaping or increase height of buildings so that streets have a width to height ratio of less than 6:1.*" Park Road has a width of approximately 32m and Platinum Drive approximately 25m. The SDF policy thus encourages building heights of at least 10 to 12 m (a ratio of 3:1 or 2:1) along these roads, in place of low, single-storey suburban development. A four-storey block of about 15 m in height would satisfy the "less than 6:1" guideline, with ratios of about 1,7:1 on Platinum Drive and 2,1:1 on Park Road.
	64. The statement 'Erf 28005, George (previously referred to as Portion 8 of the development of Portion 22 of Farm Kraaibosch and Erf 23333, George) is authorised for residential development in apartment blocks up to four storeys in height' is simply not true.	The statement is a quotation of the proposed amended description of the activity, i.e. the wording that the applicant requests the competent authority to include in the amended EA, and not a description of the current authorisation. This is clear from the full paragraph in Section A of the application form, which commences with: "*The description of the activity on Erf 28005 (previously Portion 8 of the authorised development) must accordingly change to ….*"
	65. If the EA is still valid, it is required that the	The validity of the EA is determined by the relevant Condition 27 that reads: "*The activities must commence within a period of* ***five (5) years*** *from the date of issue of this authorization. If commencement of the activities do not occur within this period,*

IAP	Issues Raised	Response
	applicant indicate the date of validity. An Environmental Authorisation is typically valid for 5-10 years from the commencement date. In the absence of a request for extension or a stated expiry date in the EA, it is possible that the original EA has now expired. If this is the case, a new assessment process will be required.	*this authorization lapses and a new application for environmental authorization must be made in order for the activities to be undertaken, unless the holder of this environmental authorization has lodged a valid application for the amendment of the duration of expiry of this authorization before the expiry of this authorization, in which case, the validity of this environmental authorization is automatically extended from the day before this environmental authorization would otherwise have expired until the amendment application for extension is decided ("the period of automatic extension"). The activities including site preparation may not commence during the period of automatic extension."* The definition of commencement has been amended on a few occasions and from 2009 to 2013 it read: *"when used in Chapter 5, means the start of any physical activity, including site preparation and any other activity on the site in furtherance of a listed activity or specified activity, but does not include any activity required for the purposes of an investigation or feasibility study as long as such investigation or feasibility study does not constitute a listed activity or specified activity".* Since 2013 it reads: "*when used in Chapter 5, means the start of any physical implementation in furtherance of a listed activity or specified activity, including site preparation and any other action on the site or the physical implementation of a plan, policy, programme or process, but does not include any action required for the purposes of an investigation or feasibility study as long as such investigation or feasibility study does not constitute a listed activity or specified activity"* The authorised activities commenced in April 2013, within the five-year period, including the installation of services for the development, and all but three of the erven created in terms of the EA have since been developed (see Section A of the application form and the definition of "development" quoted in the response to comment 66). The EA does not contain any further date by which construction on the individual erven must be completed. The EA therefore remains valid and has no expiry date. See also the response to comment 99.
	66. The statements that '(the) Erf is fully serviced with water, storm water, sewerage and electrical connections and does not require any new infrastructure to be installed' is not technically correct (in the context of the	The services matter is addressed in the responses to comments 8 and 37. The statement in the application form refers to the internal services connections to the erf, which are in place; any external or bulk upgrades will be determined and managed by the Municipality. Activity 28 of Listing Notice 1 (GN R327) is listed in item 9 of Part 2, Section A of the application form as the activity that is similarly listed to Activity 16 of GN R386 of 2006 and Activity 23 of GN R544 of 2010, which were authorised by the EA. The transformation of the land for urban (business and mixed-use) development has therefore already been authorised and has commenced. The proposed amendment changes the type of urban use on part of that land from business to residential but does not involve the development of land that has not already been authorised for such development. It therefore does not trigger Activity 28 anew.

IAP	Issues Raised	Response
	services needs for the proposed development for this specific erf). For example, the suggestion that Activity 28 of GNR 327 'is not applicable' is not technically correct as infill will be required (if the proposed development is to take place) and the erf is larger than 5ha.	Furthermore, the site has already been developed in terms of the definition in the EIA Regulations: *"development" means the building, erection, construction or establishment of a facility, structure or infrastructure, including associated earthworks or borrow pits, that is necessary for the undertaking of a listed or specified activity, [including any associated post development monitoring,] but excludes any modification, alteration or expansion of such a facility, structure or infrastructure, including associated earthworks or borrow pits, and excluding the redevelopment of the same facility in the same location, with the same capacity and footprint;* Because the site has been developed by the installation of the authorised municipal services infrastructure that formed part of the EA, the exclusion in Activity 28 for land that has already been developed also applies. Activity 28 of GNR 327 determines that authorisation is required for "*Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.*"
	67. Section C points 2 and 3: The answer to this question by the proponent provides the justification for our position that a separate environmental assessment (and subsequent EA) may be required.	The questions in Section C must be read together with their purpose. Question 2 asks whether the amendment changes the scope of a valid EA, which determines whether a Part 1 or a Part 2 amendment process applies. Question 3 asks whether the change increases the level, or changes the nature, of impacts that were initially assessed, which informs the specialist assessments required for a Part 2 amendment application. The affirmative answers confirm that a Part 2 amendment process, with new specialist assessments, is required. They do not indicate that a new application for EA is required; that would be the case only if the proposed change itself constituted a listed activity (question 7 of Section A), which it does not.
	68. The statement that 'the land has been sold, and the holder of the EA must transfer the rights to the new owner' contradicts the ownership information	Transfer of the land has not yet taken place. The applicant, George Residential Apartments (Pty) Ltd, is the purchaser of the property and applies with the consent of the landowner and the endorsement of the current holder of the EA, Laritza Investments 183 (Pty) Ltd (Appendices B and C to the application form). The statement in the application form that the land "has been sold" refers to the sale agreement; registration of transfer will follow.

IAP	Issues Raised	Response
	presented in this application. If the land has actually been sold why is the new owner not applying for an amendment of the EA?	
	69. It is unclear why a plant and animal species assessment is not considered necessary. Due to the benign neglect of (and on occasion, active transformation by) the current owner, the vegetation on the erf is in recovery and the property is now inhabited by a number of indigenous plant and animal species, some of which may have conservation value (I note the species lists in the SSVR, but there are a number of important plant and species that were not identified by the sub-contracted scientist – possibly due to the time of the year that the assessment was	The clearance of indigenous vegetation on the site was authorised by the EA (Activity 13 of GN R386 of 2006, similarly listed as Activity 27 of Listing Notice 1, GN R327) as part of the authorised business development, and the current holder may clear the site in furtherance of that development, subject to the conditions of the EA and the approved EMP, which require the search and rescue of conservation-worthy vegetation before clearance, and to the National Water Act (see the response to comment 18). The proposed amendment does not change the extent of the area to be cleared. For this reason, and on the basis of the SSVR, a full plant and animal species assessment was not considered necessary for the amendment. The EAP nevertheless acknowledges that the vegetation on the site has partially recovered since 2013, and that the SSVR site visit may not have coincided with the flowering season of some species. Threatened and protected species remain subject to the permit requirements of the applicable biodiversity legislation, irrespective of the EA. The Plant Search and Rescue Plan in the updated EMPr (Annexure H to Appendix T) therefore requires a botanical survey of the whole site during the flowering season before site clearance, the rescue of threatened, protected and conservation-worthy plants under a CapeNature permit, and the relocation of fauna under the supervision of the ECO (see the response to comment 19).

IAP	Issues Raised	Response
	undertaken).	
	70. As mentioned above, the site is serviced for the Business Use zoning and not for a General Residential Zone IV. Substantive upgrading of municipal services will be required to accommodate the change in demand for municipal services as a result of the proposed high density residential development envisaged for the site.	See the responses to comments 8 and 37. The Municipality has confirmed that it has the capacity to provide services to the proposed residential development. The services to the erf were designed for the authorised business use, and any upgrades required for the residential use will be determined by the Municipality and funded by the developer through development charges or a services agreement.
	71. We are not aware that '…owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken …' have individually been given written notice. We are aware that the BMV HOA have been given written notice, but they	Regulation 41(2)(b)(ii) of the EIA Regulations requires written notice to the owners, persons in control of, and occupiers of land adjacent to the site. The contact details of the individual owners in Blue Mountain Village could not be obtained, as municipalities do not release owners' personal information because of the restrictions in the Protection of Personal Information Act, 2013 (Act 4 of 2013). Written notice was therefore given to the Blue Mountain Village Home Owners' Association, which controls the common property adjoining the site and which undertook to distribute it to its residents, and site notices were placed at the security entrances to the estate (Appendix L4), in addition to the site notices on the property. The number of submissions received from owners in Blue Mountain Village indicates that the notices were effective in bringing the application to the attention of the affected owners. To ensure that all directly adjoining owners are informed, notice of the further comment period on the revised report (see paragraph 2 above) will also be delivered to each property in Blue Mountain Village that directly adjoins the site if the details of the residents are availed to the EAP by the HOA management.

IAP	Issues Raised	Response
	are only in control of the common space in BMV and are not the 'owners' or 'renters'	
	72. It would have been prudent to at least consult with the many, immediately affected houses bounding two sides of the erf prior to submission of the rezoning application and this application. We strongly advocate that the EA should not be amended and that the development proponents first consult with all directly affected communities before any EA (either new or an amendment to existing) is processed by DEA&DP.	Public participation plays an important role in the development authorisation processes, and the South African courts have often reminded all development stakeholders of the importance thereof by setting aside development authorisations amongst others due to failures in the public participation processes. There is a principle in law that determines that a decision-maker must also hear the other side of the story (audi alteram partem). This principle is satisfied by three things: • Adequate notice to I&APs; • Granting I&APs access to information by providing the full application with all its annexures; and • Giving I&APs genuine opportunity to respond by allowing a reasonable time to submit their objections, comments, or alternative proposals. The applicant and subsequently the decision-maker are obliged to genuinely consider these submissions. The applicant may adapt the proposal in response to receipt of the I&AP comments, and the decision-maker must ensure that all such submissions have been fairly evaluated and considered. The applicant has responded to the comments received by proposing a further layout alternative that increases the distance between the apartment blocks and the neighbouring houses, and the revised report will be made available for a further comment period (see paragraph 2 above). Consultation before the submission of an application is not a statutory requirement, but the applicant also presented the proposal to residents at a public meeting held at Pine Lodge during the comment period. The proposal seeks to balance the concerns of the neighbouring residents with the need for well-located rental housing in George, and the decision-maker must weigh these considerations.
	73. It is of concern that the EAP is 'not independent' (i.e. their own statement contained in the application). We note the intent to appoint a	The EAP is independent, as declared in Part 4, Section B of the application form: other than fair remuneration for work performed, the EAP has no business, financial, personal or other interest in the activity or the application, and there are no circumstances that may compromise his objectivity. The alternative statement in the declaration (that the EAP is not independent and that a review EAP has been appointed), which is repeated in the applicant's declaration, should have been struck out. This is an administrative error, and corrected declarations will be submitted to the competent authority with the revised report. A review EAP has not been appointed, as one is not required.

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	review EAP, but cannot find the review EAP declaration in the appendices. We also note that the EAP was the designated ECO for the EMPr in the amended EA (2013).	The EAP's appointment as environmental control officer (ECO) for the implementation of the 2013 EA was a professional appointment for which fair remuneration was received, and it does not give the EAP an interest in the outcome of this application. There is no statutory provision that prevents an EAP from having functioned as ECO for the same development.
	74. In addition, we have found only limited reference to comments on 'how the potential impacts relate to climate change concerns' (notably the knock on impacts of extreme drought, wind and flooding events) in each of the specialist reports appended to the application, as is required in the submission process.	It is acknowledged that not all of the specialist reports expressly address climate change. The climate change implications of the proposed change are as follows: (a) the development is located within an existing urban node close to public transport, which reduces travel distances, private vehicle use and the associated emissions compared with development on the urban periphery, as the TIA also recognises in promoting the use of public transport; (b) water scarcity resulting from a drying climate is addressed in the response to comment 26, including recommended water-efficiency measures; (c) the increasing frequency of extreme rainfall events must be taken into account in the design of the stormwater management system (see the response to comment 54); and (d) the change from business to residential use does not materially change the exposure of the site to wind or flood risk. The specialists will be requested to confirm these aspects in addenda to their reports, which will be included in the revised report.
	75. We agree with the argument that the site is not a 'wetland'. Despite this, it is very clearly evident that the water table is very shallow on the site (and the surrounding flatlands) and that the soil clay	The objector's agreement that the site is not a wetland is noted. The shallow water table and the high clay content are relevant to the foundation design of the buildings. See the response to comment 54: it is recommended that a detailed geotechnical investigation for the four-storey buildings be undertaken before building plans are submitted, and that its recommendations be incorporated into the design.

IAP	Issues Raised	Response
	content very high. This will substantively impact on the geo-technical requirements for determining the site plan, building plans and scale of development.	
	76. We do not agree with the EAP's conclusion that 'the development of four-storey residential units does not represent a significant increase in environmental risk We are of the view that the risks are more substantive than stated and that some risks – such as visual impact – cannot be mitigated.	The EAP agrees that the visual impact cannot be avoided, since any development of the site would change the views from the neighbouring properties. It can, however, be mitigated, including through the recommendations of the VIA and the increased setback from the common boundary with the neighbours in the further layout alternative (Annexure E). The EAP also acknowledges that a residual visual impact will remain for the nearest properties after mitigation. The EAP's conclusion that the change does not represent a significant increase in environmental risk relates to the overall significance of the impacts of the change, taking the authorised development into account, and is a matter on which the competent authority must form its own view.
	77. The alternatives analysis is not an objective assessment, as required by NEMA. For example, the 'alternative' scenario makes no sense as it is simply a layout variation on the same theme, with similar/same impacts. Equally, it	As explained in paragraph 3 above, the no-go alternative in a Part 2 amendment is the implementation of the existing authorisation, i.e. the authorised business development, and not an undeveloped site. The impacts of the proposed change are assessed against that baseline. It is acknowledged that the original alternative layout is a variation of the preferred layout, with similar impacts in most respects. Its benefits are a lower overall building height towards the north-western side and an increased distance from the south-western boundary. The further layout alternative (Annexure E), proposed in response to the comments received, differs more materially at the interface with Blue Mountain Village. Other alternatives, such as a lower-density or two-storey development, are addressed in the response to comment 47.

IAP	Issues Raised	Response
	makes no sense that the use of the site for its zoned usage constitutes a 'no-go' scenario (no development.	
George Ratepayers Association (per Mr Jacques Wessels)	78. The GRRA is of the opinion to submit 400 plus mega bites of information to consider in a public participation process will simply exclude the affected communities who don't have the means to download the information nor the resources required to absorb the information. It is the view of GRRA that this appears to be an attempt to deliberately preventing any meaningful engagement.	The concern is acknowledged. The EAP is obliged to make the full application, including all specialist reports and appendices, available to I&APs, which accounts for the size of the documentation. The documents were made available electronically, which allows word searches; in hard copy they would amount to more than 600 pages. The EAP does not accept that the size of the documentation was intended to prevent engagement, and the comments received show detailed engagement with the specialist reports. To assist I&APs, a non-technical summary will accompany the revised report, and the EAP will assist any I&AP who requests the documents in another format.
	79. A major change in land-use category and quadrupling unit density via a Part 2 EA Amendment — rather than triggering a fresh Environmental Impact Assessment (EIA) or full	See paragraph 3 above and the responses to comments 61 and 67. The EIA Regulations provide for an amendment process where a change to an authorised activity will change the scope of the EA and the level or nature of its impacts (Regulation 31), provided that the change does not itself constitute a listed activity. A comparative assessment of the impacts of the change, as undertaken, is required, rather than a new application for EA.

IAP	Issues Raised	Response
	scoping process — leaves the application open to administrative review and challenges under NEMA regulations regarding "substantive changes" in scope.	
	80. Under NEMA principles, an environmental submission must demonstrate that municipal bulk services (water supply, sewage treatment capacity, and stormwater management) can sustainably handle the increased residential load without degrading surrounding ecological systems or public health standards. GRRA requires peer reviewed consultant reports in the focus areas as on the ground experience is that infrastructure and environment in the immediate and within the urban edge of	See the responses to comments 8 and 37. The George Municipality, as the authority responsible for water, sewerage and stormwater services, has confirmed in writing that it has sufficient capacity to serve the proposed development (Appendix Q). These confirmations are issued by the responsible service authority on the basis of its own infrastructure master plans and capacity models, and a peer review of them is not considered necessary.

IAP	Issues Raised	Response
	George are under severe stress.	
	81. If the visual mitigation measures specified in the July 2026 Visual Impact Assessment are not fully conditions-bound and enforceable within the updated Environmental Management Programme (EMPr), the report falls short of NEMA requirements to adequately mitigate adverse socio-economic and aesthetic impacts. The adjacent property owners were not afforded architectural models nor detailed representations of the shadow effects to make informed decisions.	The mitigation measures recommended in the VIA can, and in the EAP's view should, be made enforceable conditions of the amended EA and be incorporated into the updated EMPr (see the response to comment 39). Shadow studies for the further layout alternative and for the authorised development are now provided (Annexures F and G) and will be made available to all registered I&APs during the further comment period.
	82. Relying on legacy transport or access assumptions without fully updated, public-facing Traffic Impact Assessments (TIA) integrated into the NEMA public	A full project-specific TIA (Appendix O), prepared for the proposed 680-unit development, formed part of the application, and was made available to all I&APs. The TIA assesses existing, 2031 background and 2031 total traffic conditions (see the responses to comments 32 and 33).

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	participation process undermines the legal validity of the public engagement period. In addition the validity of the TIA included in the property development application is deemed to be incomplete.	
	83. The Part 2 EA Amendment is not appropriate, because the nature and scale of the land use have changed from commercial to pure residential density, the original EA must be updated to align environmental management controls, construction parameters, and operational impacts with the new site plan.	See paragraph 3 above and the responses to comments 61, 67 and 79. The Part 2 amendment process provides for the environmental management controls to be updated for the new site plan, and it is recommended that the EMPr be updated accordingly (see the response to comment 39).
	84. The delay in granting the original EA (2013) to the current proposed development (2026) has allowed significant recovery of the area to its natural	See the responses to comments 18 to 21. The aquatic specialist has confirmed that the wetland signatures on the site are artificial (human-induced), and do not constitute a wetland or watercourse in terms of the National Water Act; a water use licence application is being submitted to BOCMA (comment 18). The DEA&DP recorded Gladiolus liliaceus and Kniphofia sp., but not Gladiolus fourcadei, on the site. The Plant Search and Rescue Plan in the updated EMPr requires a botanical survey during the flowering season, including a search for threatened species, before any site clearance (comment 19).

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	state. A portion of the site has reverted back to a wetland which has matured into a fully functional habitat for wetland species. GRRA members assessed that vulnerable / endangered species established themselves on the site eg a plant Gladiolus Faurcadei is a highly endangered (red listed) perennial plant, on Erf 28005, together with other plant species. In support George Municipality signed an internal treaty to protect all wetlands within their jurisdiction.	
Mr Peter Wentworth	85. The two-storey height restriction was added to Erf 28005 for specific town-planning reasons. Restrictions are imposed on an erf primarily to protect the character, harmony, and amenities of a neighbourhood, ensure orderly urban	The two-storey height limit for Portion 8 forms part of the description of the authorised activity in the 2013 EA, and its amendment is the subject of this application. The environmental consequences of the increase in height, mainly the visual impact, overshadowing, overlooking and the change in character, are assessed in the VIA and the solar studies and are addressed in the responses above. The removal or amendment of restrictive title deed conditions, and any rights of neighbouring owners arising from them, are matters for the George Municipality to decide in terms of its Land Use Planning By-law and are not decided by the competent authority in this application.

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	development, and manage public infrastructure. Restrictions are used to establish and maintain a specific look, feel, and social utility for an area, including density control and aesthetic harmony. In addition, they create reciprocal "real rights" for nearby property owners.	
	86. I see no compelling changes in the town-panning criteria that justify removing the two-storey height restriction. In fact, since those restrictive title deed conditions were initially imposed, the success of Eden Meander, the Garden Route Mall, the business corridor into which the site falls, and the nearby lifestyle estates including Blue Mountain Village has strengthened the case for keeping the two-	See the responses to comments 2, 62, 63 and 85. The relevant change since the restriction was imposed is the increased need for well-located, higher-density housing and the policy shift towards densification in the intensification corridor, as reflected in the SDF. The objector's view that the success of the node supports retaining the restriction is noted for the attention of the decision-makers.

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	storey protection on the title deed.	
Dr CP Nel	87. The proposed height relaxation will significantly increase the vertical scale of the structure on Erf 23005. This expansion will result in direct line-of-sight overlooking into our private outdoor living areas, bedrooms, and recreational spaces. The loss of privacy will severely impact the quiet enjoyment of our property.	See the responses to comments 11 and 28. The increased setbacks in the further layout alternative reduce the potential for overlooking, and the VIA's mitigation measures (screening and landscaping) can be made conditions of authorisation to further mitigate the unavoidable visual impact. Some residual overlooking from the upper floors of the nearest blocks may remain. (The reference to Erf 23005 in the comment is taken to refer to Erf 28005.)
	88. The over-scaled height of the proposed building will cast substantial shadows across neighboring properties. This block will restrict essential afternoon / morning solar access, creating dampness issues and driving up electricity costs for heating. Furthermore, it will obstruct the natural scenic views	See the responses to comments 36 and 51. The solar study for the further layout alternative (Annexure F) predicts limited overshadowing in mid-winter from the four southernmost blocks only, affecting some properties in Geelbos Street; no overshadowing is predicted from the remainder of the development. The loss of views is addressed in the responses to comments 29 and 42.

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	characteristic of this area of George, negatively altering the visual landscape.	
	89. The current height restrictions in the George Integrated Zoning Scheme exist to maintain structural harmony and density limits. Granting this departure would introduce an intrusive, out-of-scale structure that does not conform to the established visual line, density, and neighbourhood character of the surrounding properties.	See the responses to comments 36 and 56. The proposed building height is double that currently authorised on the site and permitted on the immediately abutting properties in Blue Mountain Village. The overall height, although one storey higher, is not significantly more than that of The Haven in the Blue Mountain Retirement Village. The height departure is a matter for the Municipality; its visual consequences are assessed in the VIA. See also the response to comment 63 regarding the Municipality's policy on building height and density in intensification corridors.
	90. A loss of privacy, reduced natural light, and a compromised neighborhood aesthetic collectively reduce the visual and residential appeal of surrounding homes. Consequently, I anticipate that this development will negatively affect the market valuation of my	See the responses to comments 15 and 30. It is acknowledged that the outlook from the nearest properties will change from an unobstructed view across the site to a view that is partly obstructed by buildings. The proposed four storey residential development has a larger viewshed, but the proposed 21m boundary setback significantly alters the sightlines from the neighbouring properties, compared to a potential 0m building line that could result from a commercial development where maximum land has to be retained for parking and loading. The VIA recommends vegetative screening / landscaping and other mitigation measures, which would be unlikely with a commercial building line. The amended layout also reduces the potential for overlooking. No evidence has been submitted that the development will reduce property values in Blue Mountain Village (see the response

IAP	Issues Raised	Response
	property.	to comment 15).
	91. The increased height and scale imply a larger floor area or higher occupancy. The applicant has not sufficiently demonstrated how the local stormwater management systems or localized municipal services will handle this increased bulk on a long-term basis, nor how the roads of the area, which are already busy, will not be negatively impacted by the relaxation of the height restriction.	See the responses to comments 8, 37 and 54. The Municipality, as the service provider, has confirmed that there is sufficient capacity to provide the proposed development with potable water, sewerage services, and electricity. Stormwater will be managed in terms of a stormwater management plan to be approved by the Municipality, and the TIA addresses the traffic and access concerns (see the responses to comments 6 and 33).
	92. In light of the above-mentioned impacts, I submit that the proposed relaxation does not satisfy the principles of spatial justice or sustainability required under local planning frameworks. The rights and development potential of Erf 23008 should not	See the responses above. The principles of spatial justice and sustainability in SPLUMA require decision-makers to weigh the need for well-located housing against the effects on existing communities. The main effect on the neighbouring properties is the change in visual experience and amenity, which the applicant has sought to reduce through the increased setbacks in the further layout alternative. The weighing of these considerations is a matter for the decision-makers. (The reference to Erf 23008 in the comment is taken to refer to Erf 28005.)

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	be promoted at the direct expense of neighbouring residential properties' foundational rights and values.	
Mr Peter Gray	93. I submit that this application suffers from fundamental, non-curable statutory defects that require its immediate rejection by the Department of Environmental Affairs and Development Planning.	The objection is noted. For the reasons set out in the responses to comments 94 to 104, the EAP does not agree that the application suffers from the defects claimed in the objection.
	94. Section 42(2) of the Spatial Planning and Land Use Management Act, 2013 ("SPLUMA") explicitly dictates that a local authority and the relevant environmental department must ensure strict compliance with environmental legislation. A valid, unexpired, and properly assigned Environmental Authorisation is a non-negotiable prerequisite prior to seeking amendments to a land-	The EAP agrees that compliance with the environmental legislation is required; the purpose of this application is to obtain the environmental authorisation required for the proposed change. The EA under amendment is valid, as explained in the responses to comments 65 and 99. The objector's interpretation of the definitions of "commencement" and "development" in the EIA Regulations differs from that of the EAP, as explained in the responses to comments 65 and 66.

IAP	Issues Raised	Response
	use footprint. In this instance, no valid environmental asset or right exists to be amended.	
	95. The original EA (dated 22 August 2011) and its subsequent amendment (dated 26 February 2013) were issued strictly to Laritza Investments 183 (Pty) Ltd. The relied upon underlying historic authorisation was globally structured to cover 11 distinct development portions, which specifically carved out 1 portion for Public Open Space and 1 portion for Utilities. Condition G23 of the original 2011 EA mandates that the Department must be notified within 30 days of a transfer of land ownership, and a formal transfer of the EA rights and obligations must be applied for and	The EA was issued to Laritza Investments 183 (Pty) Ltd, which remains the holder of the EA. An EA confers rights and obligations on its holder; a change in the registered ownership of land does not by itself transfer or terminate the EA. Laritza Investments 183 (Pty) Ltd has endorsed the transfer of the rights and obligations under the EA, insofar as they relate to Erf 28005, to George Residential Apartments (Pty) Ltd (Appendix C to the application form), and this application includes that transfer. Any failure to notify the Department of a change in land ownership in terms of Condition G23 would be a compliance matter in terms of the conditions of the EA; it would not cause the EA to lapse.

IAP	Issues Raised	Response
	approved. The EA was NEVER transferred from Laritza Investments 183 (Pty) Ltd to Rainbow Place Properties 29 (Pty) Ltd, nor to any previous or subsequent entity. There is a complete structural failure to show a traceable chain of legal assignment of these environmental rights.	
	96. Under Regulation 25 of the EIA Regulations, an environmental authorisation is a personal right tied to a specific juristic person; it does not automatically run with the land or transfer by virtue of a deed of transfer. Your own Public Participation Notice explicitly admits that "ownership of the property will also change and therefore the rights to the authorised activity must be transferred to a new owner." This statement	See the response to comment 95. The EAP agrees that an EA does not transfer with the land. The statement in the notice is not an admission of a defect: it describes one of the purposes of this application, which is to transfer the rights and obligations under the EA, as they relate to Erf 28005, from Laritza Investments 183 (Pty) Ltd to George Residential Apartments (Pty) Ltd, the purchaser of the property.

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	is a fatal admission that no such transfer has taken place.	
	97. Applying the landmark precedent of the Constitutional Court in Lagoonbay Lifestyle Estate (Pty) Ltd v Minister for Local Government, Environmental Affairs and Development Planning of the Western Cape and Others (320/12) [2013] ZASCA 13 (15 March 2013), an application to amend a right that the current applicant does not legally possess is a cascading legal nullity.	The Lagoonbay judgment cited is a judgment of the Supreme Court of Appeal ([2013] ZASCA 13). It concerned the powers of the provincial Minister in respect of a rezoning and structure plan application under the Land Use Planning Ordinance, 1985, and did not deal with the validity or amendment of an environmental authorisation. It is therefore not relevant to this application. The EA is valid and is held by Laritza Investments 183 (Pty) Ltd, which has endorsed this application (see the responses to comments 65 and 95).
	98. The Department cannot entertain an amendment to a right that has been severed by a total failure to execute a lawful transfer under Condition G23.	See the responses to comments 95 and 96. The EA remains held by Laritza Investments 183 (Pty) Ltd, which has endorsed this application, and the transfer of the rights and obligations under the EA, as they relate to Erf 28005, forms part of this application.
	99. Furthermore, Condition G27 of the original 2011 EA explicitly mandated a	The EA did not lapse. Condition G27 required the authorised activities to commence within five years of the date of issue. The activities commenced in April 2013, and the development has since been substantially implemented: Erf 28005 was created as a registered erf with full municipal services for a significant business use, and all but three of the erven created in terms of the EA have been developed (see the response to comment 65). The commencement requirement applies to the authorised

IAP	Issues Raised	Response
	strict 5-year validity period for the physical commencement of the authorised activities. Because Erf 28005 (originally portion 8 of Portion 22 of Farm Kraaibosch No. 195 [sic]) has remained completely vacant and undeveloped, for over 15 years, the EA has operationally lapsed in regard to Portion 8. As established by the Supreme Court of Appeal in Paradyskloof Golf Estate (Pty) Ltd v Municipality of Stellenbosch (547/08) [2010] ZASCA 92; [2010] 4 All SA 591 (SCA) ; 2011 (2) SA 525 (SCA) (2 July 2010) historical developmental frameworks cannot be placed in a state of indefinite suspended animation to be retroactively revived when the entire surrounding planning envelope has changed.	activities as a whole and not separately to each portion; the fact that no building has yet been erected on Erf 28005 does not mean that the EA has lapsed in respect of it. The EA under amendment does not include a date by which building construction on the erven created in terms of it had to be concluded. The Paradyskloof judgment referred to by the objector ([2010] ZASCA 92) concerned a municipality's contractual right to resile from a land sale agreement and does not deal with the lapsing of an environmental authorisation.

IAP	Issues Raised	Response
	100. Your public notice asserts that you are acting "on behalf of the applicant (Laritza Investments 183 (Pty) Ltd)". This assertion is factually incorrect and legally fraudulent. The underlying Land Use application documents prove your appointment was actually executed by Jacob du Toit Vos, acting under a resolution from George Residential Apartments (Pty) Ltd (Reg: 026/016581/07) — an entity that holds no title deed to the property and no authority from Laritza.	The objector is correct that the public notice incorrectly referred to Laritza Investments 183 (Pty) Ltd as the applicant; it should have referred to Laritza Investments 183 (Pty) Ltd as the holder of the EA and to George Residential Apartments (Pty) Ltd as the applicant. The error is regretted. The application form and the full application documents made available to all I&APs correctly identify the applicant, the holder of the EA and the appointment of the EAP by the applicant. The error did not prevent I&APs from understanding the nature of the application or from commenting on it, and it will be corrected in the notice of the further comment period. The EAP rejects the allegation that the error was fraudulent.
	101. Attempting to use a "Part 2 non-substantive amendment" to double the development density to 120 units per hectare — substituting low-density business properties for 18 blocks of four-storey residential	A Part 2 amendment applies where a change will change the scope of a valid EA and will result in an increased level or a change in the nature of impact (Regulation 31). It is therefore a substantive amendment, and the application does not describe it as "non-substantive." The SDF promotes higher-density development in the Knysna Road intensification corridor (see the responses to comments 2 and 63), and the EAP does not agree that the proposal is inconsistent with the SDF. The visual impact of the proposal is assessed in the VIA and addressed in the responses to comments 29 and 35.

IAP	Issues Raised	Response
	flats — is a blatant abuse of the administrative process. Pushing double the standard density completely alters the visual backdrop protected by the George Spatial Development Framework (GSDF),	
	102. What this application in fact requires is a fresh application for environmental authorisation, very likely by way of a full Scoping and Environmental Impact Report given the scale, density and new triggers this development brings, rather than the amendment process which allegedly only triggers one activity (Activity 13) the applicant purports to rely on. It is possible that the proposed development triggers	See paragraph 3 above and the response to comment 79. Regulations 31 and 32 of the EIA Regulations provide for the amendment of an EA where the proposed change does not, on its own, constitute a listed activity. The activities listed by the objector are addressed as follows: (a) Activity 27 of Listing Notice 1 (clearance of indigenous vegetation) is the similarly listed equivalent of an activity authorised by the EA, and the extent of clearance does not change (comment 69); (b) Activity 28 of Listing Notice 1 is the similarly listed equivalent of activities authorised by the EA (comment 66), and does not contain a threshold of 20 units; (c) Activity 19 of Listing Notice 1 relates to the infilling of or excavation from a watercourse, and the aquatic specialist has confirmed that the wetland signatures on the site are artificial (human-induced) and do not meet the definition of a wetland or watercourse in the National Water Act (comment 18); (d) Activity 15 of Listing Notice 2 relates to the clearance of 20 ha or more of indigenous vegetation, whereas the site is 5,7 ha in extent; (e) the road-related activities in Listing Notice 3 apply only in specified geographical areas, outside urban areas or in areas zoned for open space or conservation, and the intersection upgrade will take place within an existing road reserve in an urban area; and (f) no new bulk water or sewer pipeline is proposed (Activities 9 and 10 of Listing Notice 1), while Activity 31 of Listing Notice 1 relates to decommissioning and is not relevant. Accordingly, a new application for EA is not required.

IAP	Issues Raised	Response
	multiple Listing Notice (LN) triggers including inter alia: · LN1 Activity 27 — clearance of vegetation >1 ha · LN1 Activity 28 — residential development >20 units inside an urban area · LN1 Activity 19 — infilling/densification >1 ha · LN2 Activity 15 — development >20 ha (bulk infrastructure) · LN2 Activity 4/18 — major road upgrades · LN1 Activity 31 — bulk water/sewer infrastructure	
	103. In accordance with the 2011 EA a "High Density Residential Alternative" was considered and rejected. This alternative entails the construction of a higher density residential development consisting of 1,900 units and a business	See the response to comment 62. The EA remains valid (see the responses to comments 65 and 99).

IAP	Issues Raised	Response
	development component of approximately 1.5ha in extent. This alternative was decided against as the development in this form will not contribute to the economic well-being of the town. It is ironic that the current application for an amendment to a non-existent EA is for a High-Density Residential Development of 680 units which equates to 120 units per hectare which was already considered and rejected by the Authorising Authority.	
	104. Finally, the Site Development Plans and environmental footprint layouts submitted by Town Planner Jan Vrolijk to the Municipality are mathematically and geographically defective. As verified by General Plan No.	The objector states that the boundary wall of the Blue Mountain Retirement Estate encroaches about 1,5 m onto Erf 28005 over a length of 280,8 m, i.e. about 421 m². The EAP has not been able to verify this. The site development plan, coverage and building lines are calculated with reference to the registered cadastral boundaries of the erf, as is required, and not with reference to the position of boundary walls. If the encroachment is confirmed, it would reduce the physical distance between the wall and the proposed buildings by up to 1,5 m, and the area of the erf available on site by about 0,7%; the effect on coverage would be negligible (approximately 39,9% instead of 39,6%). It is recommended that the applicant have the position of the boundary wall confirmed by a land surveyor, and that the boundary setbacks and landscaping recommended in the VIA be measured from the physical boundary wall where it encroaches. The encroachment itself is a private matter between the respective owners.

IAP	Issues Raised	Response
	3727/2006, the existing physical boundary wall of the Blue Mountain Retirement Estate encroaches 1.5 metres over the common boundary line into Erf 28005 for a continuous length of 280.8 metres. This reduces the actual, physical developable envelope of the site by approximately 421 m². Because the applicant's site coverage (claimed at 39.6%), building setback lines, and visual absorption buffer screens are calculated against a fictional "paper erf" footprint rather than the physical reality on the ground, the application provides material misinformation to the Department.	

6. Summary of comment from organs of state. The comments received from organs of state are summarised below, and copies are included in Appendix L5 together with the response, where a response was required.

7. Heritage Western Cape was the only organ of state to respond. Its response confirmed that the previous comment / heritage permit as issued with reference 28176SB0414 remains unchanged and that the proposed development is not deemed to have any impact on the heritage

environment.

8. The comments received have been taken into consideration in the assessment of the application and, where indicated in the responses above, the amendment report has been adjusted accordingly.



DUPRé LOMBAARD
Technical Planner and Environmental Assessment Practitioner
SACPLAN B/8076/1998 // EAPASA 2019/304

ANNEXURE A: Notice to Ward Councillor

Dupré Lombaard (Virdus Works)

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 02 September 2026 18:33
To: szntondini@george.gov.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

The Ward Councillor (Sifiso Zakaria Ntondini)
71 York Street
George
6530
Per: szntondini@george.gov.za //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13:	**Government Notice No. R 327 of 07 April 2017, Activity 27:**	**Activity is applicable.**
The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en ‘n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:**	**Aktiwiteit is van toepassing.**
Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr.	Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.	Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet verwyder word vir die ontwikkeling om plaas

59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.		te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritza Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak.

Die volledige aansoek kan op die Virdus-webwerf verkry word: https://www.virdus.com/virdus-adverts-and-publications. Indien alternatiewe toegang tot die aansoek vereis word, kan spesiale reëlings getref word met die EAP of Nico Williams (Selfoon: +27 76 564 8569 // E-pos: nico.williams@virdus.com). Die aansoek sal beskikbaar wees vir 'n tydperk van 31 dae vir openbare toegang en kommentaar, vanaf 03 September – 05 Oktober 2026. Virdus Works respekteer die reg op privaatheid van alle belanghebbendes (I&APs) en sal voldoen aan die vereistes van die Wet op die Beskerming van Persoonlike Inligting, 2013, Wet 4 van 2013. Deur as 'n I&AP te registreer en aan die proses deel te neem, stem I&AP's in dat hul name, beperkte besonderhede en kommentaar in die openbare domein beskikbaar gestel kan word.

ANNEXURE B: Notice to organisations

Dupré Lombaard (Virdus Works)

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 02 September 2026 18:33
To: bmv@bmvhoa.co.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

The Blue Mountain Village HOA
Blue Mountain Office Park
149 Park Rd
George
6539
Per: bmv@bmvhoa.co.za //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling	**Government Notice No. R 327 of 07 April 2017, Activity 27:** The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	**Activity is applicable.** Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.

below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.		

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

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Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en ‘n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

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artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	ooreenstemming met 'n onderhoud bestuursplan.	verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

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Sent: 02 September 2026 18:33
To: gm@bmrc.co.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

The Blue Mountain Village Retirement Estate
Blue Mountain Village
Park Road
George
6530
Per: gm@bmrc.co.za //

Dear Sir / Madam Geagte Heer / Dame

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Government Notice No. R386 of 21 April 2006, Activity 13: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling	**Government Notice No. R 327 of 07 April 2017, Activity 27:** The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	**Activity is applicable.** Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.

below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.		

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en ‘n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:**	**Aktiwiteit is van toepassing.**
Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge	Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in	Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet

artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	ooreenstemming met 'n onderhoud bestuursplan.	verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritza Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak.

Die volledige aansoek kan op die Virdus-webwerf verkry word: https://www.virdus.com/virdus-adverts-and-publications. Indien alternatiewe toegang tot die aansoek vereis word, kan spesiale reëlings getref word met die EAP of Nico Williams (Selfoon: +27 76 564 8569 // E-pos: nico.williams@virdus.com). Die aansoek sal beskikbaar wees vir 'n tydperk van 31 dae vir openbare toegang en kommentaar, vanaf 03 September – 05 Oktober 2026. Virdus Works respekteer die reg op privaatheid van alle belanghebbendes (I&APs) en sal voldoen aan die vereistes van die Wet op die Beskerming van Persoonlike Inligting, 2013, Wet 4 van 2013. Deur as 'n I&AP te registreer en aan die proses deel te neem, stem I&AP's in dat hul name, beperkte besonderhede en kommentaar in die openbare domein beskikbaar gestel kan word.

ANNEXURE C: Email notice to George Municipality

Dupré Lombaard (Virdus Works)

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 02 September 2026 18:33
To: ljosias@george.gov.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

The George Municipality
Environmental Services
82 Meade Street
George
6530
Per: ljosias@george.gov.za //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

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below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.		

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

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KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

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Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:**	**Aktiwiteit is van toepassing.**
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artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	ooreenstemming met 'n onderhoud bestuursplan.	verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritza Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak.

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ANNEXURE D: Email notices to organs of state

Dupré Lombaard (Virdus Works)

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 02 September 2026 18:33
To: sndlovu@bocma.co.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

BOCMA
101 York Street
George Central
George
6530
Per: sndlovu@bocma.co.za //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

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below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.		

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KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

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artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	ooreenstemming met 'n onderhoud bestuursplan.	verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritza Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak.

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Dupré Lombaard (Virdus Works)

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 02 September 2026 18:33
To: nina@gardenroute.gov.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

The Garden Route District Municipality
54 York Street
George
6530
Per: nina@gardenroute.gov.za //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13:	**Government Notice No. R 327 of 07 April 2017, Activity 27:**	**Activity is applicable.**
The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en ‘n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:**	**Aktiwiteit is van toepassing.**
Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr.	Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.	Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet verwyder word vir die ontwikkeling om plaas

59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.		te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritza Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak.

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Dupré Lombaard (Virdus Works)

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 02 September 2026 18:33
To: Stephanie.Barnardt@westerncape.gov.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

Case No: 28176SB0414

The CEO: Heritage Western Cape
Protea Assurance Building
Greenmarket Square
Cape Town
8001
Per: Stephanie.Barnardt@westerncape.gov.za //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

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KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

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Dupré Lombaard (Virdus Works)

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 02 September 2026 18:33
To: Dekockr@nra.co.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

The Regional Manager: SANRAL
1 Havenga Street
Oakdale
Bellville
7530
Per: Dekockr@nra.co.za // info@nra.co.za

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

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Sent: 02 September 2026 18:33
To: Land.Use@westerncape.gov.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

The Road Use Management
Chief Directorate Road Planning
9 Dorp Street
Cape Town
8001
Per: Land.Use@westerncape.gov.za //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling	**Government Notice No. R 327 of 07 April 2017, Activity 27:** The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	**Activity is applicable.** Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.

below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.		

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en ‘n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	**Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:**	**Aktiwiteit is van toepassing.**
Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge	Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in	Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet

artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	ooreenstemming met 'n onderhoud bestuursplan.	verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

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Dupré Lombaard (Virdus Works)

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 02 September 2026 18:33
To: msimons@capenature.co.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

Cape Nature
4th Floor, York Park Building
York Street
George
6530
Per: msimons@capenature.co.za //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

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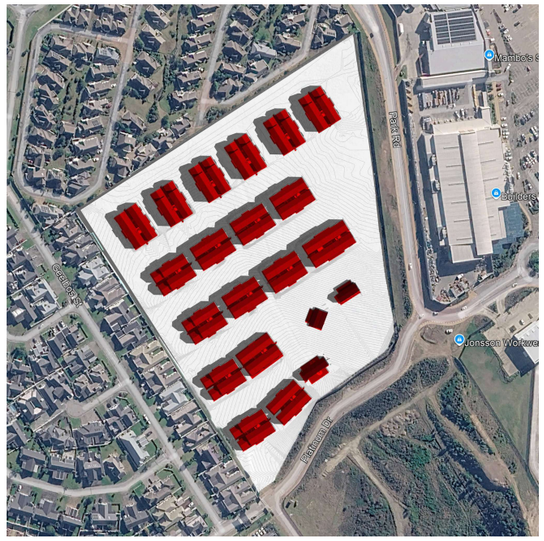
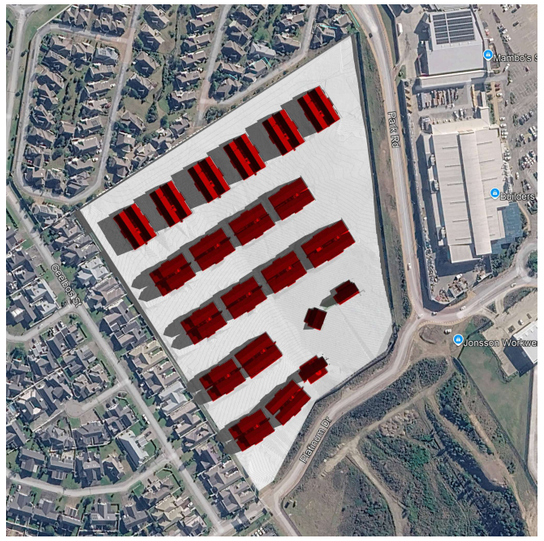
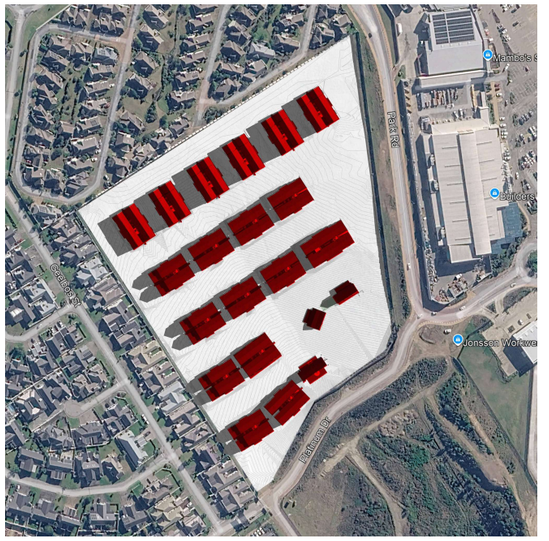
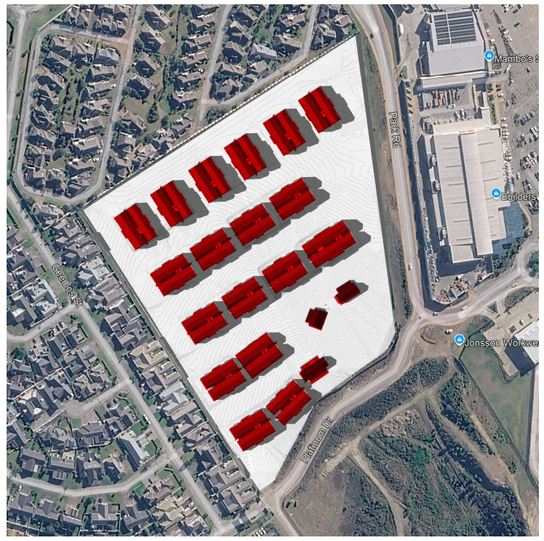
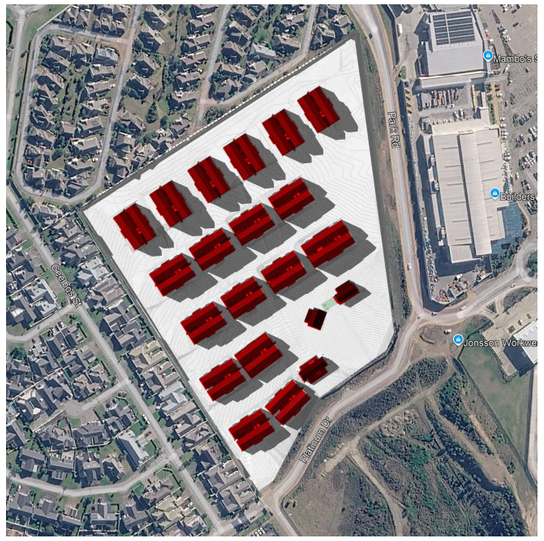
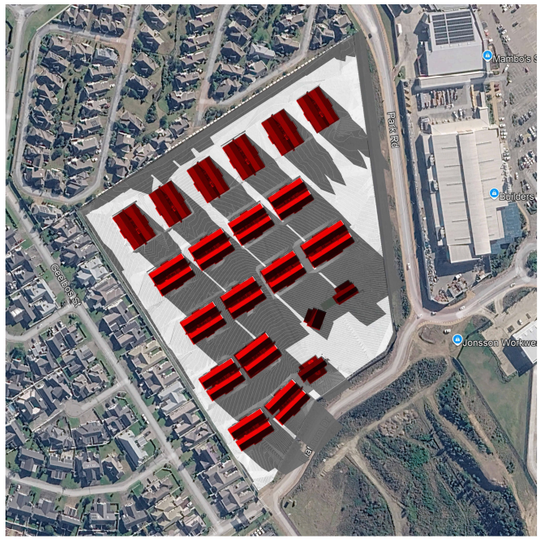
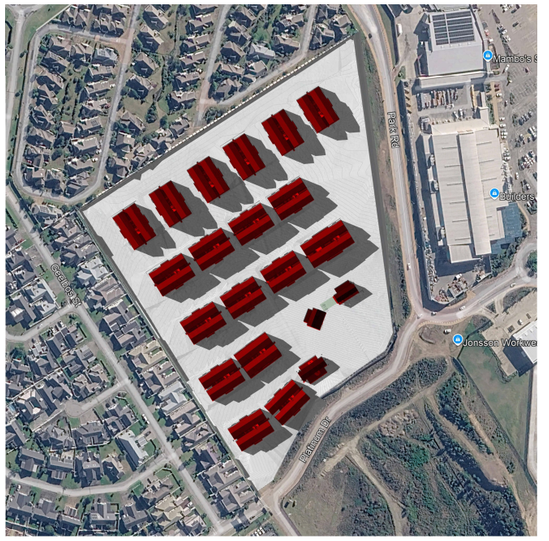
ANNEXURE E: New layout alternative


Mayfair
Westbourne Park
Bayswater
Notting Hill Gate
Holland Park
Kensington (Olympia)
Shepherd's Bush
Shepherd's Bush Green
Wood Lane
Latimer Road
Ladbroke Grove
Westbourne Park Villas
Queensway
Bayswater
Lancaster Gate
Marble Arch
Hyde Park Corner
Knightsbridge
Sloane Square
South Kensington
Victoria
Pimlico
Chelsea
Battersea
Vauxhall
Nine Elms
Battersea Power Station
Pimlico
Victoria
Westminster
Warwick Way
Victoria Coach Station
Buckingham Palace
Green Park
Hyde Park
Kensington Gardens
Queen's Gate
Albert Hall
Albert Memorial
Royal College of Organists
Knightsbridge
Sloane Square
Sloane Street
Chelsea Barracks
Peter Jones
Duke of York Square
Duke of York's HQ
Chelsea Physic Garden
Royal Hospital Chelsea
Ranelagh Gardens
Chelsea Bridge
Battersea Bridge
Cremorne Gardens
Battersea Park
Albert Bridge
Chelsea Embankment
Warehouse
Warehouse Gallery
Bus Station
Bus Station
Bus Station

ANNEXURE F: Solar study based on new layout

	SUMMER SOLSTICE - 21 DEC	AUTUMN EQUINOX - 21 MARCH	WINTER SOLSTICE - 21JUNE	SPRING EQUINOX - 22 SEP
09:00				
16:00				

NOTES

A1

The design on this drawing is copyright and remains the property of Century Property Developments. All work to be carried out in strict accordance with local authority requirements, SANS 10400, and the S.A.B.S standards.
This drawings may not be scaled. Only figured dimensions and levels may be used.
All relevant details, levels, dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.
New drainage:
Soil pipes: 110 diamenter PVC pipes to 1:60 fall.
Waste pipes: 40 diameter PVC pipes to 1:60 fall.
No bends or junctions under building.
All drains under building to be encased in concrete.
All bends and junctions to be fitted with IE's.
All waste fittings to be fully accessible throughout their entire length.
All waste fittings to be provided with anti-vac traps with integral vent valves.
All IE's underground to have marked covers.

RE's to be provided at all changes in direction.
All stormwater details to Civil Engineer's specification.
All concrete foundations to Structural Engineer's specification.
Concrete surface bed specification as per Structural engineer's specification and in accordance to SANS 10400
Boundary walls to be low maintenance
Stair notes: Refer to Floor Plans and Stair details.
All balustrades to be minimum 1000mm high with openings of maximum 100mm as per SANS 10400.
Roof notes: Refer to Sections and Elevations. Roof design and detail to be done by specialist
All building work to be in accordance with SANS 10400 and to comply to local municipal regulations and bylaws
All levels, heights and dimensions to be verified on site.
Any errors, discrepancies or omissions are to be reported immediately to the Architects department.

STATUS:

FOR INFORMATION

REVISIONS

REV	DATE	DESCRIPTION
B	2026-08-25	For Info

CONSULTANT:

CENTURY PROPERTY DEVELOPMENTS
5 LYNX ROAD, MIDRAND
P.O. BOX 70406
BRYANSTON, 2021
TEL: +27(11) 300-8700
FAX: +27(11) 300-8790
century@century.co.za
www.century.co.za

CLIENT:

CENTURY PROPERTY DEVELOPMENTS

CLIDET 69 (PTY) LTD
P.O. BOX 70406
BRYANSTON, 2021

PROPERTY DESCIPTION :

ERF 28005 PORTION OF ERF 28004 GEORGE

PROJ.TITLE:

GEORGE 28005

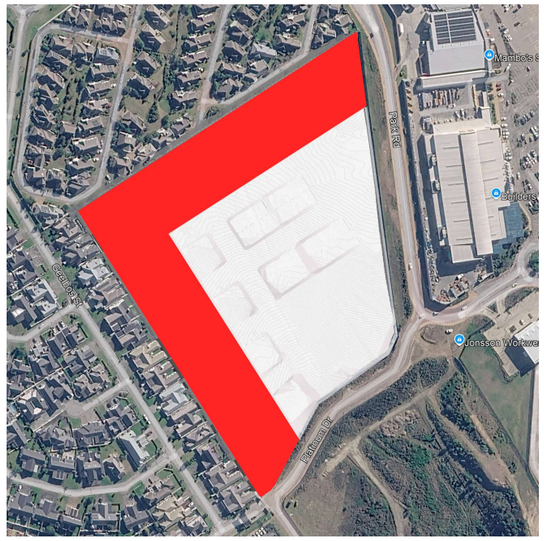
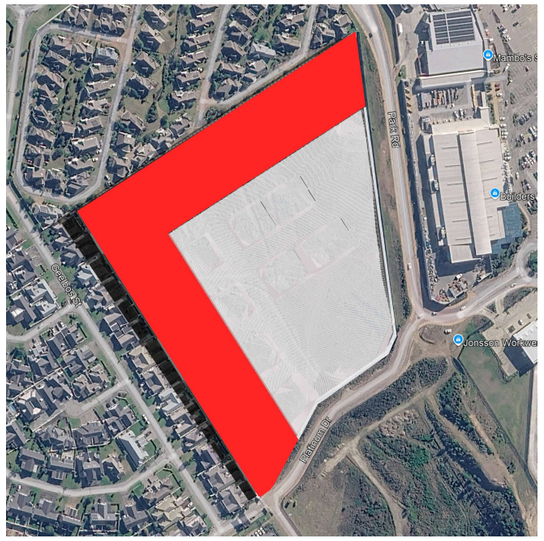
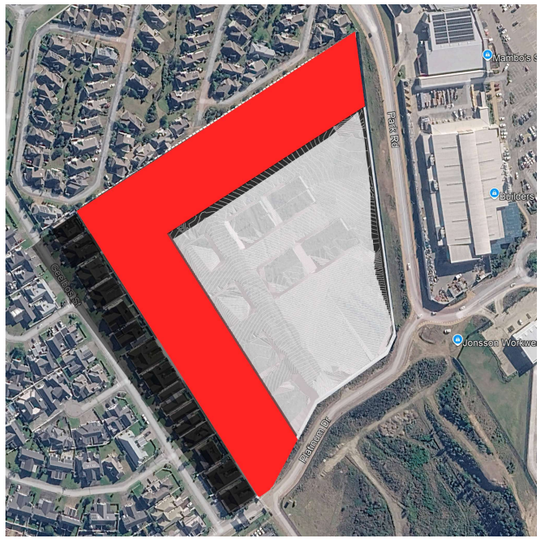
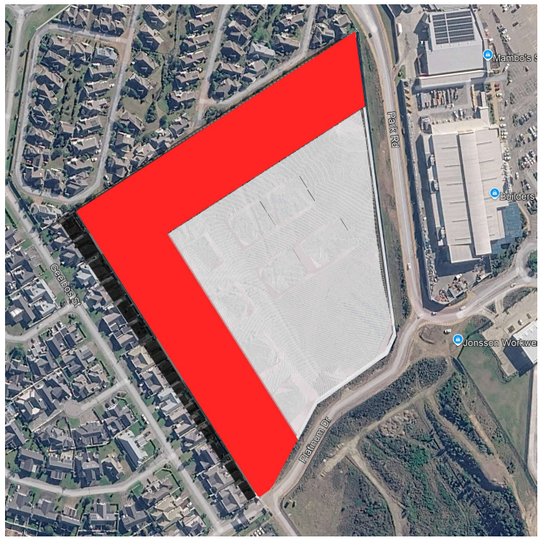
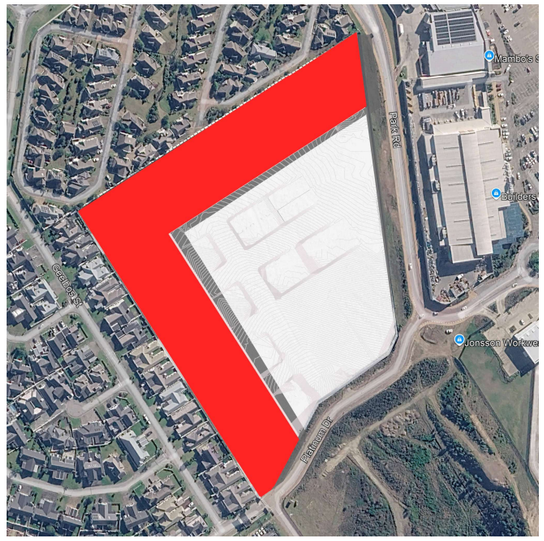
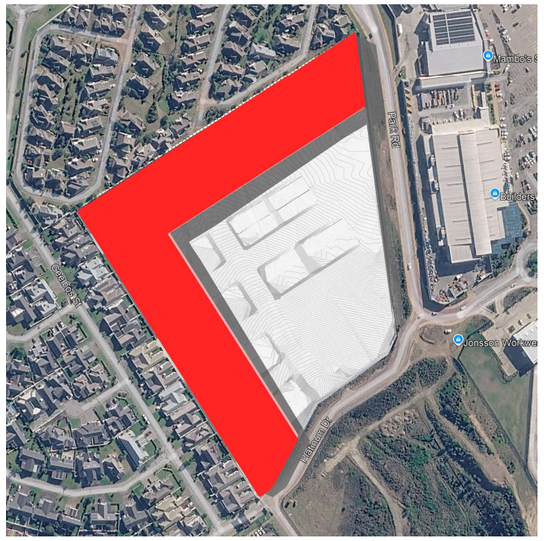
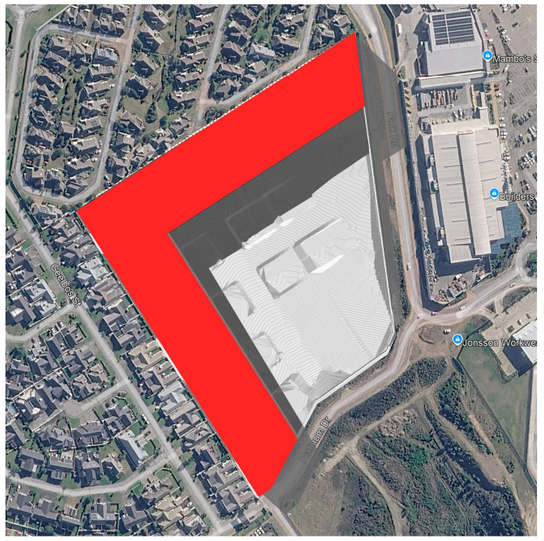
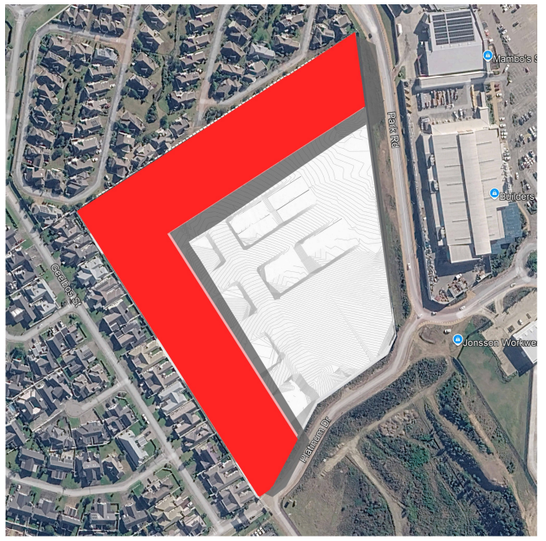
DRAWING TITLE

SOLAR STUDY- F

SCALE	DATE	DRAWN	CHECKED
	2026-08-25	MHM	RVN
PROJ. NO.	DWG. NO.		REV:
2600	1032_Solar S		B

CENTURY PROPERTY DEVELOPMENTS 2016 ©

ANNEXURE G: Solar study based on authorised development

	SUMMER SOLSTICE - 21 DEC	AUTUMN EQUINOX - 21 MARCH	WINTER SOLSTICE - 21JUNE	SPRING EQUINOX - 22 SEP
09:00				
16:00				

NOTES

A1

The design on this drawing is copyright and remains the property of Century Property Developments.
All work to be carried out in strict accordance with local authority requirements, SANS 10400, and the S.A.B.S standards.
This drawings may not be scaled. Only figured dimensions and levels may be used.
All relevant details, levels, dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.
New drainage:
Soil pipes: 110 diameter PVC pipes to 1:60 fall.
Waste pipes: 40 diameter PVC pipes to 1:60 fall.
No bends or junctions under building.
All drains under building to be encased in concrete.
All bends and junctions to be fitted with IE's.
All waste fittings to be fully accessible throughout their entire length.
All waste fittings to be provided with anti-vac traps with integral vent valves.
All IE's underground to have marked covers.

RE's to be provided at all changes in direction.
All stormwater details to Civil Engineer's specification.
All concrete foundations to Structural Engineer's specification.
Concrete surface bed specification as per Structural engineer's specification and in accordance to SANS 10400
Boundary walls to be low maintenance
Stair notes: Refer to Floor Plans and Stair details.
All balustrades to be minimum 1000mm high with openings of maximum 100mm as per SANS 10400.
Roof notes: Refer to Sections and Elevations. Roof design and detail to be done by specialist
All building work to be in accordance with SANS 10400 and to comply to local municipal regulations and bylaws
All levels, heights and dimensions to be verified on site.
Any errors, discrepancies or omissions are to be reported immediately to the Architects department.

STATUS:

FOR INFORMATION

REVISIONS

REV	DATE	DESCRIPTION
B	2026-08-25	For Info

CONSULTANT:

CENTURY PROPERTY DEVELOPMENTS
5 LYNX ROAD, MIDRAND
P.O. BOX 70406
BRYANSTON, 2021
TEL: +27(11) 300-8700
FAX: +27(11) 300-8790
century@century.co.za
www.century.co.za

CLIENT:

CENTURY PROPERTY DEVELOPMENTS

CLIDET 69 (PTY) LTD
P.O. BOX 70406
BRYANSTON, 2021

PROPERTY DESCIPTION :

ERF 28005 PORTION OF ERF 28004 GEORGE

PROJ.TITLE:

GEORGE 28005

DRAWING TITLE

SOLAR STUDY- G

SCALE	DATE	DRAWN	CHECKED
	2026-08-25	MHM	RVN
PROJ. NO.	DWG. NO.		REV:
2600	1033_Solar S		B

CENTURY PROPERTY DEVELOPMENTS 2016 ©

Appendix L7: Comment from organs of state

Western Cape Government

Department of Environmental Affairs and Development Planning
Shireen Pullen
Development Management (Region 3)
Shireen.Pullen@westerncape.gov.za | Tel: 044 814 2021
DEADPEIAadmin.George@westerncape.gov.za | Tel: 044 814 2002

REFERENCE: 16/3/3/5/D2/19/0008/26
DATE OF ISSUE: **9 October 2026**

The Director
George Residential Apartments (Pty) Ltd
5 Lynx Street
Treesbank AH
MIDRAND
1682

Attention: Mr. Japie Vos Email: japie@century.co.za

Dear Sir

COMMENT ON THE DRAFT ENVIRONMENTAL IMPACT REPORT IN TERMS OF REGULATION 32(1)(A) OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 IN RESPECT OF THE ENVIRONMENTAL AUTHORISATION ('EA') (REF: EG12/2/3/2-D2/11-1192/08) ISSUED ON 22 AUGUST 2011 (AS AMENDED) FOR THE EDEN MEANDER DEVELOPMENT ON PORTION 22 OF THE FARM KRAAIBOSCH NO. 195 AND ERF 23333, GEORGE

1. The Draft Environmental Impact Report ('DEIR') compiled on your behalf by your appointed registered Environmental Assessment Practitioner ('EAP'), Mr. Du Preez Lombaard (EAPASA No: 2019/304) of *Virdus Works (Pty) Ltd*, as received by this Department on 9 September 2026 refer.

2. The Directorate: Development Management (Region 3) ('this Directorate') has reviewed the DEIR and provides the following comments:

   2.1 *Terrestrial Biodiversity*
   According to the Site Sensitivity Verification Report ('SSVR'), the condition of the vegetation on the property varies, but is generally characteristic of secondary succession vegetation with low species diversity and some invasive alien plants spreading. It is reported that the proteoid layer has been removed completely and has not covered due to isolation of the site from other proteoid populations and seed sources.

   According to the SSVR the north / northwestern portion of the property is particularly poor in species diversity and showing many signs of disturbance. However, a population of *Kniphofia sp.* plants is the most significant feature of this area. It is reported that the southern portion has more plant diversity with *Erica sp.*, Restios and other species. According to the SSVR the site was visited on 25 July 2023.

   A site visit was undertaken by officials from this Directorate on 6 October 2026. During the site visit it was noted that the vegetation showed signs of recovery relative to the photographic evidence provided in the SSVR. During the site visit several *Erica* species were noted as well as numerous individuals of *Kniphofia* sp. Furthermore, a few individuals of *Gladiolus liliaceus* (Large Brown Afrikaner) were also recorded during the site visit.

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Considering the above, you are required to conduct a search and rescue operation for the *Gladiolus liliaceus* and *Kniphofia* sp. The Environmental Management Programme ('EMPr') must describe the search and rescue operation and the describe the nursery requirements to ensure that the operation succeeds.

2.2 *Aquatic aspects*

It is noted that queries regarding the presence of a wetland on the property have been raised to the Breede-Olifants Catchment Management Agency ('BOCMA'). During the site visit the site was generally wet (light rain fell in the hours preceding the visit), with water flowing in what appears to be channels dug to direct stormwater to a stormwater drain in the southern portion of the site. However, according to the information provided to this Directorate, mottling has been observed in the soils and vegetation adapted to water were present on the site. These are usually evidence of the presence of a wetland.

Considering the above, you are required to consult with the BOCMA to confirm whether or not there is a wetland on site. Please be advised that the 'regulated area of a watercourse' as defined in the General Authorisations in terms of Section 39 of the National Water Act, Act 36 of 1998 for water uses as defined in Section 21(c) or Section 21(i) (Notice No. 4167 of 8 December 2023) which means:

(a) the outer edge of the 1 in 100-year flood line or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, dams and lakes;

(b) in the absence of a determined 1 in 100-year flood line or riparian area as contemplated in (a) above the area within 100m distance from the edge of a watercourse where the edge of a watercourse (excluding flood plains) is the first identifiable annual bank fill flood bench (subject to compliance to section 144 of the NWA);

(c) in respect of a wetland: a 500m radius around the delineated boundary (extent) of any wetland (including pans)

Any development within the regulated area of a watercourse requires authorisation in terms of Section 21 of the National Water Act, Act 36 of 1998 ('NWA'). However, it is unclear whether a Water Use License has been issued for the authorised development. This must be clarified.

2.3 *Visual Impact Assessment*

A significant change resulting from the proposed amendment is the change from a 2-storey commercial development to 4-storey apartment blocks. This will result in a significant increase in the visual impact on the surrounding land uses, particularly the sensitive receptors from the surrounding Blue Mountain and Eden residential Estates.

According to the Visual Impact Assessment ('VIA') the intensity of the visual impact from the surrounding properties is high and the significance is considered high. After mitigation, the residual intensity is considered medium and the residual significance considered medium. Considering the proposed mitigation measures inter alia landscape buffer of indigenous vegetation, stepped massing and architectural articulation of building façades facing the residential boundary, a considered colour scheme using earthy non-reflective tones, and a detailed landscape plan, can reduce contrast and improve visual integration over time, but cannot remove the impact.

Considering the height of the proposed buildings (15m max.) relative to the surrounding buildings, it is not evident that the proposed mitigation measures will effectively reduce the visual impact of

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the proposed 4-storey buildings. The Directorate is of the considered view that the proposed changes will result in a high visual impact on surrounding land uses and receptors.

It is advised that consideration be given to alternative designs to minimise the visual impact of the proposed changes.

2.4 *Traffic Impact Assessment*

According to the Traffic Impact Assessment ('TIA') the proposed changes is expected to generate 111 (IN) and 332 (OUT) trips during the AM Peak Hour, and 287 (IN) and 155 (OUT) trips during the PM Peak Hour. However, the TIA does not provide the trip generation figures for the authorised commercial development. According to the TIA a separate study was carried out for a Makro development with a Gross Letting Area of 12 500m^2 in July 2023. It is therefore required that the information is added to the assessment report to gain an understanding of the difference in expected trip generation between the authorised development and proposed changes.

According to the TIA (and EIR), the proposed access to the development will be off Platinum Drive, approximately 10m from Park Road. It is assumed that this is a typographical error and the spacing is 100m from Park Road. Notwithstanding this, it must be confirmed that the spacing is adequate from a traffic management point of view.

Furthermore, it is understood that the following upgrades to the surrounding road network is required:

- Upgrading the Platinum Drive/Park Road intersection to a roundabout; and
- Dualling of Park Road between Platinum Drive and Blue Mountain Boulevard.

Considering the above, you are required to obtain the written comment / approval of the relevant Directorate within the George Municipality regarding the adequacy of the spacing from the proposed development access to Park Road and the proposed upgrades to the road network.

2.5 *Confirmation of municipal services*

This Directorate notes the correspondence from the George Municipality dated 12 December 2025 regarding the Water and Sanitation Capacity to accommodate the proposed changes. According to the correspondence the confirmation of services was only valid for a period of 6 month from the date of the letter, after which the developer must again request confirmation from the municipality.

In light of the above, you are required to obtain the confirmation of services from the Directorate: Civil Engineering Services of the George Municipality and include such confirmation in the EIR.

2.6 *Geotechnical considerations*

No geotechnical assessment / information has been included in the DEIR. Considering the changes (increased height) and the soil moisture content, it is unclear what structural loading capacity of the substrate is. Higher buildings exert higher vertical loads and therefore require sufficient bearing capacity to support the increased load.

A Geotechnical Study was undertaken to inform the original application for environmental authorisation. However, it is unclear whether the study remains applicable to the proposed 4-storey residential development. Notwithstanding this, it is strongly advised that a geotechnical investigation be undertaken to verify that the founding conditions, bearing capacity, settlement characteristics, groundwater conditions and any slope stability constraints are suitable for the increased building heights and associated foundation loads.

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3. *Submission of Amendment Report*
   The amendment report must reflect the information requirements stipulated in Regulation 32(1)(a)(i)-(iv) of the Environmental Impact Assessment Regulations, 2014 ('EIA Regulations, 2014') (Government Notice No. R. 982 of 4 December 2014, as amended) and must also include and address any information requested in any previous correspondence in respect of this matter.

   Please be reminded that in accordance with Regulation 32 of the EIA Regulations, 2014, the Department hereby stipulates that the amendment report (which has been subjected to public participation) must be submitted to this Department for decision within 90 days from the date of receipt of the application for amendment by the Department. However, if significant changes have been made or significant new information has been added to the amendment report, the applicant/EAP must notify the Department that an additional 50 days (i.e. 140 days from receipt of the application) would be required for the submission of the amendment report. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information.

   If the report is not submitted within 90 days or 140 days, where an extension is applicable, the application will lapse in terms of Regulation 45 of the EIA Regulations, 2014, and your file will be closed. Should you wish to pursue the amendment application again, a new application process would have to be initiated. A new Application for the amendment of the environmental authorisation would have to be submitted.

   NOTE: In accordance with Environmental Impact Assessment best-practice, you are kindly requested to notify all registered Interested and Affected Parties including the authorities identified in the Public Participation Plan of the submission of the FEIR and to make the document available to them. This will provide such parties an opportunity to review the document and how their issues were addressed.

4. Please note that the implementation of the amendment may not commence until a decision on the amendment application is taken. Furthermore, the conditions stipulated in the environmental authorisation (Ref: EG12/2/3/2-D2/11-1192/08) (as amended) issued on 22 August 2011, remain applicable until a decision on this amendment application is taken by this Department.

5. Kindly quote the abovementioned reference number in any future correspondence in respect of this application.

6. Department reserves the right to revise initial comments and request further information from you based on any new or revised information received.

Yours faithfully

*pp*_____

HEAD OF COMPONENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copied to
Laritza Investments 183 (Pty) Ltd (Holder)
(1) Mr. Chris Roodt E-mail: cjtroodt@gmail.com

Virdus Works (Pty) Ltd
(2) EAP: Dupré Lombaard E-mail: dupre.lombaard@virdus.com

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)
Development Management Consultants and
Environmental Assessment Practitioners
11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa
Mobile: +27 82 895 6362
Email: dupre.lombaard@virdus.com

26 October 2026

Western Cape Government: Department of Environmental Affairs and Development Planning
Directorate: Development Management (Region 3)
Private Bag X 6509
GEORGE
6530

Attn: Ms Shireen Pullen
E-mail: DEADPEIAAdmin.George@westerncape.gov.za // Shireen.Pullen@westerncape.gov.za

Dear Ms Pullen

RESPONSE TO COMMENT ON THE APPLICATION AND REQUEST FOR EXTENSION OF TIME FOR SUBMISSION: PART 2 AMENDMENT APPLICATION FOR THE PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

The Department's letter of comment on the application dated 09 October 2026 refers.

The comment from the Department and various interested and affected parties has been taken into consideration by the applicant (proponent). Accordingly, adjustments to the development layout and related assessments have been made, leading to a new alternative layout. It further mitigates the potential effects of the proposed development, and it considers aspects not previously included in the application documentation. A site specific environmental management programme has also been prepared to incorporate the specialist mitigation recommendations. In view of the new information, the I&APs need to be given access thereto for consideration and comment. The Department is requested to allow a period of 140 days for submission of the final report so that the CRR, the alternative layout and new information can be made available for public comment in keeping with Regulation 32(1)(b) of the Environmental Impact Assessment Regulations, 2014, as amended. Thus, instead of submission of the final report by 17 November 2026 (90 days calculated from date of submission on 19 August 2026), the final report will be submitted on 27 January 2027 (considering the closing period for application processes normally from 15 December to 05 January).

The following is our response to the issues raised by the Department in the letter of comment, with reference to each relevant paragraph of the letter.

1. *2.1 Terrestrial Biodiversity - According to the Site Sensitivity Verification Report ('SSVR'), the condition of the vegetation on the property varies, but is generally characteristic of secondary succession vegetation with low species diversity and some invasive alien plants spreading. It is reported that the proteoid layer has been removed completely and has not covered due to isolation of the site from other proteoid populations and seed sources. According to the SSVR the site was visited on 25 July 2023.*

A site visit was undertaken by officials from this Directorate on 6 October 2026. During the site visit it was noted that the vegetation showed signs of recovery relative to the photographic evidence provided in the SSVR. During the site visit several Erica species were noted as well as numerous individuals of Kniphofia sp. Furthermore, a few individuals of Gladiolus liliaceus (Large Brown Afrikaner) were also recorded during the site visit.

Considering the above, you are required to conduct a search and rescue operation for the Gladiolus liliaceus and Kniphofia sp. The Environmental Management Programme ('EMPr') must describe the search and rescue operation and the describe the nursery requirements to ensure that the operation succeeds.

Recovery of the vegetation on the site has been recorded as a concern that needs to be addressed. While the current authorisation permits the full development of the site, the amendment allows and creates opportunities for search and rescue. The site specific EMPr prepared for the proposed development provides for the search and rescue. The primary relocation option is the abutting open space around the Schaapkop Dam, where similar soil conditions and terrain characteristics occur. When no more space is available for the relocation of the rescued vegetation, then an alternative terrain will be sought and only in the last instance will a nursery be considered.

2. *2.2 Aquatic aspects - It is noted that queries regarding the presence of a wetland on the property have been raised to the Breede-Olifants Catchment Management Agency ('BOCMA'). During the site visit the site was generally wet (light rain fell in the hours preceding the visit), with water flowing in what appears to be channels dug to direct stormwater to a stormwater drain in the southern portion of the site. However, according to the information provided to this Directorate, mottling has been observed in the soils and vegetation adapted to water were present on the site. These are usually evidence of the presence of a wetland.*

Considering the above, you are required to consult with the BOCMA to confirm whether or not there is a wetland on site.

Any development within the regulated area of a watercourse requires authorisation in terms of Section 21 of the National Water Act, Act 36 of 1998 ('NWA'). However, it is unclear whether a Water Use License has been issued for the authorised development. This must be clarified.

This aspect has been noted, and further assessment of the situation is in progress. Any report forthcoming will be included in the documentation made available for public comment as indicated above.

We have addressed communication to BOCMA and have followed up on the notice initially given to it as part of the public participation process. It did not respond to the notice but now we have managed to open communication with it and the entire correspondence chain will be included in the CRR.

When application was made for the environmental authorisation in 2009, the land had already been authorised for development as per the image below (extract from the 2010 rezoning /

land use application to the George Municipality). We therefore only gave notice of the application to the Department in 2009 / 10 and did not apply for a water use license, as it was assumed that such would not be required in view of the existing land use approvals.

4.4 Present zoning

The portion of the Remainder of Portion 22 of the Farm Kraaibosch 195 is presently zoned Subdivision Area with the following zonings attached to the Subdivision Area: Open Space Zone II, Residential Zones II, III, IV, Authority Zone and Transport Zone II. Figure 2 indicates the zonings as per the Subdivision Area. The zonings were approved on 26 November 2007, which approval is attached hereto as **Annexure "H".**



Figure 2 : Existing zoning of the Remainder of Portion 22 of the Farm Kraaibosch 195

We await the BOCMA response and guidance.

3. *2.3 Visual Impact Assessment - A significant change resulting from the proposed amendment is the change from a 2-storey commercial development to 4-storey apartment blocks. This will result in a significant increase in the visual impact on the surrounding land uses, particularly the sensitive receptors from the surrounding Blue Mountain and Eden residential Estates.*

Considering the height of the proposed buildings (15m max.) relative to the surrounding buildings, it is not evident that the proposed mitigation measures will effectively reduce the

visual impact of the proposed 4-storey buildings. The Directorate is of the considered view that the proposed changes will result in a high visual impact on surrounding land uses and receptors.

It is advised that consideration be given to alternative designs to minimise the visual impact of the proposed changes.

As indicated above, an alternative layout, to mitigate the visual effects as would be experienced on the abutting Blue Mountain properties, has been proposed and will be made available for public comment. The alternative layout also creates more parking and accordingly the specialists have been asked to update their reports to reflect the new preferred alternative.

Should any other conditions require further design or layout amendments, then same will apply to them.

4. *2.4 Traffic Impact Assessment - According to the Traffic Impact Assessment ('TIA') the proposed changes is expected to generate 111 (IN) and 332 (OUT) trips during the AM Peak Hour, and 287 (IN) and 155 (OUT) trips during the PM Peak Hour. However, the TIA does not provide the trip generation figures for the authorised commercial development. According to the TIA a separate study was carried out for a Makro development with a Gross Letting Area of 12 500m2 in July 2023. It is therefore required that the information is added to the assessment report to gain an understanding of the difference in expected trip generation between the authorised development and proposed changes.*

   Considering the above, you are required to obtain the written comment / approval of the relevant Directorate within the George Municipality regarding the adequacy of the spacing from the proposed development access to Park Road and the proposed upgrades to the road network.

   The traffic specialists are in communication with the Municipality, and the correspondence will be included in the documentation made available to the I&APs and included in the final submission.

5. *2.5 Confirmation of municipal services - This Directorate notes the correspondence from the George Municipality dated 12 December 2025 regarding the Water and Sanitation Capacity to accommodate the proposed changes. According to the correspondence the confirmation of services was only valid for a period of 6 month from the date of the letter, after which the developer must again request confirmation from the municipality.*

   In light of the above, you are required to obtain the confirmation of services from the Directorate: Civil Engineering Services of the George Municipality and include such confirmation in the EIR.

   The engineers have approached the Municipality for updated capacity letters, and the correspondence will be included in the documentation made available to the I&APs and included in the final submission.

6. *2.6 Geotechnical considerations - No geotechnical assessment / information has been included in the DEIR. Considering the changes (increased height) and the soil moisture content, it is unclear what structural loading capacity of the substrate is. Higher buildings exert higher vertical loads and therefore require sufficient bearing capacity to support the increased load.*

   A Geotechnical Study was undertaken to inform the original application for environmental authorisation. However, it is unclear whether the study remains applicable to the proposed 4-storey residential development. Notwithstanding this, it is strongly advised that a geotechnical investigation be undertaken to verify that the founding conditions, bearing capacity, settlement characteristics, groundwater conditions and any slope stability constraints are suitable for the increased building heights and associated foundation loads.

   The responsible structural engineer has been asked for comment on the geotechnical conditions. The engineer confirmed that the conditions are appropriate for the intended development and the related written confirmation will form part of the documentation to be submitted.

7. *3. Submission of Amendment Report - The amendment report must reflect the information requirements stipulated in Regulation 32(1)(a)(i)-(iv) of the Environmental Impact Assessment Regulations, 2014 ('EIA Regulations, 2014') (Government Notice No. R. 982 of 4 December 2014, as amended) and must also include and address any information requested in any previous correspondence in respect of this matter.*

   The applicant has been advised of the required amendments and the need to make the amended documents available for public comment to all registered I&APs again before final submission. The applicant accordingly instructed all consultants and specialists to present updated reports, or addendums and to ensure alignment of the application plan (preferred alternative) and the specialist input.

We look forward to confirmation of the extension as requested above.

Yours faithfully

DUPRé LOMBAARD
Technical Planner and Environmental Assessment Practitioner
SACPLAN B/8076/1998 // EAPASA 2019/304

Dupré Lombaard (Virdus Works)

From: Dupré Lombaard <dupre.lombaard@virdus.com>
Sent: 13 November 2026 12:35
To: Tshembhani Ngobeni
Cc: Jan van Staden; Rudzani Makahane
Subject: Re: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE
Attachments: image001.png

Dear Tshembani

Herewith another reminder, as this matter is really urgent and we need to get a response from the Department / BOCMA.

Regards / Groete / Saludos

DUPRÉ LOMBAARD

(SACPLAN B/8076/1998 / EAPASA 2019/304)

Mobile: South Africa +27 82 895 6362 (WhatsApp only)

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Address / Dirección: Avenida do Malecón 25, Piso 8 E, Santa Uxia de Ribeira, 15960, La Coruña, Spain

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)

Development Management Consultants and Environmental Assessment Practitioners

Address: 10 Eikehout Avenue, Kluitjieskraal, Wolseley, 6830, South Africa

Web: www.virdus.com

On Wed, 11 Nov 2026 at 08:47, Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com> wrote:

> Dear Tshembhani
>
> We look forward to a response, as we must either submit our final report to the DEA&DP on the 17th, or on the 17th publish the application with the new information for public comment. It is more than likely

that we will proceed with another round of public participation in view of the additional information that now makes up the application. We would therefore like to address any issues raised by BOCMA / the Department before the time and include it in the public documents.

Regards / Groete / Saludos

DUPRÉ LOMBAARD

(SACPLAN B/8076/1998 / EAPASA 2019/304)

Mobile: South Africa +27 82 895 6362 (WhatsApp only)

Móvil: España +34 660 48 24 46

Address / Dirección: Avenida do Malecón 25, Piso 8 E, Santa Uxia de Ribeira, 15960, La Coruña, Spain

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)

Development Management Consultants and Environmental Assessment Practitioners

Address: 10 Eikehout Avenue, Kluitjieskraal, Wolseley, 6830, South Africa

Web: www.virdus.com

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 19 October 2026 12:02
To: 'Tshembhani Ngobeni' <tngobeni@bocma.co.za>
Cc: 'Jan van Staden' <jstaden@bocma.co.za>; 'Rudzani Makahane' <RMakahane@bocma.co.za>
Subject: RE: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

Dear Tshembhani

Thank you for the rapid reply. Please do, as I am concerned about the wetland conditions on the site and the fact that we do not have any record of a water use license being issued for the development.

When we first applied for the environmental authorisation in 2009, the land had already been authorised for development as per the image below (extract from the 2010 rezoning / land use application to the

George Municipality). We therefore simply gave notice of the application to the Department and did not apply for a water use license, as it was assumed that such would not be required in view of the existing land use approvals.

4.4 Present zoning

The portion of the Remainder of Portion 22 of the Farm Kraaibosch 195 is Subdivision Area with the following zonings attached to the Subdivision Ar Zone II, Residential Zones II, III, IV, Authority Zone and Transport Zo indicates the zonings as per the Subdivision Area. The zonings were a November 2007, which approval is attached hereto as **Annexure "H".**



The situation however changes in view of the current conditions, as opposed to what existed 16 years ago.

Regards / Groete / Saludos

DUPRÉ LOMBAARD

(SACPLAN B/8076/1998 / EAPASA 2019/304)

Mobile: South Africa +27 82 895 6362 (WhatsApp only)

Móvil: España +34 660 48 24 46

Address / Dirección: Avenida do Malecón 25, Piso 8 E, Santa Uxia de Ribeira, 15960, La Coruña, Spain

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)

Development Management Consultants and Environmental Assessment Practitioners

Address: 11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa

Web: www.virdus.com

From: Tshembhani Ngobeni <tngobeni@bocma.co.za>
Sent: 19 October 2026 11:10
To: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>; Rudzani Makahane <RMakahane@bocma.co.za>
Cc: Jan van Staden <jstaden@bocma.co.za>
Subject: Re: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

Good day,

I received the email today. It appears the previous emails were sent to Mr. Ndlovu. May kindly liaise with him before I respond?

Kind regards,

Tshembhani

Kind regards,

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: Monday, October 19, 2026 10:59 AM
To: Tshembhani Ngobeni <tngobeni@bocma.co.za>; Rudzani Makahane <RMakahane@bocma.co.za>
Cc: Jan van Staden <jstaden@bocma.co.za>
Subject: FW: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

Dear Sir / Madam

We have not had any response to the notice sent on 02 September 2026 (below), probably due to an incorrect email address. It would be greatly appreciated if someone from the George office can assist with a response.

Over and above the notice below, we attach the comment from the DEA&DP. It is apparent that, since the alien plantations were removed from the land more than 20 years ago, there has been a significant recovery in the natural ecological processes. The land shows signs of wetland conditions and added to that are the stormwater outlets from the abutting Blue Mountain Village which contribute to the creation of such conditions.

It would be greatly appreciated if we can get a response confirming the need to apply for a water use license related to the proposed change in use and zoning of the land, considering that it is already authorised for commercial development. A comment on the Department's / BOCMA's view on the wetland conditions which appear on the land would also be appreciated.

Regards / Groete / Saludos

DUPRÉ LOMBAARD

(SACPLAN B/8076/1998 / EAPASA 2019/304)

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Development Management Consultants and Environmental Assessment Practitioners

Address: 11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa

Web: www.virdus.com

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: 02 September 2026 18:33
To: sndlovu@bocma.co.za
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

BOCMA

101 York Street

George Central

George

6530

Per: sndlovu@bocma.co.za //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13:	**Government Notice No. R 327 of 07 April 2017, Activity 27:**	**Activity is applicable.**
The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.

Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: https://www.virdus.com/virdus-adverts-and-publications. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en 'n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

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Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroeibedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.	Erf is volledig gediens, maar is leeg en onontwikkeld sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroei en moet verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritza Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasionele reaksie moontlik te maak.

Die volledige aansoek kan op die Virdus-webwerf verkry word: https://www.virdus.com/virdus-adverts-and-publications. Indien alternatiewe toegang tot die aansoek vereis word, kan spesiale reëlings getref word met die EAP of Nico Williams (Selfoon: +27 76 564 8569 // E-pos: nico.williams@virdus.com). Die aansoek sal beskikbaar wees vir 'n tydperk van 31 dae vir openbare toegang en kommentaar, vanaf 03 September – 05 Oktober 2026. Virdus Works respekteer die reg op privaatheid van alle belanghebbendes (I&APs) en sal voldoen aan die vereistes van die Wet op die Beskerming van Persoonlike Inligting, 2013, Wet 4 van 2013. Deur as 'n I&AP te registreer en aan die proses deel te neem, stem I&AP's in dat hul name, beperkte besonderhede en kommentaar in die openbare domein beskikbaar gestel kan word.

Dupré Lombaard (Virdus Works)

From: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>
Sent: 03 September 2026 07:53
To: dupre.lombaard
Subject: RE: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

Good day

Thank you for giving HWC the opportunity to comment.

Please included HWC reference number in the initial email to prevent delay in responding to your emails.

Please let me know if you need a digital copy of the record of the decision.

Kind regards,

Stephanie-Anne Barnardt-Delport
Heritage Officer (Archaeologist)
Heritage Western Cape

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town
(Currently working remotely)

Website: www.hwc.org.za / www.westerncape.gov.za

Western Cape Government
FOR YOU

ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

From: Dupré Lombaard (Virdus Works) <dupre.lombaard@virdus.com>
Sent: Wednesday, September 2, 2026 6:33 PM
To: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>
Subject: NOTICE OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE

02 September 2026

Case No: 28176SB0414

The CEO: Heritage Western Cape
Protea Assurance Building
Greenmarket Square
Cape Town
8001

Per: Stephanie.Barnardt@westerncape.gov.za //

Dear Sir / Madam Geagte Heer / Dame

NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION: PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF. 16/3/3/5/D2/19/0008/26)

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"All views or opinions expressed in this electronic message and its attachments are the view of the sender and do not necessarily reflect the views and opinions of the Western Cape Government (the WCG). No employee of the WCG is entitled to conclude a binding contract on behalf of the WCG unless he/she is an accounting officer of the WCG, or his or her authorised representative. The information contained in this message and its attachments may be confidential or privileged and is for the use of the named recipient only, except where the sender specifically states otherwise.
If you are not the intended recipient you may not copy or deliver this message to anyone."