



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500164246

**Erf 2862, 2864-RE, 2865, 7706, 2858 &
2859 (Unregistered Erf 7845, Grassy
Park), 370 Seventh Avenue, Lotus
River,**

Development Management

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**WESTERN CAPE GOVERNMENT
DEPARTMENT OF INFRASTRUCTURE**

**PROPERTY PORTFOLIO
AND ASSET MANAGEMENT SERVICES**

ZEEKOEVLEI HIGH SCHOOL

SUBDIVISION & REZONING

Prepared by

ARG DESIGN

ISSUE: 3

SUBMISSION DATE: MAY 2026



architecture
city planning
urban design



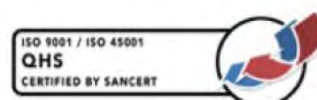
TPW PROPERTY PORTFOLIO AND ASSET MANAGEMENT SERVICES:

ZEEKOEVLEI HIGH SCHOOL

LAND USE MANAGEMENT REPORT DOCUMENT CONTROL FORM

DIVISION	Western Cape Government Infrastructure		
PROJECT TITLE	WCG: TPW Property Portfolio and Asset Management Services		
DESCRIPTION	LAND USE MANAGEMENT ZEEKOEVLEI HIGH SCHOOL		
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TECHNICAL EXPERT	DESIGNATION	DATE	SIGNATURE
Pr. Pln Khiara Smith	ARG Design	MAY 2026	



EXECUTIVE SUMMARY

PROJECT NAME	ZEEKOEVLEI HIGH SCHOOL	ERF NUMBERS
Erf 2858, 2859, 7706, 2865, 2864-RE, 2862, Grassy Park.		
SUMMARY OF PROJECT	The WCG requires assistance in submitting the following applications: 1. Section 42(d) – Subdivision: Portions of Erf 7845 are proposed for subdivision, including the mini-substation portion (to be rezoned to Utility (UT)). The road splay portion on Erf 2852 is deemed to be public road and will, upon separate registration, be transferred to the City of Cape Town in accordance with the conditions of approval. No separate rezoning or consolidation of the splay portion is proposed. 2. Section 42(a) – Rezoning of: The existing mini-substation from Community 1: Local to Utility (UT).	
CURRENT ZONING	Community 1: Local	
TITLE DEED RESTRICTION	Title Deeds has the following title deed restrictions applied on the sewer servitude “The condition is imposed by CoCT for its favour.” We will not be requesting removing this title deed restriction as part of this LUMS application as it does not conflict with the land rights we will be applying for.	
CONSOLIDATION REQUIRED	No, it is noted that the subject property has already been consolidated as Erf 7845 in 1976, in accordance with an approved Surveyor-General (SG) diagram prepared in terms of the Land Survey Act. The approved consolidation remains valid and legally effective; however, the SG diagram has not yet been registered and lodged at the Deeds Office. As a result, the City of Cape Town's GIS and aerial imagery systems continue to reflect the former individual erven, despite the existence of an approved consolidation. Based on guidance received from the Case Officer during the pre-consultation meeting, it is confirmed that no consolidation application needs to forms part of the current Land Use Management application. Consolidation approval has already been granted and therefore does not require reconsideration through this process. The current application is accordingly limited to the subdivision of portions from Erf 7845, together with the associated rezoning of the substation portion. Registration	

	of the approved SG consolidation diagram will still take place once the subdivision application has been approved.
PUBLIC PLACES	No
HIA REQUIRED	A Notice of Intent to Develop (NID) was submitted to Heritage Western Cape (HWC) in terms of the applicable thresholds, as the subject property exceeds 5 000 m² in extent. Following its assessment of the submission, Heritage Western Cape confirmed that no further heritage action or application is required in respect of the proposed LUM application.

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1. INTRODUCTION

ARG Design was appointed as the Town Planning lead as part of the Property Planning & Statutory Information Compliance Consultants Team for the TPW Property Planning & Information Directorate (PP&I). In this role, ARG Design is responsible for providing professional town planning services, including the coordination, preparation, and submission of land use management applications to the City of Cape Town on behalf of the Western Cape Government. This includes ensuring compliance with applicable planning legislation, municipal by-laws, and statutory requirements, as well as liaising with relevant authorities and stakeholders throughout the statutory application process.

2. DESCRIPTION OF THE PROJECT

Zeekoevlei High School is situated on consolidated Erf 7845, which was formed in 1976 through the consolidation of Erf 2858, Erf 2859, Erf 7706, Erf 2865, Erf 2864-RE, and Erf 2862, Grassy Park. The school was historically developed across multiple erven at a time when the Western Cape Government was only required to submit courtesy plans to the City of Cape Town, and formal land use management approvals were not yet required in their current form.

The WCG requires assistance in submitting the following applications:

- Section 42(d) – Subdivision:** Portions of Erf 7845 are proposed for subdivision, including the mini-substation portion (to be rezoned to Utility (UT)) and one road splay portion on Erf 2852. The road splay portion on Erf 2852 is deemed to be public road and will, upon separate registration, be transferred to the City of Cape Town in accordance with the conditions of approval. No separate rezoning or consolidation of the splay portion is proposed.
- Section 42(a) – Rezoning of:** The existing mini-substation from Community 1: Local to Utility (UT).



FIGURE 2.1: FRONT VIEW OF THE SCHOOL

3.LOCATION SUMMARY

The school is situated in Grassy Park and primarily surrounded by residential uses and is within 1 km of various commercial and public facilities, making the school well-located and accessible with existing infrastructure and social amenities.

The address of the site is – 370 7th Ave, Lotus River, Cape Town, 7805



FIGURE 3.1: SITE AND ERVEN

ERF NUMBERS	TITLE DEED	DATE OF REGISTRATION	DEED DIAGRAM	RESTRICTIVE TITLE CONDITIONS	OWNERSHIP	ZONING
Erf 2864-RE		05/08/1975			TWO OWNERSHIPS, PROVINCIAL GOVERNMENT- WESTERN CAPE	COMMUNITY 1: LOCAL
Erf 2858		25/01/1978			REPUBLIEK VAN SUID-AFRIKA	COMMUNITY 1: LOCAL
Erf 2859		25/01/1978			REPUBLIEK VAN SUID-AFRIKA	COMMUNITY 1: LOCAL
Erf 7706		05/08/1975			TWO OWNERSHIPS, PROVINCIAL GOVERNMENT- WESTERN CAPE	COMMUNITY 1: LOCAL
ERF 2862,		14/11/1966		Imposed on Sewer Servitude. The condition is imposed by	REPUBLIC OF SOUTH AFRICA	COMMUNITY 1: LOCAL

				CoCT for its favour.		
Erf 2865		07/10/1977			TWO OWNERSHIPS, PROVINCIAL GOVERNMENT- WESTERN CAPE	COMMUNITY 1: LOCAL

TABLE 1: ERF STATUS

4. ZONING AND LAND USE

All the subject erven are currently zoned Community 1: Local, which is the appropriate zoning for a public school. However, a rezoning application is required to accommodate the proposed subdivision portions, as these portions will no longer support the primary school use. The proposed mini-substation subdivision portion will be rezoned to Utility (UT). The proposed road splay portion, currently forming part of the school property, is intended for public road purposes and will, upon separate registration, be transferred to the City of Cape Town in accordance with the conditions of approval. The portion will accordingly assume Transport 2: Public Road and Public Parking (TR2) status, in alignment with its intended function and the applicable provisions of the City of Cape Town Development Management Scheme.



FIGURE 4.1. ZONING MAP

5. SG DIAGRAM

The Surveyor-General (SG) diagram below shows the main existing constraints affecting the subject properties. Erf 7706 is affected by an existing sewer servitude, which limits development within the servitude area and must be taken into account in any proposed subdivision or future development. Erf 2862 contains an existing electrical substation, which provides infrastructure services to the surrounding area, as well as a road splay located at the top-left corner of the erf. These existing services and road requirements have informed the proposed subdivision layout and require the affected portions to be excluded from the main school property. The mini-substation portion will therefore be rezoned to Utility (UT), while the road splay portion is intended for public road purposes and will, upon separate registration, be transferred to the City of Cape Town in terms of the conditions of approval. The road splay portion will accordingly assume Transport 2: Public Road and Public Parking (TR2) status, in line with the City of Cape Town Development Management Scheme.

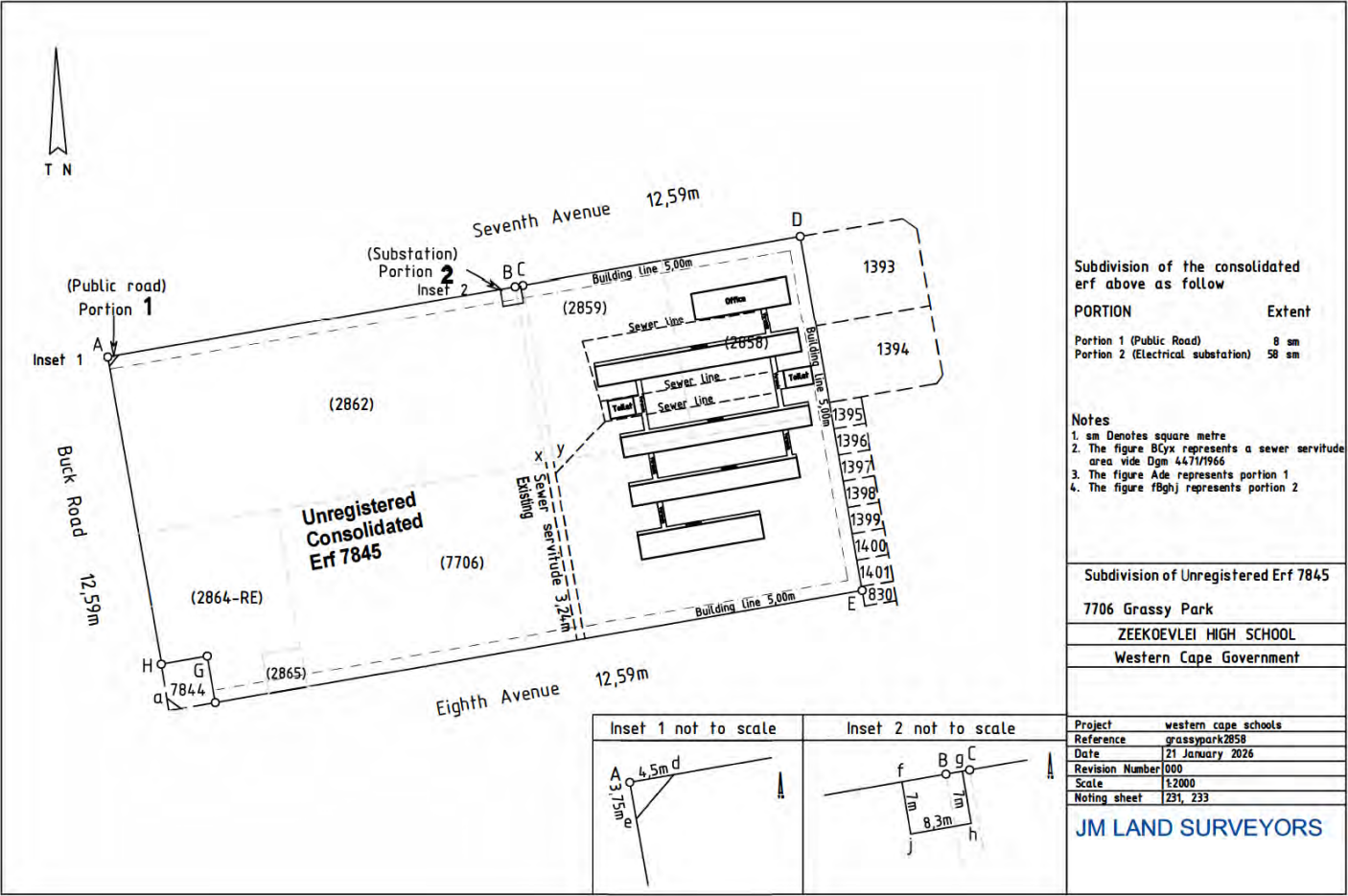


FIGURE 5.1: EXISTING SEWER SERVITUDE LOCATED ON ERF 7706 ALONG WITH AN EXISTING SUBSTATION LOCATED ON ERF 2862 AND THE EXISTING ROAD SPLAY LOCATED ON THE TOP LEFT CORNER OF ERF 2862.

A pre-consultation meeting took place with case officer Justin Dido on the 23rd of January 2026, ARG Design initially queried whether a **departure from the building line** was required based on **aerial imagery**, which appeared to indicate that existing school buildings encroached into the 5m building setback. Mr Dido advised that **aerial imagery and site measurements are not sufficient** to determine whether buildings are unauthorised. The correct approach is to refer to the **latest approved building plans** to determine the authorisation status of existing structures. It was confirmed during the meeting that:

- **No new buildings or additions are proposed**, and
- The existing buildings are **not within the building line**, therefore
- **No departure application is required.**

It was also noted that the subject property has **already been consolidated as Erf 7845**, in accordance with an approved Surveyor-General (SG) diagram prepared in terms of the Land Survey Act.

The approved consolidation remains **valid and legally effective**; however, the SG diagram has **not yet been registered in the Deeds Office**. As a result, the City of Cape Town's GIS and aerial imagery systems continue to reflect the former individual erven, despite the existence of an approved consolidation.

Based on guidance received from the Case Officer during the pre-consultation meeting, it is confirmed that **no consolidation application should form part of this Land Use Management application**. Consolidation approval has already been granted and therefore does not require reconsideration through this process.

The current application is accordingly limited to the **subdivision of portions from Erf 7845**, together with the associated rezoning of the substation portion. Registration of the approved SG consolidation diagram will still take place independently and does not form part of this application.

SIDES		ANGLES OF DIRECTION	CO-ORDINATES	
Metres			Y	X
		Constant	+ 40 000 00	+3760 000 00
AB	116,78	260.11.30	A + 4188,08	+ 8235,33
BC	3,24	260.09.50	B + 4023,74	+ 8206,92
CD	113,41	260.09.00	C + 4020,55	+ 8206,37
DE	114,78	350.07.30	D + 3908,81	+ 8186,97
EF	264,53	80.10.00	E + 3883,98	+ 8329,60
FG	19,00	170.10.00	F + 4144,62	+ 8374,78
GH	19,00	80.10.00	G + 4147,87	+ 8356,06
HA	125,83	170.10.00	H + 4166,59	+ 8359,31
JK	7,07	305.10.00	J + 4164,20	+ 8373,10
KL	5,00	80.10.00	K + 4158,42	+ 8377,18
LJ	5,00	170.10.00	L + 4163,35	+ 8378,03
		16.A.5 +	3593,37	+ 8285,01
		15.A.5 +	3620,74	+ 8130,77

Beacons:
A.B.C.D.E.F.G.H.J.K.L. - 12mm round iron pegs.
L. - Flat iron.

1. The figure A.C.p.n. represents ERF 2862 GRASSY PARK
Vide diagram 2773/1938 annexed to D/T 1938-148-8181;

2. The figure C.m.q.p. represents ERF 2859 GRASSY PARK
Vide diagram 4866/66 annexed to D/T 1967-140-6927;

3. The figure m.D.r.q. represents ERF 2858 GRASSY PARK
Vide diagram 4867/66 annexed to D/T 1967-140-6927;

4. The figure s.o.p.r.E.v. represents ERF 7706 GRASSY PARK
Vide diagram 1280/75 annexed to D/T 1975-456-22841;

5. The figures n.s.v.v.u.F.G.H. and J.K.L. represents Rem. ERF 2864 GRASSY PARK
Vide diagram 5226/67 annexed to D/T 1975-456-22841;

6. The figure v.v.t.u. represents ERF 2865 GRASSY PARK
Vide diagram 10928/46 annexed to D/T 1947- -11887.

Servitude Note: The figure lettered B.C.p.o. represents a sewer servitude area, Vide diagram 4471/66 D/S

The figure A.B.C.D.E.F.G.H. and J.K.L.
represents 4,0693 Hectares of land, being
ERF 7845 GRASSY PARK, and comprises the properties specified above
situate at Lotus River, in the Local Area of Grassy Park
Administrative District of Cape. Province of Cape of Good Hope.
Surveyed in November, 1975.
by me, *Boyes* Land Surveyor

This diagram is annexed to	The original diagram is are as quoted above	File No. S14443/34
No. dated l.f.o.	No. annexed-to	S.R. No. E. 2373/75
	Transfer/Grent-	Comp. AH 2AA/T12 (231)
	No.	AH 2AA/T14 (233)

Registrar of Deeds

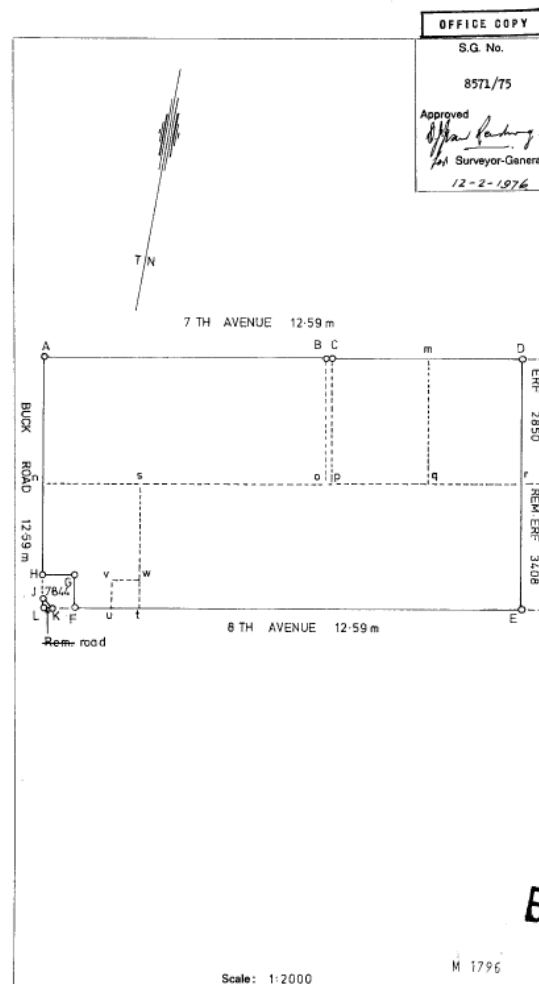


FIGURE 5.2. 1976 SG DIAGRAM THAT WAS NOT FORMALLY LODGED

6. PROPOSED SUBDIVISION

This Land Use Management application seeks to formalise portions associated with Erf 7845, which was previously consolidated. The application includes the following:

1. Existing Mini Substation

- o The mini substation is located on Erf 7845 and is currently zoned Community 1: Local.
- o A subdivision of this portion is proposed, together with a rezoning to Utility (UT), to allow for its lawful and continued use.

2. Road Splay

- o An existing road splay portion is located on Erf 2852 (top left corner).
- o The portion is intended for public road purposes and will, upon separate registration, be transferred to the City of Cape Town in terms of the conditions of approval.
- o The portion will accordingly assume Transport 2: Public Road and Public Parking (TR2) status in terms of the Development Management Scheme.
- o No consolidation or separate rezoning of the road splay portion is proposed.

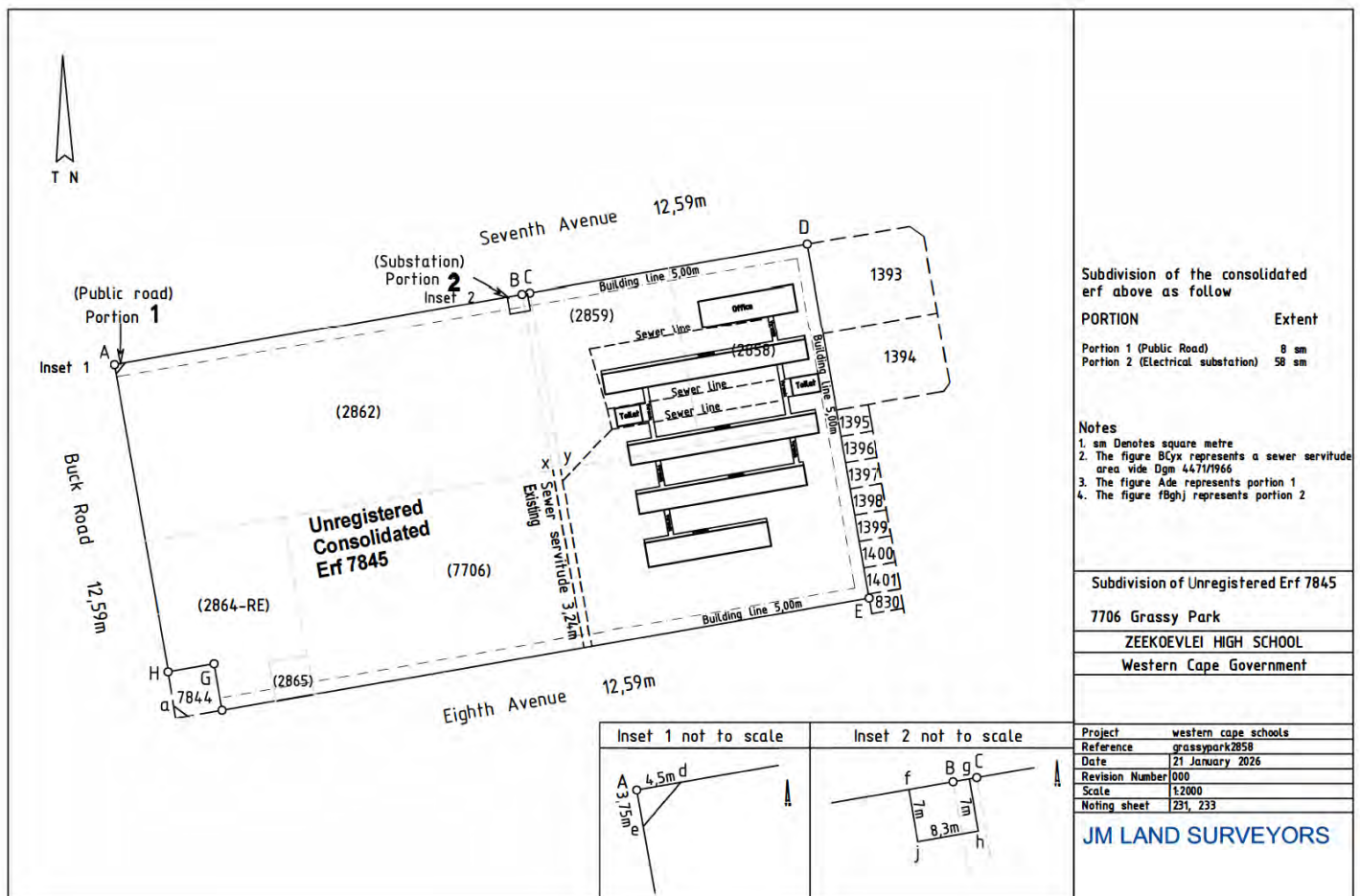


FIGURE 6.1. EXISTING SWEWER SERVITUDE LOCATED ON ERF 7706 ALONG WITH AN EXISTING SUBSTATION LOCATED ON ERF 2862 AND THE EXISTING ROAD SPLAY LOCATED ON THE TOP LEFT CORNER OF ERF 2862.



FIGURE 6.2. EXISTING MINI-SUB STATION LOCATION



FIGURE 6.3. EXISTING ROAD SPLAY ON THE TOP LEFT CORNER OF ERF 2862

7. PROPOSED REZONING

A rezoning is required for the existing mini-substation located on Erf 2859 which is currently zoned as Community 1: Local. As the substation is a utility use, this application proposes to rezone from Community 1: Local to Utility.



FIGURE 7.1: EXISTING MINI-SUBSTATION LOCATED ON ERF 2862

8. PLANNING POLICY

The following planning document is of specific relevance to the site.

8.1 CAPE FLATS PRECINCT PLAN 2023

As outlined in the Cape Flats Plan Spatial Development Framework (SDF) of 2023, these Erven reside within a suburban setting, designated in a “Development Corridor” and situated in an allocated ‘Institutional Structuring Open Space’. The activity of an institutional land use aligns with the types of development envisioned for these areas. Hence, the subdivision and rezoning adheres to the directives laid out in the District Plan (see Figure 8.1.1).

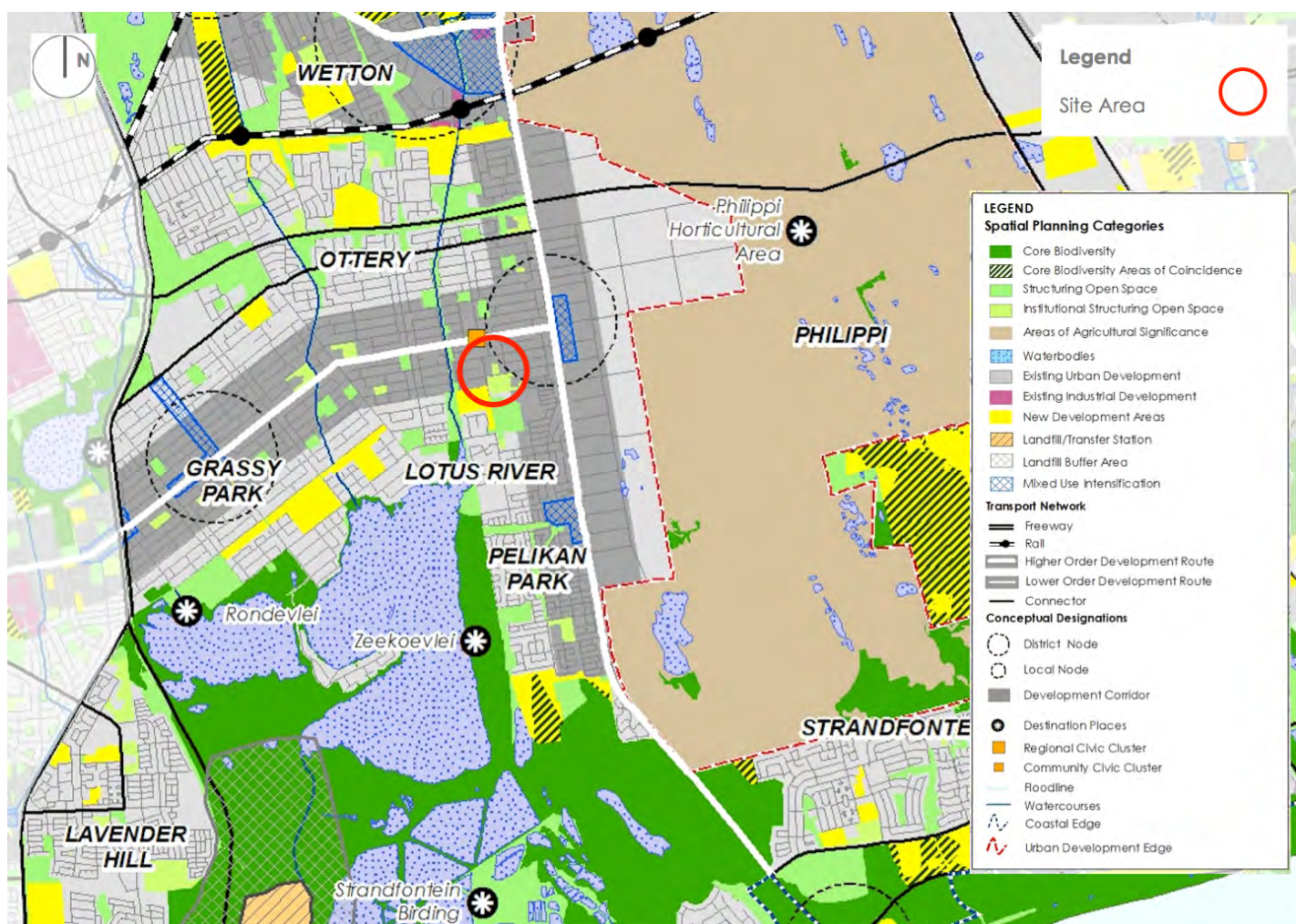


FIGURE 8.1.1: EXTRACT FROM THE CITY OF CAPE TOWN CAPE FLATS DISTRICT SPATIAL DEVELOPMENT FRAMEWORK (2023)

9. HERITAGE

The site is not located within a Heritage Protection Overlay Zone (HPOZ). Photos dating back to 1938 (refer to Figure 9.1- 9.2) and only indicate the presence of a school on the site in 1980 and it is likely that the building is at least 60 years old. Therefore, if a demolition is proposed then, a demolition permit will be required from Heritage Western Cape before commencement. In addition, as the site is larger than 5000m² the need for a Notice of Intention to Develop (NID) is triggered. However, since the purpose of this LUM application is to regularize the existing school and does not involve any new development on the premises, it will not diminish the historical significance of the school and site.



FIGURE 9.1: 1938 HISTORICAL AERIAL IMAGERY



FIGURE 9.2: 1980 HISTORICAL AERIAL IMAGERY

A Notice of Intention to Develop was submitted to Heritage Western Cape (see figure 9.3 below). The Response to the Notice of intention to Develop (RNID) indicated that no further studies were required.

Our Ref:

HM/ VARIOUS WESTERN CAPE GOVERNMENT SCHOOLS

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ARG Design



ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

REQUEST FOR COMMENT: CONSOLIDATION OF ERVEN COMPRISING SCHOOL SITES IN THE WESTERN CAPE

In terms of Section 38(1) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

Heritage Western Cape is in receipt of the letter dated 19 April 2024 requesting for comment on the proposed consolidation of various Erven for the following schools under ownership of the Western Cape Government:

1. Ferndale Primary School

2. Rosmead Central Primary School

3. Sid G. Rule Primary School

4. Westerford High School

5. Zeekoevlei Primary

6. Zeekoevlei Primary High School

7. Zwaanswyk High School

8. South African College Junior School

It is confirmed that the proposed consolidation does not affect heritage resources and no further action in terms of the National Heritage Resources Act (25 of 1999) is applicable.

This comment is related to the consolidation of the Erven and any other proposed activities which may trigger the National Heritage Resources Act will be applicable when required.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above.

Waseefa Dhansay

.....

Waseefa Dhansay

Assistant Director: Professional Services

Digitally signed by Waseefa Dhansay

Date: 2024.04.19 15:14:25 +02'00'

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FIGURE 9.3. HWC RESPONSE

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10. ENVIRONMENTAL

The site, located in an established residential area with an existing school, contains no environmental features or listed activities. As no construction is proposed beyond the subdivision and rezoning environmental authorisation is not required.

11. TRAFFIC IMPACT STUDY AND PARKING

Due to the site not changing its current land use and function, a Traffic Impact Assessment is not needed. However, if a demolition or building expansion is ever required, a Traffic Impact Assessment will be required.

12. EXTERNAL ENGINEERING SERVICES STUDIES

This application aims to subdivide and rezone the affected to align with the Municipal Planning By-Law. Since there is no change in land use or intensity, there will be no impact on engineering services, and therefore no engineering services report is required.

13. TITLE DEEDS

The sites are held under various title deeds, including Title Deed T24083/1966, which contains sewer servitude in favour of the City of Cape Town. These restrictions will not be removed, as they do not affect the proposed subdivision and rezoning.

ERF NUMBERS	TITLE DEED	DATE OF REGISTRATION	DEED DIAGRAM	RESTRICTIVE TITLE CONDITIONS	OWNERSHIP	ZONING
ERF 2864-RE		05/08/1975			TWO OWNERSHIPS, PROVINCIAL GOVERNMENT-WESTERN CAPE	COMMUNITY 1: LOCAL
ERF 2858		25/01/1978			REPUBLIEK VAN SUID-AFRIKA	COMMUNITY 1: LOCAL
ERF 2859		25/01/1978			REPUBLIEK VAN SUID-AFRIKA	COMMUNITY 1: LOCAL
ERF 7706		05/08/1975			TWO OWNERSHIPS, PROVINCIAL GOVERNMENT-WESTERN CAPE	COMMUNITY 1: LOCAL
ERF 2862,		14/11/1966		IMPOSED ON SEWER SERVITUDE. THE CONDITION IS IMPOSED BY COCT FOR ITS FAVOUR.	REPUBLIC OF SOUTH AFRICA	COMMUNITY 1: LOCAL
ERF 2865		07/10/1977			TWO OWNERSHIPS,	COMMUNITY 1: LOCAL

					PROVINCIAL GOVERNMENT- WESTERN CAPE	
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14. TOWN PLANNING MOTIVATION

14.1 COMPLIANCE WITH BYLAW

The proposal will require a subdivision and rezoning to conform to all development parameters. This will allow that the school's physical structures are in line with zoning regulations, making the subdivision and rezoning a suitable course of action to bring it into compliance with the bylaw.

14.2 CONSISTENCY WITH CAPE FLATS SDF

According to the 2023 Cape Flats District SDF, the erven fall within a suburban "Development Corridor" where institutional land use is supported. The proposed subdivision and rezoning aligns with the plan's guidelines and maintains consistency with district planning.

14.3 NEMA COMPLIANCE

A Notification of Intent to Develop was submitted to Heritage Western Cape, which confirmed that a Heritage Impact Assessment was not required, indicating no adverse impact on heritage resources and compliance with NEMA.

14.4 DESIRABILITY

The following considerations are relevant to the assessment of the proposed land use to determine if it would be desirable –

In terms of section 99(2) of the MPBL the decision-maker must consider the following when making a decision, where relevant to the application at hand:

Section 99(2) of the DMS: Points of consideration when making a decision -

Section in MPBL	Criteria	This application's motivation & conclusions
99(2)(a)	Development proposal must align any applicable spatial development framework relevant to the area	Development proposal aligns with the Cape Flats Precinct Plan Spatial Development Framework (2023)
99(2)(b)	The proposal must adhere to the relevant criteria contemplated in the development management scheme.	The proposal adheres to the City of Cape Town Municipal Planning By LAW (2025)

99(2)(d)	Extent of desirability	Application is desirable, see below discussion of desirability
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In terms of section 99(3) of the MPBL the decision-maker must consider the following when making a decision, where relevant to the application at hand:

Section 99(3) of the DMS: Points of consideration when making a decision –

Section in MPBL	Criteria	This application's motivation & conclusions
99(3)(a)	The application must evaluate and outline the potential socio-economic impact of the proposed development	Complies (see section 14.5 below)
99(3)(d)	The application must assess the compatibility of the proposed development with surrounding land uses	Complies (see section 14.6 below)
99(3)(e)	The application must evaluate the potential impact of the development on external engineering services	Complies (see section 14.7 below)
99(3)(f)	The application must consider and address any potential impacts on the safety, health, and wellbeing of the surrounding community	Complies (see section 14.8 below)
99(3)(g)	The application must assess the potential impact of the development on heritage resources, including cultural and historical sites	Complies (see section 14.9 below)
99(3)(h)	The application must evaluate the potential impacts on the biophysical environment, including air quality, water quality, noise pollution	Complies (see section 14.10 below)
99(3)(i)	The application must include an analysis of the traffic impacts, parking provision, access routes, and other transport-related considerations	Complies (see section 14.11 below)

14.5 SOCIO-ECONOMIC IMPACT

The proposal will have a neutral socio-economic impact, as it regularizes an existing facility, ensuring that it can continue to serve its educational purpose.

14.6 COMPATIBILITY WITH SURROUNDING USES

The proposal aligns with the surrounding area's land uses, which include educational facilities. Therefore, it doesn't introduce any new land uses that are not already present in the vicinity.

14.7 IMPACT ON THE EXTERNAL ENGINEERING SERVICES

The impact on engineering services is minimal, as no significant changes or modifications are anticipated. This is primarily an administrative regularization of the existing school complex.

14.8 IMPACT ON SAFETY, HEALTH AND WELLBEING OF THE SURROUNDING COMMUNITY

The proposal has minimal impact on safety, health, and well-being, as it does not introduce new land uses that would disrupt the existing community.

14.9 IMPACT ON HERITAGE

As mentioned above, a NID was submitted to HWC. The proposal is merely to regularize the existing erven to accommodate the existing school. This will have no impact on the heritage of the area or any heritage resources.

14.10 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposal's focus is on regularizing the existing school, with no further environmental impact anticipated.

14.11 TRAFFIC IMPACTS, PARKING, ACCESS

Adequate parking facilities are already available on the site, ensuring that traffic and access requirements are met.

15. CONCLUSIONS

In conclusion the proposed subdivision and rezoning will have no negative impact on surrounding land uses or rights of surrounding owners. The proposal will have only a positive impact on the administration of the school.