

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3447905
Reference / Verwysing: Remainder Farm Schooneberg 109, Division George
Date / Datum: 14 November 2025
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR REZONING, CONSENT USE AND PERMANENT DEPARTURE:
REMAINDER FARM SCHOONEBERG 109, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the application the following applications on Remainder Farm Schooneberg 109, Division George:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 of a portion (9,0785 hectares in extent) of Remainder Farm Schooneberg 109, Division George from Agricultural Zone I to Resort Zone;
2. Consent use in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 for a consent use for a "Function Venue" on Remainder Farm Schooneberg 109, Division George to enable the use of 2 buildings on the farm portion as function venues;
3. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023, for the relaxation of the maximum size of the south-western "function venue" on Remainder Farm Schooneberg 109, Division George from 500m² to 1087m²;

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

REASONS FOR DECISION

- (a) The proposed resort development is not in conflict with the George Municipal Spatial Development Framework, 2023; Ward 24 & 25 Local Spatial Development Framework, 2015 and the Western Cape Land Use Planning Guidelines: Rural Areas, 2019.
- (b) The proposed development is not in conflict with the objective of Resort Zone, or the land use description and development parameters of 'tourist accommodation'.
- (c) The proposal is regarded as a sensible development in the context of the area to promote rural development and tourism in the area and aid in the supporting the development of the regional economy.
- (d) The proposed consent use for the size of the function venue is considered appropriate, as it corresponds with the resort's accommodation capacity of 125 guests and the nature of events intended to be hosted at the venue.

- (e) The resort has operated successfully for several years without incident, it has reached its allowable threshold, and thus it is not anticipated to have any substantive negative impact on the character of the surrounding rural / agricultural area or neighbouring properties.
- (f) No new structures are proposed, and the resort area is not proposed to expand, thus, no significant negative impact on surrounding neighbours' rights and amenity in terms of loss of privacy, views, or sunlight, or disturbances in terms of traffic or noise is anticipated.
- (g) The development is existing and does not propose clearance of natural areas. The assessment of the environmental report and the track record of existing practices on the site satisfies that there is no adverse impact on the natural environment and the loss of vegetation is immaterial.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of two (2) years from the date it comes in operation.
2. This approval shall be taken to cover only the rezoning, consent use and departure as applied for and indicated on the Site Plan and Plan no. 2457/02 dated June 2024, drawn by Johan Smit Architects (2 plans) attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. The proposed development be restricted to the area designated as Resort Zone as a "Spot Zone" as indicated on the Site Plan in condition 2.
4. Accommodation density may not exceed the equivalent of 43 units and 125 guests.

Implementation

5. A site development plan (SDP) for the development must be submitted to the Directorate: Planning and Development, in terms of Section 23 of the George Integrated Zoning Scheme By-Law, 2020 for consideration prior to the submission of building plans.
6. The resort zone area shall be limited to the following buildings and parameters tabled below:

Building	Land Use	Units	Capacity	Area	Height
Building 1	reception area / waiting area, an office, a storeroom, a washing room and ablution facilities	0	0	296,67m ²	6,5m
Building 2	Guest Accommodation: The Stables	7	21	321,24m ²	6,5m
Building 3	Guest Accommodation: The Dairy	1	6	189,83m ²	6,5m
Building 4	Guest Accommodation: Fiela	1	6	260,66m ²	6,5m
Building 5	Guest Accommodation: Views	1	16	387,61m ²	6,5m
Building 6	Camping site with pre-set tents which are permanently pitched in wooden canopy structures with two communal kitchen buildings.	30	60	517,42m ²	6,5m
Building 7	Ablution facilities for females (10 toilets, 3 hand wash basins and 6 showers with basins) and males (7 toilets, 3 urinals, 2 hand wash basins and 6 showers with basins).	0	0	210,36m ²	6,5m
Building 8	Original Function Venue	0	150	448,08m ²	8,5m
Building 9	Storeroom	0	0	270,09m ²	15m
Building 12	Horse Stables 5 stalls	0	0	340,96m ²	6,5m
Building 13	Guest Accommodation: Homestead	3	16	470,31m ²	6,5m
Building 14	New Function Venue	0	300	1087m ²	8,5m
Building 15	Swimming Pool	n/a	n/a	n/a	n/a
Building 16	Cricket Pitch	n/a	n/a	n/a	n/a

An equivalent unit shall be deemed to be one (1) unit where a kitchen is provided; and every three (3) beds where no kitchens or communal kitchens are provided.



7. The following development parameters shall apply to the resort zone area and addressed on the SDP submission:
 - (a) Maximum number of units: equivalent of 43 units accommodating up to 125 guests.
 - (b) Height: 6.5m for all accommodation units and ancillary facilities and 8.5m for all venues.
 - (c) Building lines: limited to the footprints of existing structures.
 - (d) Floor area: 1 087m² (Building 14) and 448.08m² (Building 8) as approved.
 - (e) Parking ratios:
 - (i) Function Venues: 1 bay per 8 seats (57 parking bays)
 - (ii) Tourist Accommodation: 1 bay per 2 beds/guests (63 parking bays)
 - (iii) Staff / Ancillary Uses: 1 bay per worker as required
 - (f) Architectural design: Building finishes and colours to blend with the natural surroundings and maintain the rural character of the area.
 - (g) Landscaping and open space requirements: A minimum of 20% of the rezoned area shall be retained as landscaped or natural open space. Indigenous vegetation must be prioritised for rehabilitation and visual screening.
8. An Environmental Control Officer (ECO) must confirm in writing that the development aligns with the environmental requirements (as stated in the notes below) on submission of the SDP.
9. The applicant must submit a surveyor's plan to indicate the final extent of the "spot zone" to the GIS Department of the Directorate for information purposes on the submission of the SDP.
10. A contravention levy of **R 875 223.00 (VAT Included)** is payable for the unlawful use of the property for the illegal use of tourist accommodation, tourist facilities, and associated structures and shall be payable on submission of building plans.
11. The approvals will be deemed implemented on the approval of the as-built building plans for the abovementioned structures.

Notes

- a) *Comments from the relevant road authority (WCG:DOI) must be submitted with the SDP.*
- b) *The SDP must consider and address any applicable conditions as set out in approvals granted in terms of any other legislation including NEMA.*
- c) *The owner's dispute with DEA&DP on the applicability of NEMA listed activities to the development must be resolved and the outcome submitted to the Municipality on submission of the SDP.*
- d) *Should it be required that a NEMA application is required, it is advised that the applicant submit an application for extension of the approval period.*
- e) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- f) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the SDP and building plans.*
- g) *To adhere to the comments and conditions as stipulated by the relevant roads authority.*
- h) *The applicant to comply with the National Forestry Act, Act no 84 of 1998, Should it be required.*
- i) *The contravention levy was calculated as follows:*
 - Total extent of 4530.14m² (directly use) –*
 - Total extent of 0m² (indirectly use) –*
 - The present municipal value of the property is Undetermined (R168 applies)*
 - The property area is 1 080 1526 m².*
 - The m² value of the property is thus, R 168 per m². (as per table)*
 - The contravention levy payable by the owner in accordance with the municipality's tariff list is: R168/m² x 4530.14m² = **R761 063.50***
 - Plus VAT (15%) = **R 875 223.00***

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

12. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 01.11.2024, must be adhered to.
13. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 01/11/2024 and are as follows:

Roads	R 0.00 Excluding VAT
Sewer	R 0.00 Excluding VAT
Water	R 0.00 Excluding VAT

Total **R 0.00 Excluding VAT**

14. The total amount of the development charges of **R 0.00 Excluding VAT** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
15. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or 05 DECEMBER 2025** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

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

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

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

Yours faithfully



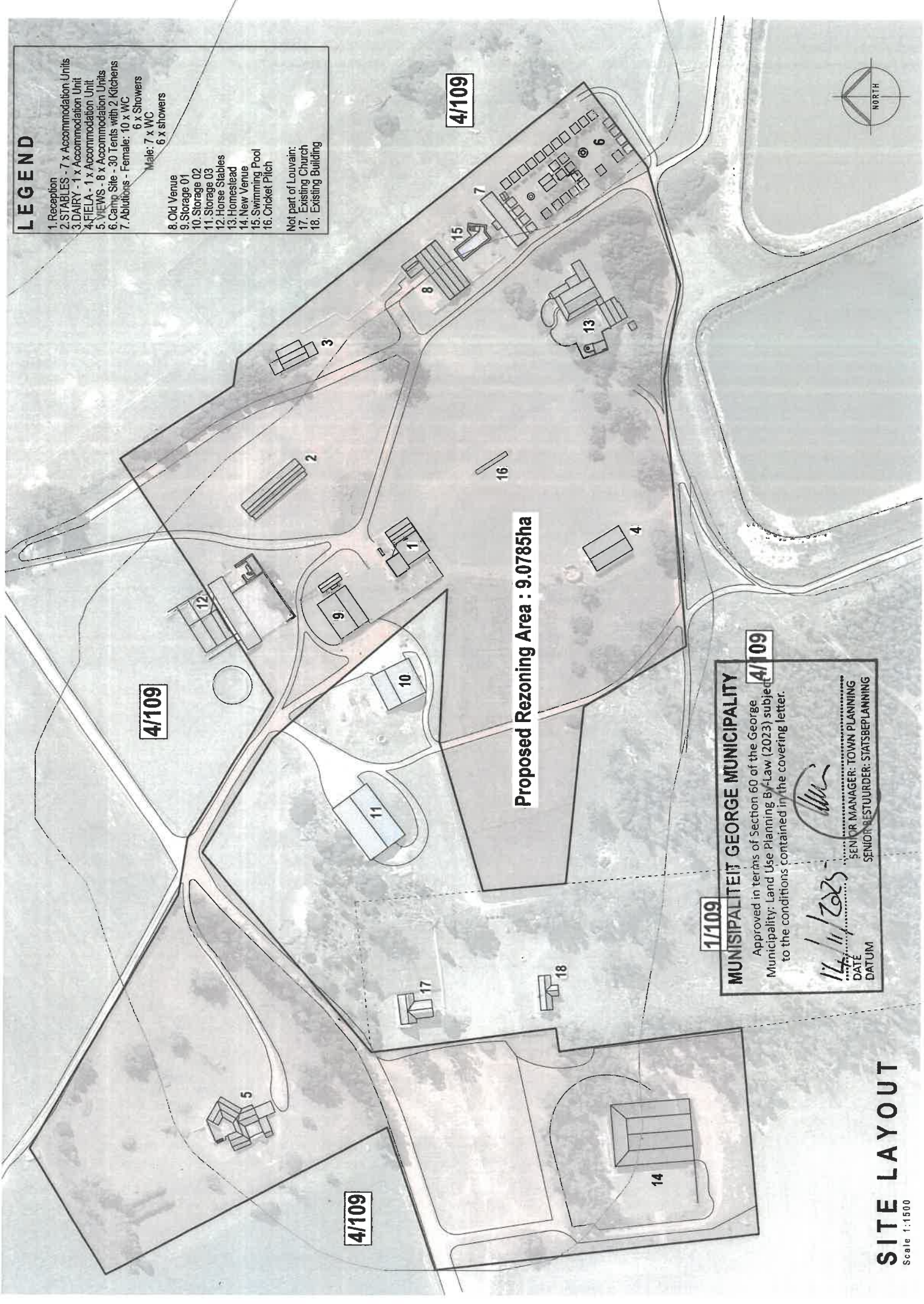
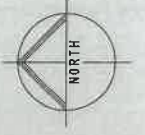
C. PETERSEN
SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Remainder Farm Schooneberg 109, Division George(rezoning, consent use and permanent departure approval)jvrolijk.docx

LEGEND

1. Reception
2. STABLES - 7 x Accommodation Units
3. DAIRY - 1 x Accommodation Unit
4. FIELD - 1 x Accommodation Unit
5. VIEWS - 8 x Accommodation Units
6. Camp Site - 30 Tents with 2 Kitchens
7. Ablutions - Female: 10 x WC
6 x Showers
- Male: 7 x WC
6 x showers
8. Old Venue
9. Storage 01
10. Storage 02
11. Storage 03
12. Horse Stables
13. Homestead
14. New Venue
15. Swimming Pool
16. Cricket Pitch

Not part of Louvain:
17. Existing Church
18. Existing Building



Proposed Rezoning Area : 9.0785ha

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

17/11/2025
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATISBEPLANNING

SITE LAYOUT
Scale 1:1500

EXISTING STRUCTURES:

- 01 - Reception with offices = 296.67m²
- 02 - Stables: 7 x Accommodation Units = 321.24m²
- 03 - Dairy: 1 x Accommodation Unit = 189.83m²
- 04 - Field: 1 x Accommodation Unit = 260.66m²
- 05 - Views: 8 x Accommodation Units = 387.61m²
- 08 - Old Venue = 448.08m²
- 09 - Storage 01 = 270.09m²
- 10 - Storage 02 = 357.64m²
- 12 - Horse Stables: 5 x Stalls = 340.96m²
- 13 - Homestead: 2 x Accommodation Units = 470.31m²

NEW STRUCTURES:

- 6 - Camp Site: 30 Tents with 2 Kitchens = 517.42m²
- 7 - Ablutions: Female
 - 10 x WC, 6 x showers
- Male
 - 7 x WC, 6 x showers
- = 210.36m²
- 11 - Storage 03 = 612.70m²
- 14 - Venue = 108.55m²
- 15 - Swimming Pool
- 16 - Cricket Pitch

johan smit
architects · argitekte

Tel: 044 2723530 Fax: 044 2723542 email: joesmit@nwweb.co.za

Project/Project:

As Built drawings of
existing buildings on portion 4
of Farm nr 109, George

Client/Client:

Louvain Guest Farm

Title:

Site Layout

Scale/Scale:

1 : 1500

Date/Date:

June 2024

Drawing no./Drawing nr:

2457/02

Basen/Basen:

CW

SACP registration number/SACP registration number:

Mr. J.H. Smit

Professional Architect Reg Nr 3512

Entrance Road



MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

1 : 1500 Site Layout

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal Information use only (Not to publish)			
	Erf Number *	Portion 1 of 109	
	Allotment area *	Rural area	
	Water & Sewer System *	George System	
	Road network *	Towns and settlements	
	Developer/Owner *	Louvain Farms (Proprietary) Limited	
	Erf Size (ha) *	2840 & 1323	
	Date (YYYY/MM/DD) *	2024-11-01	
	Current Financial Year	2024/2025	
	Collaborator Application Reference	3447905	

Application:

Depature

Service applicable	Description
Roads	No municipal roads available to service proposed development
Sewer	No service available for proposed development
Water	No service available for proposed development

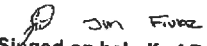
Conditions

General conditions

- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - The amounts of the development charges are reflected on the attached calculation sheet dated 01/11/2024 and are as follows:

Roads:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	-	Total Excluding VAT
 - The total amount of the development charges of R0 000,00 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R0 000,00 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 14 Note, the developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
- 15 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 19 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 20 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 21 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 22 No potable municipal water service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for water will then become payable in accordance with the approved DC Guidelines at the time of connection.
- 23 No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection.
- 24 A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal methods. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
- 25 No municipal road network is currently available. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to link to the road network. A Development Charge for roads will then become payable in accordance with the approved DC Guidelines at the time of connection.
- 26 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 27 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 28 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 29 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 30 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 31 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 32 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 33 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 34 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

01 Nov 24