

**Collaborator No.:** 3408971  
**Reference / Verwysing:** Portion 29 of farm 227, Division George  
**Date / Datum:** 16 January 2026  
**Enquiries / Navrae:** Primrose Nako

**Email:** [philip@formaplan.co.za](mailto:philip@formaplan.co.za)

FORMAPLAN  
P O Box 9824  
GEORGE  
6530

### **APPLICATION FOR CONSENT USE: PORTION 29 OF FARM BUFFELSDRIFT NO 227, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided That the application for Consent Use in terms of Section 15(2)(o) of the George Land Use Planning By-Law, 2023 for a Composting Site on a portion of Portion 29 of Farm Buffelsdrift No 227, Division George;

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

#### **REASONS FOR DECISION**

- a) The development will contribute positively towards the rural economy.
- b) The development is in line with the rural landscape and character.
- c) No objections or negative comments were received from the surrounding farming community and can therefore be regarded as having no negative public interest.
- d) Potential environmental risks can be mitigated to avoid occurrence of degradation or pollution.

Subject to the following conditions imposed in terms of Section 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. That a revised site layout plan be submitted to the Directorate for approval which layout should include the approved access as required by DRE as per their letter dated 22 April 2025 (proof to be submitted with plan) and the composting area. Plan to exclude all illegal/unauthorised structures. Condition 3 below and Note f below to be addressed as part of the said layout plan.
3. All composting and related activities must remain outside the 100 m buffer from the Maalgat River tributary. A vegetation buffer at the edge of the composting activities must be established to mitigate sediment movement into the watercourse during rainfall events.

4. A rehabilitation plan must be submitted to the environmental planning section within two years from the date of the land use decision. This plan must be implemented upon termination of composting activities.
5. The approval will be considered implemented on the approval of the site layout plan contemplated in condition 2 above and the rehabilitation plan referred to in condition 4 above.

**General Notes:**

- a. Note that the illegally occupied historical structures did not form part of the application and was not considered in the decision. All developments on the property should, however, comply with the development parameters set in the Zoning Scheme and National Building Regulations.
- b. Owner must address the illegal occupation of the structures on the farm.
- c. Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed as part of the rehabilitation plan.
- d. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.
- e. The development must comply with the National Norms and Standards for the Storage of Waste, as published in Government Notice No. 926 on 29 November 2013.
- f. Property in area of Eskom Area of Supply. Application to liaise directly with Eskom regarding their applicable development conditions.

**Notes from the Environmental Control Officer:**

- g. Indigenous tree and plant species with strong root networks must be selected for the vegetation buffer.
- h. Any licenses and/or correspondence related to compliance with the National Environmental Management: Waste Act must be circulated to the municipality for record-keeping.

**CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES**

6. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 1 April 2025, shall be adhered to.
7. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
8. The amounts of the development contributions are reflected on the attached calculation sheet dated 1 April 2025 and are as follows:
 

Roads	(excluding VAT)
Sewer	(excluding VAT)
Water	(excluding VAT)
<b>Total</b>	(excluding VAT)
9. 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.
10. Any amendments or additions to the proposed development which are not contained within the said calculation sheet, 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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George on or before 06 FEBRUARY 2026, and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in

the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

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

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

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

Yours faithfully



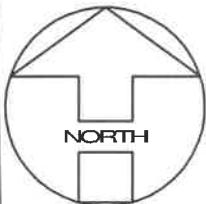
M D POWER

**DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT**

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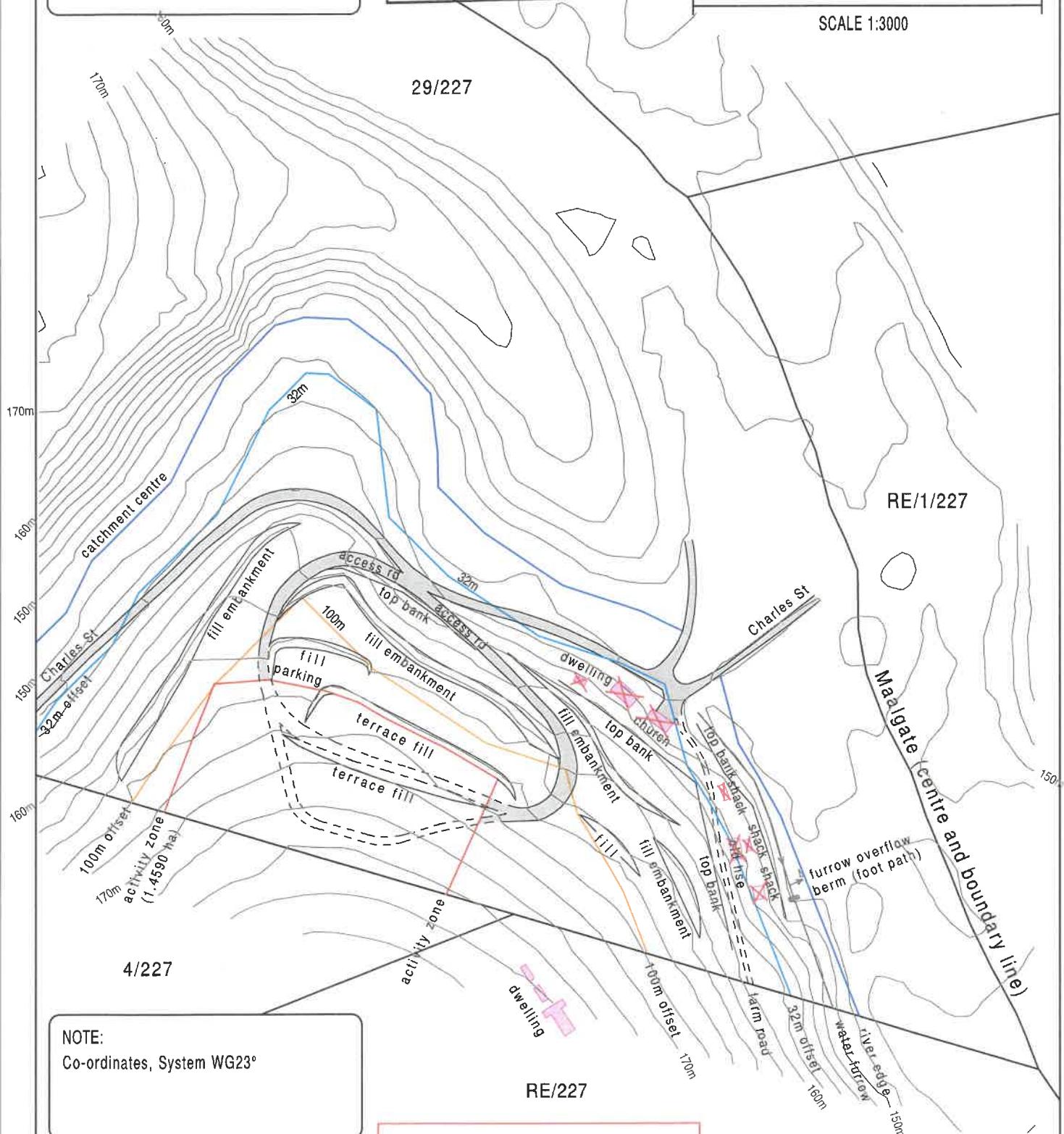
**SITE PLAN**  
Portion 29 of the  
farm BUFFELS DRIFT  
No. 227  
GEORGE

29/227  
MUNICIPALITEIT GEORGE MUNICIPALITY  
160m  
Approved in terms of Section 10 of the George  
Municipality Land Use Planning By-Law (2023) subject  
to the conditions contained in the covering letter.  
16/01/2026  
12/227  
DATA DATE  
DATA DATE  
SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATSEPLANNING



200m

SCALE 1:3000



**NOTE:**  
Co-ordinates, System WG23°

\*Note: The existing historical structures does not form part of  
the application and was not considered as part of the decision

**SURVEYOR :**  
J.J. Fourie (SAGC: S0733)  
082 447 8093  
Date: 23/08/2024

**DRAWING NO**  
**P29F227CP** **REV 0**

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
<b>For Internal information use only (Not to publish)</b>		
 <p><b>GEORGE</b> THE CITY FOR ALL REASONS</p>	Erf Number *	Portion 29 of 229
	Allotment area *	Rural area
	Water & Sewer System *	George System
	Road network *	Towns and settlements
	Developer/Owner *	Mr. Lotter Bekker,
	Erf Size (ha) *	53,48
	Date (YYYY/MM/DD) *	2025-04-01
	Current Financial Year	2024/2025
Collaborator Application Reference		3408971

Application: Subdivision & Consolidation

Service applicable	Description
Roads	Service available, access via District road network (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

**Conditions**  
**General conditions**

- 1 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:
- 2 The amounts of the development charges are reflected on the attached calculation sheet dated 01/04/2025 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
- 3 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.
- 4 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 recalculations 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.*

- 5 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.
- 6 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.
- 7 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-built submitted electronically as well as the surveyor's plan.
- 8 Any, and all, costs directly related to the development remain the developers' responsibility.
- 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
- 10 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)
- 13 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.
- 14 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 17 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.
- 18 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.
- 19 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.
- 20 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.
- 21 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.
- 22 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
- 23 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.
- 24 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.
- 25 Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
- 26 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir: CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir: CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 27 The developer is to provide the Dir: CES with a TIA approved by the DRE and/or SANRAL. The comments and conditions in the approved TIA must be implemented by the developer.
- 28 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 29 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.
- 30 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 31 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.
- 32 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 33 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.
- 34 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 35 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 36 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.
- 37 Site access to conform to the George Integrated Zoning Scheme 2023.  
No direct access from Knysna Road Street is not allowed.

*Jim Fine*  
Signed on behalf of Dept: CES

01 Apr 25

