

Beplanning en Ontwikkeling
Planning and Development

Collaborator No.: 3598220
Reference / Verwysing: Portion 52 of the Farm Diepe kloof 226, Division George
Date / Datum: 09 January 2026
Enquiries / Navrae: Marisa Arries

Email: planning@delplan.co.za

DELPLAN
PO BOX 9956
GEORGE
6530

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE:
PORTION 52 OF THE FARM DIEPE KLOOF 226, DIVISION GEORGE

Your application in the above regard refers.

The Deputy Director: Town Planning has, under delegation no. 4.17.1.17 of 24 April 2025, decided that the following applications for Portion 52 of the farm Diepe Kloof No. 226, Division George:

1. **Consent Use** in terms of Section 15(2)(o) of Land Use Planning By-Law for George Municipality, 2023 to permit a function venue on Portion 52 of the Farm Diepe Kloof No. 226, Division George.
2. **Consent Use** in terms of Section 15(2)(o) of Land Use Planning By-Law for George Municipality, 2023 to permit an additional dwelling unit on Portion 52 of the Farm Diepe Kloof No. 226, Division George.
3. **Permanent Departure** in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the following departures from the development parameters:
 - a. Departure from the maximum 500m² floor area to allow 1097.5m² for a function venue and ancillary buildings.
 - b. Departure from height requirement of 6.5m for the additional dwelling unit to allow 7m.
 - c. Relaxation of the 60m² size requirement for agricultural worker accommodation to allow 63m² for two agricultural worker accommodation.
 - d. Departure to allow differences in the architectural style between the dwelling house and additional dwelling (being applied for with a consent use).
4. **Permanent Departure** in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for relaxation of the following building lines:
 - a. Relaxation of eastern side common boundary building lines from 30m to the following distances:
 - 28.6m, 27m, 24.2m, 22.2m, 19.4m & 26.9m for the main dwelling (no.1)
 - 17m, 17.1m, 20.1m & 21.6m for the existing managers dwelling (no.4) and 14.4m & 19.4m for the shade net patio of this dwelling.
 - 13.4m, 12.3m, 11.7m, 11.8m, 11m, 9.5m & 10m for the additional dwelling (no.5) and 20m & 21m for the lean-to of this dwelling.

b. Relaxation of western side common boundary building lines from 30m to the following distances:

- 21m for the storage room of the function venue.
- 6.6m and 6.4m for the dam structures.
- 14.9m and 17.7m for the workers accommodation (cottage no.3.1) and 21.3m and 24.2m for the shade net patio of this dwelling.
- 18.6m and 23m for the workers accommodation (cottage no.3.2) and 23.3m and 20.2m for the lean-to of this dwelling.

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

REASONS FOR DECISION

- a) The proposed departures and consent use will not have a negative impact on the character of the area or the environment.
- b) The development of a function venue, dwelling house (including second dwelling), additional dwelling unit and worker's accommodation will not detract from the functionality and integrity of farming practices and landscapes. The scale and physical form is acceptable, however the layout must comply with the George Integrated Zoning Scheme Bylaw, 2023.
- c) The George Municipal Spatial Development Framework, 2023 identifies areas along the R102 and R404 Roads as areas where agricultural activities in combination with recreational and tourist related facilities can be promoted. The application property is located ±2km to the north of the R102, and accordingly, the proposed development is in line with the spatial policies and objectives of the area.
- d) The Western Cape Rural Development Guidelines encourage the diversification of agricultural properties through development of permitted tourism related land uses (guest houses and tourist facilities) to stimulate the agricultural economy. The proposed development will enhance the economy of the area - creating job opportunities for the surrounding communities.
- e) Although the dwellings are not clustered in a farmstead, the various dwellings in the building lines creates functional spaces for agricultural activities.

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval shall lapse if not implemented within a period of two (2) years from the date of approval.
2. This approval shall be taken to cover only the applications as applied for and as indicated on Site Plan number 71.21 drawn by Paxton Architectural Studio and dated December 2021 attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. A Site Development Plan (SDP) for the development must be submitted in accordance with Section 23 of the George Integrated Zoning Scheme By-law, 2023 to the satisfaction of the Directorate for consideration and approval, prior to the submission of building plans.
4. Stormwater attenuation must be illustrated on the SDP.
5. The SDP should specifically indicate compliance with development parameters as per the George Integrated Zoning Scheme By-law, 2023, the conditions of approval, the notes and conditions which may be imposed by the Western Cape Department of Infrastructure.
6. The architectural design of the proposed buildings must generally be in accordance with the proposal submitted, including the use of darker colours for the walls and roof of these buildings.
7. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of R 482 980.88 (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.
8. The above approval will be considered as implemented on the approval the as built building plans.

Town Planning Notes:

- a) *It is noted that the building plans for the existing dwelling house and proposed second dwelling does not comply with the provisions of the Zoning Scheme. Building plans will only be considered once the existing structures have been altered to comply with the Zoning Scheme. Dwelling house and second dwelling as submitted constitute three dwelling units.*
- b) *Please note the number of non-interleading rooms as well as the number of rooms for letting to lodgers without requiring consent.*

- c) The applicant must obtain comments from the Western Cape Department of Infrastructure, approving the plan which will be submitted as the SDP, seeking their endorsement for access from the provincial road.
- a) Building plans must be submitted for approval in accordance with the National Building Regulations.
- b) Please note that all applicable development parameters must be indicated on the SDP / building plan i.e. height, building lines, width and position of carriageway crossing etc.
- c) All structures to be accurately indicated on the SDP / building plans.
- d) Site is located in the area where Eskom is the Electrical Supply Authority. The Developer to liaise directly with Eskom regarding the applicable development conditions.
- e) No protected trees may be trimmed, cut or removed without a license issued in terms of the National Forests Act No. 84 of 1998.
- f) Storm water must be dispersed responsibly, and the storm water management and erosion measures must be addressed on the building plans.
- g) 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.
- h) The owner must make all attempts to prevent light pollution on the property and to prevent spill over onto surrounding properties and public areas.
- i) The use of spray or spotlights is not permitted. Only warm coloured lighting with low luminance may be used in external parts of the buildings.
- j) The excessive use of paving or areas covered by concrete is not supported as this leads to heat retention and with predicted climate change scenarios this can have substantive effects when considered cumulatively.
- k) The design of the structures must incorporate the use of water and energy saving devices such as solar panels, solar geysers, gas stoves, rain-water tanks, greywater harvesting, low flow toilets, aerated taps and shower heads, etc.
- l) The contravention levy was calculated as follows:
 - **Contravention floor / activity area directly related:**
 - Uses not approved: 1097.5m²
 - Extent departures: 602.78m² over.
 - Building line encroachments not approved: 574.621m²
 - Height departure – no measurement method.
 - **Contravention floor / activity area indirectly related:**
 - Parking for venue: 18 bays = 225m²
 - Total contravention area: 2 499.901m²**
 - The per m² value as calculated is less than the minimum R168.00 tariff, thus the minimum amount of R168.00 will be applicable.
 - Contravention levy: R168.00/m² x 2 499.901m² = R 419 983.37
 - Total (including VAT) = R 482 980.88**

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

9. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 10 March 2025.
10. As stipulated in the 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 thereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
11. The amounts of the development charges are reflected on the attached calculation sheet dated 10 March 2025 and are as follows:

Roads:	R	-	Excluding VAT
Sewer:	R	-	Excluding VAT
Water:	R	-	Excluding VAT
Total:	R	-	Excluding VAT
12. The total amount of the development charges of R 0,00 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.
13. Any amendments or additions to the proposed development, which is not contained within the 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: 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 30 January 2026 and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

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

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

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

Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Farm Diepklloof 226 portion 52, Division George\ consent use and permanent departure_\approved\delplan.docx

GENERAL NOTES +
 THIS DRAWING IS PROTECTED UNDER THE COPY RIGHT ACT 1986, AND CAN NOT BE USED OR REPRODUCED IN PART OR AS A WHOLE WITHOUT THE AUTORIS CONSENT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE WORK CAN COMMENCE. ANY AND ALL DISCREPANCIES MUST BE REPORTED TO THE AUTOR. ALL WORK MUST STRICTLY COMPLY WITH NATIONAL BUILDING REGULATIONS. LEVELS INDICATED ARE FINAL LEVELS. NOT SCALE FROM DRAWING.

DEVELOPMENT DATA

LEGEND

	MAIN VENUE	849.580m ²
OUT DOOR CHAPEL	148.470m ²	
ROOF STRUCTURE	116.975m ²	
MAIN DWELLING	595.512m ²	
ROOM 1	76.157m ²	
SECOND DWELLING	39.831m ²	
TOTAL	711.500m ²	
MANAGER	158.837m ²	
ADDITIONAL DWELLING	165.738m ²	
WORKERS COTTAGES x3	136.630m ²	
GRAND TOTAL	2287.728m ²	

No	REVISIONS	DATE
	REVISED	27 NOV 2024

COMPANY: **PAXTON ARCHITECTURAL STUDIO**
 Henry Paxton
 Sen. Arch. Technologist
 129 Bommelbosch
 P. O. Box 2419
 Mossel Bay
 6500
 tel : 044-6932490
 cel : 082-7579449
 e-mail : hpxton@telkomsa.net

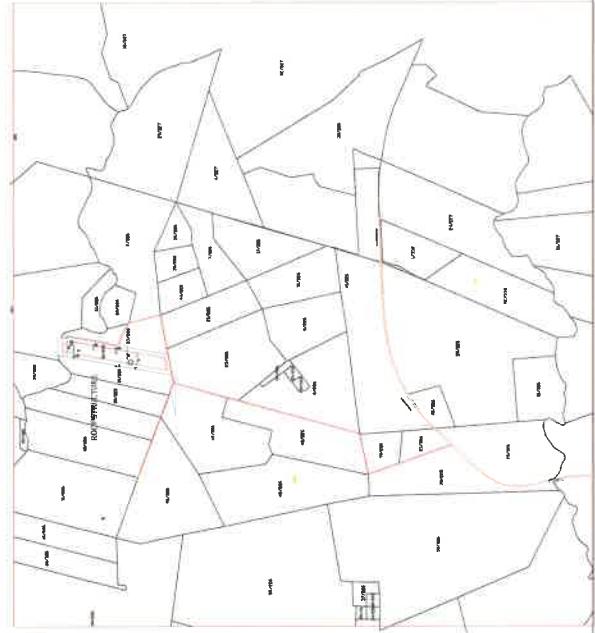
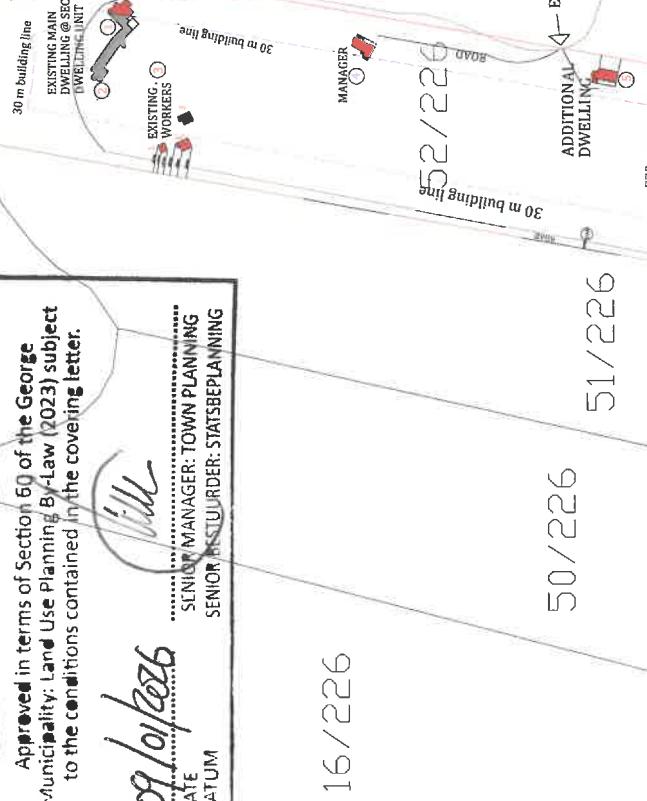
PROJECT:
 PROPOSED VENUE
 FOR MR D VAN SCHALKWYK
 ON FARM PORTION 52/226
 DIBPKLOOF
 SINKSABRUG

SITE PLAN
 Drawn: Henry Paxton
 Date: DES 2021
 Scale: 1:100,50 A3
 Page: 1
 Plan no: 71.21

Notes:

- Structures not included in the application as approved require an additional application.
- All structures to be labelled and development parameters indicated on submission of site development plan and building plans.

323



GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
		Erf Number * Portion 52 of 226 Allotment area * George Water & Sewer System * George System Road network * George Developer/Owner * Delta Trust Erf Size (ha) * 10,91 Date (YYYY/MM/DD) * 2025-03-10 Current Financial Year 2024/2025 Collaborator Application Reference 3598220	

Application: **Rezoning to Business**

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

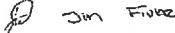
- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
- 2 The amounts of the development charges are reflected on the attached calculation sheet dated 10/03/2025 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)
- 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 The developer is to provide the Dept: CES with a DRE approval of the TIA. The comments and conditions in the approved TIA must be implemented by the developer. The dept CES reserve the right in enforce additional conditions and requirements to be implemented by the developer.
- 27 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.
- 28 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.
- 29 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 30 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.
- 31 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 32 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.
- 33 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 34 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.
- 35 Site access to conform to the George Integrated Zoning Scheme 2023.


 Signed on behalf of Dept: CES

10 Mar 25



1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

2210

2211

2212

2213

2214

2215

2216

2217

2218

2219

2220

2221

2222

2223

2224

2225

2226

2227

2228

2229

22210

22211

22212

22213

22214

22215

22216

22217

22218

22219

22220

22221

22222

22223

22224

22225

22226

22227

22228

22229

222210

222211

222212

222213

222214

222215

222216

222217

222218

222219

222220

222221

222222

222223

222224

222225

222226

222227

222228

222229

2222210

2222211

2222212

2222213

2222214

2222215

2222216

2222217

2222218

2222219

2222220

2222221

2222222

2222223

2222224

2222225

2222226

2222227

2222228

2222229

22222210

22222211

22222212

22222213

22222214

22222215

22222216

22222217

22222218

22222219