

Beplanning en Ontwikkeling
Planning and Development

Collaborator No.: 3479669
Reference / Verwysing: Portion 84 of farm 189, Boven Lange Valley
Date / Datum: 23 January 2026
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN
P O Box 2359
GEORGE
6530

**APPLICATION FOR CONSENT USE: PORTION 84 OF THE FARM BOVEN LANGE VALLEY NO. 189,
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 Land Use Planning By-law for George Municipality, 2023 to accommodate a tourist facility on Portion 84 of the Farm Boven Lange Valley No. 189, Division George; **BE APPROVED** in terms of Section 60 of the said By-Law for the following reasons:

REASONS FOR DECISION

- (i) The proposed tourist facility aligns with local and municipal spatial development frameworks, zoning scheme, and tourism development strategies.
- (ii) It supports the municipality's objectives for rural economic development, tourism promotion and sustainable land use.
- (iii) The Western Cape Rural Development Guideline encourages 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.
- (iv) The facility has proved to boost the local economy through tourism spending over years.
- (v) The facility has been operating for more than 10 years, albeit it informally, regularising it supports orderly development. The use has already demonstrated viability and positive community interaction.
- (vi) The objector did not dispute the tourist facility, only the approval of the application prior to registration of the servitude right of way. This has been addressed as a condition of approval.
- (vii) During the consultation process, no indication was provided regarding potential triggers of listed activities, however, in terms of their duty of care the owners have the obligation to consult with the relevant environmental authorities and ensure their development is compliant with environmental law.

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

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 application applied for as indicated on Site Plan No. W006 (Revision 01) dated 19 September 2025, drawn by Scott Architect and 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 to the satisfaction of the Directorate for consideration and approval, in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2023 and the conditions of approval, prior to submission of building plans.
4. The owner must take necessary steps to secure, formalise and maintain access from the N2 to the property by means of registering relevant servitude(s) right of way – to be confirmed by SANRAL, prior to submission of the SDP.
5. The developer must submit a copy of the agreement / approved servitude diagram to the Directorate: Planning and Development for record purposes on submission of the SDP.
6. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023 a contravention levy of **R201 507,60** (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.
7. The above approval will be considered as implemented on the approval of as built building plans.

Notes:

- a) *Indicate all development parameters in terms of the Zoning Scheme on the SDP and ensure compliance.*
- b) *The applicant refers to a farm shop in both the motivation and on the site plan. However, as no produce from the farm is sold in the shop, it does not comply with the land use description of "farm shop" as outlined in the Zoning Scheme and is thus regarded as a tourist facility.*
- c) *Building plans must be submitted for approval in accordance with the current zoning scheme as well as the National Building Regulations.*
- d) *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities – i.e. Environmental, National Roads, etc.*
- e) *Access must be obtained in accordance with SANRAL's requirements.*
- f) *Owner to clarify access and servitude requirements with SANRAL, as the 2012 court order may be outdated in lieu of new road designs and developments along the N2 prior to submission of SDP.*
- g) *Contravention levy was calculated as follows:*
 - ~ *Direct contravention: 268m² for tourist facility.*
 - ~ *Indirect contravention: 775m² for parking relating to the tourist facility.*
 - ~ *Property value: R3 700 000, 00/98 391m² = R37,60 (the minimum tariff of R168, 00/m² applies).*
 - ~ *Contravention levy direct: R168,00 x 268m² = R45 024,00 (excluding VAT).*
 - ~ *Contravention levy indirect: R168,00 x 775m² = R130 200,00 (excluding VAT).*
 - ~ *Total: 201 507,60 (including VAT).*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

8. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 23 January 2025, must be adhered to.
9. 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.
10. The amounts of the development contributions are reflected on the attached calculation sheet dated 23 January 2025 and are as follows:

Roads	R 0,00 (Excluding VAT)
Sewer	R 0,00 (Excluding VAT)
Water	R 0,0 (Excluding VAT)
Total	R 0,00 (Excluding VAT)

11. 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.
12. Any amendments or additions to the proposed development which are not contained within the said calculation sheet, which may 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.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

13. The conditions imposed by the Directorate Electro-technical Services are attached as 'Annexure C' dated 27 January 2025, must be adhered to.
14. As stipulated in the attached conditions imposed by the Directorate Electro-technical 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.
15. The amount of the development contributions is reflected on the attached calculation sheet dated 27 January 2025 and is as follows:
Electricity R 4 360,00 (Excluding VAT)
16. The total amount of the development charges of **R 4 360,00** (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.
17. Any amendments or additions to the approved development parameters which may 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 13 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



C PETERSEN

SENIOR MANAGER: TOWN PLANNING

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Erf Number *	Portion 84 of 189
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	NA de Freitas
Erf Size (ha) *	9,84
Date (YYYY/MM/DD) *	2025-01-23
Current Financial Year	2024/2025
Collaborator Application Reference	3479669

Application:

Rezining to double dwelling

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 23/01/2025 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 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 waterbome 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 All necessary permits, licenses and/or approvals required for the development must be obtained from the relevant authorities.
- 26 All aspects regarding sewerage treatment, including the proposed temporary on-site sewerage package plants, shall be addressed to the satisfaction of the Dept: CES and all other relevant authorities within a service agreement (Clause 7 applies)
- 27 The applicant/developer/owner is to apply to the Dir: CES for an industrial permit to discharge any effluent, other than standard residential effluent, into the municipal sewer system. The conditions as stated in the permit are to be implemented at the applicant's expense.
- 28 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.
- 29 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.
- 30 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.
- 31 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.
- 32 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 33 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.
- 34 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.
- 35 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 36 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.
- 37 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 38 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.

- 39 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 40 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.
- 41 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

23 Jan 25

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2024/06/10
For Internal information use only (Not to publish)		



Erf Number * 189-84
 Allotment area * Kleinkrantz
 Elec DCs Area/Region * Wilderness Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * NA de Freitas
 Erf Size (ha) * 9,8
 Date (YYYY/MM/DD) * 27 01 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3479669

Application: Development Charges

Comments:

Service applicable	Description	0
Electricity	Service available (Subject to the Electrical master plan approval)	

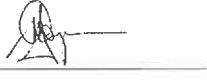
Conditions		
General conditions		
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:	
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 27/01/2025 and are as follows: Electricity: R 4 359,73 Excluding VAT	
3	The total amount of the development charges of R4 360, 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.	
4	Any amendments or additions to the approved development parameters 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.	
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 R4 360, Excluding VAT 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	
8	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.	
9	Any, and all, costs directly related to the development remain the developers' responsibility.	
10	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.	
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	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.	
14	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.	
15	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.	
16	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.	
17	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.	
18	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.	
19	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.	
20	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.	
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.	

Electro Technical	
22	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
23	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
24	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
25	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
26	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
27	Installation of ripple relays are compulsory for all geysers with electrical elements.
28	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.



Signed on behalf of Dept: ETS

27 Jan 25

Development Charges Calculator		Version 1.00		2024/06/10	
		Erf Number: 189-84 Allotment area: Kleinkrantz Elec DCs Area/Region: Wilderness Network Elec Link Network: MV Elec Development Type: Normal Developer/Owner: NA de Freitas Erf Size (ha): 9,8 Date (YYYY/MM/DD): 2025-01-27 Current Financial Year: 2024/2025 Collaborator Application Reference: 3479669			
Code	Land Use	Unit	Total Existing Right	Total New Right	
RESIDENTIAL			Units	Units	Units
	Single Res > 1000m ² Erf (Upmarket)	unit		1	
	Second/Additional Dwelling	unit		1	
OTHERS			kVA		kVA
	Small Business < 250 KVA (20% diversity)	Actual kVA (BDMD)			13,8
Is the development located within Public Transport (PT1) zone?		Please select: <input checked="" type="checkbox"/> Yes			
Calculation of bulk engineering services component of Development Charge					
Service	Units	Existing demand (ADM0)	New demand (ADM0)	Unit Cost	Amount
Electricity	kVA	8,67	11,04	R 1 839,07	R 4 359,73
Total bulk engineering services component of Development Charge payable				R 4 359,73	R 653,96
Link engineering services component of Development Charge Total Development Charge Payable					
City of George Calculated (ETS):  Signature :  Date : January 27, 2025					
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month					
Notes:					
Departmental Notes:					

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623_021334	R 5 013,69