

**Collaborator No.:** 3676805  
**Reference / Verwysing:** Remainder Farm Buffelsdrift 227  
**Date / Datum:** 27 February 2026  
**Enquiries / Navrae:** Primrose Naka

**Email:** [neldek@mweb.co.za](mailto:neldek@mweb.co.za)

ALEXANDER HAVENGA (Nel& De Kock)  
P O Box 1186  
GEORGE  
6530

**APPLICATION FOR CONSENT USE: REMAINDER FARM BUFFELSDRIFT 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 Land Use Planning By-Law for George Municipality, 2023 to operate a quarry on a portion of Remainder Farm Buffels Drift No. 227, Division George;

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

**REASONS FOR DECISION**

- a) The proposed mining operation is of small-scale, compared to most quarries in the George area, measuring 4.37 hectares and the activity will take place on a previously disturbed area (footprint) where illegal mining has taken place over time.
- b) The proposed quarry is required to provide needed building materials to the local construction and road construction sector, playing a supporting role in the development of our local and regional economies and construction of new public infrastructure.
- c) The proposed quarry is only expected to be operational for the validity period of the mining permit and environmental authorisation and will thereafter be rehabilitated for agricultural use in accordance with the property zoning.
- d) It is therefore not expected to have any significant negative medium or long term impact on the natural environment or the agricultural potential of the property or surrounding farms.
- e) The proposal is deemed to be consistent with the spatial planning policies and guidelines for this area.
- f) With proper implementation of the environmental authorisation and its conditions, it is found that the development proposal will not pose any significant medium to long term negative impacts to the surrounding natural environment or neighbouring property owners' rights and amenity to the enjoyment and use of their respective properties.
- g) The responding external departments have provided positive comments with conditions to be adhered to. Notes and conditions are imposed in this regard.

## CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

### General

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the approval is only valid until 4 November 2026, or the duration or the lifetime of the quarry as per an amended or extended mining permit, to a maximum of five (5) years from the date of approval.
2. Notwithstanding condition (1) above, these conditions of approval shall remain valid and enforceable until the owner has complied.
3. The mine must be decommissioned, and the site suitably rehabilitated in line with the environmental authorisation and relevant rehabilitation plan on lapsing of the approval.
4. This approval shall be taken to cover only the quarry area as applied for and indicated on the Site Plan Annexure 7 dated August 2020 and prepared by Ryk Taljaard, 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.

### Implementation

5. A Site Development Plan (SDP) indicating the key operational areas, environmental buffers and buildings for the quarry and agriculture related buildings must be submitted to the Directorate: Planning and Development for consideration and approval.
6. The SDP must:
  - a. Indicate all conditions / mitigation measures / recommendations as stipulated in the relevant permits, authorisations, external department consents and specialist studies.
  - b. Include a letter from the Environmental Control Officer confirming that the SDP complies with the Environmental Authorisation and Mining Permit.
  - c. Include a sheet indicating proposed rehabilitation and landscaping post quarry activities.
7. A buffer area of at least 32m wide must be kept between the mining area and the edge of the watercourses and must be maintained during the period of mining. No activities must occur within the watercourse or prescribed 32m buffer zone from the edge of the water course.
8. A contravention levy of **R8 444 965.20 (inclusive of VAT)** is payable to the Directorate: Planning and Development on submission of the site development plan.
9. The Consent Use approval will be deemed implemented on the approval of the SDP.

### **Town Planning Notes:**

- (i) *Operation of the quarry must comply with all statutory requirements and approvals whether local, provincial and national.*
- (ii) *Building plans to be submitted for all structures including temporary structures on this property during the lifetime of the mine for approval in accordance with the National Building Regulations.*
- (iii) *Any temporary structures erected to serve the mining activities, must be removed once the mining activities cease and may only be kept for the duration of the occupancy certificates.*
- (iv) *Stormwater management must be addressed to the satisfaction of the Civil Engineering Department and in accordance with the environmental authorization.*
- (v) *The permit holder to adhere to all conditions, mitigations and requirements as per the relevant and respective reports and studies conducted.*
- (vi) *The permit holder must conduct all activities as per conditions of the environmental authorisation.*
- (vii) *Should the developer fail to comply with any conditions imposed by the relevant Competent Authorities, the Municipality reserves the right to suspend this approval until such time as the developer has complied with all applicable conditions and requirements.*
- (viii) *The Environmental Authorisation holder must submit copies of the approved decommissioning certificate and compliance reports, including all documentation submitted to the competent authority to the Environmental Management Section of the George Municipality. These documents must be submitted via email within 7 days after submission to the competent authority.*

- (ix) The owner of the property must clear alien vegetation on a regular basis in accordance with an approved alien clearing plan.
- (x) The contravention levy is calculated as follows:
- Contravention area: 43 711m<sup>2</sup>
  - Minimum fee as per the approved Tariff Book = R168/m<sup>2</sup>
  - $R168.00 \times 43\,711\text{m}^2 = R7\,343\,448,00$  plus 15% VAT
  - Total = R8 444 965,20 (inclusive of VAT)

## CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

10. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 4 June 2025, must be adhered to.
11. 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.
12. The amounts of the development charges are reflected on the attached calculation sheet dated 4 June 2025 and are as follows:
- |        |   |   |                     |
|--------|---|---|---------------------|
| Roads: | R | - | Excluding VAT       |
| Sewer: | R | - | Excluding VAT       |
| Water: | R | - | Excluding VAT       |
| Total: | R | - | Total Excluding VAT |
13. 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.
14. 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: 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 20 MARCH 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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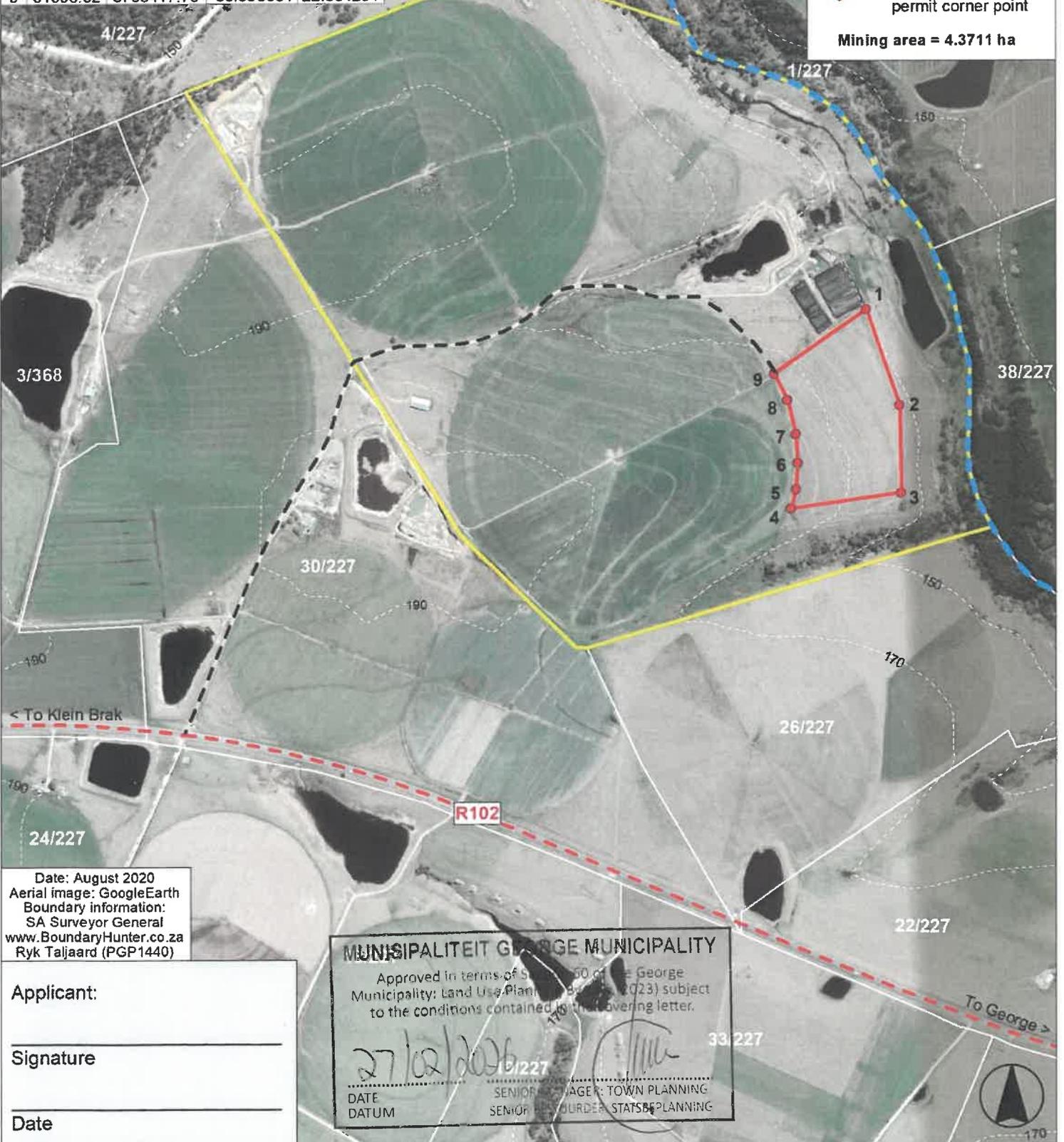
# Regulation 2(2) Plan: A mining permit on the Remainder of Buffels Drift 227 (George RD)

## Annexure 7

Coordinate system/s:  
Y & X - WG23 (m)  
Lat & Long - WGS84 Decimal Degrees

ID	Y	X	Latitude	Longitude
1	61363.35	3763315.25	-33.995086	22.335829
2	61309.69	3763467.96	-33.996466	22.336399
3	61307.30	3763607.87	-33.997727	22.336415
4	61482.40	3763632.79	-33.997942	22.334518
5	61474.83	3763602.32	-33.997668	22.334602
6	61471.99	3763559.46	-33.997281	22.334636
7	61474.83	3763513.77	-33.996869	22.334609
8	61487.75	3763459.26	-33.996377	22.334473
9	61508.52	3763417.70	-33.996001	22.334251

-  Cadastral boundary
  -  Proposed mining permit area
  -  Cadastral boundary (additional)
  -  Tar road (R102)
  -  Access road
  -  Witels River
  -  Contour (20m interval)
  -  Proposed mining permit corner point
- Mining area = 4.3711 ha**



Date: August 2020  
Aerial image: GoogleEarth  
Boundary information:  
SA Surveyor General  
www.BoundaryHunter.co.za  
Ryk Taljaard (PGP1440)

**Applicant:** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

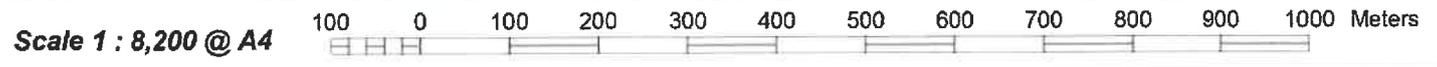
**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 50 of the George Municipality: Land Use Planning By-law (2023) subject to the conditions contained in the covering letter.

27/02/2026

DATE: \_\_\_\_\_  
DATUM: \_\_\_\_\_

SENIOR CHIEF OFFICER: TOWN PLANNING  
SENIOR CHIEF OFFICER: STATISTICS & PLANNING





**For Internal information use only (Not to publish)**



Erf Number *	Rem of 227
Allotment area *	Rural area
Water & Sewer System *	George System
Road network *	Towns and settlements
Developer/Owner *	KIRSTEN EN TULLEKEN VERVOER CC
Erf Size (ha) *	8 434,00
Date (YYYY/MM/DD) *	2025-06-04
Current Financial Year	2024/2025
Collaborator Application Reference	3676805

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 04/06/2025 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 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.*

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-builts 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 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 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.
- 21 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
- 22 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.
- 23 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.
- 24 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 25 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.
- 26 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.
- 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 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.
- 30 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.