

Collaborator No.: 3712142
Reference / Verwysing: Portion 64 of the Farm Kouwdouw No 88, Division George
Date / Datum: 15 May 2026
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APPLICATION FOR EXTENSION OF THE VALIDITY PERIOD OF AN APPROVAL, THE AMENDMENT OF APPROVAL CONDITIONS AND PERMISSION IN TERMS OF CONDITIONS OF APPROVAL: PORTION 64 OF THE FARM KOUWDOUW No,88 DIVISION GEORGE

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Portion 64 of the Farm Kouwdouw No. 88, Division George:

1. Extension of validity period in terms of Section 15(2)(i) of the Land Use Planning By-Law for George Municipality, 2023, of the Consent Use approval dated 27 August 2021 applicable to Portion 64 of the Farm Kouwdouw No. 88, Division George for a period of a further 5 years (to 26 August 2031);
2. Deletion, in terms of Section 15(2)(h) of the Land Use Planning By-Law for George Municipality, 2023 of Condition 6 of the Consent Use approval dated 27 August 2021 applicable to Portion 64 of the Farm Kouwdouw No. 88, Division George;
3. Amendment in terms of Section 15(2)(h) of the Land Use Planning By-Law for George Municipality, 2023 of Conditions 13 and 14 of the Consent Use approval dated 27 August 2021 applicable to Portion 64 of the Farm Kouwdouw No. 88, Division George to read as follows:

*Condition 13: The existing access off Divisional Road 1645 at **± km 4.24 RHS** may be retained for both agricultural purposes and the proposed consent use.*

*Condition 14: The existing access off Divisional Road 1645 at **± km 4.21 RHS** must permanently be closed with materials like the existing road reserve boundary fence in that vicinity.*

4. Permission in terms of Section 15(2)(l) of the Land Use Planning By-Law for George Municipality, 2023 for the approval of the Site Development Plan (SDP) on Portion 64 of the Farm Kouwdouw No. 88, Division George as per conditions 4 of the Consent Use approval dated 27 August 2021;

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

REASONS FOR DECISION

- a) The Department of Infrastructure and Public Works are the custodians of Conditions 13 and 14. They support the proposed amendment as recorded in its letter dated 15 May 2025.
- b) The proposed development complies with the buffer areas and environmental constraints as illustrated in the Zoning Scheme.
- c) The application complies with the requirements of Section 67 of the Land Use Planning By-Law for George Municipality, 2023.
- d) The proposed SDP meets the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2023.
- e) The SDP and related documents comply with the conditions of approval dated 27 August 2021.
- f) The proposed SDP is in line with the Integrated Zoning Scheme By-Law, 2023, and development rights as approved.

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

ADDITIONAL CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

18. A flood-risk assessment is required on the submission of building plans.
19. A conservancy tank may be installed on the property. Should municipal services be extended to the area, the owner and/or developer shall be required, at their own cost, to connect to the municipal sewer system and pay all applicable sanitation development charges.
20. The owner and/or developer shall comply with all conditions related to the use and maintenance of the conservancy tank and shall be responsible for all costs associated with the operation, maintenance, and upkeep of the system.

Notes:

- a) *Development on the subject property should align with the development parameters in the Zoning Scheme.*
- b) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- c) *The developer 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.*
- d) *The applicant to comply with the National Forestry Act, Act No 84 of 1998.*
- e) *Appropriate safety measures should be provided, which may include a flood risk assessment, a dam inspection and maintenance schedule, and/or an Emergency Response Plan to address potential flooding or dam failure, to the satisfaction of the Municipality and the relevant competent authority.*
- f) *The removal of Condition 6 does not absolve the owner from maintaining a 32m buffer between the dam and the tourist facilities.*
- g) *All remaining conditions imposed in the approval letter of 27 August 2021 are still applicable.*

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 05 JUNE 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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