

Collaborator No.: 3776594
Reference / Verwysing: Erf 9157, George
Date / Datum: 28 August 2026
Enquiries / Navrae: Primrose Nako

Email: info@vreken.co.za

MARIKE VREKEN TOWN PLANNER
P O BOX 2180
KNYSNA
6530

**APPLICATION FOR CONSENT USE, PERMANENT DEPARTURE AND SITE DEVELOPMENT PLAN: ERF
9157, 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

A) That the following applications applicable to Erf 9157, George:

1. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a "plant nursery" on Erf 9157, George;
2. Temporary Departure in terms of Section 15(2)(c) of the Land Use Planning By-Law for George Municipality, 2023 to allow for a dog training facility (area of facility measuring approximately 3341m²) on Erf 9157, George;

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

REASONS FOR DECISION

- a) The proposal aligns with the spatial planning objectives for this area and the province and is consistent with the goals and objectives of the MSDF, LUPA and SPLUMA.
- b) The proposed development will not have an adverse impact on the surrounding area and neighbouring properties.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions applicable to Temporary Departure

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approvals shall lapse after a period of five (5) years from the date it comes into operation.

2. This approval shall be taken to cover only the land area applied for as indicated on the site layout plan (Plan no. 5101 SITE (A1L) drawn by Harry Burger Architects CC dated July 2025 for Erf 9157, George 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.
3. Building plans for the temporary structures must be submitted within 6 months from the date the approval comes into operation.
4. A contravention levy of **R54 040.80, VAT Included**, is payable on submission of building plans for the illegal structures linked to the dog training facility.
5. The approval will be considered implemented on the approval of said building plans.
6. The dog kennels must be demolished and removed on lapsing of the temporary departure.

General conditions applicable to Consent Use

7. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval for the Consent Use shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
8. This approval shall be taken to cover only the applications applied for and indicated on the site layout plan (Plan no. 5101 SITE (A1L) drawn by Harry Burger Architects CC dated July 2025 for Erf 9157, George 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.
9. The outdoor display of prefabricated structures, farming and industrial machinery and pottery constitute unauthorised land use and must, as indicated on the SDP, be removed from the property within 3 months from the date that this approval comes into operation. Proof thereof must be submitted with the building plans.
10. The owner/developer must plant 1x 200L indigenous tree for every 50m of erf boundary along the R102 (outside the statutory 5m building line), which will equate to approximately 8x 200L indigenous trees to be planted along this boundary, which must be maintained by the owner of Erf 9157, George. Proof of the latter must be submitted to the Directorate Planning and Development on submission of building plans.
11. The above approval will be considered as implemented on the commencement of building works in accordance with the approved building plan.

Town Planning Notes:

- i) *Building plans be submitted for all unauthorised structures in accordance with the National Building Regulations.*
- ii) *The developer must ensure that no structures are placed within the 5.0m statutory building line as per the provincial road's requirements R102.*
- iii) *All outdoor advertising billboards along the R102 must be removed if they do not have the required approvals from both the George Municipality and the Department of Infrastructure. No billboards will be permitted within the 5.0m statutory building line.*
- iv) *The existing entrance from the R102 must be indicated as temporary access until the Gwayang Development road network has been completed. Future access to the property will be obtained from the proposed new access road (proposed Sneeuberg Road), which must align with the centreline of proposed Blinkberg Road. The developer must also provide a minimum stacking distance of 30m.*
- v) *Furthermore, the developer will be responsible for the closure and relocation of the existing access, as well as the reinstatement of the affected portion of the road reserve.*
- vi) *Applicant to provide Electrical Engineering Services Department with the confirmation of the Notified Maximum Demand of the property as per the existing electrical services provided. The confirmation to be supported by a minimum 2-weeks (maximum 30min maximum demand) recordings. Installation and removal of the recorder to be witnessed by a Municipal Representative.*
- vii) *The Municipality EES could assist with the recording at R1 575-00 per week as per the tariff book 2025-2026.*
- viii) *The abovementioned confirmation to be accompanied with the latest municipal account statement confirming the number and capacity of the service connection provided to the property.*
- ix) *The developer must adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.*

- x) A contravention levy of R54 040.80(VAT Included) is payable on the submission of building plans for the unauthorized land uses.
- In terms of the municipality's tariff list, a contravention levy must be paid by the property owner for the illegal land use which is calculated as follows:
- R267m² of the floor area of the property is used directly for the structures linked to the dog training facility.
- The present municipal value of the property is R4720000; and
- The property measures 168901m² in extent.
- The m² value of the property is thus, R27.95/m² to a min amount of R176/m²
- The contravention levy payable by the owner in accordance with the municipality's tariff list is thus, R176/m² x 267m² = R 46 992.00
- Plus VAT (15%) = **R 7 048.80**
- **Total = R 54 040.80(VAT Included)**

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

12. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 11/12/2025, must be adhered to:
13. 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 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:
Roads: R 21 611.23
Sewer: R 4 861.14
Water: R 7 196.80
Total: R 33 669.18 (Excluding VAT)
14. The total amount of the development charges of **R 33 669.18** (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.
15. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 12 above, which may lead to an increase or decrease 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.

- B) Permission in terms of Section 15(2)(g) of the Land Use Planning By-Law for George Municipality, 2023 for approval of a Site Development Plan, Plan no. 5101 SITE (A1L), 6201 ST01 (A2L), 6601 GUARD (A2L, 6202 STORE02 (A2L), 6203 ST03 (A2L), 6101 STAFF (A2L), 7101 SO01 (A2L), 6501 ANN01 (A2L) and 6301 CARP. (A2L), drawn by Harry Burger Architects CC dated July 2025 for Erf 9157, George attached hereto as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision; **BE APPROVED** in terms of Section 60 of said By-law for the following reason:

REASON FOR DECISION

The proposed SDP complies with Section 23 of the zoning scheme and meets the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2023.

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 18 SEPTEMBER 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.

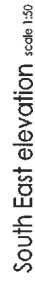
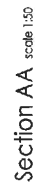
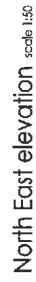
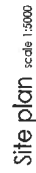
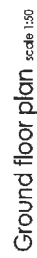
Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 9157 George(Consent Use, Permanent Departure & SDP Approval) Marike Vreken.docx

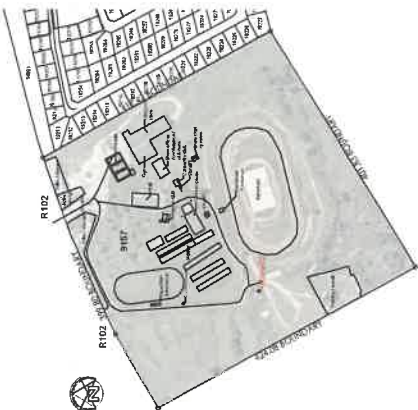


Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

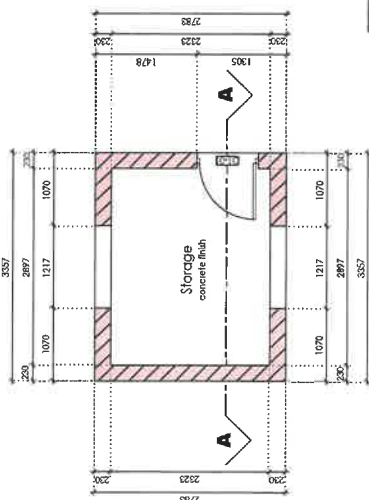
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADTBEPLANNING

Area Schedule	18.39 ha	51 m ²	
Er 9/57			
Announcement Room			
			
New Guard House on site New Guard House, Georgia 15/04/2024 15/04/2024			



Site plan scale 1:5000



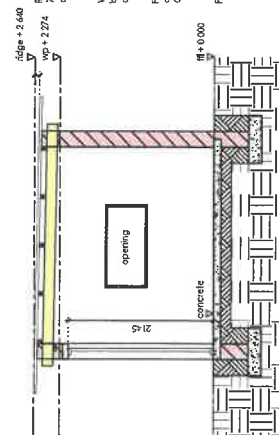
Ground floor plan scale 1:50

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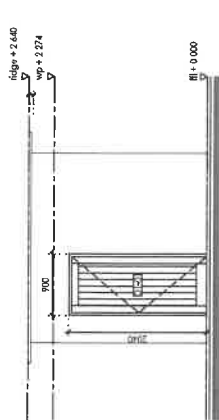
Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

28/08/2026
DATE
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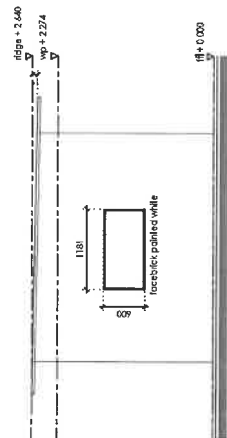
SENIOR PLANNER: TOWN PLANNING
SENIOR PLANNING OFFICER: STATSBEPANNING



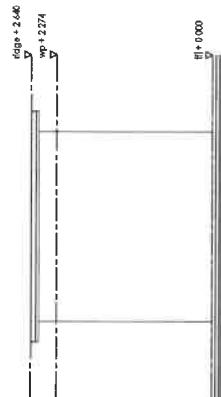
Section AA scale 1:50



North elevation scale 1:50

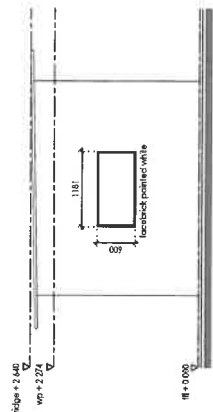


East elevation scale 1:50



South elevation scale 1:50

West elevation scale 1:50



Area Schedule	
27 81 57	16,38 ha
Shore 02	9 m²



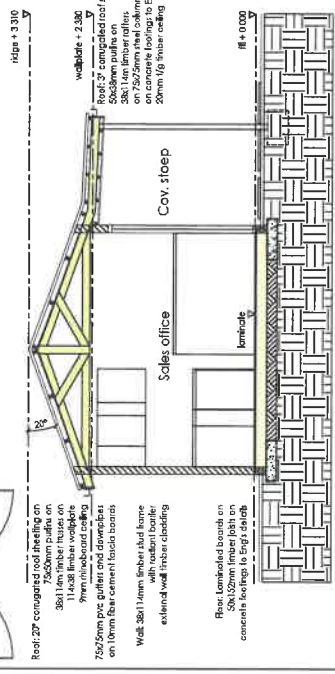
Approved in terms of Section 60 of the George
Municipality: Land Use Planning By-Law (2023) subject
to the conditions contained in the cover letter.

DATE: 28/08/2026

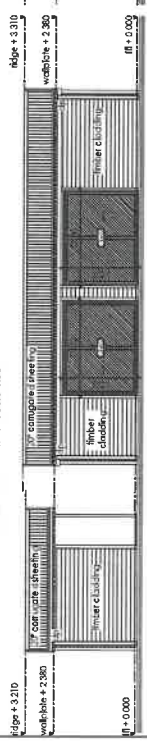
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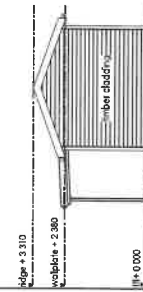
Ground floor plan scale 1:100



Section AA scale 1:50



North elevation scale 1:100



West elevation
Sales office

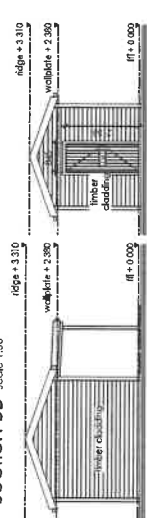
West elevation
WC / Store

South elevation scale 1:100

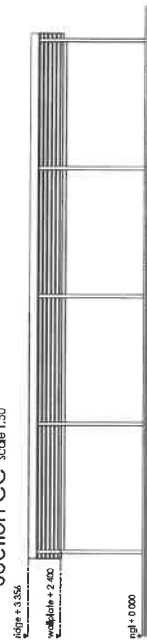
East elevation
Sales office
scale 1:100

East elevation
WC / Store
scale 1:100

Section BB scale 1-50



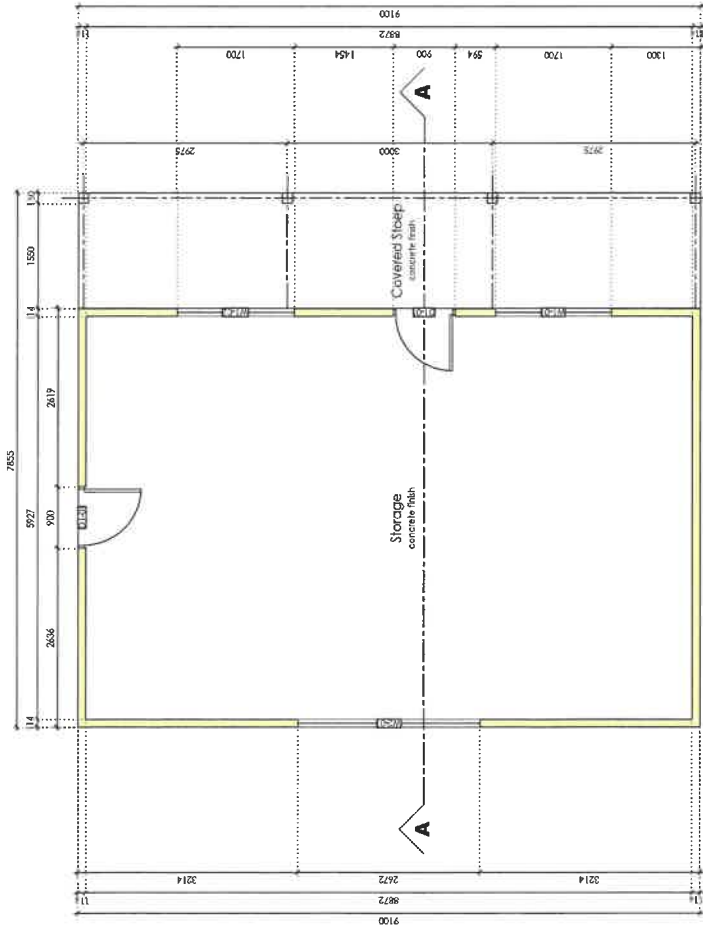
Section CC 1:50



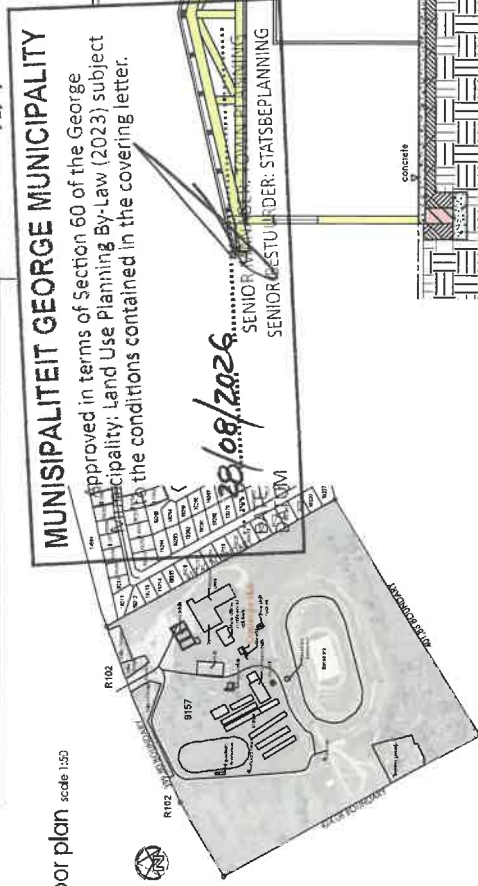
North elevation Carport scale 1:1000

South elevation Carport

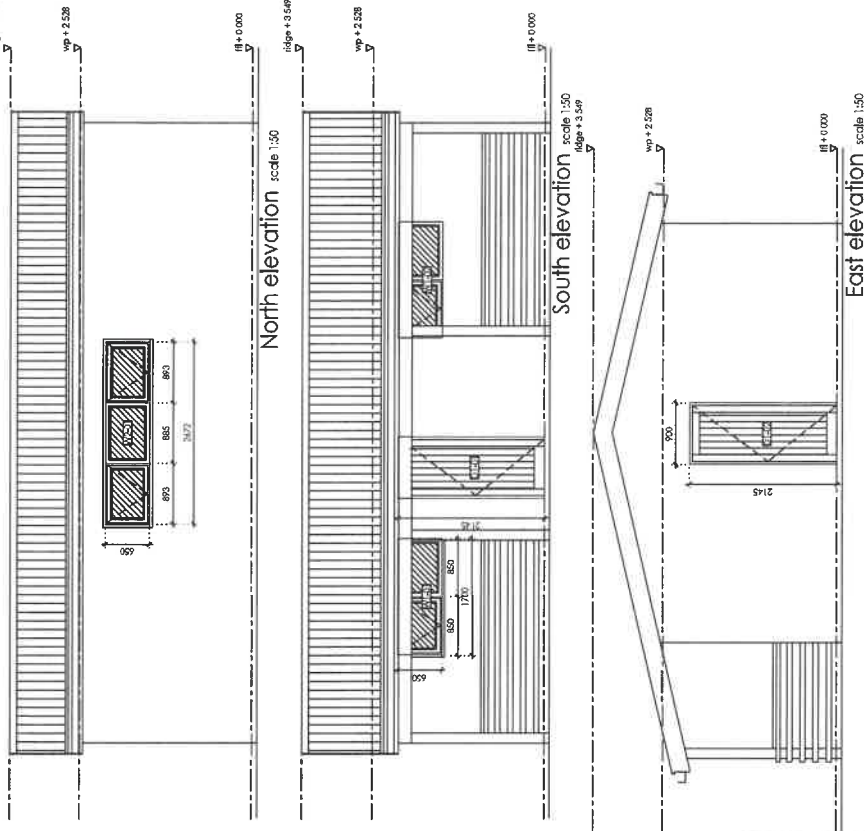
Area Schedule		Scale 1:100	
ED 0157	16.30 ha	 HARRY BURGETT ARCHITECTS ARCHITECTS NEW SHELBY OFFICE c/o 1915/ HAWGROUNDS, GEORGIA	Plan 0102/2024
Sales office	40 m ²		
Conv. Sleep	9 m ²		
WC / Store	12 m ²		
Carport	54 m ²		
Total	145 m²		



Ground floor plan scale 1:50



Site plan scale 1:5000



East elevation scale 1:50

South elevation scale 1:50

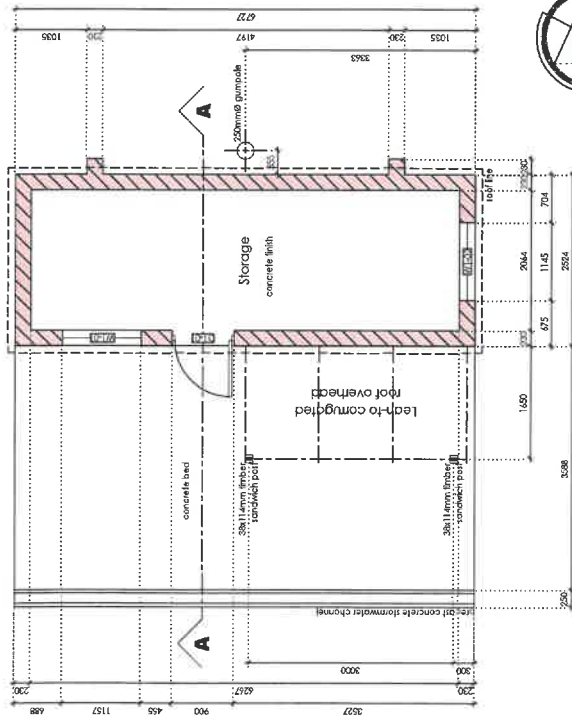
North elevation scale 1:50

Roof: 12" corrugated metal sheeting on 75x25mm purlins on 381x15mm rafters on 1x4x8mm timber wallplate
Wall: 38x114mm timber stud frame with rotation bracing divided with horizontal timber siding
Floor: 100mm concrete slab on 40mm on 150mm well compacted G7 filling
Foundations: to Engineer's details

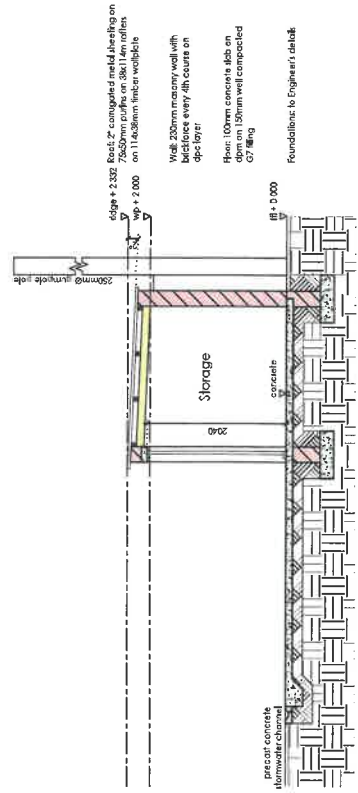
Section AA scale 1:50

Area Schedule	
Er 0157	16,30 ha
Carer's Club	71 m²

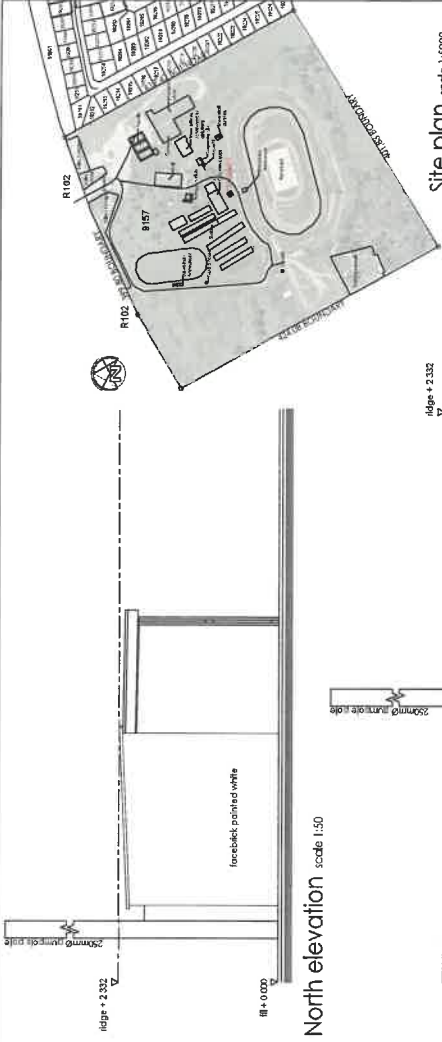




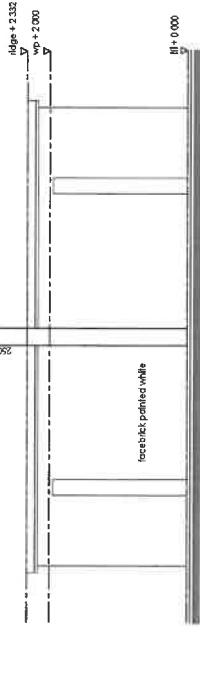
Ground floor plan scale 1:50



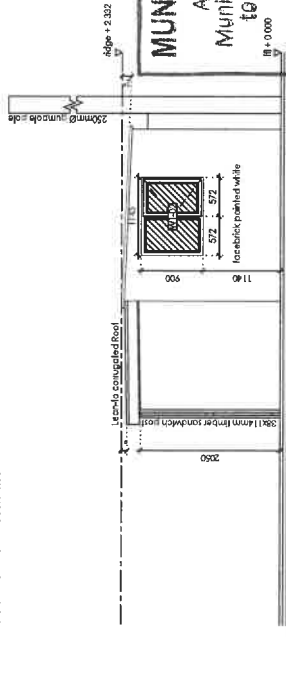
Section AA scale 1:50



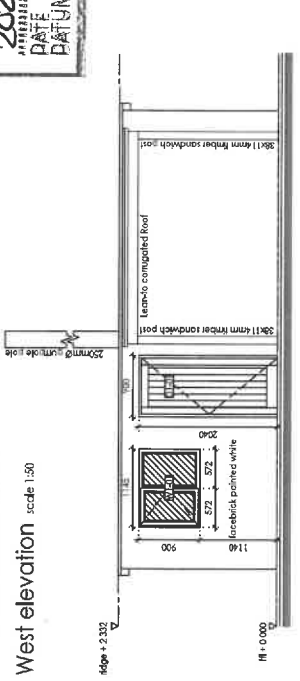
North elevation scale 1:50



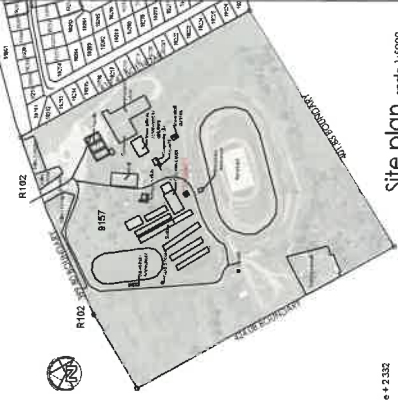
East elevation scale 1:50



South elevation scale 1:50



West elevation scale 1:50



Site plan scale 1:5000

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Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2013) subject to the conditions contained in the covering letter.

2026/08/28
DATE
2026/08/28
DATE

SENIO PLANNING
SENIO BESTUURDER: STATIS-PLANNING

Area Schedule	
Plot 9157	16.38 ha
Shed Room 01	17 m²
Landscaped	5 m²



GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf number *	9157	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	OUTENIQUA SKOUGENOOTSKAP	
	Erf Size (ha) *	49,72 Ha	
	Date (YYYY/MM/DD) *	2025-12-11	
	Current Financial Year	2025/2026	
Collaborator Application Reference		3776594	

Application: Depature & Consent

Service applicable	Description
Roads	Service available, access via R102 Provincial Road (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 11/12/2025 and are as follows:

Roads:	R	21 611,23	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	4 861,14	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	7 196,80	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	33 669,18	Total Excluding VAT
 - 3 The total amount of the development charges of R33 669,18 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 R33 669,18 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)
- 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 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 23 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.
- 24 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.
- 25 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.
- 26 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 27 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.
- 28 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 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 The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.
- 31 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 32 Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
- 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.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.



Ricus Fivaz
Manager (CES): Land development
Civil Engineering Services

11 Dec 25
Date



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2024/25
Tariffs



Civil Engineering
Service



Electro-Technical
Service

Erf number

9157

Allotment area

George

Water & Sewer System

George System

Road network

George

Developer/Owner

OUTENIQUA SKOUENOOTSKAP

Erf Size (ha)

49,72 Ha

Date (YYYY/MM/DD)

2025-12-11

Current Financial Year

2025/2026

Collaborator Application Reference

3776594

Code	Land Use	Unit	Total Existing Right			Total New Right		
GENERAL BUSINESS								
	Offices - Small (<2 000m² GLA)	m2 GLA	m² Erf	FAR	m² Erf	FAR	m² GLA	16,00
SPORT GROUNDS								
	Amusement Park	ha	m2 Erf	FAR	m² Erf	FAR	m² GLA	0,06

Is the development located within Public Transport (PT1) zone?

Please select

Yes

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	15,54	R 1 320,98	R 20 530,67	R 3 079,60	R 23 610,27
	trips/day	0,82	R 1 320,98	R 1 080,56	R 162,08	R 1 242,65
	kl/day	0,09	R 55 140,00	R 4 861,14	R 729,17	R 5 590,31
	kl/day	0,16	R 44 980,00	R 7 196,80	R 1 079,52	R 8 276,32

Total bulk engineering services component of Development Charge payable

R 33 669,18

R 5 050,38

R 38 719,55

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES):

JM Fivaz

Signature :

Date :

December 11, 2025

NOTES : 1. 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
2. Please note the calculation above only surfs as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:

For the Internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 23 610,27
Public Transport		R 1 242,65
Sewerage	20220703048978	R 5 590,31
Water	20220703048981	R 8 276,32
		R 38 719,55