

Collaborator No.: 3780747
Reference / Verwysing: Portion 11 of farm Diepe Kloof No.226, Division George
Date / Datum: 16 October 2026
Enquiries / Navrae: Primrose nako

Email: planning@mdbplanning.co.za

Marlize de Bruyn
PO Box 2359
GEORGE
6530

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE: PORTION 11 OF THE FARM DIEPE KLOOF NO. 226, DIVISION GEORGE

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegation 4.17.3.17, Sub delegation: LUP1.1 of 24 April 2025, decided That, notwithstanding the objection received, the following application Section 15 of the Land Use Planning By-Law for George Municipality, 2023 applicable to Portion 11 of the Farm Diepe Kloof 226, Division George:

1. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a tourist facility and guest house on Portion 11 of the Farm Diepe Kloof 226, Division George.
2. Permanency departure in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the western side boundary building line from 30m to 16.93m and 20.07 respectively for animal shelters.

BE APPROVED in terms of Section 60 of the Land Use Planning Bylaw for George Municipality, 2023 for the following reasons:

REASONS FOR DECISION:

1. The proposal is consistent with the applicable spatial planning principles, policies, objectives, and guidelines for the area.
2. The proposed development will not adversely affect the character of the area or the natural environment, as the agricultural and rural character of the property will be retained.
3. The proposal will not result in the loss or fragmentation of productive agricultural land.
4. Subject to the implementation of the recommended mitigation measures, the proposal will not negatively impact the rights of surrounding property owners or the visual character of the streetscape.
5. The proposal is compatible with the rural character and agricultural context of the area and is expected to contribute positively to the local rural economy through increased tourism activity and employment opportunities.
6. A tree buffer (indigenous trees) must be established along the southern boundary to screen the parking area and structures, thereby mitigating potential visual and noise impacts on the property owners

situated across the road to the south. The proposed tree buffer must be clearly indicated on the site layout plan submitted with the building plans. Note all trees to be planted on site not in the road reserve.

7. Subject to the owner implementing and adhering to the recommendations contained in the aquatic study, the proposed development is not anticipated to have a negative impact on the environment.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

8. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse after a period of five (5) years as measured from the date this approval comes into operation.
9. This approval shall be taken to cover only the Consent Uses and departures as applied for and indicated on the site plan: Drawing No's BA23-005 1-00 MS, BA23-005 1-01 MS, BA23-005 2-01 to 2-04 MS (4x plans), BA23-005 3-1 to 3-3 MS (3x plans), BA23-005 4-01 – 4-03 MS (3x plans) dated August 2026 (13x plans total) drawn by Blue Architects, 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.
10. The required endorsement/approval of the Western Cape Department of Infrastructure: Roads must be obtained upon submission of building plans.
11. In accordance with Section 66 (2)(z) of the Land Use Planning By-Law for George Municipality (2023) a contravention levy of R 182 564.80 (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.
12. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes:

13. *As built building plans must be submitted for approval in accordance with the current zoning scheme as well as the National Building Regulations.*
14. *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by respective provincial and national authorities – i.e. Environmental, National Roads, etc.*
15. *The owner will be responsible to ensure compliance with the reaccommodation's made in the Aquatic study with special refence to the main dwelling and second dwelling built close to the water body.*
16. *Stormwater must be managed so that concentrated runoff does not cause erosion or damage to the surrounding natural vegetation.*
17. *Any erosion must be addressed immediately. Eroded areas must be stabilised and rehabilitated using appropriate indigenous vegetation and erosion-control measures.*
18. *Contravention levy was calculated as follows:*
19. *Direct contravention: 902m² for tourist facility.*
20. *Property value: R15 401 700, 00/424 402m² = R36,29 (the minimum tariff of R176/m² applies).*
21. *Contravention levy direct: R176 x 902m² = R158 752.00 (excluding VAT).*
22. *Total: R182 564.80 (including VAT).*
23. *Applicant to liaise directly with Eskom regarding the applicable land development conditions.*
24. *The eradication and control of alien invasive vegetation on the property must comply with requirements of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 Of 2004) Alien and Invasive Species Regulations.*
25. *The owner is reminded of the Duty of Care under Section 28 of NEMA to prevent environmental degradation and to remediate any damage.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

26. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 26/09/2026, must be adhered to.
27. 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.

28. The amounts of the development contributions are reflected on the attached calculation sheet dated 26/09/2026 and are as follows:

Roads	R 0, 00 (Excluding VAT)
Sewer	R 0,00 (Excluding VAT)
Water	R 0,0 (Excluding VAT)
<u>Total</u>	<u>R 0,00 (Excluding VAT)</u>

29. 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.

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.

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 06 NOVEMBER 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.

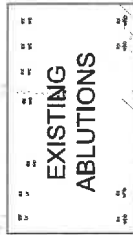
Yours faithfully



C PETERSEN
SENIOR MANAGER: TOWN PLANNING

C:\scan\Portion 11 of the farm 226 (Consent Use Approval)\M De Bruyn.docx

EX TOURIST CENTRE



PT Goedehoop
226/11

animal shelter
111m²

ex. covered
sanitary
structure

EXISTING TOURIST
CENTRE



MUNISIPALITEIT GEORGE MUNICIPALITY	
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.	
16/10/2026	DATE
16/10/2026	DATUM
MUNICIPAL MANAGER: TOWN PLANNING	
SENIOR BESTUURDER: STATIS/PLANNING	

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LEVELS AND DIMENSIONS

THE CONTRACTOR, THE CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR MUST BE RESPONSIBLE FOR ANY DISCREPANCIES.

POUNDED DIMENSIONS ARE TO BE TAKEN IN ACCORDANCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DIMENSIONS.

ex building 873m²
ex ablutions 45m²
Total 918m²

No.	Date	Description	By
Revisions	Revisions	Revisions	Revisions



Client/Owner

Mr & Mrs
Spies

Project/Programme

226/11 of the farm
Diepkloof 226
George Rural
EX TOURIST CENTRE

Drawing Title/Working Title

EX TOURIST CENTRE SITE PLAN
MUNICIPAL SUBMISSION

Drawing Number/Working Number

B423-005 1:01 MS

Key to Plan No.



Prepared by
AS SHOWN
RIMAN LE ROUX

Checked by
RIMAN LE ROUX

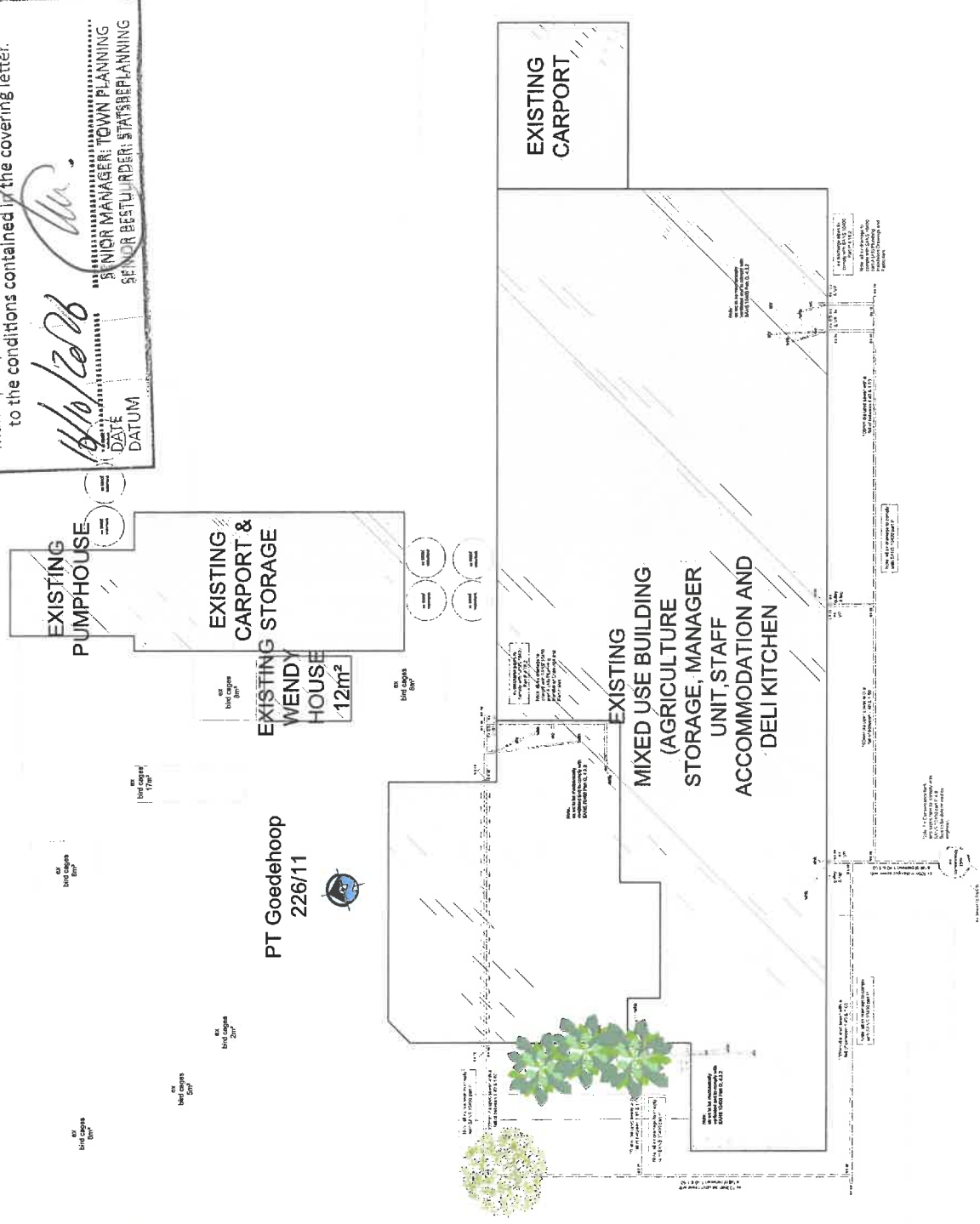
Date/Date
AUG 2025

By/Approved by
Rimman Le Roux

EX TOURIST CENTRE SITE PLAN - scale 1 : 100

EX SHED AND MANAGERS DWELLING

EX SHED AND FLAT GROUND STOREY - scale 1 : 100



MUNICIPALITEIT GEORGE MUNICIPALITY

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.

Mr. [Signature]

DATE: 14/10/2023

DATUM: 14/10/2023

SENIOR MANAGER: TOWN PLANNING

SENIOR BESTUURDER: STADSBEPLANNING

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LEVELS AND DIMENSIONS.
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISSEMINATE ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
DIMENSIONS AND LEVELS SHALL BE TO THE FACE UNLESS SPECIFIED OTHERWISE.
DIMENSIONS AND LEVELS SHALL BE TO THE FACE UNLESS SPECIFIED OTHERWISE.

No.	Date	Description	By
1	14/10/2023	Issued for planning	Blue Architects

BLUE ARCHITECTS

101 BLOEMFONTEIN AVENUE, 1ST FLOOR, BLOEMFONTEIN, 0101
T: 012 333 3333 F: 012 333 3334 E: info@bluearchitects.co.za
101 BLOEMFONTEIN AVENUE, 1ST FLOOR, BLOEMFONTEIN, 0101

Mr & Mrs Spies

226/11 of the farm Diepkloof 226 George Rural EX SHED & FLAT

EX SHED & FLAT SITE PLAN
MUNICIPAL SUBMISSION

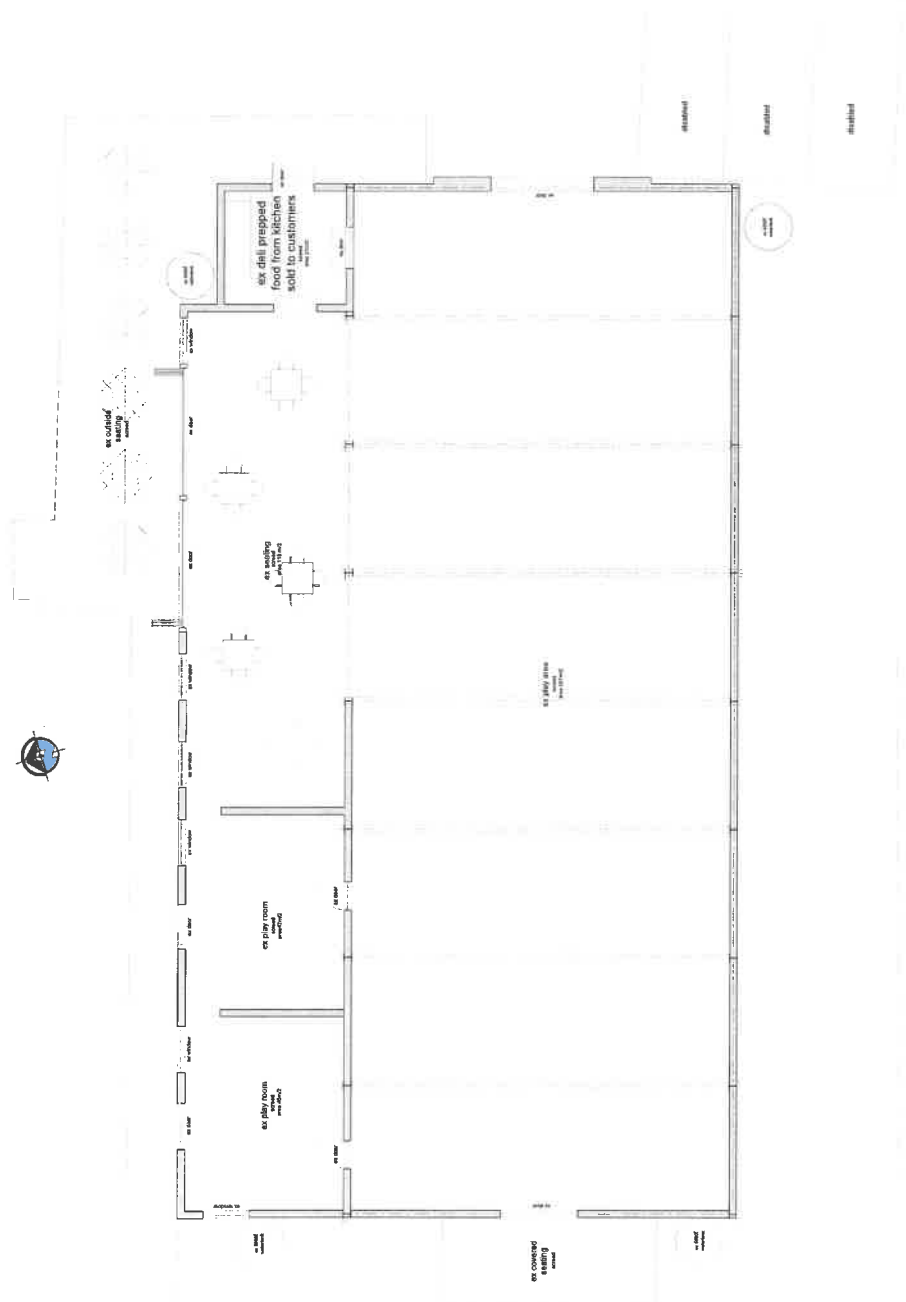
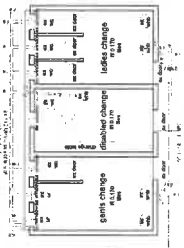
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BMS-905 - 102 MS

AS SHOWN
RIMM LE ROUX

DATE: 14/10/2023
RIMM LE ROUX

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.

DATE 10/6/2006
 SENIOR MANAGER, TOWN PLANNING
 SENIOR DESKTOP, STATSBUILDING

PT Goedehoop
226/11

Revisions			Wysigings	
No.	Date Datum	Description Beskrywing		By Dien



Tel. +27 83 3953 083 • Fax +27 86 6004 042 •
E-mail rua@rua.co.za • Address 170 York Street,
Loche House, George, 6523 • P.O. Box 4232,
George East, 6537

Client/ID: 44444444

Mr & Mrs
Spies

1

226/11 of the farm
Diepkloof 226
George Rural
EX TOURIST CENTRE

Dissolving Tablets/Tableschen

EX TOURIST CENTRE GROUND STORY
MUNICIPAL SUBMISSION

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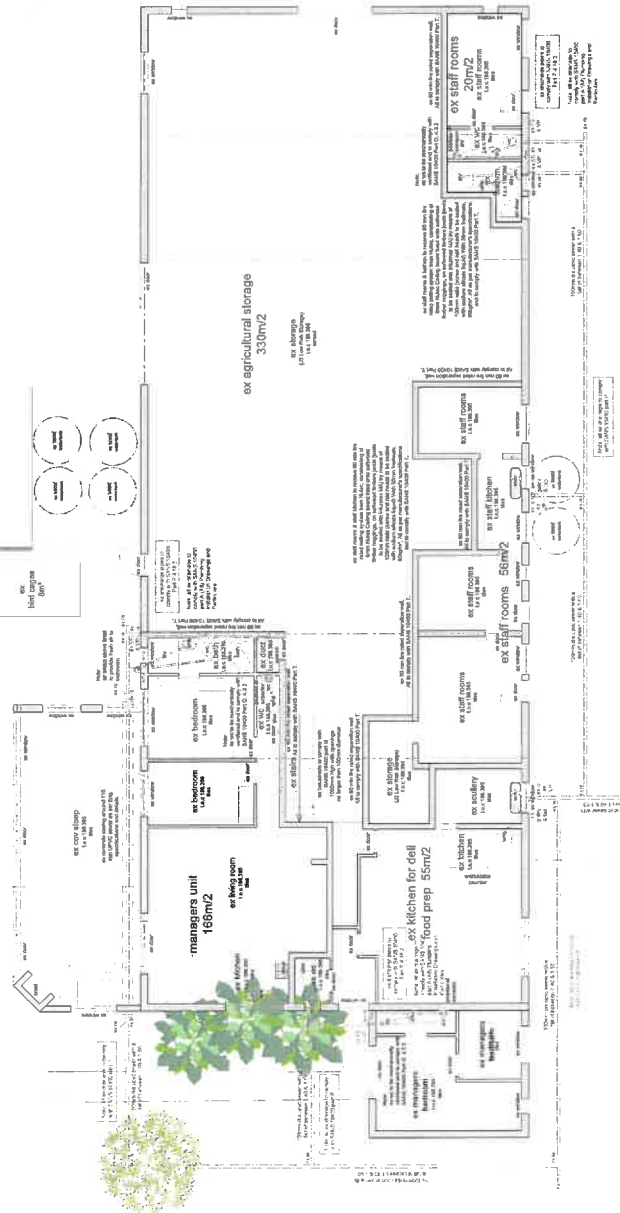
TOURIST CENTER GROUND STORY - scale 1 : 100

EX SHED AND MANAGERS DWELLING

EX SHED AND FLAT GROUND STORY - scale 1 : 100

MUNICIPALITEIT GEORGE MUNICIPALITY
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.
16/10/2026
DATE
SIGNATURE
MUNICIPAL MANAGER: TOWN PLANNING
SENIOR REGISTRAR: STATIS PLANNING

PT Goedehoop
226/11



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LEVELS AND DIMENSIONS.
THE CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING ANY MAJOR WORK.
DIMENSIONS AND LEVELS SHALL BE TAKEN IN ACCORDANCE TO SCALED DIMENSIONS AND LEVELS SHALL BE TAKEN IN ACCORDANCE TO SCALED DIMENSIONS.

No.	Date	Description	By
1	2023-01-10	Issue for Building	Blue Architects

BLUE ARCHITECTS
Tel: +27 83 303 0311 Fax: +27 86 900 1912
E: info@bluearchitects.co.za
P.O. Box 432, George 654, 6529

Mr & Mrs Spies

226/11 of the farm Diepkloof 226 George Rural EX SHED & FLAT

EX SHED & FLAT GROUND STORY
MUNICIPAL SUBMISSION

Drawing Number: 226/11-001
B043-002 2:02 MS

Scale: 1:100

Author: R. VAN DER MERWE
AS SHOWN
Date: 2023
AUG 2023

By: R. VAN DER MERWE
Date: 2023
AUG 2023

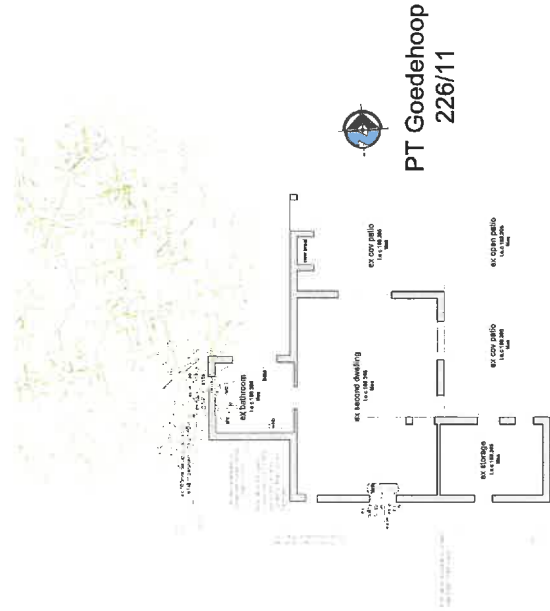
By: R. VAN DER MERWE
Date: 2023
AUG 2023

By: R. VAN DER MERWE
Date: 2023
AUG 2023

EX EX BRAAI & STORAGE
(FUTURE SECOND DWELLING)



ROOF PLAN - scale 1 : 100



GROUND STOREY - scale 1 : 100

PT Goeder
226/11

Note: The Commission has used approximately \$6.4 million to carry out its work since 1980.

is known to branch
open and close, swing
off to accommodate
and applications

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LEVELS AND DIMENSIONS.

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING OR WORK.

PRELIMED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPPLIES SMALL SCALE

No.	Date	Description	By
Nr.	Datum	Beskrifning	Dat.
Revisions		Wysigings	



Tel: +27 81 3053 029 • Fax: +27 86 9904 942 •
E-mail: maxwell@co.co.za • Address: 130 York Street
Lace House, George, 6523 • P.O. Box 4271, Grahamstown East, 6459

CP-1000-1071-000

Mr & Mrs
Spies

Free in-situ

226/11 of the farm
Diepkloof 226
George Rural
EX BRAAI & STORAGE

Creating the Telephones That

EX BRAAI & STORAGE (FUTURE SECOND DWELLING)
MUNICIPAL SUBMISSIONEX BRAM & STORAGE (F)
MUNICIPAL SUBMISSION

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AS SHOWN

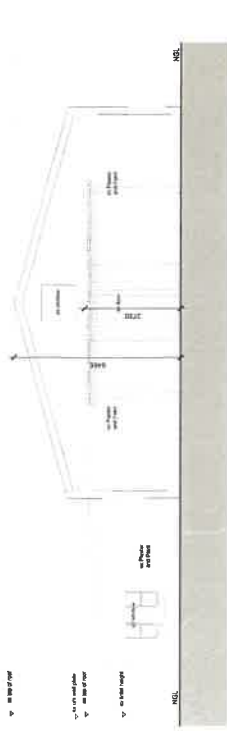
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Checklist/Managerial	Details/Details
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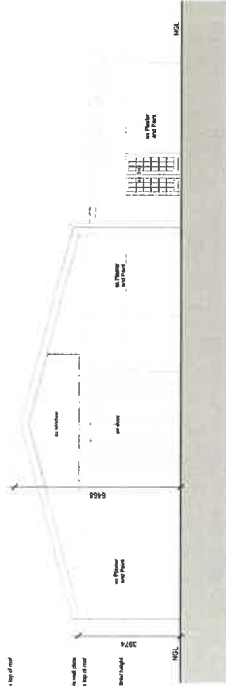
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City:

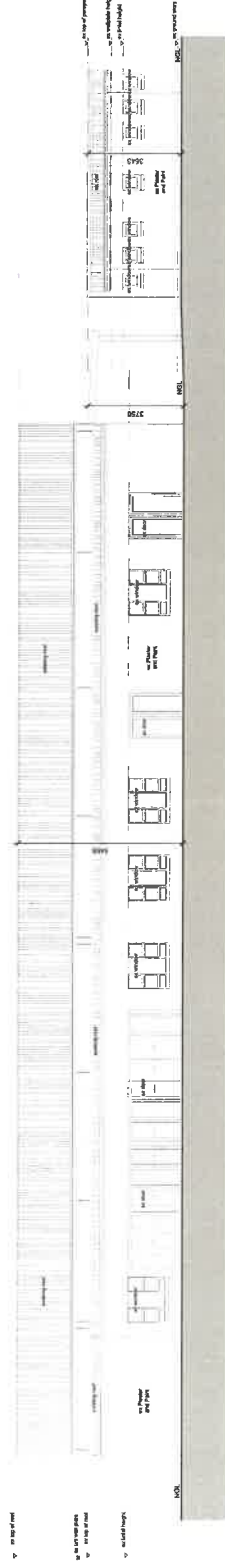
EX TOURIST CENTRE



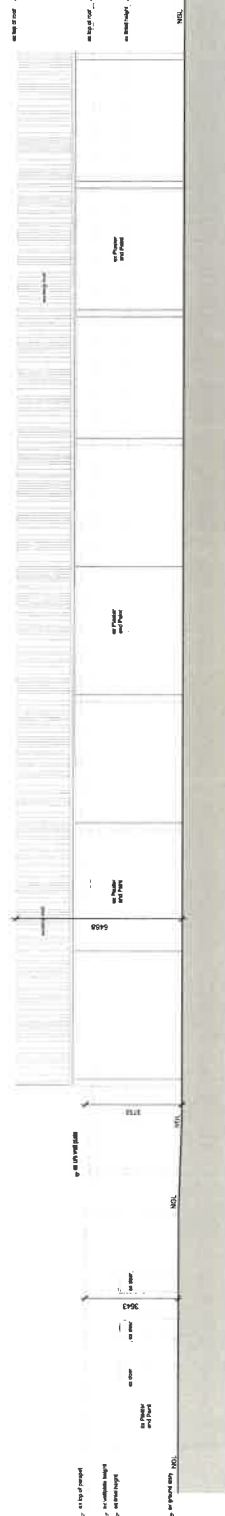
WEST ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



NORTH ELEVATION - scale 1 : 100



SOUTH ELEVATION - scale 1 : 100

EAST ELEVATION - scale 1 : 100



WEST ELEVATION - scale 1 : 100

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LEVELS AND DIMENSIONS

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS OF SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE COMMENCEMENT OF ANY WORK.

FINISHED DIMENSIONS ARE TO BE TAKEN TO THE FACE OF THE ELEMENTS UNLESS SPECIFIED OTHERWISE. DIMENSIONS ARE TO BE TAKEN TO THE FACE OF THE ELEMENTS UNLESS SPECIFIED OTHERWISE. DIMENSIONS ARE TO BE TAKEN TO THE FACE OF THE ELEMENTS UNLESS SPECIFIED OTHERWISE.

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.

16/10/2026

DATE
TOWN PLANNING
SENIOR DEPUTY TOWN PLANNING
MANAGER

No.	Date	Description	By
Revisions	Revisions	Revisions	Revisions



101 013 017 018 019 020 021 022 023 024 025 026 027 028 029 030 031 032 033 034 035 036 037 038 039 040 041 042 043 044 045 046 047 048 049 050 051 052 053 054 055 056 057 058 059 060 061 062 063 064 065 066 067 068 069 070 071 072 073 074 075 076 077 078 079 080 081 082 083 084 085 086 087 088 089 090 091 092 093 094 095 096 097 098 099 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

Mr & Mrs
Spies

226/11 of the farm
Diepkloof 226
George Rural
EX TOURIST CENTRE

EX TOURIST CENTRE ELEVATIONS
MUNICIPAL SUBMISSION

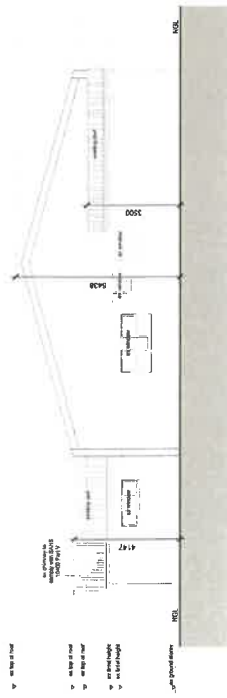
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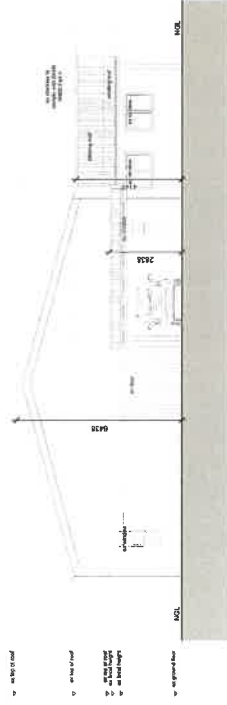
Drawn by: RIMAN LE ROUX
AS SHOWN
Checked by: RIMAN LE ROUX
Date: AUG 2025

By: RIMAN LE ROUX
On: 16/10/2025

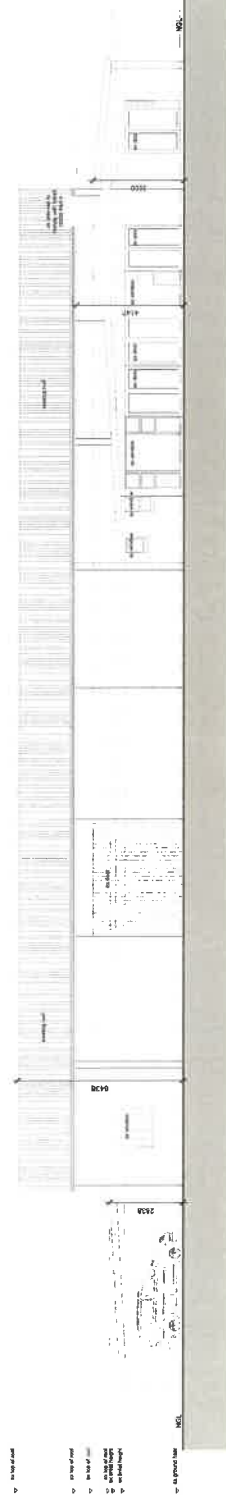
EX SHED AND MANAGERS DWELLING



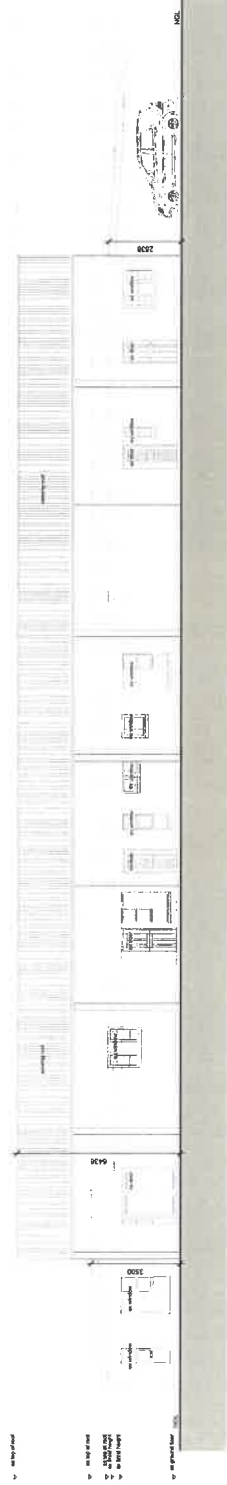
WEST ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



NORTH ELEVATION - scale 1 : 100



SOUTH ELEVATION - scale 1 : 100

MUNICIPALITEIT GEORGE MUNICIPALITY

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16/6/2023
DATE
16/6/2023
DATUM

SENIOR PLANNING MANAGER: TOWN PLANNING

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LEVELS AND DIMENSIONS.

THE CONTRACTOR, SUB-CONTRACTORS AND SUPPLIERS MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND RECONSTRUCT MUST BE IN ACCORDANCE WITH THE DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS.

FINISHED DIMENSIONS ARE TO BE TAKEN IN PERFORMANCE TO GAUGE DIMENSIONS AND LARGER SCALE DETAIL SUPPLEMENTARY SMALL SCALE DIMENSIONS.

No.	Date	Description	By
Revisions	Revisings		



1st Floor: 1000mm above ground level
2nd Floor: 2000mm above ground level
3rd Floor: 3000mm above ground level
4th Floor: 4000mm above ground level
5th Floor: 5000mm above ground level
6th Floor: 6000mm above ground level
7th Floor: 7000mm above ground level
8th Floor: 8000mm above ground level
9th Floor: 9000mm above ground level
10th Floor: 10000mm above ground level

Client/Owner

Mr & Mrs
Spies

Project/Title

226/11 of the farm
Diepkloof 226
George Rural
EX SHED & FLAT

Drawing: 1000mm x 1500mm

EX SHED & FLAT ELEVATIONS
MUNICIPAL SUBMISSION

Drawing: 1000mm x 1500mm	Scale: 1:100
Project/Title: 226/11 of the farm Diepkloof 226 George Rural EX SHED & FLAT	Client/Owner: Mr & Mrs Spies
Project/Title: 226/11 of the farm Diepkloof 226 George Rural EX SHED & FLAT	Project/Title: 226/11 of the farm Diepkloof 226 George Rural EX SHED & FLAT

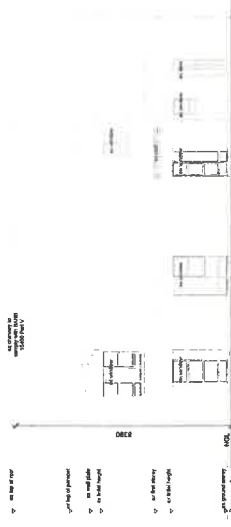
Project/Title: 226/11 of the farm Diepkloof 226 George Rural EX SHED & FLAT	Project/Title: 226/11 of the farm Diepkloof 226 George Rural EX SHED & FLAT
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MUNICIPALITY OF GEORGE MUNICIPALITY

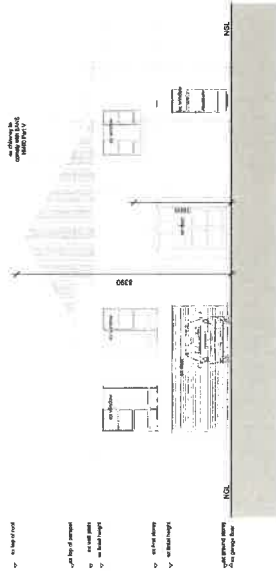
Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

16/10/2026
DATE
DRAFT

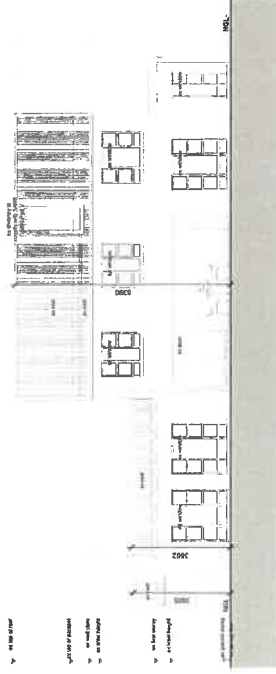
SENIOR MANAGER: TOWN PLANNING
SENIOR DESIGNER: STATSBEPANNING



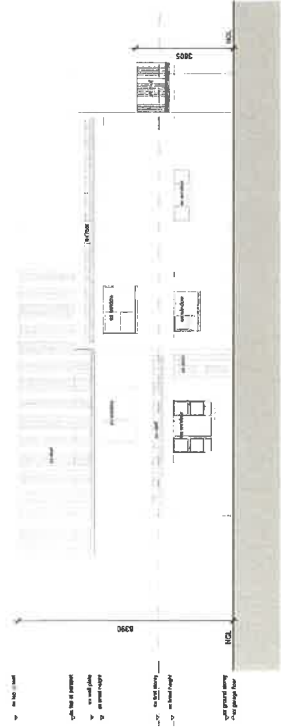
WEST ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100

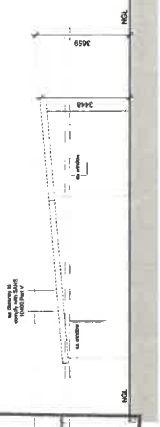


NORTH ELEVATION - scale 1 : 100

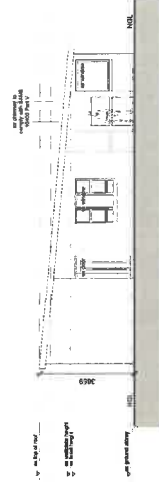


SOUTH ELEVATION - scale 1 : 100

EX EX BRAAI & STORAGE
(FUTURE SECOND DWELLING)



WEST ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



NORTH ELEVATION - scale 1 : 100



SOUTH ELEVATION - scale 1 : 100

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LEVELS AND DIMENSIONS

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO BLUE ARCHITECTS BEFORE COMMENCEMENT OF ANY WORK. DIMENSIONS AND LEVELS ARE TO BE GIVEN IN REFERENCE TO SCALE OF DIMENSIONS AND LARGE SCALE DETAILS AT APPROPRIATE SMALL SCALE OUTLINES.

No.	Date	Description	By
Revisions	Revisering	Wysings	



Mr & Mrs
Spies

Client/Client

Project/Projek

226/11 of the farm
Diepkloof 226
George Rural
EX HOUSE & BRAAI AREA

Drawing Title/Tekening Titel

EX HOUSE & EX BRAAI & STORAGE ELEVATIONS

MUNICIPAL SUBMISSION

Drawing Number/Tekening Nummer

B923-006 4-03 MS

Page No./Bladsy No.

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Scale/Skaal

AS SHOWN

Drawn/Getrek

Checked/Gecheck

Aug 2025

By/Getrek

On/Getrek

ANNEXURE B

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf number *	Portion 26 of 226	
	Allotment area *	Hoekwil	
	Water & Sewer System *	George System	
	Road network *	Towns and settlements	
	Developer/Owner *	M M S VAN NIEKERK	
	Erf Size (ha) *	433 336,59	
	Date (YYYY/MM/DD) *	2025-09-26	
	Current Financial Year	2025/2026	
Collaborator Application Reference		3780747	

Application: Depature

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

- 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:
 - The amounts of the development charges are reflected on the attached calculation sheet dated 26/09/2025 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
 - 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.
 - 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.*
- 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.
 - 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.
 - 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.
 - Consent use approval with regards to Guest houses, School, House shop 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.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 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)

- 12 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)
- 13 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)
- 15 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.
- 16 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 17 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 18 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 19 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.
- 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 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.
- 22 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.
- 23 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.
- 24 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
- 25 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.
- 26 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.
- 27 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.
- 28 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.
- 29 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.
- 30 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 31 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.
- 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.
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

26 Sep 25

Date

