

Collaborator No.: 3150229
Reference / Verwysing: Erf 48, Hoekwil
Date / Datum: 12 September 2025
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

Marlize de Bruyn
P O BOX 2359
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 48, HOEKWIL

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following application applicable to Erf 48, Hoekwil:

That the application for Permanent Departures in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following building lines applicable to Erf 48, Hoekwil:

1. Northern side boundary building line from 30m to 15.45m for the existing palliative indoor pool and dwelling house.
2. Northern side boundary building line from 30m to 5.86m for the existing deck.
3. Eastern side boundary building line from 30m to 13.71m and 11.61m for the existing garage / outbuilding and stairs respectively.
4. Eastern side boundary building line from 30m to 15.18m for the existing boardwalk.
5. Eastern side boundary building line from 30m to 23.46m for the existing dwelling house.

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

REASONS

- (i). The proposed departures will not impact negatively on the surrounding smallholding character of the area, streetscape or natural environment.
- (ii). The location of the structures in their current positions have minimum impact on the conservation worthy natural resources on the remainder of the property.
- (iii). The proposed departures will have no negative impact on sunlight, views or privacy in respect of any adjacent property.
- (iv). The proposed departures will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (v). The proposed departures will not have an impact on surrounding property rights.
- (vi). The proposal was not opposed and from this perspective it can be derived that it does not affect public interest.

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

CONDITIONS

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on the site layout plan no. G511 S00 Revision 2 dated August 2025, drawn by Brink Stokes Mkhize Architects and attached as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R47 312.75** (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.
4. The above approval will be considered as implemented on approval of building plans for the respective structures.

Notes:

1. *No records exist of previous approvals. The only method to make a representation in regard to the contravention levy, is the submission of a waiver request, supported by evidence, to the Municipal Manager for consideration.*
2. *Carriageway crossing width to be indicated on building plan submission, in compliance with the Zoning Scheme.*
3. *The departures relate to the closest point of the relevant structure to the boundary and should not be taken as a general departure for any new structures.*
4. *An as-built building plan must be submitted for approval in accordance with the National Building Regulations.*
5. *Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.*
6. *Applicant to show all existing structures on the site when submitting building plans for approval.*
7. *Please note that no protected trees may be trimmed, cut or removed without a license issued in terms of the National Forests Act No. 84 of 1998.*
8. *Retaining walls must be covered / hidden by indigenous trees and shrubs to rectify any negative visual impact.*
9. *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.*
10. *The owner must make all attempts to prevent light pollution on the property and to prevent spill over onto surrounding properties and public areas.*
11. *The use of spray or spotlights is not permitted. Only warm coloured lighting with low luminance may be used in external parts of the buildings.*
12. *Outdoor lighting be screened and designed to point downwards. The lighting along pathways and tracks must also point downwards and may not extend more than 500mm above the ground.*
13. *The design of the structures must incorporate the use of water and energy saving devices such as solar panels, solar geysers, gas stoves, rain-water tanks, greywater harvesting, low flow toilets, aerated taps and shower heads, etc.*
14. *All structures must comply with the development parameters and definitions as stipulated in the George Integrated Zoning Scheme By-law, 2023.*
15. *The property extent on the plan differs from the title deed extent – please address on building plan.*
16. *The contravention levy was calculated as follows:*
 - *Encroachments: 244.89m²*
 - *Contravention = R168 x 244.89m² = R41 141.52 (excl. VAT)*
 - *Total: R47 312.75(Incl. VAT)*

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 03 OCTOBER 2025** 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.

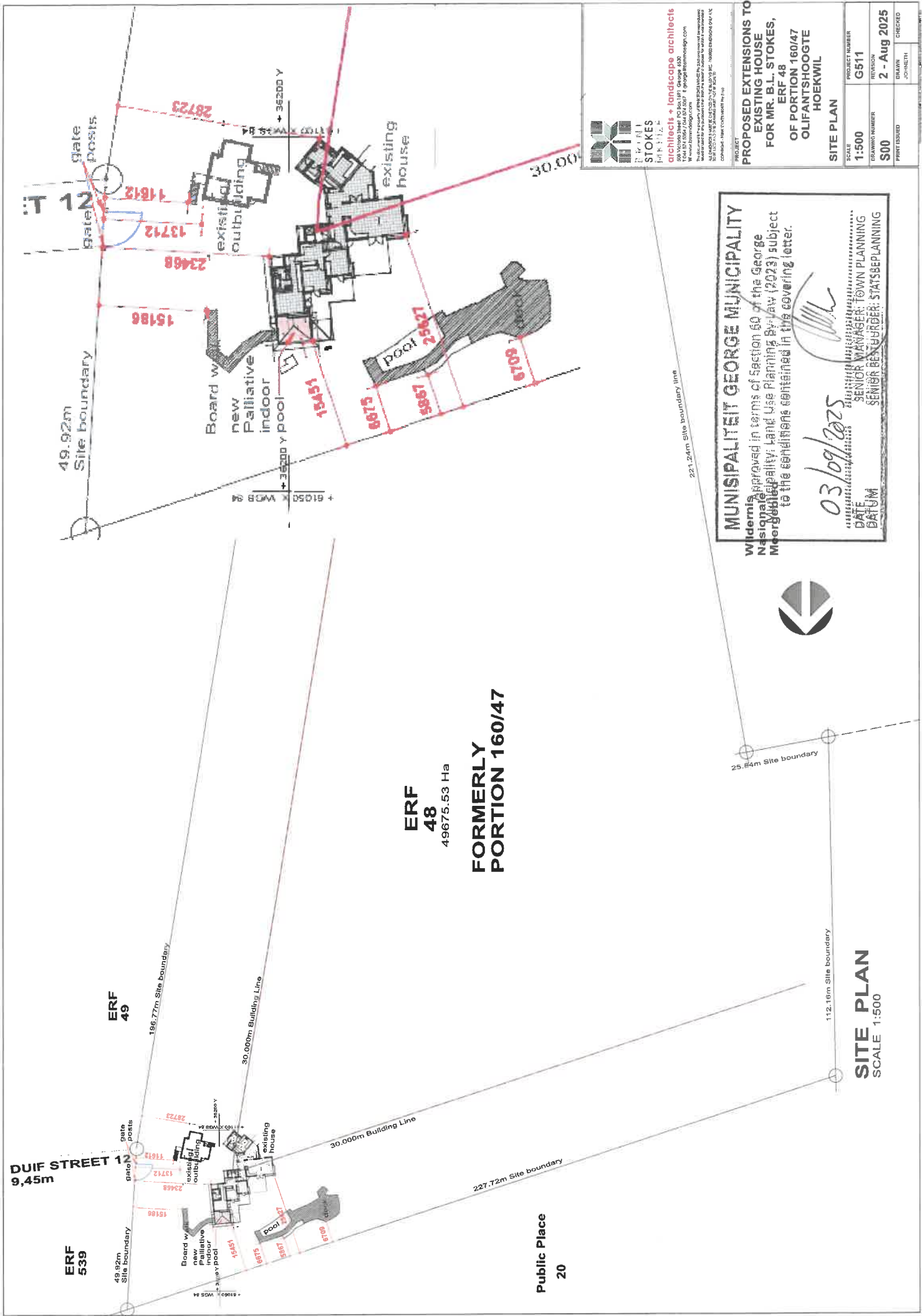
Yours faithfully



C PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 48 Hoekwil (Permanent Departure Approval)\M De Bruyn.docx



architect + landscape architects
STOKES
104 SUTHERLAND AVE, SUITE 101, GEORGETOWN, 6013
T: 083 312 1234
E: info@stokesarchitects.co.za
W: www.stokesarchitects.co.za
STOKES ARCHITECTS (Pty) Ltd is a registered architectural practice in terms of the Architectural Profession Act (Act No. 44 of 2000) and the Architectural Profession Amendment Act (Act No. 25 of 2010).
COMPETENT: 104 SUTHERLAND AVE, SUITE 101, GEORGETOWN, 6013

PROJECT		PROPOSED EXTENSIONS TO EXISTING HOUSE FOR MR. B.L. STOKES, ERF 48 OF PORTION 160/47 OLIFANTSHOOGTE HOEKWIL	
SITE PLAN			
SCALE	PROJECT NUMBER	REVISION	DATE
1:500	G511		
S00	DRAWING NUMBER	2 - Aug 2025	CHECKED
	PRINT ISSUED	BY: J. JOHANNES	

MUNICIPALITEIT GEORGE MUNICIPALITY
Wildernis, 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.

03/09/2025

DATE: 03/09/2025
SENIOR MANAGER: TOWN PLANNING
SENIOR MANAGER: STATSBEPANNING



For internal information use only (Not to publish)



Erf Number *	7191
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Ruwacon Pty Ltd
Erf Size (ha) *	202,23
Date (YYYY/MM/DD) *	2025-02-21
Current Financial Year	2024/2025
Collaborator Application Reference	3566940

Application:

Subdivision

Service applicable	Description
Roads	Service available, access via (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)

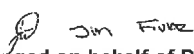
Conditions

General conditions

- 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 21/02/2025 and are as follows:

Roads:	R	50 478,40	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	59 680,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	60 574,24	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	170 732,64	Total Excluding VAT
 - The total amount of the development charges of R170 732,64 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 R170 732,64 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.
 - 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)

- 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 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 14 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 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.
- 17 The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
- 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 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 23 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
- 24 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.
- 25 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 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 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.
- 30 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 31 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.
- 32 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 33 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 34 Access to parking must confirm to George Integrated Zoning Scheme 2023, and sufficient stacking distance (6m for less than 15 units and 12 meter for more than 15 units, measured form the property boundary) should be allowed for, and indicated on the Site development Plan.
- 35 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.
- 36 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

21 Feb 25



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2024/25
Tariffs



Civil Engineering
Service



Electro-Technical
Service

Erf Number *
7191
George

Allotment area *
George System

Water & Sewer System *
George

Road network *
George

Developer/Owner *
Ruwacon Pty Ltd

Erf Size (ha) *
202.23

Date (YYYY/MM/DD) *
2025-02-21

Current Financial Year
2024/2025

Collaborator Application Reference
3566940

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
		Units		Units
	Residential housing (500-1 000m²) Erf	Unit		6
	Residential housing (>2 000m²) Erf	Unit	2	

Please select
Yes

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

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	15,20		R 3 154,90	R 47 954,48	R 7 193,17	R 55 147,65
trips/day	0,80		R 3 154,90	R 2 523,92	R 378,59	R 2 902,51
kl/day	1,33		R 44 760,00	R 59 680,00	R 8 952,00	R 68 632,00
kl/day	1,34		R 45 340,00	R 60 574,24	R 9 086,14	R 69 660,38
Total bulk engineering services component of Development Charge payable				R 170 732,64	R 25 609,90	R 196 342,54

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES): JM Fivaz

Signature :
Date : February 21, 2025

- NOTES :**
- 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
 - 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 55 147,65
Public Transport		R 2 902,51
Sewerage	20220703048978	R 68 632,00
Water	20220703048981	R 69 660,38
		R 196 342,54