

Collaborator No.: 3416553
Reference / Verwysing: Remainder of Portion 28 (Portion of Portion 3) of the Farm Hooie Kraal No 238
Date / Datum: 17 October 2025
Enquiries / Navrae: Primrose Nako

Email: Phillip@formaplan.co.za

FORMAPLAN
P O BOX 9824
GEORGE
6530

**APPLICATION FOR DEPARTURE AND CONSENT USE FOR REMAINDER OF PORTION 28 (THE VALE)
(PORTION OF PORTION 3) OF THE FARM HOOIE KRAAL NO 238, DIVISION GEORGE**

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 applications applicable to Remainder of Portion 28 (The Vale) (Portion of Portion 3) of the Farm Hooie Kraal No 238, Division George:

1. Consent Use, in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality 2023, to allow for an agricultural service trade on Remainder of Portion 28 (The Vale) (Portion of Portion 3) of the Farm Hooie Kraal No 238, Division George;
2. Consent Use, in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality 2023, to allow for an additional dwelling unit on Remainder of Portion 28 (The Vale) (Portion of Portion 3) of the Farm Hooie Kraal No 238, Division George;
3. Permanent Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality 2023, to increase the size of the agricultural service trade from 500m² to ±772m² *in accordance with Site Plan A dated September 2024 drawn by MS Drafting Services (attached as **Annexure A**)* on Remainder of Portion 28 (The Vale) (Portion of Portion 3) of the Farm Hooie Kraal No 238, Division George;
4. Permanent Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality 2023, to increase the size of the second dwelling house from 175m² to ±318m² *in accordance with Site Plan A dated September 2024 drawn by MS Drafting Services (attached as **Annexure A**)* on Remainder of Portion 28 (The Vale) (Portion of Portion 3) of the Farm Hooie Kraal No 238, Division George;
5. Permanent Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality 2023, to increase the size of the farm manager's unit from 175m² to ±384m² *in accordance with Site Plan A dated September 2024 drawn by MS Drafting Services (attached as **Annexure A**)* on Remainder of Portion 28 (The Vale) (Portion of Portion 3) of the Farm Hooie Kraal No 238, Division George;

6. Permanent Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality 2023, for the following building line relaxations, *in accordance with Drawing Number ConSub636-G24 dated January 2025* (attached as **Annexure A**), on Remainder of Portion 28 (The Vale) (Portion of Portion 3) of the Farm Hooe Kraal No 238, Division George:

- (a) Southern common boundary building line from 30m to 14m for a workshop, caravan store and carport;
- (b) Southern common boundary building line from 30m to 27.8m for a shade cloth garden;
- (c) Southern common boundary building line from 30m to 7.7m for a toolshed and garden plant store;
- (d) Western common boundary building line from 30m to 27m for the second dwelling house and the farm manager's unit;
- (e) Western common boundary building line from 30m to 14.3m for the aviary;
- (f) Eastern common boundary building line from 30m to 18.4m for a garage;
- (g) Eastern common boundary building line from 30m to 24.4m for a shaded garden;
- (h) Eastern common boundary building line from 30m to 21.6m for a non-interleading room and additional dwelling unit;

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

REASONS

- (i). The proposed agricultural service trade aligns with the George Integrated Zoning Scheme By-law, 2023.
- (ii). The proposed use supports the local farming community and thus contributes to the rural economy.
- (iii). The service being rendered is unique and cannot be easily replicated on surrounding farms. Notwithstanding, the facility is located in an area where agglomeration of similar farmer support activities is already occurring.
- (iv). The proposed development of the agricultural service trade therefore aligns with the spatial objectives for the area.
- (v). The total development on the subject property does not negatively impact on the rural character of the area, the streetscape, neighbouring property owner's rights and amenity, surrounding land uses, the natural environment, the agricultural potential of the land, scenic landscapes or views.
- (vi). The proposed development is an appropriate fit within the current and future land use planning contexts. The additions applied for are not material, precedents have already been set on nearby farms and thus, there is no justification to call for the refusal thereof.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions:

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality 2023, the above-mentioned approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation or the conditions of approval are not complied with.

Conditions applicable to the implementation of the development:

2. This approval shall be taken to cover only the consent use and building line departure applications as applied for and as indicated on the site layout plan, plan no GW22507C1.1, drawn by MS Drafting Services dated July 2025, 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. A contravention levy of **R149 150.40 (VAT Included)** is payable on the submission of building plans applicable to the unlawful use (i.e. for the agricultural service trade).
4. Appropriate visual screening, including a berm, the planting of trees and indigenous vegetation, should be considered along the fence in front of the 'agricultural service trade' building in order to mitigate the visual impact of the large-scale structure from both the access road and the N2.
5. The existing unlawful/informal structure located along the southern boundary of the property shall be removed to the satisfaction of the Municipality prior to the approval of building plans.

6. All equipment and machinery must be relocated to the designated 'Agriculture Service Trade' structure to the satisfaction of the Municipality, prior to the approval of building plans.
7. The above approval will be deemed implemented upon the approval of building plans for the respective structures.

(The notes below have been inserted for explanatory purposes or to alert the applicant to legal requirements that should not be included as a condition of approval and thus should be read as conditions of approval.)

Notes:

- (i). A building plan must be submitted for approval in accordance with the National Building Regulations.
- (ii). A demolition certificate must be obtained from the Building Control Department prior to demolition of a structure.
- (iii). Proof of compliance with conditions 4 and 5 must be submitted with the building plan application.
- (iv). WCG: Department of Infrastructure's approval is required for access. This approval must be submitted with the building plan application.
- (v). Building plans to comply with SANS 10400, Part XA and any other applicable legislation.
- (vi). No construction may be commenced with until such time as a building plan has been approved.
- (vii). The property may only be use for the intended purpose once a Certificate of Occupation has been issued.
- (viii). Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable for structures already commenced with or completed without the approval of the Local Authority.
- (ix). The Developer to contact Eskom directly regarding the electricity supply conditions for the development.
- (x). Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.
- (xi). In terms of the Municipal Tariff Book for 2024/2025 contravention levies, for properties more than 2500m² in extent, are calculated as follows:

Factor	Calculations
Floor area (directly related)	772 m ²
Floor Area (Indirectly related)	N/A
Per m ² value of the Property	<u>Total Municipal Value of Property (R5 070 000.00)</u> Total Area of the property (182 882m²) = R27,72 m² Minimum rate of R168/m² applies.
Contravention levy 10% (directly)	R168 x 772m² = R129 696.00 Plus VAT (15%) = R19 454.40
Contravention levy 10% (indirectly)	N/A
Total	R149 150.40 VAT included

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

8. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 05/11/2025, be adhered to.
9. 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 to hereto, with regards to the proposed development, the developer will be required to make development contribution, as follows:
10. The amounts of the development charges are reflected on the attached calculation sheet dated 05/11/2025 (Annexure B) and are as follows:

Roads: R0,00

Sewer: R 0,00

Water: R 0,00

Total: R0,00 (Excluding VAT)

11. 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.
12. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 10 above, 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.

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 07 NOVEMBER 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\Portion 28 of farm 238 Hoogekraal(Departure & Consent use Approval)Formaplan.docx

1. All dimensions must be checked on site before commencing work.
2. All work must be carried out in accordance with the National Building Regulations.
3. All building material must be SABS approved.

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.

SENIOR
SENIOR
MANAGER; TOWN PLANNING
STATISTICAL; STATISBEPLANNING

193
169/238 DATE DATUM



**Drafting
Services**

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082 3419000
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**PORTION 28
OF THE FARM
HOOGHEKRAAL 238**

**APPROVED AND
UNAUTHORISED
BUILDINGS**

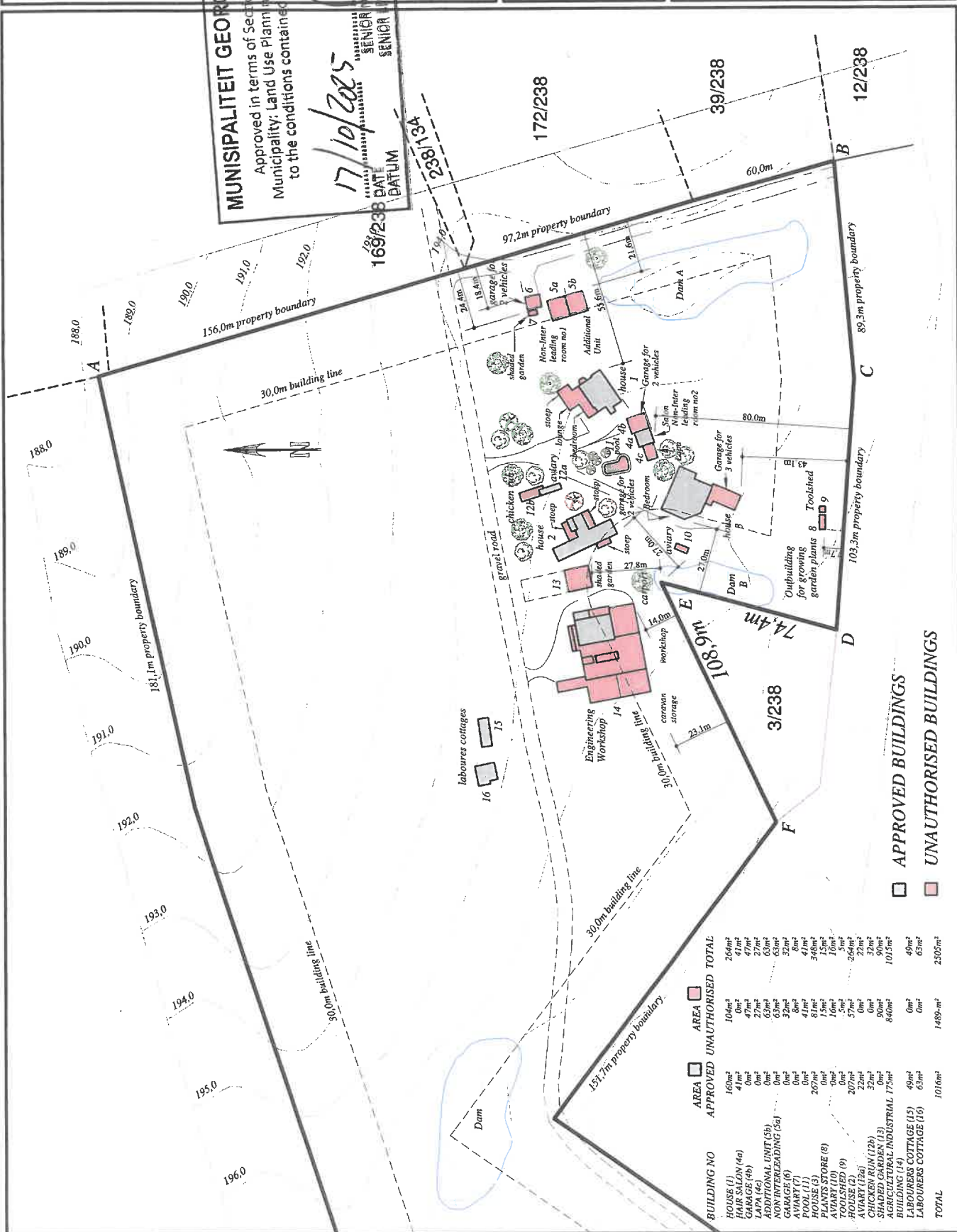
OWNER: Industrial Engineering
systems
ies.grw@gmail.com 083 448 1930

SIGNATURE:

DATE: JULY 2025

SCALE: 1:1500

PLAN NO: (A3) GW22507C1.1



For Internal information use only (Not to publish)



Erf Number *	Portoin 28 of 238
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	SEKELBOS PROPERTIES PROPRIETARY LTD
Erf Size (ha) *	187,59 Ha
Date (YYYY/MM/DD) *	2024-11-05
Current Financial Year	2024/2025
Collaborator Application Reference	3416553

Application:

Consent & Departure

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 05/11/2024 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.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - 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)

- 10 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)
- 11 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 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.
- 18 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.
- 19 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.
- 20 No potable municipal water service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for water will then become payable in accordance with the approved DC Guidelines at the time of connection.
- 21 No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection
- 22 A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal methods. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
- 23 All aspects regarding sewerage management/treatment shall be addressed to the satisfaction of the Dir: CES and all other relevant authorities.
- 24 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.
- 25 Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
- 26 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.
- 27 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 28 The developer is to provide the Dir: CES with a TIA approved by the DRE and/or SANRAL. The comments and conditions in the approved TIA must be implemented by the developer.
- 29 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.
- 30 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.
- 31 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 32 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.
- 33 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.
- 34 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 35 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.
- 36 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 37 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.
- 38 Site access to conform to the George Integrated Zoning Scheme 2023.

 Jim Fivaz

Singed on behalf of Dept: CES

05 Nov 24



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2024/25
Tariffs



Civil Engineering
Service



Electro-Technical
Service

Erf Number *
Allotment area *
Water & Sewer System *
Road network *
Developer/Owner *
Erf Size (ha) *
Date (YYYY/MM/DD) *
Current Financial Year *
Collaborator Application Reference *

Portfolio 28 of 238
George
George System
George
SEKELBOS PROPERTIES PROPRIETARY LTD
187,59 Ha
2024-11-05
2024/2025
3416553

Code	Land Use	Unit	Total Existing Right			Total New Right		
RESIDENTIAL								
			Units			Units		
	Second/Additional Dwelling (100 - 133 m ²) unit	unit						2
	Rural / Undetermined/Agricultural	unit			1			1
INDUSTRIAL								
			m ² Erf	FAR	m ² GLA	m ² Erf	FAR	m ² GLA
	Heavy industry - Small (<2 000m ² GLA)	m ² GLA				498,00	1,00	498,00

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	11,14	R 0,00	R 0,00	R 0,00	R 0,00		
	trips/day	0,59	R 0,00	R 0,00	R 0,00	R 0,00		
	kl/day	1,95	R 44 760,00	R 0,00	R 0,00	R 0,00		
	kl/day	2,66	R 45 340,00	R 0,00	R 0,00	R 0,00		
Total bulk engineering services component of Development Charge payable				R 0,00	R 0,00	R 0,00		

Link engineering services component of Development Charge
Total Development Charge Payable

City of George
Calculated (CES): JM Fivaz
Signature :
Date : November 5, 2024

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 0,00
Public Transport		R 0,00
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00
		R 0,00