

**Collaborator No.:** 3119725  
**Reference / Verwysing:** Erf 2842, Pacaltsdorp  
**Date / Datum:** 06 February 2026  
**Enquiries / Navrae:** Primrose Nako

**Email:** [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)

JAN VROLIJK TOWN PLANNER  
P O Box 710  
**GEORGE**  
6530

**APPLICATION FOR SUBDIVISION: ERF 2842, PACALTSDORP**

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 application for Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 2842, Pacaltsdorp into a Portion A ( $\pm 2\,305\text{m}^2$ ) and a Remainder ( $\pm 1\,210\text{m}^2$ ); **BE APPROVED** in terms of Section 60 of the said By-Law for the following reasons:

**REASONS FOR DECISION:**

- (i) The proposal constitutes an appropriate infill development that promotes the optimal utilisation of existing infrastructure services and enables additional business opportunities within the area.
- (ii) The application was not opposed, indicating that it does not adversely affect the public interest or surrounding properties.
- (iii) The proposal does not entail a change in zoning and will therefore not negatively impact the existing character of the area or the intended land use of the property or resultant portion.

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

**CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:**

1. In terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the subdivision application as applied for and indicated on the subdivision plan, Plan no. G0476, undated drawn by Conradie Landmeters 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. A site development plan (SDP) for the development must be submitted to the satisfaction of the Directorate: Planning and Development for consideration and approval, in accordance with the provisions of Section 23 of the George Zoning Scheme By-Law, 2023 and the conditions of approval prior to submission of building plans.

permitted. All parking along Beach Road must be removed and the side walk restored for pedestrian access only.

5. The SDP must address the access to the respective portions in accordance with the provisions and requirements of the Civil Engineering Services.
6. The approval will only be regarded as implemented on the approval of the subdivision Diagram by the Surveyor General as well as the registration of Portion A in terms of the Deeds Registries Act. The registration of Portion A may not occur prior to the approval of the SDP.

**Notes:**

1. *The illustrated parking provision on proposed remainder portion is only sufficient for the existing footprint. It is noted that the size of the site may not enable the required parking should any additions be made to the existing buildings. This can be overcome by creating a notarial tie between the two properties, which will enable provision of parking across property boundaries and can be used as justification for future relaxation of parking ratios, if so required.*
2. *The developer will likely be required to design and construct a portion of Gemsbok Street to provide access to the subdivided portions. This must be addressed with the Civil Engineering Services Department prior to the submission of the SDP.*
3. *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the SDP for the Remainder Portion.*
4. *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
5. *The use of impermeable paving, specifically within the parking area, should be minimized. The use of permeable surfaces such as gravel, stone, or permeable pavers is strongly encouraged to promote surface water infiltration and to reduce runoff.*
6. *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
7. *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.*
8. *No construction may be commenced until such time as a building plan has been approved.*
9. *The National Water Act, 1998 (Act No. 36 of 1998), a water authorisation is required before commencing with any water use activity contemplated in Section 21 of the Act.*
10. *The developer to note that Portion A gained enhanced rights through the adoption of the 2017 zoning scheme. Thus, in accordance with Section 52 of the 2023 zoning scheme, the municipality may calculate and impose development charges on submission of an SDP or building plans.*

**CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES**

7. The conditions imposed by the Directorate Civil Engineering Services are attached as “**Annexure B**” dated 27/05/2024, shall be adhered to.
8. 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 contributions are reflected on the attached calculation sheet dated 27/05/2024 and are as follows:

Roads:	R 194 843.96
Sewer:	R 642 244.71
Water:	R 867 089.78
<b>Total:</b>	<b>R 1 704 178.44 Excluding VAT</b>

9. The total amount of the development charges of **R1 704 178.44** (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.

10. Any amendments or additions to the proposed development, which is not contained within the calculation sheet 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.*

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 27 FEBRUARY 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 2842, Pacaltsdorp (Subdivision Approval)Jan Vrolijk.docx

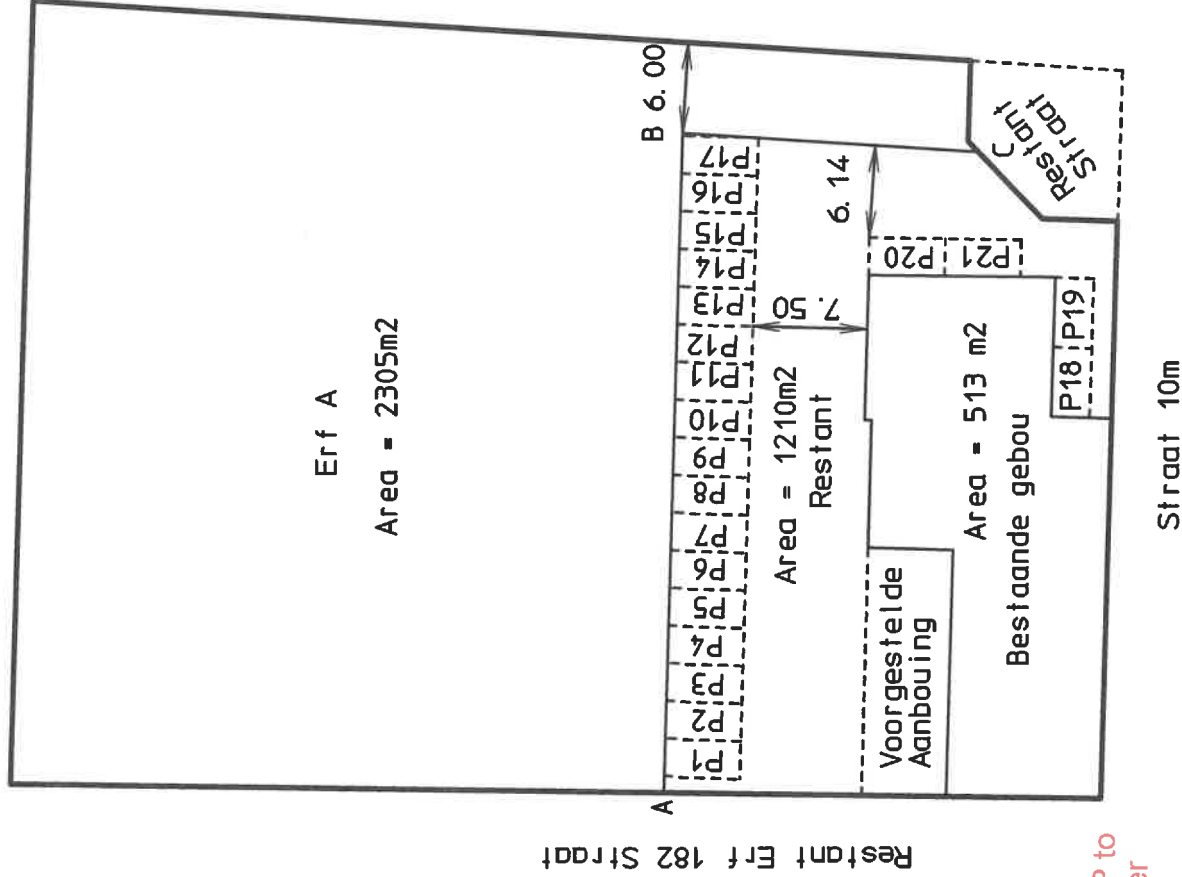
Lyn AB en BC stel voor voorgestelde onderverdelingslyn

# SKETSPLAN

Erf 2842

PACALTSDORP

Skaal 1 : 500



**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.

06/02/2026

DATE

DATUM

SENIOR PLANNER: TOWN PLANNING

SENIOR BESTUURDER: STADSBEPLANNING



Leer Verw No (G0476)

Tel 044 974 0991

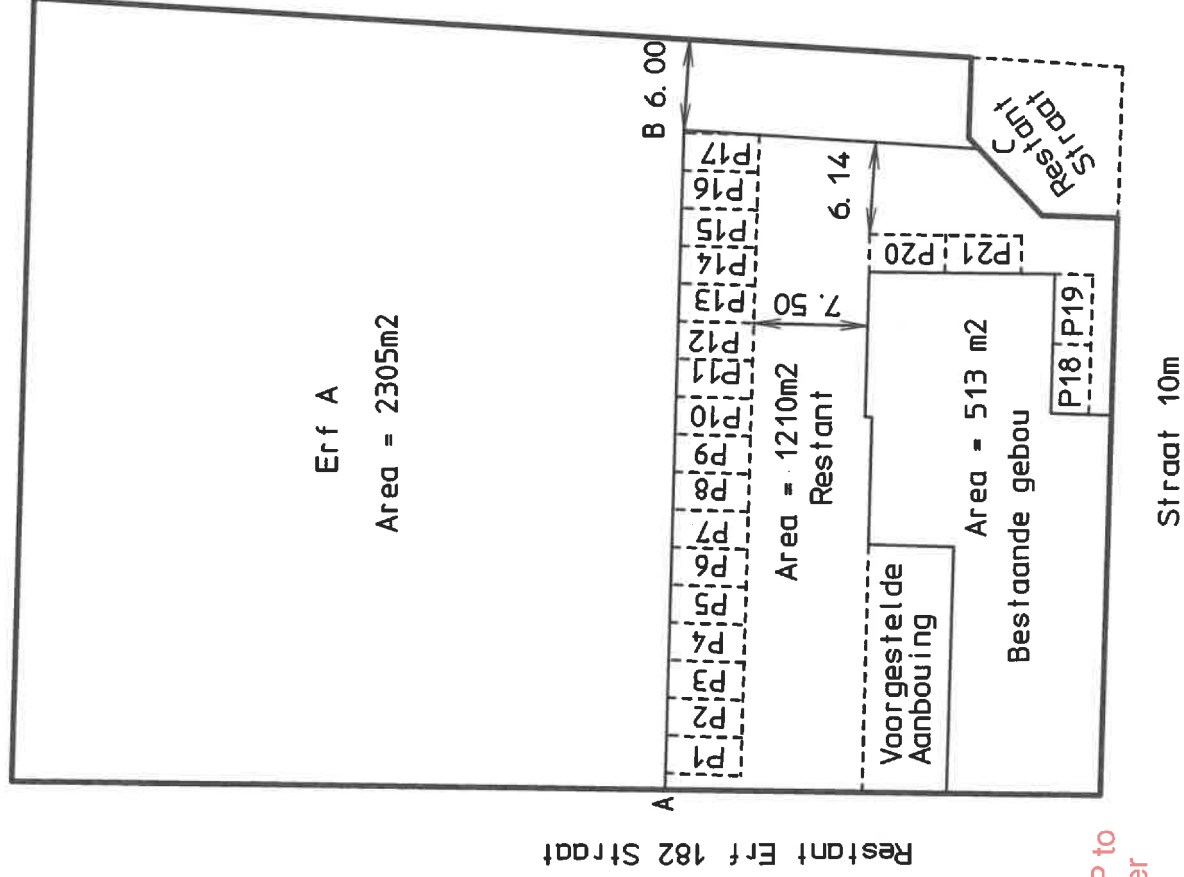


Subdivision Plan only. SDP to be submitted for Remainder portion.

Lyn AB en BC stel voor voorgestelde onderverdelingslyn

# SKETSPLAN Erf 2842

PACALTS DORP  
Skaal 1 : 500

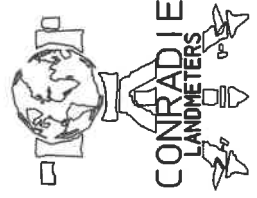


**MUNISIPALITEIT GEORGE MUNICIPALITY**  
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

06/02/2026  
DATE  
DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADSBEPLANNING

Leer Verw No (G0476)  
Tel 044 974 0991



Subdivision Plan only. SDP to be submitted for Remainder portion.

## For Internal information use only (Not to publish)



Erf Number *	2842
Allotment area *	Pacaltsdorp
Water & Sewer System *	George System
Road network *	Pacaltsdorp/Thembaletu
Developer/Owner *	Donovan Prins
Erf Size (ha) *	3 513,86
Date (YYYY/MM/DD) *	2024-05-27
Current Financial Year	2023/2024
Collaborator Application Reference	3119725

Application:

Subdivision

Service applicable	Description
Roads	Service available, access via Beach or Gembok street (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 27/05/2024 and are as follows:

Roads:	R	194 843,96	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	642 244,71	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	867 089,78	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	1 704 178,44	Total Excluding VAT
  - The total amount of the development charges of R1 704 178,44 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 R1 704 178,44 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.
  - Should more than two developments/properties be party to or share any service, the Dir: CES will in conjunction with the parties determine the pro-rata contributions payable.
  - 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 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 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.
- 19 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.
- 20 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.
- 21 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.
- 22 Municipal water is provided for potable use only. No irrigation water will be provided.
- 23 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.
- 24 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 25 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
- 26 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.
- 27 The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
- 28 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.
- 29 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 30 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.
- 31 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.
- 32 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.
- 33 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 34 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.
- 35 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 36 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.
- 37 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.
- 38 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.

- 39 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.
- 40 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 41 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.
- 42 Access to portion A of Beach Road to conform to the York/Beach road Access Management Plan (AMP) and is restricted to a low volume driveway, as defined within the Provincial Access Management Guidelines. (conditions 28,30,36,38 & 40 applicable)

 Jim Fiske

Signed on behalf of Dept: CES

27 May 24



GM 2023  
Development  
Charges policy



GM 2023  
Integrated Zoning  
Scheme By-law



GM 2023  
Tariffs






Civil Engineering  
Service



Electro-Technical  
Service

Erf Number \* **2842**  
Allotment area \* **Pacaltsdorp**  
Water & Sewer System \* **George System**  
Road network \* **Pacaltsdorp/Thembaletu**  
Developer/Owner \* **Donovan Prins**  
Erf Size (ha) \* **3 513,86**  
Date (YYYY/MM/DD) \* **2024-05-27**  
Current Financial Year **2023/2024**  
Collaborator Application Reference **3119725**

Code		Land Use	Unit	Total Existing Right			Total New Right		
GENERAL BUSINESS									
		Business - Small (<2 000m² GLA)	m2 GLA	m² Erf	FAR	m² GLA	m² Erf	FAR	m² GLA
			m2 GLA	513,00	1,00	513,00	2 818,00	1,00	2818,00
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	230,50	R 845,31	R 194 843,96	R 29 226,59	R 224 070,55			
	kl/day	14,34	R 44 780,00	R 642 244,71	R 96 336,71	R 738 581,42			
	kl/day	20,49	R 42 320,00	R 867 089,78	R 130 063,47	R 997 153,24			
Total bulk engineering services component of Development Charge payable				R 1 704 178,44	R 255 626,77	R 1 959 805,21			

Link engineering services component of Development Charge  
Total Development Charge Payable

City of George

Calculated (CES): JM Fivaz

Signature : \_\_\_\_\_ Date : May 27, 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 surfe 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 224 070,55
Sewerage	20220703048978	R 738 581,42
Water	20220703048981	R 997 153,24
		R 1 959 805,21