

AGENDA

**SOUTHERN CAPE JOINT MUNICIPAL PLANNING TRIBUNAL – GEORGE MUNICIPALITY
SUIDKAAP GEMEENSKAPLIKE MUNISIPALE BEPLANNINGSTRIBUNAAL – GEORGE
MUNISIPALITEIT**

**Office of the Municipal Manager:
Civic Centre
GEORGE
6530**

**Kantoor van die Munisipale Bestuurder:
Burgersentrum
GEORGE
6530**

Date/Datum: 28 April 2026

TO: All members of the Southern Cape Joint Municipal Planning Tribunal

AAN: Alle lede van die Suid-Kaap Gemeenskaplike Munisipale Beplanningstribunaal

Presiding Officer / Voorsittende Beampte: Olga Le Roux

Panel Members / Paneellede: Susan Human
Gilbert Cairncross
Paul Louw
Elma Vreken

Alternative members / Alternatiewe lede: Raimo Fernandez
Dalene Carstens

Notice is given that a meeting of the Southern Cape Joint Municipal Planning Tribunal – George Municipality will be held in George via Microsoft Teams on Tuesday, 26 May 2026 at 10:00.

Kennis geskied dat 'n vergadering van die Suid-Kaap Gemeenskaplike Munisipale Beplanningstribunaal – George Munisipaliteit gehou sal word in George op Microsoft Teams op Dinsdag, 26 Mei 2026 om 10:00.

OLGA LE ROUX
Chairperson / Voorsitter

ITEM	AGENDA	
1	OPENING OF MEETING	
2	CONFIRMATION OF REQUIREMENTS	
3	DETERMINATION OF VESTED RIGHTS	
4	DECLARATION OF CONSTITUTED MEETING	
5	APPLICATION FOR CONVENER/ORAL HEARING/ADDITIONAL ITEMS	
6	ITEMS FOR DISCUSSION	

6. ITEMS FOR DISCUSSION

ITEM	AGENDA	PAGES
6.1	SUBDIVISION, CONSOLIDATION AND DEPARTURE – ERF 321 AND REMAINDER ERF 246, PACALTS DORP	3 -26

LAND USE PLANNING REPORT

SUBDIVISION, CONSOLIDATION AND DEPARTURE – ERF 321 AND REMAINDER ERF 246, PACALTSDORP

Reference number	3598284	Application submission date	6 May 2025	Date report finalized	17 February 2026	
Delegation: 4.16.18.1 Sub delegation: LUP1.1 - AO: Category C5.N – MPT						
PART A: AUTHOR DETAILS						
First name(s)	Fakazile					
Surname	Vava					
Job title	Town Planner					
SACPLAN registration no.	B/8439/2021					
Directorate/ Department	Planning and Development					
Contact details	fvava@george.gov.za or 044 801 9477					
PART B: APPLICANT DETAILS						
First name(s)	John					
Surname	Bailey					
Company name	Bailey & le Roux Professional Land Surveyors					
SACPLAN registration no.	N/A	Is the applicant authorized to submit this application?			Y	N
Registered owner(s)	George Municipality (claimed road portion); and D.D. Fredericks (ID No. 5301095103088) & U. Fredericks (ID No. 5809120146088)					
PART C: PROPERTY DETAILS						
Property description (in accordance with Title Deed)	Erf 321, Pacaltsdorp and Remainder Erf 246, Pacaltsdorp					
Physical address	Corner of Beukes and Back Street, Pacaltsdorp		Town/City	Pacaltsdorp		
Current zoning	Rem. Erf 246, Pacaltsdorp – Transport Zone II;	Extent (m ² / ha)	Rem. Erf 246, Pacaltsdorp – 311m ²	Are there existing buildings on the property?	Y	N
	Erf 321, Pacaltsdorp – Single Residential Zone I		Erf 321, Pacaltsdorp – 1254.67m ²		Y	N
Applicable Zoning Scheme	George Integrated Zoning Scheme By-law, 2023 (hereafter referred to as “Zoning Scheme”);					
Legislation	1. Land-use Planning By-Law for George Municipality, 2023 (hereafter referred to as “Planning By-Law”); 2. George Municipal Spatial Development Framework, 2023 (hereafter referred to as “GMSDF”);					

	3. Pacaltsdorp-Hansmoeskraal Local Spatial Development Framework, 2015 (hereafter referred to as " LSDF ").					
Current Land Use	Rem. Erf 246, Pacaltsdorp – Road with historic house encroaching over it Erf 321, Pacaltsdorp – dwelling house (2 dwelling units)		Title Deed number & date	T82352/99		
Any restrictive title conditions applicable?	Y	N	If Yes, list condition number(s)	N/A		
Any third-party conditions applicable?	Y	N	If Yes, specify	N/A		
Any unauthorised land use/building work?	Y	N	If Yes, explain	N/A		
PART D: PRE-APPLICATION CONSULTATION (ATTACH MINUTES)						
Has pre-application consultation been undertaken?	Y	N				
Reference Number	N/A		Date of consultation	N/A	Official's name N/A	
PART E: LIST OF APPLICATIONS (TICK APPLICABLE)						
a. Rezoning		b. Permanent departure	x	c. Temporary departure	d. Subdivision	x
e. Consolidation	x	f. Amendment, suspension or deletion of restrictive conditions		g. Permissions required in terms of the zoning scheme	h. Amendment, deletion or additional conditions in respect of existing approval	
i. Extension of validity period		j. Approval of an overlay zone		k. Phasing, amendment or cancellation of subdivision plan	l. Permissions required in terms of conditions of approval	
m. Determination of zoning		n. Closure of public place	x	o. Consent use	p. Disestablishment of an HOA	
q. Rectify Breach of an HOA		r. Reconstruct building of non-conforming use		Other (Exempt subdivision)	x	
PART F: APPLICATION DESCRIPTION						
Consideration of the following applications applicable to Erf 321 and Remainder Erf 246, Pacaltsdorp:						
1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Erf 321, Pacaltsdorp into a Portion A and a Remainder portion.						
2. <i>Exempted subdivision in terms of Section 24(1)(i) of the Land Use Planning By-law for George Municipality, 2023 of Remainder Erf 246, Pacaltsdorp into a Portion B (263m²) and Remainder portion (Portion B claimed by prescription).</i>						
3. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of the Remainder portion of Erf 321, Pacaltsdorp with Portion B of Remainder Erf 246, Pacaltsdorp.						

4. Closure in terms of Section 15(2)(n) of the Land Use Planning By-law for George Municipality, 2023 of a public place being the abovementioned subdivided Portion B of Remainder Erf 246, Pacaltsdorp.
5. Departure in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 to relax the street boundary building lines along the boundaries AF and FG from 4.0m to 2.0m to accommodate existing house on the proposed consolidated property (i.e. Remainder portion of Erf 321 and Portion B of Remainder Erf 246, Pacaltsdorp).
6. Departure in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 to relax the side boundary building line, boundary ED, from 2.0m to 0.0m to accommodate existing dwelling house on proposed Portion A of Erf 321, Pacaltsdorp.

Note: The applicant omitted to include the request for closure of a public place as required in terms of the Council Resolution and was only added later. The applicant also omitted to include the full request for the relaxation of building lines even though the encroaching structures were fully shown on the subdivision plan. A Section 52 application was also submitted in this regard.

PART G: LOCATION

The Remainder of Erven 321 and 246, Pacaltsdorp are situated just south of the Pacaltsdorp heritage precinct/core of Pacaltsdorp. The erven are found on corner of Beukes Street and Back Street. Refer to the locality Map below.



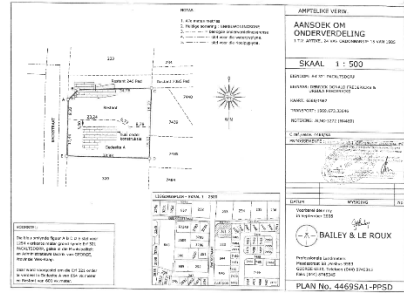
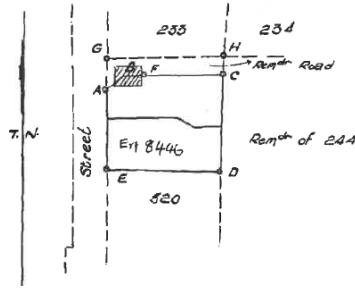
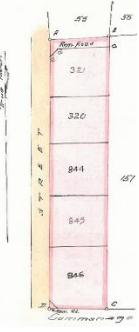
PART H: BACKGROUND AND HISTORY

Erven 246 and 321, Pacaltsdorp were created in 1913 following the subdivision of Lot 150 which formed part of the Village of Pacaltsdorp at the time. The said properties were first registered under the SG No. 758/1913 as can be seen in the image attached below. In 1961, Erf 321, Pacaltsdorp was further subdivided to form 2 portions being Erf 8446 and Rem. Erf 321, Pacaltsdorp of which there is evidence showing that a house was built over the road portion during this time. The applicant motivates and states that a part of the existing house on this property is older than 80 years as confirmed by owners of the property..

1913 original subdivision

1961 subdivision

2008 subdivision reinstatement



In 2008 a new subdivision application was submitted to reinstate the 1961 subdivision. The application was approved on 27 November 2008 with a condition stating that, “the existing unit on the remainder must be demolished”, as it encroached over a public street. The said subdivision was later registered in the chief surveyor general’s office in 2009, but no transfer or implementation of the approval took place. An application for prescriptive claim was later submitted to the municipality in 2024 with Council resolving to support the claim on 5 December 2024. The prescriptive claim and resolution were published to the general public on 15 January 2025.

Note that only a portion of Rem. Erf 246, Pacaltsdorp, the upper section, is subject to the claim. The lower triangular portion will remain part of the road reserve. See image blow which illustrates the respective portions.



No other land use applications were submitted on the property. There are no restrictive title deed conditions which restrict the proposed subdivision, consolidation and departures on the said properties.

PART I: SUMMARY OF APPLICANT’S MOTIVATION (Annexure D)

Character of area

The area has an established residential character with medium sized properties.

Proposed Development

- The purpose of the application is to apply for the subdivision of Erf 321, Pacaltsdorp into a Portion A measuring 600m² and Remainder which measures 654m². Part of Remainder Erf 246 has been successfully claimed by prescription in terms of the Prescriptive Claim Act 1969 (Act 68 of 1969). A letter dated 11 December 2024 acknowledges the claim.

Notices to surrounding property owners (<i>via email and registered mail</i>)		Y	N	N/A	9 May 2025	9 June 2025		
Website		Y	N	N/A	5 May 2025	5 June 2025		
Ward councillor		Y	N	N/A	5 May 2025 (Cllr. T Jeyi)	5 June 2025		
On-site display		Y	N	N/A	9 May 2025	9 June 2025		
Community organisation(s)		Y	N	N/A				
Public meeting		Y	N	N/A				
Third parties		Y	N	N/A				
Other	Y	N	If yes, specify					
Total valid objections		0			Total invalid objections and petitions		0	
Valid petition(s)		Y	N	If yes, number of signatures				
Community organisation(s) response		Y	N	N/A		Y	N	N/A
Total letters of support		None						
Was the minimum requirement for public participation undertaken in accordance with relevant By-Law on Municipal Land Use Planning and any applicable Council Policy						Y	N	
PART K: SUMMARY OF COMMENTS DURING PUBLIC PARTICIPATION								
No objections or comments were received during the public participation process.								
PART L: SUMMARY OF APPLICANT'S REPLY TO OBJECTIONS								
N/A								
PART M: SUMMARY OF COMMENTS FROM INTERNAL DEPARTMENTS AND/OR ORGANS OF STATE COMMENTS								
Name of Department	Date	Summary of comments			Recommendation			
CES	04/06/2025	See comments attached			In order			
CES (Traffic)	04/08/2025	<ul style="list-style-type: none"> • CES initially did not support the application stating that the plan did not accurately reflect the actual site conditions. A new site plan indicating the existing building footprint, access points to both the remainder of Portion A and the subdivided portion, as well as the building lines for both erven was requested. • Compliance with Conditions 7,8,10 and 11 as stipulated by the approval letter dated 27 November 2008 was also requested. 			<p>In order.</p> <p><i>Note that applicant submitted a new plan and addressed the comments received from Traffic.</i></p> <p><i>Note that conditions 7, 8, 10 and 11 is not applicable anymore as the approval lapsed.</i></p>			

ETS	19/05/2025	DC conditions attached	In order.
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PART N: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

Is the proposal consistent with the principles referred to in chapter 2 of SPLUMA? (can be elaborated further below)	Y	N
Is the proposal consistent with the principles referred to in chapter VI of LUPA? (can be elaborated further below)	Y	N

(In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (Section 65 of the Planning By-Law)

The consistency of the application with the principles of SPLUMA and LUPA as read with Section 65 of the Planning By-Law was evaluated as follows:

No	Evaluation checklist (s. 65)	Yes	No	N/A
1(a)	Does the application submitted comply with the provisions of this by-Law?	X		
	Has the motivation submitted been considered?	X		
1(b)	Were the correct procedures followed in processing the application? (see land use application process checklist)	X		
	Was a condonation required and granted with regards to the process followed? (<i>see land use application process checklist</i>)			X
1(c)	Have the desirability guidelines as issued by the provincial minister to the utilise land for the proposed land uses been considered? (<i>not yet applicable</i>)			X
1(d)	Have the comments received from the respondents, any organs of state and the provincial minister been considered? (<i>s. 45 of LUPA</i>)			X
1(e)	Have the comments received from the applicant been considered?	X		
1(f)	Have investigations carried out in terms of other laws and that are relevant to the application being considered?			X
1(g)	Was the application assessed by a registered town planner? (<i>see land use application process checklist</i>)	X		
1(h)	Has the impact of the proposed development on municipal engineering services been considered?	X		
1(i)	Is the application in line, consistent and/or compatible with the IDP of the Municipality?	X		
	Is the application in line, consistent and/or compatible with the municipal SDF?	X		
1(j)	Is the application in line, consistent and/or compatible with the IDP of the district Municipality including its SDF?			X
1(k)	Is the application in line, consistent and/or compatible with the structure plan applicable to the area?			X
1(l)	Is the application in line, consistent and/or compatible with the local SDF applicable to the area?	X		
1(m)	Is the application in line, consistent and/or compatible with any other municipal policy or By-Law applicable to the proposed land use?			X
1(n)	Is the application in line, consistent and/or compatible with the provincial SDF?			X
1(o)	Is the application in line, consistent and/or compatible with the regional SDF (<i>SPLUMA</i>) or provincial regional SDF (<i>LUPA</i>)?			X
1(p)	Is the application in line, consistent and/or compatible with the applicable guidelines, standards, principles, norms or criteria set by national and/or provincial government?	X		
1(r)	Is the application in line the consistent and/or compatible with the following principles as contained in section 7 of SPLUMA / 59 of LUPA:			
	1. The redress spatial and other development imbalances of the past through improved access to and use of land?			X
	2. Address the inclusion of persons and areas previously excluded in the past, specifically informal settlements and areas characterised by wide-spread poverty and deprivation?			X
	3. Enable the redress of access to land by disadvantaged communities and persons?			X

4.	Does the application support access to / facilitate the obtaining of security of tenure and/or incremental informal settlement upgrading?			X
5.	Has the potential impact of the development proposal on the value of the affected land /properties been considered?	X		
6.	The impact of the application on the existing rights of the surrounding owners been recognised?	X		
7.	Does the application promote spatially compact, resource frugal development form?	X		
8.	Can the development be accommodated within the existing fiscal (budget), institutional and administrative means of the Municipality? (e.g. Infrastructure upgrades required – when, budgeted for, etc.)	X		
9.	Has the protection of prime, unique and/or high potential agricultural land been considered?			X
10.	Is the application consistent with the land use measures applicable to / contained in environmental management instruments?			X
11.	Does the application promote and stimulate the equitable and effective functioning of land markets?			X
12.	Have all current and future costs to all parties for the provision of infrastructure and social services been considered?	X		
13.	Does the application promote development that is sustainable, discourages urban sprawl, encourages residential densification and promotes a more compact urban form?			X
14.	Will the development result in / promote the establishment of viable communities?			X
15.	Does the development strive to ensure that the basic needs of all the citizens are met in an affordable way?			X
16.	Will the development sustain and/or protect natural habitats, ecological corridors and areas of high bio-diversity importance?			X
17.	Will the development sustain and/or protect provincial heritage and tourism resources?			X
18.	Will the development sustain and/or protect areas unsuitable for development including floodplains, steep slopes, wetlands, areas with a high-water table, and landscapes and features of cultural significance?	X		
19.	Will the development sustain and/or protect the economic potential of the relevant area or region?			X
20.	Has provision been made in the development to mitigate against the potential impacts of climate change?			X
21.	Does the development include measures to reduce consumption / conserve water and energy resources? (renewable energy, energy saving, water saving, etc.)			X
22.	Does the development take into account sea-level rise, flooding, storm surges, fire hazards?			X
23.	Does the development take into account geological formations and topographical (soil and slope) conditions?			X
24.	Will the development discourage illegal land occupation – w.r.t. Informal land development practices?			X
25.	Does the development benefit the long term social, economic and environmental priorities for the area (sustained job opportunities, sustained income, integrated open space network, etc.) over any short-term benefits (job creation during construction, short term economic injection, etc.)?			X
26.	Does the development contribute towards the optimal use of existing resources, infrastructure, agriculture, land, minerals and/or facilities?	X		
27.	Does the development contribute towards social, economic, institutional and physical integration aspects of land use planning?			X
28.	Promotes and supports the inter-relationships between rural and urban development?			X
29.	Does the development promote the availability of employment and residential opportunities in close proximity to each other or the integration thereof?			X
30.	Does the development promote the establishment of a diverse combination of land uses?			X
31.	Does the development contribute towards the correction of distorted spatial patterns of settlements within the town/city/village?			X
32.	Does the development contribute towards and /or promote the creation of a quality and functional open spatial environment?			X

	33.	Will the development allow the area or town to be more spatially resilient that can ensure a sustainable livelihood for the affected community most likely to be affected by economic and environmental shocks?	X		
1(s)		Is the application in line with the applicable provisions contained in the applicable zoning scheme regulations (By-Law)? (e.g., Definitions, land use description and development parameters)	X		

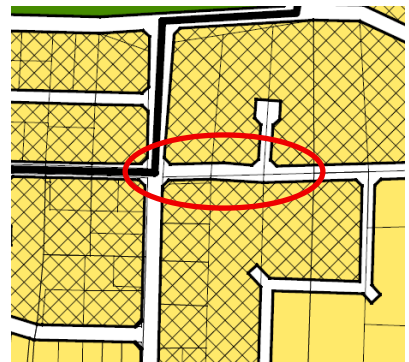
Comments:

The proposal is in line with the applicable planning legislation (SPLUMA and LUPA). Submission of the application aims to primarily facilitate the subdivision of Erf 321 and consolidation of the Remainder with a portion of Rem. Erf 246, Pacaltsdorp (a road portion) in accordance with a Council resolution granting a prescriptive claim over said road portion. The proposal is found to comply with the spatial planning frameworks that are applicable to this area.

(In)consistency with the IDP/Various levels of SDF's/Applicable policies

In terms of the **Pacaltsdorp- Hansmoeskraal Local Spatial Development Farmwork, 2015**, the property is demarcated for *medium density residential*. The LSDF notes the need for densification and infill development for the provision of a mixture of housing typologies and uses. In this regard, the LSDF proposes single residential development with subdivisions of 400m² to allow 1 dwelling unit and 600m² to allow 2x dwelling units. Both proposed portions are larger than the prescribed 600m². The proposed is thus in compliant with the provisions in terms of the LSDF.

The Pacaltsdorp LSDF also sets out a “Roads and Block Plan” which establishes a general direction of how development can be expanded within the area. It must be noted that the block plan was established prior to the implementation of the LSDF or the MSDF, and in some cases outdated as it originally focused on low density developments, which cannot be prioritised in the terms of the current spatial planning policies. Furthermore, the proposed block plan acknowledges the encroachment over the road reserve on Erf 321, Pacaltsdorp (which took place approximately 80 years ago) and as such, a slight direction change was incorporated into the block plan (refer to the plan to the right).

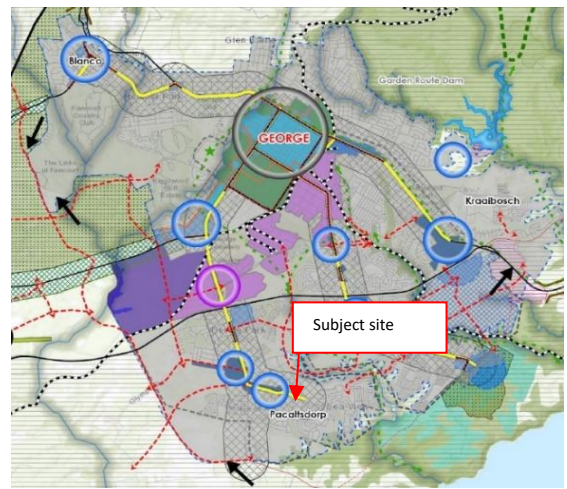


Further, with development of Erven 233 and 234 to the north and Erven 243 and 244 to the east (Erf 7385), the road alignment was adjusted to make provision for a proper road reserve. See schematic illustration of road alignment below.



The **George Municipal Spatial Development Framework, 2023** supports the allocation of available serviced land for purposes of improving liveability and related services.

According to the MSDF 2023, more compact and diverse neighbourhoods (where people can live, work and recreate) with better housing choices, walkable streets and accessible (usable) open spaces should be pursued. According to the MSDF, the property is within a densification area. The proposed subdivision of the property into 2 portions will facilitate the development of 4 dwelling units (2x on each property) resulting in a density of 27du/ha. It is acknowledged that the density is much lower than what is advocated for this area, however, this is also acceptable as many properties within this area range between 200m² and 1500m².



Considering the above, the proposed development is consistent with the guidelines and objectives of the George MSDF 2023. It is therefore concluded that the development aligns with the spatial planning objectives for the area and will not negatively impact the natural environment or the character of the neighbourhood.

(In)consistency with guidelines prepared by the Provincial Minister

N/A

Outcomes of investigations/applications i.t.o other laws

A Council Resolution in relation to a prescriptive claim over of a portion of Rem. Erf 246, Pacaltsdorp was issued in term of Section 14 of the Municipal Finance Management Act, 2003 on 5 December 2025. (refer to council resolution attached as Annexure C).

Existing and proposed zoning comparisons and considerations.

- Rem. Erf 246, Pacaltsdorp is zoned Transport Zone II in terms of the George Integrated Zoning Scheme By-law, 2023. Once the said portion is closed as a public place, the zoning scheme determines that it will take the zoning of the property which it is being consolidated with.
- Section 14 of the George Integrated Zoning Scheme By-Law, 2023 states that:

DEEMED ZONING OF CLOSED PUBLIC PLACES

14. The zoning of land that was previously a public place, vested in or owned by the Municipality and that is closed, is determined as follows:

- (1) if the land is transferred to an abutting land owner, that portion of the land falls in the same zone as that of the abutting land belonging to the abutting owner; or
- (2) the Municipality must determine which zoning applies to the land if—
 - (a) the land is transferred to an abutting land owner and that owner owns abutting properties falling into more than one zone; or
 - (b) in any other case not provided for in this section.

- Thus, implying that once the said portion of Rem. Erf 246, Pacaltsdorp is closed, it will be zoned Single Residential Zone I.
- No further change in zoning is proposed and both portions created will remain “Single Residential Zone I”.

The need and desirability of the proposal

The need and desirability for the proposed development have been considered in terms of the following factors:

No.	Evaluation check list	Yes	No	N/A
1	Will the natural environment and/or open space systems be negatively affected?		X	

2	Will application result in trees/indigenous vegetation being removed on site or in the road reserve?		X	
3	Does the application have any negative impact on heritage resources?		X	
4	Will the character of the surrounding area be negatively affected?		X	
5	Will the architectural character of the streetscape be negatively affected?		X	
6	Will there be any negative impact on vehicle traffic and pedestrian safety?		X	
7	Will there be a negative impact on traffic movement?		X	
8	Will there be a negative impact on vehicle sight distances?		X	
9	Are there adequate on-site parking / loading facilities provided?	X		
10	Are there adequate vehicle access/ egress to the property?	X		
11	Will the neighbour's amenity to sunlight be negatively affected?		X	
12	Will the application result in overshadowing onto neighbours' properties?		X	
13	Will the neighbour's amenity to privacy / enjoyment of their property / views be negatively affected?		X	
14	Will the proposal have a negative impact on scenic vistas or intrude on the skyline		X	
15	Will the intended land use have a negative impact on adjoining uses?		X	
16	Will the land use pose a potential danger to life or property in terms of fire risks, air pollution or smells or compromise a person's right to a safe and secure environment?		X	
17	Will there be a negative impact on property values?		X	
18	Will the application result in a nuisance, noise nuisance, and disturbance to neighbours?		X	
19	Will adequate open space and/or recreational space be provided (for residential developments)?			X
20	Will approval of the application set a precedent?		X	

Assessment of objections/comments

N/A

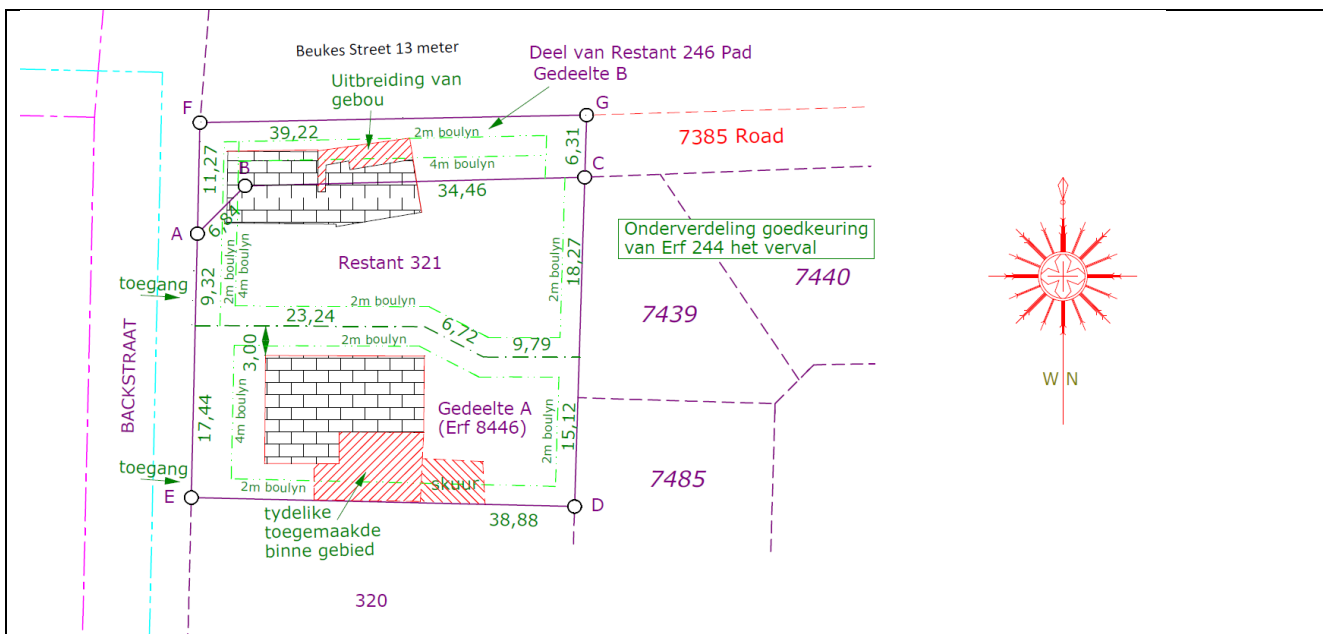
PART O: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

PART P: SUMMARY OF EVALUATION

Application overview

As stated in the report, the application is submitted for the subdivision of Erf 321, Pacaltsdorp into 2 portions (Portion A - 654m² and Remainder Erf 321, Pacaltsdorp - 600m²). The application also includes an exempted subdivision of Rem. Erf 246, Pacaltsdorp into 2 portions (Portion B - 263m² and Remainder Erf 246, Pacaltsdorp), closure of the subdivided Portion B (as per the resolution for the prescription claim) and the consolidation of the subdivided portion with the Remainder portion of Erf 321, Pacaltsdorp. The applications also include departures for the existing structures on site.



Subdivision and closure

The subdivision and closure of the public street have been mandated by the Council Resolution dated 5 December 2024. The resolution was issued with a condition that the portion is closed, rezoned and consolidated with Erf 321, Pacaltsdorp. The application is merely implementing this cadastral adjustment as shown in the subdivision plan above.

Compliance with applicable spatial planning policies

As confirmed in this report, the proposal is consistent with the municipality’s spatial planning objectives.

Conclusion

The proposed development aligns with spatial planning objectives for this area. The roads and block plan as detailed in the LSDF and surrounding developments already considered the encroachments and road alignment. The proposed development will not adversely impact on privacy of the surrounding residential properties in terms of views, privacy or overshadowing, nor will it negatively affect or change the aesthetical character of the area.

Thus, on the balance of all considerations in terms of Section 65 of the Land-Use Planning By-Law for George Municipality, 2023, it is found that the applications for subdivision, exempted subdivision, closure, consolidation and departures on Erf 321 and Remainder Erf 246, Pacaltsdorp cannot be considered undesirable and are therefore **SUPPORTED**.

PART Q: RECOMMENDATION

- A. That the following applications applicable to the Erf 321 and Remainder Erf 246, Pacaltsdorp:
1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Erf 321, Pacaltsdorp into a Portion A and a Remainder portion;
 2. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of the Remainder Portion of Erf 321, Pacaltsdorp with Portion B of Remainder Erf 246, Pacaltsdorp;
 3. Closure in terms of Section 15(2)(n) of the Land Use Planning By-law for George Municipality, 2023 of a public place being the abovementioned subdivided Portion B of Remainder Erf 246, Pacaltsdorp;

4. Departure in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 to relax the street boundary building lines along the boundaries AF and FG from 4.0m to 2.0m to accommodate the existing house on the proposed consolidated property (i.e. Remainder portion of Erf 321 and Portion B of Remainder Erf 246, Pacaltsdorp);
5. Departure in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 to relax the side boundary building line, boundary ED, from 2.0m to 0.0m to accommodate existing dwelling house on proposed Portion A of Erf 321, Pacaltsdorp;

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

REASONS FOR DECISION

- i) Pertaining to Remainder Erf 246, Pacaltsdorp is in line with the Council Resolution dated 5 December 2025.
- ii) The application is consistent with the goals and objectives set out in the George MSDF as well as the roads and block plan in terms of the Pacaltsdorp LSDF.
- iii) The proposal will not have an adverse impact on the surrounding area or its character.
- iv) The proposal will not have a negative impact on the adjacent neighbouring properties' amenity and rights to privacy, sunlight and views.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the subdivision, closure, consolidation and departures on Erf 321 and Remainder Erf 246, Pacaltsdorp as applied for and as indicated on the subdivision and consolidation plans, Plan No. 4469SA3B dated 26 September 2025 drawn by Baily and Le Roux Professional Land Surveyors attached hereto as "**Annexure A**" which bear Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. Portions B of Remainder Erf 246, Pacaltsdorp must be consolidated with the Remainder portion of Erf 321, Pacaltsdorp.

Implementation conditions

4. The subdivision, closure of public place and consolidation will only be regarded as implemented on approval by the Surveyor General as well as the registration of the consolidated erf in terms of the Deeds Registries Act.

Notes

- i. *Building plans must be submitted for approval in accordance with the National Building Regulations (NBR).*
- ii. *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- iii. *An approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes that also reflects the closure of the public place.*
- iv. *In terms of Section 14 of the George Integrated Zoning Scheme By-Law, 2023, the zoning of the closed public place (Portions B) will adopt the same zoning as the Remainder portion of Erf 321, Pacaltsdorp viz. Single Residential Zone I.*
- v. *Proof of the registration of the consolidation of Portion B with the Remainder portion of Erf 321, Pacaltsdorp at the Chief Survey General and Deeds Office should be submitted with the building plans.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

5. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 4/06/2025, must be adhered to.
6. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DC's) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law, 2023 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 4/06/2025 and are as follows:

Roads: R0.00

Sewer: R0.00

Water: R0.00

Total: R0.00

7. The total amount of the development charges of R0.00 (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.
8. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 6 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.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL ENGINEERING SERVICES

9. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 19/05/2025, must be adhered to.
10. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, the amount of Development Charges (DC's) 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 19/05/2025 and are as follows:

Electricity: R 5 761.17

11. The total amount of the development charges of **R 5 761.17** (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.
12. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 10 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 transfer requests and building plans to obtain a final calculation.

B. The Senior Manager: Town Planning in terms of Delegation number 4.1.17.3.12 of 24 April 2025 hereby APPROVES the request for an exempted subdivision in terms of Section 24(1) of the Land Use Planning By-law for George Municipality, 2023 of Remainder Erf 246, Pacaltsdorp into a Portion B and Remainder in accordance with Section 24(2) of said By-law as indicated on the subdivision plan, Plan No. 4469SA3B dated 26 September 2025 drawn by Baily and Le Roux Professional Land Surveyors attached hereto as "**Annexure A**" which bear Council's stamp.

Reason:

i) Subdivision as per approved Prescriptive Claim as resolved by Council on 5 December 2024.



16/04/2026

C. PETERSEN (B/8336/2016)
SENIOR MANAGER: TOWN PLANNING

DATE

PART R: ANNEXURES

Annexure A	Subdivision, Consolidation & Departure Plan
Annexure B	CES and ETS conditions
Annexure C	Council Resolution
Annexure D	Motivation Report and Section 52 letter
Annexure E	Title Deed
Annexure F	SG Diagram



23/02/2026

F. VAVA (B/8439/2021)
TOWN PLANNER

DATE

RECOMMENDED / ~~NOT RECOMMENDED~~



13/04/2026

I. HUYSER (A/1664/2013)
ACTING SENIOR MANAGER: TOWN PLANNING

DATE

RECOMMENDED / ~~NOT RECOMMENDED~~



16/04/2026

C. PETERSEN (B/8336/2016)
SENIOR MANAGER: TOWN PLANNING

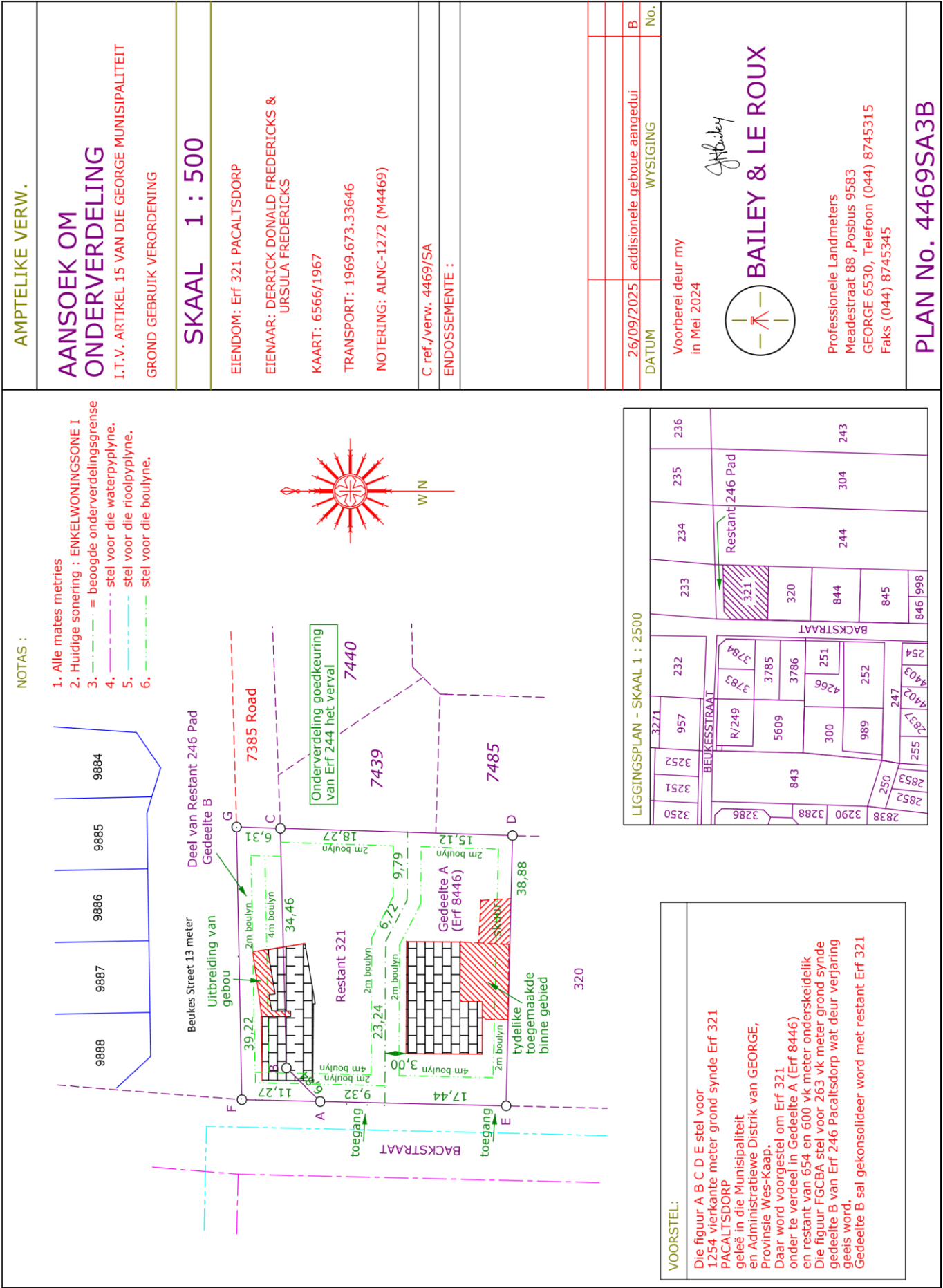
DATE

APPLICATION FOR SUBDIVISION, EXEMPTED SUBDIVISION, CLOSURE OF PUBLIC PLACE, CONSOLIDATION AND DEPARTURE APPLICABLE TO ERF 321 AND REMAINDER ERF 246, PACALTSDORP (F. VAVA).

NO	PROCESS CHECK	YES	NO	N/A
1.	Has this application been assessed/ evaluated by a registered town planner as required in terms of section 64(g) of the by-law?	X		
2.	Was the report submitted by the town planner a fair and objective reflection of the relevant information available and have all relevant information been attached to the report?	X		
3.	Did the town planner exercise due diligence in evaluating the application, is the report balanced (does not show any unfair prejudice) and were the conclusions reached reasonable and rationally linked to the relevant information available?	X		
4.	Was the town planner empowered in terms of the Municipality's system of delegations to evaluate the application?	X		
5.	Was the decision maker empowered in terms of the Municipality's system of delegations to decide on the application?	X		
6.	Was adequate information available for the decision maker to make a fair, reasonable and objective decision on the application?	X		
7.	If not, can it be demonstrated that the necessary attempts were made to obtain this information before the decision was taken?			X
8.	Was all the available information which impacts on the application made available to the decision maker?	X		
9.	Was all relevant information taken into account when making the decision?	X		
10.	Was all irrelevant information noted in the town planners report and reasons given as to why it should be disregarded when making the decision stated in the report?			X
11.	Was the town planner's evaluation, to the best of the decision makers knowledge, potentially influenced by an error of law?		X	
12.	Is the decision taken logical, clear, concise, and fair?	X		
13.	Can the decision be justified – i.e. rationally and reasonably linked to the information provided (critical information available) and relevant facts contained in the report?	X		
14.	Were written reasons given for the decision taken?	X		
15.	Can these reasons be reasonably and rationally linked to the relevant facts and the decision taken?	X		
16.	Were conditions of approval imposed with the decision?	X		
17.	Can these conditions be lawfully imposed as contemplated by Sections 66 of the Planning By-law?	X		
18.	Are these conditions fair and can they be reasonably and rationally linked to the development proposal submitted, the relevant facts contained in the town planners report, the decision taken and the reasons for such decision?	X		
<p>APPROVED AS RECOMMENDED/ REFUSED/ REFER BACK TO APPLICANT/ REFER TO TRIBUNAL</p> <p>Notwithstanding the prescriptive claim and decision of the Senior Manager, I exercise my discretion to refer the application to the Tribunal in light of the Municipality's interest in the land concerned.</p> <p style="text-align: right;"><u>22 April 2026</u> DATE</p> <p>D. POWER (A/1973/2014) DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL PLANNING/ AUTHORISED OFFICIAL</p>				

PAJA

Annexure A - Subdivision and consolidation plan



Annexure B - CES and ETS Conditions

GEORGE ELECTRICITY DC CALCULATION MODEL		Version 1.00	2024/06/10
For Internal information use only (Not to publish)			



Erf Number * **321**
 Allotment area * **Pacaltsdorp**
 Elec DCs Area/Region * **George Network**
 Elec Link Network * **LV**
 Elec Development Type * **Normal**
 Developer/Owner * **DD & U Fredericks**
 Erf Size (ha) * **0,1**
 Date (YYYY/MM/DD) * **19 05 2025**
 Current Financial Year **2024/2025**
 Collaborator Application Reference **3595284**

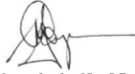
Application: Development Charges

Comments: 0

Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)

Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 19/05/2025 and are as follows: Electricity: R 5 761,17 Excluding VAT
3	The total amount of the development charges of R5 761, 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.
4	Any amendments or additions to the approved development parameters 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.
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R5 761, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	Consent use approval with regards to Guest houses, School 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.
8	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
9	Any, and all, costs directly related to the development remain the developers' responsibility.
10	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
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)
12	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
13	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
14	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.
15	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
16	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
17	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
18	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.

Electro Technical	
22	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
23	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
24	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
25	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
26	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
27	Installation of ripple relays are compulsory for all geysers with electrical elements.



Singed on behalf of Dept: ETS


19 May 25

Application: Subdivision & Depature

Service applicable	Description
Roads	Service available, access via Back 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, WWTW treatment & network capacity)

Conditions
General conditions

Roads: R - Excluding VAT (Refer to attached _____
1 The amount of
Sewer: DC calculation sheet) Development Charges
Water: R - Excluding VAT (Refer to attached (DCs) to be paid by the
DC calculation sheet) developer are calculated in
R - Excluding VAT (Refer to attached terms of the George
DC calculation sheet) Municipality Land Use

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf Number *	321
	Allotment area *	Pacaltsdorp
	Water & Sewer System *	George System
	Road network *	Pacaltsdorp
	Developer/Owner *	D D Fredericks and U Fredericks
	Erf Size (ha) *	1 254,00
	Date (YYYY/MM/DD) *	2025-06-04
	Current Financial Year	2024/2025
	Collaborator Application Reference	359284

_____ 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 04/06/2025 and are as follows:

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.

- 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval

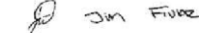
Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.

- 5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of 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.
- 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
- 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and asbuilt plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
- 8 Any, and all, costs directly related to the development remain the developers' responsibility.
- 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
- 10 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 13 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 Municipal water is provided for potable use only. No irrigation water will be provided.
- 21 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.
- 22 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.
- 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 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 25 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 26 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 27 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 28 As no site development plan has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with the Red Book: The

Neighbourhood Planning and Design Guide (Red Book): Creating Sustainable Human Settlements, 2019 standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Minimum width of Municipal road reserves is 10 m and for panhandle even the access clear width is to be a minimum of 4 m.

- 29 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 30 The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The
developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.
- 31 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 32 Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
- 33 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 34 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 35 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

04 Jun



GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2024/25 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number * 321

Allotment area * Pacaltsdorp

Water & Sewer System * George System

Road network * Pacaltsdorp

Developer/Owner * D D Fredericks and U Fredericks

Erf Size (ha) * 1 254,00

Date (YYYY/MM/DD) * 2025-06-04

Current Financial Year * 2024/2025

Collaborator Application Reference * 359284

Total Existing Right

Total New Right

Code	Land Use	Unit	Units	Units
RESIDENTIAL				
	Residential housing (<500m ²) Erf	Unit	1	
	Residential housing (500-1 000m ²) Erf	Unit		2
	Residential housing (1 000-1 500m ²) Erf	Unit	1	

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
	trips/day	0,00	R 0,00	R 0,00
	trips/day	0,00	R 0,00	R 0,00
	k/day	0,00	R 44 760,00	R 0,00
	k/day	0,00	R 45 340,00	R 0,00
Total bulk engineering services component of Development Charge payable				R 0,00

Link engineering services component of Development Charge

City of George
 Calculated (CES): JM Fivaz
 Signature: _____ Date: June 4, 2025

NOTES : 1. In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month
 2. Please note the calculation above only surfs as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 0,00
Public Transport		R 0,00
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00
		R 0,00