

Collaborator No.: 3752685
Reference / Verwysing: Erf 133, Hoekwil
Date / Datum: 24 April 2026
Enquiries / Navrae: Andrea Griessel

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DELAREY VILJOEN CC
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GEORGE
6530

**APPLICATION FOR REZONING, SUBDIVISION AND REMOVAL OF RESTRICTIVE CONDITIONS:
ERF 133, HOEKWIL**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that, notwithstanding the objections received, the following applications applicable to Erf 133, Hoekwil for:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Erf 133, Hoekwil from Agricultural Zone II to a Subdivisional Area into 1x Single Residential Zone II (Estate Housing site) erf (at a development density of 12du/ha) and 1x Open Space Zone III (Nature Conservation Area) erf;
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the Subdivisional Area on Erf 133, Hoekwil into 1x Single Residential Zone II (Estate Housing site) erf and 1x Open Space Zone III erf (Nature Conservation Area) erf;
3. Further Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the Single Residential Zone II (Estate Housing site) erf into 14x Estate Housing erven comprising of the following:
 - (a) 12 x dwelling house erven;
 - (b) 1x private open space erf;
 - (c) 1 x private road erf;
4. Removal in terms of Section 15(2)(f) of the Land-Use Planning By-law for George Municipality, 2023, of restrictive conditions E(a) and E(b) from Title Deed T29832/2023 applicable to portions 13 (private open space erf), 14 (private road erf) and the Remainder portion (Nature conservation erf) of Erf 133, Hoekwil;

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

REASONS FOR DECISION

- (i) The application promotes an appropriately scaled low to medium density residential development that may be incorporated within the receiving natural environment, without infringing on the natural quality of the site.
- (ii) The development proposal aligns with the spatial planning objectives for this area and is consistent with the goals and objectives of LUPA and SPLUMA.
- (iii) The proposed development, in consideration of the need for infill, aligns with the MSDF strategy.
- (iv) The application, in the context of reasonable residential densification, will not pose a negative impact on the surrounding environment or neighbours' rights and amenities to privacy, views and sunlight.
- (v) Mitigation measures have been imposed in the conditions of approval below to ensure that the development of the property will not have an adverse impact on the character of the area and natural environment.
- (vi) The proposal, with specific reference to the portion zoned for conservation purposes, will enhance and ensure long term protection and management of the identified Biodiversity Area.
- (vii) The proposal promotes a sensible and compatible form of residential densification and intensification of land use in support of the spatial planning principles, objectives and guidelines applicable to this area.

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 in operation.
2. This approval shall be taken to cover only the Rezoning, Subdivision and Removal of Title Deed Restrictions as approved in accordance with the Zoning Plan, plan No. zon2 and Subdivision Plan, plan no. sub4 drawn by Delplan dated July 2025 (2x plans) 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.

Conditions applicable to the implementation of the Development

3. In terms of Section 34(1) the owner/applicant must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, the relevant register or title deed to reflect the removal of the restrictive condition, applicable to proposed portions 13, 14 and the Remainder portion of Erf 133, Hoekwil after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
4. That a restriction be endorsed against the title deed of the Remainder portion of Erf 133, Hoekwil, prohibiting the development of any dwelling house or any other form of development on the property except those uses incidental to the use of the site for nature conservation purposes such as minor landscaping elements, access control measures, walking paths, underground stormwater and services infrastructure related to the development.
5. A site development plan for the entirety of the site must be submitted to the Directorate: Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme By-law, 2023 for consideration prior to the submission of building plans.
6. A separate landscaping plan (for the estate housing site) must be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. The plan shall indicate all hard and soft landscaping elements to be incorporated into the development, including sensible natural draining systems, indigenous vegetation and trees that will be retained or planted, pathways, play apparatus, benches, walls, etc. within the development.
7. At least 1x 200L indigenous tree should be planted for every 1 unit. These trees should be evenly spaced within the development and not grouped in one area (excluding the 2 existing large trees as stated in condition 4 below).
8. The two large existing trees (*at the entrance to the site*) must be retained (*as indicated on the proposed landscape plan*). The said trees must be indicated on the landscape plan to be submitted.
9. All environmental buffer areas to be shown on the SDP.

10. The SDP must consider and address any applicable conditions/comments provided by other departments.
11. An Environmental Management Plan, drafted by a qualified environmental practitioner, must be submitted with the SDP.
12. The owner must appoint an Environmental Control Officer (ECO) to oversee compliance with the EMP and any other environmental aspects including the implementation and management of the landscaping plans and conservation area. The ECO must confirm in writing that the SDP, Landscape plan and EMP for the development comply with all environmental requirements.
13. All property owners within the Estate Housing development shall become members of a Property Owners' Association (POA). The Property Owners' Association (POA) is to be constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2023. The HOA constitution must comply with the provisions of sub-section 29(3) and is to be submitted to the Department: Planning and Development for approval. No individual erven will be transferred prior to the approval of the Constitution and Architectural Guidelines.
14. The Property Owners' Association (POA) shall assume responsibility for the implementation, monitoring and management of the Environmental Management Plan (EMP) in collaboration with a suitably qualified Environmental Control Officer (ECO). Provision for this responsibility must be embedded in the Constitution of the POA.
15. Architectural Guidelines be submitted to the Municipality for approval. The Property Owners' Association (POA) shall be responsible for compliance with these guidelines. The said guidelines will need to be sent to the aesthetics committee for comment/consideration and must ensure that the development conforms with the existing Heritage character of the Hoekwil Village centre and also in harmony with the surrounding natural environment.
16. Until the establishment of the Property Owners' Association (POA), the developer shall assume the responsibilities of the Property Owners' Association (POA).
17. All private open space erven and the Remainder portion of Erf 133, Hoekwil (the Open Space Zone III erf) must be transferred to the POA before or/once the developer has no longer the majority vote within the POA.
18. Street name(s) for the private street(s) must be indicated on the general plan for submission to the Surveyor General for approval.
19. The following development parameters must be included in the Architectural Guidelines of the Estate in addition to the development parameters contained in the zoning scheme:
 - a) Height: Maximum of 2 storeys
 - b) Perimeter Building lines applicable to portions 7 and 8:2m
 - c) Church Steet Building Line: 5m – no structure may be allowed within this building line
 - d) Density: Only 1 dwelling unit may be erected per erf designated for a dwelling house.

Implementation:

20. The approval of the Removal of Restrictions will be deemed implemented on compliance with condition 4.
21. The approval for the Rezoning and Subdivision of Subdivisional Area will be deemed implemented on the submission of the approved SG Diagram by the Surveyor General as well as the registration of at least one portion (i.e. the estate housing site) in terms of the Deeds Registries Act.
22. The further Subdivision of the approved Estate Housing erf will be regarded as implemented on the submission of the approved General Plan, reflecting the approved street names, by the Surveyor General as well as the registration of at least one portion in terms of the Deeds Registries Act.

Town Planning Notes:

- (i) A building plan(s) must be submitted for approval in accordance with the National Building Regulations (NBR).

- (ii) *The owner is required to appoint a structural engineer to oversee / manage all construction works, including any excavations and rock removal, slope stabilisation, stormwater management, foundation setting, retaining walls, during construction, etc. A letter confirming the appointment of the structural engineer must accompany the building plans.*
- (iii) *The letter holder/owner is reminded of their duty of care in terms of Section 28 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), to take all reasonable measures to prevent environmental degradation and to protect the coastal environment.*
- (iv) *In terms of the National Forests Act, 1998 (Act No. 84 of 1998), no person may cut, disturb, damage, destroy, or remove any protected tree species, including White Milkwood (*Sideroxylon inerme*), without a licence issued by the Department of Forestry, Fisheries and the Environment (DFFE). Any proposed pruning or removal of protected trees or tree clumps must be formally authorised through the granting of such a licence prior to commencement of any activity.*
- (v) *The owner / applicant must note the following in terms of environmental considerations:*
 - *Indigenous/ protected flora must be rescued (if applicable) within proposed footprint area prior to construction to the satisfaction of the National Department of Forestry, Fisheries and Environment (Forestry: Knysna). The Garden Route Botanical Garden may be approached to receive and rescue plants for the Garden.*
 - *Only locally indigenous vegetation is used for landscaping and the rehabilitation of the disturbed areas, this includes rescued indigenous/ protected seedlings which must be used for landscaping and rehabilitation of the property, post-construction.*
 - *During the process of vegetation clearing, the applicant shall ensure that the contractor protects areas susceptible to erosion by installing all the necessary temporary and permanent drainage works as soon as possible.*
 - *All cuts and fills must be effectively stabilized by engineer designed retaining structures.*
 - *Stormwater run-off from to be addressed through the stormwater management plan.*
 - *It is suggested that the stormwater is as far as possible controlled by capturing it in rainwater tanks or dissipating it into landscape features and surrounding vegetation.*
 - *The applicant must make use of natural materials and natural paint tones that blend in with the surrounding area and natural environment in the design of all exterior elevations, walls and retaining structures.*
 - *All roofs shall be natural tones, preferably dark greens, greys or neutral tones that blend with the surrounding tree canopy.*
 - *The structures erected must blend into the receiving environment.*
 - *The applicant must make all attempts to prevent light pollution on the property and to prevent spill over onto surrounding properties and public areas, also due to the proximity of areas utilized by fauna.*
 - *The excessive use of paving and minimalizing paved or areas covered by concrete is not supported as this leads to heat retention and with predicted climate change scenarios this can have substantive effects when considered cumulatively.*
 - *When used, paving or solid ground covering should comprise light-coloured tones to reduce heat retention.*
 - *The design of the dwelling house and outbuildings must incorporate the use of water and energy saving devices such as solar panels, solar geysers, gas stoves, rain-water tanks, greywater harvesting, low flow toilets, aerated taps and shower heads, etc.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

- 23. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 01/08/2025, must be adhered to.

24. 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 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:
25. The amounts of the development charges are reflected on the attached (*Annexure B*) calculation sheet dated 01/08/2025 and are as follows:
Roads: R 164 054. 80
Sewer: R 00. 00
Water: R 444 802. 22
Total: R 608 857.02 (Excluding VAT)
26. The total amount of the development charges of **R 608 857.02 (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.
27. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 9 above, which may lead to an increase or decrease 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 SERVICES

28. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 18/06/2025, must be adhered to.
29. 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 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:
30. The amounts of the development contributions are reflected on the attached (*Annexure B*) calculation sheet dated 04/08/2025 and are as follows:

Electricity: R 165 494.72 (Excluding VAT)
31. The total amount of the development charges of **R 165 494.72 (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.
32. 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.

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 transfer of the first portion 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 15 MAY 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:\Town Planning\Approvals\Erf 133, Hoekwil_approval letter

PROPOSED ZONING			
ZONING	LAND USE	ERVEN	AREA (m ²)
Single Residential Zone II (Estate housing)			
Single Residential Zone II	Dwelling house	1 - 12	7,023.35
Single Residential Zone II	Private open space	13	933.18
Single Residential Zone II	Private road	14	2,168.18
Open Space Zone III	Nature conservation area	Remainder	14,762.12
TOTAL		15	24,886.81
			59.32
			100

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PROJECT: Proposed subdivision for Erf 133 Hoekwil (Pty) Ltd
PROJEG:

DESCRIPTION: BESKRYWING:
 Erf 133, Hoekwil, George

TITLE: Zoning plan
TITEL:

NOTES: NOTAS:
 Proposed subdivision of Erf 113, Hoekwil, info:
 1. 14 portions zoned Single Residential Zone II, comprising of:
 1.1 12 Portions of Single Residential Zone I (±7,023.35m²);
 1.2 1 Open Space Zone II portion (±933.18m²);
 1.3 1 Transport Zone III portion (±2,168.18m²); and
 2. A remainder zoned Open Space III (±14,762.12m²)

A3 Scale: 1:1000

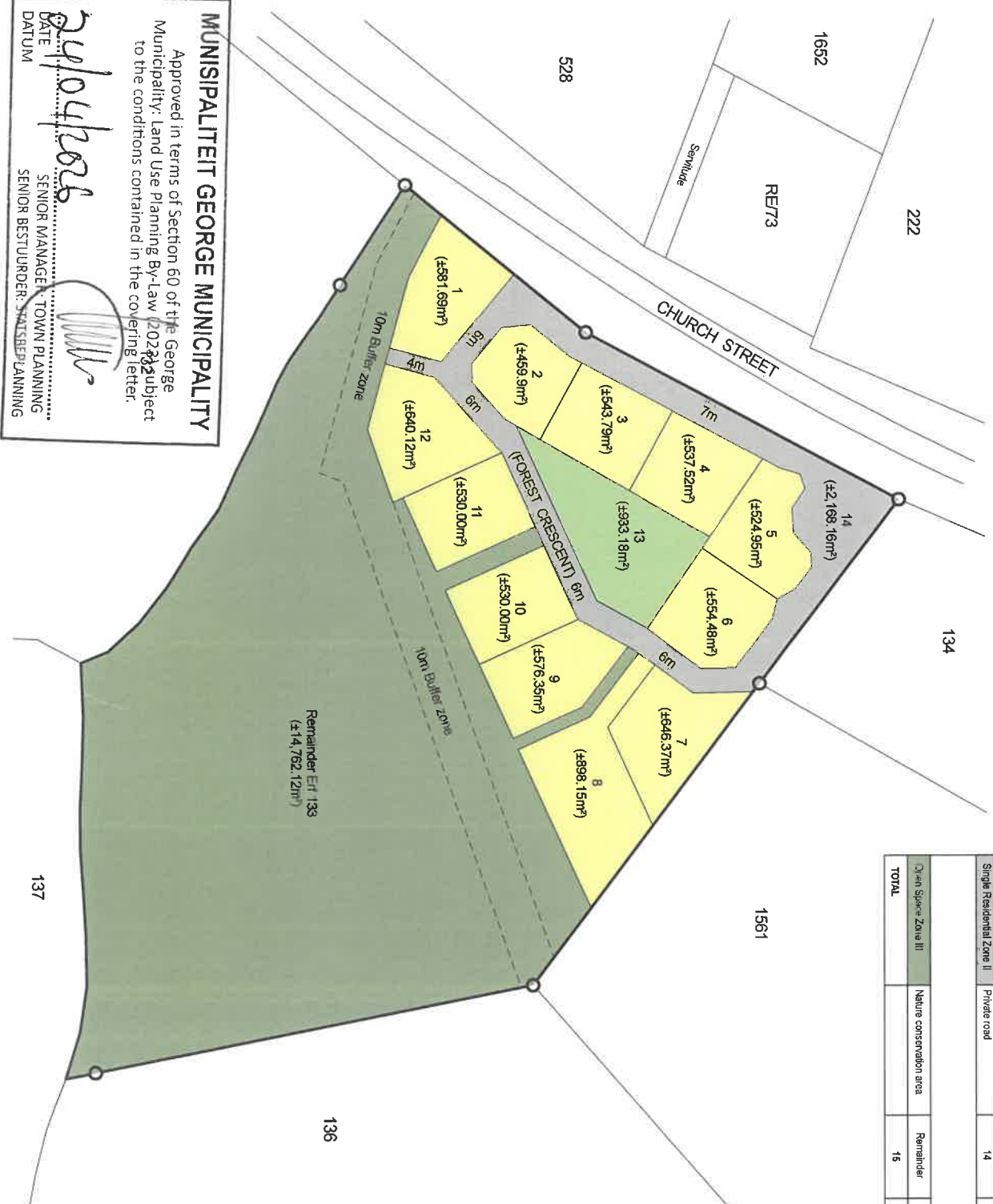

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 P N T L L

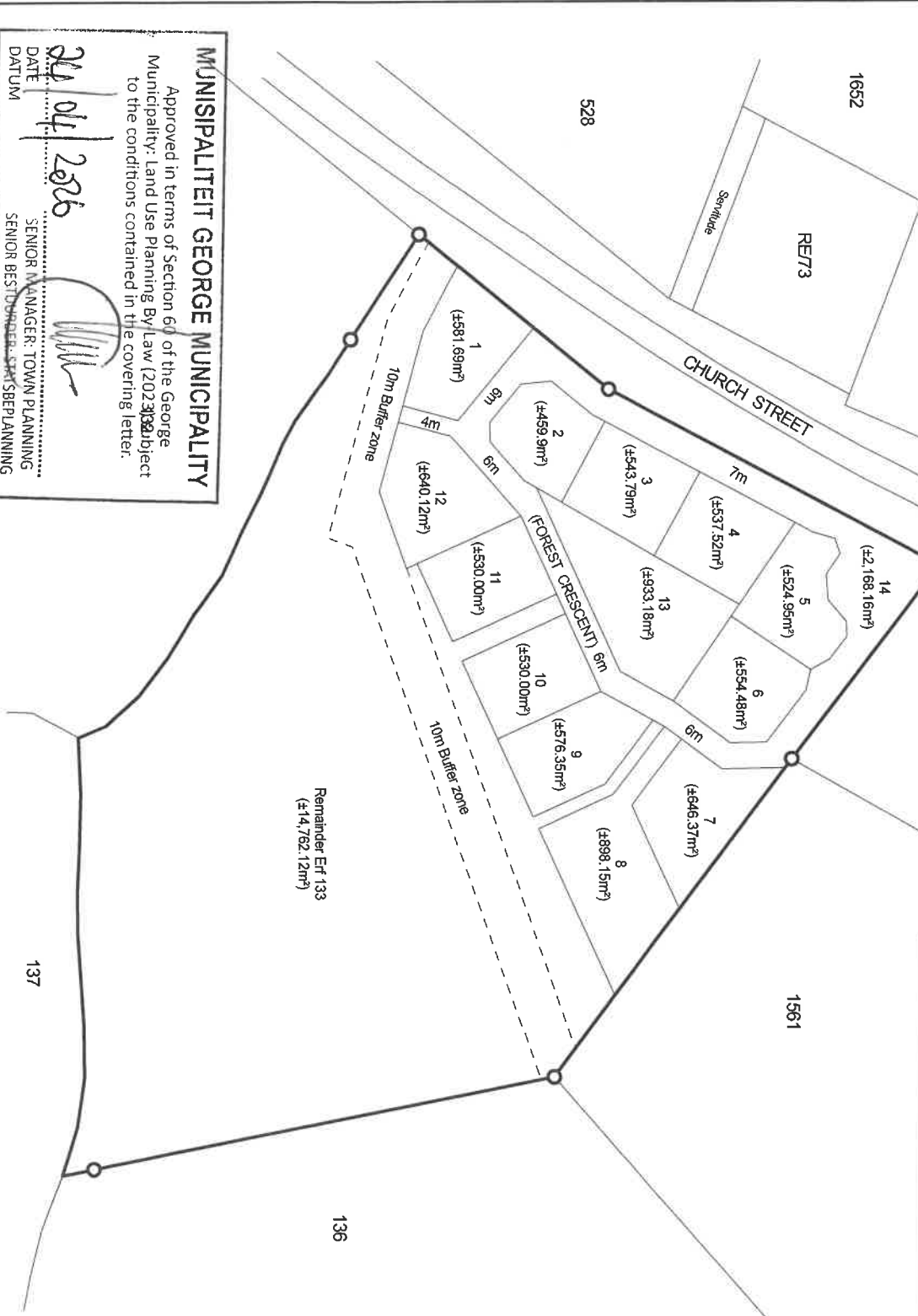
DESIGNED BY: DV
DRAWN BY: MW
FILE PATH: 1288\GE02378\W\S\K
PLAN NO.: ZONZ

DATE: JULY 2025
DATE:
PLAN NAME: ANNEXURE 11

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.
 DATE: 24/04/2025
 DATUM: 24/04/2025
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTURDER: STADSEPLANNING



PROPOSED ZONING				
Single Residential Zone II (Estate housing)				
ZONING	LAND USE	ERVEN	AREA(m ²)	%
Single Residential Zone II	Dwelling house	1 - 12	7 023,35	28,22
Single Residential Zone II	Private open space	13	993,18	3,75
Single Residential Zone II	Private road	14	2 158,16	8,71
Open Space Zone III	Nature conservation area	Remainder	14 762,12	59,32
TOTAL		15	24 866,81	100



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PROJECT: Proposed subdivision for Erf 133 Hoekvlei (Pty) Ltd
PROJIEK:

DESCRIPTION: BESKRYWING:
 Erf 133, Hoekvlei, George

TITLE: Subdivision plan
TITEL:

- NOTES:** NOTAS:
 Proposed subdivision of Erf 113, Hoekvlei, into:
 1. 14 portions zoned Single Residential Zone II, comprising of:
 1.1 12 Portions of Single Residential Zone I (±7 023,35m²);
 1.2 1 Open Space Zone II portion (±933,18m²);
 1.3 1 Transport Zone III portion (±2 168,16m²); and
 2. A remainder zoned Open Space III (±14 762,12m²)

A3 Scale: 1:1000

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DESIGNER: DV
PRINIPAL: MV
DESIGNER: DV
ESTERNEK: MV

FILE PATH: T088\GE0237\NW\SKF
PLAN NO.: SUBA
DATE: JULY 2025
DATE:
PLAN NAME: ANNEXURE 10

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.
 DATE: 04/07/2025
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSRUIMTEPLANNING

Annexure B - CES and ETS Conditions

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf number *	133
	Allotment area *	Hoekwil
	Water & Sewer System *	George System
	Road network *	Towns and settlements
	Developer/Owner *	Erf 133 Hoekwil Elendoms Beperk
	Erf Size (ha) *	3 249,58
	Date (YYYY/MM/DD) *	2025-08-01
	Current Financial Year	2025/2026
	Collaborator Application Reference	3752685

Application: Rezoning & Subdivision

Service applicable	Description
Roads	Service available, access via Kerk Street (Subject to the Road master plan & access approval)
Sewer	No service available for proposed development
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

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 charges are reflected on the attached calculation sheet dated 01/08/2025 and are as follows:

Roads:	R	164 054,80	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	444 802,22	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	608 857,02	Total Excluding VAT
 - 3 The total amount of the development charges of R608 857,02 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 R608 857,02 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 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.
 - 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)
- 14 Note, the developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
- 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 A home owners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. All internal services (water, sewer, private roads including the associated stormwater and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
- 20 The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
- 21 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.
- 22 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.
- 23 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.
- 24 Municipal water is provided for potable use only. No irrigation water will be provided.
- 25 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.
- 26 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.
- 27 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
- 28 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.
- 29 All aspects regarding sewerage management/treatment shall be addressed to the satisfaction of the Dir: CES and all other relevant authorities.
- 30 All necessary permits, licenses and/or approvals required for the development must be obtained from the relevant authorities.
- 31 No pollution of surface water or ground water resources shall be allowed. Disposal of sewerage effluent and/or sludge shall at all times comply with the requirements of all relevant legislation.
- 32 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.
- 33 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.
- 34 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.
- 35 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.

- 36 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.
- 37 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 38 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.
- 39 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.
- 40 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 41 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 42 Access to parking must conform to George Integrated Zoning Scheme 2023, and sufficient stacking distance (6m for less than 15 units and 12 meter for more than 15 units, measured form the property boundary) should be allowed for, and indicated on the Site development Plan.
- 43 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.
- 44 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.

 Ricus Fivaz

Ricus Fivaz
Manager (CES): Land development
Civil Engineering Services

01 Aug 25
Date



GM 2023
Development
Charges policy

GM 2023
Integrated Zoning
Scheme By-law

GM 2024/25
Tariffs

Civil Engineering
Service

Electro-Technical
Service

Erf number * **133**
 Allotment area * **Hoekwil**
 Water & Sewer System * **George System**
 Road network * **Towns and settlements**
 Developer/Owner * **Erf 133 Hoekwil Etendoms Bepenk**
 Erf Size (ha) * **3 249,58**
 Date (YYYY/MM/DD) * **2025-08-01**
 Current Financial Year * **2025/2026**
 Collaborator Application Reference * **3752685**

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
	Estate housing (500-1 000m ²) Erf	Unit		14
	Residential housing (>2 000m 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	VAT	Total
	trips/day	49,40	R 3 154,90	R 155 852,06	R 23 377,81	R 179 229,87
	trips/day	2,60	R 3 154,90	R 8 202,74	R 1 230,41	R 9 433,15
	kl/day	6,03	R 55 140,00	R 0,00	R 0,00	R 0,00
	kl/day	9,89	R 44 980,00	R 444 802,22	R 66 720,33	R 511 522,56
Total bulk engineering services component of Development Charge payable				R 608 857,02	R 91 328,55	R 700 185,58

Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (CES): **JM Fivaz**

Signature : _____ Date : **August 1, 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:

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Service	Financial code/Key number	Total
Roads	20220703048977	R 179 229,87
Public Transport		R 9 433,15
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 511 522,56
		R 700 185,58

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2025/06/18
For Internal information use only (Not to publish)		



Erf Number * 133
 Allotment area * Hoekwil
 Elec DCs Area/Region * Wilderness Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * Erf 133 Hoekwil (Pty) Ltd
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 04 08 2025
 Current Financial Year 2025/2026
 Collaborator Application Reference 3752685

Application: Development Charges

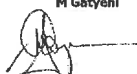
Comments: 0

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 04/08/2025 and are as follows: Electricity: R 165 494,72 Excluding VAT
3	The total amount of the development charges of R165 495, 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 R165 495, 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	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	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.
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 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)
14	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
15	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.
16	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.
17	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.



18	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
19	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
20	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
21	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.
22	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
23	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
24	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.
25	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.
26	Installation of ripple relays are compulsory for all geysers with electrical elements.
27	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
28	All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.
29	No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
30	All streetlights along municipal public roads are to be designed by a registered consulting engineer in accordance with Council specifications. 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 electrical 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.
31	All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.

M Gatyeni



Singed on behalf of Dept: ETS

04 Aug 25

Development Charges Calculator		Version 1.00		2025/06/18			
		Erf Number	133				
		Allotment area	Hoekwil				
		Elec DCs Area/Region	Wilderness Network				
		Elec Link Network	MV				
		Elec Development Type	Normal				
		Developer/Owner	Erf 133 Hoekwil (Pty) Ltd				
		Erf Size (ha)	0				
		Date (YYYY/MM/DD)	2025-08-04				
		Current Financial Year	2025/2026				
		Collaborator Application Reference	3752685				
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units		
	Single Res > 1000m² Erf (Upmarket)	unit		1			
	Single Res > 650m² Erf (Normal)	unit				1	
	Single Res > 350m² Erf (Small)	unit				11	
OTHERS			kVA		kVA		
	Others. No further diversity applied. (as applied by consultant)	Actual kVA (ADMD)				9	
Is the development located within Public Transport (PT1) zone?			Please select Yes				
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	5,78	53,07	R 3 499,59	R 165 494,72	R 24 824,21	R 190 318,92
Total bulk engineering services component of Development Charge payable					R 165 494,72	R 24 824,21	R 190 318,92
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):		M Gatyeni					
Signature :							
Date :		August 4, 2025					
NOTE : 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							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623 021336	R 190 318,92
		R 190 318,92