

Collaborator No.: 3677224
Reference / Verwysing: Erf 354, Hoekwil
Date / Datum: 05 June 2026
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR SUBDIVISION: ERF 354, HOEKWIL

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided:

- A. That the application for Administrators Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 to relax Condition F.(b) in the title deed T1895/2024 to allow for a second dwelling on the proposed Remainder portion of Erf 354, Hoekwil; BE APPROVED.
- B. That the following applications applicable to Erf 354, Hoekwil:
1. Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023, of Erf 354, Hoekwil into a Portion A (\pm 3.65 hectares) and a Remainder portion (\pm 3.65 hectares);
 2. Permanent Departures in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following building lines applicable to the proposed Remainder portion of Erf 354, Hoekwil:
 - (a) Eastern common boundary building line from 20m to:
 - (i) 19.1m varying to 17.1m to accommodate the existing dwelling house;
 - (ii) 12.9m varying to 12.2m to accommodate a storeroom;
 - (b) Street boundary building line from 20m to 15m varying to 11.2m to accommodate a storeroom;

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

REASONS FOR DECISION:

- (i) The application is consistent with the spatial planning intentions as presented in the Wilderness-Hoekwil-Lakes Local Spatial Development Framework and development objectives applicable to the area.
- (ii) The subdivision will result in two smallholdings of similar extent to the smallholdings in the area.

- (iii) Cape Nature has no objection to the proposed subdivision, although concern is raised that the subdivision may lead to fragmentation of the CBA corridor and forestry area.
- (iv) The subdivision will enable the imposition of conditions which may benefit environmental management on the property.
- (v) The smaller smallholding will result in easier and more affordable maintenance of the natural area for the property owner, considering this specific instance and not as a sole reason.
- (vi) While the Western Cape Biodiversity Spatial Plan reflects a precautionary mapping designation of CBA 1/CBA 2, the actual on-site conditions demonstrate a significantly reduced ecological sensitivity, with no continuous natural habitat or viable ecological corridors remaining within the proposed development area. Accordingly, the proposed subdivision is not anticipated to result in the fragmentation of intact biodiversity systems or compromise functional ecological processes.
- (vii) The development proposal is not expected to prejudice neighbouring properties or negatively affect existing rights, amenities or privacy.
- (viii) The sighting of the existing dwelling represents an appropriate position on the property, enabling reasonable utilisation of the land while avoiding unnecessary environmental disturbance.
- (ix) The existing dwelling house and a proposed new dwelling at a suitable and environmentally considerate location will integrate with the surrounding rural-residential landscape and will not detract from the existing natural or aesthetic character of the area.
- (x) The existing metal sheet structure on the property already existed in 1957, making it a heritage building. The building represents a typical agricultural building of the early 1920's/1930's and thus, holds significant heritage value, particularly in regard to preserving Hoekwil's historical rural landscape character.
- (xi) Further, as the structure significantly predates the Land Use Planning Ordinance (1985), it should have been recorded as a Departure as allowed by Section 14 of said Ordinance, when the zoning of the property was determined. It is therefore a lawful structure in terms of Section 7 of the Zoning Scheme By-law (2023).
- (xii) It is therefore agreed that the structure may be retained and should be restored in accordance with Heritage Western Cape's requirements (permits).
- (xiii) However, it is acknowledged that the building is in a dilapidated state and likely not fit for habitation. The applicant did not provide sufficient information in relation to the building's future use and thus, it was agreed that the building should only be used as a storeroom.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General

1. In terms of the Land Use Planning By-law for George Municipality, 2023, the above approvals shall lapse if not implemented within a period of five (5) years from the date of approval.
2. This approval shall be taken to cover only the applications as applied for and indicated on the subdivision plan no. 354/1 dated May 2025 drawn by Jan Vrolijk Town Planner and site plan no. P001 Sheet 101 Rev. D dated 5 May 2025 and Sheet 201 Rev. C dated 2 February 2025 drawn by ALTR Architecture attached as "Annexure A" and "Annexure B" respectively, which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.

Implementation of Subdivision

3. The approved Surveyor-General diagram must be submitted to the Directorate's GIS Section for record purposes prior to transfer of a portion.
4. The subdivision approval will be regarded as implemented on the approval of the subdivision diagram by the Surveyor General as well as the registration of Portion A in terms of the Deeds Registries Act.

Development of the subdivided properties

5. The design of any structure visible from the street must retain a rural "country-like" character.
6. The owner shall comply with the provisions of Section 27(3) of the George Integrated Zoning Scheme, 2023 with regards to the erection of any fence or wall in proximity of the wildlife (CBA) corridor located on the northern side of the subdivided portions.

7. No fence or wall that may pose a danger to or impede wildlife movement may be erected within 10m of the southern edge of the CBA corridor.
8. Any new structure must be placed in an already cleared or disturbed area. These areas must be indicated on the site plan submitted by an Environmental Practitioner appointed by the owner with an OSCAE application.
9. The owner must submit an Environmental Management Programme (Plan), to the satisfaction of the Directorate, for approval. The EMPr must, among others, address biodiversity status, ecological sensitivity, invasive alien management, rehabilitation of disturbed areas, fencing proposals and appropriate development footprint limitations for the subject properties, prior to submission of building plans. The EMPr may be submitted with the OSCAE application.
10. The owners must join the South Cape Fire Protection Association Management Unit for the area with an approved fire management plan compiled in conjunction with the Fire Protection Association.

Implementation of Departure

11. The Departures will be deemed implemented on the approval of building plans in relation to existing structures or the commencement of building works in accordance with approved buildings plans for new structures and alterations to existing structures.

Town Planning Notes:

- (i) *The existing metal-sheet building to be used as a storeroom is a heritage building. Any restoration or alteration of the building must be done under the guidance of a suitably qualified heritage practitioner and may also require a Heritage Permit issued by Heritage Western Cape.*
- (ii) *Clearing of areas for conventional gardens and paved areas for driveways and parking must be minimised.*
- (iii) *Only locally indigenous vegetation should be 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.*
- (iv) *Properties should be managed to maintain, restore and expand the natural ecological and hydrological processes (as per Condition of Cape Nature).*
- (v) *All development parameters of all relevant structures to be indicated on building plans and to comply with the Zoning Scheme.*
- (vi) *The design of the structures must incorporate the use of water and energy saving devices such as solar panels, solar geysers, gas stoves, rain-water tanks, greywater harvesting, low flow toilets, aerated taps and shower heads, etc.*
- (vii) *It is the owner's responsibility to exercise Duty of Care in accordance with the National Environmental Management Act. The owner must ensure that any activity that may trigger the need for environmental authorisation is duly authorised by the competent authority.*
- (viii) *Trees hosting active bird nests or other biodiversity features may not be disturbed without a valid Fauna Permit.*
- (ix) *This approval does not authorise the trimming, cutting or removal of any protected tree species listed in the Notice of The List of Protected Tree Species Under the National Forests Act, 1998 (Act No. 84 of 1998).*
- (x) *The property owner must comply with all fire safety requirements.*
- (xi) *The subject property is listed in the OSCAE area and compliance with OSCAE regulations is required.*
- (xii) *The owner must appoint a suitably qualified environmental practitioner as the environmental control officer (ECO) for the development. The ECO must be on site prior to the commencement of any clearing or construction works on the property.*
- (xiii) *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- (xiv) *Stormwater must as far as possible be controlled by capturing it in rainwater tanks or dissipating it into landscape features and surrounding vegetation.*
- (xv) *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 development.*
- (xvi) *Building plans must be submitted for approval in accordance with the National Building Regulations.*
- (xvii) *No construction may be commenced with until such time as a building plan has been approved.*

- (xviii) Building plans to comply with SANS 10400, and any other applicable legislation.
- (xix) Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.
- (xx) The owner must make all attempts to prevent light pollution on the property and to prevent spill over onto surrounding properties and public areas.
- (xxi) The use of spray or spotlights is not permitted. Only warm coloured lighting with low luminance may be used in external parts of the buildings.
- (xxii) Outdoor lighting must be screened and designed to point downwards and may not be directed toward river valley areas. The lighting along pathways and tracks must also point downwards and may not extend more than 500mm above the ground.
- (xxiii) 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.
- (xxiv) Existing indigenous trees must be retained.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

12. The conditions imposed by the Directorate Civil Engineering Services are attached as “Annexure C” dated 17 June 2025 and must be complied with.
13. The amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make development contributions as indicated below.
14. The amounts of the development contributions are reflected on the attached calculation sheet dated 17 June 2025 and are as follows:

Roads:	R	497.28	(excluding VAT)
Sewer:	R	0.00	(excluding VAT)
Water:	R	45 340.00	(excluding VAT)
Total:	R	45 837.28	(excluding VAT)
15. The total amount of the development charges of **R45 837.28 (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.
16. Any amendments or additions to the proposed development, which is not contained within the calculation sheet, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL ENGINEERING SERVICES

17. The conditions imposed by the Directorate Electro-Technical Engineering Services are attached as “Annexure D” dated 30 May 2025 and must be complied with.
18. 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 thereto, with regards to the proposed development, the developer will be required to make development contribution as indicated below.
19. The amount of the development contribution is reflected on the attached calculation sheet dated 30 May 2025 and is as follows:

Electricity:	R	6 643.19	(excluding VAT)
Total:	R	6 643.19	(excluding VAT)
20. The total amount of the development charges of **R6 643.19 (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.

21. Any amendments or additions to the approved development parameters which may lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 26 June 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

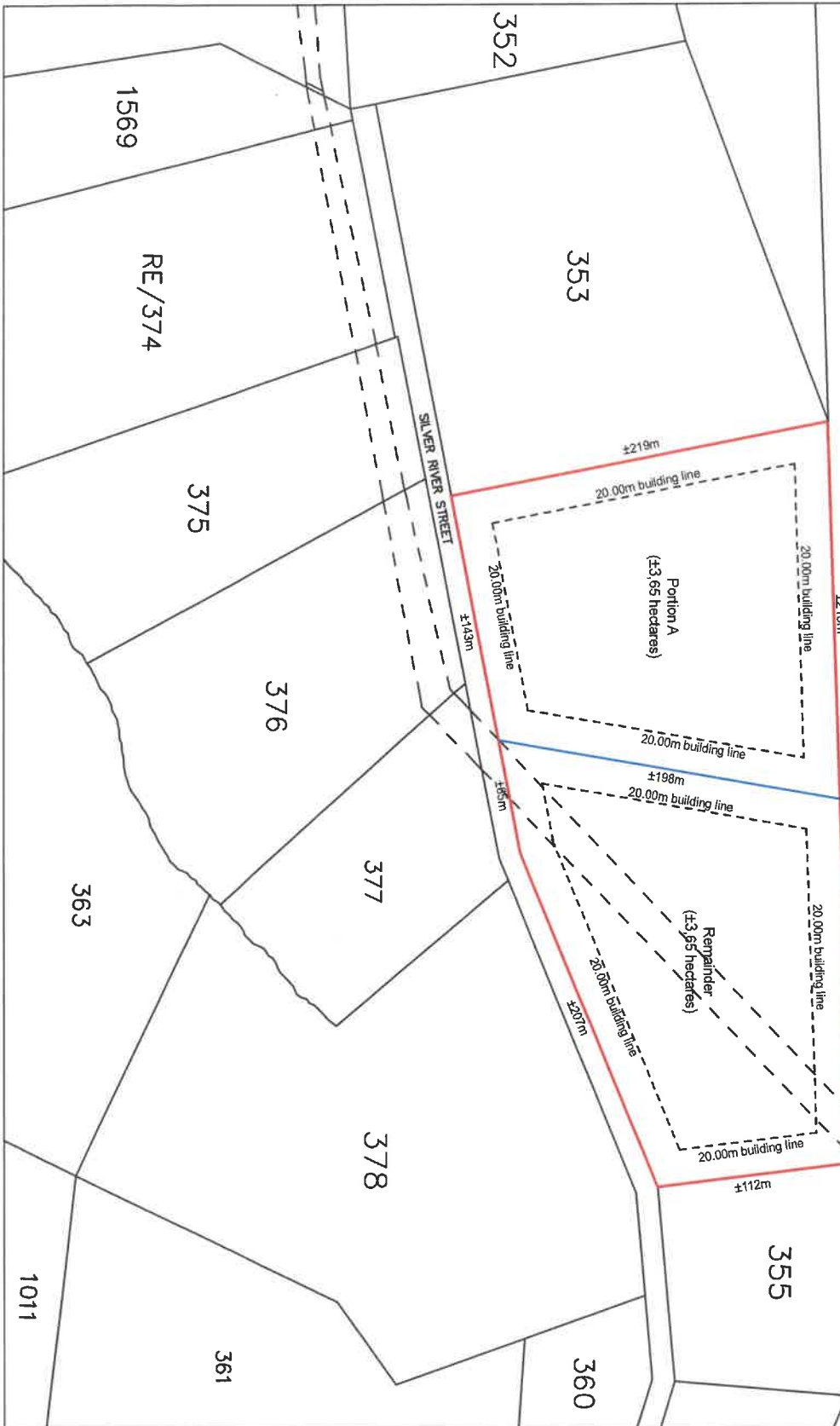
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MUNISIPALITEIT GEORGE MUNICIPALITY

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.

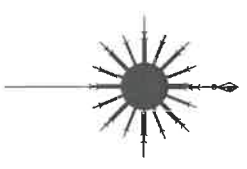
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05/06/2026
 SENIOR TOWN PLANNING
 SENIOR BEST-INTEREST TOWN PLANNING
 DATE
 DATUM



Application
 Application is made in terms of Section 15 (2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 354 Hoekwil (outlined in red) into a Portion A (±3.65 hectares) and a Remainder (±3.65 hectares).

Zoning
 Portion A - Agricultural Zone II
 Remainder - Agricultural Zone II



Proposed subdivision
 Erf 354 Hoekwil

Subdivision plan



NO.	NAME	STATUS	DATE
1	354/1	Part of	15/05/2025
2	Erf 354 Hoekwil	Subdivision plan	15/05/2025

ALL MEASUREMENTS APPROXIMATE
 ALLE METINGS BY BENDEKING

KOPREGO VOORBEHOU/COOPY RIGHT RESERVED

NOTE

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SANITARY FITTINGS:

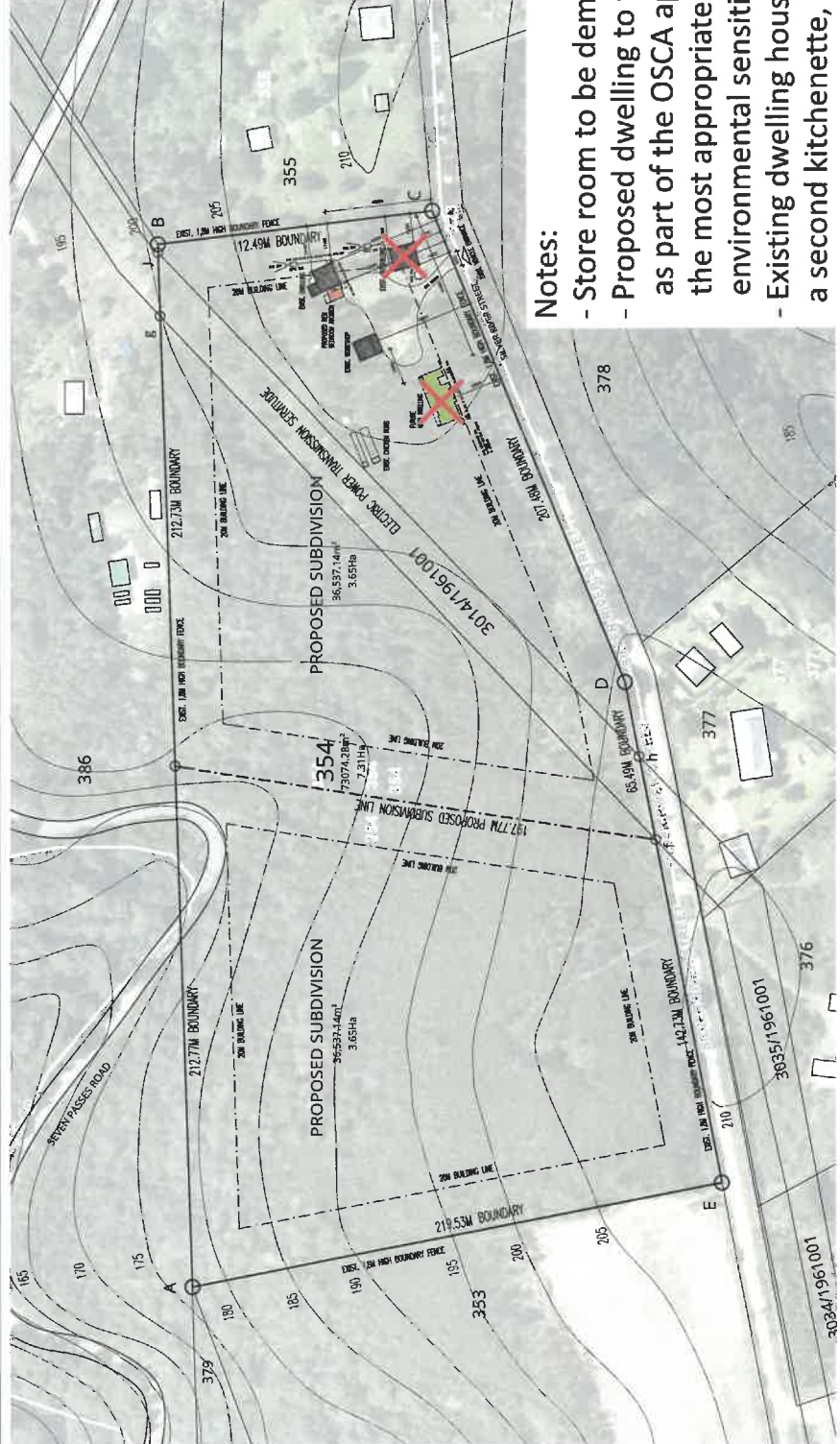
	WC	SH	BATH	WHB	S	WT
EXIST. DWELLINGS:	1	1	1	1	1	1
NEW BEDROOM:	1	1	1	1	1	1
EXIST. OUTBUILDING:	1	1	1	1	1	1
EXIST. WORKSHOP:	1	1	1	1	1	1
FUTURE MAIN WELL:	2	2	2	2	2	2

AREAS:

- EXIST. DWELLING: 117m²
- ADDITION TO EXIST. DWELLING: 24.7m²
- EXIST. OUTBUILDING: 94m²
- EXIST. WORKSHOP: 80m²
- TOTAL AREA: 300.7m²
- FUTURE MAIN DWELLING: 167.4m²
- SITE: 73074.28m² (7.31Ha)
- COVERAGE: 0.0041%

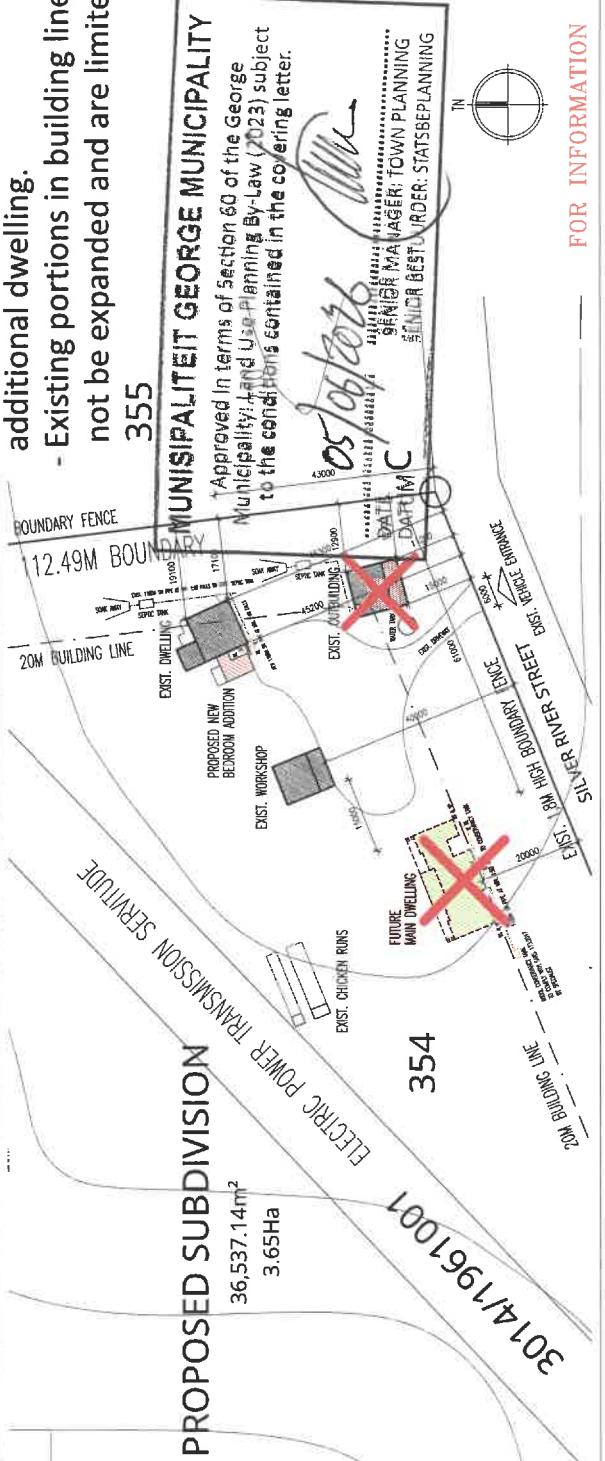
Notes:

- Store room to be demolished.
- Proposed dwelling to first be considered as part of the OSCA application, to enable the most appropriate location in terms of environmental sensitivity.
- Existing dwelling house may not contain a second kitchenette, thereby creating an additional dwelling.
- Existing portions in building line may not be expanded and are limited to 4.2m.



1 FULL SITE PLAN
SCALE 1:1000

PROPOSED SUBDIVISION
36,537.14m²
3.65Ha



1 SITE PLAN
SCALE 1:1500

MUNICIPALITEIT 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.

05/06/2026

SENIOR MANAGER: TOWN PLANNING
SENIOR BEST INTEREST OFFICER: STATSBEPANNING

ALBP
architecture

PROJECT NO: 354
SITE: 354 SILVER RIVER STREET, HOORNHOUT SUBDIVISION, BUILDING LINE RELAXATION AND ADDITION TO EXISTING DWELLING

SITE PLAN

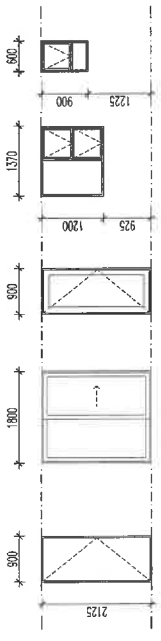
NO.	DATE	DESCRIPTION	BY
1	14.02.24	ISSUED FOR CLIENT APPROVAL	JW
2	16.03.24	ISSUED FOR CLIENT APPROVAL	JW
3	16.03.24	ISSUED FOR CLIENT APPROVAL	JW
4	14.02.24	ISSUED FOR CLIENT APPROVAL	JW

NO.	DATE	DESCRIPTION	BY
1	15.05.2023	TYPE SHEET	D
1	15.05.2023	NO.	101
1	15.05.2023	DATE	101
1	15.05.2023	BY	D

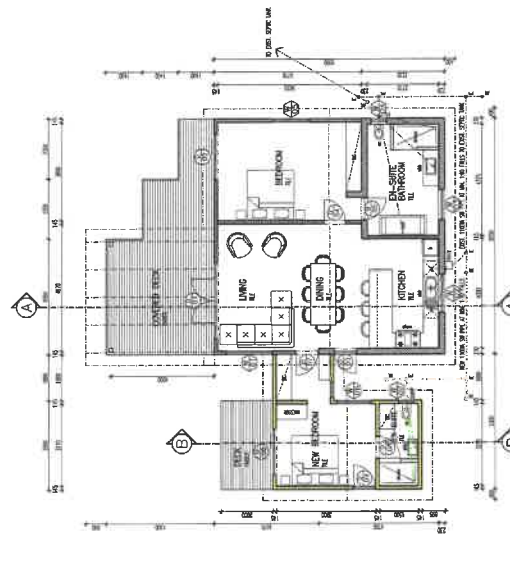
FOR INFORMATION

Notes:

- Store room to be demolished.
- Proposed dwelling to first be considered as part of the OSCA application, to enable the most appropriate location in terms of environmental sensitivity.
- Existing dwelling house may not contain a second kitchenette, thereby creating an additional dwelling.
- Existing portions in building line may not be expanded.



DOOR & WINDOW SCHEDULE
SCALE 1:50



MUNICIPALITY OF 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: 05/06/2026
 DATUM: [Signature]

SENIOR PLANNING MANAGER: TOWN PLANNING
 SENIOR BUILDING SURVEYOR: STATSBUILDING

NOTE

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GENERAL NOTES & SPECIFICATIONS:

ROOF CONSTRUCTION: CONCRETE ROOF ON 100MM COMPACTED FILL TO FORM 100MM CONCRETE SLAB. ALL ROOF JOINTS TO BE MADE WITH 100% OVERLAP. ALL SURFACE JOINTS - ALL TO FORMER'S SPECIFICATIONS.

WALLS: EXTERIOR WALLS TO BE 100MM THICK CONCRETE BLOCKS TO BE FINISHED WITH 100MM THICK GYPSUM BOARD. INTERIOR WALLS TO BE 100MM THICK CONCRETE BLOCKS TO BE FINISHED WITH 100MM THICK GYPSUM BOARD.

FLOORING: ALL FLOORING TO BE 100MM THICK CONCRETE SLAB TO BE FINISHED WITH 100MM THICK GYPSUM BOARD.

DOORS: ALL DOORS TO BE 100MM THICK CONCRETE BLOCKS TO BE FINISHED WITH 100MM THICK GYPSUM BOARD.

WINDOWS: ALL WINDOWS TO BE 100MM THICK CONCRETE BLOCKS TO BE FINISHED WITH 100MM THICK GYPSUM BOARD.

NORTH ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100

EAST ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100

SECTION A-A
SCALE 1:50

SECTION B-B
SCALE 1:50

architecture
 51 Hooper Street, George, 6140
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PROJECT INFO

PROJECT NAME: ERF 354 SILVER RIVER STREET, HOORWILD SUBURBION BUILDINGS, RE-BRANDING AND ADDITION TO EXISTING DWELLING

EXISTING DWELLING - FLOOR PLAN, SECTIONS, ELEVATIONS, AND DOOR & WINDOW SCHEDULE

DATE	1:1000, 1:500
DATE	JAN 2025
DATE	200
DATE	201
DATE	C

FOR INFORMATION

For Internal information use only (Not to publish)



Erf Number *	354
Allotment area *	Hoekwil
Water & Sewer System *	George System
Road network *	Towns and settlements
Developer/Owner *	Andre Pierre Pretorius
Erf Size (ha) *	7,31 ha
Date (YYYY/MM/DD) *	2025-06-17
Current Financial Year	2024/2025
Collaborator Application Reference	3677224

Application: Subdivision & Departure

Service applicable	Description
Roads	Service available, access via Silver river 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


- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
- The amounts of the development charges are reflected on the attached calculation sheet dated 17/06/2025 and are as follows:

Roads:	R	497,28	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	45 340,00	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	45 837,28	Total Excluding VAT
- The total amount of the development charges of R45 837,28 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
- Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval

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

- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R45 837,28 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
- Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
- All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
- 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.
- Any, and all, costs directly related to the development remain the developers' responsibility.
- Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 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 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 17 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.
- 18 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 19 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 20 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 21 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 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
- 23 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.
- 24 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
- 25 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.
- 26 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.
- 27 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 28 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.
- 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 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 31 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.
- 32 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

17 Jun 25



GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2024/25 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number * 354
 Allotment area * Hoekwil
 Water & Sewer System * George System
 Road network * Towns and settlements
 Developer/Owner * Andre Pierre Pretorius
 Erf Size (ha) * 7,31 ha
 Date (YYYY/MM/DD) * 2025-06-17
 Current Financial Year 2024/2025
 Collaborator Application Reference 3677224

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL	Rural / Undetermined/Agricultural	unit	1	2

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	3,80		R 124,32	R 472,42	R 70,86	R 543,28
trips/day	0,20		R 124,32	R 24,86	R 3,73	R 28,59
kl/day	0,50		R 44 760,00	R 0,00	R 0,00	R 0,00
kl/day	1,00		R 45 340,00	R 45 340,00	R 6 801,00	R 52 141,00
Total bulk engineering services component of Development Charge payable				R 45 837,28	R 6 875,59	R 52 712,87

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

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	3,80		R 124,32	R 472,42	R 70,86	R 543,28
trips/day	0,20		R 124,32	R 24,86	R 3,73	R 28,59
kl/day	0,50		R 44 760,00	R 0,00	R 0,00	R 0,00
kl/day	1,00		R 45 340,00	R 45 340,00	R 6 801,00	R 52 141,00
Total bulk engineering services component of Development Charge payable				R 45 837,28	R 6 875,59	R 52 712,87

Link engineering services component of Development Charge
 Total Development Charge Payable

City of George

Calculated (CES): JM Fivaz

Signature : _____ Date : June 17, 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 surmise 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 543,28
Public Transport		R 28,59
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 52 141,00
		R 52 712,87

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



Erf Number * 354
 Allotment area * Hoekwil
 Elec DCs Area/Region * Wilderness Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * A P Pretorius
 Erf Size (ha) * 6
 Date (YYYY/MM/DD) * 30 05 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3677224

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 30/05/2025 and are as follows: Electricity: R 6 643,19 Excluding VAT
3	The total amount of the development charges of R6 643, 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 R6 643, 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 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	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.
18	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
19	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
20	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.

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.
Electro Technical	
24	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.
25	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
26	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
27	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.
28	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.
29	Installation of ripple relays are compulsory for all geysers with electrical elements.
30	All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.



Singed on behalf of Dept: ETS

30 May 25

Development Charges Calculator		Version 1.00		2024/06/10			
	Erf Number	354					
	Allotment area	Hoekwil					
	Elec DCs Area/Region	Wilderness Network					
	Elec Link Network	MV					
	Elec Development Type	Normal					
	Developer/Owner	A P Pretorius					
	Erf Size (ha)	6					
	Date (YYYY/MM/DD)	2025-05-30					
	Current Financial Year	2024/2025					
	Collaborator Application Reference	3677224					
Code	Land Use	Unit	Total Existing Right		Total New Right		
			Units	Units	Units		
RESIDENTIAL							
	Rural Intensification / Agri-subdivisions	unit		1	2		
OTHERS				kVA	kVA		
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	3,61	7,22	R 1 839,07	R 6 643,19	R 996,48	R 7 639,66
Total bulk engineering services component of Development Charge payable					R 6 643,19	R 996,48	R 7 639,66
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :							
Date :		May 30, 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:							

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Service	Financial code/Key number	Total
Electricity	20140601 021308	R 7 639,66
		R 7 639,66