

Collaborator No.: 3796197
Reference / Verwysing: Erf 1577, Hoekwil
Date / Datum: 31 July 2026
Enquiries / Navrae: Andrea Griessel

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

**APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITION, SUBDIVISION AND PERMANENT
DEPARTURE: ERF 1577, 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, with due regard for the grounds of the objection submitted against the application, the comments received and the conclusion reached in the report, the following applications applicable to Erf 1577, Hoekwil:

1. Removal in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023, of title deed condition E.(b) contained in Title Deed T48179/2024 of Erf 1577, Hoekwil;
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023, of Erf 1577 Hoekwil into a Portion 1 (±3.1ha) and a Remainder (±3.1ha);
3. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the relaxation of the following building lines applicable to the Remainder portion:
 - a) north-eastern boundary building line from 20.0m to 7.3m varying to 5.5m in respect of the farm worker's cottage;
 - b) eastern boundary building line from 20m to:
 - (i) between 10.7m and 3.7m in respect the existing crop cover structure;
 - (ii) 15.5m for the existing storeroom;
 - (iii) between 2.2m and 1.9m in respect of the existing crop cover structure;
 - (iv) between 7.2m and 4.6m in respect of the existing carport, pump room and water tanks;
 - c) new southern boundary building line from 20m to 10.7m in respect of the existing carport, pump room and water tanks;

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

REASONS FOR DECISION

- a) The proposal will not detract from the existing rural character of the area or the prevailing cadastral pattern and is considered compatible with the surrounding smallholding context.
- b) The proposal is consistent with the applicable spatial planning policies and objectives for the area and supports the desired spatial development outcomes.
- c) The restrictive Title Deed condition proposed for removal are adequately regulated by the applicable Zoning Scheme By-Law. The removal will not result in any adverse impacts on the environment or prejudice the rights and interests of the property owner, neighbouring property owners, or any other affected third parties.
- d) The removal of the restrictive Title Deed condition will enable the owner to exercise the development rights already afforded to the property in terms of the applicable Zoning Scheme By-Law.
- e) The proposal will not have an adverse impact on the surrounding natural environment, as confirmed by the biodiversity assessments submitted by the applicant, which found the proposed development to be environmentally acceptable.

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.

Subdivision

2. This approval shall be taken to cover only the subdivision application as applied for and as indicated on the subdivision plan (1577/1/Rev 1) prepared by Jan Vrolik Town Planner dated August 2025 attached hereto as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. The subdivision approval will only be regarded as implemented on the submission of the approved SG Diagrams by the Surveyor General as well as the registration of Portion 1 in terms of the Deeds Registries Act.

Departure

4. This approval shall be taken to cover only the departure applications as applied for and as indicated on the site and building plan (24/02/_102) prepared by PGL.ARCH Planner dated July 2025 attached hereto as “**Annexure A2**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
5. As-built plans must be submitted to the satisfaction of the Directorate for the existing structures on the respective subdivided portions for record purposes prior to the registration of Portion 1 in terms of the Deeds Registries Act.
6. The departure application will only be considered implemented on approval of as-built building plans in accordance with the National Building Regulations.

Title deed conditions

7. That in terms of Section 34(1) the owners/applicant must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deeds to reflect the removal of the restrictive condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
8. Proof of the endorsement in the respective title deeds must be submitted with the building plans if/when such plans are submitted for the second dwelling(s).
9. The removal approval will be deemed implemented on the publication of the notice in the Provincial Gazette.

Town Planning Notes:

- (i) The conditions of approval contained in the decision letter dated 4 January 2010, attached hereto as **Annexure C**, remain applicable. The development parameters stipulated in those conditions continue to apply to both portions of the property. Where there is a conflict between the development parameters prescribed in the approval conditions and those contained in the applicable Zoning Scheme By-Law, the more restrictive development parameter shall prevail.
- (ii) As built site layout plan/building plan be submitted to building control to illustrate the existing structures on Portions 1 and Remainder respectively in relation to the new property boundaries as well as the new building lines prior to the transfer of Portion 1.
- (iii) The developer must submit the Surveyor General approved diagrams to the George Municipality's GIS Department for record purposes.
- (iv) The required demolition permits must be obtained from the Directorate: Planning and Development (Building Control Division) prior to the demolition of any structure.
- (v) Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.
- (vi) Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.
- (vii) The DC calculations below are based on the information available to the Engineering Departments at the time of approval. The owner is advised to engage with said Departments prior to the transfer of Portion 1 to obtain a final calculation.

Environmental Notes:

- (viii) The property falls within the Outeniqua Sensitive Coastal Area Extension (OSCAE) area, and the necessary permits/exemptions must be obtained prior to submission of building plans.
- (ix) Dwelling units must be built on areas of disturbance where no pristine Critical Biodiversity areas are found. Development should not encroach into the indigenous vegetation and a 10m firebreak between the vegetation and the development area must be preserved unless the necessary environmental impact studies are provided advising that a reduced setback can be accepted.
- (x) Dwellings should be clustered to minimize the building of a network of roads over the property.
- (xi) The applicant must make use of natural materials and natural paint tones that blend in with the surrounding forest in the design of all exterior elevations, walls and retaining structures.
- (xii) 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.
- (xiii) 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.
- (xiv) Outdoor lighting be screened and designed to point downwards and may not be directed toward rivers or valley areas. The lighting along pathways and tracks must also point downwards and may not extend more than 500mm above the ground.
- (xv) The owner must ensure that appropriate measures are put in place to capture stormwater and prevent erosion of the property.
- (xvi) No development may take place within the 1:100-year flood line or on slopes steeper than 1:4.
- (xvii) That on-going clearing of alien invasive vegetation take place on the respective properties in terms of the Conservation of Agricultural of Agricultural Resources Act 43 of 1983 (CARA).
- (xviii) 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.
- (xix) The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

- 10. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 26/09/2025, must be adhered to.
- 11. Note that 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:

The amounts of the development contributions are reflected on the attached calculation sheet dated 26/09/2025 and are as follows:

Roads: R 12 619.60 Excluding VAT

Sewer: — Excluding VAT

Water: R 50 602.50 Excluding VAT

Total: R 63 222.10 (Excluding VAT)

12. The total amount of the development charges of **R 63 222.10** (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.
13. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, 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 SERVICES:

14. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 16/09/2025, must be adhered to.
15. Note that as stipulated in the attached conditions imposed by the Directorate Electrotechnical 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:

The amounts of the development contributions are reflected on the attached calculation sheet dated 16/09/2025 and are as follows:

Electricity: **R 22 754.45 (VAT Excluded)**

16. The total amount of the development charges of **R 22 754.45** 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.
17. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, 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.

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 21 AUGUST 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 1577, Hoekwil_approval letter

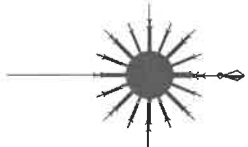
MUNISIPALITEIT GEORGE MUNICIPALITY

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.

31/07/2026
DATE
DUTUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUDEER: STADSBEPLANNING
20 PARK

APPLICATION FOR SUBDIVISION OF ERF-1577 HOEKWIL
1. Application is made in terms of Section 15(2)(c) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Erf 1577 Hoekwil into a Portion 1 (± 3.12 hectares) and a Remainder (± 3.12 hectares).

2. Zoning
Portion 1 – Agricultural Zone II
Remainder – Agricultural Zone II



ERF NO.	AREA (HA)	REMARKS
1577	6.24	

Erf 1577 Hoekwil

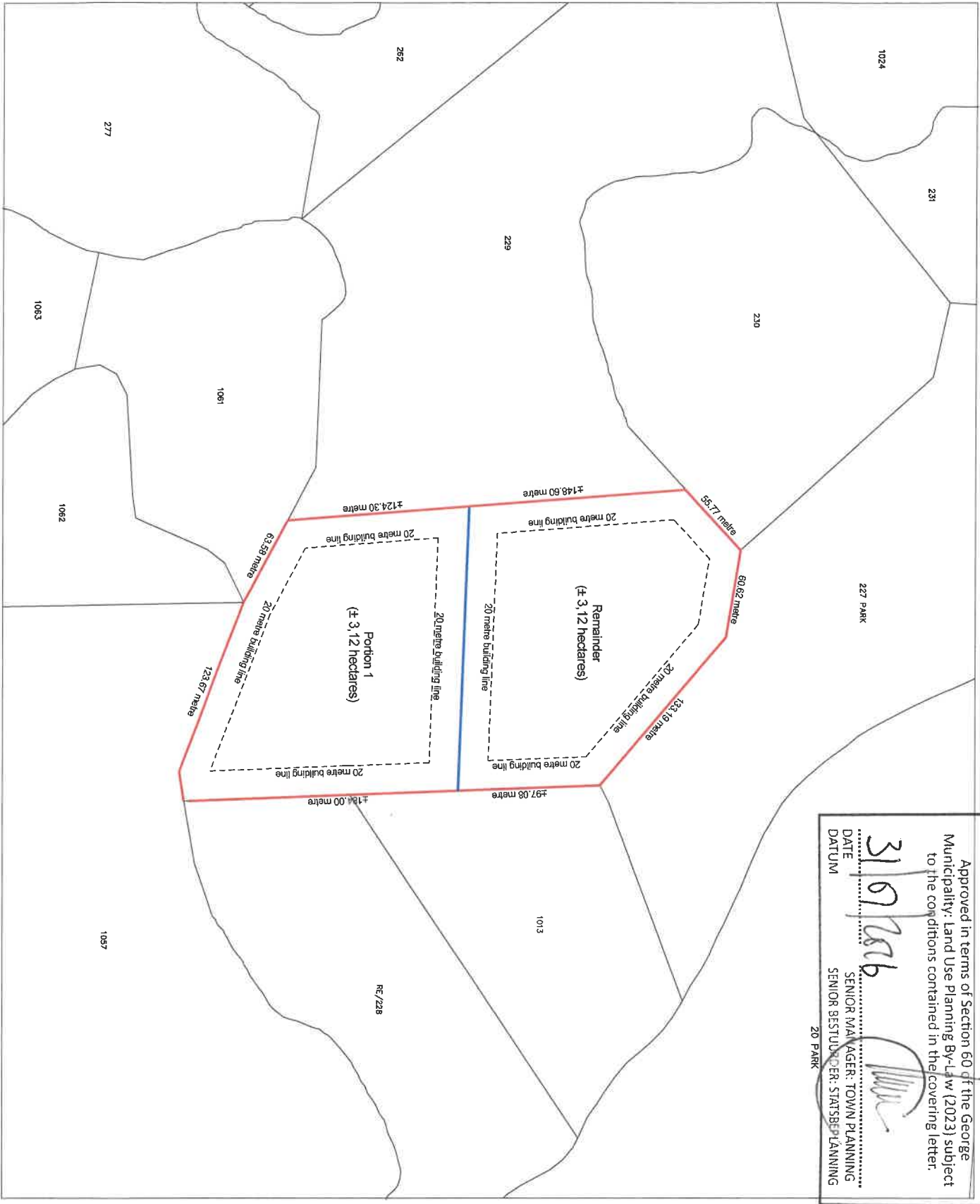
Subdivision plan

JANVOLDUX
TOWN PLANNER - STADSBEPLANNER

REVISIE	NTS	WAK
1577/Rev 1		
August 2025		

ALL REQUIREMENTS APPROPRIATE
ALTE AFWYKINGS BY BEWAGINGS

KOPIEREIG VOORBEHOUD / COPY RIGHT RESERVED



GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf number *	1577
	Allotment area *	Hoekwil
	Water & Sewer System *	George System
	Road network *	Towns and settlements
	Developer/Owner *	CONSKI (PTY) LTD
	Erf Size (ha) *	62 354,15
	Date (YYYY/MM/DD) *	2025-09-26
	Current Financial Year	2025/2026
Collaborator Application Reference		3796197

Application: Subdivision & Departure

Service applicable	Description
Roads	Service available, access via Tien Myl Laan (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 26/09/2025 and are as follows:

Roads:	R	12 619,60	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	50 602,50	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	63 222,10	Total Excluding VAT
 - 3 The total amount of the development charges of R63 222,10 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 R63 222,10 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)
- 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 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.
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

26 Sep 25
Date

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



Erf Number * 1577
 Allotment area * Hoekwil
 Elec DCs Area/Region * Wilderness Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * P.J Lazarus
 Erf Size (ha) * 6,24
 Date (YYYY/MM/DD) * 16 09 2025
 Current Financial Year 2025/2026
 Collaborator Application Reference 3796197

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 16/09/2025 and are as follows: Electricity: R 22 754,45 Excluding VAT
3	The total amount of the development charges of R22 754, 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 R22 754, 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	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.
8	Any, and all, costs directly related to the development remain the developers' responsibility.
9	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
10	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)
11	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.
12	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.
Electro Technical	
13	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.
14	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
15	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
16	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.
17	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.
18	Installation of ripple relays are compulsory for all geysers with electrical elements.

19	The Electricity DC charge excludes any MV/LV and LV network costs. The customer will be quoted seperately for any upgrade work required.
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M Gatyeni



Singed on behalf of Dept: ETS

16 Sep 25

Development Charges Calculator				Version 1.00		2025/06/18	
 Erf Number: 1577 Allotment area: Hoekwil Elec DCs Area/Region: Wilderness Network Elec Link Network: MV Elec Development Type: Normal Developer/Owner: PJ Lazarus Erf Size (ha): 6,24 Date (YYYY/MM/DD): 2025-09-16 Current Financial Year: 2025/2026 Collaborator Application Reference: 3796197							
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Second/Additional Dwelling	unit				1	
	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	
Electricity	kVA	3,61	10,11	R 3 499,59	R 22 754,45	R 3 413,17	
Total bulk engineering services component of Development Charge payable					R 22 754,45	R 3 413,17	
						R 26 167,62	
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):		M Gatyeni					
Signature :							
Date :		September 16, 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 26 167,62
		R 26 167,62

Copies: Chief: Financial Officer (Attention: Ms A Scheepers)
Senior Manager: Civil Engineering Services
Senior Manager: Electrotechnical Services
Senior Manager: Planning and Housing (Attention: Ms A Harris)
Surveyor-General, Private Bag X9028, Cape Town, 8000

E-pos: michellej@george.org.za
Erf 229, Hoekwil

Ms. M Joseph

044 - 801 9171

04 January 2010

Bailey & Le Roux
P O Box 9583
GEORGE
6530

REGISTERED MAIL

SUBDIVISION: ERF 229, HOEKWIL

Approval is hereby granted under *delegated authority* for the subdivision of erf 229, Hoekwil into two portions (Portion A = $\pm 6,21$ ha; Remainder = $\pm 7,69$ ha) in terms of Section 25(1) of the Land Use Planning Ordinance 1985 (Ordinance 15 of 1985) as indicated on the attached plan which bears Council's stamp.

Please note that the abovementioned approval is subject to the following conditions, imposed in terms of Section 42(1) of Ordinance 15 of 1985 as well as the conditions mentioned in Annexure "A":

A CONDITIONS BY THE DEPARTMENT: PLANNING AND HOUSING

1. That the approval shall lapse in accordance with the Ordinance if the conditions mentioned hereunder are not complied with;
2. That the two divided portions be zoned Agriculture Zone 1;
3. That the land use restrictions be as determined by the Section 8 Zoning Scheme Regulations;
4. That all new structures on the subdivided portions be restricted to two (2) storeys and/or a maximum height of 8.0m as measured from natural ground level to top of roof;
5. That these structures be designed so as to integrate harmoniously with the surrounding natural and rural environment;
6. That each dwelling unit and its outbuildings be restricted to a total footprint of 300m², including all decks, patios, verandas and porches;
7. That no structure be erected on a slope with a gradient greater than 1:4 or within the 1:50 year floodline of any river or natural water body;

8. That the building plans for each new dwelling unit, new outbuildings and any additions to the existing structures on site be submitted to and approved by the Department: Planning and Housing prior to any building works commencing;
9. That each new dwelling unit and/or its associated outbuildings be constructed from at least 25% natural and/or renewable (recyclable) materials;
10. That a new dwelling unit and/or its associated outbuildings be painted a natural "earthy" colour should a "plastered brick" or "handi-plank" structure be erected;
11. That the roof of a new dwelling unit be painted in a dark green, brown or grey/black colour to blend harmoniously with the surrounding natural environment;
12. That the architectural style of a new dwelling unit and its associated outbuildings be in harmony with the surrounding natural and rural environment to the satisfaction of the Department: Planning and Housing;
13. That all exterior lighting on the subdivided properties be no more than 1.0m above natural ground level and that such lighting be kept to minimum;
14. That water and energy saving devices (including rain water harvesting tanks, low flow shower heads, dual flush toilets, solar panels and solar geysers) be installed in all dwelling units on the property;
15. That, at their expense, the owners of the subdivided portions undertake an alien tree eradication and fynbos rehabilitation programme, under the guidance and approval of the Department of Water Affairs and Forestry;
16. That at the owner's expense, an Outeniqua Sensitive Coastal Area (OSCA) permit application, undertaken by a suitably qualified environmental consultant, be submitted to and approved by the Department: Planning and Housing (environmental section) prior to the erection of any structure on site;
17. That no building plans be approved until all conditions of approval has been met to the satisfaction of the Department: Planning and Housing;

B CONDITIONS BY THE DEPARTMENT: CIVIL ENGINEERING SERVICES

1. Capital contributions are payable for each new equivalent portion created as per standard tariffs for Wilderness, applicable on transfer of a portion or the approval of building plans, whichever occurs first.
2. An additional amount of R 1050-00 (excl VAT) is payable, per incident, should any road surface need to be repaired during the provision of a municipal connection. This amount is subject to annual escalation.
3. Any, and all, costs directly related to the development remain the developers' responsibility.
4. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with the Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Dept: Civil Engineering Services (hard copy and electronically) for approval prior to any construction work taking place.
5. No municipal sewer services are available at present. Should a municipal sewer network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A capital contribution for sewer will

- then become payable as per standard tariff for each equivalent erf applicable at the time of connection.
6. Conservancy tanks are to be installed. The owner(s) is to appoint a registered private contractor to service the conservancy tanks. All costs will be for the owner(s).
 7. Water demand and stormwater management plans are to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into the home owners constitution
 8. The discharge of surface stormwater is to be addressed by the developer. Condition (4) applies. All costs related is for the developer.
 9. No development may take place on slopes steeper than 1:4 or in below the 1:100 year flood line.
 10. Stormwater from higher lying erven is to be accommodated by the development.
 11. The accommodation of stormwater over low lying erven must be negotiated between the affected owners. All costs related is for the developer.
 12. Adequate parking with a hardened surface must be provided on the premises of the proposed development in accordions with condition (4).
 13. The applicant is to ensure that adequate access is provided to the development.
 14. No parking is permitted in the road reserve.
 15. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
 16. Any damage to municipal or private property service is to be repaired, in accordance with relevant standard to acceptance of the party affected, and to the developer's expense.
 17. The developer is to adhere to the requirements of the OHS Act at all times, as well as all conditions stipulated by any other authority whose approval was required and obtained for this development.

**C CONDITIONS BY DEPARTMENT: ELECTROTECHNICAL SERVICES
(originally in Afrikaans)**

1. Kapitale bydraes word bereken deur die Departement: Elektroniese Dienste, gebasseer op die grootte van die aansluiting en gehef as deel van die aansluitingskoste, betaalbaar met die aansoek om 'n aansluiting.
2. Die Ontwikkelaar is verantwoordelik vir alle en enige koste wat gepaard gaan met die ontwikkeling. Dit sluit onder andere in die uitbreiding van die elektriese netwerk, registrering van servelute, verkryging van goedkeuringsuitvoering van Omgewingsimpakstudie of wat ookal nodig mag wees.
3. 'n Geregistreerde raadgewende ingenieur moet die elektriese koppeldienste asook enige opgradering of verandering van die bestaande elektriese netwerk volgens die Raad se spesifikasie ontwerp en voorlê aan die Departement: Elektrotegniese Dienste vir goedkeuring. Alle ontwerpe en tekeninge moet op papier en op elektroniese formaat voor aanvang van werke ingedien word. Werke word onder die toesig van die raadgewende

Ingenieur uitgevoer wat na afhandeling 'n voltooiingssertifikaat en 'n stel "soos gebou" tekeninge in elektroniese formaat aan die Departement: Elektrotegniese Dienste moet oorhandig.

Notwithstanding Council's decision you have the right of appeal against the conditions of approval in terms of Section 44 of Ordinance 15 of 1985, which right must be exercised and submitted in writing **within 21 days from date of registration (date stamp on envelope)** of this letter. The appeal must be directed to **The Director: Land Development Planning, Private Bag X9086, Cape Town, 8000** with a copy endorsed and submitted in writing to the George Municipality within the aforementioned time.

An appeal fee of 399-00 (VAT included) is payable to the George Municipality.

Yours faithfully



MR. SB ERASMUS

SENIOR MANAGER: PLANNING AND HOUSING

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