Marlize de Bruyn
marlize@mdbplanning.co.za
076 634 0150

Denise Janse van Rensburg
denise@mdbplanning.co.za
067 817 3733

TOWN PLANNING | DEVELOPMENT MANAGEMENT CONSULTING

PROPOSED ADMINISTRATOR'S CONSENT, REZONING, CONSENT USE & PERMANENT DEPARTURES FOR LG & SM SKELTON

RE-73, KERK STREET, HOEKWIL
GEORGE MUNICIPALITY & DIVISION

CONTENTS

1. BACKGROUND INFORMATION & PROPERTY DETAILS 3
2. APPLICATION 4
3. CONTEXTUAL INFORMANTS 4
3.1 LOCALITY 4
3.2 ZONING & USE 4
3.3 CHARACTER OF THE PROPERTY & THE AREA 5
4. DEVELOPMENT PROPOSAL 12
4.1 ADMINISTRATOR'S CONSENT 12
4.2 REZONING & CONSENT USE 13
4.3 PERMANENT DEPARTURES 15
4.4 FURTHER CONSIDERATIONS 16
4.3.1. PRE-APPLICATION 16
4.3.2. PUBLIC INTEREST 18
4.3.3. ENVIRONMENTAL CONSIDERATIONS 19
4.3.4. MUNICIPAL ENGINEERING SERVICES & ACCESS 19
5. NEED & DESIRABILITY 19
6. LEGISLATION & POLICIES 20
6.3. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA) 21
6.4. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA) 21
6.4 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023 22
6.5. GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS) 22
6.6. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023) 23
6.6.1. WILDERNESS-LAKES-HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK, 2015 (WLH LSDF) 23
7. CONCLUDING 24

Copyright ©

Authors of this report:

M de Bruyn	Professional Planner A/1477/2011	B. Art. et. Scien. Planning
D Janse van Rensburg	Professional Planner A/3594/2025	MSc. Urban & Regional Planning

Annexures

1. **Previous approvals 2011**
2. **Power of Attorney**
3. **Copy of Title Deed**
4. **Bond holder's consent**
5. **SG Diagram**
6. **Conveyancer certificate**
7. **Locality plan**
8. **Site plan**
9. **Floor plans, elevations, sections & 3D's**
10. **Pre-application**

Aerial images:

https://gis.elsenburg.com/apps/cfm/#
https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca
https://www.google.com/earth/

Copyright
Copyright © 2026 by DMC Town Planning except where expressly transferred by written agreement to the Client and the Municipality. Any unauthorised reproduction, adaptation, alteration, translation, publication, distribution or dissemination (including, but not limited to, performances in public, broadcasting and causing the work to be transmitted in a diffusion service) of the whole or any part of this Document in any manner, form or medium (including, but not limited to, electronic, oral, aural, visual and tactile media) whatsoever will constitute an act of copyright infringement in terms of the Copyright Act 98 of 1978 and will make the Doer/Transgressor liable to civil action and may in certain circumstances make the Doer/Transgressor liable to criminal prosecution. All trademarks and registered trademarks mentioned in this document are the properties of their respective owners. Nothing contained in this document should be construed as granting any license or right to use any trademarks without the prior written permission of DMC Town Planning.

PROPOSED ADMINISTRATOR'S CONSENT, REZONING, CONSENT USE & PERMANENT DEPARTURES:
RE-73, CHURCH STREET, HOEKWIL,
GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION & PROPERTY DETAILS

RE-73 Hoekwil is is a 2236m^2 smallholding located within the urban edge of Hoekwil. The property contains a dwelling house, second dwelling unit, outbuildings and a covered swimming pool used for swimming lessons. Previous land use approvals include building line relaxation for the swimming pool (10 June 2011) as well as removal of a restrictive title condition for a garage that was converted to a second dwelling unit (22 November 2011) (see ***Annexure 1***). Then in 2017 the subdivision of Erf 73 Hoekwil was approved to create Erf 1652 Hoekwil and RE-73 Hoekwil with the registration of a servitude over the Remainder for access to the newly created portion.

The current application proposes alterations to the swimming pool, new change rooms and a yoga studio above the second dwelling unit. Rezoning to Single Residential Zone I with consent for a place of instruction is proposed to accommodate the combined swimming and yoga activities. *DMC Town Planning* has been appointed to address the necessary land use requirements to enable the desired use of the property. The power of attorney attached as ***Annexure 2***.

The table below includes relevant information regarding Erven 73 Hoekwil.

Physical Address	Kerk Street, Hoekwil
Size of the property	2236m^2
Owner	LG & SM Skelton
Title Deed	T92237/2005 (***Annexure 3***)
Bond	Yes, FNB (***Annexure 4***)
SG Diagram	753/2018 (***Annexure 5***)
Zoning	Agricultural Zone II (smallholding)

The Conveyancer's Certificate confirms that there are no restrictive conditions that affects this application and that Administrator's Consent is required in terms of par. E(a) as discussed later in this report. The Conveyancer's Certificate is attached hereto as ***Annexure 6***.

The copy of the title deed, recently obtained from the Deeds Office, includes the endorsements of the removal of par. E(b) in 2011 and the registration of the subdivision in 2019. Note the recent deed search indicating the two owners due to marriage.

Copyright ©

2. APPLICATION

This land use application in terms of the George Municipality: Land Use Planning By-law (2023) for RE-73 Hoekwil entails the following:

- **Administrator's Consent** in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (LUPA) for a place of instruction on RE-73 Hoekwil (re: condition E(a) in T92237/2005).
- **Rezoning** in terms of Section 15(2)(a) of said by-law of RE-73 Hoekwil from Agricultural Zone II (smallholding) to Single Residential Zone I (dwelling house).
- **Consent use** in terms of Section 15(2)(o) of said by-law for a place of instruction.
- **Permanent departure** in terms of Section 15(2)(b) of said by-law for the following:
    - relaxation of the southern rear boundary building line from 3.0m to 0.8m at the closest point for an old caravan used for storage;
    - a third carriageway crossing with two carriageway crossings being 3.417m apart in lieu of 12m (Section 45(4))b).

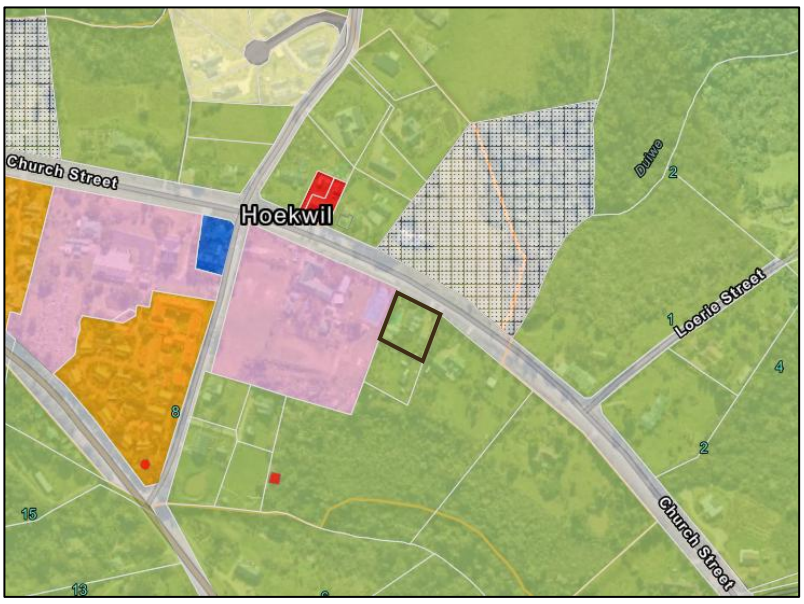
3. CONTEXTUAL INFORMANTS

3.1 LOCALITY

RE-73 Hoekwil is located along Kerk Street in the Hoekwil urban edge of Hoekwil and is located directly next to Hoekwil Primary School, the western neighbour. The surrounding area is characterised by low-density urban development. A locality map is attached hereto as ***Annexure 7***.

3.2 ZONING & USE

RE-73 Hoekwil is zoned Agriculture Zone II (AZII) (smallholding) as indicated in par. 1 above. The property is developed with a dwelling house, second dwelling, outbuildings and a covered pool where swimming lessons are provided. The property is directly next to a public school (CZI), is abutted by smallholdings (AZII) on its eastern and southern sides and is across the street from 10 SRZII properties (Subdivisional Area Overlay Zone - Estate Housing) (to be developed).



Copyright ©

3.3 CHARACTER OF THE PROPERTY & THE AREA

As shown earlier RE-73 Hoekwil is a developed smallholding located in Hoekwil. The property is 2236m^2 and has a flat topography like most properties in the urban area of Hoekwil. The property is used according to what its zoning provides for with the swimming classes being a home occupation.

Access to the property is from Kerk Street. The property currently has a 10m building line on all boundaries. Building line relaxations was approved in 2011 for the swimming pool to be 16.69m from the street boundary and 5.6m from the western side boundary. At that stage a 30m building line applied to the property along all boundaries as determined by the former Section 8 Zoning Scheme Regulations. The previous approval is attached hereto as ***Annexure 1***.

The following to photos (Google Streetview) shows the access to RE-73 Hoekwil.

Copyright ©

The following photos show the view towards the northwest from RE-73 Hoekwil.

The series of photos to follow shows what is found within the boundaries of RE-73 Hoekwil as relevant to this land use application.

Driveway, outbuilding & dwelling house

Copyright ©

Access, driveway & primary dwelling house

View back to primary access with outbuilding on right and dwelling house on left

Copyright ©

Storage caravan hidden from general view

View from southern rear boundary towards dwelling house on left and outbuilding on right

Copyright ©

View from southern rear boundary towards 2nd dwelling unit on left & dwelling house on right

View over southern section of RE-73 Hoekwil

Copyright ©

2nd dwelling unit with yoga studio to be added above

Covered pool on northern side of 2nd dwelling unit with vehicular access to this dwelling unit along western boundary with Hoekwil Primary School.

Copyright ©

Vehicular access to 2nd dwelling unit. Temporary ablution between swimming pool and Kerk Street to be removed.

Covered swimming pool to be improved with new structure

Copyright ©

4. DEVELOPMENT PROPOSAL

It is proposed to rezone RE-73 Hoekwil from Agriculture Zone II (smallholding) to Single Residential Zone I (dwelling house) (SRZI), with consent for a Place of Instruction to accommodate the existing swimming school and proposed yoga studio. A place of instruction is a possible consent use for properties zoned SRZI – see extract from the zoning by-law below. It is to be discussed in detail in the paragraph of this report to follow.

Single Residential Zone I (SRZI)		
The objective of this zone is to provide for residential development where the predominant type of accommodation is a dwelling house for a single family, where each dwelling has its own land unit, and adequate outdoor space. Limited employment and additional accommodation opportunities are possible as primary, or consent uses, provided that the dominant use of the property remains residential and impacts of such uses do not adversely affect the quality and character of the surrounding residential environment.	**Primary use** • Dwelling house	**Consent uses** • Crèche • Guest house • Halfway house • Home care facility • House shop • Place of instruction • Student accommodation • Third dwelling

At the same time, it is necessary to address the title deed for the property.

4.1 ADMINISTRATOR'S CONSENT

Paragraph E(a) of Title Deed T92237/2005 restricts the property to residential purposes only. To apply for a consent use for the Place of instruction, Administrator's consent is required in this regard. The dominant use of the property will however remain for residential purposes.

> E. ONDERHEWIG VERDER aan die volgende voorwaardes bevat in gemelde Transportakte Nr 11539/1965 opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop by Onderverdelings ingevolge Artikel 196 van Ordonnansie Nr 15/1952 soos gewysig van die plaas Olifantshoogte wat deur hom gewysig of versag kan word;
>
> (a) Dit mag net vir woondoeleindes gebruik word.

The restriction is considered outdated and does not reflect the current planning context, zoning or established character of the property and its surroundings. The property is currently zoned Agriculture Zone II, which already provides for a broader range of uses than residential purposes only.

The immediate area of Hoekwil has developed a mixed-use character, particularly within and around its established core and urban edge, where residential, commercial, community, recreational and other small-scale activities are found.

Copyright ©

The property is located within the urban edge of Hoekwil, and its location, size, existing use and relationship with surrounding properties make it well suited to form part of the mixed-use character of the Hoekwil core rather than remain an unusually small smallholding. The title deed does provide for the Administrator (now the Municipality) to amend or soften ('*gewysig of versag*') condition E(a). Therefore, this requested Administrator's Consent will make the swimming school *and* yoga classes possible in the proposed zoning. It is considered to be appropriate to allow the use of the property to align with the current planning and spatial context of the property and to allow the proposed land use to be considered in terms of the applicable planning scheme.

4.2 REZONING & CONSENT USE

RE-73 currently accommodates a dwelling house (±192.8m^2), second dwelling (±80.6m^2), outbuildings (±52.3m^2) and a covered swimming pool, which was approved in 2011. Swimming lessons are currently conducted from the property as home occupation. It is proposed to replace the existing tunnel-roof over the swimming pool with a more permanent enclosed structure, including walls, a new roof, sliding doors along the western elevation and new change-room facilities. The current change-room facilities close to the Kerk Street border, is therefore to be removed and replaced. The pool area and its facilities will cover an area of 161.6m^2. It is also proposed to add a 107m^2 yoga studio above the second dwelling which includes a covered balcony overlooking the swimming pool to the north.

The site plan as provided by *Liminal Architects*, is attached to this report as ***Annexure 8*** with floor plans, elevations, sections as well as 3D's as ***Annexure 9***.

The swimming school and yoga studio are considered ancillary to the residential use of the property, and the dominant use of the property will remain residential. The building plan provides detail in this regard indicating that the residential use takes up 19.2% of the property and the proposed place of instruction (swimming school and yoga studio) will take up 11.7% of the property. See the extract from the plan below.

% OF LAND USE

STRUCTURE	AREA	% of 2236m²
Dwelling House	347.6m²	15.6%
Second Dwelling	80.6m²	3.6%
Yoga Studio	101.6m²	4.5%
Covered Pool (Swim School)	160.8m²	7.2%

While these activities could fall within the scope of a home occupation, the number of students exceeds the applicable limit, and consent for a Place of Instruction is therefore proposed. Home occupation makes provision for up to 6 students and Place of Instruction as consent use for up to 20 students.

According to the owners, the swim school usually only accommodate 2 to 4 students at any time which will remain the same. The proposed yoga studio will most likely not exceed 8 students. Therefore, at any given moment the number of students is expected to be between 8 and 14. In addition to this, it is unlikely that the swim and yoga classes will take place at the same time.

Copyright ©

The rezoning is primarily motivated by the existing character, size, locality, development and use of the property, which is more representative of a SRZI-property than a smallholding (AZII). The property is located within the urban edge of Hoekwil and is suitably positioned to accommodate the proposed Place of Instruction, while the dominant use of the property will remain residential (the dwelling house and second dwelling with its associated outbuildings).

The building lines will change from 10.0m to 3.0m following the rezoning along the side and rear boundaries with the street building line becoming 5.0m. Sufficient parking will be available in the property boundaries to accommodate the residential use and the place of instruction. See the attached site plan for the building lines and the provision of parking (***Annexure 8***).

The following image shows the proposed new building lines and the uses on the property.

Note that the existing garage encroaches the servitude over RE-73 Hoekwil providing access to Erf 1652 Hoekwil (***Annexure 8***). This will be rectified in terms of Section 24 of the planning by-law.

Copyright ©

The following image shows the current zoning and the proposed zoning on the zoning map.

4.3 PERMANENT DEPARTURES

Building line relaxation

As seen on the plans accompanying this report (***Annexure 8 & 9***), a caravan is located in the southeastern corner of the property (see photo included earlier in this report). It is not used for habitation. Therefore, Section 30 of the zoning by-law does not apply. The owners only use it for storage purposes. Considering its position, it cannot just be removed. Therefore, a permanent departure for building line relaxation is included with this land use application. This caravan is located 0.8m at the closest point from the boundary with Erf 1652 Hoekwil.

As seen with the earlier image in this report, it is hidden from general view and has value for the owners in providing storage.

Carriageway crossings

Section 45(4)(b) of the zoning by-law states the following:

> (b) despite paragraph (a), where the total length of any street boundary of a site is 30 metres in length or more, one additional carriageway crossing may be permitted, provided that no two carriageway crossings are closer than 12 metres to each other;

The street boundary length of RE-73 Hoekwil is 47.23m. Three carriageway crossings exist – see ***Annexure 8*** and the images included earlier in this report. The most western carriageway crossing is 3.74m wide and exclusively used by the second dwelling unit. Then 28.48m to the east the primary vehicular access to the property is found. This access is 4.93m wide. Just 3.417m further east is a third access, 4.93m wide for the servitude access over the subject property to Erf 1652 Hoekwil.

When the subdivision of Erf 1652 Hoekwil was considered and approved on 29 November 2017, the access to the second dwelling unit already existed as well as the primary vehicular access.

Copyright ©

At that point in time, the new zoning by-law for the first time introducing the limitations to vehicular access as relevant here, was almost 3 months old – promulgated on 1 September 2017. The officials and decision maker should have been fully aware of the three carriageway crossings. The three carriageway crossings also unfortunately are not reflected on any approved building plans.

These three points of access has been in existence for almost 10 years. Considering the character of the property and the area, it imposes no negative impact on vehicular movement or safety.

4.4 FURTHER CONSIDERATIONS

4.3.1. PRE-APPLICATION

The pre-application was discussed on 16 September 2026 and is attached hereto as ***Annexure 10***. The comments received are discussed in the table below.

COMMENTS	RESPONSE
TOWN PLANNING	
It is noted that the property falls within the urban edge/village centre for Hoekwil.	Noted.
An administrator's consent may be applied for with regards to the restrictive condition in the title deed.	Noted and done accordingly.
Applicant to note that the residential component must remain the dominant us and must be demonstrated/motivated as part of the application.	Noted and done accordingly.
The uses must be clearly indicated on the site layout plan in terms of percentage.	See par. 4.2 of this report as well as the attached plans.
Parking and drop-off facility to be indicated in line with the zoning scheme on the site layout plan (1 per 6 students and drop-off facility together with parking for the residential component)	The site plan indicates the proposed parking (***Annexure 8 & 9***). Note that for this type of place of instruction, the zoning by-law does not require a drop-off facility. It was discussed further with the relevant officials on e-mail. It was concluded that the proposal must be in accordance with the zoning by-law. Parking provision is discussed in more detail later in this report.
The roads authority for this specific site is the George Municipality.	Noted. This section of Kerk Street is not a provincial road.
Applicant to provide justification and ensure compliance with the applicable legislation (ie MSDF, LSDF and zoning scheme etc)	See the relevant paragraphs of this report.
To confirm number of students at swimming school and yoga studio respectively.	See par. 4.2 of this report.

Copyright ©

Applicant to ensure compliance with the zoning scheme, specifically with regards to structures that may encroach over the building lines.	Noted and done accordingly.

CES	
Access to the proposed development is subject to approval of the municipality, limited to Kerk Street.	Noted.
The Site Development Plan shall comply with the George Integrated Zoning Scheme (GIZS), 2023, which may require the consolidation or reduction of existing vehicle access points.	Noted. The vehicular access for the 2nd dwelling unit is 24.8m from the primary vehicular access which has been in existence for many decades. The abutting servitude access of RE-73 Hoekwil for access to Erf 1652 Hoekwil, was considered and approved in 2017. However, permanent departure regarding Section 45(4)(b) of the zoning by-law is addressed with this land use application.
Parking shall be provided in accordance with the applicable George Municipality parking requirements for frail care and assisted living facilities.	Parking is provided in accordance with the zoning by-law. The reference to 'frail care and assisted living facilities', is a copy & paste error.
Normal PT parking ratio would apply.	Noted.
No parking shall be permitted within the road reserve or municipal servitudes.	Noted.
Developer will be required to provide a "drop & go" area on site, or alternatively notarial tied the development to the school site.	Note earlier comment that this is not a requirement in terms of the zoning by-law for this type of place of instruction. It is not school, day care centre, crèche or cottage school.
Limited Municipal water is available within Kerk Street.	Noted.
The developer will be required to supply the required sewer services at the developer's cost, noting that should the network be extended to the area, the developer will be required to connect to the applicable services and pay the applicable Development Charges, when connecting.	Noted.
Any upgrades to the municipal water infrastructure required as a result of the development shall be for the developer's account.	Noted.
The proposed development shall be assessed in accordance with the George Municipality Development Charges Policy (2023).	Noted.

Copyright ©

A Stormwater Management Plan shall be submitted as part of the application.	This was discussed with the relevant official. It was concluded that it is a copy & paste error.
Stormwater management shall be based on Sustainable Urban Drainage Systems (SUDS) principles.	The photos included with this report, indicate that stormwater management is addressed through rainwater tanks and limited hard surfaces.
The applicant shall demonstrate that post-development runoff will not adversely affect adjacent properties, municipal infrastructure or downstream drainage systems.	To our understanding, there is no municipal stormwater infrastructure in Hoekwil.
Appropriate source control, infiltration and attenuation measures shall be incorporated where feasible.	See comment above.
Any stormwater infrastructure upgrades required because of the development shall be for the developer's account.	Noted.

ETS	
Application noted. DC's applicable.	Noted.

4.3.2. PUBLIC INTEREST

The public interest associated with this application is regarded as limited as the uses on the property are staying the same as it is now with only the proposed addition of a yoga studio. The application is required because the existing swimming pool is being enclosed and converted from a tunnel-roof structure into a permanent building. The swimming school remains in the ambit of home occupation. With the proposed addition of the yoga studio, it is now necessary to address the education use of the property differently.

The place of instruction uses are on the western side of the property where the property abuts the Hoekwil Primary School. There is no conflict between the proposed uses and the school as they are complementary.

The surrounding residential properties are also not expected to be negatively affected. The nearest dwelling is located about 50m to the east on Erf 528 Hoekwil and is fully screened from the proposed swimming pool and yoga room by the existing garage and established vegetation. The second nearest dwelling is located about 70m to the north on Erf 133 Hoekwil, across Church Street.

Noise and nuisance impacts are therefore not considered a significant concern. Yoga is inherently low-noise, and since the swimming pool will be fully enclosed and operated as an indoor facility, it will further limit any potential noise impact on surrounding properties.

Copyright ©

4.3.3. ENVIRONMENTAL CONSIDERATIONS

RE-73 Hoekwil is located within the demarcated Hoekwil urban area. The proposed additions are all located within existing disturbed areas on the property and will therefore not result in the disturbance of any previously undeveloped or natural areas. The proposal is not expected to have any negative environmental impact.

4.3.4. MUNICIPAL ENGINEERING SERVICES & ACCESS

The existing municipal services provided to the property will continue as at present.

The parking requirements for a Place of Instruction (swimming school and yoga classes) are 1.5 bays per classroom/office, plus 1 bay per 6 students. Each facility (swimming & yoga) has only one 'classroom', which requires 2 bays in total. For about 14 students, a further 2.3 bays (≈3 bays) are needed. This means a total of 5 parking bays.

The dwelling house requires 2 bays (double garage), while the second dwelling requires 1 bay (parking along western boundary).

A total of 8 parking bays is therefore required within the boundaries of the property. There is more than enough space to provide sufficient parking. See the site plan (***Annexure 8***).

Regarding access, the access to the 2nd dwelling unit is along the western side of the street boundary of RE-73 Hoekwil. The primary access to the dwelling house, is located 28.4m from the western access. Just east of the primary access, is the servitude access to Erf 1652 Hoekwil, subdivided from Erf 73 Hoekwil in 2017. The access configuration is still the same at almost 10 years ago. The access provision therefore complies in our opinion with the provisions of the zoning by-law and the history of land use approvals relevant to the subject property. However, see par. 4.3 of this report.

5. NEED & DESIRABILITY

Need

Need depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the proposed rezoning and consent use for RE-73 Hoekwil is responsive to the property's locality in the main street of the Hoekwil urban core which is characterised by mixed land uses. The proposed rezoning and consent use are therefore considered appropriate in relation to the locality and existing development pattern. The proposal will not negatively affect neighbouring properties, the visual character of the area or the integrity of the natural environment. It will also better align the current and proposed use of the property with its zoning and provide the owner with the appropriate land use rights to operate a swimming school and yoga lessons from their property.

Copyright ©

Desirability
Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the properties, existing planning in the area, character of the area, the locality and accessibility of the properties as well as the provision of services.

Physical characteristics of the properties
The physical characteristics of the property will not change following this application.

Existing planning in the area
As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF) (2023) or the Wilderness-Lakes-Hoekwil Local Spatial Development Framework (WLH LSDF) (2015).

Character of the area
This land use application will not negatively affect the character of the area as shown earlier in this report. It will be in line and support the character of the Hoekwil urban core, especially with the subject property's location next to the public school.

Provision of services
Existing municipal infrastructure will continue to be used as at present. No expansion is expected.

Economic impact
This land use application will have no expected negative economic impact. It rather adds to the economic activity in the heart of Hoekwil.

Direct impact on surrounding properties
No neighbours are expected to be impacted on negatively as discussed elsewhere in this report.

It is our view that the need and desirability of the proposed application on RE-73 Hoekwil shows no negative impacts.

6. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

Copyright ©

6.3. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below:

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.
Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposed development holds no expected negative environmental impact. The land uses relevant to this application makes use of existing structures.
- The effective and equitable functioning of land markets are not negatively affected by this application.
- No negative impacts are expected on surrounding properties.
- Agricultural land and our rural areas cannot be negatively affected. By retaining and supporting urban land uses within the urban edge, agricultural areas and rural areas are protected.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant to this land use application.
Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this application.
Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for RE-73 Hoekwil supports the relevant development principles of SPLUMA.

6.4. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

Copyright ©

The land use planning principles expand on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for RE-73 Hoekwil, no conflict was found with the George Municipal Spatial Development Framework (GMSDF) or the Wilderness-Lakes-Hoekwil Local Spatial Development Framework (WLH LSDF) (2015).

6.4 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this land use report as relevant.

6.5. GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

RE-73 Hoekwil is currently zoned Agricultural Zone II (AZII) and developed with a dwelling house, second dwelling, outbuildings and a swimming pool as shown in this report and the supporting annexures. At present a 10.0m building line applies to all its boundaries.

It is proposed to rezone the property to Single Residential Zone I and request consent use for a Place of Instruction simultaneously. The swimming school is proposed to be enclosed with a new structure, including new change room facilities. At the same time a new yoga room is proposed for above the existing second dwelling unit. Its covered balcony will overlook the swimming pool area.

Especially par. 4.2 and 4.3 discusses the parking requirements as well as the three vehicular accesses.

The building lines relevant to RE-73 Hoekwil will now change from 10.0m all around to 5.0m from the street to 3.0m on the side and rear boundaries. A building line relaxation (permanent departure) is included as discussed in par. 4.3 of this report as well as the three vehicular access in relation to Section 45(4)(b) of the zoning by-law.

All other relevant development parameters are to be complied with.

Copyright ©

6.6. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

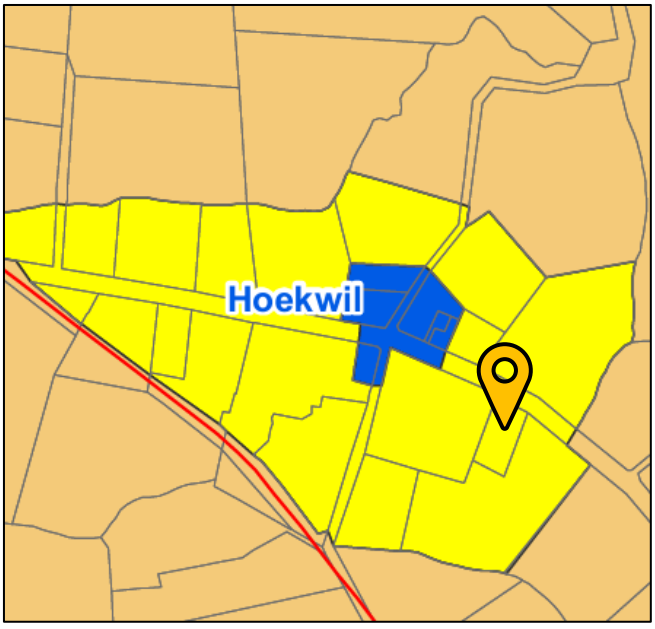
RE-73 Hoekwil is not addressed specifically in the GMSDF. This property is located in the Hoekwil urban area. Hoekwil is labelled a rural/tourism settlement and functions as agri-service centres, tourism centres, educational centres, individually or providing a combination thereof. The GMSDF however do offer the following guidelines for greater Wilderness area.

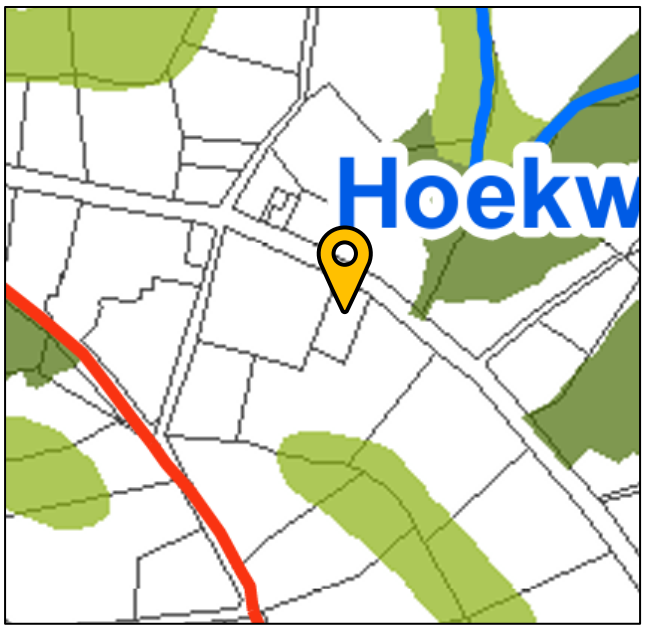
SETTLEMENT TYPE	FUNCTION / ROLE	SETTLEMENT IN THE GREATER GEORGE AREA
Rural / Tourism Settlement	A rural or recreational nodal point characterised by community functions as well as a state of permanence (settled population). Such settlements function as agri-service centres, tourism centres, educational centres, individually or providing a combination thereof.	Herolds Bay and surrounding (existing) estates Victoria Bay Touwsranten Hoekwil Kleinkrantz Le Grand

The proposed land use supports nodal/economic precinct development in Hoekwil. This land use application and the nature thereof is found to be consistent with the GMSDF (2023) as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA). The GMSDF further refers its user to the Wilderness Lakes Hoekwil Local Spatial Development Framework (WLH LSDF) (2015).

6.6.1. WILDERNESS-LAKES-HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK, 2015 (WLH LSDF)

The subject property falls within the residential area as defined in the Wilderness–Lakes–Hoekwil Local Spatial Development Framework (2015) ("WLH LSDF"). The WLH LSDF provides a spatial policy framework to guide land use and development within the area.





Copyright ©

As the property is in the demarcated residential area but zoned AZII (smallholding), the proposed rezoning will better align the property with its use and locality. The property is also located outside the protected areas and CBAs.

It is our opinion that the proposed application supports the relevant provisions of the Wilderness–Lakes–Hoekwil LSDF and does not undermine its intent. The development is considered acceptable from a spatial planning perspective.

7. CONCLUDING

This proposed land use application is considered appropriate for RE-73 Hoekwil and is consistent with the property's location, existing development and surrounding character. The rezoning will better align the property with its residential character, while the consent use will formalise the existing swimming school and accommodate the proposed yoga classes. The residential component will remain the dominant use of the property as the house and second dwelling is permanently resided in.

The proposal is not expected to have any negative impacts on surrounding properties or the environment, with sufficient parking, services and compliance with the applicable development parameters. The application is also consistent with the relevant spatial planning policies and is therefore supported from a planning perspective.

MARLIZE DE BRUYN Pr. Pln

DENISE JANSE VAN RENSBURG

OCTOBER 2026

Copyright ©

Ann 1

G E O R G E

MUNISIPALITEIT Wes Kaap | UMASIPALA WASE Intshona - Koloni | MUNICIPALITY Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

VERW./REF. E-mail: clinton@george.org.za
Erf 73, Hoekwil

NAVRAE: C Petersen
ENQUIRIES:

TEL: 044 – 801 9475

10 June 2011

Mr. LG Skelton
PO Box 31
HOEKWIL
6538

APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION): ERF 73, KERK STREET, HOEKWIL, DIVISION GEORGE

The abovementioned application refers.

Approval is hereby granted in terms of Section 15 of Ordinance 15 of 1985 for the relaxation of the following building lines for the abovementioned property as indicated on the attached plan which bears Council's stamp:

- The street building line from 30m to 16,69m and western side building line from 30m to 5,6m for a swimming pool.

(Please note that this letter does not imply a building plan approval in terms of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977).)

The abovementioned approval is subject to the following conditions, imposed in terms of Section 42(1) of Ordinance 15 of 1985:

1. That in terms of Section 15(5) of the Land Use Planning Ordinance No. 15 of 1985, the departure approved shall lapsed if not acted upon within a period of two years from the date of approval;
2. That the approval shall be taken to cover only the departure applied for and shall not be construed as authority to depart from any other Council requirements or legal provisions;
3. Compliance with the requirements of the National Building Regulations;

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

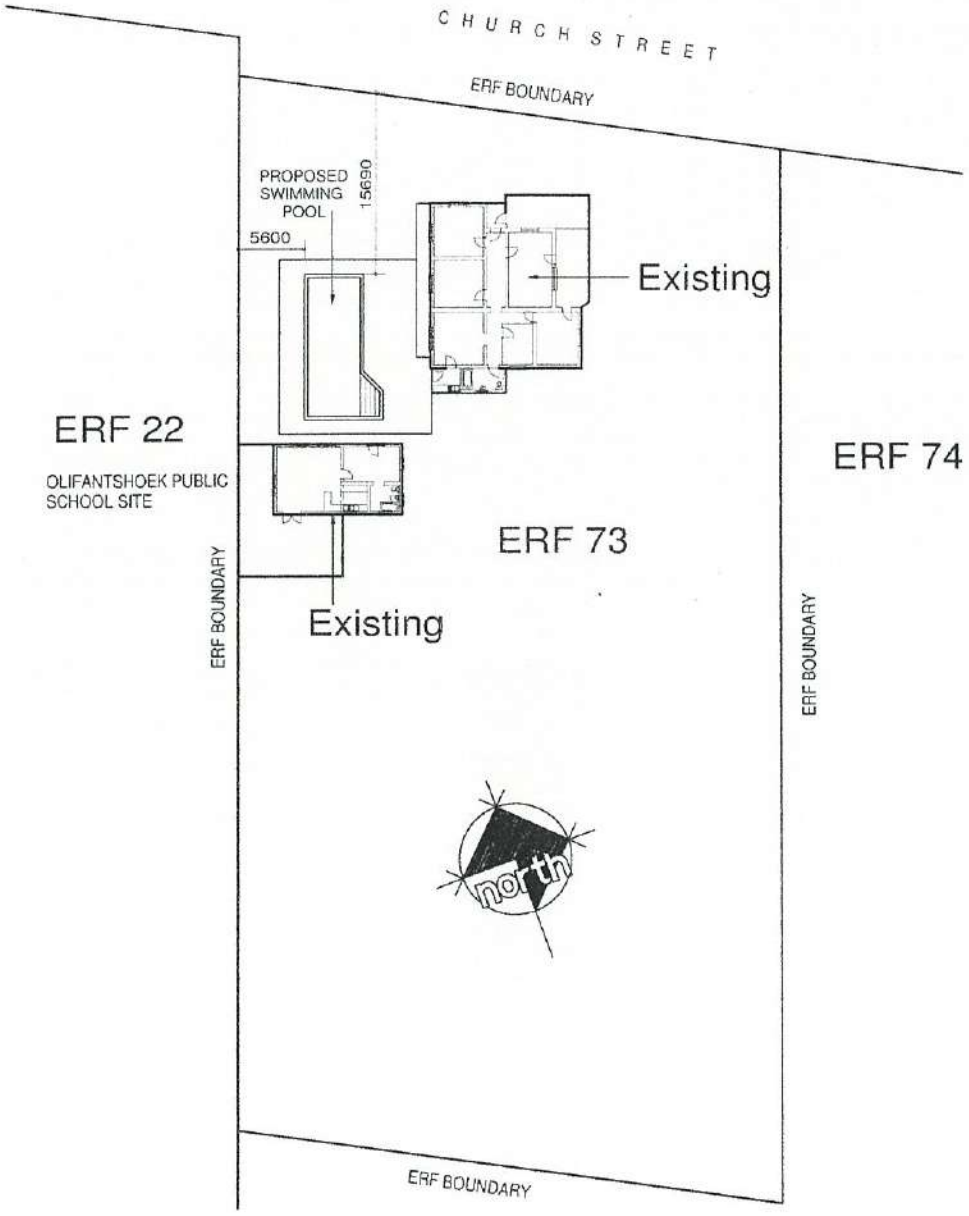
exercised and submitted in writing within 21 days from date of registration (date stamp on envelope) of this letter. The appeal must be directed to **Chief Directorate: Planning, Private Bag X9083, Cape Town, 8000** within the aforementioned time period **with a copy endorsed and submitted in writing to the George Municipality**.

Your attention is further directed to the provision of Section 16(2)(a)(i) and Section 27(1) of Ordinance 15 of 1985 in terms of which this approval will lapse if it is not exercised within 2 years from date hereof.

Yours faithfully

T BOTHA
ACTING MUNICIPAL MANAGER
G:\Michelle\Keith\Goedkeuring-Boulynverslapping\erf73hoekwil(kerkstraat_skelton).doc

GEORGE MUNICIPALITY
Directorate Planning & Development
2011 -06- 10
Direktoraat Beplanning & Ontwikkeling
MUNISIPALITEIT GEORG



SITE PLAN Scale 1:500

GEORGE
THE CITY FOR ALL REASONS

SENIOR MANAGER:
DEPARTMENT OF PLANNING AND HOUSING

DATE:

GEORGE MUNICIPALITY

LOCALITY PLAN : ERF 73, HOEKWIL

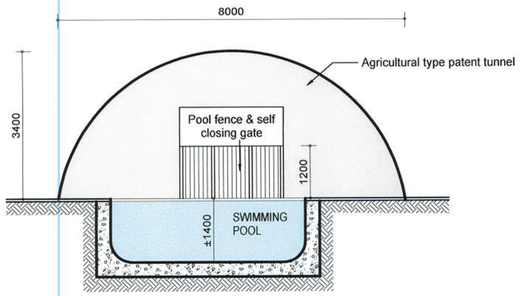
DEPUTY SENIOR MANAGER:
PLANNING

DATE:

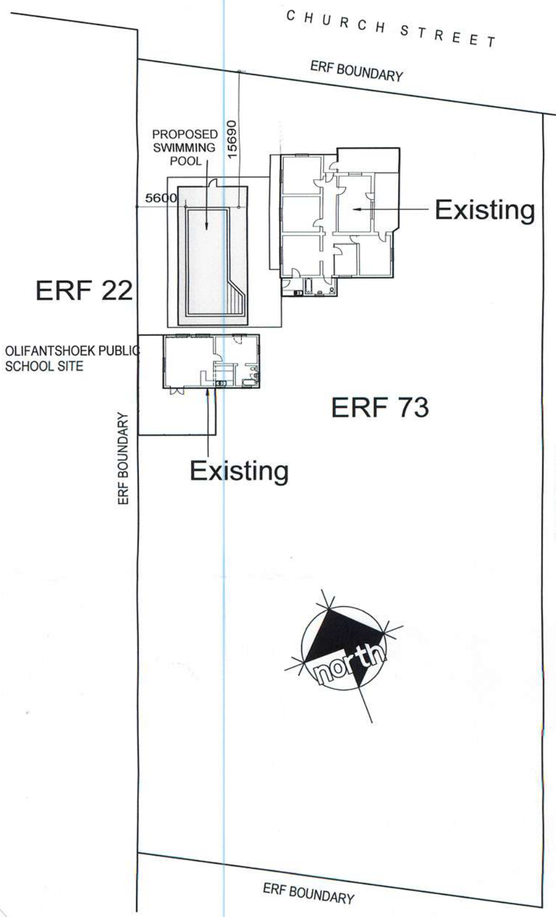
SCALE 1:5000

DRAWING No

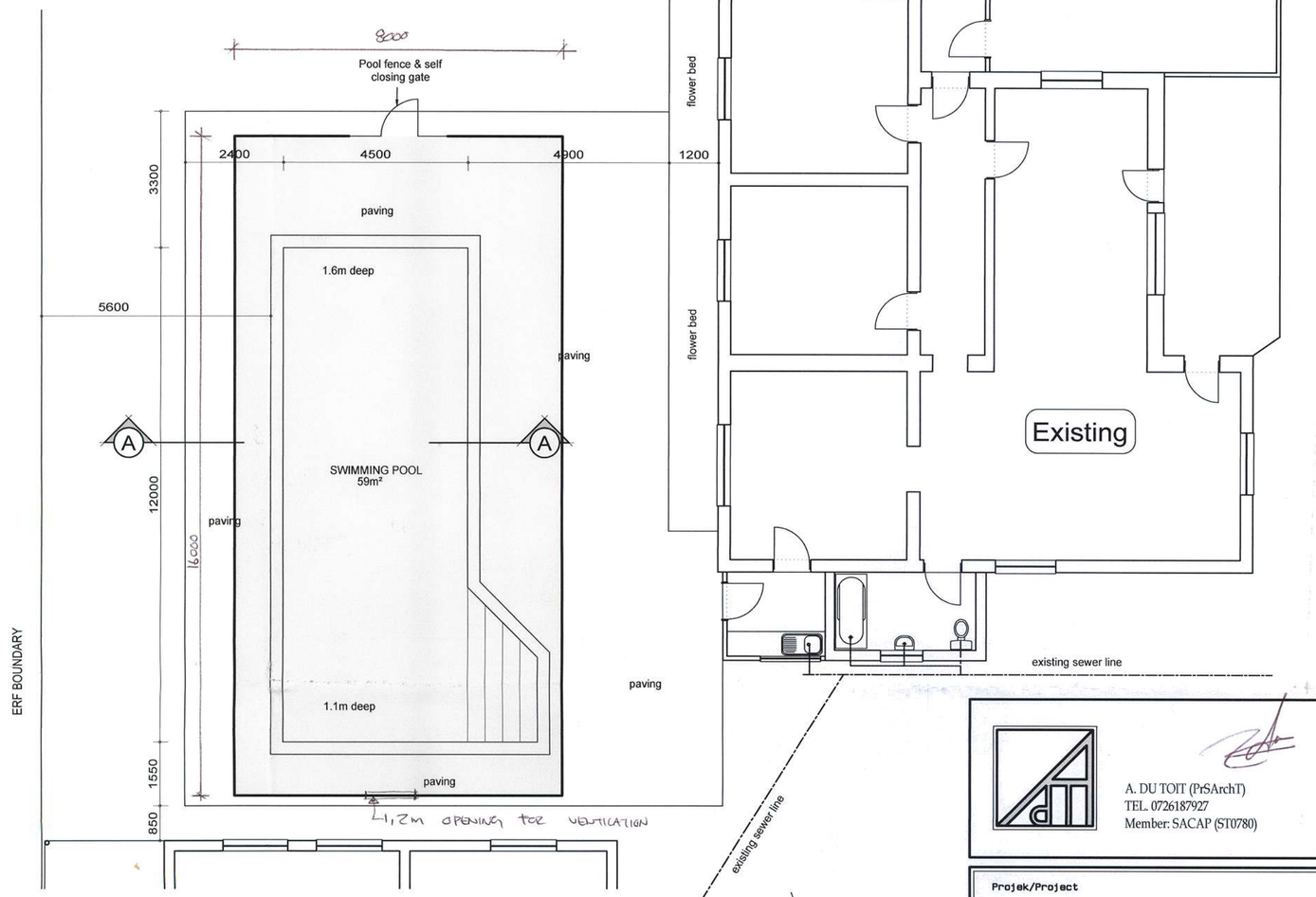
LOCALITY PLAN



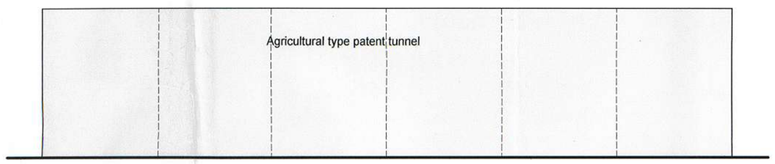
SECTION AA Scale 1:100



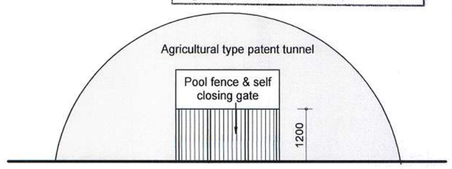
SITE PLAN Scale 1:500



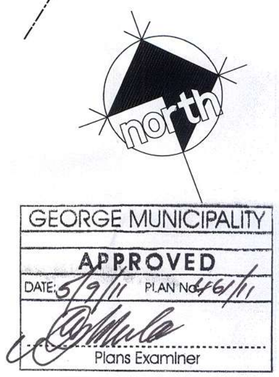
PLAN: Scale 1:100



WEST ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100



A. DU TOIT (PrSArchT)
TEL. 0726187927
Member: SACAP (ST0780)

Projek/Project

PROPOSED ALTERATIONS FOR
MR. L. SKELTON
ERF 73, HOEKWIL

Tekeningopskrif/Drawing title

PROPOSED SWIMMING POOL ENCLOSURE

Datum/Date

22/07/2011

Skaal/Scale

1:100

Geteken/Drawn

Projeknommer/Project no.

Tekeningnommer/Drawing no.

W01

G E O R G E

MUNISIPALITEIT Wes Kaap | UMASIPALA WASE Intshona - Koloni | MUNICIPALITY Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

VERW/REF.

E-mail: michellej@george.org.za

NAVRAE: Erf 73, Hoekwil

ENQUIRIES: Ms M Jordaan

TEL: 044 – 801 9171

Fax: 086 645 6296

22 November 2011

Leigh Skelton
PO Box 570
GEORGE
6530

REMOVAL OF RESTRICTIONS & DEPARTURE: ERF 73, HOEKWIL

Your abovementioned application has reference.

Attached hereto please find a letter from the Department of Environmental Affairs and Development Planning for your attention.

Approval is hereby granted for a departure to convert the garage into an additional dwelling unit on the abovementioned property in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) as read together with Section 2 of the Scheme Regulations in terms of Section 9(2) of the Land Use Planning Ordinance 15/1985 (PN 1047 of 5 December 1988 as amended by PN 465 of 1992).

Please note that the abovementioned approval is subject to the following conditions imposed in terms of Section 42(1) of the Land Use Planning Ordinance 15/1985:

1. That approval of the above application shall lapse in accordance with the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) if the conditions mentioned hereunder are not complied with;
2. That the Removal of Restrictions application be successfully finalised;
3. That the total footprint of the additional dwelling unit including its outbuildings patios, decks, stoeps, verandas, and other visible structures be restricted to 300m²;
4. That the maximum fire break of ten metres (10m) wide be established around the footprint of each dwelling unit;
5. That only soft landscaping be allowed in the fire break area;
6. That at least 25% of each additional dwelling unit be constructed of renewable and/or natural materials such as timber, glass, aluminium, etc;
7. That the dwelling units be painted in a natural or an "earthy" colour should a "plastered brick" or "handi-plank" structure be considered;

8. That the roof of the dwelling units be painted in a colour that is harmonious with the surrounding natural environment – dark greens, dark browns, greys, black, etc;
9. That all new structures associated with the development be limited to two-storeys and/or a maximum height of eight metres (8m) as measured from natural ground level to the top of the roof;
10. That no structures be erected below the 1:100 year floodline of the river or within 30m of the property's main dams;
11. That no structure be erected within 50m of the highly sensitive indigenous forest thicket areas and/or on slopes with a gradient greater than 1:4;
12. That water for gardening and landscaping purposes be obtained by from existing sources and means of rainwater harvesting;
13. That potable water may only be obtained from a borehole source with the express approval of the Department of Water Affairs and Forestry;
14. That a septic tank/conservancy tank/grey water recycling system with sufficient capacity to capture up to two weeks of waste water be constructed for the additional dwelling and be positioned so as to have minimal impact on any pasture land, agriculturally productive land and water resources;
15. That any internal roads/access paths for the development be no more than four metres (4m) wide;
16. That any cuts and/or fills required for the development of the dwelling unit and/or the internal road network be kept to a minimum;
17. That all pipes and cabling to the additional dwelling be placed underground;
18. That building plans for the additional dwelling unit, its outbuildings and any improvements on site be submitted to the Department: Planning and Housing for approval prior to the commencement of the respective construction and/or earthworks;
19. That, at the owner's expense, a suitably qualified environmental consultant submit an Outeniqua Sensitive Coastal Area permit application to the Department: Planning and Housing (Environmental Section) prior to the submission of building plans;
20. That, at the owner's expense, the environmental consultant submit an alien eradication and vegetation rehabilitation program to the Department: Planning and Housing (Environmental Section) prior to the commencement of construction works;
21. That, at the property owners expense, a post construction report be submitted by a qualified environmental consultant to the satisfaction of the Department: Planning and Housing upon completion of the development;
22. That the architectural style of all new structures on the property be in harmony with the surrounding natural and rural environment to the satisfaction of the Department: Planning and Housing;
23. That the poles used for the lighting of any walkways or roads within the development or any open space area shall not be more than 1m in height;
24. That all external lighting be kept to a minimum;
25. That the use of photo-voltaic systems, solar heating/ cooling systems, low-flow toilets and water efficient showerheads, and water conservancy systems be strongly encouraged;
26. That the land tenure rights of the existing farm labourers on the farm be respected and that these rights be registered with the Department of Land Affairs;

27. That should the labourers cottages be renovated, they only be used for the accommodation of farm labourers;
28. That cognisance be taken of the relevant sections of the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983);
29. That cognisance be taken of Sections 7(2) and 15(1) of the National Forestry Act 1998 (Act 84 of 1998) with regards to indigenous trees.

Yours faithfully

T BOTHA
MUNICIPAL MANAGER
G:\Michelle\Michelle\Briewe\erf73HW(PGWCApproval)LeighSkelton.doc

DEPARTMENT of
ENVIRONMENTAL AFFAIRS
& DEVELOPMENT PLANNING
Provincial Government of the Western Cape

Land Management: Region 1

Brigitte.Bantom@pgwc.gov.za
Tel: 021 483 8781 Fax: 021 483 3633
1 Dorp Street, Cape Town, 8000
www.capegateway.gov.za

REFERENCE: E17/2/2/2/AH10/ERF 73, Hoekwil
ENQUIRIES: B Bantom

LG Skelton
P. O. Box 570
George
6530

Dear Sir/Madam

REMOVAL OF RESTRICTIONS ACT, 1967 (ACT 84 OF 1967): ERF 73, HOEKWIL

1. Your application dated 28 September 2009 refers.

2. The relevant condition has been removed by Provincial Notice No. 113 of 21 April 2011, a copy of which is enclosed for your information.

3. The original Deed of Transfer No. T. 92237 of 2005, duly endorsed by the Registrar of Deeds, has been returned to Raubenheimers Attorneys, P.O. Box 21, George, 6530.

Yours faithfully

Ms B Nkwateni
Chief Land Use Management Regulator
DATE: 15/09/2011

Ann 2

Power of Attorney

We, Leigh George Skelton ( ) & Shea Michelle Skelton (8009230071089) the registered owners of *Remainder Erf 73 Hoekwil, George Municipality & Division* hereby authorises *Marlize de Bruyn* and *Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of the Municipality's Land Use Planning By-law (2023).

Signed at Hoekwil on 3rd of October 2026

Leigh Skelton
_____
LG Skelton

Shéa Skelton
_____
SM Skelton

Witness _____

Ann 3

293

MILLERS ING
BEACONHUIS
MEADESTRAAT 123
GEORGE
6530

Opgestel deur my

TRANSPORTBESORGER
Goldie M

DOCUMENT NO CASTLEDEX D0001851527

BC

GEKANSELLEER
CANCELLED

REGISTRATEUR/REGISTRAR

FEE
R 400,00

VERBIND MORTGAGED

VIR FOR R 600 000,00

B 000120970/2005

11 NOV 2005

REGISTRATEUR/REGISTRAR

DATA / VERIFY
13 DEC 2005
DE VILLIERS A

T 000092237/2005

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

MAGNUS DANIËL STEENKAMP

voor my verskyn het, REGISTRATEUR VAN AKTES, te KAAPSTAD, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom verleen deur

JOHAN HENDRIK COMBRINK
Identiteitsnommer 271121 5044 08 2
Getroud buite gemeenskap van goed

geteken te GEORGE op 26 Augustus 2005

DATA / CAPTURE
02 DEC 2005
OLIVIER Y

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 6

For Information Only

For Information Only
For Information Only

6

VERBIND MORTGAGED

VIR FOR R 200 000.00

B 000017760 / 2006

23 FEB 2006

REGISTRATEUR/REGISTRAR

3

BC

GEKANSELLEER CANCELLED

REGISTRATEUR/REGISTRAR

ENDOSSEMENT. ARTIKEL 6 (1) VAN WET 84 VAN 1967.
ENDORSEMENT. SECTION 6 (1) OF ACT 84 OF 1967.

Voorwaardes Conditions E.(b) hierin is herein are

gewysig / opgeskort / opgehef kragtens Administrateurs
altered / suspended / removed in terms of Administrator's

Proklamasie Nr. 113 gedateer
Proclamation No. dated 21.04.2011

in Offisiële Koerant Nr. 6869
in Official Gazette No.

onderworpe aan voorwaardes daarin gemeld
subject to conditions mentioned therein

Datum 23 AUG 2011
Date

Registrateur van Aktes.
Registrar of Deeds.

VERBIND MORTGAGED

VIR FOR R 180 000.00

B 000001641 / 2012

24 JAN 2012

REGISTRATEUR/REGISTRAR

4

BC

GEKANSELLEER CANCELLED

REGISTRATEUR/REGISTRAR

ENDOSSEMENTE KYK BLADSY

7

En genoemde Komparant het verklaar dat sy prinsipaal, op 17 Augustus 2005, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van

LEIGH GEORGE SKELTON
Identiteitsnommer [redacted]
Ongetroud

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes in volkome en vrye eiendom,

ERF 73 HOEKWIL, IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE WES-KAAP;

GROOT 4 283 (VIER DUISEND TWEE HONDERD DRIE EN TAGTIG) Vierkante Meter

AANVANKLIK OORGEDRA kragtens Transportakte Nr T11539/1965 met Diagram Nr 3761/1961 daarby aangeheg en GEHOU kragtens Transportakte Nr T4933/1981.

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Sertifikaat van Eenvormige Titel gedateer 9 Desember 1963, Nr 20225.

B. ONDERHEWIG VERDER aan die terme van 'n Notariële Akte No 134/56 gedateer 30 November 1955, waarna verwys word in die endossement gedateer 16 Maart 1956 op Transportakte Nr 5973 gedateer 23 April 1952 wat as volg lui:

"Kragtens Not. Akte Nr 134/56 gedateer 30/11/55 is die Restant van Olifants Hoek Forest Reserve 994,2999 hektaar hieronder gehou onderhewig aan die volgende voorwaardes:

(a) Sulke regte van opdam stoor en waterleiding soos in die gesegde Not. Akte uiteengesit.

(b) 'n Reg van pyplyn aangedui deur die letters A gekromde blou lyn b op Serwituut Kaart 8673/54.

(c) Die reg van gebruik, hernuwing en instandhouding van gesegde instellasies.

(d) Die reg van toegang tot voornoemde instellasies.

Watter voorwaardes opgelê is ten gunste van Ged. 22 ('n Ged van Ged 21) van die plaas Klein Kranz gehou onder T19388/54 soos meer

MG

For Information Only

7

VERBIND MORTGAGED

VIR FOR R 380 000.00

B 000010915 / 2017

2017 -05- 03

REGISTRATEUR/REGISTRAR

4

BC

CANCELLED

REGISTRATEUR/REGISTRAR

Incorrect

substituted

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN Erf 1652 gedeelte van Erf 73
IN RESPECT OF Meads 2041 m² RESTANT REMAINDER 2236 m²

1 T 000008627 / 2019

REGISTRATEUR/REGISTRAR

For Information Only

breedvoerig sal blyk met verwysing na gesegde Not Akte 'n afskrif waarvan hieraan geheg is."

C. ONDERHEWIG VERDER aan die terme van 'n Notariële Akte Nr 136/1956 gedateer 6 September 1955 waarna verwys word in die endossement gedateer 16 Maart 1956, op Transportakte Nr 5973 gedateer 23 April 1952, wat as volg lees:

"Registrasie van Serwituut

Kragtens Notariële Akte Nr 136/1956 gedateer 6/9/55 is die restant van Olifants Hoek Forest Reserve groot 994,2999 hektaar onder para 1 hierin gehou, onderhewig aan 'n Serwituut Reg van Weg 7,56 meters wyd soos aangedui deur die letters Gy (oostelike grens) yH (noordelike grens) op Kaart No 4939/53 ten gunste van ged. 20 (ged van Perseel D) van die plaas Klein Krantz gehou onder T3585/56 onderhewig aan sekere voorwaardes soos meer volledig sal blyk met verwysing na gesegde Notariële Akte 'n afskrif waarvan hieraan geheg is."

D. ONDERHEWIG VERDER aan die volgende eenvormige voorwaardes vervat in gemelde Sertifikaat van Eenvormige Titel No 20225/1963 opgelê deur die Minister toe hy sy toestemming verleen het tot die uitreiking van gemelde Sertifikaat van Eenvormige Titel Nr 20225/1963 naamlik:

(i) Behoudens die bepalings van die Wet op de Ontginning van Voorbehouden Mineralen 1926 en van die Wet op Edelgesteentes 1927 soos gewysig word alle regte op alle minerale, mineraalprodukte, mineraalolies steenkool, ondedele of edele metale of edelgesteentes op of onder die grond ten gunste van die Republiek van Suid-Afrika voorbehou (ten opsigte waarvan Sertifikaat van Minerale Regte Nr 28 gedateer 9 Desember 1963 uitgereik is).

(ii) Die reg om grond te neem en materiaal te verkry en te verwyder vir die bou en herstel van openbare paaie.

dit wil sê alle besitvoorwaardes en alle ander regte wat ten gunste van die Staat bestaan het, word uitgewis.

E. ONDERHEWIG VERDER aan die volgende voorwaardes bevat in gemelde Transportakte Nr 11539/1965 opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop by Onderverdelings ingevolge Artikel 196 van Ordonnansie Nr 15/1952 soos gewysig van die plaas Olifantshoogte wat deur hom gewysig of versag kan word;

(a) Dit mag net vir woondoeleindes gebruik word.

MG

For Information Only

(b) Geen geboue uitgesonderd een woning vir gebruik deur 'n enkele familie, tesame met die buitegeboue wat gewoonlik nodig is om in verband daarmee gebruik te word, mag op hierdie grond opgerig word nie.

For Information Only

For Information Only

WESHALWE die komparant afstand doen van al die regte en titel wat

JOHAN HENDRIK COMBRINK, Getroud soos vermeld

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

LEIGH GEORGE SKELTON, Ongetroud

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die verkoopprys die bedrag van **R945 000,00 (Nege Honderd Vyf en Veertig Duisend Rand)** beloop.

TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

Onderteken, verly en met die ampseël bekragtig op die kantoor van die Registrateur van Aktes te Kaapstad op 11 November 2005

q.q.

In my teenwoordigheid

REGISTRATEUR VAN AKTES

For Information Only
For Information Only

ERF 73, HOEKWIL, P:0 (CAPE TOWN)

Deeds Office Property Erf

2 Waterford Mews, Century City, Cape Town, 7441
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30
Website: https://www.searchworks.co.za

SEARCH INFORMATION

Summary

Search Type	Deeds Office Property Erf
Search Description	ERF 73, HOEKWIL, P:0 (CAPE TOWN)
Reference	MADELEINE
Date	30/09/2026

ERF INFORMATION

Summary

Deeds Office	CAPE TOWN
Property Type	ERF
Township	HOEKWIL
Erf Number	73
Portion Number	0
Remainder	YES
Previous Description	FMLY GE RD 160/73
Registration Division	GEORGE RD
Municipality	OUTENIQUA DC
Province	WESTERN CAPE
Diagram Deed	T11539/1965
Size	2236.0000 SQM
LPI Code	C02700050000007300000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
SKELTON LEIGH GEORGE	[redacted]	R945000.00	17/08/2005
SKELTON SHEA MICHELLE	[redacted]	R945000.00	17/08/2005
SKELTON SHEA MICHELLE	[redacted]	-	-

OWNER INFORMATION

Owner 1 of 3

Owner Name	SKELTON LEIGH GEORGE
ID / Reg. Number	[redacted]
Owner Type	PERSON
Title Deed	T92237/2005
Purchase Date	17/08/2005
Registration Date	11/11/2005
Purchase Price	R945000.00
Multiple Owners	YES
Multiple Properties	-
Share	-
Microfilm Reference No.	20260407 13:51:16

OWNER INFORMATION

OWNER INFORMATION (CONTINUED)

Owner 2 of 3

Owner Name	SKELTON SHEA MICHELLE
ID / Reg. Number	
Owner Type	PERSON
Title Deed	T92237/2005
Purchase Date	17/08/2005
Registration Date	11/11/2005
Purchase Price	R945000.00
Multiple Owners	YES
Multiple Properties	-
Share	-
Microfilm Reference No.	20260407 13:51:16

Owner 3 of 3

Owner Name	SKELTON SHEA MICHELLE
ID / Reg. Number	
Owner Type	PERSON
Title Deed	BC14972/2026
Purchase Date	-
Registration Date	-
Purchase Price	-
Multiple Owners	YES
Multiple Properties	-
Share	-
Microfilm Reference No.	-

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
B10915/2017	20240123 14:58:11	FIRSTRAND BANK LTD	R380 000,00
B120970/2005	20260407 13:55:01	FIRSTRAND BANK LTD	R600 000,00
B1641/2012	20240123 14:57:21	FIRSTRAND BANK LTD	R180 000,00
B17760/2006	20260407 13:55:24	FIRSTRAND BANK LTD	R200 000,00
B21055/2022	20240123 14:59:36	FIRSTRAND BANK LTD	R1 070 000,00
B9180/2026	20260407 13:56:48	FIRSTRAND BANK LTD	R750 000,00
I-450/2019C	20190318 11:07:59	SKELTON LEIGH GEORGE	R0,00
NOW SUBDIVISION	-	TOWN HOEKWIL ,ERF 1652 ,PRTN 0	R0,00

HISTORY INFORMATION

Document Number	Microfilm Reference Number	Owner	Value
T4933/1981	20200215 09:40:52	COMBRINK JOHAN HENDRIK	R0,00

REPORT INFORMATION

Date of Information	30/09/2026 13:16
Print Date	30/09/2026 13:17
Generated By	UYS FOURIE
Reference	MADELEINE
Report Type	DEEDS OFFICE PROPERTY ERF

The data displayed above is provided by our data suppliers and is not altered by SearchWorks. Terms of Use are applicable to this information and can be found on https://app.searchworks.co.za/. SearchWorks is not liable for any damages caused by this information.

Ann 4

FNB HSLS
Second floor, FNB Fairland
1 Enterprise Road
Fairland
2195

PO Box 1065
Johannesburg
2000

Web: www.fnb.co.za

Your reference: 3/10023024

Our reference: S MOLAPISI

Tel: 087 328 0035

EMAIL: Miscconsents@fnb.co.za

2ND OCTOBER 2026

LG / SM SKELTON
73 KERK STREET
HOEKWIL
6538

Dear Sirs,

REZONING OF THE PROPERTY
HOME LOAN IN THE NAME OF SKELTON LG / SM
OVER ERF 73 HOEKWIL
BOND ACCOUNT NUMBER: 3 000 010 023 024

We, **FirstRand Bank Limited (1929/001225/06)** hereby give consent for the rezoning of the abovementioned property from Agricultural Zone II to Single Residential Zone I with consent use for a place of instruction, to make swimming school and yoga studio possible, subject to:

Once the application has been approved by the local authority, further lending will be done by Commercial Property Finance

This is not our market as our Home Loans Division finance single residential properties

Should you require a new loan, you will be required to apply to our Commercial Property Finance Division, and it is then subject to their specific Credit and Legal requirements.

Kindly contact FNB Commercial Property Finance Division on Tel 086 036 2273 or Fax (011) 388 8989 to enquire about their product specific application forms and processes.

Kindly advise us in writing once the request has been approved by the local authorities

Yours faithfully,

Miscellaneous Consent
FNB Home & Structured Lending Solutions

First National Bank – a division of FirstRand Bank Limited. An Authorised Financial Services and Credit Provider (NCRCP20). Reg. No. 1929/001225/06.

Ann 5

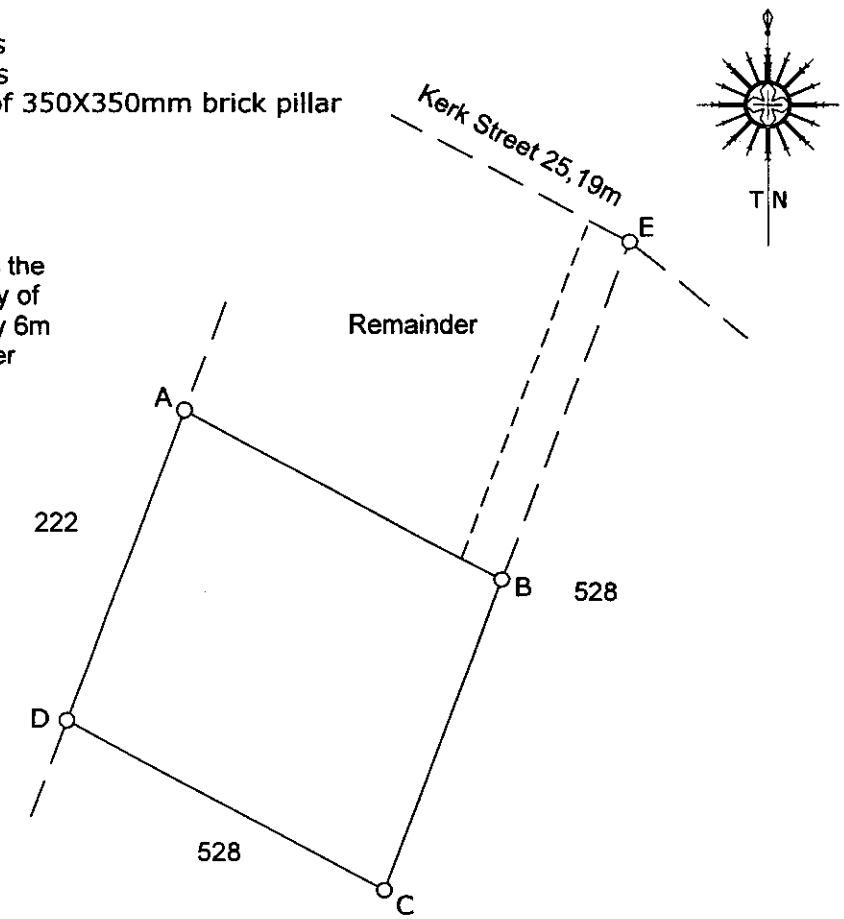
Bailey & le Roux, Professional Land Surveyors, GEORGE

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System WG 23°	X
		constant		0,00	+3 700 000,00
AB	47,23	298 17 10	A	+35 002,84	+60 729,16
BC	43,73	20 38 20	B	+34 961,25	+60 751,54
CD	47,23	118 17 10	C	+34 976,67	+60 792,46
DA	43,73	200 38 20	D	+35 018,26	+60 770,08
Servitude data					
BE	47,76	200 38 20	E	+34 944,42	+60 706,84
		202 Knys 5	△	+35 336,12	+61 156,92
		230 Knys 33	△	+35 134,57	+61 904,40

S.G. No.
753/2018
Approved
N Hstore
for Surveyor-General
18.04.2018

Beacon Descriptions:
A, B 16mm iron pegs
C, D 20mm iron pegs
E north west corner of 350X350mm brick pillar

Servitude:
The line BE represents the south eastern boundary of a servitude right-of-way 6m wide over the remainder as shown



Scale 1: 1000

The figure A B C D
represents 2047 Square metres of land, being

Erf 1652 , a portion of Erf 73 HOEKWIL

Situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in April 2018
by me J.H.Bailey (PLS0019) Professional Land Surveyor

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970
SECTION 1(a)

Approved i.t.o Section 60
Of Municipal Bylaw of Act 3/2014
Ref: 1102/73
Date: 29-11-2017

This diagram is annexed to	The original diagram is	File No. GEOR 160 V.3
No.	SG. No. 3761/1961	S.R. No. 428/2018
dated	annexed to Transfer	Comp. BL-8CCD(4139)
i.f.o.	D/T 1965. .11539	LPI C0270005
Registrar of Deeds		Gen. Plan. 1789LD

KAART VAN BEDRIF

ONDERVERDELINGSKAART, ART. 24 (b), WET Nr. 9 VAN 1927.

Afgetrek van Plan 1789*LD*

SYE Kaapse Voet		RIGTINGS-HOEKE
AB	150·00	298·17·10
BC	290·58	20·38·20
CD	150·00	118·17·10
DA	290·58	200·38·20

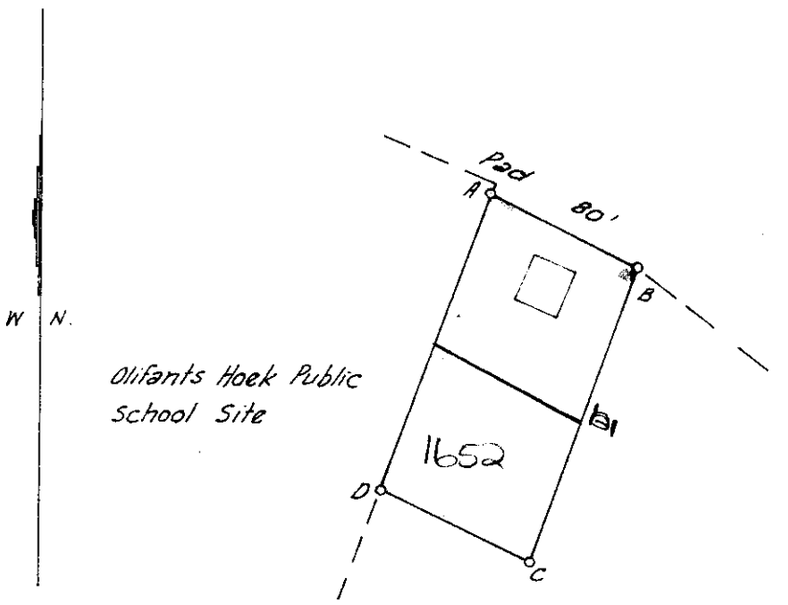
Nr. 3761/61

Goedgekeur.

Landmeter-Generaal.

Beskrywing van Bakens:

ABCD $\frac{3}{4}$" *Ysterpen*



Gedeelte 73/74 (

('n gedeelte van Gedeelte .....) van die plaas

Olifantshoogte Nr. 160

GEORGE

ERF 73 Hoekwil

Skaal 1 : 2000

Die figuur A B C D

stel voor 43 200 Vk. Vt. *grond synde*

Gedeelte 73 *van die plaas*

OLIFANTSHOOGTE

geleë in die Afdeling George, Provinsie Kaap die Goeie Hoop.

Opgemeet in Julie 1956 — *Desember* 1959 *deur my*

R. L. Barry S

Landmeter.

C

Hierdie kaart is geheg aan	*Die oorspronklike kaart is*	*L.G. Lêer Nr. S/4924*
T/A 11539/65	*Nr. 5009/60 geheg aan*	*Meetstukke Nr. E. 1091/60*
		Alg. Plan 1789LD
		Gradevel BL-8CC
		BL-8CD B
Registrateur van Aktes	FOR ENDORSEMENTS SEE BACK OF DIAGRAM	B ⊕ S.P.C.T.–A7158 73 460/73

MADE

THE FOLLOWING DEDUCTIONS HAVE BEEN FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA	TRANSFER NO.	INITIALED	REMDR.
428/2018	753/2018	Ef 1652	2047M²			

SERVITUDES/LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
428/2018	753/2018	The line b1B represents the south eastern boundary of a servitude [illegible] wide		

Ann 6

CONVEYANCER'S CERTIFICATE

I, the undersigned

MADELEINE GOLDIE

Conveyancer of Uys Fourie Attorneys, Shamrock Building, 97 York Street, George do hereby certify as follows:

1. That I have perused Deed of Transfer No T92237/2005 in respect of **Remainder Erf 73 HOEKWIL** in the George Municipality and Division of George, Western Cape Province IN EXTENT 2236 square metres registered in the name of:

   LEIGH GEORGE SKELTON
   Identity Number
   and
   SHEA MICHELLE SKELTON
   Identity Number
   MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

2. Bonds are registered in favour of Firstrand Bank LTD

3. In terms of Condition of Title E(a) in the above mentioned Deed of Transfer, **Administrator's consent** will be obtained in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (LUPA) for a place of instruction on the above property.

4. To the best of my knowledge there are no further restrictive conditions of title in the said Deed of Transfer which prohibit:

   - ***Rezoning*** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-law (2023) of the said property from Agricultural Zone 11 (smallholding) to Single Residential Zone 1 (dwelling house)
   - ***Consent use*** in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-law (2023)
   - ***Permanent departure*** in terms of Section 15(2)(b) of the by-law for the relaxation of the building lines as indicated in the application.

Signed at GEORGE on this 5th day of OCTOBER 2026

MADELEINE GOLDIE
CONVEYANCER

Ann 7

ERF 73 HOEKWIL **LOCALITY PLAN**

Ann 8

Stamp:

FLOOR AREAS

DWELLING HOUSE	AREA
EX. DWELLING HOUSE	192.8m²
EX. GARAGE	52.3m²
EX. COVERED PATIO	40.4m²
(EX. OPEN DECK)	*(14.0m²)*
EX. STORAGE	26.8m²
DWELLING HOUSE TOTAL	**312.3m²**

SECOND DWELLING	AREA
EX. SECOND DEWLLING PLAN	68.3m²
COVERED PATIO	12.3m²
(OPEN PATIO)	*(30.3²)*
SECOND DWELLING TOTAL	**80,6m²**

YOGA STUDIO	AREA
NEW FIRST FLOOR	91.2m²
NEW COVERED BALCONY	15.8m²
(NEW COVERED LANDING)	*(15.8m²)*
YOGA STUDIO TOTAL	**107m²**

COVERED POOL (SWIM SCHOOL)	AREA
NEW GROUND FLOOR	161.6m²
(NEW PUMP YARD)	*(10.7m²)*
(NEW COVERED ENTRANCE)	*(2.7m²)*
COVERED POOL TOTAL	**161.6m²**

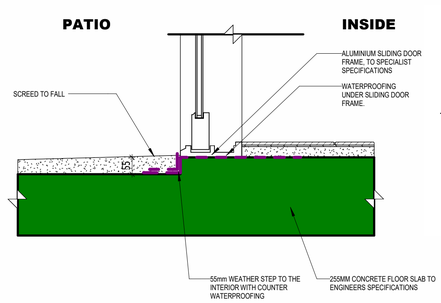
TOTAL FLOOR AREA	661.5m²

COVERAGE & SITE

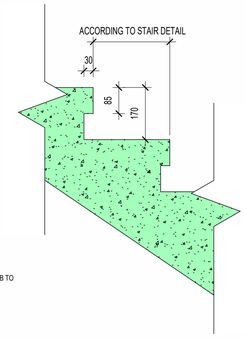
	m²	%
SITE	2236m²	
EX. FOOTPRINT	381.9m²	
NEW FOOTPRINT	174.9m²	
TOTAL FOOTPRINT	**556.8m²**	
COVERAGE (max 50%)		**24.9%**

% OF LAND USE

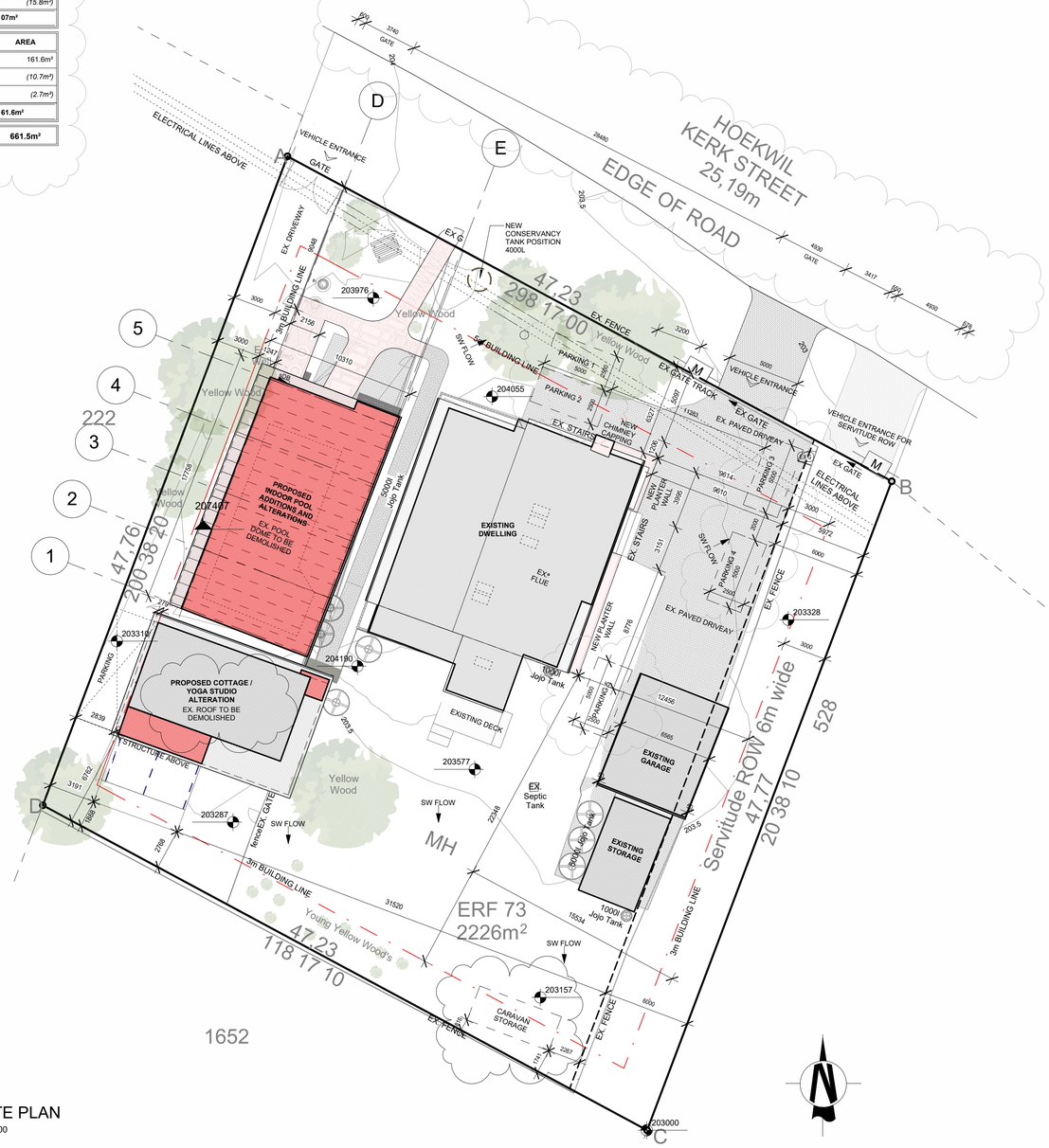
STRUCTURE	AREA	% of 2236m²
Dwelling House	347.6m²	**15.6%**
Second Dwelling	80.6m²	**3.6%**
Yoga Studio	101.6m²	**4.5%**
Covered Pool (Swim School)	160.8m²	**7.2%**



DOOR WATERPROOFING DETAIL
1 : 10



TYPICAL STAIR DETAIL
1 : 10



SITE PLAN
1 : 200

XA - CALCULATIONS - YOGA SUTDIO

CLIMATE ZONE: 4
HOT WATER & GENERAL:
- 50% OF HOT WATER TO BE PROVIDED THROUGH NON-ELECTRICAL SOURCES SUCH AS SOLAR WATER HEATERS OR HEAT PUMPS.
- ALL HOT WATER TO BE PROVIDED THROUGH GAS GEYSERS.
- ALL EXPOSED HOT WATER PIPE WORK TO BE INSULATED TO R-VALUE OF 1. (NOT IN WALLS).
- ELECTRICAL LIGHTING INSTALLATION NOT EXCEEDING 5W/m² TO BE INSTALLED AS PER ELECTRICAL ENGINEER DRAWINGS

ORIENTATION & SHADING:
- THE BUILDING IS ORIENTATED WITH MAIN HABITABLE AREAS FACING NORTH TO MAKE BEST USE OF NATURAL SUNLIGHT AND WARMTH.
- ROOF OVERHANGS TO SHADE NORTHERN WINDOWS FROM SUMMER SUN.
- EASTERN & WESTERN WINDOWS ARE MINIMIZED / SCREENED FOR SHG PROTECTION.

WALLS
- DOUBLE SKIN MASONRY WITH A 60mm CLEAN AIR GAP COMPLIES WITH SANS 10400XA.
- MIN. SPEC. EXTERIOR WALLS = 280mm PLASTERED & PAINTED OR EXPOSED STOCK BRICK

FENESTRATION
20% GLAZING TO FLOOR RATIO DOES NOT COMPLY. FENESTRATION LESS THAN 20% AREA TO NET FLOOR AREA PER STOREY TO BE CALCULATED SO THAT THE SOLAR GAIN AND HEAT CONDUCTANCE WILL COMPLY WITH SANS 204 CLAUSE 4.3.4

ARTS AND CRAFTS ROOM	AREA	ALLOWED	ACHIEVED	COMPLY
CONDUCTANCE	16.51	111.538	38.015	YES
SOLAR HEAT GAIN	16.51	8.764	1.658	YES

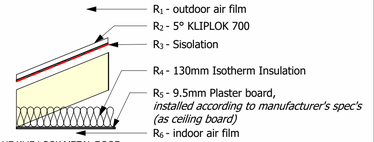
ENERGY CONSUMPTION
Gross area : 79.670 m²
Energy consumption : 5 kWh/m²
Total Allowed : 398.35 kWh
Total : 148.2 kWh
COMPLIES

ENERGY DEMAND
Gross area : 79.670 m²
Energy demand : 5 W/m²
Total Allowed : 398.35 W
Total : 114 W
COMPLIES

XA - CALCULATIONS OF KLIP LOCK METAL ROOF

ROOFING:
- ROOF ASSEMBLIES TO RECEIVE INSULATION TO ACHIEVE THE R VALUE AS INDICATED IN TABLE 7. THICKNESS GIVEN IN SANS 204 - TABLE 10.
- R-VALUE OF 3.7 TO BE OBTAINED IN ZONE 4.

ROOF TYPE: KLIP-LOCK METAL ROOF - INSULATION DETAIL



TOTAL R-VALUE KLIP LOCK METAL ROOF

Rx = THICKNESS (m) / K- VALUE

- R_1-value of outdoor air film as per Table F2 (SANS204) = 0.03
- R_2- value of Kliplok Roof Sheeting = 0.00
- R_3-value of Sisolation = 1.38
- R_4-value of 100mm Knauf Insulation = 2.50
- R_5-value of 9.5mm Plaster board = 0.21
- R_6-value of indoor air film as per Table 2(SANS204) = 0.11

Therefore, total R-value achieved = 4.23
Total R-value required in climatic zone 4 = 3.7
Therefore **COMPLIES**

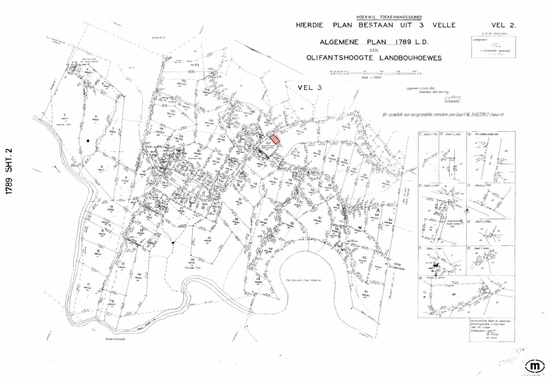
ART AND CRAFTS RAKED ROOF XA CALCS.
1 : 20

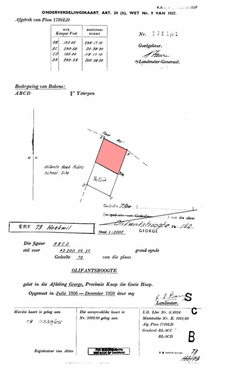
Electrical Legend

New		New	
	Small pendant light		Recess light in hand rail
	Large pendant light		8kVA Sunsync inverter
	Flush Down Light		Sunsync wal mounted battery
	String Light	STOVE	Stove Point and Isolator
	Wall Light	GAS	Gas Burner Isolator/Gas geyser
	Backlit Mirror	EXT	Extractor Fan
	Pool Light		Wall Socket 250mm 4x4 1 RSA 3 ZA
CAM	Garden Spike - Day-Night switch		Wall Socket 1050mm high 4x4 2 RSA
	LED Strip light		Low wall Light with day night switch
	LED Strip light with Diffuser channel	LW DN	
	LED Transformer		Extractor duct S&P silent - 100 design CZ extractor fan
	Vertical Heated Towel Rail		
	Light Switch +WIFI module on each switch		
E2	2 Way Quad Light Switch +WIFI module on each switch		
E2	2 Way Penta Light Switch +WIFI module on each switch		
E3	3 Way Hexa Light Switch +WIFI module on each switch		
DB	Distribution Board		
Solar	Solar Control board		
SDB	Sub Distribution board		**Note:** Plug range approved by Nouveau.
	Switch over valve		

PLAN & SERVICE LEGEND

	Brickwork: Bagged and painted
	Brickwork: Exposed Stocbrick
	Concrete Work
	Brick Pavers
	Steel/ Metal Work
bth	Bath
hb	Hand Basin
shw	Shower
r.e	Rodding Eye
wc	Water Closet
lrb	Long Radius Bend
SS+VP	Stub stack and vent pipe
	Gully
i.e	Inspection Eye
	Sewer Lines
	Waste Water
	Stormwater Lines
	Hot water line
	Cold water lines
	Gas Supply
	Extractor duct S&P silent - 100 design CZ extractor fan





CONSTRUCTION NOTES

EARTHWORKS
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod AASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chlordane soil insecticide, complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.
CONCRETE FORMWORK
Use cement to comply with SANS 50197-1, strength class 32,5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083. Stone for use in concrete to comply with SANS 1083. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.
MASONRY
All walls are to comply with SANS10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickforce to all courses from window head to underside of sill plate. Use precast pre-stressed lintels complying with SANS 1504. Lay lintels a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1.5m centres for at least seven days after masonry was completed.
WATERPROOFING
Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and lock in under window profiles. Use 0.25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.
ELECTRICAL INSTALLATION
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.
GLAZING
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.
GAS INSTALLATION
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.
ROOF COVERINGS
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.
CARPENTRY AND JOINERY
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.
CEILINGS / PARTITIONING
Use gypsum partitioning board complying with SANS 266, 6.4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 32x2.5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with FibaTape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.
ALUMINUM FRAME WINDOWS AND DOORS
Glazed Aluminum alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design wind pressure must be to SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light tact tape, and leave these wrappings in place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.
SEWER
Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

ENERGY USAGE IN BUILDING

1. Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-WA clause 4.4.5 & SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA. clause 4.4.3.1.
2. Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
3. Other masonry walls will have R-value of 0.35. see SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m²revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause4.4.
5. Fenestration more than 15% area to net floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

Copyright reserved © SAIA

-All brickwork is to be set out using a profile marked at 85mm c/c.
-All dimensions as indicated on plan are to be set out on a level horizontal plane.
-All dimensions to be checked on site before work commences.
-Use figured dimensions in preference to scaled dimensions. This drawing is not to be scaled.
-All dimensions are given in millimetres.
-Quality of all materials and workmanship to comply with the relevant SABS specification.
-All work to be carried out strictly in accordance with NBRs and local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.
-Copyright over all designs and drawings shall remain the property of **liminal Architects** and any provision to the contrary in terms of the copyright act no.63 of 1965 is hereby specifically excluded.
-The design on this drawing remains the property of the designer - copyright reserved **liminal Architects**
-All relevant details, levels are to be checked on site prior to commencement of work.
-Any discrepancies are to be brought to the attention of the architect.
-Should any part of the drawings, specification or bills of quantities not be clearly intelligible or that the materials or articles to be used in the execution of the works be considered insufficiently described, request the architect / principal agent in writing for clarification, also in writing.
-Failing which any alterations or substitutions rendered necessary the incorrect interpretation of such drawings, specification or bills of quantities shall be at contractor's cost.
-The description of an item implies the complete supply, assembly and operation of the item, unless otherwise specified.
-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

STATUS
MUNICIPAL SUBMISSION

CLIENT
MR AND MRS SKELTON

CLIENT SIGNATURE

PROJECT
PROPOSED ADDITIONS AND ALTERATIONS

ARCHITECT
LIMINAL ARCHITECTS
CELL - 078 386 7497
EMAIL - penny@limarc.co.za
ADRESS - 392 Waterside road, Wilderness, George, 6530
ARCHITECT SIGNATURE
P. J. Vorster
SACAP - PrARCH - 44016884
PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION **RESIDENTIAL - H4**

SITE
73 CHURCH STREET, HOEKWIL, Wilderness, 6560

DRAWING
SITE PLAN

SCALE (@ A1) **As indicated**	DRAWN **KE**
DATE **2026/10/07 16:40:27**	CHECKED **PV**
PROJECT NO. **26-08**	DRAWING NO. **A100**
CURRENT REVISION: **C** Municipal Submission	REVISION DATE: **07/10/2026**

Engineer -
Land Surveyor -
Landscape Architects -

2026/10/07 16:40:27

Ann 10

Planning and Development
E-mail: town.planning.application@george.gov.za
Tel: +27 (0)44 801 9477

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **4452015**

Purpose of consultation: **To discuss proposed land use application**

Brief proposal: **Proposed Rezoning**

Property(ies) description: **Rem Erf 73 Kerk Street, Hoekwil**

Date: **16 September 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	**Ilané Huyser**	**George Mun.**	**044 801 9477**	**ihuyser@george.gov.za**
Official	**Fakazile Vava**	**George Mun.**	**044 801 9477**	**fvava@george.gov.za**
Pre-applicant	**Marlize de Bruyn**	**DMC Town Planning**	**0766340150**	**marlize@mdbplanning.co.za**

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)
____Copy of title deed, locality & draft building plan_____

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

YES	**NO**

<u>Comprehensive overview of proposal:</u>

Remainder Erf 73 Hoekwil is an Agriculture Zone II (smallholding)-property, 2236m² in extent. The Hoekwil Primary School is its western neighbour. The property accommodates a dwelling house, 2nd dwelling, outbuildings and a covered pool where swimming lessons are provided.

Building plans for the covered pool was approved in 2011 after a building line relaxation was approved. At that point in time, the Section 8 Zoning Scheme Regulations applied. The zoning of Erf 73 Hoekwil was Agriculture Zone I with 30m building lines on all boundaries.

Also, in 2011 an application for the removal of restrictive condition (par. E (b)) was approved with a departure to convert the existing garage into an additional dwelling unit. The title deed was endorsed accordingly.

Then in 2017 the subdivision of Erf 73 Hoekwil was approved to create Erf 1652 Hoekwil and Remainder Erf 73 Hoekwil with the registration of a servitude over the Remainder for access to the newly created portion.

It is now proposed to replace the tunnel-roof of the swimming pool with walls around, sliding doors on the western side, a new roof and new change rooms.

At the same time, it is proposed to add a room of about 90m² to be used as a yoga studio above the 2nd dwelling unit. This room will be interleading with the 2nd dwelling unit and the total floor area will not exceed 175m².

Home occupation is part of the primary land use of a dwelling house just like a 2nd dwelling unit. The number of students for a place of instruction operated as home occupation will however be exceeded with the addition of the yoga studio with the swimming school.

It is therefore proposed to rezone Remainder Erf 73 Hoekwil to Single Residential Zone I with consent for place of instruction. This will make the accommodation of 20 students possible. The property is located within the urban edge of Hoekwil.

The building lines will also change on the side and rear boundaries from 10.0m to 3.0m, making no building line relaxation necessary for the alterations/additions of existing structures. Ample parking space is available within the boundaries of the property.

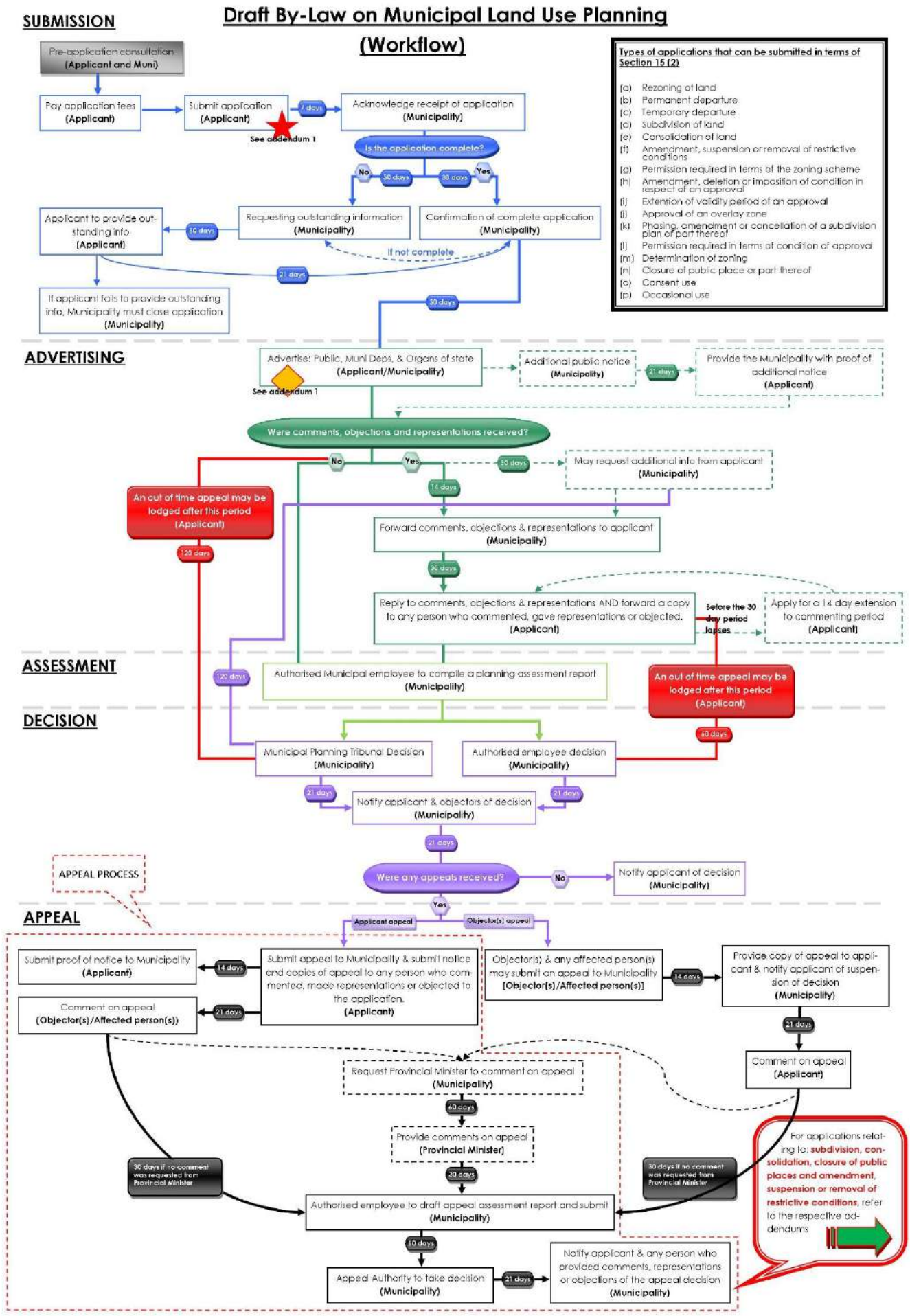
Regarding the title deed, par E(a) states that the property may only be used for residential purposes. The Municipality's stance on whether it should be removed or can be addressed as an Administrator's Consent, is needed. The dominant use of the property will remain for a dwelling house (primary dwelling and 2nd dwelling unit)

E. <u>ONDERHEWIG VERDER</u> aan die volgende voorwaardes bevat in gemelde Transportakte Nr 11539/1965 opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop by Onderverdelings ingevolge Artikel 196 van Ordonnansie Nr 15/1952 soos gewysig van die plaas Olifantshoogte wat deur hom gewysig of versag kan word;

(a) Dit mag net vir woondoeleindes gebruik word.

///

PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)



PART C: *QUESTIONNAIRES*

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
x	**2(a)**	**a rezoning of land;**	To be determined
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion, or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
x	**2(o)**	**a consent use contemplated in the zoning scheme;**	To be determined
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a homeowner's association;	R
	2(r)	to rectify a failure by a homeowner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		**What prescribed notice and advertisement procedures will be required?**	**Advertising fees payable**
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
		TOTAL APPLICATION FEE* (VAT excluded):	To be determined

PLEASE NOTE: * *Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.*

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	**X**			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]	**X**			**Conveyance Attorney to confirm**
Any other Municipal by-law that may be relevant to application? (If yes, specify)	**X**			
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? _____**GIZSB 2023**_____ What is the current zoning of the property? _____**AZII**_____ What is the proposed zoning of the property? _____ **SRZI** _____ Does the proposal fall within the provisions/parameters of the zoning scheme? _____**To be determined**_____ Are additional applications required to deviate from the zoning scheme? (if yes, specify) _____**To be determined**_____				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	**X**			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		**X**		

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

OUESTIONS REGARDING CONSENT / COMMENT REQUIRED	**YES**	**NO**	**TO BE DETERMINED**	**OBTAIN APPROVAL / CONSENT / COMMENT FROM:**
Is/was the property(ies) utilised for agricultural purposes?		**X**		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		**X**		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		**X**		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		**X**		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		**X**		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		**X**		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		**X**		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Infrastructure (RNM)

OUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		**X**		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		**X**		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		**X**		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		**X**		Transnet
Is the property subject to a land / restitution claims?		**X**		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		**X**		SANParks / CapeNature
Will the proposal require comments from DFFE?		**X**		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		**X**		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		**X**		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:
SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			**X**	Directorate: Electro-technical Services
Water supply:			**X**	Directorate: Civil Engineering Services
Sewerage and wastewater:			**X**	Directorate: Civil Engineering Services
Stormwater:			**X**	Directorate: Civil Engineering Services
Road network:			**X**	Directorate: Civil Engineering Services
Telecommunication services:			**X**	
Other services required? Please specify.			**X**	

Development charges:			**X**		

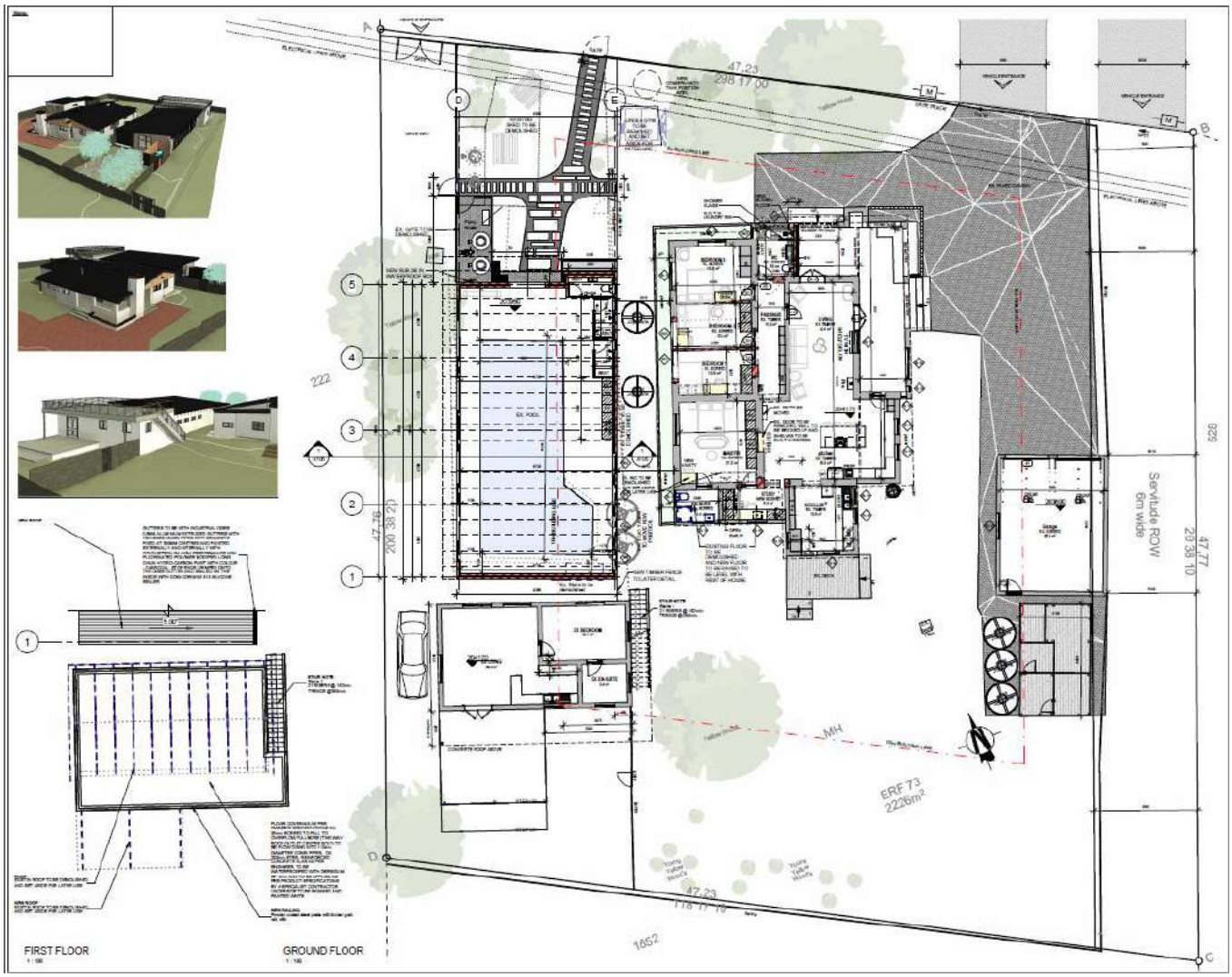
PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	**Y**	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	**Y**	N	Full copy of the Title Deed
Y	N	Locality Plan	**Y**	N	Site Layout Plan
Y	N	Proof of payment of fees	**Y**	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	**Y**	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	**N**	Phasing Plan	Y	N	Consolidation Plan
Y	**N**	Abutting owner's consent	Y	**N**	Landscaping / Tree Plan
Y	**N**	Proposed Subdivision Plan (including street names and numbers)	Y	**N**	Copy of original approval letter
Y	**N**	Services Report or indication of all municipal services / registered servitudes	Y	**N**	Homeowners' Association consent
Y	**N**	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	**N**	1 : 50 / 1:100 Flood line determination (plan / report)
Y	**N**	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 16 September 2026 for the proposed rezoning and consent uses on Erf 73, Hoekwil.

The following site layout plan was provided for discussion:



Town planning comment:

- It is noted that the property falls within the urban edge/village centre for Hoekwil.
- An administrator's consent may be applied for with regards to the restrictive condition in the title deed.
- Applicant to note that the residential component must remain the dominant us and must be demonstrated/motivated as part of the application.
- The uses must be clearly indicated on the site layout plan in terms of percentage.
- Parking and drop-off facility to be indicated in line with the zoning scheme on the site layout plan (1 per 6 students and drop-off facility together with parking for the residential component)
- The roads authority for this specific site is the George Municipality.
- Applicant to provide justification and ensure compliance with the applicable legislation (ie MSDF, LSDF and zoning scheme etc)
- To confirm number of students at swimming school and yoga studio respectively.
- Applicant to ensure compliance with the zoning scheme, specifically with regards to structures that may encroach over the building lines.

CES comments

- Access to the proposed development is subject to approval of the municipality, limited to Kerk Street.
- The Site Development Plan shall comply with the George Integrated Zoning Scheme (GIZS), 2023, which may require the consolidation or reduction of existing vehicle access points.
- Parking shall be provided in accordance with the applicable George Municipality parking requirements for frail care and assisted living facilities.
- Normal PT parking ratio would apply.
- No parking shall be permitted within the road reserve or municipal servitudes.
- Developer will be required to provide a "drop & go" area on site, or alternatively notarial tied the development to the school site.
- Limited Municipal water is available within Kerk Street.
- The developer will be required to supply the required sewer services at the developer's cost, noting that should the network be extended to the area, the developer will be required to connect to the applicable services and pay the applicable Development Charges, when connecting.
- Any upgrades to the municipal water infrastructure required as a result of the development shall be for the developer's account.
- The proposed development shall be assessed in accordance with the George Municipality Development Charges Policy (2023).
- A Stormwater Management Plan shall be submitted as part of the application.
- Stormwater management shall be based on Sustainable Urban Drainage Systems (SUDS) principles.
- The applicant shall demonstrate that post-development runoff will not adversely affect adjacent properties, municipal infrastructure or downstream drainage systems.
- Appropriate source control, infiltration and attenuation measures shall be incorporated where feasible.
- Any stormwater infrastructure upgrades required as a result of the development shall be for the developer's account.

ETS comments:

- Application noted. DC's applicable.

PART F: SUMMARY / WAY FORWARD

- Refer to comments above.
- Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant’s responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.

OFFICIAL: _____ PRE-APPLICANT: **Marlize de Bruyn**____

Fakazile Vava (town Planner) (FULL NAME)

SIGNED:___ _____

SIGNED:_____

Ilané Huyser (Senior town planner)

DATE:__2026.09.23_____ DATE: **14 September 2026**_____

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

Outlook

RE: Pre-application feedback: Remainder Erf 73 Hoekwil

From Ricus Fivaz <Jmfivaz@george.gov.za>
Date Mon 28/09/2026 8:43 AM
To Denise <denise@mdbplanning.co.za>; Fakazile Vava <fvava@george.gov.za>; ILANE HUYSER <ihuyser@george.gov.za>
Cc marlize@mdbplanning.co.za <marlize@mdbplanning.co.za>

Hi Ilane,

With reference to the email below, I confirm that the stormwater management plan was requested in error. Please remove this requirement.

Regards

Ricus Fivaz
Manager: Land development
Civil Engineering Services
George Municipality

Office: 044 801 9350 (Internal #1573)
Email: jmfivaz@george.gov.za

From: marlize@mdbplanning.co.za <marlize@mdbplanning.co.za>
Sent: Thursday, 24 September 2026 10:15
To: Ricus Fivaz <Jmfivaz@george.gov.za>
Cc: ILANE HUYSER <ihuyser@george.gov.za>; Fakazile Vava <fvava@george.gov.za>; Denise <denise@mdbplanning.co.za>
Subject: Pre-application feedback: Remainder Erf 73 Hoekwil
Importance: High

Good morning Ricus,

CAUTION: EXTERNAL SENDER: Please be cautious when clicking on links and opening attachments! Report suspicious emails using the **Report** button in Outlook. **George Municipality Cybersecurity Team!**

Our telephone discussion later yesterday afternoon refers.

I queried the need for a stormwater management plan. You indicated that it is a copy & paste error and that I must mail you. Therefore, this correspondence.

There are also some other points in your comment which require clarification - see snip below with highlights:

1. Your refer to *frail care and assisted living facilities*. This is not relevant to this proposal.
2. This type of place of instruction does not require a stop & drop facility ito the zoning by-law. It is not a school, day care centre, crèche or cottage school. Why is a stop & drop then required?

Place of instruction (other than schools/day care centre/ crèche)	1.5 bay per classroom/office plus 1 per 6 students
Schools / Cottage school	1.5 bay per classroom/office plus stop & drop facility
Crèche (*includes day care centre*)	1 bay per 10 children plus 1 stop & drop facility

3. With the point referring to a stop & drop facility you also refer to a notarial tie to the school site? How is this relevant? This is a private property with a public school as neighbour. There is no direct link unless some of the children from the public school come for swimming lessons, which is a private matter. Please clarify.

4. As stated above, during our telephone discussion, you stated that a stormwater management plan is not needed. It is a copy & paste error. Please rectify.

5. Your remaining points regarding SUDS and stormwater management is not seen as problematic. The property makes provision for ample rainwater tanks, and has a lot of grassed areas which is favourable for infiltration.

CES comments

- Access to the proposed development is subject to approval of the municipality, limited to Kerk Street.
- The Site Development Plan shall comply with the George Integrated Zoning Scheme (GIZS), 2023, which may require the consolidation or reduction of existing vehicle access points.
- Parking shall be provided in accordance with the applicable George Municipality parking requirements for frail care and assisted living facilities.
- Normal PT parking ratio would apply.
- No parking shall be permitted within the road reserve or municipal servitudes.
- Developer will be required to provide a "drop & go" area on site, or alternatively notarial tied the development to the school site.
- Limited Municipal water is available within Kerk Street.
- The developer will be required to supply the required sewer services at the developer's cost, noting that should the network be extended to the area, the developer will be required to connect to the applicable services and pay the applicable Development Charges, when connecting.
- Any upgrades to the municipal water infrastructure required as a result of the development shall be for the developer's account.
- The proposed development shall be assessed in accordance with the George Municipality Development Charges Policy (2023).
- A Stormwater Management Plan shall be submitted as part of the application.
- Stormwater management shall be based on Sustainable Urban Drainage Systems (SUDS) principles.
- The applicant shall demonstrate that post-development runoff will not adversely affect adjacent properties, municipal infrastructure or downstream drainage systems.
- Appropriate source control, infiltration and attenuation measures shall be incorporated where feasible.
- Any stormwater infrastructure upgrades required as a result of the development shall be for the developer's account.

Your clarification of the above is appreciated.

Kind regard

Marlize

DMC TOWN PLANNING
Marlize de Bruyn
Professional Planner
A/1477/2011
076 634 0150
marlize@mdbplanning.co.za

CONFIDENTIALITY & DISCLAIMER NOTICE The information contained in this message is confidential and is intended for the addressee(s) only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden. George Municipality will not be liable for direct, special, indirect or consequential damages arising from alteration of this message by a third party or as a result of any malicious code or virus being passed on. If you have received this message in error, please notify the sender immediately by email, facsimile or telephone and return and/or destroy the original message. ********** Privacy policy George Municipality implements a privacy

policy aimed at protecting visitors to our social media sites. POPIA We respect the privacy rights of everyone who uses or enquires about our services. Protecting your personal information, as defined in the Protection of Personal Information Act, Act 4 of 2013, will be respected. Personal information will only be shared for purposes of resolving customer enquiries, providing customer services or for any other legitimate purpose relating to George Municipal functions. For your reference, the POPI and PAIA Acts are available at www.gov.za/documents/acts with amendments listed on www.acts.co.za