

Collaborator No.: 3962658
Reference / Verwysing: Erf 859 Wilderness
Date / Datum: 16 October 2026
Enquiries / Navrae: Petro Botha

Marlize de Bruyn
PO Box 2359
GEORGE
6530

Email: planning@mdbplanning.co.za /
marlize@mdbplanning.co.za

APPLICATION FOR CONSENT USE, PERMANENT DEPARTURE & AMINISTRATOR'S CONSENT
ERF 859, WILDERNESS

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegation 4.17.3.17 Sub delegation: LUP1.1 of 24 April 2025, decided:

A. That, notwithstanding the objections received, the following applications applicable to Erf 859, Wilderness:

1. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 to increase the number of guest rooms of the existing guesthouse on Erf 859, Wilderness from three (3) to five (5) guest rooms.
2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the following on Erf 859, Wilderness:
 - (a) Reduction in the parking provision from 8 bays to 6 bays;
 - (b) Relaxation of the eastern side building line from 3.0m to 1.0m at the closest point for the existing steps;

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

REASONS FOR DECISION

- (i) The property has an existing primary right for a three-bedroom guest house, and the proposal only seeks to increase the number of guest accommodation rooms from three to five.
- (ii) The proposed increase in guest rooms is aligned with the spatial planning objectives for Wilderness, as it will contribute to the established tourism function of the area, improve the availability of tourist accommodation and contribute to the local economy.
- (iii) The reduction in the required parking provision is considered acceptable in the circumstances, as it allows for the retention of additional green space and existing indigenous vegetation on the property, while still providing an adequate number of on-site parking bays. Appropriate mitigation will be

imposed to ensure that the reduced parking provision does not result in parking occurring within the road reserve.

- (iv) The proposed development will not have an adverse impact on the rights or amenities of surrounding property owners, particularly in respect of privacy, views and overshadowing.
- (v) The proposed development is considered compatible with the established residential and tourism character of the area and will not result in an unacceptable impact on the surrounding environment or properties.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the applications applied for and indicated on the site layout plan (Plan No. W01) dated 12/12/2025, drawn by Scott Architects attached as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. No vehicles may make use of the municipal road reserve or state land for parking purposes. The cleared area south of the property (on Sixth Avenue) which was previously used for parking must be rehabilitated with indigenous coastal vegetation to the satisfaction of the Directorate prior to the issuing of an occupation certificate for the guest house.
4. The owner must consult with the Municipality’s Civil Engineering Department and comply with all requirements in respect of installing bollards, physical barriers and/or signage to ensure that no parking occurs in this area prior to the issuing of an occupation certificate for the guest house.
5. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plan.

Notes:

- i) *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- ii) *With regards to replanting of the indigenous tree(s) for the expansion of the parking areas, the applicant must comply with the National Forestry Act, Act No 84 of 1998. A license permitting the removal of the said tree(s) must be submitted with the building plans.*
- iii) *No vehicles may make use of the municipal road reserve or state land for parking purposes. The cleared area south of the property (on Sixth Avenue) which was previously used for parking must be rehabilitated with indigenous coastal vegetation.*
- iv) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval/comments is required and obtained for this proposed development.*
- v) *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

6. The conditions imposed by the Directorate Civil Engineering Services are attached as ‘**Annexure B**’ dated 17/02/2026, must be adhered to.
7. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
Roads: R 4 026.25
Sewer: R 15 717.90
Water: R 16 867.50
Total: R 36 608.65 (excluding VAT)

8. The total amount of the development charges of **R36 608.65 (excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
9. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

10. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 21/01/2026, must be adhered to.
11. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

Total: R 16 656.44 (Excluding VAT)

12. The total amount of the development charges of **R16 656.44 (Excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
13. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 06 November 2026**, and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

- B. That the application for Administrator's Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 for the relaxation of Paragraph C(4)(d) of T24829/2025 to allow for all existing concrete stairs (with connecting garden steps) 1.0m from the eastern side boundary of Erf 859, Wilderness;

BE APPROVED for the following reasons:

REASONS FOR DECISION

The application aligns with the above-mentioned zoning scheme development parameters and departures as applied for. You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

Yours faithfully



C PETERSEN
SENIOR MANAGER: TOWN PLANNING

AREA SCHEDULE	
LOWER GROUND FLOOR:	
EXISTING	124 m ²
NEW	0 m ²
GROUND FLOOR:	
EXISTING	0 m ²
NEW	0 m ²
FIRST FLOOR:	
EXISTING	221 m ²
NEW	0 m ²
NEW POOL PUMP ROOM:	
NEW	5 m ²

REVISION - LOWER GROUND FLOOR:

- Single Garage changed back into ensuite bedroom, as per previously approved drawings
- Window and door changes
- Gas bottles added

REVISION - FIRST FLOOR:

- Internal wall and door added
- Roof over entrance changed from "scot" roof to concrete slab that acts as a patio for bedroom 05

drawings

professional architects

Unit 11, Palms Garden Square,
1 Owen Grant St. Widdariness, 6560

PROJECT	ALTERATIONS TO EXISTING DWELLING	DATE

SCALE (@ AL)	DRAWN
As Indicated	G. SCOTT - PAT 6468572
DATE	CHECKED

DATE: _____

CLIENT SIGNATURE _____

make themselves aware of these prior to commencement of work.

STORMWATER: Stormwater emanating from the roof, paving or area in the

STORMWATER:

- STORMWATER:**
- 1. Stormwater emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building or its contents. Stormwater shall be collected in a manner that avoids inconveniences the occupant.
 - 2. Pool and water feature backwaters to be not be connected to the stormwater management system.
 - 3. Stormwater management shall:
 - a. not result in the undercutting of foundations due to erosion or flooding;
 - b. be provided from buildings, or, if so possible, under the action of gravity and not accumulate against or in close proximity to external walls;
 - c. make provision for the drainage of sites that are waterlogged or are composed of heavy soils; deemed and/or maintained.

STORMWATER

- STORMWATER CHANNELS:**
- In-situ concrete stormwater channels shall be constructed of unreinforced concrete with segmental channel form in top.
 - Channels shall be laid to fall on a well drained earth bottom and finished smooth on exposed surfaces.
- MANHOLE**
- Manhole provided for access to a drainage installation have a removable cover and be so designed and constructed that it will sustain any normal load which might be imposed upon it and exclude the lightness or excess of water, be of such size and shape as to permit ready access to the installation for the purposes of inspecting, testing or cleaning.
 - Manhole shall have a minimum plan dimension of not less than

NEW POOL:

- Concrete and brickwork structure to be designed by Engineer, and finished with glass panels.
1. A fixed glass panel (1.2m high) will be provided by the owner of a H4 site which contains a swimming pool or a swimming bath to ensure that no person can have access to such pool from any street or public place or any adjoining site other than through the swimming pool and surrounding gate with provision for locking the gate.
2. A building where such building forms part of barrier backwash to be connected and discharged to **SEWAGE** treatment plant.
3. Rain water chlorinator
4. The pump to be installed under concrete pipes in pool pump house as per design.
5. Pipe size to be 50mm Diameter PVC-Hi-Pressure pipes to be connected
6. Circulation system to be designed and built by pool specialist

WATER TANKS

- **WATER TANKS** Water tanks installed, as per site plan

FOOT BELT/MINUTE

- RAIN/WATER GOODS:** to comply with SANS 10400 - R
Seamless aluminium - pre-painted to match roof - square profile

SEHSUNIC

- FINISHES** All electrical and light fittings, geysers, doorbell, windows, paint, tiles, flooring, papers, finishes etc. to be approved by owner prior to confirmation of the main contractor.

Scallops

- to be installed 2m from gas installation. No electrical equipment 2m from gas installation and prior to be installed by registered installer in accordance with the Gas Safety (Installation and Use) Regulations 1998. To comply with SANS 1353, Appliances operating on liquefied petroleum gas (LPG) or natural gas (NG) – Safety, operation and maintenance instructions must be read and understood. Installation components must be Gas-Operated water heaters. Indurastream gas water heaters shall comply with the following: Indurastream gas water heaters shall be installed in accordance with SANS 10292-1 and SANS 10087-1. Storage gas water heaters shall comply with the requirements of SANS 10292-1 and SANS 10087-1. Indurastream gas water heaters shall be installed in accordance with SANS 10292 and SANS 10087-1. LP Gas: Gas: Gas shall be allowed on premises without a Hammable Gas Installation Certificate in terms of the Community Safety By-law, A Gas Installation Certificate of compliance to be provided prior the Gas installation certificate of compliance to SANS 10087-1 2000 owners.

EXTERNAL LINKS

- Lighting** to comply with SANS 10400 - O
External Lighting to be low level and downlighter type. No Coloured light bulbs are permitted and no flood lights

SERVICE LEGEND	
RODDING PIPE	RE
LONG RADIUS BEND	90
STUB STACK	VP
VENT PIPE	VP
INSPECTION PIPE	IZ
LIGHT POLE	TP
TELEPHONE POLE	TP
KNOCK	✕
FINISH	*****
DUSTING DRAINAGE	—
STORMWATER	—
SOIL & CONCR. VENT	—
DRAINAGE PIPE	—
WASTE WATER PIPE	—
GAS LINE	—
GAS POINT	●
1 HOUR FIRE RATING	—
WATER METER	M

L. SCOPE
Remove selected portions of the existing sholin retaining wall to enlarge

OSCILLOSCOPE

- **SCOPE**
 - Remove selected portions of the existing sholin retaining wall to enlarge the parking area. Construct new sholin wall sections in revised positions and extend paving to match existing finishes and levels.
- **DEMOLITION OF EXISTING WALL**
 - Remove only wall segments shown as shown.
 - Maintain stability of remaining wall; no undermining permitted.
 - Remove all rubble to an approved disposal site.
 - Salvage reusable sholin blocks where possible.

Excavate to

- Excavate to engineer-specified depths and extents.
- Stabilize faces where required; prevent collapse.
- Protect existing foundations and report any instability immediately.
- No over-excavation without engineer approval.
- Store and convey water; provide temporary drainage if needed.
- Backfill in conformance with local regulatory requirements.

1. NEW SHOW

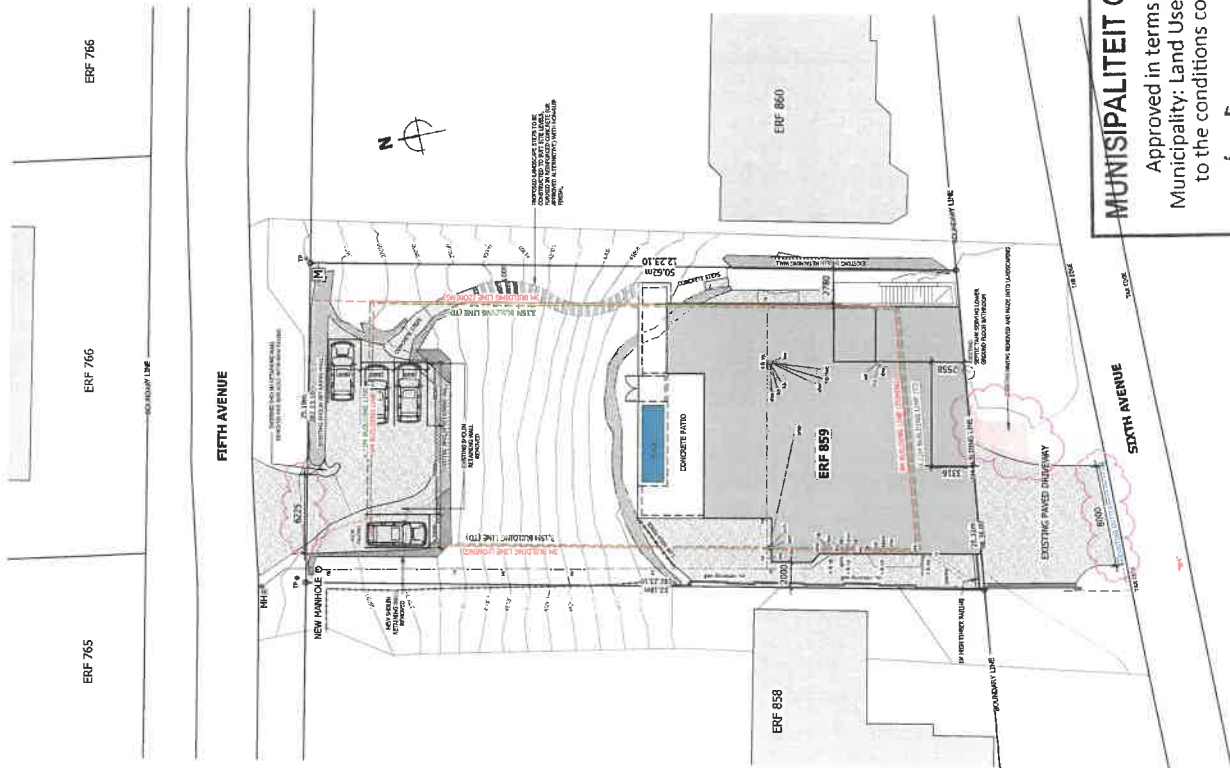
- 1. NEW SHOLIN WALL CONSTRUCTION**
Build new wall sections on revised alignment as per drawings.
Match existing block type, wall height, and batter.
Provide compacted granular foundation (min 150 mm).
Install subsol drainage where indicated (perforated pipe + stone + geotextile).

PLAYING P

- #### L PAVING EXTENSION

COMBI TANK

- #### 1. COMPLIANCE
- All work to comply with SANS standards, municipal requirements, and engineer's design.
- Direct adjacent structures and services



MUNICIPALITEIT GEORGE MUNICIPALITY

16/10/2028

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

SITE PLAN - As built
1 : 200

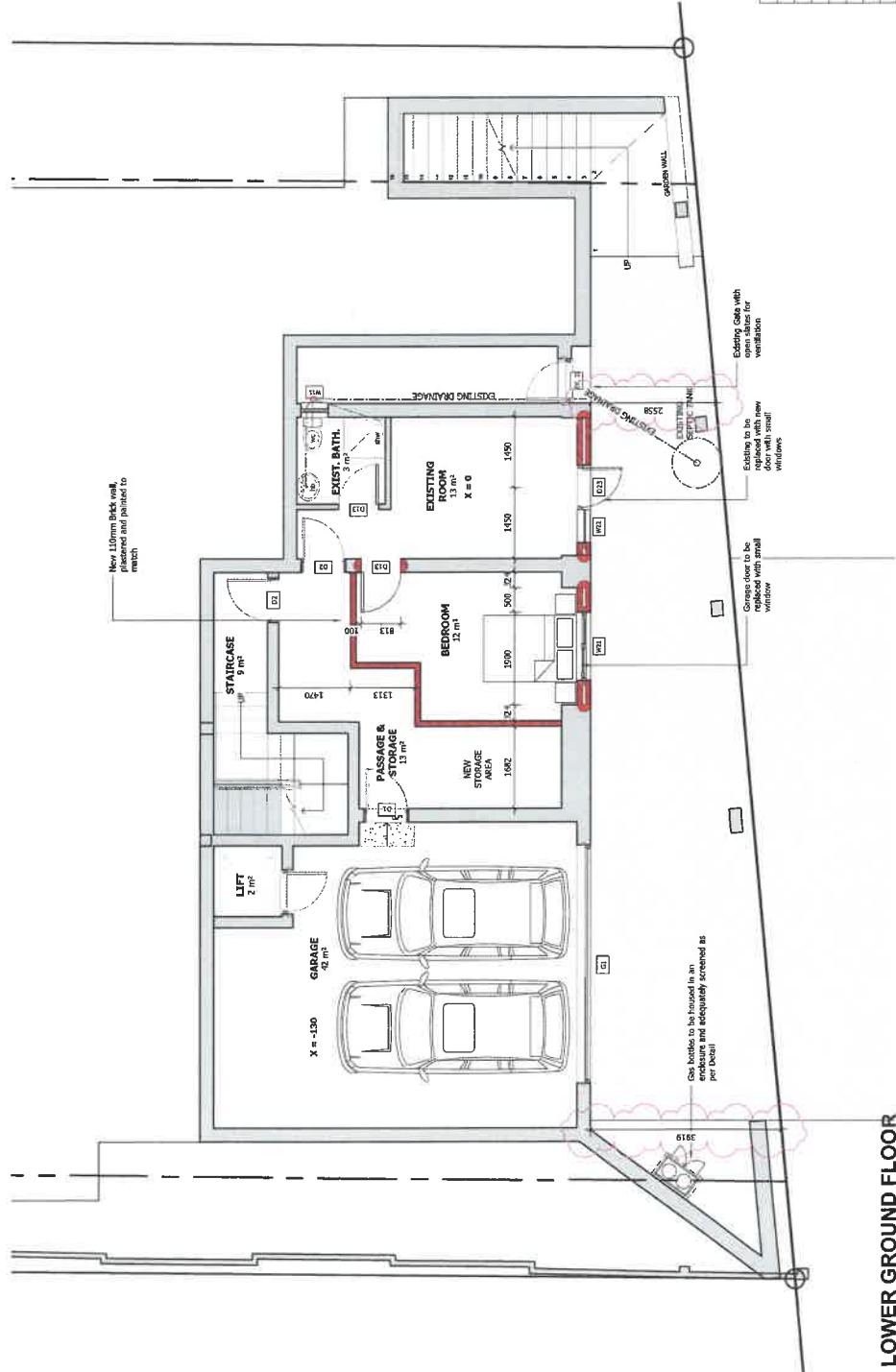
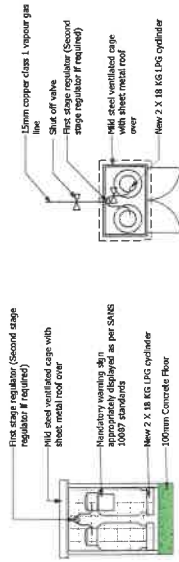
1:200

Approved in terms of Section 60 of the George
Municipality: Land Use Planning By-Law (2023) subject
to the conditions contained in the covering letter.

16/10/2026

DATE
DATUM

GAS BOTTLE ENCLOSURE DETAIL



LOWER GROUND FLOOR
1 : 50

- ✱ Contractors to ensure compliance to SANS 10400 (1) relevant clauses and provisions to be checked on
 - ✱ All levels, dimensions and positions to be checked on
 - ✱ All materials, quantities and workmanship to be checked
 - ✱ Any errors, discrepancies or omissions to be reported to the architect immediately.
- ✱ Contractors to liaise with ground and accepted local building practices.
 - ✱ Figured dimensions to be taken in preference to verbal dimensions.
- ✱ These architectural drawings are to be read in conjunction with engineers and consultants drawings, all building by-laws, health and fire requirements to all buildings etc.
- ✱ The contractor will be held responsible for the correct accuracy of boundary plots of flats to be reported to the client immediately.
- ✱ The client is responsible to provide the required immediately for clarification prior to any work being undertaken.
- ✱ The contractor and professional staff must be checked on the referring to type of foundation.
 - ✱ Foundations to boundary walls not to encroach over
 - ✱ Foundations to boundary walls to be executed by registered draughtsmen.
 - ✱ All electrical and drainage work to be executed by registered draughtsmen.
- ✱ Contractors to ensure compliance for overhead, cables with SANS 10060 - 6, all existing pipes, conduits etc. exposed to be pointed out to client and/or architect, who shall arrange necessary actions to be taken.
- ✱ The contractor shall take all necessary preparations to avoid any damage whatsoever to existing buildings.
- ✱ Labour to be employed as set by Dept. of Occupational safety regulations as set by Dept. of Labour to be complied with and to comply with SANS 10060 - 6.
- ✱ The contractor to provide a full set of drawings on site

REVISION D - Lower Ground floor

- Single Garage changed back into ensuite bedroom, as per previously approved drawings
- Window and door changes
- Core location added

STATUS MUNICIPAL SUBMISSION

ARCHITECT

**SCOTT
ARCHITECTS**
professional architects

Unit 11, Palm's Garden Square,
1 Owen Grant St, Wickness, 6560
Tel: (+27)352 447 7228
info@woodarchitects.co.za
www.scotlandarchitects.co.za

CLIENT
MARKUS PELLMANN

PROJECT
ALTERATIONS TO EXISTING
DWELLING

SITE
ERF 859, 6TH AVENUE, WILDERNESS

DRAWING
LOWER GROUND FLOOR

SCALE (1/4")	DATE	PROJECT NO.	DRAWING NO.	REVISION	DATE:
As Indicated	01/12/2005	1222-54	W02	B	
ARCHITECT SIGNATURE			DATE:		
CLIENT SIGNATURE			DATE:		

SERVICE LEGEND		RE	RODGING EYE
	EXISTING DRAINAGE	10	LONG RADIUS BEND
	STORMWATER	VP	STUB STACK
	SOIL & CORB, VENT	VE	VENT PIPE
	DRAINAGE PIPE	IE	INSPECTION EYE
	WASTE WATER PIPE	LP	LIGHT POLE
	GAS LINE	TP	TELEPHONE POLE
	GAS POINT	KD	KIDSC
	1 HOUR FIRE RATING		FENCE
	WATER METER		

DATE:

WALLS To comply with ASIS 10400 - X, joining to existing walls the J-Series expansion joint with heparins (a gasketed, minimum 600mm long at 400mm vertical centres) fused into existing brickwork with epoxy anchors. The epoxy anchors must be adequate damp-proofing where walls meet.

Concreting walls shall be kept free of all rubbish, mortar droppings and projecting mortar.

The tops of the walls covered with plants or sacking during wet weather to prevent rain entering the wall.

External cavity walls to be provided with galvanneal iron wall ties at every third course for 230 mm brick force galvanneal ties used every third course.

Stop plates to be evenly spaced, 100mm apart and 10mm thick unless otherwise stated in the drawings.

GENERAL NOTES:

- Contractor to ensure compliance to SANS 10000 in all aspects.
- All levels, dimensions and positions to be checked on site and verified before any work commences.
- Contractor to ensure that all work is done in accordance with the specifications to the contract documents or as instructed by the architect in accordance with good and accepted practice.
- Specialised practices to be taken in preference to standard dimensions.
- These architectural drawings are to be read in conjunction with the specifications and construction drawings, where applicable.
- All building by-laws, health and fire requirements to be complied with.
- The contractor will be held responsible for the correct setting out of the works. Any doubt as to the correct interpretation of any drawing or items to be reported to the client immediately.
- Any errors or discrepancies to be reported by the contractor for consideration prior to any work being undertaken.
- Levels indicated on drawings are to be checked on boundary lines.
- Foundations to boundary walls not to encroach over boundary lines.
- Drainage work to be executed by registered tradesmen.
- Care to be taken when excavating for new work to ensure that no existing services are damaged or cut and/or cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
- The contractor shall take necessary precautions to avoid any damage what so ever to existing buildings.
- Contractor to ensure that all work is done in accordance with Occupational safety regulations as set by Dept. of Labour to be complied with and to comply with SANS 10000.
- The contractor to provide a full set of drawings on all sheets.

- Room enclosed and was changed into "Storeroom" and additional prep bowl removed
- Bath removed from master bathroom
- Guest bathroom layout changed
- Changes in windows and doors
- Master bathroom - add seats in shower
- New Fridge Position
- Gas greaser added
- Existing pool replaced with new pool and concrete rather surface bond

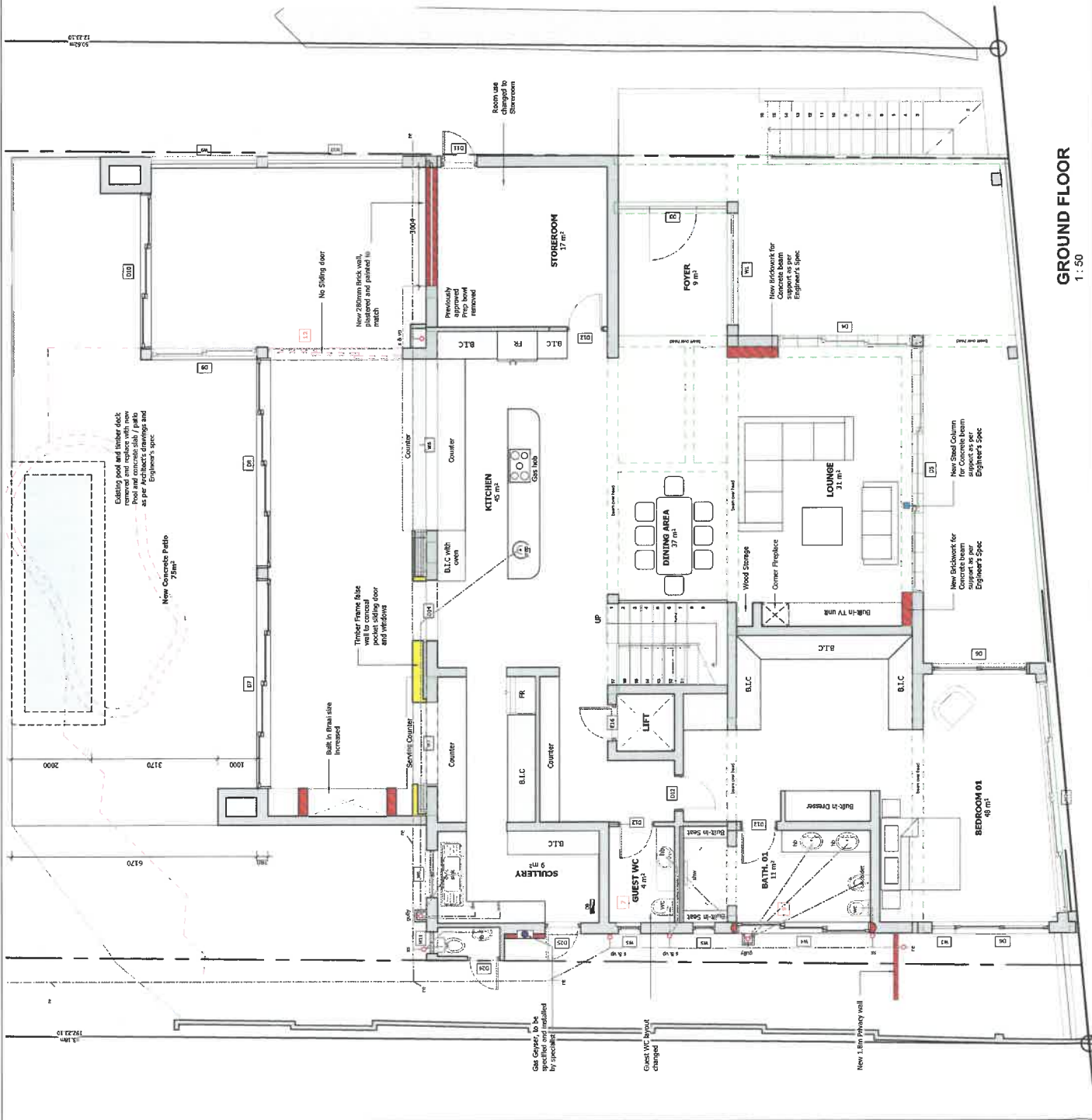
12

EXISTING DRAINAGE	RODGING EYE	RE
STORMWATER	16" MAX. RADIUS BEND	16
SOIL & CONE VENT	STUB STACK	SS
DRAINAGE PIPE	VERT. PIPE	VP
WASTE WATER PIPE	INSPECTION EYE	
GAS LINE	LIGHT POLE	LP
GAS POINT	TELEPHONE POLE	TP
1 HOUR FIRE RATING	ROOF	⊗
WATER METER	FENCE	=====

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

16/10/2026
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



GENERAL NOTES:

- Contractor to ensure compliance to SANS 10400 - Part 1:2017 and all relevant standards.
- All levels, dimensions and positions to be checked on site and verified before any work commenced.
- Any extra design considerations or variations to be agreed in writing with the architect prior to any work to be in accordance with good and accepted local building practice.
- Figured dimensions to be taken in preference to unfigured dimensions.
- These architectural drawings are to be read in conjunction with engineers and consultants drawings, where applicable.
- All building by laws, health and fire regulations to be complied with.
- The contractor will be held responsible for the correct setting out of the works. Any doubt as to the accuracy of boundary page or lines to be referred to the client immediately.
- Any work to be done must be reported immediately for clarification prior to any work being undertaken.
- Levels indicated are provisional and must be confirmed by the contractor before any work over boundary lines.
- All electrical and drainage work is to be executed by registered tradesmen.
- Any work to be done must be reported for any work to comply with SANS 10400 - G. All existing pipes, cables, etc. exposed to be pointed out to client and/or architect, who shall advise necessary action to be taken.
- The contractor shall take all necessary precautions to avoid any damage what so ever, to existing buildings and fences.
- All Occupational safety regulations as set by the relevant authorities must be complied with and comply with SANS 10400 - B.
- The contractor to keep a full set of drawings on site.

REVISION D - First floor

- Internal wall and door added
- Internal wall and door added
- Concrete slab that acts as a patio for bedroom 05
- En-suite bathroom of bedroom 03 reconfigured
- En-suite bathroom of bedroom 04 reconfigured
- Changes to windows and doors
- Gas geyser added

MUNICIPAL SUBMISSION

ARCHITECT

SCOTT ARCHITECTS
professional architects

Unit 11, River Garden Square,
1 Owen Grant St, Wilderness, 6560
Tel: 027 86 447 7228
info@scottarch.co.za
www.scottarch.co.za

CLIENT
MARKUS PELLMANN

PROJECT
ALTERATIONS TO EXISTING
DWELLING

SITE
ERY 859, 6TH AVENUE, WILDERNESS

DRAWING
FIRST FLOOR

SCALE (© A1)
As indicated

DRAWN
GSCOTT - PAT 6485972

CHECKED
R. SCOTT - PAT 6485972

DATE
01/12/2025 12:23:11

PROJECT NO.
251

DRAWING NO.
WD4

REVISION
1

ARCHITECT SIGNATURE

CLIENT SIGNATURE

DATE:

This drawing is the property of Scott Architects and is to be used only for the project and site address stated on the drawing. It is not to be reproduced, copied, or used for any other purpose without the written consent of Scott Architects. The drawing is not to be used for any other purpose without the written consent of Scott Architects. The drawing is not to be used for any other purpose without the written consent of Scott Architects.

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

DATE
16/10/2026
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

SERVICE LEGEND

EXISTING DRAINAGE	RE	ROOFING EYE
STORMWATER	10	LONG RADIUS BEND
SOIL & COMB. VENT	11	STUB STACK
DRAINAGE PIPE	12	VENT PIPE
WASTE WATER PIPE	13	INSPECTION EYE
GAS LINE	14	LIGHT POLE
1 HOUR FIRE RATING	15	TELEPHONE POLE
WATER METER	16	KIOSK
		FENCE

FIRST FLOOR
1 : 50

GENERAL NOTES:

- [illegible]

STATUS MUNICIPAL SUBMISSION

Architect

**SCOTT
ARCHITECTS**

Unit 11, Pains Garden Square,
1 Owen Grant St, Wilderness, 6560
Tel: (+27)82 447 7228
info@scotlandviets.co.za
www.scotlandviets.co.za

CLIENT
MARKUS PEI MANN

PROJECT
ALTERATIONS TO EXISTING
DWELLING

SITE
ERF 859, 6TH AVENUE, WILDERNESS

DRAWING ELEVATIONS

SCALE (IN. = 1')	DRAWN
------------------	-------

DATE	CHECKED
------	---------

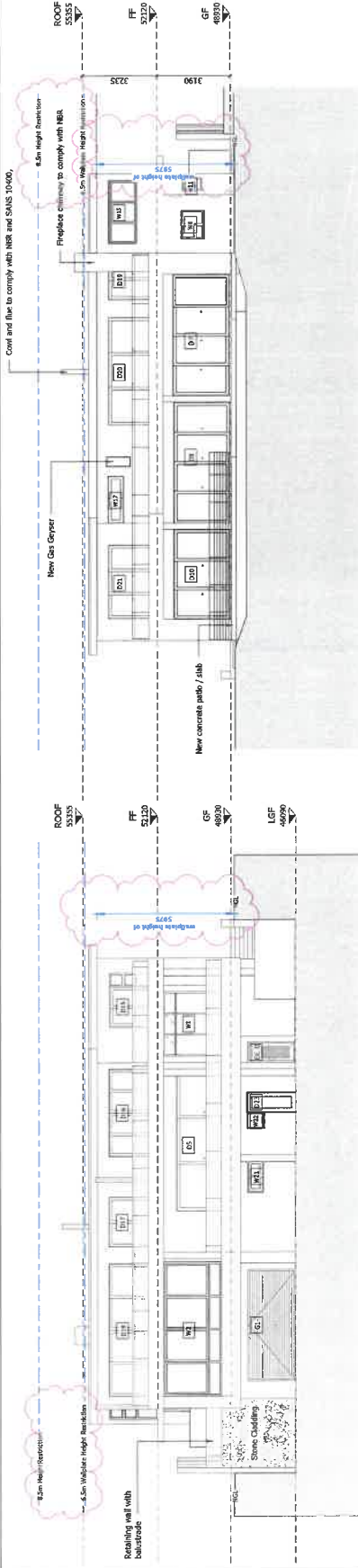
PROJECT NO.	DRAWING NO.	REVISION
-------------	-------------	----------

ARCHITECT SIGNATURE 

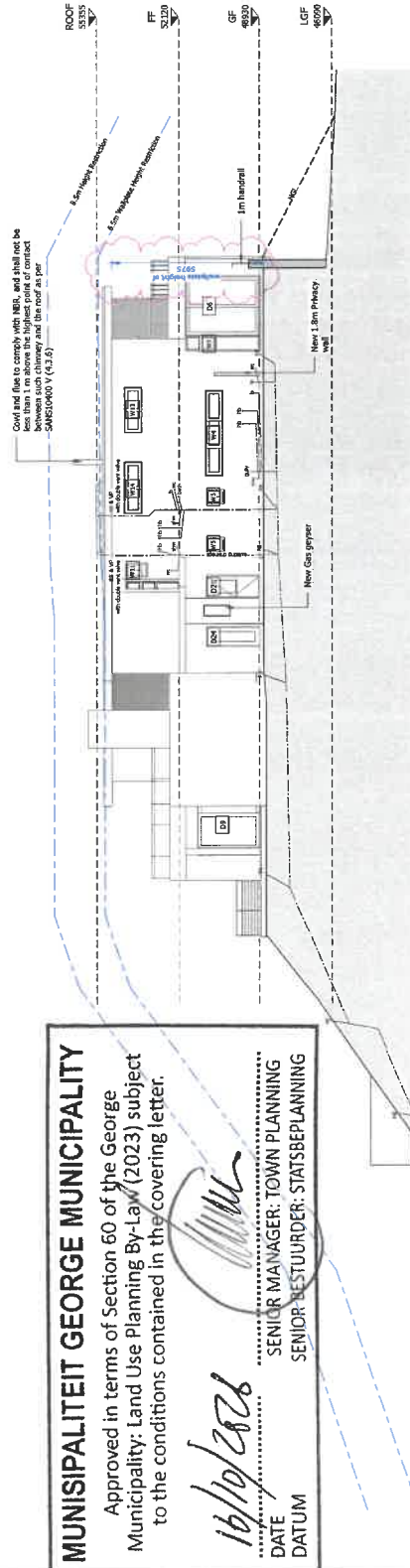
CLIENT SIGNATURE _____

DATE: _____

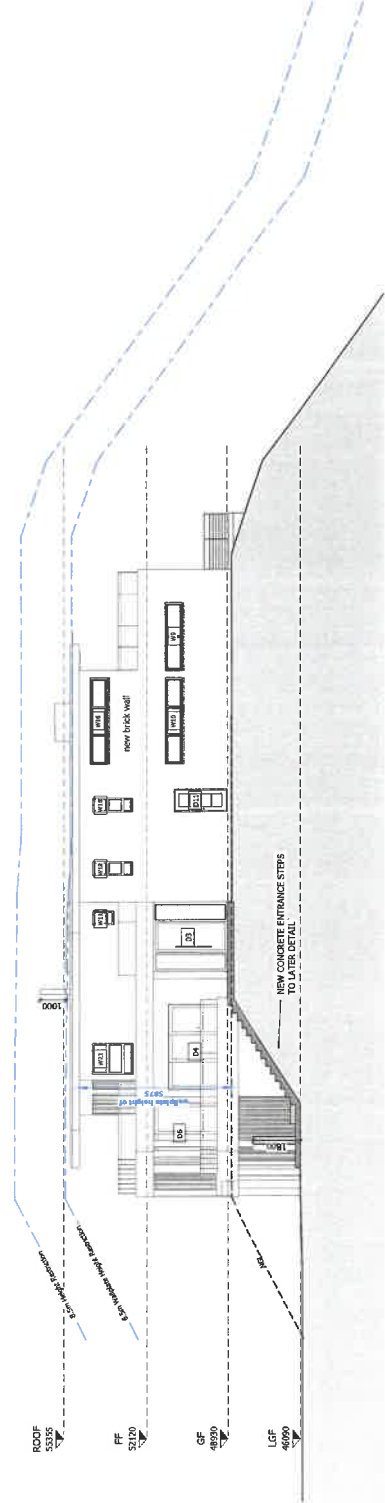
This design on this drawing remains the property of the designer - copyright reserved to Scott Architects. All drawings to be checked on site before work commences. Any discrepancy must immediately be reported to the designer. This drawing is not to be scaled. All work to comply with the NBR, any relevant SABS code of practice and any local authority regulations. The contractor is to make themselves aware of these after the commencement of work.



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



EAST ELEVATION
1 : 100

MUNICIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George
Municipality: Land Use Planning By-Law (2023) subject
to the conditions contained in the covering letter.

16/10/2028
DATE

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATISBEPLANNING
DATUM

DATE / DATUM

SENIOR MANAGER: TOWN PLANNING

SENIOR BESTUURDER: STATSBEPANNING

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf number *	859
	Allotment area *	Wilderness
	Water & Sewer System *	George System
	Road network *	Coastal resorts
	Developer/Owner *	M Pellman
	Erf Size (ha) *	2 697,86
	Date (YYYY/MM/DD) *	2026-02-17
	Current Financial Year	2025/2026
Collaborator Application Reference		3962658

Application: Consent (Guesthouse)

Service applicable	Description
Roads	Service available, access via Sixth Avenue (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions
General conditions

- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 17/02/2026 and are as follows:

Roads:	R	4 026,25	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	15 714,90	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	16 867,50	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	36 608,65	Total Excluding VAT
 - 3 The total amount of the development charges of R36 608,65 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R36 608,65 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - 8 Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
 - 9 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 10 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 11 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 12 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 13 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 15 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 19 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 20 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 21 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 22 Municipal water is provided for potable use only. No irrigation water will be provided.
- 23 Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
- 24 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 25 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 26 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 27 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 28 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 29 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 30 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 31 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.



Ricus Fivaz

Manager (CES): Land development
Civil Engineering Services

17 Feb 26

Date



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2024/25
Tariffs



Civil Engineering
Service



Electro-Technical
Service

Erf number * **859**
Allotment area * **Wilderness**
Water & Sewer System * **George System**
Road network * **Coastal resorts**
Developer/Owner * **M Pellman**
Erf Size (ha) * **2 697,86**
Date (YYYY/MM/DD) * **2026-02-17**
Current Financial Year * **2025/2026**
Collaborator Application Reference * **3962658**

Code		Land Use	Unit	Total Existing Right		Total New Right	
				m ² Erf	FAR	m ² GLA	m ² GLA
		Guest House	bed			4	5

Please select
Yes

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

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	2,85	R 1 342,08	R 3 824,94	R 573,74	R 4 398,68
	trips/day	0,15	R 1 342,08	R 201,31	R 30,20	R 231,51
	kl/day	0,29	R 55 140,00	R 15 714,90	R 2 357,24	R 18 072,14
	kl/day	0,38	R 44 980,00	R 16 867,50	R 2 530,13	R 19 397,63

Total bulk engineering services component of Development Charge payable	R 36 608,65	R 5 491,30	R 42 099,96
---	-------------	------------	-------------

Link engineering services component of Development Charge

Total Development Charge Payable

City of George
Calculated (CES): **JM Fivaz**
Signature : _____ Date : **February 17, 2026**

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

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 4 398,68
Public Transport		R 231,51
Sewerage	20220703048978	R 18 072,14
Water	20220703048981	R 19 397,63
		R 42 099,96

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



Erf Number * 859
 Allotment area * Wilderness
 Elec DCs Area/Region * Wilderness Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * M Pellman
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 21 01 2026
 Current Financial Year 2025/2026
 Collaborator Application Reference 3962658

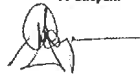
Application: **Development Charges**

Comments:	0
Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)

Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 21/01/2026 and are as follows: Electricity: R 16 656,44 Excluding VAT
3	The total amount of the development charges of R16 656, Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
4	Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R16 656, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	Any, and all, costs directly related to the development remain the developers' responsibility.
8	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
9	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
10	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
11	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
12	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
13	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
14	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
15	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
16	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
17	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
18	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
19	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).

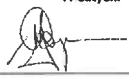
20	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
21	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
22	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
23	Installation of ripple relays are compulsory for all geysers with electrical elements.
24	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.

M Gatyeni



Singed on behalf of Dept: ETS

21 Jan 26

Development Charges Calculator				Version 1.00		2025/06/18	
				Erf Number	859		
				Allotment area	Wilderness		
				Elec DCs Area/Region	Wilderness Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	M Pellman		
				Erf Size (ha)	0		
				Date (YYYY/MM/DD)	2026-01-21		
				Current Financial Year	2025/2026		
				Collaborator Application Reference	3962658		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 1000m² Erf (Upmarket)	unit	Units	Units	Units	Units	
			1		1		
ACCOMMODATION ESTABLISHMENTS							
	Guest House	room	m² Erf FAR	m² GLA	m² Erf FAR	m² GLA	
			4			5	
OTHERS							
			kVA		kVA		
Is the development located within Public Transport (PT1) zone?				Please select			
				Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	13,78	15,78	R 8 328,22	R 16 656,44	R 2 498,47	R 19 154,91
Total bulk engineering services component of Development Charge payable					R 16 656,44	R 2 498,47	R 19 154,91
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George Calculated (ETS): M Gatyeni Signature :  Date : January 21, 2026							
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623 021336	R 19 154,91
		R 19 154,91