

Collaborator No.: 3092235
Reference / Verwysing: Erf 8076, George
Date / Datum: 27 June 2025
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

**APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION, CONSENT USE AND
PERMANENT DEPARTURES TO ACCOMMODATE A PLACE OF INSTRUCTION: ERF 8076, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided

A. That the following application applicable to Erf 8076, George:

1. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the following development parameter in respect of Erf 8076, George:
 - a) The stipulation in point (j) of the "Development parameters" applicable to a "Place of Instruction" to increase the number of students allowed to register at a time or attend a school at any time, on an erf zoned "Single Residential Zone I" from 20 students to 24 students.

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

REASONS FOR DECISION

- (i). There is no site or situation specific justification to deviate from the limit in the number of students as prescribed in the Zoning Scheme applicable to a place of instruction as a consent use on a Single Residential Zone I property.
- (ii). Considering the parking requirements and size of the classrooms, the number of students should be limited to 18.

B. That the following applications applicable to Erf 8076, George:

1. Removal in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023, of the following restrictive title deed condition contained in Title Deed T10590/2023 of Erf 8076, George:

- a) Condition 1.B.2: This erf shall be used for residential purposes only.
2. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a Place of Instruction on Erf 8076, George to use of a portion of an existing building (38m² in extent) as a tutoring centre (for up to 18 students at a time).
3. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the following building lines applicable to Erf 8076, George:
 - a) The western street (Derby Street) boundary building line from 5 metres to 4.5 metres to accommodate the tutoring centre (conversion of the approved garage).
 - b) The southern side boundary building line from 5 metres (applicable to a place of instruction) to 0 metres to accommodate the tutoring centre (conversion of the approved garage).
 - c) The southern side boundary building line from 3 metres to 1.1 metres to accommodate the conversion of the existing “outbuilding” into an office and a laundry room.
4. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the following development parameter in respect of Erf 8076, George:
 - a) The stipulation in point (d) of the “Development parameters” applicable to a “Dwelling House”, which determines that any portion of a building which contains an external window or door facing onto a common boundary must be set back at least 1.5 metres from such boundary, to permit the external doors and windows in the proposed classroom 2, study and laundry which are located at a distance of 1.1 metres from the southern side boundary.

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

REASONS FOR DECISION

- (i) This type of Place of Instruction (tutoring centre) being a specialized educational facility, and an extension of the teaching of students, will be an advantage to the extended community of George.
- (ii) The development will not have any significant adverse negative impact on the residential character of the area and the surrounding built environment.
- (iii) The proposal will not present negative impacts on surrounding property rights.
- (iv) The proposed development will have a limited impact on traffic in the immediate surroundings, as confirmed by a Traffic Impact Study, prepared by specialists, and considering the recommendations presented. The proposal to ensure that the gate is kept open during operating hours is not enforceable and the alternative, to provide a setback is therefore preferred.
- (v) The development of a Place of Instruction (tutoring centre) at the limited capacity of 18 students and with the mitigative conditions imposed, will not detract from the functionality and integrity of the residential landscape, especially noting the mixed land use nature of the area.
- (vi) The principle of developing a Place of Instruction (tutoring centre) within a residential neighbourhood is consistent with the provisions of the spatial policies and objectives, especially noting such uses are deemed mostly reconcilable uses to be considered in such areas (consent uses).
- (vii) Land development within the George municipal area is controlled and managed through the George Integrated Zoning Scheme By-law 2023, the Land Use Planning By-law for George Municipality, 2023, the George Municipal Spatial Development Framework, 2023 and other relevant spatial and planning policies. Therefore, sufficient means exist to manage development other than by means of restrictive title deed conditions, which in this case were instated as personal restrictive conditions.
- (viii) The development of an educational facility of the nature and scale proposed within this residential area is generally seen as enhancing property values, while also improving social infrastructure, granting nearby students, easy access to the facility.

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

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality 2023, the approval shall lapse if not implemented within a period of five (5) years from the date of when it come into operation, or the conditions of approval have not been complied with.
2. That in terms of Section 34(1) of the said By-law, the owner/developer at whose instance a restrictive condition is removed must, after the publication of a notice contemplated in Section 33(6) in the Provincial Gazette, apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive condition.
3. A copy of the endorsed Title Deed must be sent to the Planning Department for record purposes.
4. This approval shall be taken to cover only the application applied for i.e. consent use for a tutoring centre limited to 18 students, and departures as indicated on Site Plan Number **8076 MD01 Revision 6** dated **22 April 2025**, and attached as **Annexure A**, which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
5. No more than 18 students at a time may be accommodated in the facility.
6. The owner must establish a schedule to ensure the transitioning during intervals between classes be handled orderly and to avoid traffic congestion.
7. A Site Development Plan (SDP) for the development must be submitted in accordance with Section 23 of the George Integrated Zoning Scheme By-law, 2023 to the satisfaction of the Directorate for consideration and approval, prior to the submission of building plans.
8. A separate Landscaping Plan must be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. The plan shall indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be planted within the development. Also please indicate the vegetation to be removed.
9. Landscape-based screening and beautification to be incorporated on the street reserve and outside perimeter of the development, to enhance the streetscape. The George Municipality tree list should be consulted to select suitable species.
10. One 200-litre tree for every two parking bays must be planted. These trees should be additional to the trees replacing removed trees on site (as a result of the parking area created) and must serve as cooling of hardened surfaces.
11. The developer must plant new vegetation, replace the cleared vegetation and use soft landscaping around the parking area to the satisfaction of the Directorate: Human Settlements, Planning and Development.
12. The security gate must be positioned at least 14m from the road edge, to prevent motorists from waiting and/or queueing within Queen Road. This must be indicated on the SDP.
13. Stormwater attenuation must be illustrated on the SDP.
14. The consent use for a Place of Instruction is limited to a tutoring centre, and not for a school, pre-school or aftercare facility. No outdoor activities or break times relating to the place of instruction will be permitted.
15. The tutoring centre operating times are limited to between 11h00 and 17h30 from Monday to Friday and between 9h00 and 13h00 on Saturdays, which were the time periods used for the evaluation of the traffic impact.
16. All parking to be provided on site. Should parking occur in the street reserve, the Municipality reserves the right to rescind the consent use approval or the conditions of approval.
17. The parking requirements according to the Zoning Scheme are 2 bays for the dwelling house, 3 bays for the limited 18 students, 3 bays for 2 classrooms, and 1,5 bays for the office (indicated as a study). Thus, a total of 9,5 parking bays are required. The parking layout needs to be reconsidered for sufficient provision of parking. Please indicate the revised parking layout on the SDP.
18. The owner / developer must request written approval from the local municipality before removing any trees within the road reserve and/or moving any municipal engineering services such as lamp posts.
19. Shoulder sight lines to be evaluated after construction of the new site access and trees to be trimmed if required.
20. The owner / developer must, as indicated during the application process, implement rules requiring parents to avoid parking on the road reserve.
21. The consent use granted will expire upon the sale of the property to a new owner. Subsequently, upon an offer to purchase, updated building plans must be submitted indicating the use of the entire property for normal residential purposes.

22. The approval will be regarded as implemented on the commencement of building works in accordance with the approved building plans.

Notes from Town Planning:

- a) *The recommendations contained in the Traffic Impact Study for the development shall be adhered to and applied to the SDP.*
- b) *It is recommended that the owners / developer opt for an agreement with the neighbouring Erven 1187 and 1188, George (Oompie Meyer Koshuis) to utilise their land for parking (this can preserve the garden on the subject property and address the concerns of the objectors).*
- c) *The Development Charges indicated below 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 the submission of building plans.*
- d) *It is incumbent on the owners / developer to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities – i.e. Heritage, Environmental, Provincial Roads, etc.*
- e) *Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*
- f) *Building plans must be submitted to and approved by the George Municipality before any site and construction works may commence.*
- g) *The height of the water tank must be indicated on the Site Development Plan and Building Plan and must comply with the George Integrated Zoning Scheme By-law 2023.*
- h) *The use of impermeable paving should be minimized, with permeable surfaces such as gravel, stone, or permeable pavers strongly encouraged to promote surface water infiltration and reduce runoff.*
- i) *The inclusion of rain gardens and bioswales is recommended to further increase stormwater management by allowing water to naturally infiltrate into the ground.*
- j) *Landscaping should also aim to improve the aesthetics of the area.*
- k) *An acceptable facade along the northern boundary is to be illustrated on the SDP.*
- l) *The Fire Department will need to comment on building plan submission to confirm whether the fire safety distances are sufficient and compliant.*
- m) *Change the reference to “study” on the site development plan to “office”.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

23. The conditions imposed by the Directorate Civil Engineering Services are attached as “**Annexure B**” dated 17 April 2024, collaborator reference no. 3092235.
24. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
25. The amounts of the development contributions are reflected on the attached calculation sheet dated 17 April 2024 and are as follows:
- | | | |
|---------------|---------------------|----------------------|
| Roads: | R 139 298,68 | Excluding VAT |
| Sewer: | R 7 368,10 | Excluding VAT |
| Water: | R 9 827,64 | Excluding VAT |
| Total: | R 156 494,43 | Excluding VAT |
26. The total amount of the development charges of **R156 494,43 (excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
27. Any amendments or additions to the proposed development which are not contained within the said calculation sheet, 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: ELECTRO-TECHNICAL SERVICES

28. The conditions imposed by the Directorate Electro-technical Services are attached as "**Annexure B**" dated 2 May 2024, collaborator reference no. 3092235.
29. As stipulated in the attached conditions imposed by the Directorate Electro-technical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
30. The amount of the development contribution is reflected on the attached calculation sheet dated 2 May 2024 and is as follows:
Electricity: R23 005,89 Excluding VAT.
31. The total amount of the development charges of **R23 005,89 (excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
32. Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 18 JULY 2025** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

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

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

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

Yours faithfully



C. PETERSEN
SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 642, George\ Rezoning, Subdivision & Permanent Departure Approval\Delplan.docx

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Erf Number *	8076
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Willem Gunther Crous & Anel Crous
Erf Size (ha) *	1 117,40
Date (YYYY/MM/DD) *	2024-04-17
Current Financial Year	2023/2024
Collaborator Application Reference	3092235

Application: **Consent (Place of instruction)**

Service applicable	Description
Roads	Service available, access via C/o Derby & Queen street (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)

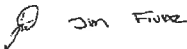
Conditions

General conditions

- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - The amounts of the development charges are reflected on the attached calculation sheet dated 17/04/2024 and are as follows:

Roads:	R	139 298,68	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	7 368,10	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	9 827,64	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	156 494,43	Total Excluding VAT
 - The total amount of the development charges of R156 494,43 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R156 494,43 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 12 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 13 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 14 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 17 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 18 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 19 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 20 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 21 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 23 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.
- 24 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.
- 25 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 26 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.
- 27 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.
- 28 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 29 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.
- 30 Site access to conform to the George Integrated Zoning Scheme 2023.


Singed on behalf of Dept: CES

17 Apr 24

GM 2023 Development Charges policy

GM 2023 Integrated Zoning Scheme By-law

GM 2023 Tariffs

Civil Engineering Service

Electro-Technical Service

Version 3.02 (Mar 2024)

Erf Number

8076

Allotment area

George

Water & Sewer System

George System

Road network

George

Developer/Owner

Wim Gunther Crous & Anel Crous

Erf Size (ha)

1 117,40

Date (YYYY/MM/DD)

2024-04-17

Current Financial Year

2023/2024

Collaborator Application Reference

3092235

Code	Land Use	Unit	Total Existing Right			Total New Right		
RESIDENTIAL								
	Residential housing (1 000-1 500m²) Erf	Unit		1			1	
INSTITUTIONAL								
	Private School	student						24
		m² GLA				38,00	1,00	38,00

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

Please select

Yes

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	48,00		R 2 902,06	R 139 298,68	R 20 894,80	R 160 193,48
kl/day	0,16		R 44 780,00	R 7 368,10	R 1 105,22	R 8 473,32
kl/day	0,23		R 42 320,00	R 9 827,64	R 1 474,15	R 11 301,79
Total bulk engineering services component of Development Charge payable				R 156 494,43	R 23 474,16	R 179 968,59

Link engineering services component of Development Charge
 Total Development Charge Payable

City of George

Calculated (CES): JM Fivaz
 Signature :
 Date : April 17, 2024

NOTES :

- 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
- Please note the calculation above only surmise as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT Invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 160 193,48
Sewerage	20220703048978	R 8 473,32
Water	20220703048981	R 11 301,79
		R 179 968,59

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2023/07/04
For Internal information use only (Not to publish)		



Erf Number * **8076**
 Allotment area * **George**
 Elec DCs Area/Region * **George Network**
 Elec Link Network * **LV**
 Elec Development Type * **Normal**
 Developer/Owner * **WG & A Gouws**
 Erf Size (ha) * **0,1**
 Date (YYYY/MM/DD) * **02 05 2024**
 Current Financial Year **2023/2024**
 Collaborator Application Reference **3092235**

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 02/05/2024 and are as follows: Electricity: R 23 005,89 Excluding VAT
3	The total amount of the development charges of R23 006, 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 R23 006, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
9	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
10	Any, and all, costs directly related to the development remain the developers' responsibility.
11	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
12	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)
13	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)
14	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	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
16	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.
17	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.

18	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.
19	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
20	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
21	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.
22	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.
23	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.
24	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	
25	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.
26	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
27	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
28	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.
29	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.
30	Installation of ripple relays are compulsory for all geysers with electrical elements.
31	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
32	A temporary municipal metered construction supply can be installed, at a cost to be determine, prior to construction to monitor electrical consumption during the construction phase. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. Temporary supplies will only be made available on full payment of the DCs for the whole development.



Singed on behalf of Dept: ETS

02 May 24

Development Charges Calculator				Version 1.00		2023/07/04		
		Erf Number	8076					
		Allotment area	George					
		Elec DCs Area/Region	George Network					
		Elec Link Network	LV					
		Elec Development Type	Normal					
		Developer/Owner	WG & A Gouws					
		Erf Size (ha)	0,1					
		Date (YYYY/MM/DD)	2024-05-02					
		Current Financial Year	2023/2024					
		Collaborator Application Reference	3092235					
Code	Land Use	Unit	Total Existing Right			Total New Right		
			Units			Units		
RESIDENTIAL								
	Single Res > 1000m² Erf (Upmarket)	unit			1		1	
INSTITUTIONAL								
	Private School	student	m² Erf	FAR	m² GLA	m² Erf	FAR	
		m² GLA			-	38	1	
							38,00	
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	5,78	8,92	R 7 567,73	R 23 005,89	R 3 450,88	R 26 456,77	
Total bulk engineering services component of Development Charge payable					R 23 005,89	R 3 450,88	R 26 456,77	
Link engineering services component of Development Charge								
Total Development Charge Payable								
City of George								
Calculated (ETS):								
Signature :								
Date :		May 2, 2024						
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	Amount / code / key number	Total
Electricity	20220703048578	R 26 456,77
		R 26 456,77