

Collaborator No.: 3438608
Reference / Verwysing: Erven 2058 & 2059 George
Date / Datum: 18 July 2025
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

Marlize de Bruyn Planning
PO BOX 2359
GEORGE
6530

**APPLICATION FOR REMOVAL OF RESTRICTION, REZONING, CONSOLIDATION AND DEPARTURE:
ERVEN 2058 AND 2059, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Erven 2058 and 2059, George:

- a) 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 T11420/2023 for Erf 2058, George:
1. Condition D.3.: *This erf shall be subject to the following conditions, provided especially that where, in the opinion of the Administrator after consultation with the townships board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:*
 - (a) *It shall not be subdivided.*
- b) 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 conditions contained in Title Deed T20937/2023 for Erf 2059, George:
1. Condition B.3.: *This erf shall be subject to the following conditions, provided especially that where, in the opinion of the Administrator after consultation with the townships board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:*
 - (a) *It shall not be subdivided.*
 - (b) *It shall be used for residential purposes only.*

- (c) Only one dwelling shall be erected thereon.*
 - (d) Not more than half the area thereof shall be built upon.*
 - (e) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4.72 metres to the street line which forms a boundary of this erf, nor within 3.15 metres of the rear boundary or 1.57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority and outbuilding not exceeding 3.05 metres in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space, provided this condition shall not apply to erven nos. 1 and 27 until such time as the existing buildings situated thereon which contravene this condition are altered or demolished.*
- c) Rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality 2023, of Erf 2059, George from Single Residential Zone I to Business Zone I;
 - d) Consolidation, in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality 2023, of Erf 2058, George (2 840m²) and Erf 2059, George (1 323m²), to create a land unit measuring ±4 163m² in extent;
 - e) Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality 2023, for the relaxation of the required parking bays on the 'Business Zone I' erf (consolidated property) from "Normal area" to "PT1" in terms of Section 42 of the George Integrated Zoning Scheme By-law, 2023.

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

REASONS

- (i) The development of Erf 2059, George for business purposes is contingent on its consolidation with Erf 2058, George and may not be developed separately.
- (ii) The rear of the property is being retained for parking and landscaping purposes.
- (iii) Conditions have been imposed to ensure that any potential negative impacts on the surrounding residential uses are effectively mitigated – e.g. no aircon units, extractor fans or back-up generators may be located at the back of the property. Any refuse area must be enclosed within a building to prevent smells, pests and pollution.
- (iv) The application promotes the creation of a diverse mixture of land uses that are reconcilable with the immediate surrounds and facilities.
- (v) The proposal was not opposed and from this perspective it can be derived that it does not affect public interest.
- (vi) The proposed development is an appropriate fit within the current and future land use planning contexts.
- (vii) The proposal will not present negative impacts on surrounding property rights.
- (viii) A pedestrianised environment is supplemented. The site is located within easy walking distance of community facilities and residential opportunities.
- (ix) The proposed development will not 'overshadow' pedestrians moving along the abutting public street. The scale of the buildings and setbacks are therefore appropriate (i.e. the buildings do not dominate pedestrians and are consistent with the surroundings).
- (x) The rezoning of the site will have a limited impact on traffic in the immediate surroundings.
- (xi) The proposed development is setback sufficiently from the adjacent residential uses, to mitigate potential impacts thereon.
- (xii) The proposed development will enhance the urban environment by supporting mixed-use, ensuring adequate parking and access, and adhering to design principles that encourage a vibrant streetscape.
- (xiii) This application supports a diverse mix of business activities on a strategically located property in York Street.
- (xiv) The design of the redevelopment specifically aims to enhance and improve the streetscape of the property along the York Street boulevard.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions:

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation, or the conditions of approval have not been complied with.
2. This approval shall be taken to cover only the applications applied for and generally as indicated on Drawing No's 23.10/102_REV 01 & 23.10/302 dated 01/08/2024, drawn by kwpCREATE 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.

Conditions applicable to the implementation of the removal of restrictions approval:

3. That in terms of Section 34(1) the owner must 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 conditions, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
4. A copy of the endorsed Title Deeds must be submitted to the Planning Department for record purposes on the submission of the site development plan.

Conditions applicable to the implementation of the consolidation approval:

5. The consolidation of Erven 2058 and 2059, George to form a land unit measuring $\pm 4\ 163\text{m}^2$ in extent, Portion A, shall be as indicated on the consolidation plan drawn by D. JvR Plan No. Cons2058&2059G dated October 2024, and attached as "**Annexure B**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
6. The Surveyor General approved Consolidation Diagrams must be submitted to the GIS Office for record purposes prior to transfer of the consolidated property.
7. The consolidation will be deemed confirmed on the issuing of a certificate of consolidated title by the Deeds Registries Office.

Conditions applicable to the implementation of the development (rezoning and departure):

8. The rezoning may not be implemented prior to the consolidation approval being confirmed.
9. 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.
10. The endorsed title deeds and certificate of consolidated title must be submitted with the SDP.
11. 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. The George Municipality tree list should be consulted to select suitable species. Landscape-based screening and beautification to be incorporated on the street reserve and outside perimeter of the development, to enhance the streetscape.
12. No air conditioning units, extractor fans or back-up generators or other similar noise, smoke or offensive smell generating equipment or devices may be located at the back of the property or face a residential property unless the developer can provide adequate mitigation measures against such nuisances and disturbances.
13. Any refuse area must be enclosed within a building to limit smells, pests and pollution. The refuse area must be shown on the SDP.
14. Stormwater attenuation must be illustrated on the SDP.
15. Loading bays must comply with engineering standards and indicated on the SDP.
16. Only the two proposed accesses off Jan Smuts Street to the consolidated site, with access spacings as depicted on Liezl Stodart Pr Eng's Figure 6 dated 4 July 2024, may be created and continue to exist. No other direct access off TR00209 may be created or continue to exist.
17. The Road Authority must approve any change of boundary wall / fence along TR00209.
18. The rezoning approval will be regarded as implemented on the commencement of building works in accordance with the approved building plans.



Notes:

- a) It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities – i.e. Heritage, Environmental, Provincial Roads, etc.
- b) Approval from Heritage Western Cape must be submitted with the building plans.
- c) All conditions imposed by the Department of Infrastructure (Roads) must be complied with (refer letter dated 6 March 2025).
- d) Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.
- e) Building plans must be submitted to and approved by the George Municipality before any site and construction works may commence.
- f) An enclosed and covered refuse room must be provided on the land unit. The refuse room must be indicated on the site development plan and building plan..
- g) The inclusion of rain gardens and bioswales is recommended to further increase stormwater management by allowing water to naturally infiltrate into the ground.
- h) Landscaping should also aim to improve the aesthetics of the area.
- i) A Geotechnical Study to be conducted should it be required by the project engineers.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

19. The conditions imposed by the Directorate: Civil Engineering Services dated 13 November 2024, attached as “**Annexure C**”, shall be complied with.

Note:

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.

The amounts of the development contributions are reflected on the attached calculation sheet dated 13 November 2024 and are as follows:

Roads:	R 915 477.07	Excluding VAT
Sewer:	R 269 554.67	Excluding VAT
Water:	R 385 400.08	Excluding VAT
Total:	R 1 570 431.81	Excluding VAT

The total amount of the development charges of R1 570 431.81 (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.

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

20. The conditions imposed by the Directorate: Electro-technical Services dated 1 November 2024, attached as “**Annexure D**”, shall be complied with.

Note:

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.

The amount of the development contribution is reflected on the attached calculation sheet dated 1 November 2024 and is as follows:

Electricity: R545 911.04 Excluding VAT

The total amount of the development charges of R545 911.04 (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.

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 08 August 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 2058, George (ROR, Rezoning, Departure & Consolidation Approval)\M De Bruyn.docx

2061

2104

8109

26543

2060

52.51m

73.63m

JAN SMUTS STREET

2059
(1323m²)

PORTION A
(4163m²)

2058
(2840m²)

8.85m

17715

79.45m

45.96m

22218

YORK STREET

CONSOLIDATION PLAN:

ERVEN 2058 & 2059,

C/O YORK STREET & JAN SMUTS
STREET, GEORGE CBD
GEORGE MUNICIPALITY & DIVISION

Plan no: Cons2058&2059G

Drawn by: D. JvR

Date: Oct2024

For scale refer to
figured dimensions.
Measurements always to
be checked by



MUNISIPALITEIT GEORGE MUNICIPALITY

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

18/10/25
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

Consolidation of Erf 2058 George (2840m²) & Erf 2059
George (1323m²) in terms of Section 15(2)(d) of the
George Municipality: Land Use Planning By-law 2023 to
create one erf; **Portion A(4163m²)** .

ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCING OF WORK.
ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400) AND LOCAL AUTHORITY BY-LAWS.
CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING OF WORK.
THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

[illegible]

BATH 50mm Ø WP
SINK 50mm Ø WP
WH-B 40mm Ø WP, 2 x WH-B 50mm Ø WP's
SHOWER 50mm Ø WP
WC 100mm Ø SP
SEWER PIPES 110mm Ø AND 150mm Ø PAC
ALL TO TOWNSHIP CONNECTION POINT
ALL TO TOWN/LOCAL LEVEL
2-WAY WENT VALVES TO STUB STACKS
ANTI-WAC TRAPS TO ALL FIRST FLOOR WHB
ALL WORK TO COMPLY TO SABS 0400
MINIMUM INVERT LEVEL = 439mm (MIN) BELOW NGL
IE'S TO ALL SEWER PIPE TURNS AND BENDS

GLAZING NOTE:
GAS INSTALLATION TO COMPLY WITH SANS 10087 PART 1

Time	Rate
3min	0.75 m ³
4min	1.5 m ³
5min	2.1 m ³

SOLAR HOT WATER HEATING SYSTEM TO COMPLY WITH SANS 10106 AND SANS 1307, THE INSTALLATION THEREOF TO COMPLY WITH SANS 10254

AREAS:

AREA SCHEDULE_Rev 01			
ERF SIZE			
ERF 2059	1323		
ERF 2058	2857		
TOTAL	4180		
FLOOR AREAS			
EXISTING	GF	FF	
NINNA'S PLACE	339	0	
OUTBUILDING	20	0	
NEW BUILDING			
RETAIL 01	GF	FF	
	800	0	
RETAIL 02	250	250	
TOTAL FLOOR AREAS			
	GF	FF	
	1409	250	
			1659
COVERAGE			
			34%
FAR			0.40
HEIGHT			
			2 STOREY
PARKING			
RETAIL @4per 100sqm			REQ. PROVIDED
OFFICE @4per 100sqm			42
RESTUARANT @6per 100sqm			10
			21
TOTAL			73
			65

kwpCREATE

architects
urban designers
landscape architects
project managers &
mentors

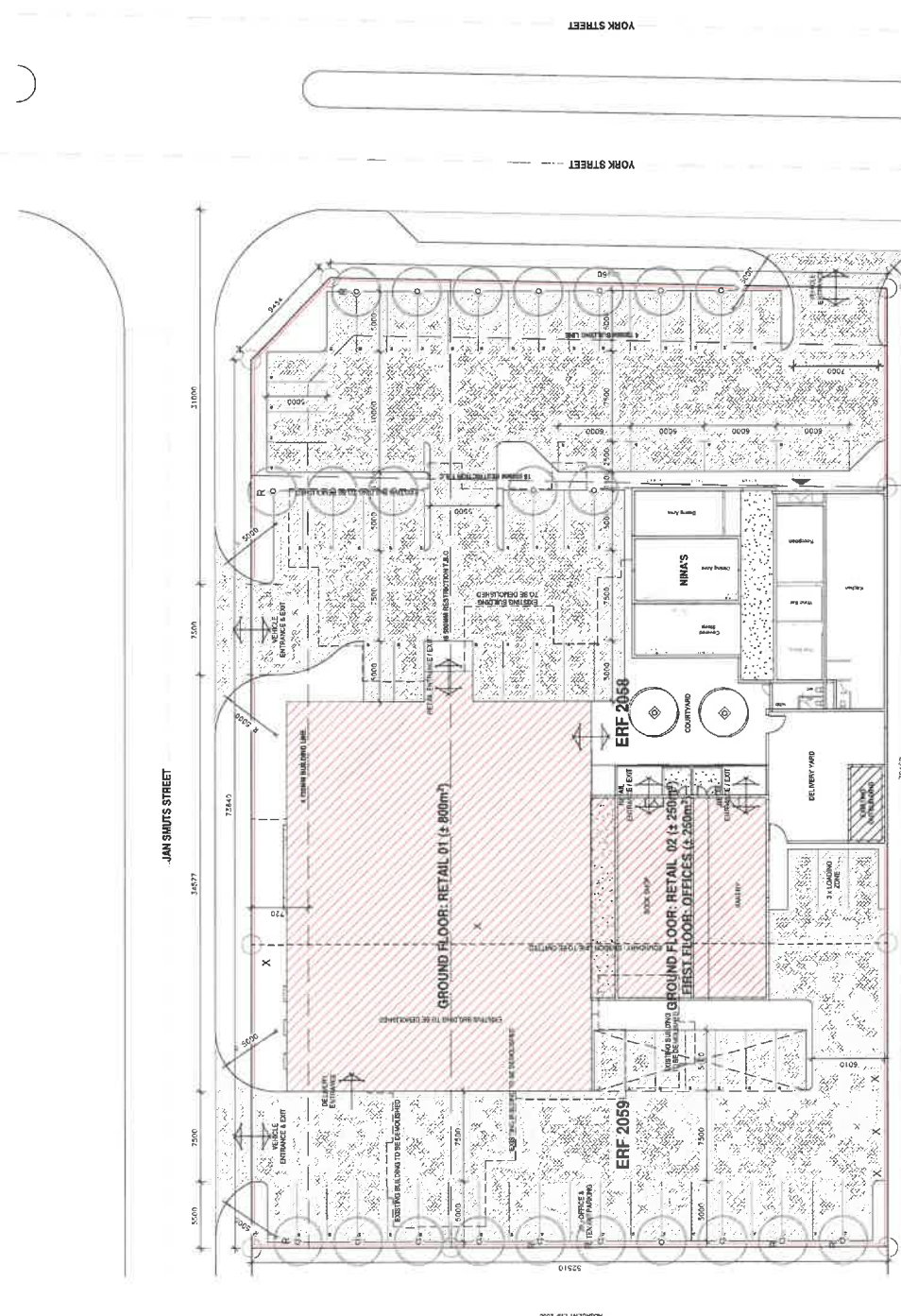
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PROPOSED MIXED USE DEVELOPMENT
FOR MR. ANDRE RUTVEN

drawing name
DIAGRAMATIC SITE PLAN

scale 1 : 200 drawn TN checked AGN


date 01/06/2024 checked RUP
drawing number 22 10/107 REV 01



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.


15/7/2025



.....
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

.....
DATE
DATUM

SITE DEVELOPMENT PLAN
SCALE 1 : 200

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf Number *	2058 & 2059	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	Zelpy 1920 Pty Ltd	
	Erf Size (ha) *	2840 & 1323	
	Date (YYYY/MM/DD) *	2024-11-13	
	Current Financial Year	2024/2025	
Collaborator Application Reference		3438608	

Application: **Rezoning, Departure & Consolidation**

Service applicable	Description
Roads	Service available, access via C/o York & Jan Smut 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

- 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 13/11/2024 and are as follows:


Roads:	R	915 477,07	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	269 554,67	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	385 400,08	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	1 570 431,81	Total Excluding VAT
 - 3 The total amount of the development charges of R1 570 431,81 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 R1 570 431,81 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 Should more than two developments/properties be party to or share any service, the Dir: CES will in conjunction with the parties determine the pro-rata contributions payable.
 - 9 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 10 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 11 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 12 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 13 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 14 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 development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 24 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.
- 25 The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
- 26 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 27 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 28 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.
- 29 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.
- 30 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 31 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.
- 32 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 33 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.
- 34 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 35 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 36 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.
- 37 Site access to conform to the George Integrated Zoning Scheme 2023.
- 38 All access must align with the Beach/York Arterial Management Plan. Consolidate business access from Jan Smuts to Fichart Street into a single, centrally located driveway, with an easement permitting shared access for adjacent properties onto York Street. Alternatively, close individual York Street access points and provide access through easements via existing side road entrances.


 Jm Fize

✓
Singed on behalf of Dept: CES


13 Nov 24




GEORGE
THE CITY FOR ALL REASONS




GM 2023
Development
Charges policy




GM 2023
Integrated Zoning
Scheme By-law



GM 2024/25
Tariffs



Chl Engineering
Service



Electro-Technical
Service

Erf Number

3058 & 3059

Allotment area

George

Water & Sewer System

George System

Road network

George

Developer/Owner

Zelvy 1920 Pty Ltd

Erf Size (ha)

2840 & 1323

Date (YYYY/MM/DD)





2024-11-13

Current Financial Year

2024/2025

Collaborator Application Reference

3438668

Code	Land Use	Unit	Total Existing Right		Total New Right	
RESIDENTIAL						
	Residential housing (1 000-1 500m² Erf)	Unit		1		
GENERAL BUSINESS						
	Business - Small (<2 000m² GLA)	m² GLA			250,00	1,00
	Retail/Shop - Small (<2 000m² GLA)	m² GLA			1 050,00	1,00
	Restaurant, Family (Sit-down)	m² GLA	339,00	1,00	339,00	339,00
<div>Is the development located within Public Transport (PT1) zone?</div> <div>Yes</div>						
Calculation of bulk engineering services component of Development Charge						
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	1998,32	R 435,22	R 859 703,21	R 130 455,48	R 1 000 158,69
	trips/day	105,17	R 435,22	R 45 773,85	R 6 856,08	R 52 639,93
	kℓ/day	6,02	R 44 760,00	R 269 554,67	R 40 433,20	R 309 987,87
	kℓ/day	8,50	R 45 340,00	R 385 400,08	R 57 810,01	R 443 210,09
Total bulk engineering services component of Development Charge payable				R 1 570 431,81	R 235 564,77	R 1 805 996,58
Link engineering services component of Development Charge Total Development Charge Payable						
<div>City of George</div> <div>Calculated (CES): JM Fivaz</div> <div>Signature : _____</div> <div>Date : November 13, 2024</div>						
NOTES : <ol style="list-style-type: none"> 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 Finance department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333 						
Departmental Notes:						

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Service	Financial code/Key number	Total
Roads	20220703048977	R 1 000 158,69
Public Transport		R 52 639,93
Sewerage	20220703048978	R 309 987,87
Water	20220703048981	R 443 210,09
		R 1 805 996,58

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



Erf Number * 2058 & 2059
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * MV/LV
 Elec Development Type * Normal
 Developer/Owner * Zelpy 1920 (Pty) Ltd
 Erf Size (ha) * 0,4
 Date (YYYY/MM/DD) * 01 11 2024
 Current Financial Year 2024/2025
 Collaborator Application Reference 3438608

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 01/11/2024 and are as follows: Electricity: R 545 911,04 Excluding VAT
3	The total amount of the development charges of R545 911, 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 R545 911, 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	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
9	Any, and all, costs directly related to the development remain the developers' responsibility.
10	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
11	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
12	Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
13	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
14	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
15	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
16	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
17	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
18	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
19	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
20	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
21	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.

22	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
23	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
24	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
25	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
26	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
27	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
28	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
29	Installation of ripple relays are compulsory for all geysers with electrical elements.
30	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
31	All LV work must be installed and be funded by the developer / customer.
32	No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
34	The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved. Condition (2) applies.
34	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

01 Nov 24

Development Charges Calculator				Version 1.00		2024/06/10	
<div style="text-align: right;"> Erf Number: 2058 & 2059 Allotment area: George Elec DCs Area/Region: George Network Elec Link Network: MV/LV Elec Development Type: Normal Developer/Owner: Zelpy 1920 (Pty) Ltd Erf Size (ha): 0,4 Date (YYYY/MM/DD): 2024-11-01 Current Financial Year: 2024/2025 Collaborator Application Reference: 3438608 </div>							
Code	Land Use	Unit	Total Existing Right		Total New Right		
			Units		Units		Units
RESIDENTIAL							
	Single Res > 1000m² Erf (Upmarket)	unit		1			
GENERAL BUSINESS			m² Erf	FAR	m² GLA	m² Erf	FAR
	Offices	m² GLA			-	250	100%
	Retail/Shop	m² GLA			-	1050	100%
	Restaurant, Quality (Sit-down)	m² GLA	339	100%	339,00	339	1
OTHERS			kVA				
	Small Business < 250 KVA (20% diversity)	Actual kVA (BDMD)			13,8		
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 (ADND)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	43,94	131,12	R 6 261,85	R 545 911,04	R 81 886,66	R 627 797,70
Total bulk engineering services component of Development Charge payable					R 545 911,04	R 81 886,66	R 627 797,70
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature : _____							
Date : November 1, 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:							

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Service	Financial code/Key number	Total
Electricity	201000001 - 201000008	R 627 797,70