

Collaborator No.: 3625949
Reference / Verwysing: Erf 8871, George
Date / Datum: 18 July 2025
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

Jan Vrolijk Town Planner
PO BOX 710
GEORGE
6530

**APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
ERF 8871, GEORGE**

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Erf 8871, George:

1. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2023 to allow for a third dwelling on Erf 8871, George;
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following on Erf 8871, George:
 - a) Relaxation of the southern lateral boundary building line from 3.0m to 1.6m to accommodate the existing second dwelling;
 - b) departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing;

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

REASONS:

- (i). The 2nd carriageway crossing can be deemed the regularising of a non-conforming land use.
- (ii). The subject property is located along a public transport route and located within an area demarcated for 'Residential Densification' and thus in an area where 3rd dwellings may be permitted.
- (iii). The proposal will not have a negative impact on the adjacent property owners' amenity and rights to privacy, sunlight and views.
- (iv). The proposal will have no significant detrimental impact on the character of the area, the surrounding landscape, the streetscape, or the natural environment.
- (v). The proposal is consistent with the spatial planning objectives of the area.

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 approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the consent and departures as applied for and as indicated on the site layout plan, Plan no. D0980 drawn by CN dated February 2025 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. A contravention levy of **R1 932** (VAT Included) is payable for the unlawful use of the property for the second dwelling and shall be payable on submission of building plans.
4. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes:

- *Building plans must be submitted in accordance with the National Building Regulations (NBR).*
- *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- *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.*
- *Comment from Civil Engineering Services: Access and on-site parking must conform to the GIZS 2023.*
- *The contravention levy was calculated as follows:*
 - a. *Total extent of 3.8m²*
 - b. *The present municipal value of the property is R1 500 000.00*
 - c. *The property area is 1039m².*
 - d. *The m² value of the property is thus, R1 443.70/m²*
 - e. *The contravention levy payable by the owner in accordance with the municipality’s tariff list is: 10% x R1443.70/m² x 1039m² = R548.60 Plus VAT (15%) = **R630.90***
 - f. *Minimum Contravention Levy as per the Municipal tariffs 2025/2026 = R1 680 plus VAT (15%) = **Total: R1 932***

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

5. The conditions imposed by the Directorate Civil Engineering Services are attached as ‘**Annexure B**’ dated 15/07/2025, must be adhered to.
6. 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 4 507.00

Sewer: R 8 271.00

Water: R 7 496.67

Total: R20 274.67 (excluding VAT)

7. The total amount of the development charges of **R 20 274.67** 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.
8. 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

9. The conditions imposed by the Directorate Electrotechnical Services are attached as '**Annexure B**' dated 17/04/2025, must be adhered to.
10. 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:

The amounts of the development contributions are reflected on the attached calculation sheet dated 17/04/2025 and are as follows:

Total: R 23 044.66 (Excluding VAT)

11. The total amount of the development charges of **R 23 044,66** 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.
12. 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.

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 8871 George (Permanent Departure & Consent Use Approval)Jan Vrolijk.docx

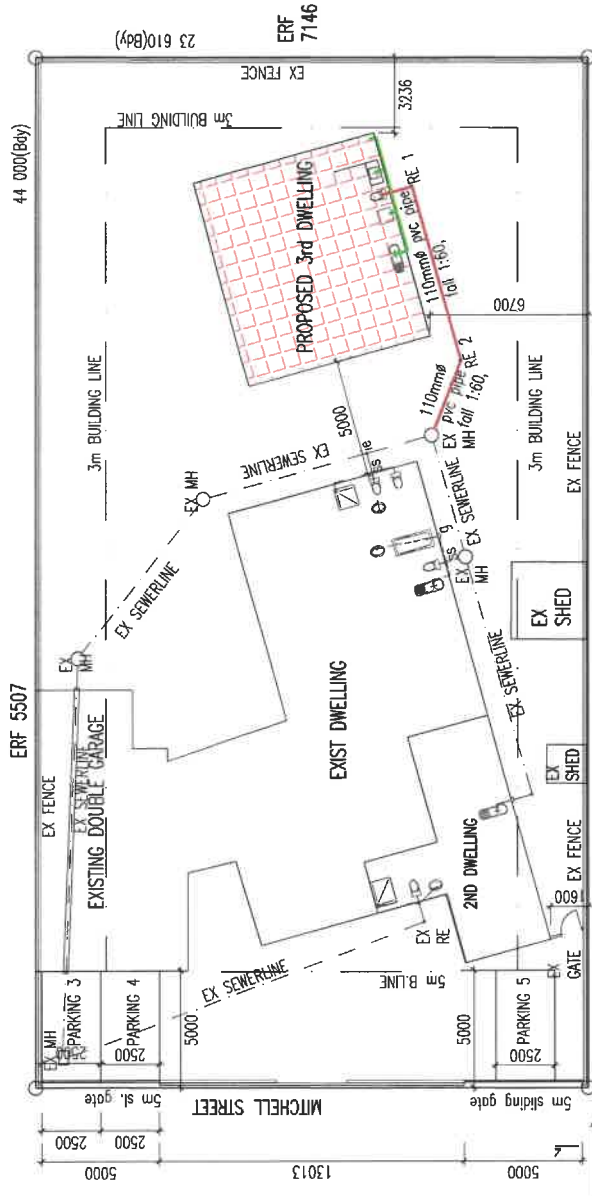
MUNICIPALITY OF GEORGE MUNICIPALITY

Approved in terms of section 60 of the George Municipality Land Use Planning By-Law (2022) subject to the conditions contained in the covering letter.

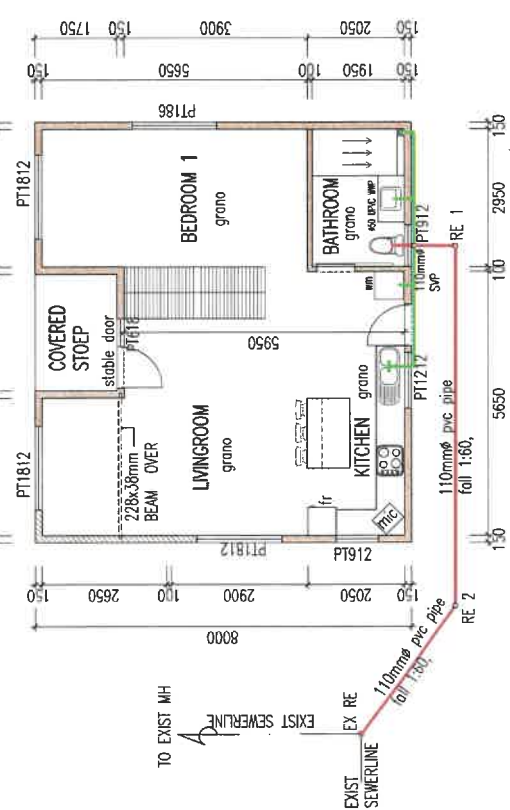
18/7/2025

DATE
DATUM

SENIOR PLANNING
SENIOR PLANNING
SENIOR PLANNING

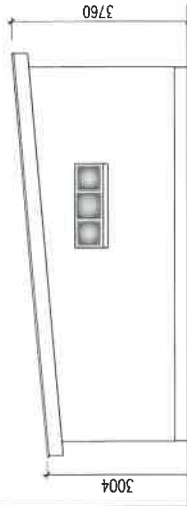


SITE PLAN
Scale 1:200

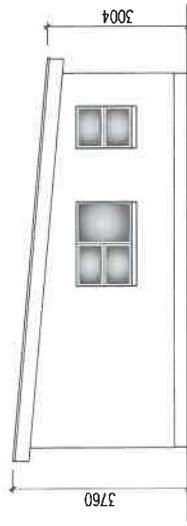


| | | | |
|---|----------|--------------|----------|
| PROPOSED 3rd DOWELLING AT ERF 8871, MITCHELL STREET, GEORGE FOR S.J. & M. JACOBSZ | | | |
| THIS DRAWING: | | FLOOR PLAN | |
| C. NOENDOE | | SITE PLAN | |
| P. O. Box 128 | | SECTION | |
| George | | ELEVATION | |
| Tel 083 255 4253 | | | |
| DATE: | Feb 2025 | SCALE: | As Shown |
| DRAWN BY: | CN | REG No: | D0980 |
| | | SHEET 1 OF 2 | |

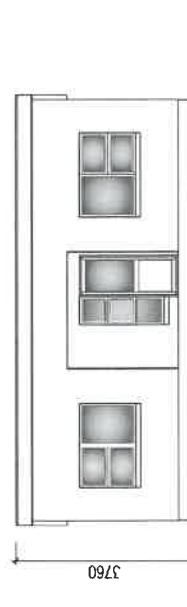
areas:
erf 1039sqm
3rd dwelling 72sqm



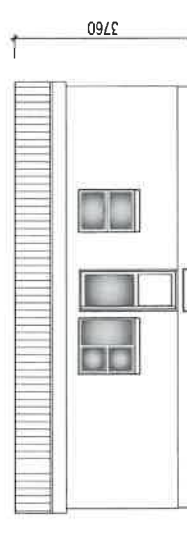
EAST ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100

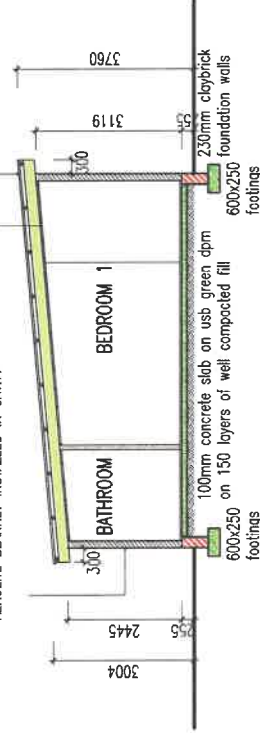


SOUTH ELEVATION
Scale 1:100

PITCH 5° CORRUGATED IRON ROOFSHEETS ON 75x50 PURLINS @ 900mm/cc ON AEROLITE INSULATION ON 228x50mm RAFTERS @ 900mm/cc ON 114x38 WALLPLATE

ISOBOARD FIXED TO 38x38mm BATTENS @ 400mm/c

INSULATED TIMBER DRYWALL WITH 114x38mm STUDS @ 600mm/cc(max). 6.4mm SKIMMED GYPSUM PLASTERBOARD FIXED TO INTERNAL FACE. EXTERNAL CLADDING - 9mm NUTEC BOARD AEROLITE BLANKET INSTALLED IN CAVITY



SECTION A-A
Scale 1:100

NOTES

ROOF CONSTRUCTION

PITCH 5° CORRUGATED IRON ROOFSHEETS ON 75x50 PURLINS @ 900mm/cc ON AEROLITE INSULATION ON 228x50mm RAFTERS @ 900mm/cc ON 114x38 WALLPLATE. RAFTERS TIED DOWN WITH 1.2x30mm GALV HOOP IRON STRAPS

FLOOR CONSTRUCTION

MIN 100mm SURFACE BEDS ON USB GREEN DPM ON 150 LAYERS OF WELL COMPACTED FILL

FOOTINGS

600x250mm STRIP FOOTING

FOUNDATION WALLS

230mm CLAYBRICK FOUNDATION WALLING

DRYWALLS

INSULATED TIMBER DRYWALL WITH 114x38mm STUDS @ 600mm/cc(max). 6.4mm SKIMMED GYPSUM PLASTERBOARD FIXED TO INTERNAL FACE. EXTERNAL CLADDING - 9mm NUTEC BOARD AEROLITE BLANKET INSTALLED IN CAVITY

CEILING

ISOBOARD FIXED TO 38x38mm BATTENS @ 400mm/cc

DPC

DPC AROUND ALL DOORS AND WINDOWS

FASCIA AND BARGEBOARDS

NUTEC FASCIA AND BARGEBOARDS

WINDOWS & DOORS

TOPHUNG ALUMINIUM WINDOWS
EXTERNAL DOORS - ALUMINIUM & GLASS STABLE DOORS

RAINWATER GOODS

ALUMINIUM GUTTERS AND DOWNPIPES

PLUMBING:

WASTE PIPES - 50mmØ uPVC PIPES

SOILED PIPES - 110mmØ uPVC PIPES

ALL PLUMBING TO BE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS WITH SABS APPROVED MATERIAL THROUGHOUT

TIMBER CONSTRUCTION ACCORDING TO SANS 10082

PROPOSED 3rd DWELLING TO DWELLING AT ERF
8871, MITCHELL STREET, GEORGE FOR
S.J. & M. JACOBSZ

THIS DRAWING:

SECTION

ELEVATIONS

C. NOENDOE

P. O. Box 128

George

Tel: 083 255 4253

DATE: Sept 2024

SCALE: As Shown

DRAWN BY: CN

REC No: D0980

SHEET 2 OF 2

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.


18/7/2025

DATE

DATUM

SENIOR MANAGER: TOWN PLANNING

SENIOR BUILDING STATSBEPANNING

| GEORGE DC CALCULATION MODEL | Version 1.00 | 31 August 2021 |
|---|------------------------|----------------|
| For Internal information use only (Not to publish) | | |
|  | Erf Number * | 8871 |
| | Allotment area * | George |
| | Water & Sewer System * | George System |
| | Road network * | George |
| | Developer/Owner * | C Noemdoe |
| | Erf Size (ha) * | 1 036,80 |
| | Date (YYYY/MM/DD) * | 2025-07-15 |
| | Current Financial Year | 2025/2026 |
| Collaborator Application Reference | | |

Application: Consent (Third dwelling)

| Service applicable | Description |
|--------------------|---|
| Roads | Service available, access via (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 15/07/2025 and are as follows:

| | | | |
|--------------|----------|------------------|--|
| Roads: | R | 4 507,00 | Excluding VAT (Refer to attached DC calculation sheet) |
| Sewer: | R | 8 271,00 | Excluding VAT (Refer to attached DC calculation sheet) |
| Water: | R | 7 496,67 | Excluding VAT (Refer to attached DC calculation sheet) |
| Total | R | 20 274,67 | Total Excluding VAT |
 - 3 The total amount of the development charges of R20 274,67 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 R20 274,67 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 10 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 13 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 14 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 17 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 18 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 19 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 20 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 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

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.

- 25 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 26 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 27 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 28 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 29 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 30 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 31 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 32 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.

 Ricus Fivaz

Ricus Fivaz
Manager (CES): Land development
Civil Engineering Services

15 Jul 25
Date

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



Erf Number * 8871
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * SJ & M Jacobz
 Erf Size (ha) * 0,1
 Date (YYYY/MM/DD) * 17 04 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3625949

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 17/04/2025 and are as follows: Electricity: R 23 044,66 Excluding VAT |
| 3 | The total amount of the development charges of R23 045, 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 045, 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 | 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 service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable) |
| 12 | Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable) |
| 13 | No development may take place within the 1:100 year flood line or on slopes steeper than 1:4. |
| 14 | 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. |
| 15 | 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. |
| 16 | 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. |
| 17 | The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required. |
| 18 | Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services. |
| 19 | 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. |
| 20 | 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. |
| 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. |

| Electro Technical | |
|--------------------------|---|
| 22 | 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. |
| 23 | Owner to ensure compliance with Regulation XA of SANS 10400 (building plans). |
| 24 | Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards. |
| 25 | 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. |
| 26 | 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. |
| 27 | Installation of ripple relays are compulsory for all geysers with electrical elements. |
| 28 | All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project. |



Singed on behalf of Dept: ETS

17 Apr 25

| Development Charges Calculator | | | | Version 1.00 | | 2024/06/10 | |
|--|------------------------------------|---|-------------------|------------------------------------|----------------|-----------------|-------------|
|  | | | | Erf Number | 8871 | | |
| | | | | Allotment area | George | | |
| | | | | Elec DCs Area/Region | George Network | | |
| | | | | Elec Link Network | LV | | |
| | | | | Elec Development Type | Normal | | |
| | | | | Developer/Owner | SJ & M Jacobz | | |
| | | | | Erf Size (ha) | 0,1 | | |
| | | | | Date (YYYY/MM/DD) | 2025-04-17 | | |
| | | | | Current Financial Year | 2024/2025 | | |
| | | | | Collaborator Application Reference | 3625949 | | |
| Code | Land Use | | Unit | Total Existing Right | | Total New Right | |
| RESIDENTIAL | | | | Units | Units | Units | |
| | Single Res > 1000m² Erf (Upmarket) | | unit | | 1 | 1 | |
| | Second/Additional Dwelling | | unit | | 1 | 2 | |
| OTHERS | | | | kVA | 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 | 8,67 | 11,56 | R 7 924,49 | R 23 044,66 | R 3 456,70 | R 26 501,36 |
| Total bulk engineering services component of Development Charge payable | | | | | R 23 044,66 | R 3 456,70 | R 26 501,36 |
| Link engineering services component of Development Charge | | | | | | | |
| Total Development Charge Payable | | | | | | | |
| City of George | | | | | | | |
| Calculated (ETS): | |  | | | | | |
| Signature : | | | | | | | |
| Date : | | April 17, 2025 | | | | | |
| NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month | | | | | | | |
| Notes: | | | | | | | |
| Departmental Notes: | | | | | | | |

For the internal use of Finance only

| Service | Financial code/Key number | Total |
|-------------|---------------------------|-------------|
| Electricity | 02160411 021116 | R 26 501,36 |
| | | R 26 501,36 |