

Collaborator No.: 3644679
Reference / Verwysing: Erf 2952, George
Date / Datum: 12 September 2025
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

Marlize de Bruyn
P O BOX 2359
GEORGE
6530

**APPLICATION FOR REZONING, REMOVAL OF RESTRICTION AND PERMANENT DEPARTURE: ERF
2952, GEORGE**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following application applicable to Erf 2952, George:

1. Removal in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality (2023) of restrictive conditions Paragraph B(b),(c),(d) & Paragraph C(e) from T3017/2025 applicable to Erf 2952, George;
2. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality (2023) of Erf 2952 George from Single Residential Zone I (dwelling house) to General Residential Zone III (town housing site);
3. Departure in terms of Section 15(2)(b) of the: Land Use Planning By-law for George Municipality (2023) for the reduction in the town housing parking requirements applicable to Erf 2952, George from 12 parking bays to 11 parking bays;

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

REASONS FOR DECISION

- (i) The application promotes an appropriately scaled medium density residential development that aligns with the spatial planning objectives for this area and is consistent with the goals and objectives of LUPA and SPLUMA.
- (ii) The application, in the context of necessity for residential densification will not have a negative impact on the surrounding environment, neighbours' rights and amenities in terms of views, privacy and overshadowing.
- (iii) High density infill development will supplement a pedestrianised environment. The site is located within walking distance of community facilities and business opportunities.
- (iv) The proposed development will contribute positively to the existing public transport system (Go-George).
- (v) No objections were received and can therefore be regarded as having no negative public interest.

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 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 in operation.
2. This approval shall be taken to cover only the Rezoning and Departures as applied for and indicated on the site layout plan (25/03/DW - 001) dated 6 March 2025, drawn by Huneberg Viljoen (Rohan Marcel Viljoen) 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.

Removal of Restrictions

3. That in terms of Section 34(1) the owner/applicant 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 amendment of the condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
4. Said notice must be provided on the submission of the site development plan (SDP) for the development.

Implementation of Rezoning and Departure

5. A site development plan for the development must be submitted to the Directorate: Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 for consideration prior to the submission of building plans.
6. Stormwater attenuation must be illustrated on the SDP.
7. A separate landscaping plan to 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 retained or planted, pathways, play apparatus, benches, walls, etc. within the development. At least 1x 100L indigenous tree should be planted for every 2 units.
8. The Rezoning and Departure will be deemed implemented on the commencement of building works in accordance with the approved building plans.

Notes:

- a) A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- b) Building plans to comply with SANS 10400, Part XA and any other applicable legislation.
- c) Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.
- d) The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.
- e) Provisions for the removal of solid waste must be addressed in conjunction with the Directorate: Community Services on the submission of the SDP. A waste management plan may be required.
- f) Refuse building to consider an appropriate design with no impact on the streetscape.
- g) 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.
- h) The inclusion of rain gardens and bioswales is recommended to further increase stormwater management by allowing water to naturally infiltrate into the ground.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

9. The conditions imposed by the Directorate Civil Engineering Services are attached as ‘**Annexure B**’ dated 25 June 2025, shall be adhered to.
10. 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.

11. The amounts of the development contributions are reflected on the attached calculation sheet dated 25 June 2025 and are as follows:

Roads	R 44 709,44 (excluding VAT)
Sewer	R 47 744,00 (excluding VAT)
Water	R 42 831,19 (excluding VAT)
Total	R 135 284,63 (excluding VAT)

12. The total amount of the development charges of **R 135 284,63 (excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
13. Any amendments or additions to the proposed development which 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

14. The conditions imposed by the Directorate Electro-technical Services are attached as 'Annexure C' dated 9 June 2025, shall be adhered to.
15. 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, the amount of the development contributions is reflected on the attached calculation sheet dated 9 June 2025 and is as follows:
Electricity R 57 611,66 (Excluding VAT)
16. The total amount of the development charges of **R 57 611,66 (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.
17. 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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 03 OCTOBER 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 2952, George (Rezoning ROR & Permanent Departure Approval)\M De Bruyn.docx

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2025

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



Erf Number * 2952
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * D Welgemoed
 Erf Size (ha) * 0,1
 Date (YYYY/MM/DD) * 09 06 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3644679

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	<p>The amounts of the development contributions are reflected on the attached calculation sheet dated 09/06/2025 and are as follows:</p> <table><tr><td>Electricity:</td><td>R</td><td>57 611,66</td><td>Excluding VAT</td></tr></table>	Electricity:	R	57 611,66	Excluding VAT
Electricity:	R	57 611,66	Excluding VAT		
3	The total amount of the development charges of R57 612, 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 R57 612, 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	Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
33	All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.



Signed on behalf of Dept: ETS

09 Jun 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	2952		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	D Welgemoed		
				Erf Size (ha)	0,1		
				Date (YYYY/MM/DD)	2025-06-09		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3644679		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 1000m² Erf (Upmarket)	unit		1			
	Group Housing <200m²	unit				6	
OTHERS							
				Please select			
Is the development located within Public Transport (PT1) zone?				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	13,00	R 7 974,49	R 57 611,66	R 8 641,75	R 66 253,41
Total bulk engineering services component of Development Charge payable					R 57 611,66	R 8 641,75	R 66 253,41
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature : 							
Date : June 9, 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	20160623-021334	R 66 253,41
		R 66 253,41

For Internal information use only (Not to publish)



Erf Number *	2952
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	D Welgemoed
Erf Size (ha) *	1 014,32
Date (YYYY/MM/DD) *	2025-06-25
Current Financial Year	2024/2025
Collaborator Application Reference	3644679

Application: **Rezoning & Departure**

Service applicable	Description
Roads	Service available, access via Newton 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

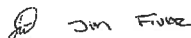
General conditions

- 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 25/06/2025 and are as follows:

Roads:	R	44 709,44	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	47 744,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	42 831,19	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	135 284,63	Total Excluding VAT
 - The total amount of the development charges of R135 284,63 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 R135 284,63 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.
 - 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)

- 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 A home owners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. All internal services (water, sewer, private roads including the associated stormwater and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
- 18 The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
- 19 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 20 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 21 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 22 Municipal water is provided for potable use only. No irrigation water will be provided.
- 23 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.
- 24 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
- 25 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.
- 26 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.
- 27 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.
- 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 All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Dir: Environmental Services and the Dir.CES where this falls within a road reserve.
- 30 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.
- 31 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 32 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.
- 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 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

- 35 Access to parking must confirm to George Integrated Zoning Scheme 2023, and sufficient stacking distance (6m for less than 15 units and 12 meter for more than 15 units, measured form the property boundary) should be allowed for, and indicated on the Site development Plan.
- 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.


Signed on behalf of Dept: CES

25 Jun 25



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2024/25
Tariffs



Civil Engineering
Service



Electro-Technical
Service

Erf Number * **2952**
Allotment area * **George**
Water & Sewer System * **George System**
Road network * **George**
Developer/Owner * **D Welgemoed**
Erf Size (ha) * **1 014,32**
Date (YYYY/MM/DD) * **2025-06-25**
Current Financial Year **2024/2025**
Collaborator Application Reference **3644679**

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
	Residential housing (1 000-1 500m²) Erf	Unit	1	
	Group Housing (<200 m²) unit	unit		6

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
	trips/day	17,58	R 2 416,73	R 42 473,97
	trips/day	0,93	R 2 416,73	R 2 235,47
	kl/day	1,07	R 44 760,00	R 47 744,00
	kl/day	0,94	R 45 340,00	R 42 831,19
Total bulk engineering services component of Development Charge payable				R 135 284,63
			VAT	R 20 292,69
			Total	R 155 577,32

Link engineering services component of Development Charge
Total Development Charge Payable

City of George
Calculated (CES): **JM Fivaz**
Signature : _____ Date : **June 25, 2025**

NOTES : 1. In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month
2. Please note the calculation above only surfe 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 48 845,06
Public Transport		R 2 570,79
Sewerage	20220703048978	R 54 905,60
Water	20220703048981	R 49 255,86
		R 155 577,32