

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3128736
Reference / Verwysing: Erf 2191, George
Date / Datum: 12 September 2025
Enquiries / Navrae: Marisa Arries

Email: admin@delplan.co.za

DELPLAN
PO BOX 9956
GEORGE
6530

**APPLICATION FOR REZONING, DEPARTURE AND REMOVAL OF TITLE DEED RESTRICTIONS:
ERF 2191, 55 MEADE STREET, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Erf 2191, George;

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 2191, George from Single Residential Zone I to Community Zone III for medical consulting rooms on Erf 2191 George;
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following applicable to Erf 2191, George:
 - (a) Relaxation of the eastern street building line along Meade Street from 5.0m to 4.34m for a bathroom (medical consulting rooms);
 - (b) Relaxation of the south-western rear building line from 5.0m to 0.54m, to 0.76m for the existing storage room and to 4.6m for a kitchen (ancillary to the medical consulting rooms);
 - (c) reduction in parking from the allowable 16 parking bays (normal areas) to 12 parking bays (PT1 areas) (*which 14 can be provided on the property*);
3. Removal in terms of Section 15(2)(f) of the Land Use Planning By-Law for George Municipality, 2023 of the restrictive title deed conditions, Conditions B. A. (a), (c) & (d) from Deed of Transfer T29602/2023 for Erf 2191, George;

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

REASONS FOR DECISION

- a) The application promotes appropriately scaled land use intensification measures as supported by the spatial planning objectives for this area and also aligns with SPLUMA principles.
- b) The use of the property is limited to medical consulting rooms. Should the owner wish to use it for other purposes, a new land use application will be required.
- c) Medical consulting rooms is a use that reconciles with a residential neighbourhood. The application promotes creation of a diverse mixture of land uses that are compatible and play a supportive role to within this predominantly residential area.

- d) The site is well-located on a corner property, easily accessible to public transport and the proposed land use makes use of an existing heritage building with no/limited changes proposed to it.
- e) Conditions have been imposed to limit the scale of the development and to ensure that any future development on the property will not negatively detract from the character of the area.
- f) As the property is located in a predominantly residential area, and in consideration of the need to mitigate against the impacts of climate change, conditions are imposed to ensure appropriate greening is applied to the development and to establish a more interactive and active relationship between the buildings on the property and the street.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the applications applied for and generally as indicated on the site layout plan, Plan No. 33-23 dated 10 October 2023, drawn by Just Plans (1x plan) 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. Notwithstanding, the Department reserves the right to request the submission of a revised site development plan should the development expand in the future.

Removal of title deed restrictions

4. 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 removal of the restrictive conditions, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
5. Proof of endorsement in the title deed must be submitted with the building plans for the development.

Implementation of rights

6. All buildings on site are limited to a maximum height of 8.5m as calculated in terms of the provisions of the applicable zoning scheme.
7. The site layout plan submitted with the building plan for the development must reflect, to the satisfaction of the Department:
 - (a) a significant reduction in amount of hardened surfaces proposed;
 - (b) the provision of 1x100l trees for every 4 parking bays within the parking area; and
 - (c) hard and soft landscaping elements on the Meade Street side of the property, which may include the introduction of street furniture, outside seating spaces, a water feature, a landscaped garden or other visual attraction.
8. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans for the conversion of the existing buildings for medical consulting rooms and ancillary uses.

Notes

- i) A building plans must be submitted for approval in accordance with the National Building Regulations (NBR).
- ii) Developer must adhere to the permit issued by Heritage Western Cape dated 24 May 2024.
- iii) The developer must adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval/comments is required and obtained for this proposed development.
- iv) The applicant must comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- v) Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.
- i) The provision of the handling and storage of refuse on the property must be addressed with the Directorate: Community Services prior to the submission of building plans.
- ii) Compliance with Condition 7 above must be verified prior to the issuing of the occupation certificate for the development as approved on building plan.



CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

9. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 19/08/2025, must 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 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 119 166.73

Sewer: R 23 573.58

Water: R 16 116.35

Total: R158 856.66 (excluding VAT)

11. The total amount of the development charges of **R 158 856.66** 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.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

13. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 02/09/2024, must be adhered to.
14. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

Total: R 52 610.16 (Excluding VAT)

15. The total amount of the development charges of **R 52 610.16** 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.
16. 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 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:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 45, Hoekwil(administrators consent and departure_approval_ross klette).docx



GLA AREA SCHEDULE:

CONSULTING ROOM 1 - 12,22m²
CONSULTING ROOM 2- 9,65m²
CONSULTING ROOM 3- 13,46m²
CONSULTING ROOM 4- 16,50m²
WAITING / RECEPTION AREA - 24,60m²
KITCHEN- 14,24m²
STORAGE AREA 1- 8,27m²
STORAGE AREA 2- 38,54m²
AFDAK 1- 9,21m²
AFDAK 2- 23,28m²

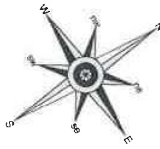
PARKING SCHEDULE AS PER
GEORGE INTERGRATED ZONING SCHEME :
PARKINGS REQUIRED : 16 PARKINGS/ 4 PER CONSULTING ROOM
PARKINGS PROVIDED : 14 PARKINGS

ERF 2197

LAING STREET

EXISTING VIBROCRETE TO BE REPLACED
WITH NEW CLEARVIEW FENCING

WALKWAY



ERF 2192

AREA SCHEDULE:

PROPOSED MEDICAL CENTRE: 136.65 m²
EXISTING STRUCTURE : 43.99 m²
EXISTING AFDAK: 20.41 m²

TOTAL: 201,05 m²

ERF: 966.63 m²

COVERAGE: 20,79 %

20.62m BOUNDARY LINE

SITE PLAN
SCALE 1:200

ERF 2190

47.16m BOUNDARY LINE

16m BOUNDARY LINE

WALKWAY

MEADE STREET

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.

12/09/2025
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

PROJECT TITLE: PROPOSED MEDICAL CENTRE

CLIENT NAME: TIMIRON PROPERTY

ERF NUMBER: 25984 Eft 2191 George

PROJECT NUMBER: 33-23

SHEET NUMBER: 001

SCALE: AS SHOWN

JUST PLANS

TOWNSHIP: GEORGE
MUNICIPALITY: MOSSELBAY

DRAFTED BY: LASHE STRUWIG

SACAP REG NO.: N/A

DATE ISSUED: 10/10/2023

CLIENT SIGNATURE:

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CHECKED BY: JP GROBLER

SACAP REG NO.: PAD24750117

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



Erf Number * 2191
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * The King Pins (Pty) Ltd
 Erf Size (ha) * 0,1
 Date (YYYY/MM/DD) * 02 09 2024
 Current Financial Year 2024/2025
 Collaborator Application Reference 3126736

Application:

Development Charges

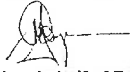
Comments:

0

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



Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 02/09/2024 and are as follows: Electricity: R 52 610,16 Excluding VAT
3	The total amount of the development charges of R52 610, 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 R52 610, 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	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
12	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.
13	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
14	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
15	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.
16	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.
Electro Technical	
17	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.
18	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
19	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.

20	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.
21	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.
22	Installation of ripple relays are compulsory for all geysers with electrical elements.
23	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

02 Sep 24

Development Charges Calculator				Version 1.00		2024/06/10	
 <div> Erf Number: 2191 Allotment area: George Elec DCs Area/Region: George Network Elec Link Network: LV Elec Development Type: Normal Developer/Owner: The King Pins (Pty) Ltd Erf Size (ha): 0,1 Date (YYYY/MM/DD): 2024-09-02 Current Financial Year: 2024/2025 Collaborator Application Reference: 3128736 </div>							
Code	Land Use	Unit	Total Existing Right		Total New Right		
			Units		Units		
RESIDENTIAL							
	Single Res > 650m² Erf (Normal)	unit			1		
CARE / ACCOMODATION (HOSPITALS, CLINICS, OLD AGE HOMES)			m² Erf	FAR	m² GLA	m² Erf	
	Medical consulting rooms	Seat				136,65	
OTHERS					kVA	kVA	
Is the development located within Public Transport (PT1) zone?			Please select				
			Yes				
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	4,33	10,93	R 7 974,49	R 52 610,16	R 7 891,52	R 60 501,68
Total bulk engineering services component of Development Charge payable					R 52 610,16	R 7 891,52	R 60 501,68
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS): 							
Signature: _____							
Date: September 2, 2024							
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160211 011335	R 60 501,68
		R 60 501,68

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf Number *	2191
	Allotment area *	George
	Water & Sewer System *	George System
	Road network *	George
	Developer/Owner *	The Kings Pins (Pty) Ltd
	Erf Size (ha) *	971,00
	Date (YYYY/MM/DD) *	2024-08-19
	Current Financial Year	2024/2025
Collaborator Application Reference		3128736

Application: Rezoning to Business

Service applicable	Description
Roads	Service available, access via C/O Meade & Laing 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 19/08/2024 and are as follows:

Roads:	R	119 166,73	Excluding VAT (Refer to attached DC calculation sheet)	
Sewer:	R	23 573,58	Excluding VAT (Refer to attached DC calculation sheet)	
Water:	R	16 116,35	Excluding VAT (Refer to attached DC calculation sheet)	
Total	R	158 856,66	Total Excluding VAT	
 - 3 The total amount of the development charges of R158 856,66 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 R158 856,66 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.
 - 21 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
 - 22 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.
 - 23 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
 - 24 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
 - 25 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
 - 26 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
 - 27 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
 - 28 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
 - 29 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
 - 30 Site access to conform to the George Integrated Zoning Scheme 2023.
- Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.



Signed on behalf of Dept: CES

19 Aug 24



Erf Number	2191
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2191

Water & Sewer System *

System

Road network *

network *

Developer/Owner *

Developer/Owner *

Date (YYYY/MM/DD) Erf Size (ha)

e (na)

Date { YYY/MM/DD }
Current Financial Year

Financial Year

Current Financial Year

References

1990s Application Researches

1713

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
	Residential housing (500-1,000m ²) Erf	Unit	Units	Units
			1	
CARE / ACCOMMODATION (HOSPITALS, CLINICS, OLD AGE HOMES)				
		m ² Erf	FAR	FAR
			m ² GLA	m ² GLA
	Medical consulting rooms	sqm GLA		
			136,65	1,00
				136,65

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

Please select

Yes

Calculation of bulk engineering services component of Development Charge						
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	67,60	R 1 674,69	R 113 208,40	R 16 981,26	R 130 189,66
	trips/day	3,56	R 1 674,69	R 5 958,34	R 893,75	R 6 852,09
	kl/day	0,53	R 44 760,00	R 23 573,58	R 3 536,04	R 27 109,61
	kl/day	0,36	R 45 340,00	R 16 116,35	R 2 417,45	R 18 533,81

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES):

TM Fivaz

Signature:

Date: August 19, 2024

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

Departmental Notes:

For the internal use of Finance only

Services	Financial code\key number	Total
Roads	20220703048977	R 130 189,66
Public Transport		R 6 852,09
Sewerage	20220703048978	R 27 109,61
Water	20220703048981	R 18 533,81
		R 182 685,17