

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3693385
Reference / Verwysing: Erf 535, George
Date / Datum: 24 October 2025
Enquiries / Navrae: Marisa Arries

DELPLAN
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GEORGE
6530

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**APPLICATION FOR REZONING AND SUBDIVISION: ERF 535, EILAND STREET,
DENNEOORD, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, decided 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Erf 535, George;

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 535, George from "Single Residential Zone I" to a Subdivisional Area comprising of 1 Group Housing site (Portion A) at a density of 30du/ha and 1 Single Residential Zone I erf (Remainder);
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of the Subdivisional Area into a:
 - (a) Portion A (group housing site); and
 - (b) Remainder Erf 535: Single Residential Zone I;
3. Further subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of the Subdivisional Area of Portion A (group housing site) into 6 General Residential Zone II erven and 1 Transport Zone III erf;

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

REASONS FOR DECISION

- A. The proposal is deemed to be consistent with the spatial planning policies and guidelines for this area.
- B. The rezoning and subdivision do not detract from the surrounding residential or aesthetical character of the area.
- C. The proposal will not have a negative impact on the adjacent neighbouring properties' amenity and rights to privacy, sunlight and views.

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 provisions of the Land Use Planning By-law for the George Municipality, 2023, the applications as applied for shall lapse if not implemented within a period of five (5) years from the date the approval comes into operation.
2. This approval shall be taken to cover only the Rezoning and the Subdivision as applied for as indicated on the Site Plan, drawn by Delplan consulting, Plan no.: Annexure, dated May 2025 attached as "Annexure A" respectively which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. The street name for the private street, must be obtained from the GIS Section and indicated on the general plan for the development on submission to the Surveyor General for approval.
4. The rezoning and subdivision of Erf 535, George shall be deemed implemented on the registration of Portion A in terms of the Deeds Registries Act.
5. The subdivision of Portion A shall be deemed implemented on the registration of at least one (1) subdivided portion in terms of the Deeds Registries Act.
6. The SG diagram for Portion A and the General Plan for the group housing development must be submitted to the GIS Section for record purposes prior to the registration of a related subdivided portion.

Conditions applicable to Portion A

7. A site development plan (SDP) for the proposed development must be submitted to the satisfaction of the Directorate: Planning and Development, in accordance with the provisions of Section 23 of the George Zoning Scheme By-Law, 2023, applicable land use descriptions, the conditions of approval, prior to submission of building plans.
8. 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 planted. At least 1x 100L indigenous tree should be planted for every 1 unit. These trees should be evenly spaced within the development and not grouped in one area.
9. That all property owners within the development shall become members of a Homeowners' Association (HOA). The Homeowners' Association (HOA) is to be constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2023. The HOA constitution must comply with the provisions of sub-section 29(3) and is to be submitted to the Department: Planning and Development for approval. No individual erven will be transferred prior to the approval of the Constitution and Architectural Guidelines.
10. Architectural Guidelines for the development be submitted to the Municipality for approval. The Homeowners' Association (HOA) shall be responsible for compliance with these guidelines.
11. No building plans or amendments to building plans be approved by the municipality unless first approved by the HOA.
12. Until the establishment of the HOA, the developer shall assume the responsibilities of the HOA.
13. The private road portion must be transferred to the HOA before or/once the developer has no longer the majority vote within the HOA.

Notes:

- i. *As-built building plans must be submitted in accordance with the National Building Regulations (NBR) for the Remainder portion before registration of the first portion.*
- ii. *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- iii. *The developer must submit the Surveyor General approved subdivision plan to the GIS Department of the Directorate of information purposes.*
- iv. *The developer to contact the GIS department to obtain a street name for the private street.*
- v. *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

14. The conditions imposed by the Directorate Civil Engineering Services, attached as 'Annexure B' dated 07/06/2025, must be adhered to.



15. 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 57 329.04

Sewer: R 74 227.00

Water: R 83 108.22

Total: R 214 664.26 (Excluding VAT)

16. The total amount of the development charges of **R 214 664.26** (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 proposed development, which is not contained within the calculation sheet attached, which may 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

18. The conditions imposed by the Directorate: Electrotechnical Services, attached as '**Annexure B**' dated 17/06/2025, must be adhered to.
19. 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 17/06/2025 are as follows:

Electricity: R 72 381.95 (**VAT Excluded**)

20. The total amount of the development charges of **R 72 381.95** (VAT Excluded) 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.
21. 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.

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.

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 14 NOVEMBER 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

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Erf Number *	535
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	PDT Developments (PTY) LTD
Erf Size (ha) *	3 945,54
Date (YYYY/MM/DD) *	2025-06-07
Current Financial Year	2024/2025
Collaborator Application Reference	3693385

Application:

Rezoning & Subdivision

Service applicable	Description
Roads	Service available, access via Eiland/Heuvel & Outeniqua Streets (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

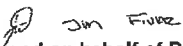
General conditions

- 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 07/06/2025 and are as follows:

Roads:	R	57 329,04	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	74 227,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	83 108,22	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	214 664,26	Total Excluding VAT
 - The total amount of the development charges of R214 664,26 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 R214 664,26 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.
 - Should more than two developments/properties be party to or share any service, the Dir: CES will in conjunction with the parties determine the pro-rata contributions payable.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 12 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 13 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 14 Note, 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.
- 15 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 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.
- 19 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.
- 20 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.
- 21 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 22 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 23 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 24 Municipal water is provided for potable use only. No irrigation water will be provided.
- 25 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.
- 26 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 27 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
- 28 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.
- 29 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.
- 30 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.
- 31 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.
- 32 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.
- 33 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 34 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.

- 35 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.
- 36 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 37 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.
- 38 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

07 Jun 25

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



Erf Number * 535
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * MV/LV
 Elec Development Type * Normal
 Developer/Owner * PDT Development (Pty) Ltd
 Erf Size (ha) * 0,4
 Date (YYYY/MM/DD) * 17 06 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3693385

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 17/06/2025 and are as follows: Electricity: R 72 381,95 Excluding VAT
3	The total amount of the development charges of R72 382, 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 R72 382, 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	Any, and all, costs directly related to the development remain the developers' responsibility.
9	Only one connection permitted per registered erf (Electrical, 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	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	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.
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.
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.
29	All LV work must be installed and be funded by the developer / customer.
30	Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
31	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.



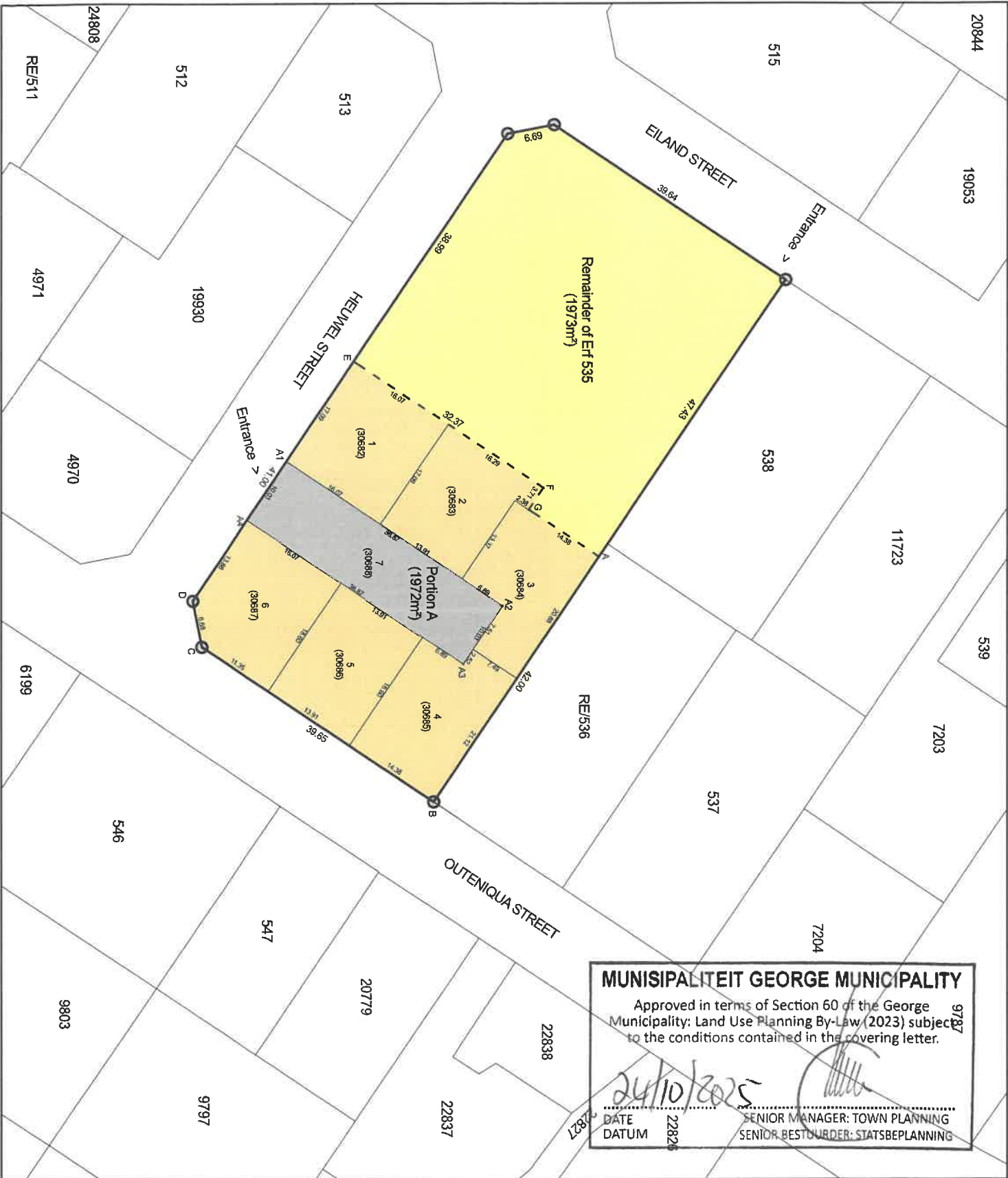
Singed on behalf of Dept: ETS

17 Jun 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	535		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV/LV		
				Elec Development Type	Normal		
				Developer/Owner	PDT Development (Pty) Ltd		
				Erf Size (ha)	0,4		
				Date (YYYY/MM/DD)	2025-06-17		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3693385		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units		
	Single Res > 1000m² Erf (Upmarket)	unit		1			
	Group Housing > 200m²	unit				6	
OTHERS				kVA		kVA	
Is the development located within Public Transport (PT1) zone?				Please select			
				Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	5,78	17,34	R 6 261,85	R 72 381,95	R 10 857,29	R 83 239,24
Total bulk engineering services component of Development Charge payable:					R 72 381,95	R 10 857,29	R 83 239,24
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :							
Date :		June 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	20180423 021234	R 83 239,24
		R 83 239,24



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.
24/10/2025
DATE 22826
DATUM 22827

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

COPYRIGHT:
This drawing is the copyright of DELPLAN Urban & Regional Planning. Do not scale from it but refer to figure dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPLAN immediately.
KOPIEREG:
Die kopiereg van hierdie tekening behoort aan DELPLAN Stads- & Streekebeplanning. Moenie daarvan afskaf of nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enge teenygigheite moet asseblief dadelik aan DELPLAN rapporteer word.

PROJECT:
Proposed rezoning and subdivision for PDT Development (Pty) Ltd
PROJEK:

DESCRIPTION:
Erf 535, George
BESKRYWING:

TITLE:
Zoning and Subdivision Plan
TITEL:

NOTES:
Proposed subdivision portion of Erf 535, George, into:
• 6 Group housing erven,
• a Private Road erf, and;
• a Remainder
NOTAS:

PROPOSED ZONINGS			
ZONING	ERVEN	AREA (m²)	%
Single Residential Zone I - Dwelling houses	1	1,971.37	49.99
General Residential Zone II - Group housing	6	1,902.55	40.85
Transport Zone III - Private road	1	639.05	9.38
TOTAL	8	3,542.77	100

A3 Scale:

1:500

Tel: 044 873 4566 • **Email:** planning@delplan.co.za
www.delplan.co.za

DESIGNER: DV
DRAWN: MV
CHECKER: MV

FILE PATH: 1426/GE025/TW/SKF
PLAN NO.: ZON2
DATE: MAY 2025
PLAN NAME: ANNEXURE