

Collaborator No.: 3772999
Reference / Verwysing: Erf 53, George
Date / Datum: 14 November 2025
Enquiries / Navrae: Marisa Arries

Email: planning@delplan.co.za

DELPLAN
PO BOX 9956
GEORGE
6530

APPLICATION FOR ADMINISTRATORS CONSENT, CONSENT USE AND DEPARTURE (BUILDING LINE RELAXATION): ERF 53, PLOVER ROAD, GEORGE

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided the following:

- A. That the application for Administrator's Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for the relaxation of the rear boundary building line as stated in Title Deed T17884/2018 conditions 4(d) of Erf 53, George from 3.15m to 0m for a lapa and pizza oven, as indicated on the Site layout Plan, plan no.: H25 -37 date 10 July 2025 drawn by Tian Schoon attached as "**Annexure A**" which bears Council's stamp; **BE APPROVED**.
- B. That the following applications applicable to Erf 53, George:
1. Consent Use in terms of Section 15(2) (o) of the Land Use Planning By-Law for George Municipality, 2023 to allow a 5-guestroom guest house on Erf 53, George;
 2. Departure in terms of Section 15(2) (b) of the Land Use Planning By-Law for George Municipality, 2023 for the following on Erf 53, George:
 - (a) Relaxation of the southern rear boundary building line from 3m to 0m for a lapa and pizza oven;
 - (b) Reduction of the distance between the two carriageway crossings (carriageway crossings) from 12m to 2m;

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

REASONS FOR DECISION

- i. The proposal is deemed to be consistent with the spatial planning policies and guidelines for this area.

- ii. The proposed guesthouse use forms part of a normal residential development and will not detract from the single residential character of the area.
- iii. The proposal will not have any substantive adverse impact on the surrounding built environment, natural environment, or neighbouring properties in terms of overshadowing, views or privacy.
- iv. The building line relaxation and departure will not have any substantive negative impact on the character of the area or the neighbouring properties.
- v. No objection was received against the building line relaxation.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

- (1) That in terms of the provisions of the Land Use Planning By-law for George Municipality 2023, the above-mentioned approvals shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation.
- (2) This approval shall be taken to cover only the consent uses, admin consent and departure as applied for and as indicated on the Site layout Plan, plan no.: H25 -37 date 10 July 2025 drawn by Tian Schoon attached as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
- (3) A landscaping plan to be submitted with the building plan 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, walking trails, play apparatus, benches, retaining walls, berms, etc. within the development. In addition to existing trees, at least 1x 200L indigenous tree should be planted for every 2 parking bays. These trees should be evenly spaced within the development and not grouped in one area.
- (4) In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R6 216.53 (VAT included)** shall be payable to the Directorate: Planning and Development on submission of building plans.
- (5) The development will be deemed implemented on the approval of building plans.

Notes:

- a. As built building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- b. Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.
- c. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.
- d. Please ensure compliance with the George Municipality Outdoor Advertising By-law.
- e. The housekeeper’s room should comply with the minimum size requirements set out in the National Building Regulations.
- f. The third carriageway crossing to be closed. Proof thereof to be submitted with the building plans.
- g. Electrotechnical Services note: Applicant to note that the development charges are in this case not directly related to the maximum demand, but to the anticipated longer use of the electrical supply compared to a single family.
- h. The contravention levy was calculated as follows:
 - i. Total extent of contravention area = 26.789m² (directly related).
 - j. Total municipal value of the property divided by the total area of the property equates to a municipal value of R2 017.87/m².
 - k. 10% x R2 017.87/m² x 26.789m² = R5 405.68
 - l. Plus VAT (15%) = R810.85
 - m. The total contravention levy payable is **R6 216.53** (including current VAT).



CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

12. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 21 August 2025, must be adhered to.
13. 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.
14. The amounts of the development contributions are reflected on the attached calculation sheet dated 21 August 2025 and are as follows:

Roads	R 12 018.67
Sewer	R 72 509.10
Water	R 37 408.37
Total	R 121 936.13 (excluding VAT)
15. The total amount of the development charges of **R 121 936.13** (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 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

17. The conditions imposed by the Directorate Electro-technical Services are attached as 'Annexure B' dated 20 August 2025, must be adhered to.
18. 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 20 August 2025 and is as follows:
Electricity R 79 957.33 (Excluding VAT)
19. The total amount of the development charges of **R 79 957.33** (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.
20. 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.

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.

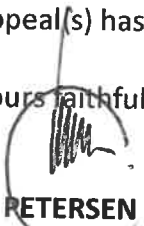
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or 05 DECEMBER 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 53, George(administrators consent, consent use and departure approval)delplan.docx

BLUEPRINT DRAFTING
TIAN SCHOON
082 353 9652 - TIAN@BLUEPRINTDRAFTING.COM

TIAN KONGRAD SCHOON
PAD 24750648
Project Description:
House on Erf 53
Geography: Hillside
for SW Wiscen & E Phillips

Drawing Nr: H25 - 37
SWP - 01 - 01
10/07/2025
Drawing :
SDP

NOTES:
1. All information on the plan must be checked and any errors corrected before any building work commences.
2. All areas and dimensions must be checked on site.
3. Drawings must not be scaled.

HOA Approval Stamp if Applicable:

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.

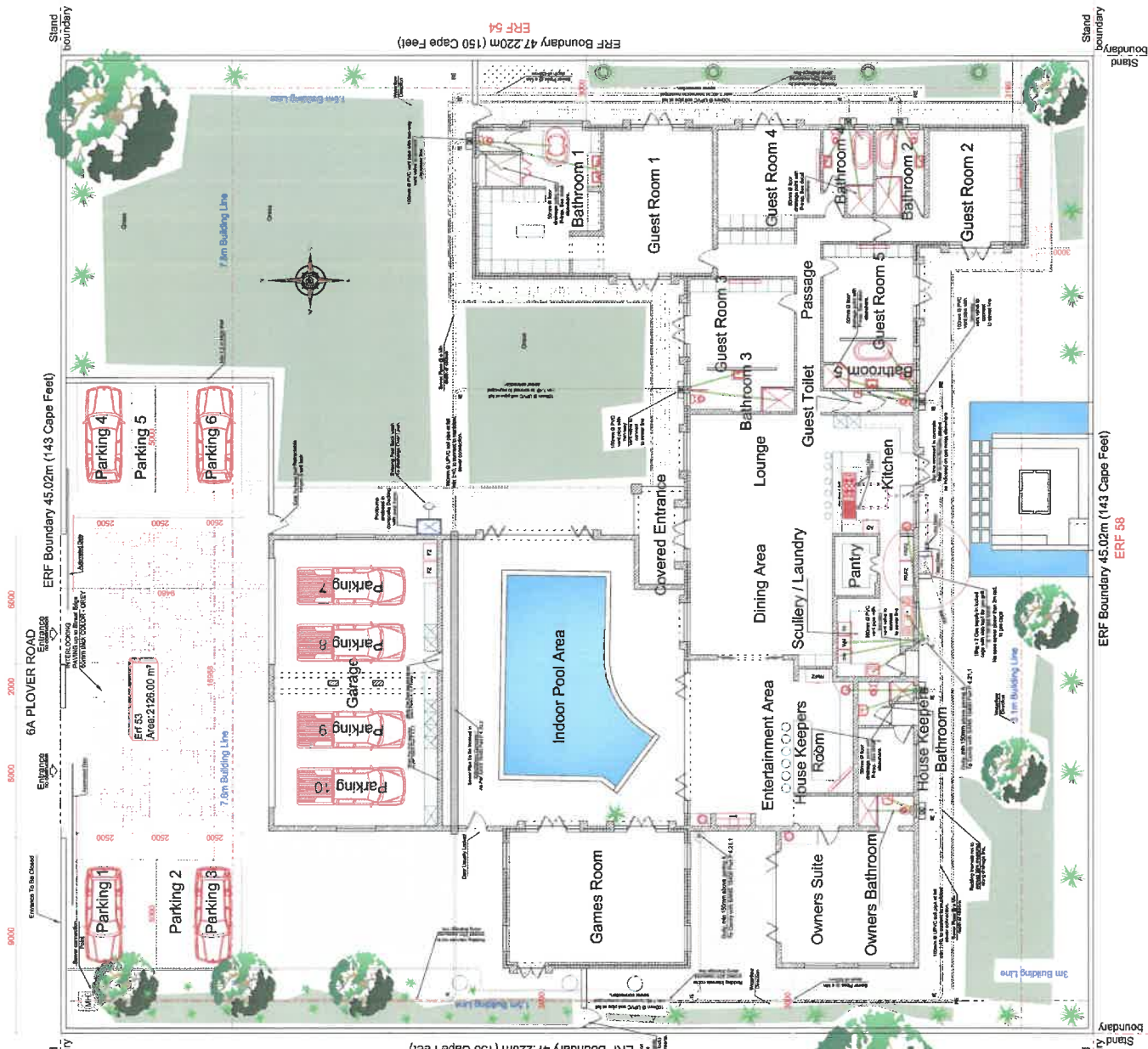
DATE: 14/11/2025
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

Covered:
Total Foot Print Area: 0.0000 m²
Total Site Area: 0.0000 m²
Site coverage percentage: 33.25 %

Applicable Party Approval:
Owner/Authorized Signature:
T Schoon Signature:

COPYRIGHT NOTICE
Copyright © 2023 Blue Print Drafting CC. Copyright subsists in this drawing. The person or entity who has signed the drawing is the author of the drawing. The drawing is the property of Blue Print Drafting CC. The drawing is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Blue Print Drafting CC. The drawing is the property of Blue Print Drafting CC. The drawing is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Blue Print Drafting CC. The drawing is the property of Blue Print Drafting CC. The drawing is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Blue Print Drafting CC.

Site Plan
SCALE 1:100



SEWER NOTES:
GENERAL:
1. ALL SEWER LINES SHALL BE 150mm DIA. UNLESS OTHERWISE SPECIFIED.
2. ALL SEWER LINES SHALL BE 150mm DIA. UNLESS OTHERWISE SPECIFIED.
3. ALL SEWER LINES SHALL BE 150mm DIA. UNLESS OTHERWISE SPECIFIED.
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9. ALL SEWER LINES SHALL BE 150mm DIA. UNLESS OTHERWISE SPECIFIED.
10. ALL SEWER LINES SHALL BE 150mm DIA. UNLESS OTHERWISE SPECIFIED.

Room	Area (m ²)	Volume (m ³)
Living Room	15.00	15.00
Dining Room	10.00	10.00
Kitchen	8.00	8.00
Bedroom 1	12.00	12.00
Bedroom 2	10.00	10.00
Bedroom 3	8.00	8.00
Bathroom 1	5.00	5.00
Bathroom 2	4.00	4.00
Garage	10.00	10.00
Parking 1	10.00	10.00
Parking 2	10.00	10.00
Parking 3	10.00	10.00
Parking 4	10.00	10.00
Parking 5	10.00	10.00
Parking 6	10.00	10.00
Parking 7	10.00	10.00
Parking 8	10.00	10.00
Parking 9	10.00	10.00
Parking 10	10.00	10.00
Indoor Pool Area	10.00	10.00
Games Room	10.00	10.00
Lounge	10.00	10.00
Dining Area	10.00	10.00
Kitchen	10.00	10.00
Entertainment Area	10.00	10.00
House Keepers Room	10.00	10.00
Owners Suite	10.00	10.00
Owners Bathroom	10.00	10.00
House Keepers Bathroom	10.00	10.00
Bathroom 1	10.00	10.00
Bathroom 2	10.00	10.00
Bathroom 3	10.00	10.00
Bathroom 4	10.00	10.00
Bathroom 5	10.00	10.00
Bathroom 6	10.00	10.00
Bathroom 7	10.00	10.00
Bathroom 8	10.00	10.00
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Bathroom 91	10.00	10.00
Bathroom 92	10.00	10.00
Bathroom 93	10.00	10.00
Bathroom 94	10.00	10.00
Bathroom 95	10.00	10.00
Bathroom 96	10.00	10.00
Bathroom 97	10.00	10.00
Bathroom 98	10.00	10.00
Bathroom 99	10.00	10.00
Bathroom 100	10.00	10.00

Municipal Approval Stamp

For internal information use only (Not to publish)



Erf *	53
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Ovoscape Properties (PTY) LTD
Erf Size (ha) *	2 126,00
Date (YYYY/MM/DD) *	2025-08-21
Current Financial Year	2025/2026
Collaborator Application Reference	3772999

Application: **Consent (Guesthouse)**

Service applicable	Description
Roads	Service available, access via Plover 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 21/08/2025 and are as follows:

Roads:	R	12 018,67	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	72 509,10	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	37 408,37	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	121 936,13	Total Excluding VAT
 - The total amount of the development charges of R121 936,13 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 R121 936,13 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.
 - 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.
 - 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 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 17 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 18 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 19 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 20 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 21 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 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
- 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.



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

21 Aug 25
Date

GEORGE ELECTRICITY DC CALCULATION MODEL		Version 1.00	2025/06/18
For Internal information use only (Not to publish)			



Erf Number * 53
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * SM Wilson & SC Phillips
 Erf Size (ha) * 0,21
 Date (YYYY/MM/DD) * 20 08 2025
 Current Financial Year 2025/2026
 Collaborator Application Reference 3772999

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 20/08/2025 and are as follows: Electricity: R 79 957,33 Excluding VAT
3	The total amount of the development charges of R79 957, 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 R79 957, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
9	Any, and all, costs directly related to the development remain the developers' responsibility.
10	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
11	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.
12	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.
13	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.
14	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	
15	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.
16	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
17	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.

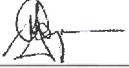
18	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
19	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.
20	Installation of ripple relays are compulsory for all geysers with electrical elements.
21	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.

M Gatyeni



Singed on behalf of Dept: ETS

20 Aug 25

Development Charges Calculator				Version 1.00		2025/06/18		
				Erf Number	53			
				Allotment area	George			
				Elec DCs Area/Region	George Network			
				Elec Link Network	LV			
				Elec Development Type	Normal			
				Developer/Owner	SM Wilson & SC Phillips			
				Erf Size (ha)	0,21			
				Date (YYYY/MM/DD)	2025-08-20			
				Current Financial Year	2025/2026			
				Collaborator Application Reference	3772999			
Code	Land Use	Unit	Total Existing Right		Total New Right			
RESIDENTIAL								
	Single Res > 1000m² Erf (Upmarket)	unit	Units	1	Units	1		
ACCOMMODATION ESTABLISHMENTS								
	Guest House	room	m² Erf	FAR	m² GLA	m² Erf	FAR	m² GLA
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 (ADND)	New demand (ADMD)	Unit Cost	Amount	VAT	Total	
Electricity	kVA	5,78	15,78	R 7 995,73	R 79 957,33	R 11 993,60	R 91 950,93	
Total bulk engineering services component of Development Charge payable					R 79 957,33	R 11 993,60	R 91 950,93	
Link engineering services component of Development Charge								
Total Development Charge Payable								
City of George Calculated (ETS): M Gatyeni Signature :  Date : August 20, 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 021336	R 91 950,93
		R 91 950,93