

Beplanning en Ontwikkeling
Planning and Development

Collaborator No.: 3722210
Reference / Verwysing: Erf 1058, Blanco
Date / Datum: 23 January 2026
Enquiries / Navrae: Primrose Nako

Email: planning@delplan.co.za

DELPLAN CONSULTING
P O Box 9956
GEORGE
6530

**APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE AND ADMINISTRATORS CONSENT: ERF
1058, BLANCO**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided:

- A. That the application for Administrator's Consent submitted in terms of Section 39(4) of the Western Cape Land Use Planning Act, (2014) to deviate from Conditions (v) in Title Deed T3206/2025 to relax the street boundary building line of the proposed group housing site applicable to Erf 1058, Blanco from 5m to 3m, as indicated on the Site Development Plan, plan BA21-043 1-01 MS dated Feb 2022 drawn by Blue Architects attached as 'Annexure B' which bears council's stamp; **BE APPROVED**.
- B. That the following applications applicable to Erf 1058, Blanco:
 1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning Bylaw for George Municipality, 2023 of Erf 1058, Blanco from Single Residential Zone I to a Subdivisional Area for a group housing site comprising 3x group housing erven and 1x private road erf (at a density of ±29du/ha);
 2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the Subdivision Area into four portions namely:
 - a) Portion 1 (±235m²) – General Residential Zone II (1 group housing unit);
 - b) Portion 2 (±318m²) – General Residential Zone II (1 group housing unit);
 - c) Portion 3 (±312m²) – General Residential Zone II (1 group housing unit); and
 - d) Portion 4 (±188m²) – Transport Zone II (1 private road);
 3. Departure in terms of Section 15(2)(b) of the George Municipality Land Use Planning Bylaw, 2023 from development parameter (f)(i) applicable to 'group housing' to relax the development setback line for garage doors facing the internal private road within the group housing site on Erf 1058, Blanco from 5m to 3.2m and 2.04m, respectively;

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

REASONS FOR DECISION

- i. The proposed development is deemed to not be consistent with the spatial planning policies and guidelines for the area.
- ii. The application to relax the one dwelling unit clause is not required.
- iii. Having regard to the condition imposed requiring a 3m setback along the eastern common boundary adjoining Erf 1057, Blanco, the proposed development will not have a significant adverse impact on surrounding neighbours' rights and amenity in terms of privacy, views or sunlight.
- iv. The subject property is located within walking distance of public transport facilities ("bus stops") and supports the efficiency of public transport systems and transport-orientated developments.
- v. The development is within easy walking distance of schools, medical facilities, churches, shops, parks and other facilities and services required for convenient residential living.
- vi. The proposed development will satisfy the demand for affordable housing opportunities in an area where such densification is needed and duly supported by the required infrastructure and amenities to render such development sustainable.
- vii. The subject property features a design and layout consistent with the approved developments on Erven 1059 – 1061 Blanco and integrates seamlessly with the existing road network serving these erven.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the Rezoning and Subdivision as indicated on the subdivision plan, Plan Sub1_1 dated May 2025, drawn by Delplan Consulting attached as "**Annexure A**" and Site Development Plan, plan BA21-043 1-01 MS dated Feb 2022 drawn by Blue Architects attached as '**Annexure B**' which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. All property owners within the development shall become members of the Hibiscus Close Homeowners' Association (approved on 2August 2024) and be bound to the approved HOA Constitution and Architectural Guidelines for said development.
4. The group housing units proposed on Erf 1058, Blanco shall be subject to a 3m setback along the eastern common boundary, adjacent to Erf 1057, Blanco.
5. No building plans or amendments to building plans shall be approved by the municipality unless first approved by the Homeowners' Association.
6. The approved Subdivision Plan/General Plan must be submitted to the Directorate's GIS Section for information purposes prior to transfer of a portion.

Notes

- a) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the SDP.*
- b) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of 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 whose approval is required and obtained for this proposed development.*
- d) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- e) *Development must adhere to the Architectural Guidelines and style of Phase 1 of the Hibiscus Close development.*
- f) *Open spaces should be designed to permit infiltration of surface runoff to promote ground water replenishment and reduce the volume of the stormwater into the municipal system.*
- g) *Responsibilities for implementation of landscaping must be confirmed by applicant.*



CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure C' shall be adhered to.
8. 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:

The amounts of the development contributions are reflected on the attached calculation sheet dated 10.09.2025 and are as follows:

Roads: R 16 0443.92
Sewer: R 30 382.14
Water: R 25 233.84
Total: R 71 660.84 (Excluding VAT)

9. The total amount of the development charges of **R71 660.84 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.
10. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 8 above, which may lead to an increase or decrease 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

11. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure C' shall be adhered to.
12. 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 17.09.2025 and are as follows:

Electricity: R 19 664.80 Excluding VAT

13. The total amount of the development charges of **R 19 664.80 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.
14. 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 transfer requests and building plans to obtain a final calculation.

C. That the application for Permission in terms of Sections 15(2)(g) of the Land Use Planning By-law for George Municipality, 2023 for the approval of a Site Development Plan (SDP), Plan no. BA21-043 1-01 MS dated Feb 2022 drawn by Blue Architects, for the development on Erf 1058, Blanco (*read with approved SDP for Erven 1059, 1060 and 1061, Blanco dated 2 August 2024*), attached as 'Annexure B';

BE APPROVED in terms of Section 60 of said By-Law for the George Municipality, 2023 for the following reasons:

REASONS FOR DECISION

- a) The proposed SDP is in line with the Integrated Zoning Scheme By-Law, 2023, Hibiscus Architectural Guidelines and development rights.
- b) The proposed amended SDP meets the requirements of Section 23(8) and 65 of the Land Use Planning Bylaw for George Municipality, 2023.

Note: The required 3m setback line, as per Condition 4 above, is reflected on the approved SDP.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George on or before 13 FEBRUARY 2026, 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

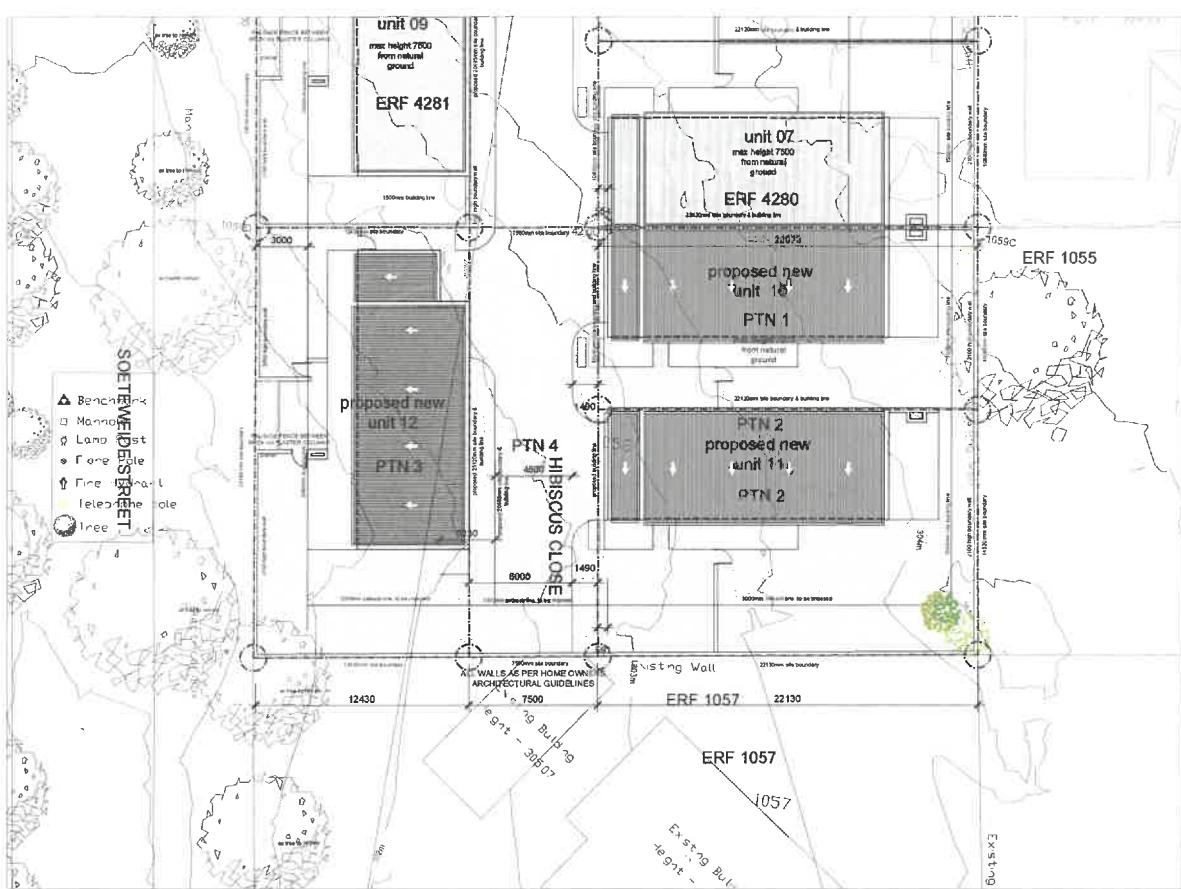


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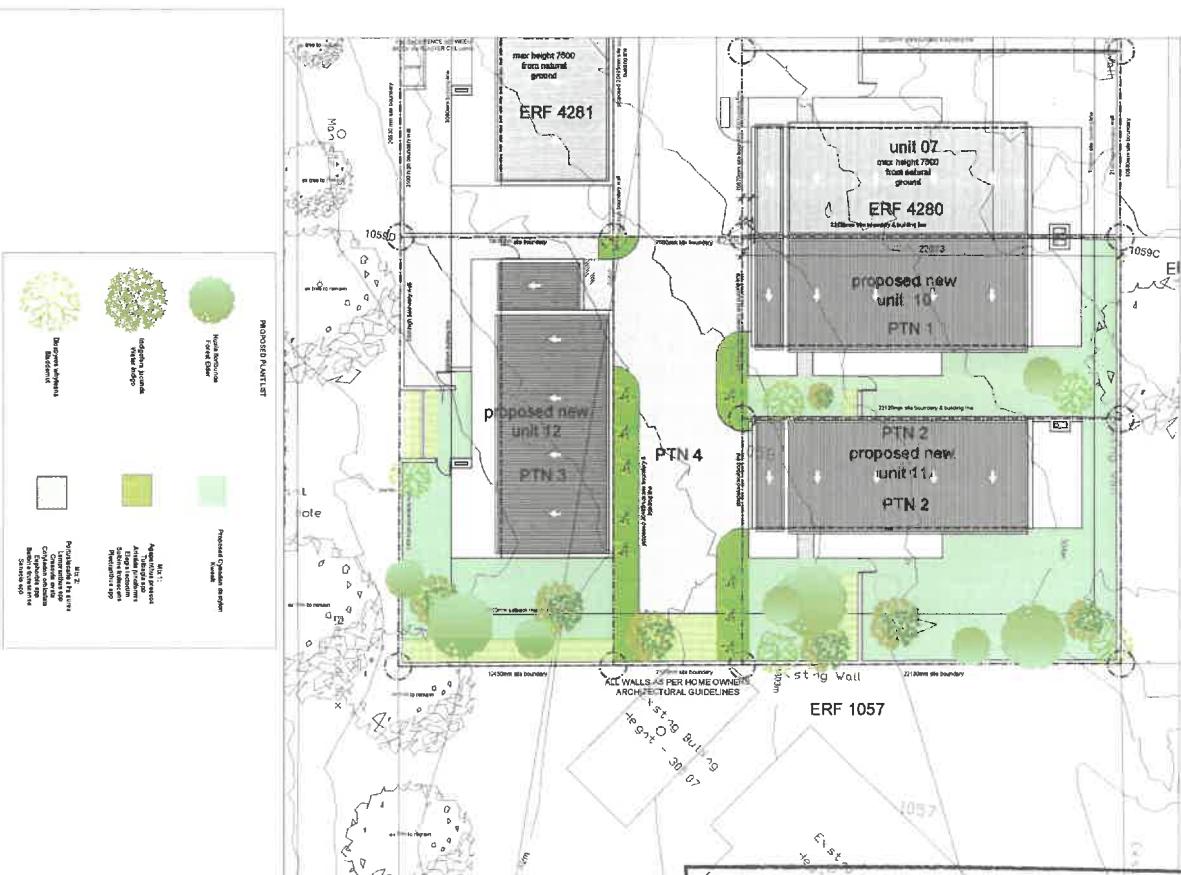
C PETERSEN
SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 1058, Blanco(Rezoning, Subdivision, Departure Approval)Delplan.docx

SITE DEVELOPMENT PLAN - scale 1 : NTS



LANDSCAPE PLAN - scale 1 : NTS



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GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
 <p> Erf number * 1058 Allotment area * George Water & Sewer System * George System Road network * George Developer/Owner * P TRIFUNOVIC Erf Size (ha) * 1 048,97 Date (YYYY/MM/DD) * 2025-09-10 Current Financial Year 2025/2026 Collaborator Application Reference 3722210 </p>			

Application: Rezoning & Departure

Service applicable	Description
Roads	Service available, access via Soeteweide Road (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 10/09/2025 and are as follows:

Roads:	R 16 044,92	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R 30 382,14	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R 25 233,78	Excluding VAT (Refer to attached DC calculation sheet)
Total	R 71 660,84	Total Excluding VAT
- 3 The total amount of the development charges of R71 660,84 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 R71 660,84 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 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 (water and sewer connections). Condition 7 applies.
- 11 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 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.
- 19 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.
- 20 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 21 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.
- 22 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.
- 23 Municipal water is provided for potable use only. No irrigation water will be provided.
- 24 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 comply 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.
- 25 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
- 26 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.
- 27 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.
- 28 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.
- 29 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.
- 30 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 31 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 32 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 33 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 34 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 35 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.
- 36 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

10 Sep 25

Date

Version 3.02 (Mar 2024)							
   		Erf number: * 1058 Allotment area: * George Water & Sewer System: * George Road network: * George Developer/Owner: * P TRIFUNOVIC Erf Size (ha): * 1.048,97 Date (YYYY/MM/DD): * 2025-09-10 Current Financial Year: * 2025/2026 Collaborator Application Reference: 3722210					
RESIDENTIAL		Land Use		Units		Total Existing Right	
Code	Land Use	Unit	unit	Unit	unit	1	3
Is the development located within Public Transport (PT1) zone? <div style="display: flex; justify-content: space-between;"> <input type="radio"/> Yes <input type="radio"/> No </div>							
Calculation of bulk engineering services component of Development Charge							
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total	
	trips/day	6,89	R 2 213,09	R 15 242,67	R 2 286,40	R 17 529,08	
	trips/day	0,36	R 2 213,09	R 802,25	R 120,34	R 922,58	
	k/day	0,55	R 55 140,00	R 30 382,14	R 4 557,32	R 34 939,46	
	k/day	0,56	R 44 980,00	R 25 233,78	R 3 785,07	R 29 018,85	
Total bulk engineering services component of Development Charge payable				R 71 660,84	R 10 749,15	R 82 409,97	
Link engineering services component of Development Charge Total Development Charge Payable							
City of George Calculated (CES): JM Fivaz Signature: _____ Date: September 10, 2025							
NOTES: <ol style="list-style-type: none"> 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 Please note the calculation above only suffice 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 wjcoubert@george.gov.za or telephone on 044 801 1333 							
Departmental Notes: For the internal use of Finance only							
Service: Roads Public Transport Severage Water		Financial code/Key number 20220703048977 20220703048978 20220703048981		Total R 17 529,08 R 922,58 R 34 939,46 R 29 018,85 R 82 409,97			

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



Erf Number * 1058
 Allotment area * Blanco
 Elec DCs Area/Region * George Network
 Elec Link Network * MV/LV
 Elec Development Type * Normal
 Developer/Owner * Kilocel Properties (Pty) Ltd
 Erf Size (ha) * 0,1
 Date (YYYY/MM/DD) * 17 09 2025
 Current Financial Year 2025/2026
 Collaborator Application Reference 3722210

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 17/09/2025 and are as follows: Electricity: R 19 664,80 Excluding VAT
3	The total amount of the development charges of R19 665, 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 recalculations 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 R19 665, 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	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
9	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)
10	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
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	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.
14	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.
15	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.
16	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 Directories.
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 LV work must be installed and be funded by the developer / customer.
24	The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved. Condition (2) applies.



Singed on behalf of Dept: ETS

17 Sep 25

Development Charges Calculator		Version 1.00		2025/06/18	
 <p>GEORGE THE CITY FOR ALL REASONS</p>		Erf Number: 1058 Allotment area: Blanco Elec DCs Area/Region: George Network Elec Link Network: MV/LV Elec Development Type: Normal Developer/Owner: Kilocal Properties (Pty) Ltd Erf Size (ha): 0,1 Date (YYYY/MM/DD): 2025-09-17 Current Financial Year: 2025/2026 Collaborator Application Reference: 3722210			
Code	Land Use	Unit	Total Existing Right		Total New Right
RESIDENTIAL			Units	Units	Units
	Single Res > 1000m ² Erf (Upmarket)	unit		1	
	Group Housing >200m ² (floor area size)	unit			3
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 (ADM0)	New demand (ADM0)	Unit Cost	Amount
Electricity	KVA	5,78	8,67	R 6 804,91	R 19 664,80
Total bulk engineering services component of Development Charge payable				R 19 664,80	R 2 949,72
Link engineering services component of Development Charge					
Total Development Charge Payable					
City of George Calculated (ETS): M Gatyeni  Signature : _____ Date : September 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	20160623 021336	R 22 614,52