

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3610805
Reference / Verwysing: Erf 6252, George
Date / Datum: 23 January 2026
Enquiries / Navrae: Primrose Nako

Email: info@vreken.co.za

MARIKE VREKEN TOWN PLANNER
P O BOX 2180
KNYSNA
6530

APPLICATION FOR REZONING AND PERMANENT DEPARTURE: ERF 6252, GEORGE

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 that the following applications applicable to Erf 6252, George:

1. **Rezoning** in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Erf 6252 George, from Single Residential Zone I to Community Zone III, limited to a wellness centre;
2. **Permanent Departure** in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the rear boundary building line from 5m to 2.5m to convert the existing dwelling house on Erf 6252, George to a wellness centre;

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

REASONS FOR DECISION:

- i) The George Municipal Spatial Development Framework, 2023 encourages mixed-use, walkable neighbourhoods where compatible low order social facilities (community-serving uses) are integrated into residential areas. The wellness centre falls under Community Zone III (Institution) uses, which are often supported in proximity to residential areas and considered reconcilable to improve access to social services.
- ii) The scale, design, and operational nature of a wellness centre are typically low-intensity and low-impact, making it compatible with residential environments. Operating hours, traffic, and noise levels are generally moderate compared to commercial or industrial uses.
- iii) Traffic associated with a wellness centre is usually distributed throughout the day rather than concentrated in peak hours. Adequate on-site parking is provided. Any potential congestion will be contained on a lower order road, however due to the nature of the institution the wellness centre is not expected to compromise road safety or cause congestion.
- iv) The proposed building line relaxation is intended solely to accommodate an existing structure within stricter building lines due to the change in zoning and is not expected to impact the rights of adjoining property owners negatively.

- v) The existing building will be retained, preserving the residential scale and character of the area.

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 approval shall lapse if not implemented within a period of five (5) years from the date of approval.
2. This approval shall be taken to cover only the application applied for as indicated on Site Plan No. SDP/001 dated 18 February 2025, drawn by SDK Architects and 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. The property is limited to a wellness centre, with one dedicated lecture room for training purposes.
4. The wellness centre must operate within the footprint and height of the existing building structure.
5. The loading bay must comply with Section 49(3) of the George Integrated Zoning Scheme By-law, 2023. Please note the dimensions and the carriageway crossing width in this regard.
6. A refuse room must be provided in terms of development parameter (i) applicable to the development.
7. The developer must, at their own cost and in consultation with the Directorate: Civil Engineering Services, relocate the access from Witfontein Road to Tulip Street. Access along Witfontein Road must be closed and rehabilitated to the satisfaction of the Directorate: Civil Engineering Services.
8. A Site Development Plan (SDP) and Landscaping Plan must be submitted to the Directorate for approval in terms of Section 23 of the George Integrated Zoning Scheme.
9. Additional to the existing trees, one 200 litre tree for every two parking bays must be provided. The trees must be evenly distributed in the parking area. The George Municipality tree list should be consulted to select suitable species. The position of the trees must be shown on the SDP.
10. The Landscape Plan must indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be planted within the development and measures to reduce the impact of the large, paved area.
11. Landscape-based screening and beautification to be incorporated within the development and on the street reserve and outside perimeter of the development, to enhance the boundary wall and streetscape (subject to approval by Community Services). Please provide a visual presentation.
12. The approval will be regarded as implemented on the approval of building plans.

Town Planning Notes:

- a) *The Landscaping Plan must be implemented prior to an occupation certificate being granted for the wellness centre.*
- b) *To preserve the character of the area, no expansion of the wellness centre will be permitted. A new land use application will need to be submitted for consideration should the owner desire to do so.*
- c) *There is a Go George bus stop located adjacent to the current vehicle entrance to the property. Any development should take care to not impede this bus stop and the operation thereof in any manner.*
- d) *Stormwater attenuation to be illustrated on building plan.*
- e) *Landscaping plan requires positive comment from the Civil Engineering Department and Community Services in respect of landscaping in the street reserve.*
- f) *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities – i.e. Heritage, Environmental, Provincial Roads, etc, where relevant.*
- g) *Provisions for the removal of solid waste must be addressed with the Directorate: Community Services.*
- h) *The use of impermeable paving should be minimised, with permeable surfaces such as gravel, stone, or permeable pavers strongly encouraged to promote surface water infiltration and reduce runoff.*
- i) *The inclusion of rain gardens is recommended to further increase stormwater management by allowing water to naturally infiltrate into the ground.*
- j) *Building plan to be submitted in terms of the National Building Regulations and Building Standards Act.*
- k) *Building plans to comply with SANS 10400 and any other applicable legislation.*
- l) *No construction may be commenced with until such time as a building plan has been approved.*
- m) *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*

- n) *Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.*
- o) *Additional comments from Directorate: Building Control will be provided on submission of building plans.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

- 13. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 6 May 2025, must be adhered to.
- 14. 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.
- 15. The amounts of the development contributions are reflected on the attached calculation sheet dated 6 May 2025 and are as follows:

Roads	R 69 581,45 (Excluding VAT)
Sewer	R 55 252,14 (Excluding VAT)
Water	R 75 286,57 (Excluding VAT)
Total	R 200 120,15 (Excluding VAT)
- 16. The total amount of the development charges of **R 200 120,15** (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 are not contained within the said calculation sheet, 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: ELECTRO-TECHNICAL SERVICES

- 18. The conditions imposed by the Directorate Electro-Technical Services are attached as 'Annexure C' dated 29 April 2025, must be adhered to.
- 19. 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, as indicated below.
- 20. The amount of the development contributions is reflected on the attached calculation sheet dated 29 April 2025 and is as follows:

Electricity	R 41 949,07 (Excluding VAT)
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- 21. The total amount of the development charges of **R 41 949,07** (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.
- 22. Any amendments or additions to the approved development parameters 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.

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



C PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 6252 George(Rezoning & Permanent Departure Approval) M Vreken.docx


- Refuse area required.
- Carriageway crossing, parking for disabled and loading bay to be addressed.
- Landscape based beautification required to enhance the streetscape.



PLAN
scale 1:100

LOCALITY PLAN
n.t.s.

<p>CLASS OF OCCUPANCY General Community Care B (Residential - medium)</p> <p>PLACE OF ACTIVATION 13 BAYVIEW LARSEN</p> <p>ADDRESS 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>ISSUES AND NOTES 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>DATE 2023-07-10</p> <p>EXISTING CONTRACT BUILDING AREA</p> <p>EXISTING COVERAGE 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p>		<p>PROJECT INFORMATION 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT NAME 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT ADDRESS 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT PHONE 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT FAX 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT EMAIL 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT WEBSITE 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT CONTACT 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT CONTACT PHONE 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT CONTACT FAX 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT CONTACT EMAIL 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT CONTACT WEBSITE 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p>		<p>PROJECT DESCRIPTION 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT PURPOSE 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT SCOPE 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT BUDGET 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT RISK 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT STATUS 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p> <p>PROJECT COMMENTS 13 BAYVIEW LARSEN, SUITE 100, BAYVIEW, ONTARIO M2H 3P4</p>	
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GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf Number *	6252	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	SMOKEY MOUNTAIN TRADING 145 PROPRIETARY LIMITED	
	Erf Size (ha) *	1 607,53	
	Date (YYYY/MM/DD) *	2025-05-06	
	Current Financial Year	2024/2025	
Collaborator Application Reference		3610805	

Application: Rezoning & Departure

Service applicable	Description
Roads	Service available, access via Tulip Street (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions
General conditions

- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 06/05/2025 and are as follows:

Roads:	R	69 581,45	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	55 252,14	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	75 286,57	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	200 120,15	Total Excluding VAT
 - 3 The total amount of the development charges of R200 120,15 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 R200 120,15 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 10 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 13 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 14 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 17 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 18 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 19 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 20 Municipal water is provided for potable use only. No irrigation water will be provided.
- 21 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 22 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 23 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 24 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 25 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 26 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 27 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 28 Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
- 29 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 30 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.
- 31 Site access to conform to the George Integrated Zoning Scheme 2023.



GM 2023
Development
Charges policy

GM 2023
Integrated Zoning
Scheme By-law

GM 2023
Tariffs

Civil Engineering
Service

Electro-Technical
Service

Erf Number *
George
Allotment area *
George System
Water & Sewer System *
Road network *
Developer/Owner *
SMOKEY MOUNTAIN TRADING 145 PROPRIETARY LIMITED

Erf Size (ha) *
1 807,53
Date (YYYY/MM/DD) *
2025-05-06
Current Financial Year
2024/2025
Collaborator Application Reference
3610805

Code	Land Use	Unit	Total Existing Right			Total New Right		
RESIDENTIAL								
			Units			Units		
	Residential housing (1 000-1 500m²) Erf	Unit			1			
GENERAL BUSINESS								
	Business - Small (<2 000m² GLA)	m2 GLA	m² Erf	FAR	m² GLA	m² Erf	FAR	m² GLA
						268,03	1,00	268,03

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

Please select
Yes

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	21,66		R 3 051,42	R 66 102,37	R 9 915,36	R 76 017,73
trips/day	1,14		R 3 051,42	R 3 479,07	R 521,86	R 4 000,93
kl/day	1,23		R 44 760,00	R 55 252,14	R 8 287,82	R 63 539,96
kl/day	1,66		R 45 340,00	R 75 286,57	R 11 292,98	R 86 579,55

Total bulk engineering services component of Development Charge payable

R 200 120,15

R 30 018,02

R 230 138,18

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES):

JM Fivaz

Signature :

Date : May 6, 2025

NOTES :

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

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 76 017,73
Public Transport		R 4 000,93
Sewerage	20220703048978	R 63 539,96
Water	20220703048981	R 86 579,55
		R 230 138,18

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



Erf Number * 6252
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * Smokey Mountain Trading 145 (Pty) Ltd
 Erf Size (ha) * 0,18
 Date (YYYY/MM/DD) * 29 04 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3610805

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 29/04/2025 and are as follows: Electricity: R 41 949,07 Excluding VAT
3	The total amount of the development charges of R41 949, 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 R41 949, 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	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)
12	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
13	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.
14	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.
15	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
16	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
17	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	
18	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.
19	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
20	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
21	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.

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

M Gatvani

Singed on behalf of Dept: ETS

29 Apr 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	6252		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	Smokey Mountain Trading 145 (Pty) Ltd		
				Erf Size (ha)	0,18		
				Date (YYYY/MM/DD)	2025-04-29		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3610805		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 1000m² Erf (Upmarket)	unit		1			
OTHERS							
	Small Business < 250 kVA (20% diversity)	Actual kVA (BDMD)				13,8	
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	11,64	R 7 974,49	R 41 949,07	R 6 292,36	R 48 241,43
Total bulk engineering services component of Development Charge payable					R 41 949,07	R 6 292,36	R 48 241,43
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS): M Gatyeni							
Signature : _____							
Date : April 29, 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	01160621 001376	R 48 241,43
		R 48 241,43