

Collaborator No.: 3478752
Reference / Verwysing: Erf 786, George
Date / Datum: 23 January 2026
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O BOX 710
GEORGE
6530

**APPLICATION FOR REMOVAL OR RESTRICTION, REZONING AND PERMANENT DEPARTURE: ERF
786, 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 786, George:

1. **Removal**, in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023, of the following restrictive title deed conditions contained in Title Deed T62052/2024 of Erf 786, George:
 - a. Condition B.3.(b): *"The erf shall be used for residential purposes only."*
 - b. Condition B.3.(e): *"No building or structure or any portion thereof, except boundary walls, fences, shall be erected nearer than 15 feet to the street line which forms the boundary of this erf, nor within 10 feet of the rear boundary or 5 feet of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority, an outbuilding not 'exceeding' (*exceeding) 10 feet in height, measured from the floor to the wall plate, and no portion of which will be used for human habitation, may be erected within the above prescribed rear space." (*own correction).*
2. **Rezoning**, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023, of Erf 786, George from Single Residential Zone I to Business Zone I (to allow for offices);
3. **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 parking requirements applicable to "normal areas" (4 bays per 100m² GLA) to "PT1 areas" (3 bays per 100 m² GLA);

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

REASONS FOR DECISION

- (i). The application promotes an appropriately scaled land use that complies with the spatial planning objectives for this area and is consistent with the goals and objectives of the city in terms of the Spatial Planning and Land Use Management Act 16 of 2013 and the George Municipal Spatial Development Framework, 2023.

- (ii). The application promotes the creation of a diverse mixture of land uses that are compatible with a residential environment in transition from a low density to a medium to high density environment.
- (iii). The development is designed in a way that compliments the area and harmoniously blends in with the surrounding buildings and thus does not detract from the surrounding residential and aesthetic character.
- (iv). The proposal will not have a substantive negative impact on the surrounding property owners' rights and amenity, sunlight, views, or the streetscape.
- (v). The proposed development is situated withing close proximity to an activity corridor and will contribute positively to the existing public transport system (Go-George).

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation.
2. The property shall be limited to the development of "offices".
3. The property shall be developed in accordance with the development parameters of "offices", provided that the height of all buildings shall be limited to 8.5m to the top of roof.
4. The developer should make provision for a sidewalk along the full frontage of the development. The sidewalk shall have a minimum clear width of 1.8 metres and be constructed with asphalt surfacing, in compliance with Universal Access requirements and the relevant municipal engineering standards.
5. A site development plan (SDP) must be submitted to the satisfaction of the Directorate: Planning and Development, for the development in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2023 and the conditions of approval, prior to submission of building plans.
6. A separate Landscaping Plan must be submitted with the SDP to the satisfaction of the Directorate for consideration and approval.
7. The plan shall indicate the following, amongst other aspects, to the satisfaction of the Directorate: Planning and Development:
 - 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.
 - Indigenous trees (at least 200l in size) should be planted along the public roads (street frontage). The George Municipality tree list should be consulted to select suitable species.
 - Landscape-based screening and beautification to be incorporated on the street reserve and outside perimeter of the development to enhance the streetscape, subject to approval by Community Services.
 - Plant new vegetation, replace the cleared vegetation and use soft landscaping around the parking area.
 - Incorporate climate change mitigation measures aimed at urban cooling.
 - Provide for the enhancement of urban biodiversity within the area through the use of appropriate indigenous vegetation and green infrastructure measures, such as rooftop gardens and green walls, to enhance environmental performance and streetscape integration.
 - Greening of the property should be maximised within all open spaces.
 - Landscaping should aim to improve the aesthetics of the area, while also increasing the urban biodiversity.
8. One x 200-litre tree for every two parking bays must be planted. These trees should be additional to the trees replacing removed trees on site (as a result of the parking area created) and must serve as cooling of hardened surfaces.
9. The SDP must make provision for on-site stormwater attenuation. Measures such as permeable surfaces (such as gravel, stone or permeable pavers) and rainwater harvesting tanks must be incorporated to assist in mitigating stormwater runoff and management. The inclusion of rain gardens and bioswales is recommended to further increase stormwater management by allowing water to naturally infiltrate into the ground.



10. In terms of Section 34(1) of the Land-Use Planning By-Law for Georg Municipality, 2023, the owner must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions, after the publication of in the Provincial Gazette.
11. Proof of endorsement in the title deed must be submitted with the building plans for the development.
12. The approval will be deemed implemented on the commencement of building works in accordance with the approved building plans for the proposed development.

Notes

- (i). *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- (ii). *No construction or alteration may be commenced with until such time as a building plan has been approved.*
- (iii). *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
- (iv). *Further comments will be provided on submission of building plans.*
- (v). *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.*
- (vi). *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department.*
- (vii). *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.*
- (viii). *Provisions for the removal of solid waste must be addressed in conjunction with the Directorate: Community Services.*
- (ix). *Development must comply with all waste related regulations and requirements.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

13. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 10 March 2025, with collaborator reference 3478752.
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 are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference thereto, with regards to the proposed development, the developer will be required to make development contribution, as indicated below.
15. The amounts of the development charges are reflected on the attached calculation sheet dated 10 March 2025 and are as follows:
Roads: R65 477,90
Sewer: R 45 217,55
Water: R 60 765,68
Total: R 171 461,12 (Excluding VAT)
16. The total amount of the development charges of **R 171 461,12 (excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
17. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which 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

18. The conditions imposed by the Directorate Electro-technical Services are attached as 'Annexure C' dated 7 March 2025, with collaborator reference 3478752.
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 are 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 development contribution, as indicated below.

20. The amount of the development contributions is reflected on the attached calculation sheet dated 7 March 2025 and is as follows:

Electricity R 113 440,00 Excluding VAT

21. The total amount of the development charges of **R 113 440,00 (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 might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: 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 786 George(ROR, Rezoning & Permanent Departure Approval) Jan Vrolik.docx

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Erf Number *	786
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Phonics Properties (Pty) Ltd
Erf Size (ha) *	722,00
Date (YYYY/MM/DD) *	2025-03-10
Current Financial Year	2024/2025
Collaborator Application Reference	3478752

Application:

Rezoning to Business

Service applicable	Description
Roads	Service available, access via Ironsyde 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 10/03/2025 and are as follows:

Roads:	R	65 477,90	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	45 217,55	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	60 765,68	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	171 461,12	Total Excluding VAT
 - The total amount of the development charges of R171 461,12 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 R171 461,12 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.
 - 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)

- 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 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 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 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.
- 24 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 25 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.
- 26 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.
- 27 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 28 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.
- 29 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 30 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.
- 31 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 32 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.
- 33 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

10 Mar 25



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2024/25
Tariffs



Civil Engineering
Service



Electro-Technical
Service

Erf Number * 786
Allotment area * George
Water & Sewer System * George System
Road network * George
Developer/Owner * Phonics Properties (Pty) Ltd
Erf Size (ha) * 722,00
Date (YYYY/MM/DD) * 2025-03-10
Current Financial Year 2024/2025
Collaborator Application Reference 3478752

Code	Land Use	Unit	Total Existing Right			Total New Right		
RESIDENTIAL								
	Residential housing (1 000-1 500m²) Erf	Unit			1			
GENERAL BUSINESS								
	Offices - Small (<2 000m² GLA)	m2 GLA	m² Erf	FAR	m² GLA	m² Erf	FAR	m² GLA
						232,00	1,00	232,00

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	14,93		R 4 165,26	R 62 204,00	R 9 330,60	R 71 534,60
trips/day	0,79		R 4 165,26	R 3 273,89	R 491,08	R 3 764,98
kl/day	1,01		R 44 760,00	R 45 217,55	R 6 782,63	R 52 000,18
kl/day	1,34		R 45 340,00	R 60 765,68	R 9 114,85	R 69 880,53

Total bulk engineering services component of Development Charge payable

R 171 461,12

R 25 719,17

R 197 180,29

Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (CES):

JM Fivaz

Signature :

Date :

March 10, 2025

NOTES : 1. In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month
2. 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 Wiener Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:

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Service	Financial code/key number	Total
Roads	20220703048977	R 71 534,60
Public Transport	20220703048977	R 3 764,98
Sewerage	20220703048978	R 52 000,18
Water	20220703048981	R 69 880,53
		R 197 180,29

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



Erf Number * 786
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * Phonics Properties
 Erf Size (ha) * 0,07
 Date (YYYY/MM/DD) * 07 03 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3478752

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 07/03/2025 and are as follows: Electricity: R 113 439,59 Excluding VAT
3	The total amount of the development charges of R113 440, 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 R113 440, 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 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	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
15	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.
16	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.
17	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.
18	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
19	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
20	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.
21	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.

22	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
23	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
24	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.
25	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
26	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
27	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.
28	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.
29	Installation of ripple relays are compulsory for all geysers with electrical elements.
30	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.



Singed on behalf of Dept: ETS

07 Mar 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	786		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	Phonics Properties		
				Erf Size (ha)	0,07		
				Date (YYYY/MM/DD)	2025-03-07		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3478752		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units		
	Single Res > 650m² Erf (Normal)	unit		1			
GENERAL BUSINESS			m² Erf	FAR	m² GLA	m² Erf	
	Offices	m² GLA			232	100%	
OTHERS					kVA	kVA	
Is the development located within Public Transport (PT1) zone?			Please select				
			Yes				
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	4,33	18,56	R 7 974,49	R 113 439,59	R 17 015,94	R 130 455,53
Total bulk engineering services component of Development Charge payable					R 113 439,59	R 17 015,94	R 130 455,53
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature : 							
Date : March 7, 2025							
NOTE : In relation to the increase pursuant to section 56(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	20190822 029336	R 130 455,53
		R 130 455,53