

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3575218
Reference / Verwysing: Erven 1785 & 1786, Tyolora
Date / Datum: 06 February 2026
Enquiries / Navrae: Primrose Nako

Email: planning@delplan.co.za

DELPLAN CONSULTING
P O Box 9956
GEORGE
6530

APPLICATION FOR REZONING, CONSENT USE AND DEPARTURE: ERVEN 1785 AND 1786, TYOLORA

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Erven 1785 and 1786, Tyolora:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of the consolidated Erven 1785 and 1786, Tyolora from Industrial Zone I (Light industry) to General Residential Zone IV (Flats);
2. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a Boarding Hostel on the consolidated Erven 1785 and 1786, Tyolora;
3. Departure in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 for the following on the consolidated Erven 1785 and 1786, Tyolora:
 - (a) Relaxation of the southern street building line from 5.0m to 3.2m and western side boundary building line from 5.0m to 2.9m;
 - (b) Relaxation of the parking requirements for a boarding hostel from (PT1) 44 parking bays to 25 parking bays;

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 medium to high density residential development that aligns with the spatial planning objectives for this area and is consistent with the goals and objectives of LUPA and SPLUMA.
- (ii) The application, in the context of necessity for student accommodation and residential densification will not have a negative impact on the surrounding built environment.
- (iii) The proposed development is situated on an activity corridor and will contribute positively to the existing public transport system (Go-George).

- (iv) The necessary conditions will be imposed to ensure compliance with the Student Accommodation Policy in order to regulate and manage the said land use.
- (v) The proposal is deemed a sensible action in terms of optimising infrastructure resources and utilization of vacant properties within the urban edge.

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, Consent Use and Departure applications as applied for and as indicated on the Site Layout Plan, Plan no. 1060-SDP-01, 1168-01 & 1168-02 dated 21 May 2024 drawn by JDS Design Studio attached hereto as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. A site development plan for the boarding hostel together with a detailed landscaping plan must be submitted to the Directorate: Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 for consideration prior to the submission of building plans.
4. At least one 1x100l tree must be planted on the site for every 4 parking bays provided. The position of the trees must be shown on the site development plan and landscaping plan.
5. Compliance with George Municipality Student Accommodation Policy, 2023 must be motivated and included as part of the SDP submission.
6. The height of the buildings are limited to 3 storeys and a maximum height of 10.5m.
7. The approval will be considered as implemented on the issuing of an occupation certificate in accordance with the approved building plan.

Town planning notes:

- (i) *The approval will be limited to use of the property as a boarding hostel for persons registered for study with an academic institution as per the land use description in the Zoning Scheme.*
- (ii) *The developer to ensure that a manager/caretaker resides on the property in line with the George Municipality’s student accommodation policy. Manager unit to be shown on the SDP plan.*
- (iii) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR) for the above-mentioned development.*
- (i) *Council resolved on 29 January 2026 that Condition A.1 in the Title Deed may be removed. The owner/applicant 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 condition.*
- (ii) *Proof of registration with the Deeds office of the consolidated property with restrictive conditions removed, must be submitted with the building plan application.*
- (iii) *Stormwater management must addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- (iv) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services prior to submission of the SDP.*
- (v) *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.*
- (vi) *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.*
- (vii) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

8. The conditions imposed by the Directorate Civil Engineering Services, attached as “**Annexure B**” dated 25/05/2025, must be adhered to.
9. 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 indicated below.

10. The amounts of the development contributions are reflected on the attached calculation sheet dated 25/05/2025 and are as follows:
- | | |
|---------------|-------------------------------------|
| Roads: | R |
| Sewer: | R 624 267.72 |
| Water: | R 547 480.50 |
| Total: | R 1 171 748.22 Excluding VAT |
11. The total amount of the development charges of **1 171 748.22 (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.
12. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 8 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

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

13. The conditions imposed by the Directorate Electro-technical Services, attached as “Annexure B” dated 10/03/2025, must be adhered to.
14. 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.
15. The amount of the development contribution is reflected on the attached calculation sheet dated 10/03/2025 and is as follows:
Electricity: R 596 946.43
16. The total amount of the development charges of **R596 946.43 (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 approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: 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 27 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.

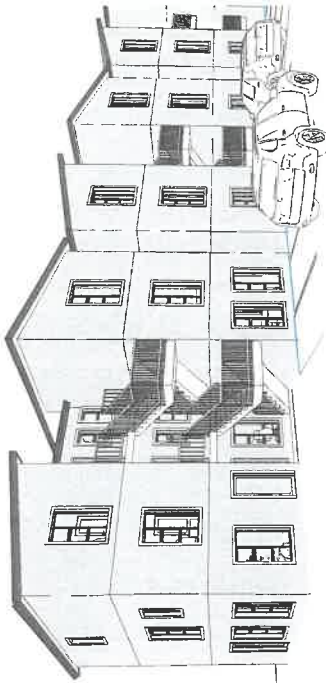
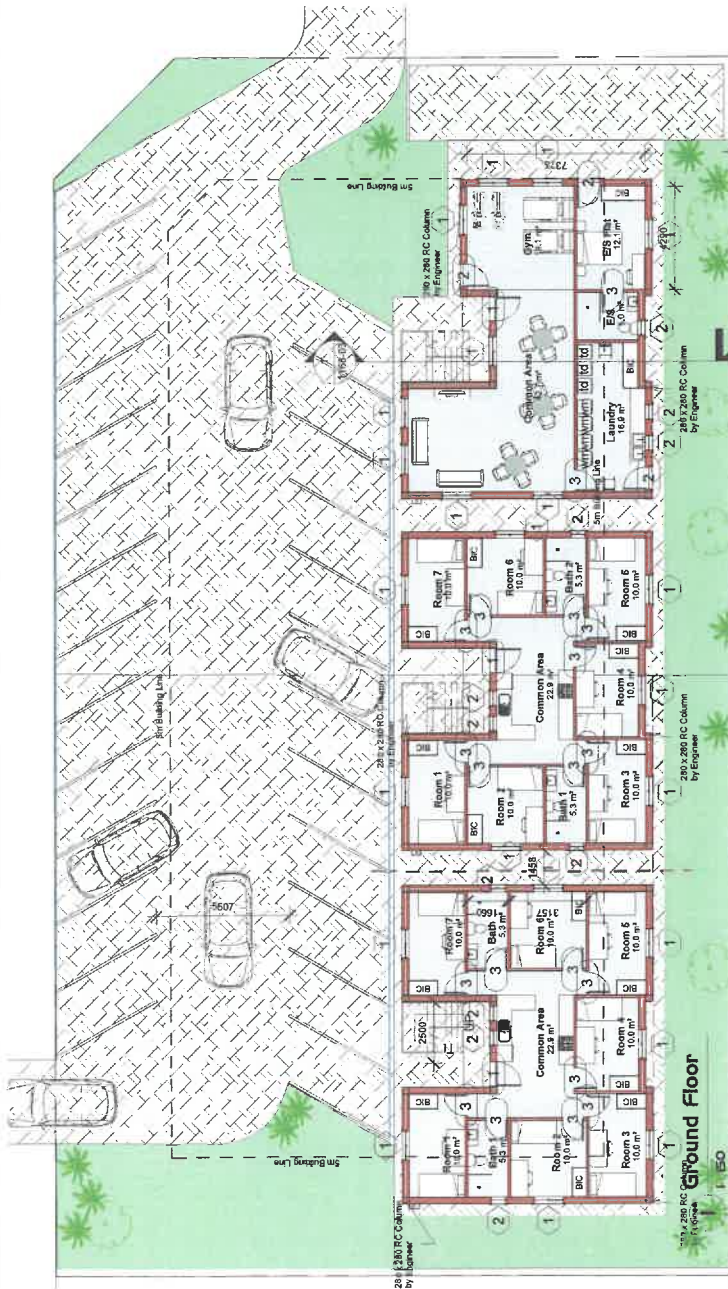
Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



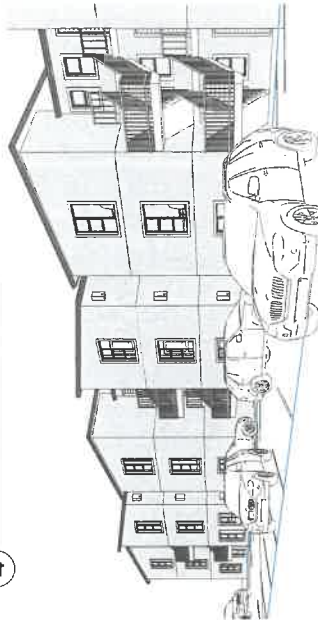
C PETERSEN
SENIOR MANAGER: TOWN PLANNING

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3D View 2

4



3D View 3

5



MUNICIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
06/02/2024
DATE
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPANNING

Remarks
This drawing is copyrighted and belongs to JDS.
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No.	Revision	Description	Date

Mr Isaacs

Proposed new
Student housing
on erf 1785 &
1786, Tyolora,
George

JDS Design
Studio

john@jdsdesign.co.za
www.jdsdesign.co.za
Cell: 084 407 5666

For Pricing Purposes
Date: 21/05/2024

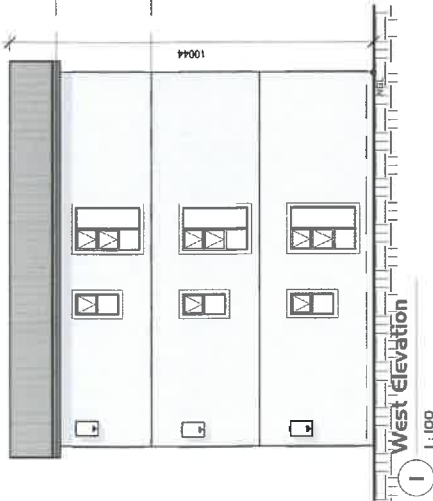
Drawn: JJP Jacobs
SACAP REG NO: D 0560

Layout and Info

1168-01

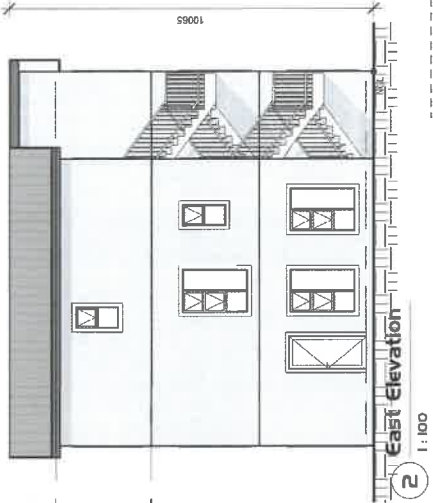
Sheet Size
A2

Owner signature



West Elevation

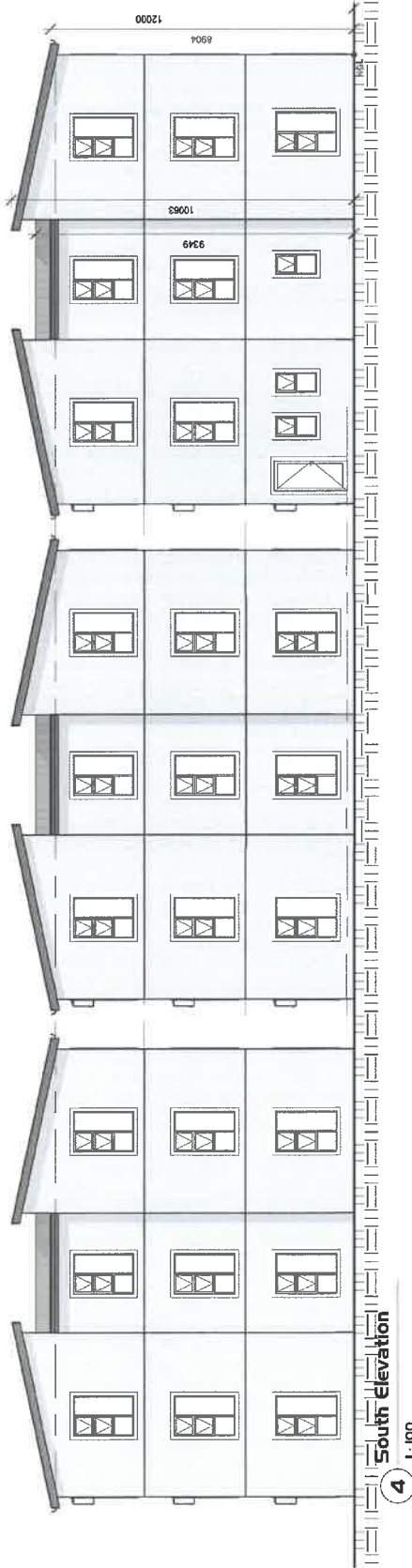
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East Elevation

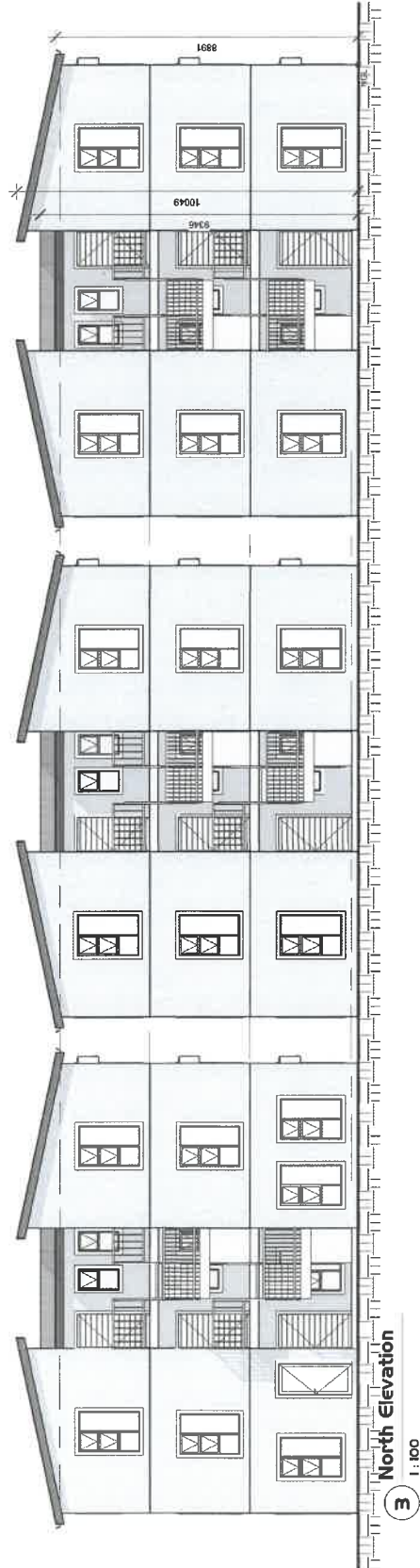
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12m Height Restriction



South Elevation

1:100



North Elevation

1:100

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

08/06/2026
DATE
BATHUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATISIEPLANNING

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No.	Description	Revision	Date

Mr Isaacs

Proposed new
Student housing
on erf 1785 &
1786, Tyolora,
George

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Design
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Cell: 064 400 5666

For Pricing Purposes

Date: 21/05/2024
Drawn: J.P. Jacobs
SACAP REG NO: D 0590

Elevations

1168-02


Owner signature

Sheet Size

A2

0
revision

2025/01/29 13:45:05

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf Number *	1785 & 1786
	Allotment area *	Thembaletu
	Water & Sewer System *	George System
	Road network *	Thembaletu
	Developer/Owner *	CNS Group
	Erf Size (ha) *	1 404,00
	Date (YYYY/MM/DD) *	2025-03-25
	Current Financial Year	2024/2025
Collaborator Application Reference		375218

Application: Rezoning, Consent Use & Consolidation

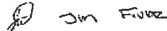
Service applicable	Description
Roads	Service available, access via (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

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 25/03/2025 and are as follows:

Roads:	R	-	Excluding VAT (Refer to attached DC calculation sheet)	
Sewer:	R	624 267,72	Excluding VAT (Refer to attached DC calculation sheet)	
Water:	R	547 480,50	Excluding VAT (Refer to attached DC calculation sheet)	
Total	R	1 171 748,22	Total Excluding VAT	
 - 3 The total amount of the development charges of R1 171 748,22 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 R1 171 748,22 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 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 19 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 20 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 21 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 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.
- 23 Developer is to take note of an existing sewer main in the proposed development. (condition 7 applicable)
- 24 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
- 25 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.
- 26 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.
- 27 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.
- 28 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 29 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.
- 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

25 Mar 25

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



Erf Number * 1785
 Allotment area * Thembalethu/Tyolora
 Elec DCs Area/Region * George Network
 Elec Link Network * MV/LV
 Elec Development Type * Normal
 Developer/Owner * CNS Group
 Erf Size (ha) * 0,14
 Date (YYYY/MM/DD) * 10 03 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3575218

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	<p>The amounts of the development contributions are reflected on the attached calculation sheet dated 10/03/2025 and are as follows:</p> <table><tr><td>Electricity:</td><td>R</td><td>596 946,43</td><td>Excluding VAT</td></tr></table>	Electricity:	R	596 946,43	Excluding VAT
Electricity:	R	596 946,43	Excluding VAT		
3	The total amount of the development charges of R596 946, 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 R596 946, 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.
31	All LV work must be installed and be funded by the developer / customer.
33	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.
33	A temporary municipal metered construction supply can be installed, at a cost to be determine, prior to construction to monitor electrical consumption during the construction phase. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. Temporary supplies will only be made available on full payment of the DCs for the whole development.



Singed on behalf of Dept: ETS

10 Mar 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	1785		
				Allotment area	Thembaletu/Tyolora		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV/LV		
				Elec Development Type	Normal		
				Developer/Owner	CNS Group		
				Erf Size (ha)	0,14		
				Date (YYYY/MM/DD)	2025-03-10		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3575218		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 650m² Erf (Normal)	unit		2			
OTHERS							
	Others. No further diversity applied. (as applied by consultant)	Actual kVA (ADMD)				104	
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	6,67	104,00	R 6 261,85	R 596 946,43	R 89 541,96	R 686 488,40
Total bulk engineering services component of Development Charge payable					R 596 946,43	R 89 541,96	R 686 488,40
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George Calculated (ETS):  Signature : _____ Date : March 10, 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 023 156	R 686 488,40
		R 686 488,40