

Bepanning en Ontwikkeling
Planning and Development

Collaborator No.: 3870616
Reference / Verwysing: Remainder Erf 464, George
Date / Datum: 27 March 2026
Enquiries / Navrae: Primrose Nako

Email: mark@jonotrust.co.za

JONO TRUST
13 Pinee Close
Pinelands
CAPE TOWN
8000

APPLICATION FOR REZONING AND SUBDIVISION: REMAINDER ERF 464, GEORGE

Your application in the above refers.

The Southern Cape Joint Municipal Planning Tribunal – George Municipality, meeting held on 24 March resolved:

That the following applications applicable to a portion of Remainder Erf 464, George:

1. **Subdivision** in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Remainder Erf 464, George into a Portion 1 ($\pm 4,53$ ha), a Portion 2 ($\pm 1,00$ ha) and a Remainder;
2. **Rezoning** in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Portion 1 from "Undetermined Zone" to "Transport Zone I"; and
3. **Rezoning** in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Portion 2 from "Undetermined" to "Transport Zone II";

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

REASONS FOR DECISION

- a) The proposed development will not have a negative impact on the character of the area or the environment as it is compatible with the existing land uses.
- b) The proposal advances integrated transport objectives by improving fleet management and operational efficiency and enhancing long-term public transport sustainability. This is aligned with national and provincial transport reform objectives and sustainable mobility principles.
- c) The introduction of landscaping will counteract the impact of heat emissions from hardened surfaces by introducing natural cooling elements as part of climate change

mitigation. Ecological infrastructure, if applied in accordance with SUDS principles, retards stormwater runoff resulting from introduction of new hardened surfaces, thereby reducing the risk of erosion and pollution of neighboring natural systems.

- d) The proposal is consistent with the George Municipal Spatial Development Framework, 2023, promoting integration of roads and transportation systems (for both people and freight), as well as Non-Motorised Transport (NMT), to enhance connectivity. Furthermore, the infrastructure serves to link marginalised communities to areas of employment and public transport and serves as a practical tool for spatial transformation and social upliftment. The MSDF objectives related to climate change mitigation is supported through the mechanism of public transport by reducing reliance on private vehicles and lowering carbon emissions.
- e) The ongoing upgrading of the capacity along York Street, including the upgrading of the York Street / PW Botha Boulevard intersection, which was reportedly based on existing forward planning, will ensure sufficient road capacity to accommodate the proposal, without the need to upgrade any additional roads / intersections.

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

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, this approval shall lapse if not implemented within a period of five (5) years from the date of approval.
2. The rezoning and subdivision approval shall be taken to cover only the development as proposed and as indicated on Subdivision Plan 25.325 dated May 2025 and drawn by Jono Trust Town and Site Plan No. 11262000-001 Revision D drawn by V3 Consulting Engineers dated 4 September 2025 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.

Subdivision conditions

3. The approved SG Diagrams containing the street name as approved on the broader application must be submitted to the Directorate’s GIS Section for record purposes prior to registration of a portion.
4. The above approval will be regarded as implemented on the registration of the respective subdivision diagrams and transfer of at least one portion at the Deeds Office prior to submission of building plans for Portion 1.

Implementation of rezoning rights for Portion 1 (bus depot site)

5. A Site Development Plan (SDP) for the development must be submitted in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2023, to the satisfaction of the Directorate: Planning and Development, for approval prior to the submission of building plans. In this regard, take special consideration of the required functional open space and all relevant zoning scheme parameters to be indicated and adhered to. Also indicate compliance with all conditions of approval.
6. A separate Landscaping Plan and Rehabilitation Plan to be submitted with the SDP to the satisfaction of the Directorate: Planning and Development for consideration and approval. The plan shall indicate:
 - a) Indicate all hard and soft landscaping elements to be incorporated, including the indigenous vegetation and trees that will be retained and planted within the development.
 - b) The developer must plant one 200 litre tree for four two parking bays.

- c) The trees must not be clustered and should be evenly spaced on the development area. The position of the trees must be shown on the SDP/landscaping plan.
 - d) The George Municipality tree list should be consulted to select suitable species.
 - e) Landscape-based screening and beautification must be incorporated on the street reserve and outside perimeter of the development, to enhance the streetscape.
 - f) 3D renderings / visual representations must be included.
 - g) Permeable parking and other creative measures must be indicated to mitigate climate change and the heat island impact of urbanisation.
 - h) The extent of impermeable surfaces must align with the SUDs principles documented in the George Municipal Spatial Development Framework, 2023.
7. The developer must appoint an Environmental Control Officer (ECO) to ensure compliance with the Environmental Authorisation and all relevant environmental requirements and recommendations from related specialist studies and comments and conditions from the Department of Environmental Affairs and Development Planning. The ECO must ensure compliance with / the implementation and management of the landscaping plans. A confirmation letter from the ECO must be submitted with the SDP in this regard.
 8. The above approval will be considered as implemented on the commencement of building works in accordance with approved building plans.

Implementation of the zoning rights for Portion 2

9. The zoning shall be deemed implemented on the commencement of construction works for the proposed public street.

Town Planning Notes:

- (i) *Building plans must be submitted for approval in accordance with the National Building Regulations.*
- (ii) *Developer must comply with the recommendations of the Traffic Impact Assessment.*
- (iii) *Developer must comply with the conditions of the Environmental Authorisation.*
- (iv) *The ECO must certify compliance with conditions of the environmental authorization and landscape plan, which must accompany the application for Occupation Certificate.*
- (v) *Developer must comply will all relevant legislation.*
- (vi) *It is incumbent on the developer to comply with Waste Collection Policy and By-law.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

10. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 12 November 2025 and must be adhered to.
11. 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.
12. The amounts of the development contributions are reflected on the attached calculation sheet dated 12 November 2025 and are as follows:

Roads	R 568 980,23	(Excluding VAT)
Sewer	R 487 376,95	(Excluding VAT)
Water	R 684 370,70	(Excluding VAT)
Total	R 1 740 727,88	(Excluding VAT)
13. The total amount of the development charges of **R 1 740 727,88 (excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.

14. Any amendments or additions to the 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

15. The conditions imposed by the Directorate Electro-Technical Services are attached as 'Annexure C' dated 10 November 2025, must be adhered to.
16. 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.
17. The amount of the development contributions is reflected on the attached calculation sheet dated 10 November 2025 and is as follows:
Electricity R 2 545 909,00 (Excluding VAT)
18. The total amount of the development charges of **R 2 545 909,00 (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.
19. 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.

ADDITION CONDITION IMPOSED BY THE TRIBUNAL

20. The Western Cape Department of Infrastructure (Provincial Road Authority) be informed of the decision and afforded a right of appeal.

Note:

R. Le Roux requested that matter be referred to allow the Municipality an opportunity to obtain comments from the Provincial Roads Authority before the Panel decides on the application. The rest of the Panel however felt that there was sufficient justification to decide on the application without these comments. The Provincial Roads Authority must, however, be informed of the decision and provided a right of appeal. Decision was thus taken by majority vote.

You have the right to appeal to the Appeal Authority against the decision of the Southern Cape Joint Municipal Planning Tribunal – George Municipality, 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 17 April 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



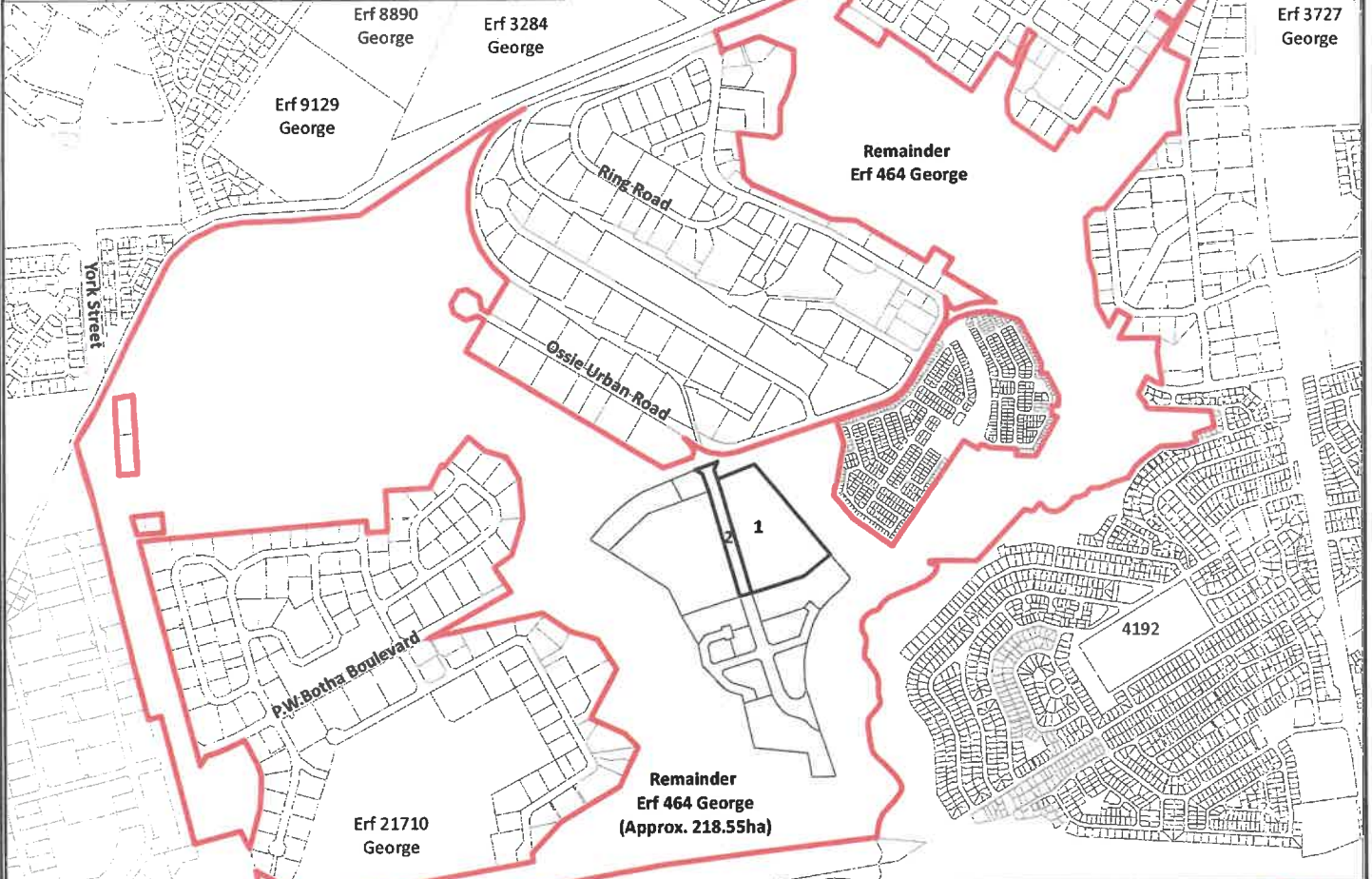
C PETERSEN

SENIOR MANAGER: TOWNPLANNING

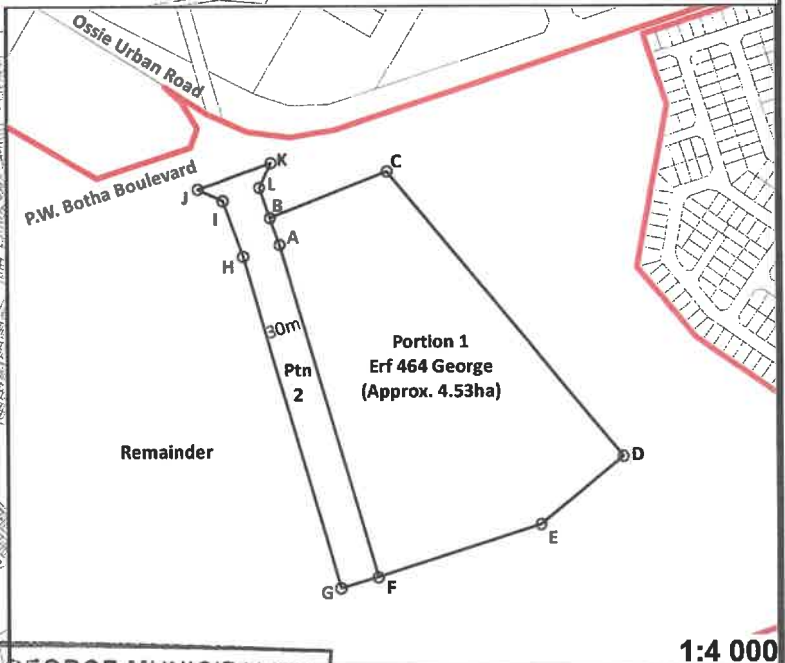
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LAND USE TABLE

Portion Number	Proposed Zoning	Proposed Use	Area (ha)	% of Area
1	Transport Zone 1	Bus Depot	4.53	2.03
2	Transport Zone 2	Road	1.00	0.44
Remainder	Undertermined Zone	Undetermined	217.68	97.53
Total			223.21	100%



CO-ORDINATES	
A	319576.5657, -3767679.8891
B	319569.1306, -3767659.1292
C	319659.5506, -3767623.4236
D	319841.8144, -3767843.9143
E	319777.8125, -3767896.8201
F	319651.6721, -3767937.2630
G	319622.9187, -3767945.6610
H	319547.9259, -3767688.8970
I	319532.4980, -3767645.8207
J	319513.2608, -3767637.0796
K	319570.0549, -3767616.7386
L	319560.7413, -3767635.7054



Key	
	Site Boundary: Remainder Erf 464 George (Approx. 223.21ha)
	Surrounding Properties
	Proposed Subdivision Line
	Subdivisional Overlay (Zutari)

MUNICIPALITY OF GEORGE

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.

27/03/2025

DATE: 27/03/2025
 DATUM: SOUTH AFRICAN NATIONAL DATUM

SECTION: 25.325
 PROJECT: SUBDIVISION PLAN

Remainder Erf 464 George 2.3

SUBDIVISION PLAN

SCALE at A3: 1:12 000

JONO TRUST
 town & urban planning
 environmental design project facilitation
 www.jonotrust.co.za planning@jonotrust.co.za

Job: 25.325 | mxd: Subdivision Plan | Date: May 2025

1:4 000

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Erf number *	464 (Go-George Depot)
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	George Municipality
Erf Size (ha) *	4,5 Ha
Date (YYYY/MM/DD) *	2025-11-12
Current Financial Year	2025/2026
Collaborator Application Reference	3870616

Application: _____ **Subdivision & Departure** _____

Service applicable	Description
Roads	Service available, access via PW Botha Ave. (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)

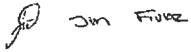
Conditions
General conditions

- 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 12/11/2025 and are as follows:

Roads:	R	568 980,23	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	487 376,95	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	684 370,70	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	1 740 727,88	Total Excluding VAT
 - The total amount of the development charges of R1 740 727,88 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 R1 740 727,88 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)

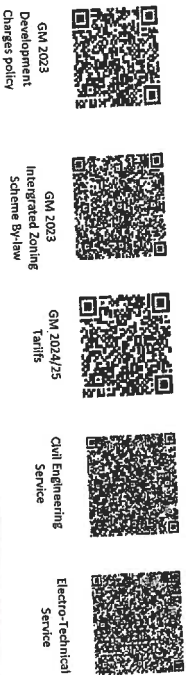
- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments 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)
- 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 existing water main in the property building line of the proposed development. (condition 7 applicable)
- 24 Developer is to take note of an existing sewer main in the proposed development. (condition 7 applicable)
- 25 All aspects regarding sewerage management/treatment shall be addressed to the satisfaction of the Dir: CES and all other relevant authorities.
- 26 All necessary permits, licenses and/or approvals required for the development must be obtained from the relevant authorities.
- 27 The applicant/developer/owner is to apply to the Dir: CES for an industrial permit to discharge any effluent, other than standard residential effluent, into the municipal sewer system. The conditions as stated in the permit are to be implemented at the applicant's expense.
- 28 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
- 29 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, who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the relevant authority, are to be implemented by the developer and prior to any transfer being approved or an occupation certificate being issued. All costs involved will be for the developer.
- 30 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.
- 31 A layout plan indicating the proposed storm water drainage must be submitted to the Dir:CES for prior approval. Condition 7 applies.
- 32 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.
- 33 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 34 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.
- 35 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.
- 36 The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.
- 37 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 38 The municipality, or contractors representing George Municipality to have unrestricted access to the exiting municipal infrastructure pump stations. Developer to indicated proposed access on the development's Site Development Plan (SPD) for approval.

- 39 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.
- 40 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.



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

12 Nov 25
Date



Ef# number * 464 (Go-George Depot)
 Allotment area * George
 Water & Sewer System * George System
 Road network * George
 Developer/Owner * George Municipality
 Ef# Size (ha) * 4.5 Ha
 Date (YYYY/MM/DD) * 2025-11-12
 Current Financial Year * 2025/2025
 Collaborator Application Reference * 3870616

Code	Description	Unit	Total Existing Right	Total New Right
			m ² FAR	m ² FAR
			m ² GLA	m ² GLA
			m ² Ef#	m ² Ef#
			FAR	FAR
			m ² GLA	m ² GLA
			m ² Ef#	m ² Ef#
			FAR	FAR
			m ² GLA	m ² GLA
			1,00	1,00
			1153,00	1153,00

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

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	142,03	R 3 805,76	R 540 531,22	R 81 079,68	R 621 610,90
	trips/day	7,48	R 3 805,76	R 28 449,01	R 4 267,35	R 32 716,36
	k/day	8,84	R 55 140,00	R 487 376,95	R 73 106,54	R 560 483,49
	k/day	15,22	R 44 980,00	R 684 370,70	R 102 655,61	R 787 026,31
Total (including engineering services component of Development Charge payable)				R 1 740 727,88	R 261 109,18	R 2 001 837,06
Link engineering services component of Development Charge						
Total Development Charge Payable						

City of George
 Calculated (CES): JM Fwaz

Signature: _____ Date: **November 12, 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 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	Internal Code/Key/Number	Total
Roads	20220703048977	R 621 610,90
Public Transport	20220703048978	R 32 716,36
Sewerage	20220703048981	R 560 483,49
Water	20220703048981	R 787 026,31
		R 2 001 837,06

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



Erf Number * **464**
 Allotment area * **George**
 Elec DCs Area/Region * **George Network**
 Elec Link Network * **MV**
 Elec Development Type * **Normal**
 Developer/Owner * **George Municipality**
 Erf Size (ha) * **0**
 Date (YYYY/MM/DD) * **10 11 2025**
 Current Financial Year **2025/2026**
 Collaborator Application Reference **3870616**

Application: Development Charges

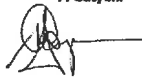
Comments: 0

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 10/11/2025 and are as follows: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Electricity:</td> <td style="width: 10%; text-align: center;">R</td> <td style="width: 40%; text-align: center;">2 545 908,59</td> <td style="width: 35%; text-align: center;">Excluding VAT</td> </tr> </table>	Electricity:	R	2 545 908,59	Excluding VAT
Electricity:	R	2 545 908,59	Excluding VAT		
3	The total amount of the development charges of R2 545 909, 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 R2 545 909, 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	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.				
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	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.				
17	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.
Electro Technical	
21	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.
22	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
23	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
24	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.
25	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.
26	Installation of ripple relays are compulsory for all geysers with electrical elements.
27	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
28	All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.

M Gatyeni



Singed on behalf of Dept: ETS

10 Nov 25



Erf Number: 464
 Allotment area: George
 Elec DCs Area/Region: George Network
 Elec Link Network: MV
 Elec Development Type: Normal
 Developer/Owner: George Municipality
 Erf Size (ha): 0
 Date (YYYY/MM/DD): 2025-11-10
 Current Financial Year: 2025/2026
 Collaborator Application Reference: 3870616

Code	Land Use	Unit	Total Existing Right	Total New Right
OTHERS				
	Others. No further diversity applied. (as applied by consultant)	Actual kVA (ADMD)		500

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	0,00	500,00	R 5 091,82	R 2 545 908,59	R 381 886,29	R 2 927 794,88
Total bulk engineering services component of Development Charge payable					R 2 545 908,59	R 381 886,29	R 2 927 794,88

Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (ETS):

M Gabyeni

Signature :

Date : November 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 021336	R 2 927 794,88
		R 2 927 794,88



Erf Number * 464
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * George Municipality
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 10 11 2025
 Current Financial Year 2025/2026
 Collaborator Application Reference 3870616

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 10/11/2025 and are as follows: <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Electricity:</td> <td style="width: 10%; text-align: right;">R</td> <td style="width: 40%; text-align: right;">2 545 908,59</td> <td style="width: 35%; text-align: right;">Excluding VAT</td> </tr> </table>	Electricity:	R	2 545 908,59	Excluding VAT
Electricity:	R	2 545 908,59	Excluding VAT		
3	The total amount of the development charges of R2 545 909, 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 R2 545 909, 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	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.				
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	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.				
17	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.				


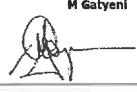
19	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
20	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
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28	All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.

M Gatyeni



Singed on behalf of Dept: ETS

10 Nov 25

Development Charges Calculator		Version 1.00		2025/06/18			
		Erf Number	454				
		Allotment area	George				
		Elec DCs Area/Region	George Network				
		Elec Link Network	MV				
		Elec Development Type	Normal				
		Developer/Owner	George Municipality				
		Erf Size (ha)	0				
		Date (YYYY/MM/DD)	2025-11-10				
		Current Financial Year	2025/2026				
		Collaborator Application Reference	3870616				
Code	Land Use	Unit	Total Existing Right	Total New Right			
OTHERS							
	Others, No further diversity applied, (as applied by consultant)	Actual KVA (ADMD)			500		
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	0,00	500,00	R 5 091,82	R 2 545 908,59	R 381 886,29	R 2 927 794,88
Total bulk engineering services component of Development Charge payable					R 2 545 908,59	R 381 886,29	R 2 927 794,88
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):		M Gatyeni					
Signature:							
Date:		November 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	20160523 021336	R 2 927 794,88
		R 2 927 794,88