

Collaborator No.: 3870476
Reference / Verwysing: Erf 504, George
Date / Datum: 10 April 2026
Enquiries / Navrae: Primrose Nako

Email: planning@delplan.co.za

DELPLAN CONSULTING
P O Box 9956
GEORGE
6530

APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURES: ERF 504, GEORGE

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Erf 504, George:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Erf 504, George into Portion A ($\pm 689.36\text{m}^2$) and a Remainder ($\pm 522.14\text{m}^2$);
2. Permanent Departures in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following building lines applicable to proposed Remainder Erf 504, George:
 - a) Eastern common boundary building line of proposed Remainder Erf 504, George from 2m to 1.5m for to accommodate the existing and approved garage with a height of 4.7m;
 - b) Southern boundary building line of proposed Remainder Erf 504, George from 2m to 1.79m to accommodate the existing dwelling house;

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

REASONS FOR DECISION

- i. The application is in line with the character of the area.
- ii. The application, in the context of necessity for residential densification, will not have a negative impact on the surrounding neighbourhood or property rights.
- iii. The subdivision does not detract from the surrounding residential or aesthetical character.
- iv. The proposed development will satisfy the demand for housing opportunities in an area where such densification is needed and duly supported by the required infrastructure and amenities to render such development sustainable.
- v. The proposed subdivision is compatible with the spatial planning objectives of the area.
- vi. The proposed departures for building line relaxation are required to accommodate existing structures in relation to the new proposed subdivisional line.

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 Land Use Planning By-law for George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date of approval.
2. The above approvals shall be taken to cover only the subdivision and departures as applied for and as indicated on the Subdivision Plan No. 1451/SUB1/REV1 dated March 2026, drawn by DELPLAN Consulting attached as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. Mature trees must be retained. Please ensure appropriate landscaping on the property to preserve the character of the site.
4. The approval will only be regarded as implemented on the registration of Portion A in terms of the Deeds Registries Act.

Town Planning Notes

- (i) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- (ii) *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.*
- (iii) *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR) in respect of the newly created erven.*
- (iv) *Developer to take note of the position of the external sewer main located on the property. See conditions from Civil Engineering Services on how to move / relocate the service.*
- (v) *No structures shall be constructed on top of the sewer pipeline.*
- (vi) *Building Control indicated non-support to the departures and stated “All proposed new additions must comply with the current zoning parameters. The departure application to reduce the new building lines from 2 meter to 1.5 meters is not supported.”*
- (vii) *Mature trees on property should not be negatively affected by any future development the newly created portion.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

5. The conditions imposed by the Directorate Civil Engineering Services are attached as “**Annexure B**” dated 11 November 2025 and must be complied with.
6. 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 thereto, with regards to the proposed development, the developer will be required to make development contributions as indicated below.
7. The amounts of the development contributions are reflected on the attached calculation sheet dated 11 November 2025 and are as follows:
Roads: R 12 619,60 (excluding VAT)
Sewer: R 19 243.86 (excluding VAT)
Water: R 19 656.26 (excluding VAT)
Total: R 51 519.72 (excluding VAT)
8. The total amount of the development charges of **R51 519.72 (excluding VAT)** must 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.
9. Any amendments or additions to the proposed development, which is not contained within the calculation sheet, which may lead to an increase or decrease in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

10. The conditions imposed by the Directorate Electro-Technical Services are attached as “Annexure C” dated 10 November 2025 and must be complied with.
11. 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.
12. The amount of the development contributions is reflected on the attached calculation sheet dated 10 November 2025 and is as follows:
Electricity: R 17 330.00 (excluding VAT)
13. The total amount of the development charges of **R 17 330.00 (excluding VAT)** must be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
14. Any amendments or additions to the approved development parameters which may lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 01 MAY 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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Erf number *	504
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Walters Property Management CC
Erf Size (ha) *	1 236,19
Date (YYYY/MM/DD) *	2025-11-11
Current Financial Year	2025/2026
Collaborator Application Reference	3870476

Application: Subdivision & Departure

Service applicable	Description
Roads	Service available, access via Wellington 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 11/11/2025 and are as follows:

Roads:	R	12 619,60	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	19 243,86	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	19 656,26	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	51 519,72	Total Excluding VAT
 - The total amount of the development charges of R51 519,72 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 R51 519,72 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 Developer is to take note of existing water main in the property building line of the proposed development. (condition 7 applicable)
- 22 Developer is to take note of an existing sewer main in the proposed development. (condition 7 applicable)
- 23 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
- 24 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.
- 25 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.
- 26 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 27 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.
- 28 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.
- 29 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 30 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.
- 31 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.
- 32 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

11 Nov 25

Date

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



Erf Number * 504
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * Walter Property Management
 Erf Size (ha) * 0,1
 Date (YYYY/MM/DD) * 10 11 2025
 Current Financial Year 2025/2026
 Collaborator Application Reference 3870476

Application: Development Charges

Comments: 0

Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)

Conditions	
General conditions	

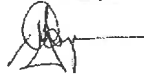
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make 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: Electricity: R 17 329,53 Excluding VAT
3	The total amount of the development charges of R17 330, 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 R17 330, 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	Any, and all, costs directly related to the development remain the developers' responsibility.
8	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
9	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
10	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
11	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
12	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.
13	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.
14	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.

Electro Technical

15	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.
16	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
17	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
18	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.


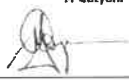
19	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
20	Installation of ripple relays are compulsory for all geysers with electrical elements.
21	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.

M Gatyeni



Singed on behalf of Dept: ETS

10 Nov 25

Development Charges Calculator		Version 1.00		2025/06/18			
		Erf Number	504				
		Allotment area	George				
		Elec DCs Area/Region	George Network				
		Elec Link Network	LV				
		Elec Development Type	Normal				
		Developer/Owner	Walker Property Management				
		Erf Size (ha)	0,1				
		Date (YYYY/MM/DD)	2025-11-10				
		Current Financial Year	2025/2026				
		Collaborator Application Reference	3870476				
Code	Land Use	Unit	Total Existing Right		Total New Right		
			Units	Units	Units	Units	
RESIDENTIAL							
	Single Res > 1000m ² Erf (Upmarket)	unit		1			
	Single Res > 650m ² Erf (Normal)	unit				1	
	Single Res > 350m ² Erf (Small)	unit				1	
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	5,78	7,95	R 7 995,73	R 17 329,53	R 2 599,43	R 19 928,96
Total bulk engineering services component of Development Charge payable					R 17 329,53	R 2 599,43	R 19 928,96
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	20160623 021336	R 19 928,96
		R 19 928,96