

*Bepanning en Ontwikkeling
Planning and Development*

Collaborator No.: 3247721
Reference / Verwysing: Erven 25265 & 25252 (Portion of Erf 464), George
Date / Datum: 17 April 2026
Enquiries / Navrae: Primrose Nako

Email: hlourens@george.gov.za

Henko Lourens
46 Market Street
GEORGE
6530

**APPLICATION FOR SUBDIVISION, REZONING AND SUBDIVISION OF UNREGISTERED
ERVEN 25265 & 25252 (PORTION OF ERF 464), GEORGE.**

Your application in the above refers.

The Special Southern Cape Joint Municipal Planning Tribunal – George Municipality, meeting held on 15 April 2026 resolved:

A) That, notwithstanding the objections received, the following applications applicable to Remainder Erf 464 (unregistered Erven 25265 and 25252), George for:

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 two (2) portions as framed by the boundaries of unregistered Erven 25265 and 25252, George and a Remainder;
2. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of said two (2) portions as framed by the boundaries of Erven 25252 and 25265, George from Single Residential Zone I and Transport Zone II (zoning as per the GIS viewer) to a Subdivisional Area – with a basket of rights comprising of:
 - (a) 43 Single Residential Zone I erven;
 - (b) 2 General Residential Zone IV erven;
 - (c) 2 Open Space Zone I erven;
 - (d) 4 Transport Zone II erven;

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 proposal is found compliant with the environmental legislation (i.e. NEMA/EIA regulations) as confirmed by the competent authority (DEA&DP). The site is also situated within an established urban development area and insofar does not trigger any written authorisation in terms of the said sets of legislation.
- (iii) The application, in the context of necessity for residential densification and necessary mitigation measures in terms of height, will not have a negative impact on the surrounding environment, neighbours' rights and amenities in terms of views and privacy.
- (iv) The proposed development will be designed and built in a way that complements the aesthetical character of the area and harmoniously blend in with the surrounding built fabric.
- (v) The proposed development is situated on an activity corridor and will contribute positively to the existing public transport system (Go-George).
- (vi) The open space system will also foster social cohesion, improve property values and ensure environmental sustainability through the management of stormwater. Provision of sports fields in line with the IDP (5th-generation, 2022–2027 and its subsequent reviews) which requires the creation of parks, recreation and sports infrastructure as part of the municipality's strategic social and spatial development objectives stating that these are linked to health, youth development, social inclusion, and placemaking in the municipal area.
- (vii) The proposal is a Council mandated project aimed at providing "choice" and "opportunity" within the current housing market for George especially for first-time homeowners.

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 subdivision of Remainder Erf 464, George into two (2) portions as framed by the boundaries of unregistered Erven 25265 and 25252 George and the rezoning of said portions to a subdivisional area as applied for. A Subdivision plan in this regard must be submitted to the Director Planning and Development for endorsement.
3. A new application for the Subdivision of the Subdivisional Area may only be submitted once the Road's Master Plan applicable to the surrounding area has been approved.
4. A site development plan for the development with specific attention to the access/linkage, the flats component and open spaces must be submitted together with a detailed landscaping plan 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.
5. Architectural design guidelines must be submitted to the Directorate for a consideration and approval for the single residential development prior to the submission of building plans. Compliance with these guidelines shall be imposed as a restrictive condition in the title deeds of these properties.
6. The height of the flats shall be limited to 8,5m.

7. The density of properties in General Residential Zone IV is restricted to 80du/ha;
8. The approval will be considered as implemented on transfer of any portion and/or the installation of services, following the consideration of the revised subdivision plan in line with the approved roads master plan.

Town Planning Notes:

- (i) *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.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

9. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 27/08/2024, be adhered to.
10. Note, 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 follows:

The amounts of the development charges are reflected on the attached (Annexure B) calculation sheet dated 27/08/2024 and are as follows:

Roads: R 1 119 358.52

Sewer: R 1 429 087.33

Water: R 1 682 658.08

Total: R 4 231 103.93 (Excluding VAT)

11. The total amount of the development charges of **R 4 231 103.93 (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 9 above, 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: ELECTROTECHNICAL SERVICES

13. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 27/08/2024, be adhered to.
14. Note, as stipulated in the attached conditions imposed by the Directorate Electrotechnical 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 follows:

15. The amounts of the development contributions are reflected on the attached (*Annexure B*) calculation sheet dated 27/08/2024 and are as follows:

Electricity: R 674 056.90 (Excluding VAT)

16. The total amount of the development charges of **R 674 056.90 (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.

B) That the application for Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of the Subdivisional Area applicable to unregistered Erven 25265 & 25252, (Portions of Remainder Erf 464), George as follows:

1. Unregistered Erf 25252, George:
 - (a) 18 x Single Residential Zone I erven (including 16 erven accommodating semi-detached units and two erven accommodating single residential units);
 - (b) 3x Transport Zone II erven (public street);
2. Unregistered Erf 25265, George:
 - (a) 25 x Single Residential Zone I erven (including 18 erven accommodating semi-detached units and 7 erven accommodating single residential units);
 - (b) 2x General Residential Zone IV erven (at a density of 80du/ha); and
 - (c) 2x Open Space Zone I erven (public open space);
 - (d) 1x Transport Zone II erf (public street).

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

- (i) Due to the uncertainty of the future precinct and roads master planning and the land uses that will eventually form part of the Municipal Catalytic project at the Riding Club site (Erf 8259, George) as well as Erf 19286, George; the need to consider how this access will also link into Park Street; and in consideration of the TIA's prepared on behalf of the Municipality; an informed decision on the road network, in particular the final position of the Knysna Road access for these sites, could not be taken.
- (ii) The Directorate: Civil Engineering Services agreed that, notwithstanding the initial support and approval provided by its officials, the best way forward is to complete the required precinct planning, TIA and roads master planning for the entire George eastern area (which includes the Riding Club land, Sweetpea Street and surrounding area) to determine the most optimal and equitable road layout and network design to meet the needs of all future development in the area before allowing this development access from Knysna Road.

- (iii) The precinct and master planning referred to above must be endorsed by Council and subjected to public participation, therefore incremental implementation of the master planning is not supported.
- (iv) The Municipality must consider its obligations towards creating a more integrated and diverse city, allowing lower income groups greater access to economic, institutional (community / social) and housing opportunities. By aligning the proposal with the final road master plan, the Municipality must ensure that the development still ensures the redress of historical spatial imbalances and exclusions by ensuring equitable access to economic opportunities and the greater municipal area.

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 08 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.

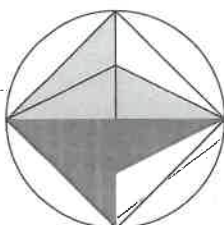
Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C PETERSEN
SENIOR MANAGER: TOWNPLANNING

C:\Users\pnako\Desktop\TRUBUNAL ITEMS\Erf 464 George (Rezoning Subdivision ,Decision Letter)H Lourens.docx



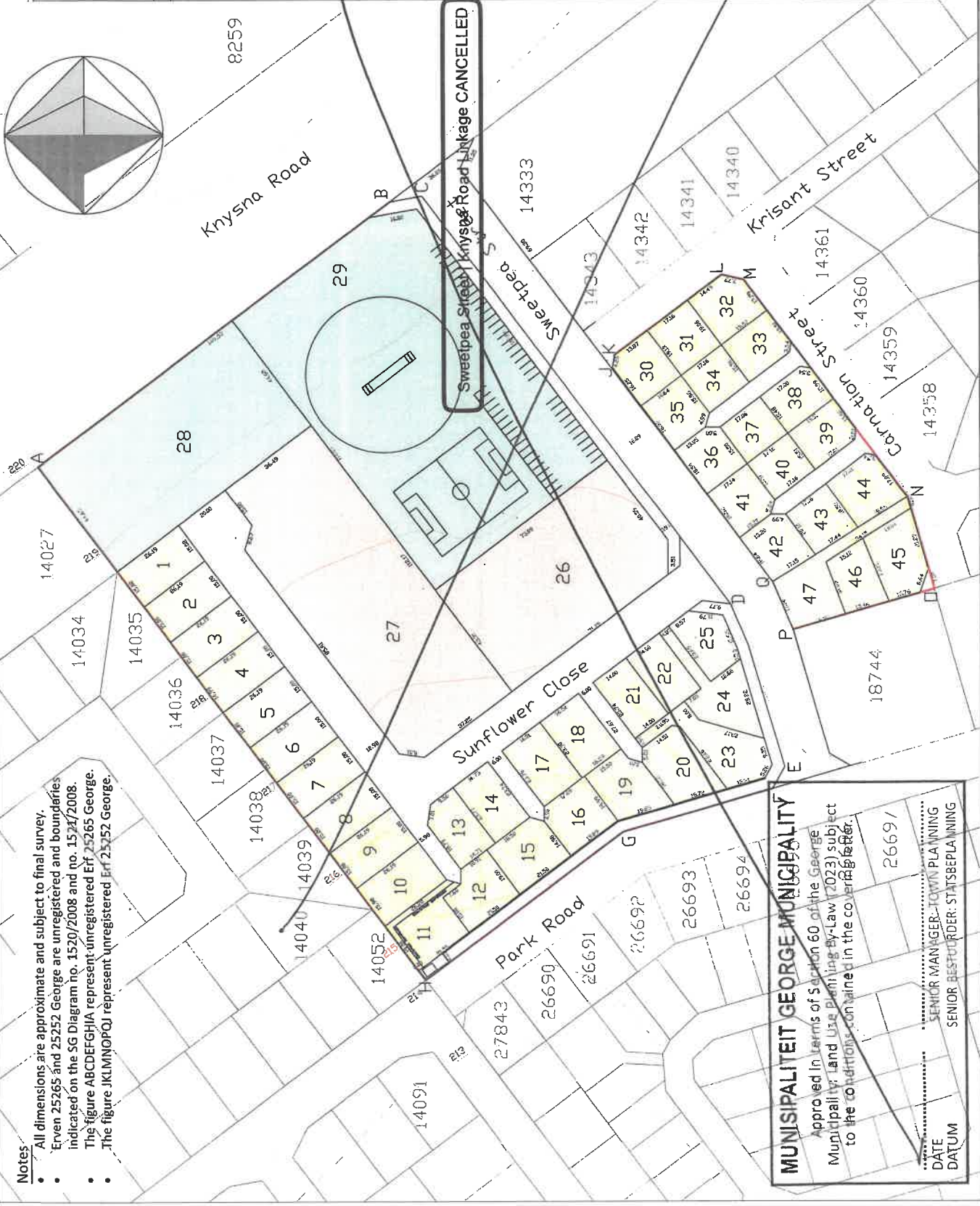
SWEETPEA
 Erven 25265 & 25252, Portions of Erf
 464, George
 Situate in George
 Administrative District of the Cape
 Province of Western Cape

Notes

Erf No.	Size (sqm)	Proposed Zoning
1	3990	SRZI
2	3990	SRZI
3	3990	SRZI
4	3990	SRZI
5	3990	SRZI
6	3990	SRZI
7	3990	SRZI
8	3990	SRZI
9	3990	SRZI
10	41671	SRZI
11	143460	SRZI
12	37246	SRZI
13	33549	SRZI
14	35018	SRZI
15	40342	SRZI
16	37315	SRZI
17	38542	SRZI
18	39185	SRZI
19	39927	SRZI
20	43549	SRZI
21	33829	SRZI
22	33817	SRZI
23	52892	SRZI
24	46689	SRZI
25	34011	SRZI
26	314152	GRZIV
27	477299	GRZIV
28	369166	USZI
29	831687	DSZI
30	32114	SRZI
31	32773	SRZI
32	35604	SRZI
33	30825	SRZI
34	27398	SRZI
35	31547	SRZI
36	30969	SRZI
37	26633	SRZI
38	29572	SRZI
39	29554	SRZI
40	26614	SRZI
41	31175	SRZI
42	32753	SRZI
43	30782	SRZI
44	37494	SRZI
45	42326	SRZI
46	31813	SRZI
47	52882	SRZI
48	597844	TUZI

date July 2024
 scale 1:30
 drawing ref & no. Proposed Layout-001

drawn by W Meyer
 (Reg. C/8445/2018)
 for George Municipality
 71 York Street, George
 Tel: +27 44 801 9303
 www.george.gov.za
 w.meyer@george.gov.za



- Notes
- All dimensions are approximate and subject to final survey.
 - Erven 25265 and 25252 George are unregistered and boundaries indicated on the SG Diagram no. 1520/2008 and no. 1521/2008.
 - The figure ABCDEFGHIA represent unregistered Erf 25265 George.
 - The figure JKLIMNOPQ represent unregistered Erf 25252 George.

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 cover sheet.
 DATE: 26/07/2024
 DATUM: 2669 / 26694
 SENIOR MANAGER - TOWN PLANNING
 SENIOR REGISTRAR - STATISBEPLANNING

For Internal information use only (Not to publish)



Erf Number *	464 (25293)
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	George Municipality
Erf Size (ha) *	4,17
Date (YYYY/MM/DD) *	2024-08-27
Current Financial Year	2024/2025
Collaborator Application Reference	3247721

Application: Rezoning & Subdivision

Service applicable	Description
Roads	Service available, access via Sweetpie 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 27/08/2024 and are as follows:

Roads:	R	1 119 358,52	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	1 429 087,33	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	1 682 658,08	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	4 231 103,93	Total Excluding VAT
 - The total amount of the development charges of R4 231 103,93 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 R4 231 103,93 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 Note, 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.
- 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 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 23 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.
- 24 The developer is to provide the Dept: CES with a DRE approval of the TIA. The comments and conditions in the approved TIA must be implemented by the developer. The dept CES reserve the right in enforce additional conditions and requirements to be implemented by the developer.
- 25 The developer is to provide the Dir: CES with a TIA approved by the DRE and/or SANRAL. The comments and conditions in the approved TIA must be implemented by 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 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.
- 32 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 33 Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
- 34 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 35 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.
- 36 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.

 Jim Five

Signed on behalf of Dept: CES

27 Aug 24



GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2024/25 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number * 464 (25293)
 Allocation area * George
 Water & Sewer System * George System
 Road network * George
 Developer/Owner * George Municipality
 Erf Size (ha) * 4,17
 Date (YYYY/MM/DD) * 2024-08-27
 Current Financial Year * 2024/2025
 Collaborator Application Reference 3247721

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
	Residential housing (<500m ²) Erf	Unit		41
	Residential housing (500-1 000m ²) Erf	Unit		2
	Residential housing (>2 000m ²) Erf	Unit	2	
	Group Housing (<200 m ²) unit	unit		63

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

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total	
	trips/day	380,24	R 2 796,65	R 1 063 390,59	R 159 508,59	R 1 222 899,18	
	trips/day	20,01	R 2 796,65	R 55 967,93	R 8 395,19	R 64 363,11	
	kl/day	31,93	R 44 760,00	R 1 429 087,33	R 214 363,10	R 1 643 450,43	
	kl/day	37,11	R 45 340,00	R 1 682 658,08	R 252 398,71	R 1 935 056,79	
Total bulk engineering services component of Development Charge payable					R 4 231 103,93	R 634 665,59	R 4 865 769,52

Link engineering services component of Development Charge
Total Development Charge Payable

City of George
 Calculated (CES): **JM Fivaz**
 Signature : _____
 Date : **August 27, 2024**

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	Financial code/key number	Total
Roads	20220703048977	R 1 222 899,18
Public Transport		R 64 363,11
Sewerage	20220703048978	R 1 643 450,43
Water	20220703048981	R 1 935 056,79
		R 4 865 769,52



Erf Number * 464
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * MV/LV
 Elec Development Type * Normal
 Developer/Owner * George Municipality
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 27 08 2024
 Current Financial Year 2024/2025
 Collaborator Application Reference 3247721

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 27/08/2024 and are as follows: Electricity: R 674 056,90 Excluding VAT
3	The total amount of the development charges of R674 057, 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 R674 057, 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	Any, and all, costs directly related to the development remain the developers' responsibility.
9	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
10	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
11	Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
12	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
13	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
14	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.
15	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.
16	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
17	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
18	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.
19	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.

20	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.
21	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	
22	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.
23	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
24	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
25	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.
26	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.
27	Installation of ripple relays are compulsory for all geysers with electrical elements.
28	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
29	All LV work must be installed and be funded by the developer / customer.
30	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

27 Aug 24

Development Charges Calculator		Version 1.00		2024/06/10			
		Erf Number	464				
		Allotment area	George				
		Elec DCs Area/Region	George Network				
		Elec Link Network	MV/LV				
		Elec Development Type	Normal				
		Developer/Owner	George Municipality				
		Erf Size (ha)	0				
		Date (YYYY/MM/DD)	2024-08-27				
		Current Financial Year	2024/2025				
		Collaborator Application Reference	3247721				
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units		
	Single Res > 650m ² Erf (Normal)	unit		2			
	Single Res > 350m ² Erf (Small)	unit				25	
	Single Res < 350m ² Erf (informal)	unit				18	
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	8,67	116,31	R 6 261,85	R 674 056,90	R 101 108,54	R 775 165,44
Total bulk engineering services component of Development Charge payable					R 674 056,90	R 101 108,54	R 775 165,44
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :							
Date :		August 27, 2024					
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 data of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code#UKey number	Total
Electricity	20160913 021336	R 775 165,44
		R 775 165,44