

Collaborator No.: 3333798
Reference / Verwysing: Erf 1342, George
Date / Datum: 26 June 2026
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN PLANNING
P O Box 2359
GEORGE
6530

**APPLICATION FOR REMOVAL OF RESTRICTION, REZONING AND PERMANENT DEPARTURE: ERF
1342, 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 1342, George:

1. Removal, in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023, of the following restrictive title deed conditions contained in Title deed T61395/2022 of Erf 1342, George:
 - a. Condition B(a): *That the erf be used for residential purposes only.*
 - b. Condition B(b): *That the erf not be subdivided.*
 - c. Condition B(c): *That no more than one dwelling together with the necessary outbuildings and appurtenances be erected on a residential erf or a business or industrial erf be used for residential purposes, and that not more than half of the erf be built upon.*
 - d. Condition B(d): *That no buildings be erected within 10 feet of any street line which forms a boundary of the erf.*
2. Rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023, of Erf 1342, George from Single Residential Zone I to Business Zone IV to allow for offices (medical orthotist and prosthesis practice);
3. Permanent Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following building lines of Erf 1342, George:
 - a. North-western side boundary building line from 3m to 0m for the existing lab and carport;
 - b. South-western street boundary building line from 5m to 0m for the existing carport;
4. Permanent Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, to reduce the street centre line setback (Progress Street) from 6.5m of 6.4m for the existing carport of Erf 1342, George;

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

REASONS FOR DECISION

- (i). The application promotes an appropriately scaled land use that complies with the spatial planning objectives for this area in terms of the Municipal Spatial Development Framework, 2023 and the George Central Area Local Spatial Development Framework, 2012.
- (ii). The proposal is consistent with the goals and objectives in terms of the Spatial Planning and Land Use Management Act, 2013 and the Western Cape Land Use Planning Act, 2014.
- (iii). The application promotes the creation of a diverse mix of land uses that are compatible with a residential environment in transition from a low density to a medium to high density environment.
- (iv). The development is designed and built in a way that compliments the area and harmoniously blends in with the surrounding buildings and thus does not detract from the surrounding residential and aesthetic character.
- (v). The proposal will not have a substantive negative impact on the surrounding property owners' rights to amenity, sunlight, views, or the streetscape.
- (vi). The parking requirements are met within the property boundaries.
- (vii). The proposed development is situated withing close proximity to an activity corridor and will contribute positively to the existing public transport system (Go-George).

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the above-mentioned approval shall lapse if not implemented within a period of two (2) years from the date of approval.
2. The height of the buildings on the property is limited to 8,5m.
3. Any future use under Business Zone IV, is subject to a Site Development Plan to ensure correct parking and applicable measures to be implemented at that stage for the specific use.
4. The approval shall be taken to cover the proposal as applied for and as indicated on the site plan 1342_SDP_rev 9 dated March 2026, drawn by Rooted Living Solutions 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.
5. A landscaping plan must be submitted with the building plan to the satisfaction of the Directorate for consideration and approval.
6. The plan shall indicate the following, amongst other aspects, to the satisfaction of the Directorate: Planning and Development:
 - All hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be planted within the development.
 - Indigenous trees should be planted along the public roads (street frontage). The George Municipality tree list should be consulted to select suitable species.
 - Landscape-based screening and beautification to be incorporated on the street reserve and outside perimeter of the development to enhance the streetscape, subject to approval by Community Services.
 - Plant new vegetation, replace the cleared vegetation and use soft landscaping around the parking area.
 - Incorporate climate change mitigation measures aimed at urban cooling.
 - Provide for the enhancement of urban biodiversity within the area through the use of appropriate indigenous vegetation and green infrastructure measures, such as rooftop gardens and green walls, to enhance environmental performance and streetscape integration.
 - Greening of the property should be maximised within all open spaces.
 - Landscaping should aim to improve the aesthetics of the area, while also increasing the urban biodiversity.

- Sustainable Urban Drainage System measures must be indicated on the building plan. Consider tree pits, bioswales, raingardens, permeable parking, etc. Avoid hard surfaces and allow water to naturally infiltrate into the ground.
 - The plan must make provision for on-site stormwater attenuation. Measures such as permeable surfaces (such as gravel, stone or permeable pavers) and rainwater harvesting tanks must be incorporated to assist in mitigating stormwater runoff and management.
7. One x 200-litre tree for every two parking bays must be planted. These trees should be additional to the trees replacing removed trees on site (as a result of the parking area created) and must serve as cooling of hardened surfaces. The trees must be spaced evenly across the parking area.
 8. In terms of Section 34(1) of the Land-Use Planning By-Law for Georg Municipality, 2023, the owner must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions, after the publication of in the Provincial Gazette.
 9. Proof of endorsement in the title deed must be submitted with the building plans for the development.
 10. Noting the carports on the street boundary and the distance from the centre line, screening as beautification of the streetscape must be implemented.
 11. A boundary wall / fence must be installed on Progress Street to avoid the current reversing onto Progress Street and to mitigate the visual impact of the carports on the street boundary. Include vegetation and other screening mitigation measures.
 12. Equipment or ancillary uses that could cause noise nuisances, pollution, smells or other disturbances must be effectively mitigated to negate potential negative impacts on the adjacent residential properties.
 13. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R78 491.74 (inclusive of VAT)** will be payable to the Directorate: Planning and Development on the submission of building plans.
 14. The landscaping plan must be implemented within six months of approval.
 15. The above approval will be considered as implemented on the approval of as-built building plans.

Town Planning Notes

- (a) All development parameters are not indicated. Any proposed expansion in future must comply with the Zoning Scheme development parameters.
- (b) The heritage permit in terms of Section 34 of the National Heritage Resources Act for the proposed alterations and additions to the building must be submitted with the building plan.
- (c) A dwelling house is a consent use under the proposed zoning. No residence may be permitted on site, unless so approved by means of a land use application and approval.
- (d) A building plan must be submitted for approval in accordance with the National Building Regulations for the conversion, additions to and alterations.
- (e) Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.
- (f) 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.
- (g) Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Environmental Services prior to the submission of the building plan.
- (h) The building should not derogate from its existing residential character.
- (i) The contravention levy is calculated as follows:
 Area of unauthorised use (directly): 383.58m².
 Area of unauthorised use (indirectly): 150m².
 Municipal Valuation / Area of Property = Per m² value of property.
 $R1\ 600\ 000 / 1075m^2 = R1\ 488.37/m^2$
 Contravention levy (direct) = 10% x R1 488.37/m² x 383.58m² = R 57 090.90 (excluding VAT)
 Contravention levy (indirect) = 5% x R1 488.37/m² x 150m² = R 11 162.78 (excluding VAT)
 Total contravention = R 65 654.54 (directly and VAT incl.) + R12 837.20 (indirectly and VAT incl.)
Total (VAT included) = R 78 491.74

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

16. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 24 June 2025 and must be complied with.
17. 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, 2023 (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.
18. The amounts of the development charges are reflected on the attached calculation sheet dated 24 June 2025 (Annexure B) and are as follows:
Roads: R106 142,45
Sewer: R 78 861,15
Water: R109 450,76
Total: R294 454,37 (Excluding VAT)
19. The total amount of the development charges of **R294 454,37** will 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.
20. Any amendments or additions to the proposed development, which are not contained within the calculation sheet attached, 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

21. The conditions imposed by the Directorate Electro-Technical Services are attached as 'Annexure C' dated 28 June 2025 and must be complied with.
22. 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.
23. The amount of the development contributions is reflected on the attached calculation sheet dated 28 June 2025 (Annexure C) and is as follows:
Electricity R 178 983,00 (Excluding VAT)
24. The total amount of the development charges of **R 178 983,00 (excluding VAT)** will 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.
25. 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 17 JULY 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.

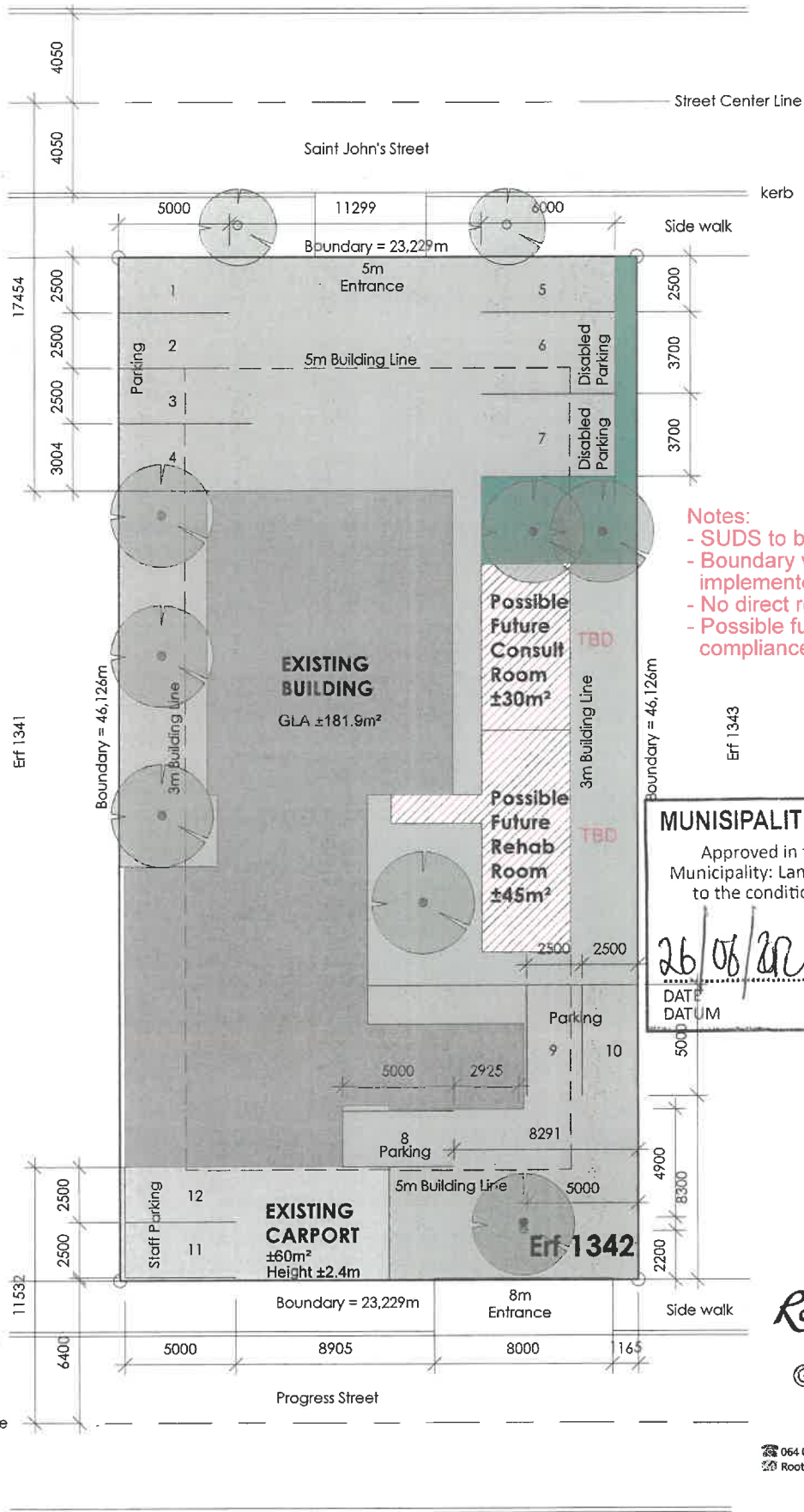
Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C PETERSEN
SENIOR MANAGER: TOWN PLANNING

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- Notes:**
- SUDS to be implemented.
 - Boundary wall and screening to be implemented on Progress Street.
 - No direct reversing onto Progress Street.
 - Possible future expansion is subject to compliance with development parameters

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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.

26/08/2026

DATE: 26/08/2026
 DATUM: [Signature]

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

CJTS Eiendomme
ERF 1342
Progress Street,
George

Rooted Living Solutions

Architect
Camilla : Eagar
 MArch Professional

Unit 4
 Building 1
 Milkwood Village
 Beacon Road
 Wilderness

064 065 2492
 RootedLivingSolutions@protonmail.com
 Architecture • Landscape • Design

SITE DEVELOPMENT PLAN
Scale 1 : 200

Plan no: 1342_SDP_rev 9
 Drawn: CE
 Date: March 2026

For Internal information use only (Not to publish)



Erf Number *	1342
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	CJTS Eiendomme Pty Ltd
Erf Size (ha) *	1 075,79
Date (YYYY/MM/DD) *	2025-06-24
Current Financial Year	2024/2025
Collaborator Application Reference	3611526

Application: Rezoning & Departure

Service applicable	Description
Roads	Service available, access via Progress / St John 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 24/06/2025 and are as follows:

Roads:	R	106 142,45	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	78 861,15	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	109 450,76	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	294 454,37	Total Excluding VAT
 - The total amount of the development charges of R294 454,37 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 R294 454,37 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 13 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 14 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 17 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 18 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 19 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 20 Municipal water is provided for potable use only. No irrigation water will be provided.
- 21 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 22 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 23 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 24 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 All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Dir: Environmental Services and the Dir.CES where this falls within a road reserve.
- 26 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 27 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 28 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 29 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.
- 30 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 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.


 Signed on behalf of Dept: CES

24 Jun 25



GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2024/25 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number * 1342
 Allotment area * George
 Water & Sewer System * George System
 Road network * George
 Developer/Owner * CJTS Elendomme Pty Ltd
 Erf Size (ha) * 1 075,79
 Date (YYYY/MM/DD) * 2025-06-24
 Current Financial Year * 2024/2025
 Collaborator Application Reference * 3611526

Code	Land Use	Unit	Total Existing Right		Total New Right	
			Units		Units	
	Residential housing (1 000-1 500m ²) Erf	Unit		1		
	GENERAL BUSINESS		m ² Erf	m ² GLA	m ² Erf	m ² GLA
	Offices - Small (<2 000m ² GLA)	m ² GLA			352,80	1,00
352,80						

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

Please select
 Yes

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	24,69		R 4 084,29	R 100 835,33	R 15 125,30	R 115 960,63
trips/day	1,30		R 4 084,29	R 5 307,12	R 796,07	R 6 103,19
kJ/day	1,76		R 44 760,00	R 78 861,15	R 11 829,17	R 90 690,32
kJ/day	2,41		R 45 340,00	R 109 450,76	R 16 417,61	R 125 868,37
Total bulk engineering services component of Development Charge payable				R 294 454,37	R 44 168,16	R 338 622,52

Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (CES): JM Fivaz

Signature: _____

Date: June 24, 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 surmise 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 115 960,63
Public Transport		R 6 103,19
Sewerage	20220703048978	R 90 690,32
Water	20220703048981	R 125 868,37
		R 338 622,52

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



Erf Number * 1342
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * CJTS Eindomme (Pty) Lfdd
 Erf Size (ha) * 0,11
 Date (YYYY/MM/DD) * 28 06 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3333798

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 28/06/2025 and are as follows: Electricity: R 178 982,76 Excluding VAT
3	The total amount of the development charges of R178 983, 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 R178 983, 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 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)
10	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)
11	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)
12	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
13	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.
14	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.
15	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.
16	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
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.



Singed on behalf of Dept: ETS

28 Jun 25

Development Charges Calculator			Version 1.00			2024/06/10			
			Erf Number	1342					
			Allotment area	George					
			Elec DCs Area/Region	George Network					
			Elec Link Network	LV					
			Elec Development Type	Normal					
			Developer/Owner	CJTS Eindomme (Pty) Ltfd					
			Erf Size (ha)	0,11					
			Date (YYYY/MM/DD)	2025-06-28					
			Current Financial Year	2024/2025					
			Collaborator Application Reference	3333798					
Code	Land Use	Unit	Total Existing Right			Total New Right			
RESIDENTIAL			Units	Units	Units	Units	Units	Units	
	Single Res > 1000m² Erf (Upmarket)	unit		1					
GENERAL BUSINESS			m² Erf	FAR	m² GLA	m² Erf	FAR	m² GLA	
	Business Centre (Park)	m² GLA				352,8	100%	352,80	
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	28,22	R 7 974,49	R 178 982,76	R 26 847,41	R 205 830,17		
Total bulk engineering services component of Development Charge payable					R 178 982,76	R 26 847,41	R 205 830,17		
Link engineering services component of Development Charge									
Total Development Charge Payable									
City of George									
Calculated (ETS):									
Signature :									
Date :		June 28, 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	41106221/992201	R 205 830,17
		R 205 830,17