

Collaborator No.: 2907324
Reference / Verwysing: Erf 2197, George
Date / Datum: 5 June 2026
Enquiries / Navrae: Andrea Griessel

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR REZONING, CONSENT USE AND PERMANENT DEPARTURE: ERF 2197, GEORGE

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Erf 2197, George:

1. Rezoning in terms of Section15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 2197, George from Single Residential Zone I to Business Zone III;
2. Consent Use in terms of Section15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a 'dwelling house' and 'Restaurant' on Erf 2197, George;
3. Departure in terms of Section15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the following building lines on Erf 2197, George:
 - (a) the Laing Street boundary building line from 5.0m to 0.0m to accommodate the existing dwelling house and the existing carport;
 - (b) the western side boundary building line from 3.0m to 0.0m to accommodate the existing carport;
 - (c) the western side boundary building line from 3.0m to 0.9m to accommodate the proposed staff restroom;
 - (d) the northern side boundary building line from 3.0m to 0.7m to accommodate the proposed staff restroom;
 - (e) the northern side boundary building line from 3.0m to 0.0m to accommodate the proposed gazebo (outdoor seating area for the restaurant);

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

REASONS FOR DECISION

- (i) The application promotes appropriately scaled land use intensification measures as supported by the spatial planning objectives for the CBD area and also aligns with SPLUMA principles.

- (ii) The application promotes creation of a diverse mixture of land uses that are compatible and play a supportive role to the surrounding residential neighbourhood.
- (iii) The site is well-located on a corner property, easily accessible to public transport and falls within existing infrastructure provision of the municipality, aligning with the locality requirements as set out in the municipality's House Shop policy.
- (iv) The proposal will not have a negative impact on the adjacent neighbours' amenity and rights to privacy, sunlight or views and given the single access point off Meade Street and sufficient onsite parking, it is unlikely to cause traffic problems.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval for Rezoning, Consent Uses and Departure applications shall lapse if not implemented within a period of two (2) years from the date it comes in operation.
2. This approval shall be taken to cover only the Rezoning, Consent Uses and Departure applications as applied for and indicated on the site layout plan (Plan No. DJM 040-2022) dated 23 January 2026, drawn by Davian America attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. The design and scale of the development/structures on site must conform to the residential character of the area.
4. All the encroachments over the Laing Street road reserve must be removed, and that a land surveyor certificate with evidence ensuring demolition of the said encroachment must be submitted with the building plans may be considered.
5. A contravention levy of R91 806.26 (VAT Included) is payable on the submission of building plans for the unauthorized land uses.
6. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

Notes

- i) *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- ii) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans. Applicant is advised to make use of SuDs and/or maintain the existing use of gravel parking surface.*
- iii) *The coverage of the property must remain as existing to ensure protection of the sounding character.*
- iv) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.*
- v) *Note, provisions for the removal of solid waste are to be addressed in conjunction with the Dir: Environmental Services.*
- vi) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- vii) *In terms of the municipality's tariff list, a contravention levy must be paid by the property owner for the illegal land use which is calculated as follows:*
 - *359m² of the floor area of the property is used directly for an unlawful restaurant and shop*
 - *The present municipal value of the property is R2 475 000; and*
 - *The property measures 1113m² in extent.*
 - *The m² value of the property is thus, R 2223.72/m².*
 - *The contravention levy payable by the owner in accordance with the municipality's tariff list is thus, 10% x R2223.72 x 359m² = R79 831.53 (VAT Excluded)*
 - *Plus VAT (15%) = R 11 974.73*
 - ***Total = R91 806.26 (VAT Included)***

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 08/11/2023, must be adhered to:
8. 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:

Roads: R 19 915.14

Sewer: R 52 034.36

Water: R 70 251.20

Total: R 142 200.70 (Excluding VAT)

9. The total amount of the development charges of **R 142 200.70** (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.
10. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 7 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: ELECTRO-TECHNICAL SERVICES

11. The conditions imposed by the Directorate: Electrotechnical Services are attached as 'Annexure B' dated 16/11/2023, must be adhered to:
12. 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:

Electricity: R 88 491. 61 (Excluding VAT)

13. The total amount of the development charges of **R 88 491. 61** (excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
14. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 11 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.

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 owner/developer consult with these departments prior to submission of building plans to ascertain what information may be required to provide a more accurate calculation.

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 26 JUNE 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

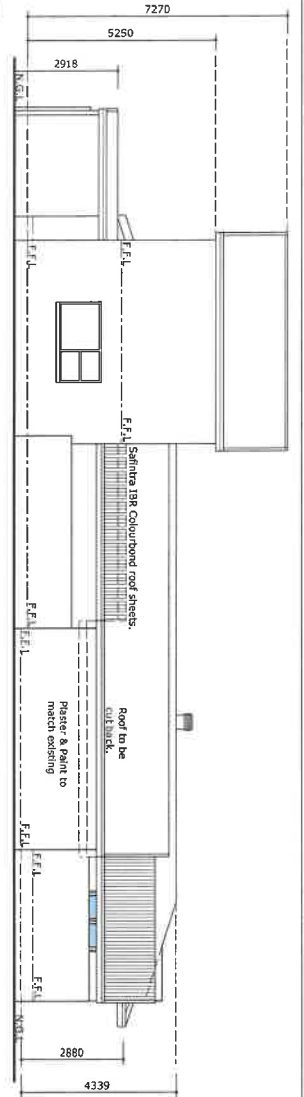
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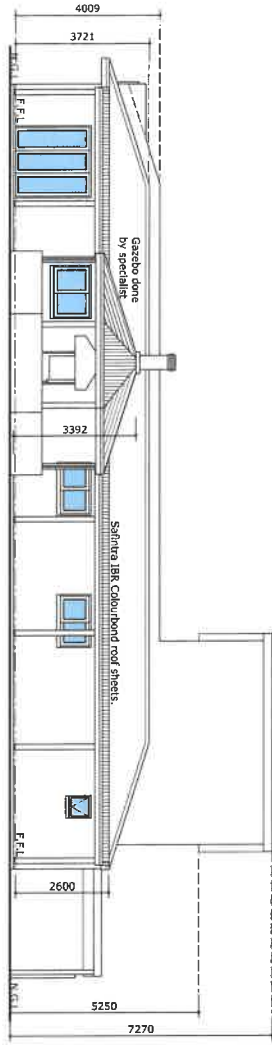
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

DATE
DATUM

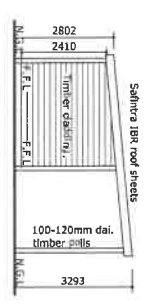
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



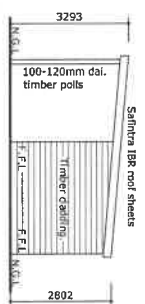
SOUTH ELEVATION
Scale 1:100



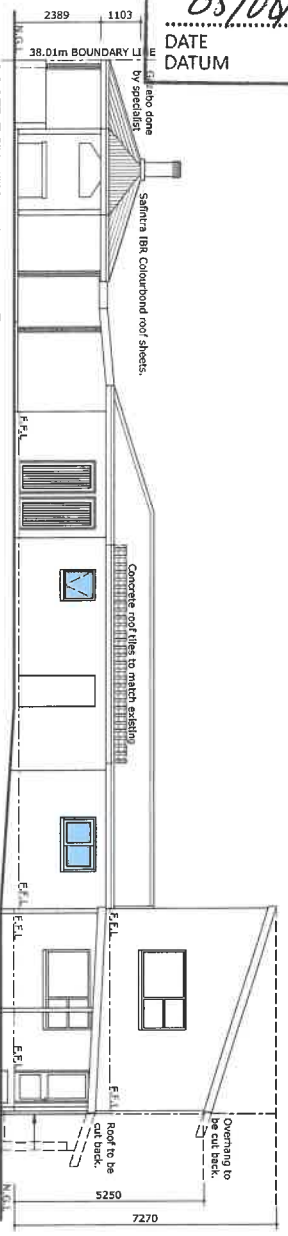
NORTH ELEVATION
Scale 1:100



SOUTH ELEVATION
Scale 1:100



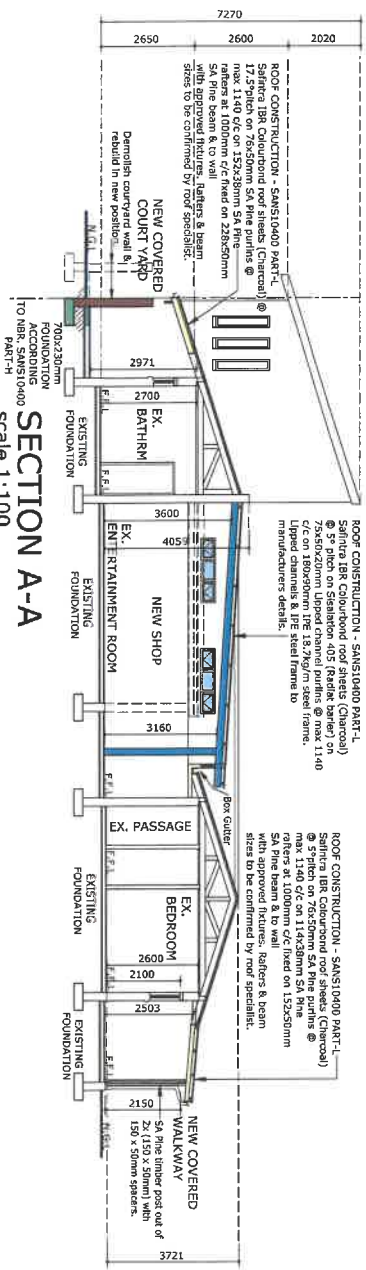
NORTH ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



SECTION A-A
Scale 1:100

NOTES.

PROPERTY OF THE ARCHITECT
ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.

GENERAL SPECIFICATIONS. 1.

Areas:	
Area of erf:	1133m ²
Area of Ex. House:	336m ²
Area of Ex. First Floor:	32m ²
Area of Ex. Carport:	20m ²
New Area:	
Area of Covered Stoop:	160m ²
Area of Covered Deck:	32m ²
Area of Stair rest. room:	10m ²
Total New Area's:	202m ²
Total Area's:	590m ²
Total Covered Area's:	558m ²
Coverage:	50%
Area of Restaurant:	173m ²
Area of Outside seating:	32m ²
Area of Shop:	76m ²
Area of Dwelling House:	204m ²

REVISIONS

REV	DATE	DESCRIPTION
0	00/00/00	NONE

JAH ARCHITECTURE
NO ARCHITECTURE - SACAAP reg. / NSACAP reg.
In association with

DJW DRAUGHTSMAN
DAVIANI AMERICA
SACAAP: CAD 41333270
53 HIBISCUS STREET
PACALTSOORP
GEORGE
TEL: 084 393 9531
EMAIL: djwdraughting1@gmail.com

CLIENT: **COMMS AFRICA CC**
PROJECT: **PROPOSED RESTAURANT ON ERF 2197, CNR, MEADE & LAING STREET, GEORGE-SOUTH, GEORGE.**

DRAWINGS: **ELEVATIONS & SECTION**
SCALE: **1:100 / 1:200** DATE: **23 Jan. 2026**
DRAWN: **DJM** CHECKED: **JCVH**

DRAWING NO: **DDM 040-2022** SHEETS: **2 of 3**

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

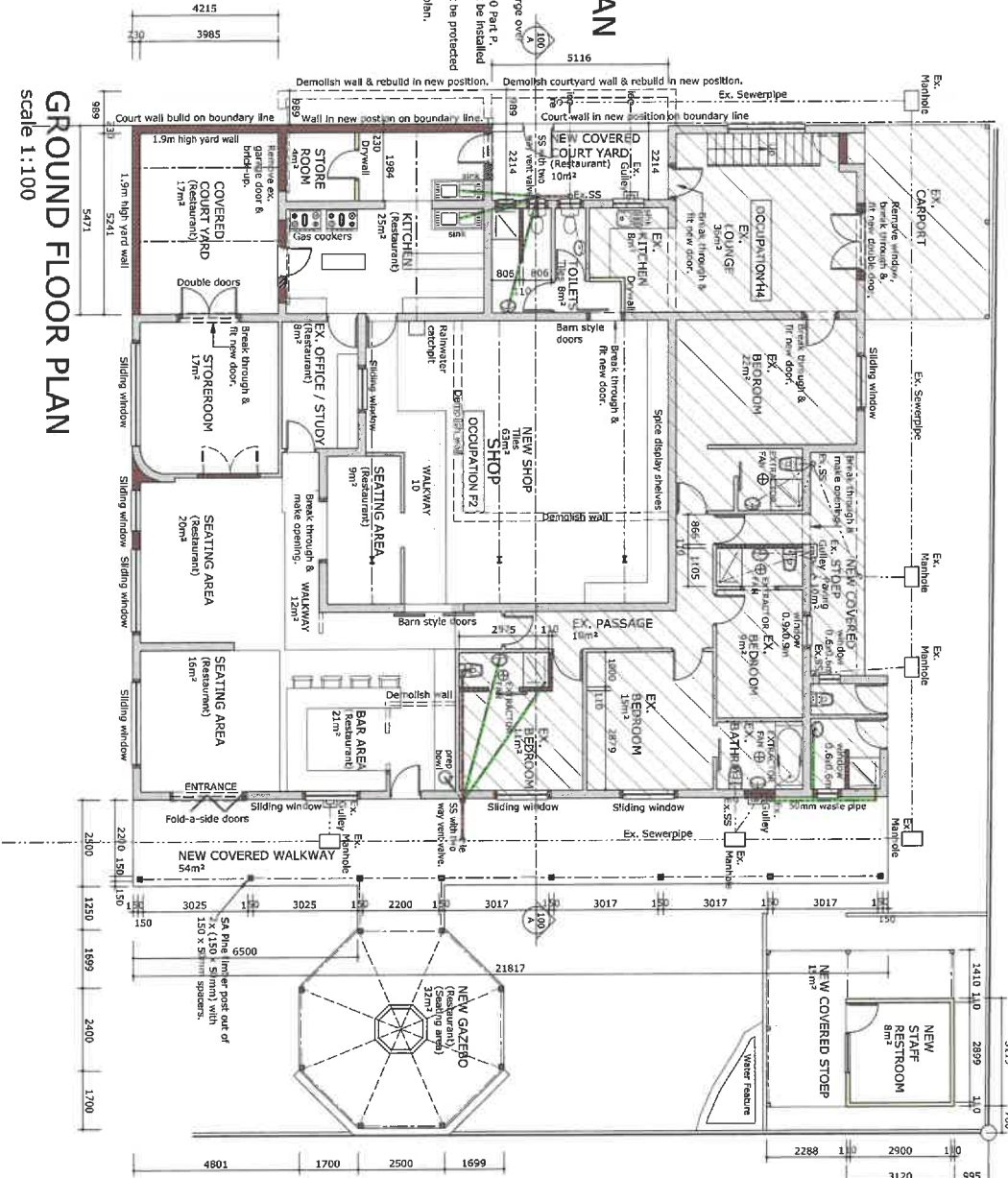
DATE: 23 JAN 2026
 DATED: 23 JAN 2026

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPLANNING

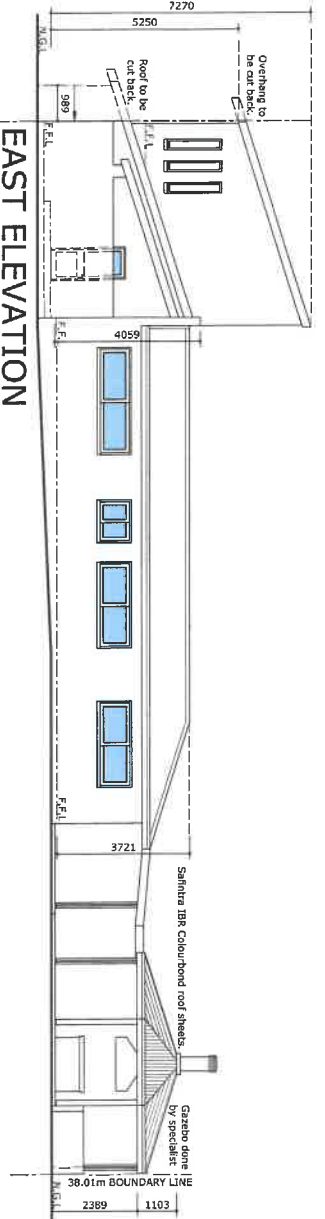


FIRST FLOOR PLAN
 scale 1:100

- DRAINAGE INSTALLATION**
1. Drainage to be installed to a public discharge over a 1.5m high yard wall.
 2. Drainage installers to comply with SANS 10400 Part P, in terms of Part P of SANS 10400 (4.19.4).
 3. Drainage installers under building work must be protected.
 4. In terms of Part P of SANS 10400 (4.22.2).
 5. All existing drainage as per previous approved plan.



EAST ELEVATION
 scale 1:100



EXTERNAL DRYPWALLS
 110x38mm SA pine vertical studs @ 600mm centres
 12mm gypsum board cladding on the inside & outside timber planks cladding on Slaten 405 (façade batten).
 NOTE: ALL TRADES WORKERS MUST COMPLY TO NBS FOR REQUIREMENTS.

NOTES.

PROPERTY OF THE ARCHITECT
 ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE BY THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS

Areas:	
Area of erf:	1113m ²
Area of Ex. House:	336m ²
Area of Ex. First Floor:	32m ²
Area of Ex. Carport:	20m ²
New Areas:	
Area of Covered Stoep:	160m ²
Area of Gazebo:	32m ²
Area of Staff rest room:	10m ²
Total New Areas:	202m ²
Total Areas:	559m ²
Total Covered Areas:	559m ²
Coverage:	50%

REVISIONS

REV	DATE	DESCRIPTION
0	00/00/00	NONE

JH ARCHITECTURE
 ND ARCHITECTURE - SACAP reg. TRADING
In association with

DJMT DRAWING
 DAVAN AMERICA
 SACAP: CAD 4133220
 53 HIBISCUS STREET
 PACALITSPORP
 GEORGE
 TEL: 084 383 9531
 EMAIL: djm@djmt.co.za

COMMS AFRICA CC
 PROJECT:
 PROPOSED RESTAURANT ON
 ERF 2197, CNR, MEADE & LAING
 STREET, GEORGE-SOUTH,
 GEORGE.

GROUND & FIRST FLOOR PLAN & ELEVATION.

SCALE: 1:100 / 1:200
 DATE: 23 Jan. 2026

DRAWN: DJM
 CHECKED: JCVH

DRAWING NO: DJM 040-2022
 SHEETS: 1 OF 3

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Erf Number *	2197
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Comms Africa CC
Erf Size (ha) *	1111,94
Date (YYYY/MM/DD) *	2023-11-08
Current Financial Year	2023/2024
Collaborator Application Reference	2907324

Application: Rezoning & Departure

Service applicable	Description
Roads	Service available, access via Cross 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

- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 08/11/2023 and are as follows:

Roads:	R	19 915,14	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	52 034,36	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	70 251,20	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	142 200,70	Total Excluding VAT
 - 3 The total amount of the development charges of R142 200,70 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R142 200,70 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 9 Only one connection permitted per registered erf (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 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 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 23 The applicant/developer/owner is to apply to the Dir: CES for an industrial permit to discharge any effluent, other than standard residential effluent, into the municipal sewer system. The conditions as stated in the permit are to be implemented at the applicant's expense.
- 24 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 25 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.
- 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 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 30 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 31 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 32 Access to parking must conform to George Integrated Zoning Scheme 2023, and sufficient stacking distance should be allowed for, and indicated on the Site development Plan.
- 33 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.
- 34 Site access to conform to the George Integrated Zoning Scheme 2023. All non-approved access should be close and the curb and sidewalk reinstated to the satisfaction of the Municipality.


Singed on behalf of Dept: CES

08 Nov 23

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2023/07/04
For Internal information use only (Not to publish)		



Erf Number * **2197**
 Allotment area * **George**
 Elec DCs Area/Region * **George Network**
 Elec Link Network * **MV/LV**
 Elec Development Type * **Normal**
 Developer/Owner * **Comms Africa**
 Erf Size (ha) * **0,11**
 Date (YYYY/MM/DD) * **16 11 2023**
 Current Financial Year **2023/2024**
 Collaborator Application Reference **2907324**

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 16/11/2023 and are as follows: Electricity: R 118 373,57 Excluding VAT
3	The total amount of the development charges of R118 374, 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 R118 374, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
9	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
10	Any, and all, costs directly related to the development remain the developers' responsibility.
11	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
12	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)
13	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)
14	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)
15	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
16	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.
17	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.

18	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.
19	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
20	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
21	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.
22	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.
23	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.
24	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	
25	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.
26	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
27	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
28	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.
29	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.
30	Installation of ripple relays are compulsory for all geysers with electrical elements.
31	All LV work must be installed and be funded by the developer / customer.
32	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

16 Nov 23

Development Charges Calculator		Version 1.00		2023/07/04	
	Erf Number	2197			
	Allotment area	George			
	Elec DCs Area/Region	George Network			
	Elec Link Network	MV/LV			
	Elec Development Type	Normal			
	Developer/Owner	Comms Africa			
	Erf Size (ha)	0,11			
	Date (YYYY/MM/DD)	2023-11-16			
	Current Financial Year	2023/2024			
	Collaborator Application Reference	2907324			
Code	Land Use	Unit		Total Existing Right	Total New Right
RESIDENTIAL				Units	Units
	Single Res > 650m² Erf (Normal)	unit		1	1
GENERAL BUSINESS		m² Erf	FAR	m² GLA	m² Erf
	Retail/Shop			-	76
	Restaurant, Family (Sit-down)			-	173
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
Electricity	kVA	4,33	24,25	R 5 942,45	R 118 373,57
				VAT	R 17 756,04
				Total	R 136 129,60
Total bulk engineering services component of Development Charge payable					R 118 373,57
					R 17 756,04
					R 136 129,60
Link engineering services component of Development Charge					
Total Development Charge Payable					
City of George					
Calculated (ETS):					
Signature :					
Date :		November 16, 2023			
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	2022/004/0000	R 136 129,60
		R 136 129,60