

Collaborator No.: 3879320
Reference / Verwysing: Erf 5844, George
Date / Datum: 12 June 2026
Enquiries / Navrae: Primrose Nako

Email: neldek@mweb.co.za

ALEXANDER HAVENGA (Nel & De Kock)
P O Box 1186
GEORGE
6530

APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE: ERF 5844, GEORGE

Your application in the above regard refers.

A. That the following applications applicable to Erf 5844, George:

- Subdivision** in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 5844, George into the following:
 - Portion A ($\pm 439\text{m}^2$);
 - Portion B ($\pm 751\text{m}^2$);
 - Remainder Erf 5844, George ($\pm 1\,520\text{m}^2$);
- 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:
 - northern common boundary building line of proposed Portion B from 2m to 0m and $\pm 0.82\text{m}$ respectively for the conversion of the existing outbuildings into a dwelling house.
 - southern common boundary building line of proposed Remainder Erf 5844, George from 3m to 0m for the existing dwelling house;
 - eastern rear boundary building line of proposed Remainder Erf 5844, George from 3.0m to $\pm 1.9\text{m}$ for a proposed new pool house;
 - northern common boundary building line of proposed Remainder Erf 5844, George from 3m to $\pm 2\text{m}$ for a proposed new pool house;
 - upper southern common boundary building line of proposed Remainder Erf 5844, George from 3m to $\pm 2\text{m}$ for a proposed new pool house;
- 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 minimum setback distance of windows on proposed Portion B facing onto the northern common boundary with Remainder Erf 5844, George from 1.5m to $\pm 0.82\text{m}$;

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

REASONS FOR DECISION:

- i) The proposal is deemed to be consistent with the spatial planning policies and guidelines for this area.
- ii) The subdivision and departures do not detract from the surrounding residential or aesthetical character of the area, though it is advised that trees and shrubs be re-instated along the street boundary.
- iii) The proposal will not have a negative impact on the adjacent neighbouring properties' amenity and rights to privacy, sunlight and views.
- iv) The proposal creates a variety of residential opportunities and contributes to densification within the urban edge.
- v) Notwithstanding, the street building lines established through these smaller subdivisions will impact negatively on the streetscape and residential character of Airway Street and thus, it was determined that a 5m street building line should be maintained.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

1. In terms of the Land Use Planning By-law for George Municipality, 2023, the above approvals shall lapse if not implemented within a period of five (5) years from the date of approval.
2. This approval shall be taken to cover only the subdivision and departure application as approved and indicated on the subdivision plan, Plan no. G/DH/201-2 dated February 2026 drawn by Nel & De Kock Town and Regional Planners attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. Portion A is limited to one dwelling unit. This restriction must be imposed in the title deed of Portion A.
4. No buildings shall be permitted within 5 metres from the street boundary. This restriction must be endorsed in the title deeds of Portions A and B.
5. Existing structures within the street boundary building line to be demolished.
6. Significant vegetation will need to be removed to widen the carriageway crossings to the proposed Portion A to 6 metres. Therefore, the current carriageway crossing width must be retained.
7. In terms of Section 38 of the Zoning Scheme the outbuilding on Portion B may not be utilised until such time as construction of the main dwelling on Portion B commences.
8. As-built plans (site plans) for all three portions must be submitted to the Building Control Department for approval (for record purposes) prior to the transfer of a Portion.
9. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R3 091.20 (VAT included)** will be payable to the Directorate: Planning and Development on submission of building plans.
10. The subdivision will only be considered implemented on the approval of the subdivision diagram by the Surveyor General as well as the registration of Portions A and B) in terms of the Deeds Registries Act.
11. The Departures will be considered implemented on the approval of the as-built building plans for the respective portions.

Town Planning Notes:

- i) *The 2026 aerial photography indicates that significant vegetation has recently been removed from the property. Although densification is deemed desirable within the urban edge, the protection of natural elements and the area's character remains important. The owner should consider reintroducing shrubs and trees to the greenspaces on site and to retain trees and shrubs vegetation on site must be reinstated, including mature trees and vegetation along the property boundaries. Indicate landscaping elements on the building plan.*
- ii) *Owner to have regard to the remaining natural elements on the property and preserve the character of the area.*
- iii) *Owner to be reminded to comply with planning and building legislation.*
- iv) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- v) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.*
- vi) *The developer must submit the Surveyor General approved diagrams to the GIS Department of the Directorate for information purposes.*

- vii) Building plans to be submitted in terms of the National Building Regulations.
- viii) The property may only be used for the intended purpose once a Certificate of Occupation has been issued.
- ix) Building plans to comply with SANS 10400 and any other applicable legislation.
- x) The contravention levy was calculated as follows:
 - Encroachments over the building lines: 16 m²
 - 10% x R1 538.75 (calculated property value per m²) = R153.88/m².
 - As the property is larger than 2500m², the minimum fee of R168/m² will be used.
 - R168 x 16m² = R2 688.00 (excluding VAT).
 - Total contravention levy = R3 091.20 (including VAT).

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

12. The conditions imposed by the Directorate Civil Engineering Services are attached as “Annexure B” dated 16 February 2026 and must be complied with.
13. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amounts 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 hereto, with regards to the proposed development, the developer will be required to make development contribution, as indicated below.
14. The amounts of the development contributions are reflected on the attached calculation sheet dated 16 February 2026 and are as follows:

Roads:	R 8 112,60	Excluding VAT
Sewer:	R 7 885,02	Excluding VAT
Water:	R -	Excluding VAT
Total:	R 15 997,62	Excluding VAT
15. The total amount of the development charges of **R15 997,62 (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.
16. Any amendments or additions to the proposed development, which is not contained within the calculation sheet 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.

CONDITIONS FOR THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

17. The conditions imposed by the Directorate Electro-Technical Services are attached as “Annexure C” dated 19 January 2026 and must be complied with.
18. 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.
19. The amount of the development contribution is reflected on the attached calculation sheet dated 19 January 2026 and is as follows:

Electricity:	R 40 436,00	Excluding VAT
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20. The total amount of the development charges of **R 40 436,00 (Excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
21. 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 **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 western street boundary building line for a proposed new carport on proposed Portion A of Erf 5844, George from 3m to 0m;

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

REASONS FOR DECISION:

- (a) A 5m street boundary building line is required to maintain the residential and streetscape character of the properties along Airway Road.
- (b) Allowing the relaxation of the building line would have established a precedent that would likely have resulted in the derogation of the surrounding streetscape character of Airway Road.
- (c) Further, it was the owners preference to limit the extent of Portion A. If additional garaging was required for Portion A, then this should have been considered when determining its extent – i.e. establishing a larger erf that could accommodate the additional parking requirements without the need for the relaxation.
- (d) Essentially, the owner is attempting to force a street boundary building line departure, through the creation of a smaller erf that does not actually meet the owner's needs.
- (e) The required additional parking can be accommodated by shifting the new common boundaries of Portion A further to the south and/or to the east, which will also require moving the entrance gate to the southern side of the property.
- (f) Lastly, the owner needs to reconcile with the development restrictions created by limiting the extent of Portion A to within the existing boundary walls, specifically with regards to the amount of garaging that can be accommodated thereon.
- (g) In this regard, it is acknowledged that there is sufficient space to extend the existing garage along the northern boundary of Portion A to accommodate at least one additional garaging bay.

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 03 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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**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3879320
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3. Portion A is limited to one dwelling unit. This restriction must be imposed in the title deed of Portion A.
4. No buildings shall be permitted within 5 metres from the street boundary. This restriction must be endorsed in the title deeds of Portions A and B.
5. Existing structures within the street boundary building line to be demolished.
6. Significant vegetation will need to be removed to widen the carriageway crossings to the proposed Portion A to 6 metres. Therefore, the current carriageway crossing width must be retained.
7. In terms of Section 38 of the Zoning Scheme the outbuilding on Portion B may not be utilised until such time as construction of the main dwelling on Portion B commences.
8. As-built plans (site plans) for all three portions must be submitted to the Building Control Department for approval (for record purposes) prior to the transfer of a Portion.
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 - Encroachments over the building lines: 16 m²
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16. Any amendments or additions to the proposed development, which is not contained within the calculation sheet 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.

CONDITIONS FOR THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

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- B. That the application for **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 western street boundary building line for a proposed new carport on proposed Portion A of Erf 5844, George from 3m to 0m;

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

REASONS FOR DECISION:

- (a) A 5m street boundary building line is required to maintain the residential and streetscape character of the properties along Airway Road.
- (b) Allowing the relaxation of the building line would have established a precedent that would likely have resulted in the derogation of the surrounding streetscape character of Airway Road.
- (c) Further, it was the owners preference to limit the extent of Portion A. If additional garaging was required for Portion A, then this should have been considered when determining its extent – i.e. establishing a larger erf that could accommodate the additional parking requirements without the need for the relaxation.
- (d) Essentially, the owner is attempting to force a street boundary building line departure, through the creation of a smaller erf that does not actually meet the owner's needs.
- (e) The required additional parking can be accommodated by shifting the new common boundaries of Portion A further to the south and/or to the east, which will also require moving the entrance gate to the southern side of the property.
- (f) Lastly, the owner needs to reconcile with the development restrictions created by limiting the extent of Portion A to within the existing boundary walls, specifically with regards to the amount of garaging that can be accommodated thereon.
- (g) In this regard, it is acknowledged that there is sufficient space to extend the existing garage along the northern boundary of Portion A to accommodate at least one additional garaging bay.

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 03 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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PROPOSED SUBDIVISION AND PERMANENT DEPARTURES IN TERMS OF SECTION 15(2) OF THE BY-LAW ON MUNICIPAL LAND USE PLANNING OF GEORGE MUNICIPALITY, 2023, FOR ERF 5844, GEORGE

Application is being made for the following in terms of the relevant Sections of the By-Law on Municipal Land Use Planning of George Municipality, 2023, for Erf 5844, George:

- Subdivision of Erf 5844 in terms of Section 15(2)(d), as shown on plan, into three portions, viz.:
 - Portion A (Fig. A, b, c, d, h, A) = 448sqm;
 - Portion B (Fig. A, b, c, d, h, B) = 751sqm;
 - Rem. Erf 5844 (Fig. A, b, c, d, h, C, b, a) = 41520sqm.
- The following permanent departures in terms of Section 15(2)(b):
 - Permanent departures to permit the following building line
 - Relaxation of the western street boundary building line of proposed Portion A from 3.0m to 0.0m for a proposed new carport;
 - Relaxation of the northern common boundary building line of proposed Portion B from 3.0m to 0.0m for the existing dwelling house;
 - Relaxation of the northern common boundary building line of proposed Rem. Erf 5844 from 3.0m to 2.0m for a proposed new carport;
 - Relaxation of the eastern near boundary building line of proposed Portion B from 3.0m to 5.15m and 42.0m respectively for a proposed new pool house; and
 - Relaxation of the eastern near boundary building line of proposed Portion B from 2.0m to 0.0m and 40.62m respectively for the conversion of the existing outbuildings into a dwelling house.
 - Relaxation of the western street boundary building line of proposed Portion B facing facing onto the northern common boundary with Rem. Erf 5844 from 1.5m to 40.82m.

- Remarks:**
- The existing access to the approved Second Dwelling Unit will be maintained.
 - A new access will be established to proposed Rem. Erf 5844 from Airway Road 26.0m wide.
 - A new access will be established to proposed Portion B from the proposed Portion A.
 - The unauthorised carport on proposed Portion B will be demolished.
 - The existing garage and outbuildings on Erf 5844 will be demolished.
 - A fire wall will be constructed along the shared boundary between the proposed Rem. Erf 5844 and Portion B.

Notes:

- Central information: TMK Professional Land Surveyors.
- Measurements in metres.
- Locality Map: CapeFamMapper

ERF 5844, HEATHER PARK GEORGE

Yorksraat 69, York Street
 Pretorius 1186, P.O. Box 1186, Fax: (044) 872 6584
 George 6530. E-pos: E-mail:heide@mkweb.co.za

SKAAL	1:400(A3)	SCALE	
BEPLAAN	A.H.	PLAN	G/DH/201-2
PLANNED		GETEKEN	NO
DRAWN	A.H.	DATUM	February 2026
DATE			

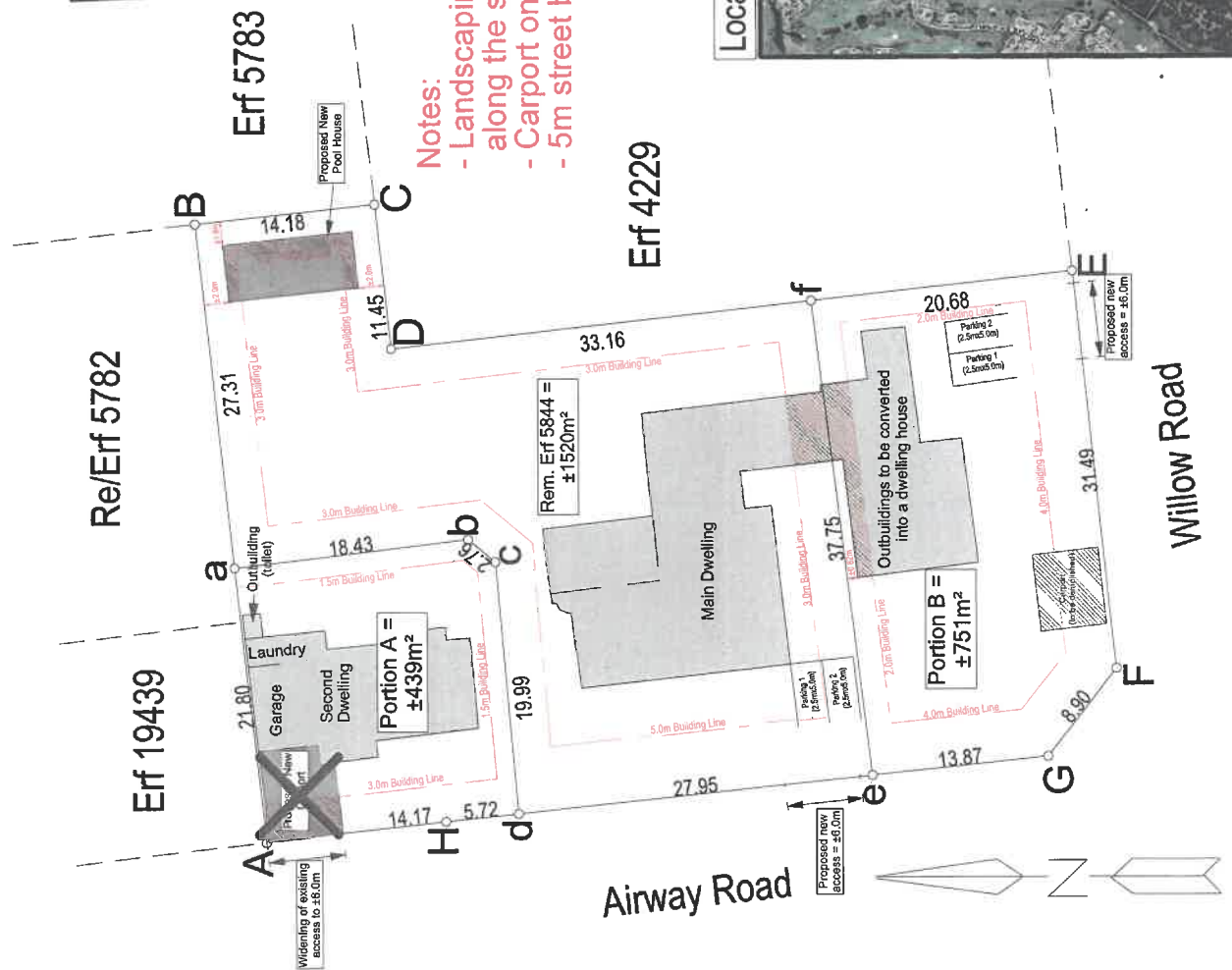
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MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of section 60 of the George Municipality Land Use Planning By-Law, 2023) subject to the conditions contained in the covering letter.

12/06/2026
 DATE
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BEWEGINGSLEIER: STATISBEPLANNING

Notes:

- Landscaping to be reinstated, especially along the street and outer property boundaries.
- Carport on Portion A not approved.
- 5m street building line remains.



GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf number *	5844
	Allotment area *	George
	Water & Sewer System *	George System
	Road network *	George
	Developer/Owner *	Alexander Havenga
	Erf Size (ha) *	2 697,86
	Date (YYYY/MM/DD) *	2026-02-16
	Current Financial Year	2025/2026
	Collaborator Application Reference	3879320

Application: Subdivision & Departure

Service applicable	Description
Roads	Service available, access via C/o Airways & Willow roads (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 16/02/2026 and are as follows:

Roads:	R	8 112,60	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	7 885,02	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	15 997,62	Total Excluding VAT
 - The total amount of the development charges of R15 997,62 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 R15 997,62 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 14 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 17 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 18 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 19 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 20 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 21 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 23 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 24 Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
- 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 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 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.
- 31 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 32 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.
- 33 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.



Ricus Fivaz

Manager (CES): Land development
Civil Engineering Services

16 Feb 26

Date



GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2024/25 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf number * **5844**
 Allotment area * **George**
 Water & Sewer System * **George System**
 Road network * **George**
 Developer/Owner * **Alexander Havenga**
 Erf Size (ha) * **2 697,86**
 Date (YYYY/MM/DD) * **2026-02-16**
 Current Financial Year **2025/2026**
 Collaborator Application Reference **3879320**

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL		Units	Units	Units
	Residential housing (<500m²) Erf	Unit		1
	Residential housing (500-1 000m²) Erf	Unit		1
	Residential housing (>2 000m²) Erf	Unit	1	
	Second/Additional Dwelling (<100 m²) unit	unit	1	

Please select **Yes**

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

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	1,19		R 6 490,08	R 7 706,97	R 1 156,05	R 8 863,02
trips/day	0,06		R 6 490,08	R 405,63	R 60,84	R 466,47
kl/day	0,14		R 55 140,00	R 7 885,02	R 1 182,75	R 9 067,77
kl/day	0,00		R 44 960,00	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable				R 15 997,62	R 2 399,64	R 18 397,26

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES): **JM Fivaz**

Signature : _____
 Date : **February 16, 2026**

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 8 863,02
Public Transport		R 466,47
Sewerage	20220703048978	R 9 067,77
Water	20220703048981	R 0,00
		R 18 397,26



Erf Number * **5844**
 Allotment area * **George**
 Elec DCs Area/Region * **George Network**
 Elec Link Network * **LV**
 Elec Development Type * **Normal**
 Developer/Owner * **EC Mathee**
 Erf Size (ha) * **0**
 Date (YYYY/MM/DD) * **19 01 2026**
 Current Financial Year **2025/2026**
 Collaborator Application Reference **3879320**

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 19/01/2026 and are as follows: Electricity: R 40 435,58 Excluding VAT
3	The total amount of the development charges of R40 436, 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 R40 436, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	Any, and all, costs directly related to the development remain the developers' responsibility.
8	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
9	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
10	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
11	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
12	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
13	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
14	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
15	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.
16	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	
17	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.
18	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
19	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.



20	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.
21	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.
22	Installation of ripple relays are compulsory for all geysers with electrical elements.
23	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.

M Gatyeni



Singed on behalf of Dept: ETS

19 Jan 26

Development Charges Calculator		Version 1.00		2025/06/18			
		Erf Number	5844				
		Allotment area	George				
		Elec DCs Area/Region	George Network				
		Elec Link Network	LV				
		Elec Development Type	Normal				
		Developer/Owner	EC Mathee				
		Erf Size (ha)	0				
		Date (YYYY/MM/DD)	2026-01-19				
		Current Financial Year	2025/2026				
		Collaborator Application Reference	3879320				
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units		
	Single Res > 1000m² Erf (Upmarket)	unit		1	1		
	Single Res > 650m² Erf (Normal)	unit			1		
	Single Res > 350m² Erf (Small)	unit			1		
	Second/Additional Dwelling	unit		1			
OTHERS			kVA		kVA		
Is the development located within Public Transport (PT1) zone?			Please select				
			Yes				
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	8,67	13,73	R 7 995,73	R 40 435,58	R 6 065,34	R 46 500,91
Total bulk engineering services component of Development Charge payable					R 40 435,58	R 6 065,34	R 46 500,91
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):		M Gatyeni					
Signature :							
Date :		January 19, 2026					
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price Index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623-021336	R 46 500,91
		R 46 500,91