

Collaborator No.: 4135514
Reference / Verwysing: Erf 3481, George
Date / Datum: 18 September 2026
Enquiries / Navrae: Petro Botha

Delarey Viljoen CC
PO Box 9956
GEORGE
6530

Attention: Delarey Viljoen

Email: planning@delplan.co.za

APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURES
ERF 3481, GEORGE

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegation 4.17.3.13 of 24 April 2025, decided:

A. That the following applications applicable to Erf 3481, George:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for the George Municipality, 2023 of Erf 3481, George into a Portion A ($\pm 1077 \text{ m}^2$) and Remainder Erf 3481, George ($\pm 1482 \text{ m}^2$);
2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law of George Municipality, 2023 for the relaxation of the following building lines applicable to Portion A:
 - (a) common boundary building line from 3m to 0m to accommodate the existing dwelling;
 - (b) northern boundary building line from 3m to a distance that range between 2.3m to 2.1m for the existing dwelling;
3. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law of George Municipality, 2023 for the following applicable to the Remainder Erf 3481, George:
 - (a) relaxation of The common boundary building line from 3m a distance that range between 0.5m and 2.7m for the existing patio and braai room;
 - (b) to accommodate the braai room with window set back at 1.4m in lieu of 1.5m;

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

REASONS FOR DECISION

- (i) The application is consistent with the goals and objectives set out in the George MSDF.
- (ii) The proposal will not have an adverse impact on the surrounding area or its character.
- (iii) The proposal will not have a negative impact on the adjacent neighbouring properties' amenity and rights to privacy, sunlight and views.
- (iv) No negative comments or objections were received.

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 shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the Subdivision and permanent departures as applied for and indicated on the subdivision plan, Plan no. -01 drawn by Theo Van Rensburg Argitekto/Architects 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 subdivision approval will only be regarded as implemented on the approval of the SG Diagram at the Surveyor General as well as the registration of Portion A in terms of the Deeds Registries Act.
4. As-built building plans for the approved structures on the respective (both) portions must be submitted to the Directorate for approval prior to the transfer of Portion A.
5. The Departure approvals will be regarded as implemented on the approval of the as-built building plans.

Town Planning Notes

- a) *The developer must submit the Surveyor General approved diagram to the George Municipality's GIS Department for information purposes.*
- b) *The as-built building plan usually only requires the submission of a site layout plan to indicate the position of the existing structures in relation to the new subdivision line as well as any structures to be demolished. However, it is advised that the owner's architect confirm all requirements with the Building Control Division prior to the submission of such plans, especially as alterations are being proposed.*
- c) *The required demolition permits must be obtained from the Directorate: Planning and Development (Building Control Division) prior to the demolition of any structure.*
- d) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- e) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
- f) *The DC calculations below are based on the information available to the Engineering Departments at the time of approval. The owner is advised to engage with said Departments prior to the transfer of Portion A to obtain a final calculation.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

6. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 8/05/2026, must be adhered to.
7. Note that as stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 26/09/2025 and are as follows:

Roads: R 8 112.60

Sewer: R 12 241.08

Water: R 14 078.74

Total: R 34 432.42 (Excluding VAT)

8. The total amount of the development charges of **R 34 432.42** (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.
9. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, 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 OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

10. The conditions imposed by the Directorate Electrotechnical Services are attached as '**Annexure B**' dated 20/04/2026, must be adhered to.
11. Note that as stipulated in the attached conditions imposed by the Directorate Electrotechnical Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 20/04/2026 and are as follows:

Electricity: R 23 106.04 (VAT Excluded)

- B. It is hereby confirmed in terms of Sections 24(2)(f)(v) of the Land Use Planning By-Law for George Municipality, 2023 that the private right of way servitude over the Remainder of Erf 3481, George in favour of Portion A of Erf 3481, George as illustrated on Plan no. -01 drawn by Theo Van Rensburg Argitekto/Architects attached hereto as "**Annexure A**" which bear Council's stamp is exempted from Section 15 of the said By-Law.

Reason:

Registration of a right of way servitude.

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 09 October 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

[https://georgemun-my.sharepoint.com/personal/pbotha_george_gov_za/Documents/LAND USE MANAGEMENT/DECISIONS/2026/SEPTEMBER/Myne/Erf 3481 George - Permanent Departure.docx](https://georgemun-my.sharepoint.com/personal/pbotha_george_gov_za/Documents/LAND%20USE%20MANAGEMENT/DECISIONS/2026/SEPTEMBER/Myne/Erf%203481%20George%20-%20Permanent%20Departure.docx)

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUDER: STATSBEPLANNING

ANNEXURE B

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf number *	3481	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	Gregori Henryk Palkowski	
	Erf Size (ha) *	2 585,86	
	Date (YYYY/MM/DD) *	2026-05-08	
	Current Financial Year	2025/2026	
Collaborator Application Reference		4135514	

Application: Subdivision & Depature

Service applicable	Description
Roads	Service available, access via Heather Road (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)

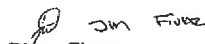
Conditions

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 08/05/2026 and are as follows:

Roads:	R	8 112,60	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	12 241,08	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	14 078,74	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	34 432,42	Total Excluding VAT
 - The total amount of the development charges of R34 432,42 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 R34 432,42 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)

- 12 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)
 - 13 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 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.
 - 23 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
 - 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.
- The Developer shall provide and maintain a clearly marked on-site loading/unloading zone of sufficient size to accommodate expected delivery vehicles, designed to allow safe access and circulation without obstructing internal roads, parking, or public streets, in accordance with the George Integrated Zoning Scheme and municipal engineering standards. The loading zone must be constructed, demarcated, and approved by the Municipal Traffic Engineer prior to occupation of the development.
- 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 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.


Ricus Fivaz
 Manager (CES): Land development
 Civil Engineering Services

08 May 26
 Date

ANNEXURE C

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



Erf Number * 3481
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * GH Palkowski
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 20 04 2026
 Current Financial Year 2025/2026
 Collaborator Application Reference 4135514

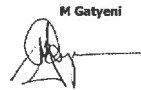
Application: Development Charges

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 20/04/2026 and are as follows: Electricity: R 23 106,04 Excluding VAT
3	The total amount of the development charges of R23 106, 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 R23 106, 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	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.
10	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.
11	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.
12	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	
13	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.
14	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
15	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
16	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.
17	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.
18	Installation of ripple relays are compulsory for all geysers with electrical elements.

19	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
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M Gatyeni



Singed on behalf of Dept: ETS

20 Apr 26

Development Charges Calculator				Version 1.00		2025/06/18	
				Erf Number	3481		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	GH Palkowski		
				Erf Size (ha)			
				Date (YYYY/MM/DD)	2026-04-20		
				Current Financial Year	2025/2026		
				Collaborator Application Reference	4135514		
Code	Land Use		Unit	Total Existing Right		Total New Right	
RESIDENTIAL				Units	Units	Units	
	Single Res > 1000m² Erf (Upmarket)		unit		1		2
	Second/Additional Dwelling		unit		1		
OTHERS				kVA	kVA	kVA	
Is the development located within Public Transport (PT1) zone?				Please select <input checked="" type="button" value="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	11,56	R 7 995,73	R 23 106,04	R 3 465,91	R 26 571,95
Total bulk engineering services component of Development Charge payable					R 23 106,04	R 3 465,91	R 26 571,95
Link engineering services component of Development Charge Total Development Charge Payable							
City of George Calculated (ETS): M Gatyeni Signature :  Date : April 20, 2026							
NOTE : In relation to the increase pursuant to section 56(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 26 571,95
		R 26 571,95