

Collaborator No.: 4111846
Reference / Verwysing: Erf 5265, Pacaltsdorp
Date / Datum: 02 October 2026
Enquiries / Navrae: Petro Botha

Elco Property Developments
PO BOX 1036
CAPE GATE
7562

Attention: Karla Burger

Email: dewet@elcoprop.co.za

APPLICATION FOR AMENDMENT OF APPROVAL CONDITIONS
ERF 5265, PACALTSDORP

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 application in terms of Section 15(2)(h) of the Land Use Planning By-Law for George Municipality, 2023 for the Amendment of Condition 2 and 3 as contained in the approval letter dated 26 November 2021 applicable to Erf 5265, Pacaltsdorp, **be amended** to read as follows:

"2. This approval shall be taken to cover only the consent application applied for as indicated on the site plan, dated 25-08-2025 drawn by Northstar towers (3x plans) 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 developer must erect a lattice type mast, painted in a grey colour to blend in with the skyline. The mast should preferably be disguised as a high light mast for the nearby sports field on the property."

B. That, the application in terms of Section 15(2)(h) of the Land Use Planning By-Law for George Municipality, 2023 for the Amendment of the conditions contained in the approval letter dated 26 November 2021 applicable to Erf 5265, Pacaltsdorp, by imposing the following additional conditions imposed by the Electrotechnical Engineering Services Department:

9. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 17/07/2026, collaborator reference 4111846 hereto.

10. Note, as stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to

clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached (Annexure B) calculation sheet dated 17/07/2026 and are as follows:

Electricity: R 236 990.29 (Excluding VAT)

11. The total amount of the development charges of R 236 990.29 (Excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
12. Any amendments or additions to the 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.

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.

REASONS FOR DECISION:

- (i). The proposed amendments submitted will not result in any negative impact on the surrounding natural or built character of the area.
- (ii). The proposal meets the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2015.
- (iii). The proposed amendments are consistent with the previous consent approval.

Note: All other conditions contained in the approval letter dated 26 November 2026 are still applicable. Approval letter attached for easy reference.

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.

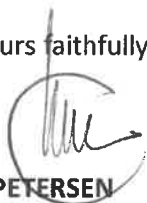
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 23 October 2026**, and simultaneously 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

A handwritten signature in black ink, appearing to be 'C Petersen', written over a circular stamp or seal.

C PETERSEN
SENIOR MANAGER: TOWN PLANNING

LEGEND:



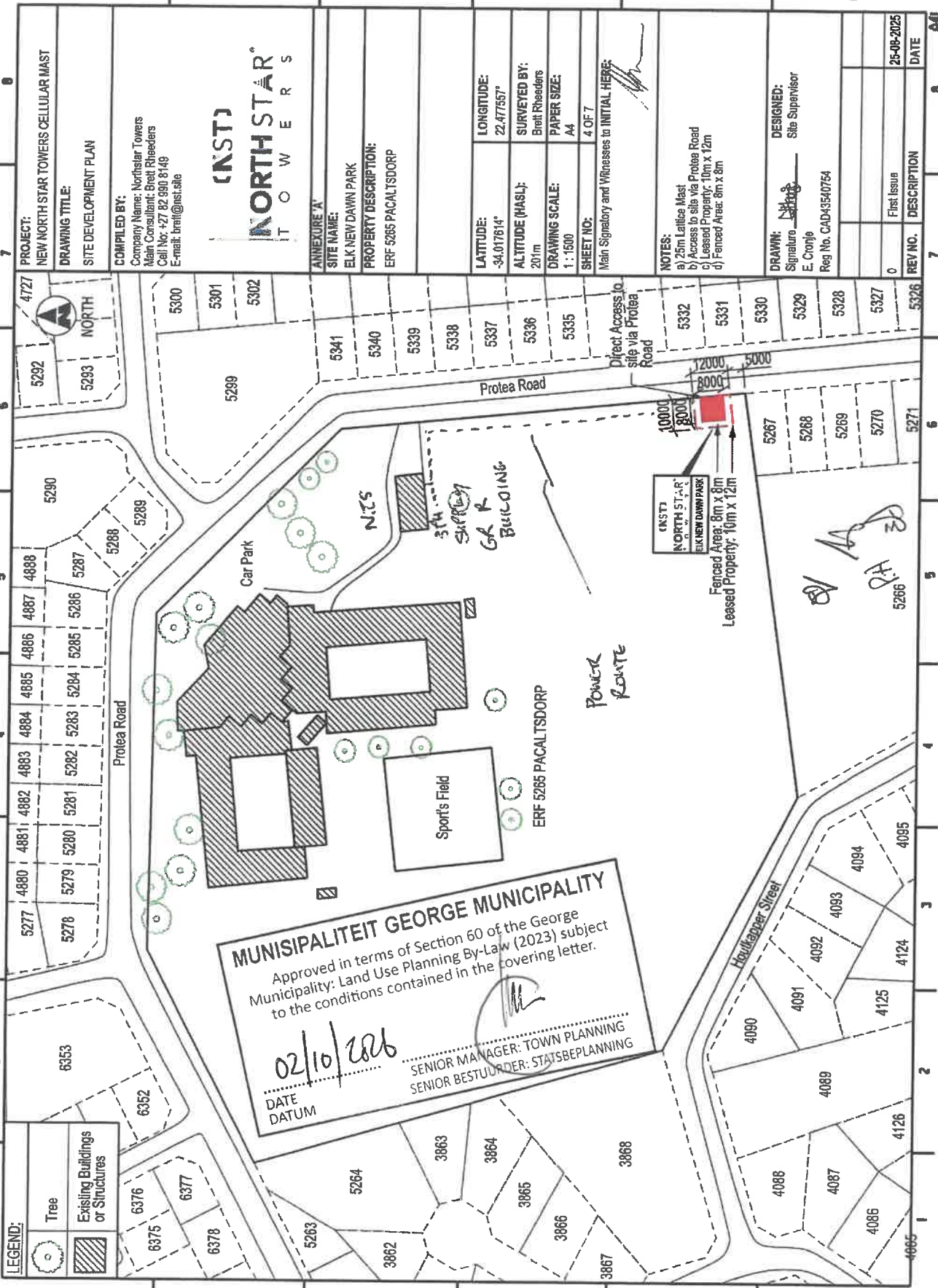
MUNISIPALITEIT GEORGE MUNICIPALITY

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.

02/10/2026

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



PROJECT: NEW NORTH STAR TOWERS CELLULAR MAST	4727	7	0
DRAWING TITLE: SITE DEVELOPMENT PLAN	5292	6	0
COMPILED BY: Company Name: Northstar Towers Main Consultant: Brett Rheeders Cell No: +27 82 990 8149 E-mail: brett@nst.site	5293	6	0
(NST) NORTH STAR TOWERS	5290	5	0
ANNEXURE 'A'	5289	5	0
SITE NAME: ELK NEW DAWN PARK	5288	5	0
PROPERTY DESCRIPTION: ERF 5285 PACALTSORDP	5287	5	0
LATITUDE: -34,017814°	5286	5	0
LONGITUDE: 22,477557°	5285	5	0
ALTITUDE (MASL): 201m	5284	5	0
SURVEYED BY: Brett Rheeders	5283	5	0
PAPER SIZE: A4	5282	5	0
DRAWING SCALE: 1:1500	5281	5	0
SHEET NO: 4 OF 7	5280	5	0
Main Signatory and Witnesses to INITIAL HERE:	5279	5	0
NOTES: a) 25m Latite Mast b) Access to site via Protea Road c) Leased Property: 10m x 12m d) Fenced Area: 8m x 8m	5278	5	0
DRAWN: Signature: [Signature] E. Cronje	5277	5	0
DESIGNED: Signature: [Signature] Site Supervisor	5276	5	0
Reg No. CAD43540754	5275	5	0
REV NO. 0	5274	5	0
DESCRIPTION First Issue	5273	5	0
DATE 25-08-2025	5272	5	0

PROJECT:
NEW NORTH STAR TOWERS CELLULAR MAST
DRAWING TITLE:
SITE LAYOUT

COMPILED BY:
Company Name: Northstar Towers
Main Consultant: Brett Rheeders
Cell No: +27 82 990 8149
E-mail: brett@nst.site



ANNEXURE 'A'
SITE NAME:
ELK NEW DAWN PARK
PROPERTY DESCRIPTION:
ERF 5265 PACAL TSDORP

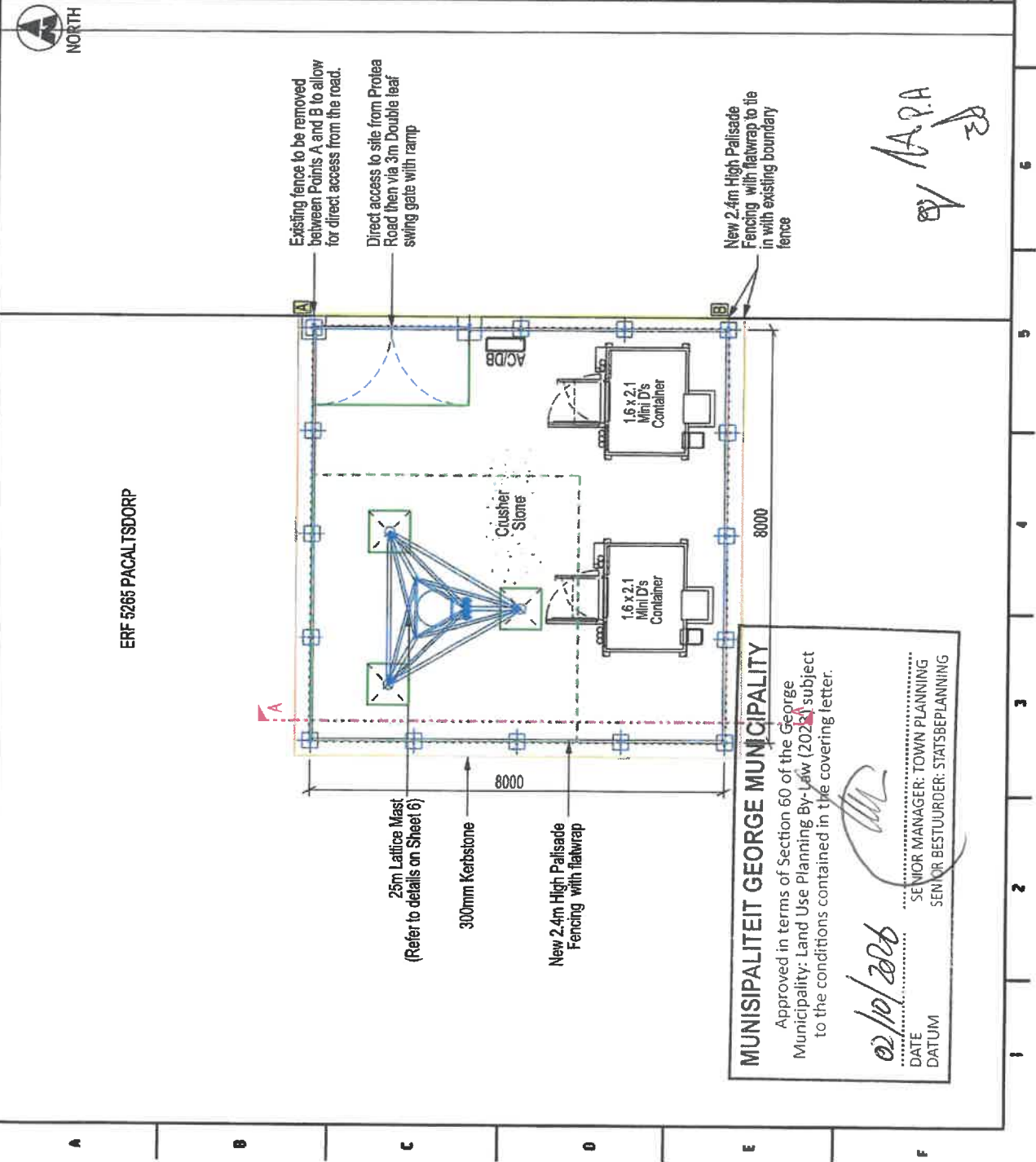
LATITUDE:
-34.017814°
LONGITUDE:
22.477657°
ALITUDE (HASL):
201m
SURVEYED BY:
Brett Rheeders
DRAWING SCALE:
1:100
PAPER SIZE:
A4
SHEET NO:
5 OF 7

Main Signatory and Witnesses to INITIAL HERE:

NOTES:
a) 25m Lattice Mast
b) Access to site via Protea Road
c) Leased Property: 10m x 12m
d) Fenced Area: 8m x 8m

DRAWN:
Signature: [Signature]
E. Cronje
Reg No. CAD43540754

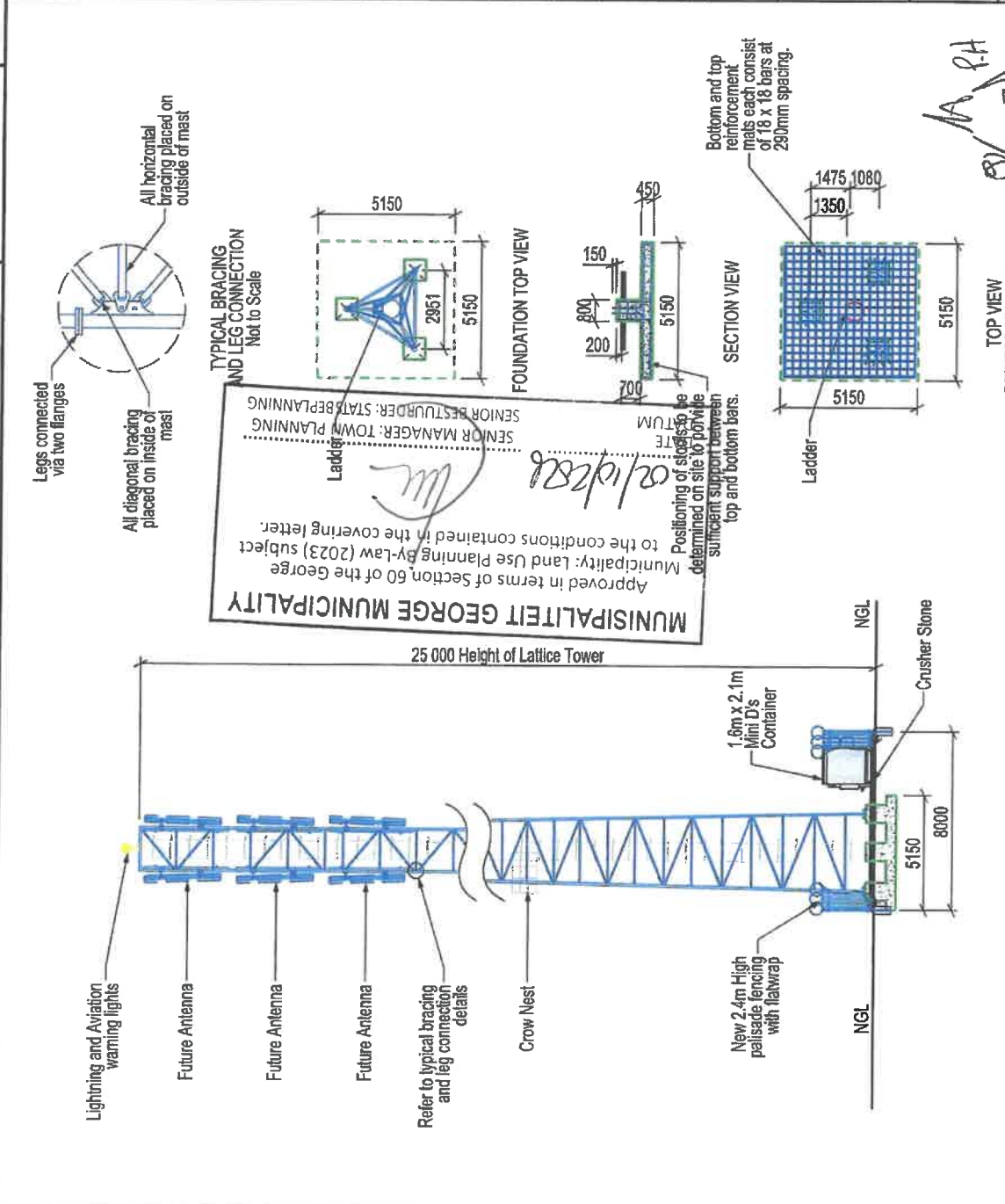
DESIGNED:
Signature: [Signature]
Site Supervisor
REV NO. 0
DESCRIPTION First Issue
DATE 25-08-2025



MUNISIPALITEIT 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.
02/10/2023
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

PROJECT: NEW NORTH STAR TOWERS CELLULAR MAST	
DRAWING TITLE: ELEVATION & FOUNDATION DETAILS	
COMPILED BY: Company Name: Northstar Towers Main Consultant: Brett Rheaders Cell No: +27 82 990 8149 E-mail: brett@nst.site	
(NST) NORTH STAR TOWERS	
ANNEXURE 'A' SITE NAME: ELK NEW DAWN PARK	
PROPERTY DESCRIPTION: ERF 5265 PACAL TSDORP	
LATITUDE: -34.017614°	LONGITUDE: 22.477557°
ALTITUDE (MASL): 201m	SURVEYED BY: Brett Rheaders
DRAWING SCALE: AS SHOWN	PAPER SIZE: A4
SHEET NO: 6 OF 7	Main Signatory and Witnesses to INITIAL HERE:
NOTES: a) 25m Lattice Mast b) Access to site via Protea Road c) Leased Property: 10m x 12m d) Fenced Area: 8m x 8m	
DRAWN: Signature: <i>E. Cronje</i> Reg No. CAD43540754	DESIGNED: Signature: <i>M. J. J. J.</i> Site Supervisor

REV NO.	DESCRIPTION	DATE
0	First Issue	25-06-2025



ELEVATION DETAILS: SECTION A-A
SCALE 1:250

FOUNDATION DETAILS
SCALE 1:200

TOP VIEW
REINFORCING DETAILS

SECTION VIEW

TYPICAL BRACING AND LEG CONNECTION
Not to Scale

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SENIOR MANAGER: TOWN PLANNING
col/1288

SENIOR BESTUDER: STADT BEPLANNING
col/1288

Positioning of stairs to be determined on site to provide sufficient support between top and bottom bars.

Notes:
a) 25m Lattice Mast
b) Access to site via Protea Road
c) Leased Property: 10m x 12m
d) Fenced Area: 8m x 8m

DESIGNED:
Signature: *M. J. J. J.*
Site Supervisor

DRAWN:
Signature: *E. Cronje*
Reg No. CAD43540754

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2026/07/01
For Internal information use only (Not to publish)		



Erf Number * 6265
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * MV/LV
 Elec Development Type * Normal
 Developer/Owner * Government WC
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 17 07 2026
 Current Financial Year 2026/2027
 Collaborator Application Reference 4111846

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 17/07/2026 and are as follows: Electricity: R 236 990,29 Excluding VAT
3	The total amount of the development charges of R236 990, 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 R236 990, 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	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.
11	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.
12	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.
13	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.
14	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	
15	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.
16	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
17	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
18	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.

19	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.
20	Installation of ripple relays are compulsory for all geysers with electrical elements.
21	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
22	A consultant to be appointed to install a separate metered supply from the existing supply point to the premise.



Singed on behalf of Dept: ETS

17 Jul 26

Development Charges Calculator				Version 1.00		2026/07/01																										
				Erf Number	5265																											
				Allotment area	George																											
				Elec DCs Area/Region	George Network																											
				Elec Link Network	MV/LV																											
				Elec Development Type	Normal																											
				Developer/Owner	Government WC																											
				Erf Size (ha)	0																											
				Date (YYYY/MM/DD)	2026-07-17																											
				Current Financial Year	2026/2027																											
				Collaborator Application Reference	4111846																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Code</th> <th style="width: 40%;">Land Use</th> <th style="width: 10%;">Unit</th> <th style="width: 15%;">Total Existing Right</th> <th style="width: 15%;">Total New Right</th> </tr> </thead> <tbody> <tr> <td colspan="5">OTHERS</td> </tr> <tr> <td></td> <td>Small Business < 250 kVA (20% diversity)</td> <td>Actual kVA (BDMD)</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: right;">kVA</td> <td style="text-align: right;">kVA</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td style="text-align: right;">41,6</td> </tr> </tbody> </table>				Code	Land Use	Unit	Total Existing Right	Total New Right	OTHERS						Small Business < 250 kVA (20% diversity)	Actual kVA (BDMD)						kVA	kVA					41,6	Please select Yes			
Code	Land Use	Unit	Total Existing Right	Total New Right																												
OTHERS																																
	Small Business < 250 kVA (20% diversity)	Actual kVA (BDMD)																														
			kVA	kVA																												
				41,6																												
Is the development located within Public Transport (PT1) zone?																																
Calculation of bulk engineering services component of Development Charge																																
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total																									
Electricity	kVA	0,00	33,28	R 7 121,10	R 236 990,29	R 35 548,54	R 272 538,84																									
Total bulk engineering services component of Development Charge payable					R 236 990,29	R 35 548,54	R 272 538,84																									
Link engineering services component of Development Charge Total Development Charge Payable																																
City of George Calculated (ETS): M Gatyeni Signature :  Date : July 17, 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 272 538,84
		R 272 538,84