

Collaborator No.: 4352147
Reference / Verwysing: Erf 5265, Pacaltsdorp
Date / Datum: 23 October 2026
Enquiries / Navrae: Petro Botha

Elco Property Developments
PO Box 1036
CAPE GATE
7562

Attention: Karla Burger

Email: dewet@elcoprop.co.za

EXTENSION OF VALIDITY PERIOD AND IMPOSING OF ADDITIONAL 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 dated 24 April 2025, decided:

That the following applications applicable to Erf 5265, Pacaltsdorp:

- A. Extension of Validity Period in terms of Section 15(2)(i) of the Land Use Planning By-law for George Municipality, 2023, of the existing Consent Use approval to erect a 25m high freestanding base telecommunication station on Erf 5265, Pacaltsdorp, as per the approval letter dated 26 November 2021, read with the amendment approval dated 02 October 2026, for a further five (5) years until 25 November 2031;
- B. Amendment in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023, through the imposing of the following additional conditions to the abovementioned existing approval applicable to Erf 5265, Pacaltsdorp:

CONDITIONS OF THE ELECTROTECHNICAL ENGINEERING SERVICES

- 9. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 17/07/2026, collaborator reference 4111846 shall be adhered to.
- 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 the submission of building plans to ascertain what information they require to provide a more accurate calculation.

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

REASONS FOR DECISION:

- a) The application complies with the requirements of Section 67 of the Land Use Planning By-law for George Municipality, 2023.
- b) There have been no material changes to the circumstances prevailing at the time of the original approval.
- c) The proposed amendments submitted will not result in any negative impact on the surrounding natural or built character of the area or impact significantly on surrounding property owners rights or amenity.

Notes:

- *All other conditions contained in the approval letter dated 26 November 2021 are still applicable.*
- *The position of the tower was amended as per approval letter dated 02 October 2026.*

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 13 November 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 read 'C Petersen', is written over a circular stamp or seal.

C PETERSEN

SENIOR MANAGER: TOWN PLANNING

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		
Code	Land Use	Unit		Total Existing Right		Total New Right	
OTHERS				kVA		kVA	
Small Business < 250 kVA (20% diversity)				Actual kVA (8DMD)		41,6	
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	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