

Collaborator No.: 3602815
Reference / Verwysing: Erf 5288, George
Date / Datum: 09 October 2026
Enquiries / Navrae: Primrose Nako

Email: marlize@mdbplanning.co.za

MARLIZE DE BRUYN
P O Box 2359
GEORGE
6530

**APPLICATION FOR REMOVAL OF RESTRICTION, SUBDIVISION, PERMANENT DEPARTURE AND
EXEMPTION: ERF 5288, GEORGE**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided:

A. That the following applications applicable to Erf 5288, George:

1. **Removal** in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 of restrictive title deed condition B.2. in Title Deed No. T.56003/2017 applicable to Erf 5288, George;
2. **Subdivision** in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 into two (2) portions, being Portion A ($\pm 431,8\text{m}^2$) and Remainder ($\pm 497,7\text{m}^2$);
3. **Permanent Departure** in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for relaxation of the north-western rear boundary building line of proposed Portion A from 1.5m to 0m to accommodate the existing structures on proposed Portion A;
4. **Permanent Departure** in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 to allow two (2) carriageway crossings on Portion A on a street with less than 30m street boundary length;

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

REASONS FOR DECISION

- a) The proposed subdivision supports the densification objectives for the George city area, aimed at optimising under-utilised land to support sustainable development.
- b) The proposed development, as motivated, will not have adverse impacts on the surrounding residential environment, streetscape, traffic movement or neighbours' rights and amenity to the use and enjoyment of their properties.

- c) Subdivisions of a similar size, with allowance for only one dwelling unit on each portion, have been granted in the near vicinity and therefore, the development proposal is not out of character for this neighbourhood.
- d) The building line relaxation will not have a negative impact on the rights or amenities of adjoining property owners, as all building structures already exist and no new encroaching structures are proposed (only internal alteration is proposed).
- e) A subdivision to create an additional land unit would require an additional carriageway crossing. A departure is only required due to it being a servitude over Portion A and not part of the cadastral unit of the Remainder. Therefore, the physical result is the same and does not have a negative impact on the streetscape, traffic and pedestrian movement.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the application as applied for 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 applications applied for and as indicated on subdivision plan number 615G24_Subd1 dated February 2025 drawn by CE and attached as “Annexure A”, which bears Council’s stamp and will not be construed as to depart from any other Council requirements or legal provisions.

Conditions applicable to subdivision application

3. A servitude right of way must be registered over Portion A in favour of the Remainder Erf 5288, George and be reflected in the SG Diagram of Portion A and endorsed in the title deeds of the respective portions.
4. Each portion is restricted to one dwelling unit only. This condition must be endorsed against the title deed of the respective subdivided portions.
5. Building plans must be submitted for Portion A and the Remainder portion to the Directorate’s Building Control Department for approval prior to the registration of Portion A. this is to ensure that all the structures on the respective portions comply with the Zoning Scheme and conditions of approval.
6. The developer must cease utilising the property for multiple dwelling units within three (3) months from the date of this approval comes into operation, failing which the Compliance Section will proceed with legal action.
7. The developer must immediately issue lease agreement termination notices to the tenants occupying the three (3) unlawful dwelling units on the property. Copies of these notices must be provided to the Directorate within thirty (30) days from the date of this decision coming into operation, failing which the Compliance Section will proceed with legal action with immediate effect.
8. The building plans for Portion A must demonstrate that the kerbs in front of the property have been restored to restrict access to only two (2) carriageway crossings as proposed.
9. The kerbs must be restored, and the dwelling units on Portion A and the Remainder portion must be regularised in accordance with the approved building plans, prior to transfer of Portion A.
10. Additional structures which are located over the building lines and were not included with the application must either be removed or indicated on building plans.
11. The developer must notify the Surveyor General of the approval in terms of Section 20(5) of Land Use Planning By-Law for George Municipality, 2023. The record of approved Diagram must be submitted to the Directorate: Planning and Development for record purposes.

Conditions applicable to Removal of Title Deed Restrictive Condition

12. That in terms of Section 34(1) of the said By-law the owner must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive condition, after the publication of a notice contemplated in Section 33(6) in the Provincial Gazette.
13. A copy of the endorsed Title Deed must be sent to the Planning Department for record purposes.

Implementation of rights

14. The above approval will be considered as implemented on the registration of Portion A in terms of the Deed Registries Act and approval of building plans that clearly indicate one dwelling unit per erf.

Town Planning Notes:

- (i) The above approval does not absolve the owner from complying with the provisions of the zoning scheme and the land use planning by-law and cannot be used as a reason to request additional time to do so. The owner is obligated to immediately cease the illegal land use activities and remove the illegal dwelling units / additional kitchens on the property.*
- (ii) Structures located over the building lines and that do not form part of this approval may require additional land use application if not permitted in terms of the general encroachments provisions or provisions relating to outbuildings.*
- (iii) Development parameters were not indicated for both portions. All relevant development parameters to be indicated on the building plans to ensure compliance with the George Integrated Zoning Scheme By-law, 2023. Additional departure applications will be required should the building plans fail to comply with such relevant development parameter.*
- (iv) Building plans and structures to comply with SANS 10400 and any other applicable legislation.*
- (v) Sustainable Urban Drainage Systems must be implemented on site. Indicate on building plans.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

15. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 20 March 2025 and must be adhered to.
16. 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 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.
17. The amounts of the development charges are reflected on the attached calculation sheet dated 20 March 2025 and are as follows:
- | | | |
|---------------|--------------------|----------------------|
| Roads: | R 12 619,60 | Excluding VAT |
| Sewer: | R 18 401,33 | Excluding VAT |
| Water: | R 20 130,96 | Excluding VAT |
| Total: | R 51 151,89 | Excluding VAT |
18. The total amount of the development charges of **R 51 151,89 (Excluding VAT)** must 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.
19. Any amendments or additions to the proposed development, which is not contained within the calculation sheet, which may 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: ELECTRO-TECHNICAL SERVICES

20. The conditions imposed by the Directorate Electro-technical Services are attached as 'Annexure C' dated 27 March 2025 and must be adhered to.
21. 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.
22. The amount of the development contribution is reflected on the attached calculation sheet dated 27 March 2025 and is as follows:
- | | |
|---------------------|--------------------|
| Electricity: | R 23 044,66 |
|---------------------|--------------------|

23. The total amount of the development charges of **R 23 044,66 (Excluding VAT)** must 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.
24. 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 an **Exemption** in terms of Section 24(1)(f)(v) of the Land Use Planning By-law for George Municipality, 2023 for the registration of a 4m wide access and services servitude over proposed Portion A in favour of Remainder Erf 5288, George;

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 30 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

C:\scan\Erf 5288 George (Rezoning, Prmanent Departure & ROR Approval)M De Bruyn.docx

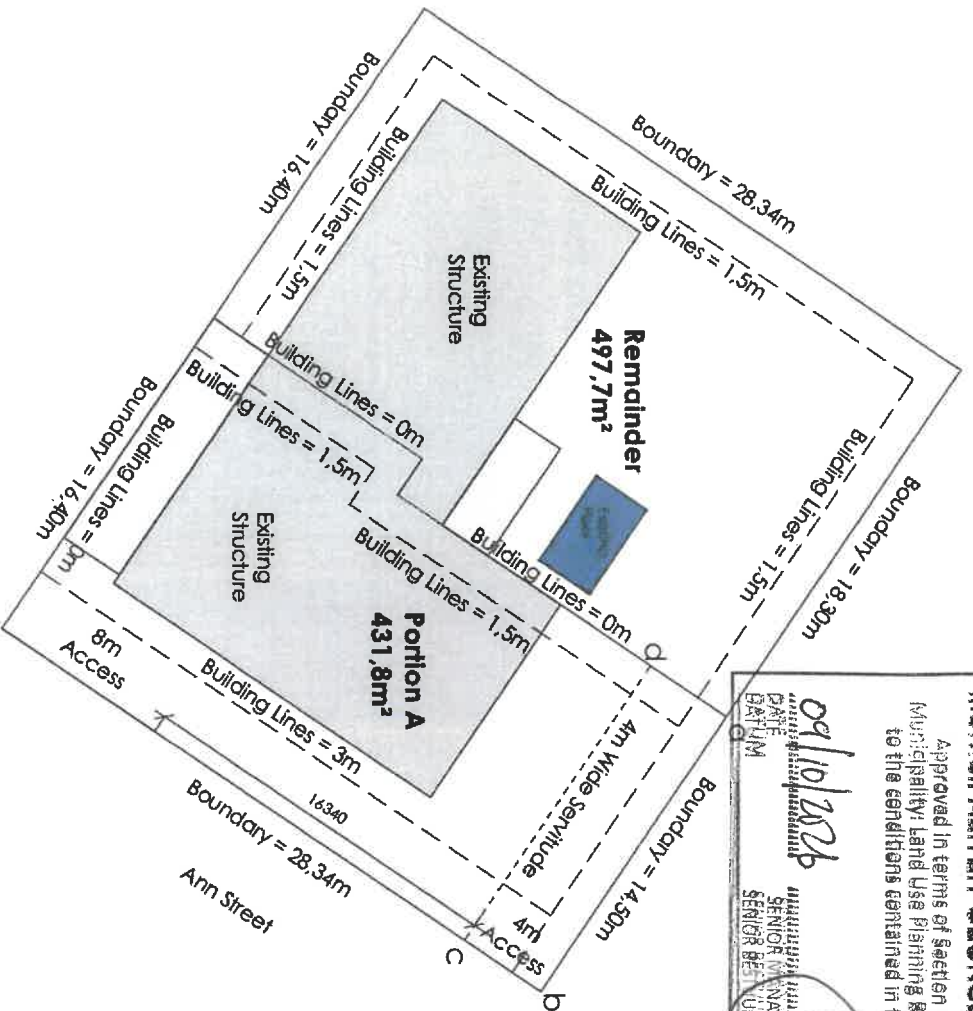
SITE PLAN

MUNISIPALITEIT GEORGE MUNICIPALITY

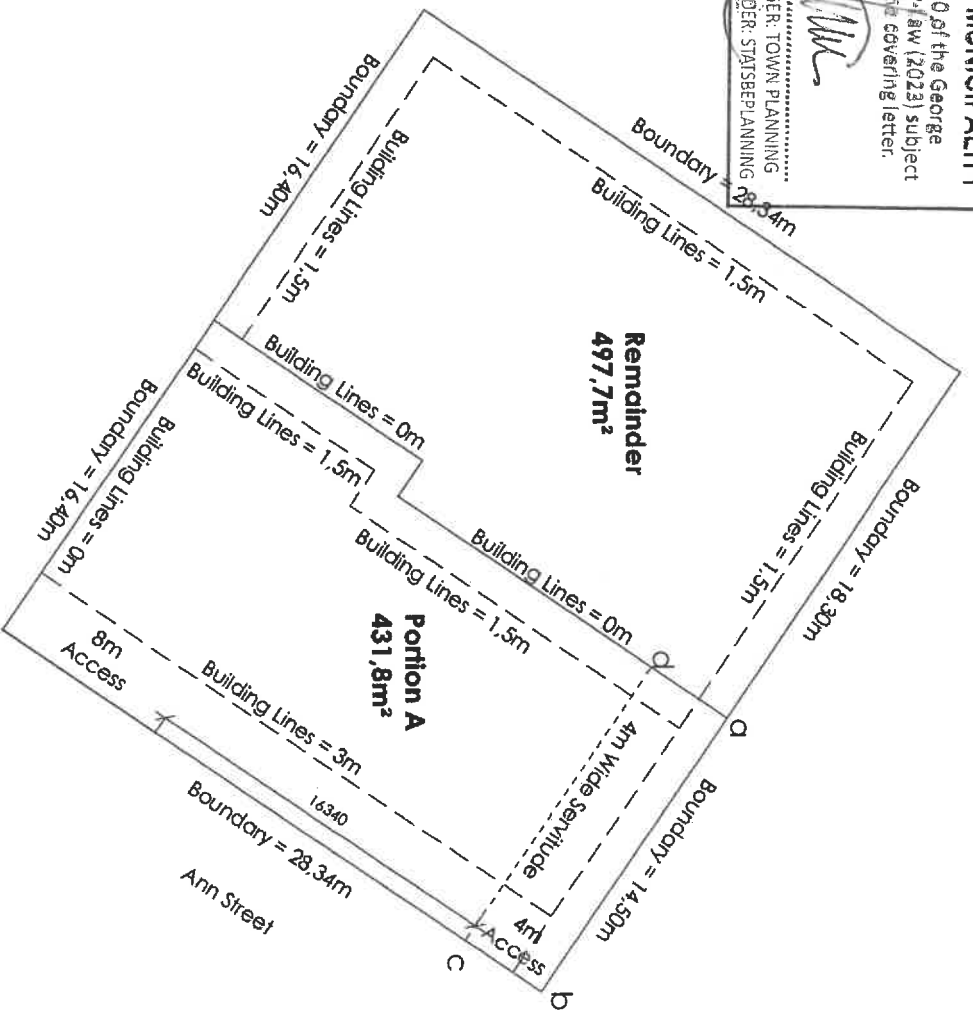
Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

09/10/2024

DAVE BATHUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BEZUIDENHOUT: STADSBEPLANNING



SUBDIVISION PLAN



PROPOSED SUBDIVISION OF ERF 5288 GEORGE FOR M BEZUIDENHOUT

- Subdivision of in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-law (2023) into Portion A (431,8m²) and the Remainder (497,7m²);
- Registration of an exempt, 4m wide access & services servitude dbcd, over Portion A in favour of the Remainder in terms of Section 24(1)(f)(v) of the George Municipality Land Use Planning By-law (2023).



Plan no: 615G24_Subd1
Drawn: CE
Date: February 2025
Annexure 7

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf Number *	5288
	Allotment area *	George
	Water & Sewer System *	George System
	Road network *	George
	Developer/Owner *	Marzanne Bezuidenhout
	Erf Size (ha) *	930,00
	Date (YYYY/MM/DD) *	2025-03-20
	Current Financial Year	2024/2025
Collaborator Application Reference		3602815

Application: Subdivision & Departure

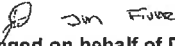
Service applicable	Description
Roads	Service available, access via (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions
General conditions

- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 20/03/2025 and are as follows:

Roads:	R	12 619,60	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	18 401,33	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	20 130,96	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	51 151,89	Total Excluding VAT
 - 3 The total amount of the development charges of R51 151,89 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R51 151,89 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 10 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 13 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 14 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 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.
- 17 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.
- 18 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.
- 19 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.
- 20 Municipal water is provided for potable use only. No irrigation water will be provided.
- 21 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.
- 22 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
- 23 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 24 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.
- 25 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.
- 26 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 27 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.
- 28 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.
- 29 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 30 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.
- 31 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

20 Mar 25



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2024/25
Tariffs



Civil Engineering
Service



Electro-Technical
Service

Erf Number * 5288

George

Allotment area *

George System

Water & Sewer System *

George

Road network *

George

Developer/Owner *

Marzanne Bezuidenhout

Erf Size (ha) *

930,00

Date (YYYY/MM/DD) *

2025-03-20

Current Financial Year

2024/2025

Collaborator Application Reference

3602815

Total New Right

Total Existing Right

Code Land Use

RESIDENTIAL

Residential housing (<500m²) Erf

Residential housing (500-1 000m²) Erf

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	3,80		R 3 154,90	R 11 988,62	R 1 798,29	R 13 786,91
trips/day	0,20		R 3 154,90	R 630,98	R 94,65	R 725,63
kl/day	0,41		R 44 760,00	R 18 401,33	R 2 760,20	R 21 161,53
kl/day	0,44		R 45 340,00	R 20 130,96	R 3 019,64	R 23 150,60
Total bulk engineering services component of Development Charge payable				R 51 151,89	R 7 672,78	R 58 824,67

Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (CES):

JM Fivaz

Signature :

Date :

March 20, 2025

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 13 786,91
Public Transport		R 725,63
Sewerage	20220703048978	R 21 161,53
Water	20220703048981	R 23 150,60
		R 58 824,67

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2024/06/10
For Internal information use only (Not to publish)		



Erf Number * 5288
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * M Bezuidenhout
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 27 03 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3602815

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 27/03/2025 and are as follows: Electricity: R 23 044,66 Excluding VAT
3	The total amount of the development charges of R23 045, 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 045, 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	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
13	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.
14	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
15	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
16	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.
17	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.
18	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	
19	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.
20	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
21	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
22	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.

23	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.
24	Installation of ripple relays are compulsory for all geysers with electrical elements.
25	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
26	A temporary municipal metered construction supply can be installed, at a cost to be determine, prior to construction to monitor electrical consumption during the construction phase. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. Temporary supplies will only be made available on full payment of the DCs for the whole development.



Singed on behalf of Dept: ETS

27 Mar 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	5288		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	M Bezuidenhout		
				Erf Size (ha)	0,09		
				Date (YYYY/MM/DD)	2025-03-27		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3602815		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 650m² Erf (Normal)	unit		1			
	Single Res > 350m² Erf (Small)	unit				2	
OTHERS							
				Please select			
Is the development located within Public Transport (PT1) zone?				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	4,33	7,22	R 7 974,49	R 23 044,66	R 3 456,70	R 26 501,36
Total bulk engineering services component of Development Charge payable					R 23 044,66	R 3 456,70	R 26 501,36
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS): 							
Signature : _____							
Date : March 27, 2025							
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	20160623-121534	R 26 501,36
		R 26 501,36