

*Beplanning en Ontwikkeling
Planning and Development*

Collaborator No.: 3643431
Reference / Verwysing: Erf 37/233, George
Date / Datum: 02 October 2026
Enquiries / Navrae: Petro Botha

Jan Vrolijk Town Planners
Attention: Johannes George Vrolijk
P O Box 710
George
6530

Email: janvrolijk@jvtownplanner.co.za

**APPLICATION FOR REZONING OF PORTION 37 OF THE FARM MOERASRIVIER NO 233,
DIVISION GEORGE**

Your application in the above refers.

The South Cape Joint Municipal Planning Tribunal – George Municipality, meeting held on 30 September 2026 resolved:

That, notwithstanding the objections received, the application Rezoning in terms of Section 15(2)(a) Land Use Planning By-Law for George Municipality, 2023 of Portion 37 of the Farm Moerasrivier no. 233, Division George from Agricultural Zone I and Community Zone II to Community Zone I;

BE APPROVED in terms of Section 60 of the Land Use Planning Bylaw for George Municipality, 2023 for the following reasons:

REASONS FOR DECISION:

1. The development is considered justified based on the site-specific circumstances of the property, as assessed against the evaluation criteria contained in Annexure 2 of the George Municipal Spatial Development Framework (MSDF), 2023.
2. It is recognised that there is no suitably sized privately owned land within the existing urban edge of George where a private school of the nature being proposed could be reasonably accommodated. It is also acknowledged that school sites within the urban edge have been set aside for the provision of public schools, notwithstanding, that it is evident that the Western Cape Education Department has limited funding for the provision of new public schools. There is also limited land available outside of the urban edge that is not required for agricultural production. The land identified for the proposed development therefore provides a unique opportunity to provide a private educational offering within a rural setting, that responds to an identified demand.
3. The proposed development is expected to generate positive socio-economic benefits for the immediate rural area through employment creation during both the construction and operational phases.

4. Although the property is situated outside the Urban Edge, having historically operated as a wedding venue and church, and more recently as a place of instruction (albeit on a limited capacity), the proposed school represents the continuation and intensification of an existing institutional land use rather than the establishment of a new use in a rural setting. Furthermore, the area has been identified in the MSDF as along-term growth direction, and the proposal is not expected to undermine the Municipality's desired spatial development pattern.
5. The proposed development will be funded entirely by the developer and will not place unfunded financial or infrastructure burden on the Municipality. Any required engineering services and associated upgrades will be provided at the developer's expense and subject to the requirements of the relevant municipal departments.
6. The development is subject to compliance with the Environmental Authorisation and the implementation of all prescribed mitigation measures and conditions of approval and is not expected to result in significant adverse impacts on the natural environment, surrounding agricultural activities, or the rights and amenities of neighbouring property owners.
7. The subject property has not been utilised for agricultural purposes for many years, and as a result, the proposed development will not result in the loss of productive agricultural land or adversely affect the agricultural potential or value of the property.

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

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of two (2) years from the date it comes into operation.
2. The school is to be limited to a maximum of 500 students, with a maximum of 40 boarding students.

Site Development Plan

3. A site development plan (SDP) for the development must be submitted to the Directorate: Planning and Development, in terms of Section 23 of the George Integrated Zoning Scheme By-Law, 2023 for consideration prior to the submission of building plans.
4. A separate landscaping plan to be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. The plan shall indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be planted, walking and cycling trails, play apparatus, benches, retaining walls, berms, etc. within the development. At least 1x 200L new indigenous tree must be planted for every 4 parking bays. The trees must serve to cool hardened surfaces on the property.
5. The visual appearance and architectural design of the buildings, together with the overall layout of the site (including the landscaping), must be sensitive to and compatible with the surrounding rural character. Compliance with this requirement must be demonstrated and illustrated as part of the Site Development Plan (SDP) submission, to the satisfaction of the Directorate.
6. The SDP must consider and address any applicable conditions as set out in approvals granted in terms of any other legislation, including NEMA. These requirements are to be submitted with the SDP.

7. The owner must appoint an Environmental Control Officer (ECO) to oversee compliance with the EA and any other environmental aspects including the implementation and management of the landscaping plans. The ECO must confirm in writing that the SDP for the development comply with all environmental requirements.
8. All existing, proposed and structures to be demolished must be indicated on the Site Development Plan(SDP). All buildings and structures must comply with the prescribed building lines.
9. The 5m building setback lines (Roads Ordinance 19 of 1976) adjacent to both DR01631 and DR01599 must be maintained and indicated on the SDP. If a departure is required, approval from the relevant road authority must be submitted with the SDP.
10. That a 10m building line be imposed on the property, for all new structures and indicated on the SDP.
11. Any fence along DR01631 and DR01599 must carry the approval of the relevant road authority. The developer will need to obtain the latter prior to the submission of the SDP/building plans.
12. The SDP and landscaping plan needs to incorporate the recommendations from the Visual Impact Assessments.
13. A contravention levy of **R 481 712.00 (VAT included)** is payable for the unlawful use of the property for the illegal use of a place of instruction and associated structures and shall be payable on submission of building plans.

Implementation

14. The rezoning approval will be considered as implemented on the issuing of an occupation certificate for the conversion of the existing buildings on the property into a place of instruction in accordance with the related approved building plans.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

15. The conditions imposed by the Directorate Civil Engineering Services attached as '**Annexure A**' dated 28.05.2025, excluding the Development Charges calculation, must be adhered to.
16. Development Charges for water, sewer, solid waste and/or roads shall be assessed and become payable upon submission of site development plan and/or building plans for future development on the property, based on the additional demand on municipal water, sewer, solid waste and road infrastructure attributable to the approved land use and in accordance with the Municipality's Development Charges Policy applicable at the time.
17. The total amount of the development charges shall be paid upon the approval of building plans, 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.
18. Any amendments or additions to the proposed development, 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: ELECTROTECHNICAL SERVICES

19. The conditions imposed by the Directorate Electrotechnical Services attached as '**Annexure A**' dated 19.05.2025, excluding the Development Charges calculation, must be adhered to.
20. Development Charges for electricity shall be assessed and become payable upon submission of site development plan and/or building plans for future development on

the property, based on the additional demand for electricity attributable to the approved land use and in accordance with the Municipality's Development Charges Policy applicable at the time.

21. The total amount of the development charges shall be paid prior to the approval of building plans, 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.
22. Any amendments or additions to the proposed development, 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.

Notes:

- a) *The design and architecture of the development should be sensitive to the heritage and character of the rural area.*
- b) *The developer must adhere to the comments and conditions as stipulated by the District Roads Engineer.*
- c) *A stormwater management plan must be incorporated into the SDP, clearly indicating how stormwater will be managed and retained on site. The proposed measures must demonstrate that stormwater will be adequately accommodated without resulting in erosion, causing any adverse impacts on adjoining properties or the municipal stormwater system to the satisfaction of the Civil Engineering Department.*
- d) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
- e) *The developer must 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.*
- f) *The signage is subject to the Outdoor Advertising Management and Control By-Law. The necessary applications are applicable.*
- g) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- h) *The applicant must comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- i) *The contravention levy is triggered by the unlaw utilization of the property and was calculated as follows:*
 - *Total extent of 2380m² (directly use). Total extent of 0m² (indirectly use)*
 - *The present municipal value of the property is R 3 800 000.00 + R 4 140 000.00 = R 7 940 000.00*
 - *The property area is 508251m².- The m² value of the property is thus, R 15.62per m². (minimum charge of R176 per m² applies)*
 - *The contravention levy payable by the owner/ developer in accordance with the municipality's tariff list is: R176 x 2380m² = **R418 880 (Excluding VAT)***
 - *Plus VAT (15%) = **R 481 712.00 (Including VAT)***

You have the right to appeal to the Appeal Authority against the decision of the Eden Joint Municipal Planning Tribunal – George Municipality, 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



C PETERSEN
SENIOR MANAGER: TOWN PLANNING



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.

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

GEORGE DC CALCULATION MODEL

Version 1.00

31 August 2021

For Internal Information use only (Not to publish)

Portion 37 of 233

Allocation area

Water & Sewer System

Road network

Developer/Owner

Kiron Projects Pty Ltd

Erf Size (ha)

5,37

Date (YYYY/MM/DD)

2025-05-28

Current Financial Year

2024/2025

Collaborator Application Reference

3643431

Application:

Rezining to double dwelling

Service applicable	Description
Roads	No municipal roads available to service proposed development
Sewer	No service available for proposed development
Water	No service available for proposed development

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 28/05/2025 and are as follows:
- Roads: R

- Excluding VAT (Refer to attached DC calculation sheet)

Sewer: R

- Excluding VAT (Refer to attached DC calculation sheet)

Water: R

- Excluding VAT (Refer to attached DC calculation sheet)

Total: R

- Total Excluding VAT
- 3 The total amount of the development charges of R0 000,00 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 R0 000,00 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 Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
- 9 Any, and all, costs directly related to the development remain the developers' responsibility.
- 10 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
- 11 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)
- 15 Note, 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.
- 16 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 17 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 18 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 19 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.
- 20 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.
- 21 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.
- 22 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 Directorate.
- 23 No potable municipal water service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for water will then become payable in accordance with the approved DC Guidelines at the time of connection.
- 24 No municipal wastewater sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection
- 25 A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal methods. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
- 26 All aspects regarding sewerage management/treatment shall be addressed to the satisfaction of the Dir: CES and all other relevant authorities.
- 27 All necessary permits, licenses and/or approvals required for the development must be obtained from the relevant authorities.
- 28 No municipal road network is currently available. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to link to the road network. A Development Charge for roads will then become payable in accordance with the approved DC Guidelines at the time of connection.
- 29 The developer is to provide the Dept: CES with a DRE approval of the TIA. The comments and conditions in the approved TIA must be implemented by the developer. The dept CES reserve the right in enforce additional conditions and requirements to be implemented by the developer.
- 30 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 31 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.
- 32 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.
- 33 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 34 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.
- 35 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 36 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.
- 37 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 38 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.
- 39 All parking must be provided in accordance with the George Integrated Zoning Scheme, 2023. Normal parking ratio shall apply.
- 40 Site access to conform to the George Integrated Zoning Scheme 2023.

Signed on behalf of Dept: CES

28 May 25

GM 2023
Development
Charges policyGM 2023
Integrated Zoning
Scheme By-lawGM 2024/25
TariffsCivil Engineering
ServiceElectro-Technical
Service

Erf Number * Portion 37 of 233

Allotment area *

Water & Sewer System *

Road network *

Developer/Owner *

Erf Size (ha) *

Date (YYYY/MM/DD) *

Current Financial Year *

Collaborator Application Reference

3643431

Pacatisdorp
George System
Pacatisdorp

Kiron Projects Pty Ltd

5,37

2025-05-28

2024/2025

3643431

Collaborator Application Reference

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Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL	Residential housing (> 2 000m²) Erf	Unit	1	
	Group Housing (200 - 267 m²) Unit	unit		52

Is the development located within Public Transport (PT3) zone? Please select
☒ Yes

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	181,45	R 0,00	R 0,00	R 0,00	R 0,00
	trips/day	9,55	R 0,00	R 0,00	R 0,00	R 0,00
	k/day	14,23	R 44 760,00	R 0,00	R 0,00	R 0,00
	k/day	16,33	R 45 340,00	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development charge payable				R 0,00	R 0,00	R 0,00

City of Georgie
Link engineering services component of Development Charge
Total Development Charge Payable

Calculated (CES): JM Fivaz

Signature : _____

Date : May 28, 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@georgie.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 0,00
Public Transport		R 0,00
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00

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



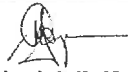
Erf Number * 233/37
 Allotment area * Rural area
 Elec DCs Area/Region * George Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * ISDO Properties (Pty) Ltd
 Erf Size (ha) * 5,4
 Date (YYYY/MM/DD) * 19 05 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3643431

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 19/05/2025 and are as follows: Electricity: R - Excluding VAT
3	The total amount of the development charges of R0 000, 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 R0 000, 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	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
9	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
10	Any, and all, costs directly related to the development remain the developers' responsibility.
11	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
12	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)
13	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)
14	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)
15	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
16	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.
17	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.
18	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.
19	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
20	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
21	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.

22	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.
23	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.
24	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	
25	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.
26	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
27	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
28	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.
29	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.
30	Installation of ripple relays are compulsory for all geysers with electrical elements.
31	All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.
32	All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.
33	The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved. Condition (2) applies.



Signed on behalf of Dept: ETS

19 May 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	233/37		
				Allotment area	Rural area		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV		
				Elec Development Type	Normal		
				Developer/Owner	ISDO Properties (Pty) Ltd		
				Erf Size (ha)	5,4		
				Date (YYYY/MM/DD)	2025-05-19		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3643431		
Code	Land Use	Unit		Total Existing Right		Total New Right	
OTHERS				kVA		kVA	
Others. No further diversity applied. (as applied by consultant)				Actual kVA (ADMD)	250		250
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	250,00	250,00	R 0,00	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable					R 0,00	R 0,00	R 0,00
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George Calculated (ETS):  Signature : _____ Date : May 19, 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 011336	R 0,00
		R 0,00