GEORGE
THE CITY FOR ALL REASONS

Angela Coetzee
Administrator, Planning Department
Planning and Development
E-mail: acoetzee@george.gov.za
Tel: +27 (044) 801 9191

Beplanning en Ontwikkeling
Planning and Development

Collaborator No.: **3627448**
Reference / Verwysing: **Erf 877, Wilderness**
Date / Datum: **06 November 2026**
Enquiries / Navrae: **Angela Coetzee**

JAN VROLIJK TOWN PLANNER / STADSBEPLANNER
P O Box 710
GEORGE
6530

Attention: Jan Vrolijk **Email**: janvrolijk@jvtownplanner.co.za

APPLICATION FOR REZONING AND PERMANENT DEPARTURE: ERF 877, WILDERNESS

The application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegation 4.17.1.17 sub delegation: LUP1.1 dated 24 April 2025, decided:

That, notwithstanding the objections received, the following applications applicable on Erf 877, Wilderness:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Erf 877, Wilderness from Single Residential Zone I to General Residential Zone V for a Guest lodge.
2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the following building lines on Erf 877, Wilderness:
   a) South-western street boundary building line from 5.0m to a distance ranging between 4.869m, 3.150m, 4.382m and to 3.485m to legalize an existing staircase as well as portions of Guest Suite 2 (Lower floor level) and Guest Suite 4 (Basement floor level).
   b) Western side boundary building line from 3.0m to a distance ranging between 2.134m and 2.079m to legalize an existing laundry on the ground floor.
   c) Western side boundary building line from 3.0m to 0.0m to legalize a staff kitchenette on the lower floor.

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

REASONS FOR DECISION

(i) The proposed rezoning for a guest lodge aligns with the spatial planning objectives for Wilderness as the property will improve the area's offering in tourist accommodation and further contribute to the local economy.

(ii) The proposal promotes a sensible and compatible form of tourist related densification on a land portion that is large enough to accommodate the intensification, and the design of the guest lodge further complements

the site's unique qualities which are the slope the natural environment and its placement at the end of Sixth Avenue.

(iii) The development proposal aligns with the spatial planning objectives detailed in the MSDF and is further consistent with the goals and objectives of LUPA and SPLUMA.

(iv) The proposal entails internal additions on a structure that was approved on building plan and constructed within the current building envelope including height, bulk and building lines.

(v) The impact of the development is already evident as it is already developed. With sufficient mitigation measures, the proposed development will not have an adverse impact on the surrounding neighbours' rights or amenity in terms of privacy, views or overshadowing.

(vi) Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the Rezoning and Departure applications applied for and indicated on the site layout plan [Plan No. 6101 SITE (A1L), 3101 PLAN (A1L), 5101 ELE (A1L), 4101 SEC (A1L), 4102 SEC (A1L)] dated 03 October 2024, drawn by Hurry Burger Architects CC 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. All the encroachments over the Sixth Avenue, road reserve must be removed, and a land surveyor certificate with evidence ensuring demolition of the said encroachment must be submitted with the building plans before they are considered.
4. A separate landscaping plan must be submitted with the building plan for consideration and approval to the satisfaction of the Directorate. The plan must indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be retained or planted, pathways, walls, etc. within the development. At least 1 x 200L indigenous tree should be planted for every two units. Where space for trees is not available on site, alternative sites may be identified. The landscape plan must incorporate vegetation in order to lessen the visual impact and also assist with stormwater management.
5. A contravention levy of **R 199 830.90 (VAT Included)** is payable on the submission of building plans for the unauthorized land uses.
6. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plan.

Notes:

i) A building plan application and application for demolition of encroaching structures must be submitted for approval in accordance with the National Building Regulations (NBR).
ii) The applicant/owner must make all attempts to prevent light pollution on the property and to prevent spill over onto surrounding properties and public areas. It must be taken into account that the property is quite elevated amongst the rest in this area and thus all light and visual pollution must be mitigated.
iii) All outdoor lighting must be designed to minimise disturbance to nocturnal wildlife and neighbouring properties. Lights must be downward-oriented, shielded, and use warm-coloured bulbs.
iv) A refuse area must be shown on building plan.
v) The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval/comments is required and obtained for this proposed development.
vi) Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.
vii) In terms of the municipality's tariff list, a contravention levy must be paid by the property owner for the illegal land use which is calculated as follows:
- *Guest lodge 831m² minus 204m² which is manager's unit, common areas and stairways/lobbies. 627m² used directly for an unlawful guest lodge of 15 bedrooms.*
- *The present municipal value of the property is "R 771 0000";*

- *The property measures "2782m²" in extent.*
- *The square metre value (m²) of the property is thus, "R 2771.39/m"*
- *The contravention levy payable by the owner in accordance with the municipality's tariff list is thus 10% x R 2771.39/m² x 627m² =* R 173 766 *(VAT Excluded) Plus VAT (15%)*
- ***Total* = R 199 830.90 (VAT Included)**

viii) *Any surfacing of the internal access road must be permeable such as erosion control paver or grass blocks; impervious materials are not permitted.*

ix) *Stormwater must be managed so that concentrated runoff does not cause erosion or damage to the surrounding natural vegetation.*

x) *The owner is encouraged to apply Sustainable Urban Drainage Systems (SUDS) to manage runoff, including measures such as rainwater harvesting, vegetated swales, and infiltration trenches.*

xi) *Any erosion must be addressed immediately. Eroded areas must be stabilised and rehabilitated using appropriate indigenous vegetation and erosion-control measures.*

xii) *All exterior structures and retaining walls must complement the surrounding environment. Natural materials such as wood should be prioritised where feasible. In cases where brick and cement are used, paint tones that complement the surrounding thicket and forest are required.*

xiii) *Roofs should be finished in natural tones, preferably dark greens, greys, or neutral shades that blend with the surrounding fynbos and thicket.*

xiv) *Lighting should be limited to essential areas such as pathways, entrances, and driveways, and should be switched off when not required, using timers or smart controls where possible.*

xv) *Only locally indigenous vegetation may be used for landscaping and the rehabilitation of disturbed areas.*

xvi) *Ornamental landscaping may not extend into retained natural vegetation outside the development footprint.*

xvii) *Lawn areas, where proposed, must be limited to discrete areas within the already disturbed portion of the property and may not result in additional clearing of natural vegetation.*

xviii) *Faunal pathways must not be obstructed by impermeable walls or fencing, to allow for free movement of wildlife.*

xix) *The planting of Kikuyu grass (Pennissetum clandestinum) is prohibited.*

xx) *The owner is reminded of the Duty of Care under Section 28 of NEMA to prevent environmental degradation and to remediate any damage.*

xxi) *The owner is alerted to the requirement of obtaining the necessary licenses from DFFE to remove any protected vegetation or trimming of any protected tress on or around the property prior to the commandment of the construction.*

xxii) *Comments from SANParks and DFFE will be required on submission building plan plans.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

1. The conditions imposed by the Directorate Civil Engineering Services are attached as **'Annexure B'** dated 23/04/2025, must be adhered to.

2. 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:

   Roads: R 13 971.70
   Sewer: R 201 196.20
   Water: R 181 133.30
   Total: R 396 301.20 (excluding VAT)

3. The total amount of the development charges of **R 396 301.20 (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 proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public

expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

5. The conditions imposed by the Directorate Electrotechnical Services are attached as **'Annexure B'** dated 25/04/2025, must be adhered to.

6. As stipulated in the attached conditions imposed by the Directorate Electrotechnical 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:

   Total: R 111 038.66 (Excluding VAT)

7. The total amount of the development charges of **R 111 038.66 (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.

8. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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 building plan to ascertain what information they require to provide a more accurate calculation.

(Old York Hostel Building), George **on or before 27 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

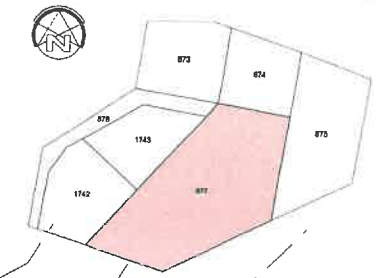
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SENIOR MANAGER: TOWN PLANNING
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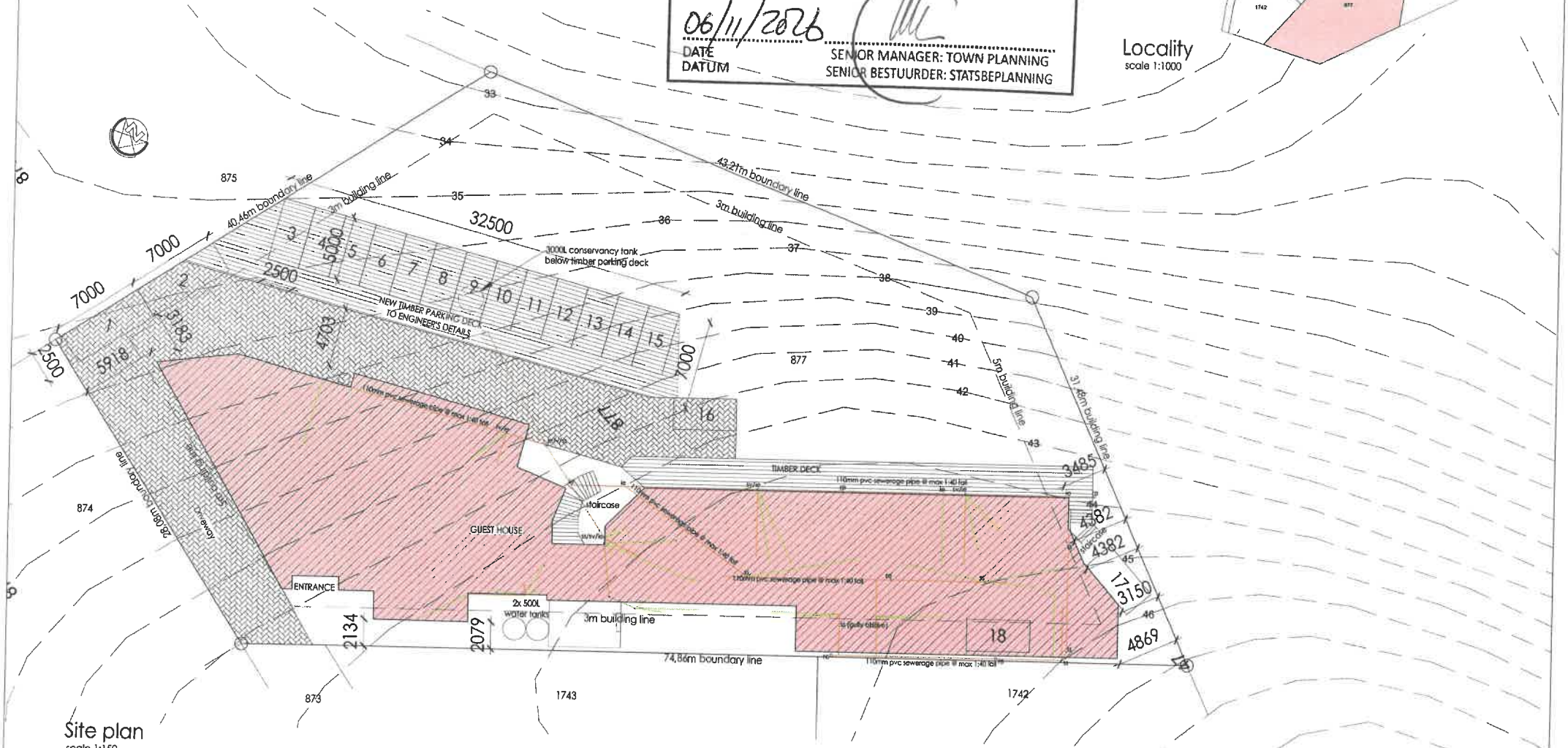
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06/11/2026
DATE / DATUM

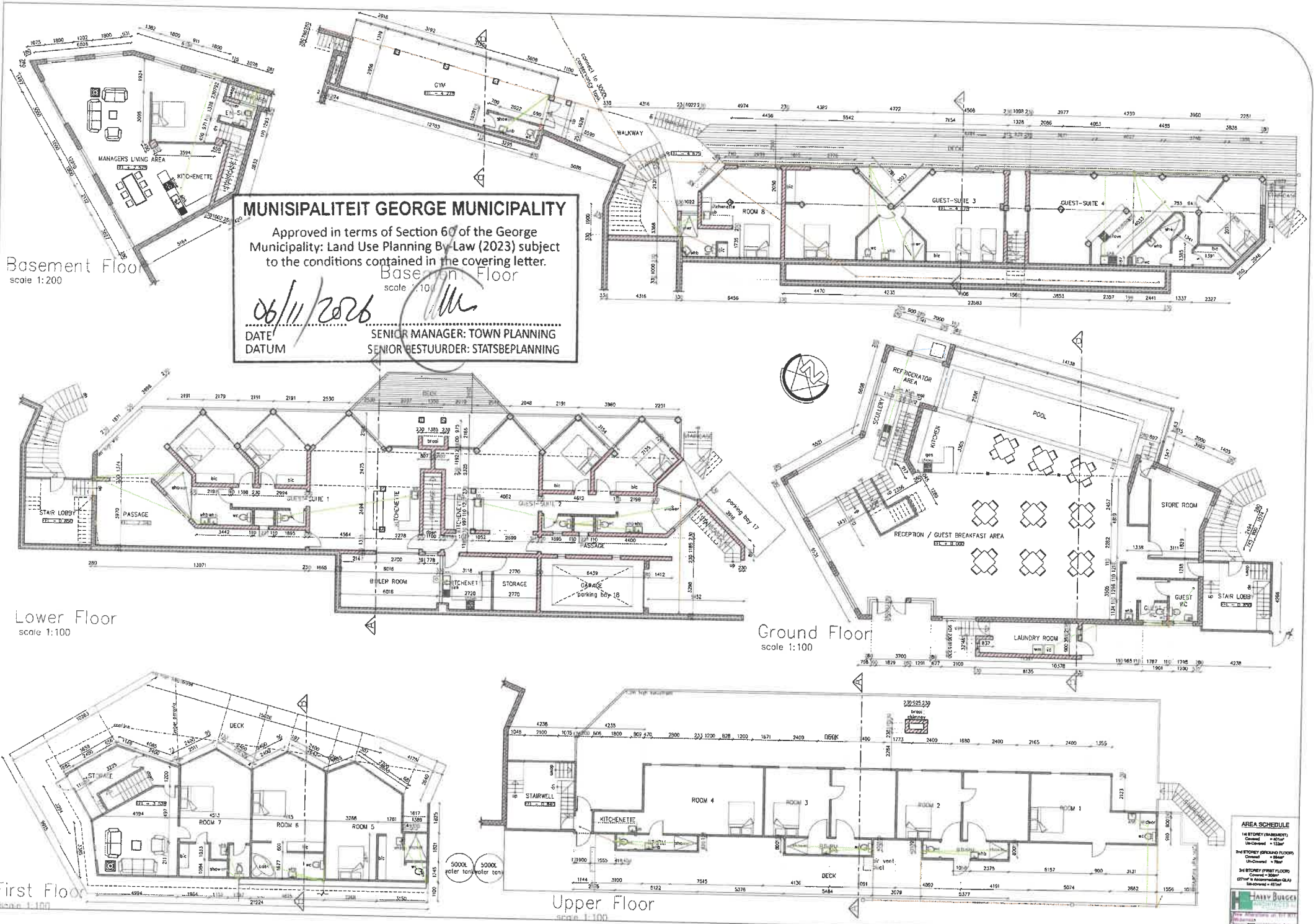
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

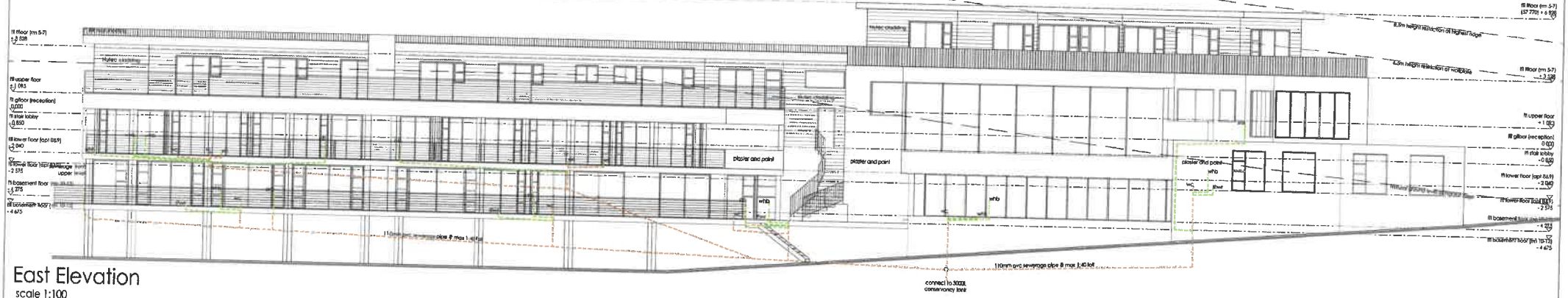


Locality
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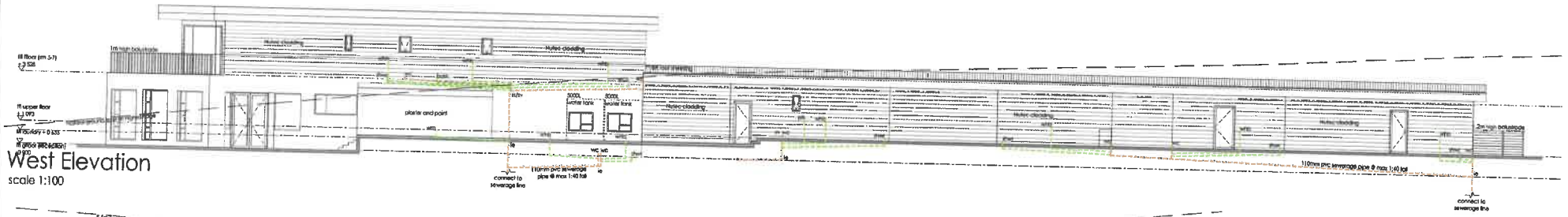


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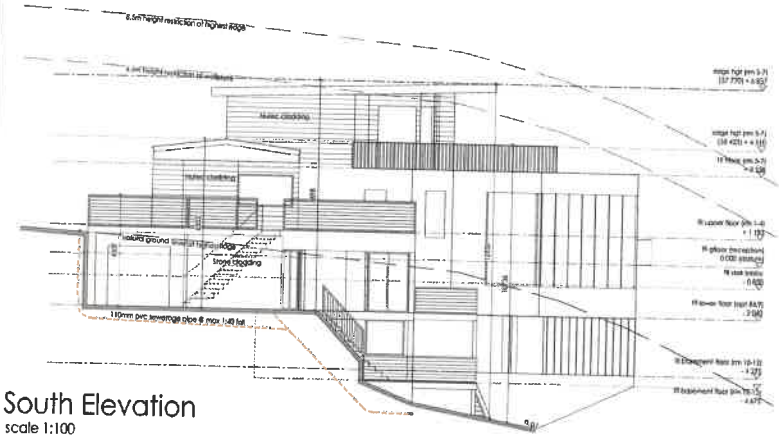

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06/11/2026
DATE / DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING
Basement Floor
scale 1:200
Basement Floor
scale 1:100
Lower Floor
scale 1:100
Ground Floor
scale 1:100
First Floor
scale 1:100
Upper Floor
scale 1:100
MANAGER'S LIVING AREA
KITCHENETTE
GYM
WALKWAY
ROOM 8
GUEST-SUITE 3
GUEST-SUITE 4
GUEST-SUITE 1
GUEST-SUITE 2
STAIR LOBBY
PASSAGE
BOILER ROOM
STORAGE
GARAGE
parking bay 18
parking bay 17
REFRIGERATOR AREA
SCULLERY
KITCHEN
POOL
RECEPTION / GUEST BREAKFAST AREA
STORE ROOM
GUEST WC
LAUNDRY ROOM
DECK
ROOM 7
ROOM 6
ROOM 5
ROOM 4
ROOM 3
ROOM 2
ROOM 1
STAIRWELL
5000L water tank
AREA SCHEDULE



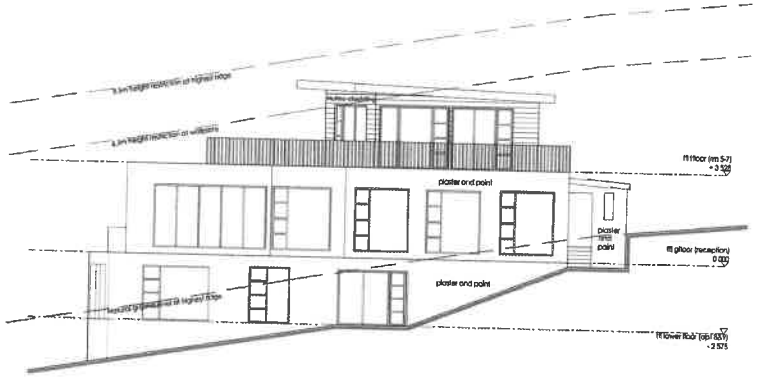
East Elevation
scale 1:100



West Elevation
scale 1:100



South Elevation
scale 1:100



North Elevation
scale 1:100

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06/11/2025

DATE
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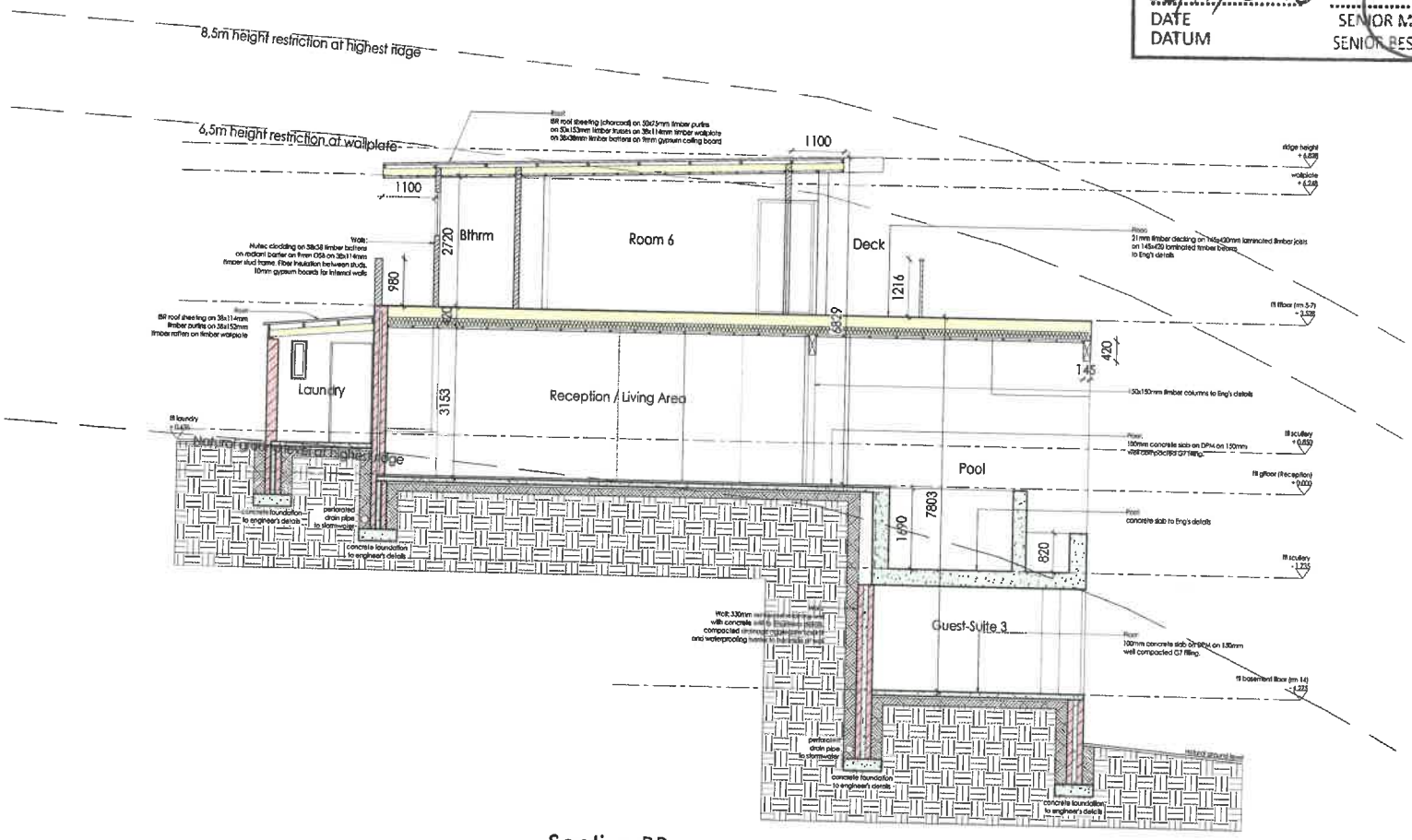
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

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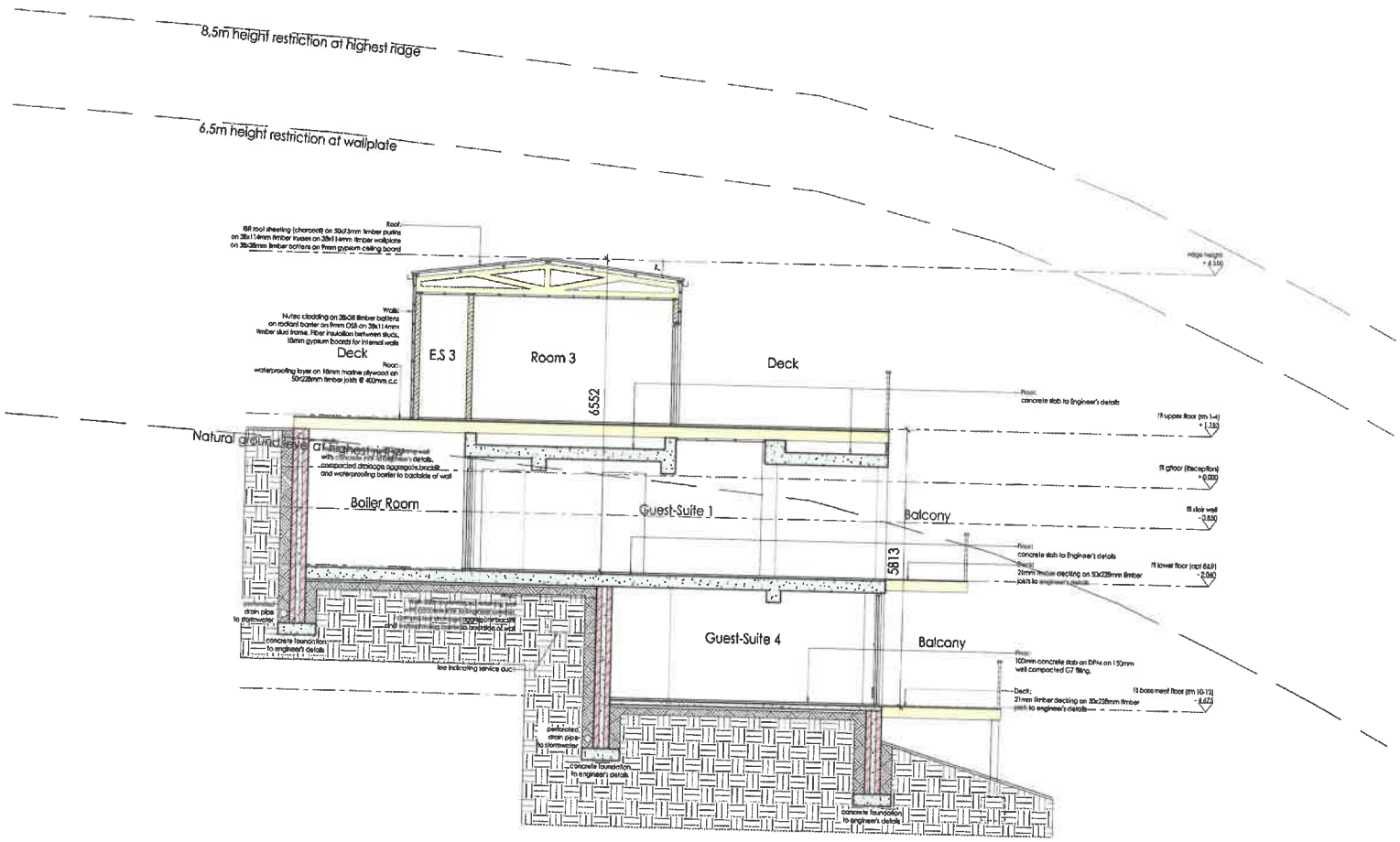
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06/11/2026
DATE
DATUM

SENIOR MANAGER: TOWN PLA...
SENIOR RESTRUCTURING SPECIALIST: ...NG



Section BB
scale 1:50



Section AA
scale 1:50

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.

06/11/2026

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021

For Internal information use only (Not to publish)

Erf Number *	877
Allotment area *	Wilderness
Water & Sewer System *	George System
Road network *	Coastal resorts
Developer/Owner *	Tertius Johann Snyman
Erf Size (ha) *	2 783,26
Date (YYYY/MM/DD) *	2025-04-23
Current Financial Year	2024/2025
Collaborator Application Reference	3627448

Application: Subdivision & Depature

Service applicable	Description
Roads	Service available, access via Sixth Avenue (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 23/04/2025 and are as follows:

Roads:	R	13 971,70	Excluding VAT (Refer to attached DC calulation sheet)
Sewer:	R	201 196,20	Excluding VAT (Refer to attached DC calulation sheet)
Water:	R	181 133,30	Excluding VAT (Refer to attached DC calulation sheet)
Total	R	396 301,20	Total Excluding VAT

3 The total amount of the development charges of R396 301,20 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 R396 301,20 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)

14 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.

15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.

16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.

17 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.

18 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.

19 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.

20 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.

21 Municipal water is provided for potable use only. No irrigation water will be provided.

22 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.

23 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity

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.

CES Development Charges Calculator — Version 3.02 (Mar 2024)

GEORGE — THE CITY FOR ALL REASONS

GM 2023 Development Charges policy | GM 2023 Intergrated Zoning Scheme By-law | GM 2023 Tariffs | Civil Engineering Service | Electro-Technical Service

Erf Number *	877
Allotment area *	Wilderness
Water & Sewer System *	George System
Road network *	Coastal resorts
Developer/Owner *	Tertius Johann Snyman
Erf Size (ha) *	2 783,26
Date (YYYY/MM/DD) *	2025-04-23
Current Financial Year	2024/2025
Collaborator Application Reference	3627448

Code	Land Use	Unit	Total Exiting Rigth			Total New Right		
RESIDENTIAL			Units			Units		
	Residential housing (>2 000m²) Erf	Unit			1			
ACCOMMODATION ESTABLISHMENTS			m^2 Erf	FAR	m^2 GLA	m^2 Erf	FAR	m^2 GLA
	Guest House	bed						15

Is the development located within Public Transport (PT1) zone? Please select: **Yes**

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	38,95	R 340,77	R 13 273,12	R 1 990,97	R 15 264,08
	trips/day	2,05	R 340,77	R 698,59	R 104,79	R 803,37
	kl/day	4,50	R 44 760,00	R 201 196,20	R 30 179,43	R 231 375,63
	kl/day	4,00	R 45 340,00	R 181 133,30	R 27 170,00	R 208 303,30
Total bulk engineering services component of Development Charge payable				R 396 301,20	R 59 445,18	R 455 746,39

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES): JM Fivaz

Signature : _____

Date : April 23, 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. Pleasde note the calulation above only surfse as a pro-forma calulation. Once confirmation of the calulation is revised can a VAT invoice be requested from the Municipal Finacial department. In this regard you can contact Werner Joubert on email at wcjoubert@george.gov.za or telefone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial CodeUKey number	Total
Roads	20220703048977	R 15 264,08
Public Transport		R 803,37
Sewerage	20220703048978	R 231 375,63
Water	20220703048981	R 208 303,30
		R 455 746,39

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

Erf Number *	877
Allotment area *	Wilderness
Elec DCs Area/Region *	Wilderness Network
Elec Link Network *	LV
Elec Development Type *	Normal
Developer/Owner *	TJ Snyman
Erf Size (ha) *	0,28
Date (YYYY/MM/DD) *	25 04 2025
Current Financial Year	2024/2025
Collaborator Application Reference	3627448

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 cluase 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 25/04/2025 and are as follows: Electricity: R 111 038,66 Excluding VAT
3	The total amount of the development charges of R111 039, 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 R111 039, Exclusiing 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	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.
8	Any, and all, costs directly related to the development remain the developers' responsibility.
9	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
10	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)
11	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)
12	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
13	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.
14	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.
15	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.
16	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.
	Electro Technical
17	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.
18	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
19	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.

20	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.
21	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.
22	Installation of ripple relays are compulsory for all geysers with electrical elements.

M Gatyeni

Singed on behalf of Dept: ETS

25 Apr 25

Development Charges Calculator

Version 1.00 — 2024/06/10

Erf Number	877
Allotment area	Wilderness
Elec DCs Area/Region	Wilderness Network
Elec Link Network	LV
Elec Development Type	Normal
Developer/Owner	TJ Snyman
Erf Size (ha)	0,28
Date (YYYY/MM/DD)	2025-04-25
Current Financial Year	2024/2025
Collaborator Application Reference	3627448

Code	Land Use	Unit	Total Exiting Right			Total New Right		
	Single Res > 1000m² Erf (Luxury 3 phase)	unit			1			
ACCOMMODATION ESTABLISHMENTS			**m² Erf**	**FAR**	**m² GLA**	**m² Erf**	**FAR**	**m² GLA**
	Guest House	room						15
OTHERS					**kVA**			**kVA**

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
Electricty	kVA	13,00	30,00	R 6 533,26	R 111 038,66	R 16 655,80	R 127 694,46
Total bulk engineering services component of Development Charge payable					R 111 038,66	R 16 655,80	R 127 694,46

Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (ETS): M Gatyeni

Signature : _____

Date : April 25, 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
Electricty	20160622 021336	R 127 694,46
		R 127 694,46