

**Menslike Nedersettings, Beplanning en Ontwikkeling  
Human Settlements, Planning and Development**

**Collaborator No.:** 3154495  
**Reference / Verwysing:** Erf 438, Blanco  
**Date / Datum:** 17 January 2025  
**Enquiries / Navrae:** Primrose Nako

**Email:** [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)

JAN VROLIJK TOWN PLANNER  
P O Box 710  
**GEORGE**  
6530

**APPLICATION FOR REZONING AND SUBDIVISION: ERF 438, BLANCO**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2023 decided that the following applications applicable to Erf 438, Blanco:

- a) Rezoning, in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality 2023, of Erf 438, Blanco from Single Residential Zone I to a Subdivisional Area.
- b) Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality 2023, of the Subdivisional Area, *in accordance with Plan No. 2408-01subC dated 17 October 2024 prepared by Design Centre and Associates* (attached as **Annexure A**), into the following:
  - (i) Five General Residential Zone II erven (Group Housing).
  - (ii) One Transport Zone III erf (Private Road).
- c) Departure, in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality 2023, for the relaxation of the south-eastern street boundary building line from 3m to 1,5m on Portion 5 to accommodate a garage.

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

**REASONS**

- (i) The proposed development aligns with the spatial objectives for the area including the optimization of available infrastructure, improving the functionality of public transport facilities, proximity to certain amenities and raising densities from the current norm in the area, but remains reconcilable with the existing character of the area.
- (ii) The proposal was not opposed and from this perspective it can be derived that it does not affect public interest.
- (iii) The proposed development is an appropriate fit within the current and future land use planning contexts.

- (iv) The proposal will not present negative impacts on surrounding property rights.
- (v) Medium density infill development will supplement a pedestrianised environment. The site is located within walking distance of community facilities and business opportunities.
- (vi) The proposed development will not 'overshadow' pedestrians moving along the abutting public streets. The scale of the buildings and setbacks are therefore appropriate for a residential neighbourhood (i.e. the buildings do not dominate pedestrians and are consistent with the surroundings).
- (vii) The proposed rezoning of the site to accommodate the group housing development will enhance the variety and diversity of residential accommodation options in the area.
- (viii) The rezoning of the site will have a limited impact on the traffic of the immediate surroundings.

Subject to the following conditions imposed in terms of Section 66 of the said By-law, namely:

### **CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT**

#### **General conditions:**

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation, or the conditions of approval have not been complied with.
2. This approval shall be taken to cover only the Rezoning, Subdivision and Departure as applied for and indicated on Subdivision Plan No 2408-01subC dated 17 October 2024 and Site Plan No 2408-02sdpC dated 5 May 2024, drawn by Design Centre and Associates, and attached as "**Annexure A**", which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.

#### **Conditions applicable to the Subdivision:**

3. The developer must submit the approved Surveyor -General diagrams or General Plans, indicating the approved street name, to the GIS Department of the Directorate for information purposes, prior to the transfer of a portion.
4. The approval will be regarded as implemented on the registration of the first subdivided portion at the Registrar of Deeds.

#### **Conditions applicable to the implementation of the Group Housing development:**

5. A Site Development Plan (SDP) for the development must be submitted in accordance with Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 to the satisfaction of the Directorate for consideration and approval, prior to the submission of building plans.
6. A separate Landscaping Plan must 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 within the development. Indigenous trees should be planted along the public roads. The George Municipality tree list should be consulted to select suitable species. Landscape-based screening and beautification to be incorporated on the street reserve and outside perimeter of the development, especially to soften the effect of clearvu fencing, to enhance the streetscape.
7. Stormwater attenuation must be illustrated on the SDP.
8. Architectural Guidelines for the group housing units must be submitted to the satisfaction of the Directorate for consideration and approval.
9. All property owners within the development should become members of the Homeowner's Association (HOA). The HOA is to be established in terms of Section 29 of the Land Use Planning By-law for George Municipality, 2023. The HOA Constitution must comply with Section 29(3) of the Land Use Planning By-law for George Municipality, 2023 and must be submitted to the Directorate for approval.
10. All private roads and open space must be transferred to the HOA.

### **CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES**

11. 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 follows:

The amounts of the development contributions are reflected on the attached ("**Annexure B**") calculation sheet dated 21 October 2024 and are as follows:

Roads: R 46 454,67 Excluding VAT

Sewer: R 52 427,22 Excluding VAT

Water: R 54 591,04 Excluding VAT

**Total: R 153 472,93 Excluding VAT**

12. The total amount of the development charges of **R153 472,93 (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.
13. Any amendments or additions to the proposed development which are not contained within the calculation sheet as dated in condition 11 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.*
14. 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 **R153 472,93 (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 condition 12 above.
15. 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.
16. 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.
17. Should more than two developments/properties be party to or share any service, the Dir: CES will in conjunction with the parties determine the pro-rata contributions payable.
18. Any, and all, costs directly related to the development remain the developers' responsibility.
19. Only one connection permitted per registered erf (water and sewer connections). Condition 16 applies.
20. 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 16 applies).
21. 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 16 applies).
22. Any existing municipal or private service damaged during the development will be repaired at the developer's cost and to the satisfaction of the George Municipality (condition 16 applies).
23. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
24. 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.
25. 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.
  26. 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.
  27. Municipal water is provided for potable use only. No irrigation water will be provided.
  28. 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.
  29. 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.
  30. 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.
  31. Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
  32. The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
  33. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
  34. Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
  35. The developer is to provide the Dir: CES with a TIA approved by the DRE and/or SANRAL. The comments and conditions in the approved TIA must be implemented by the developer.
  36. The discharge of surface stormwater is to be addressed by the developer. Condition 16 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done online with the available stormwater master plans.
  37. Internal parking requirements (i.e. 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.
  38. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
  39. No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to ensure compliance.
  40. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 16 applies.
  41. 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
  42. The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully

completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.

43. The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
44. 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.
45. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
46. 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.

#### **CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES**

47. 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 development contribution, as follows:  
The amounts of the development contributions are reflected on the attached ("**Annexure B**") calculation sheet dated 5 July 2024 and are as follows:  
Electricity: R22 619,36 Excluding VAT
48. The total amount of the development charges of **R22 619,36 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.
49. Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.  
*Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
50. 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 **R22 619,36 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 condition 48 above.
51. 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.
52. 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 electrical 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.
53. 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 (i.e. within the development area), position of accesses, provision for pedestrians and nonmotorized transport, and other issues related to traffic.

54. 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.
55. Any, and all, costs directly related to the development remain the developers' responsibility.
56. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 52 applies.
57. 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 52 applies).
58. 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 52 applies).
59. Any existing municipal or private service damaged during the development will be repaired at the developer's cost and to the satisfaction of the George Municipality (condition 52 applies).
60. 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.
61. 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.
62. 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.
63. 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.
64. 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.
65. In all cases, where individual customer applies 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.
66. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
67. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
68. 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.
69. Where DC's 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.
70. Installation of ripple relays are compulsory for all geysers with electrical elements.
71. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
72. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
73. All LV work must be installed and be funded by the developer / customer.
74. 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 52 applies.

75. A temporary municipal metered construction supply can be installed, at a cost to be determined, 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.

*Notes:*

- a) *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities – i.e. Heritage, Environmental, Provincial Roads, etc.*
- b) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.*
- c) *Building plans must be submitted to and approved by the George Municipality before any site and construction works may commence.*
- d) *The carriageway crossing may not exceed a combined width of 8m.*
- e) *Refuse building to consider an appropriate design with no impact on the streetscape.*

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: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 07 FEBRUARY 2025** 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.

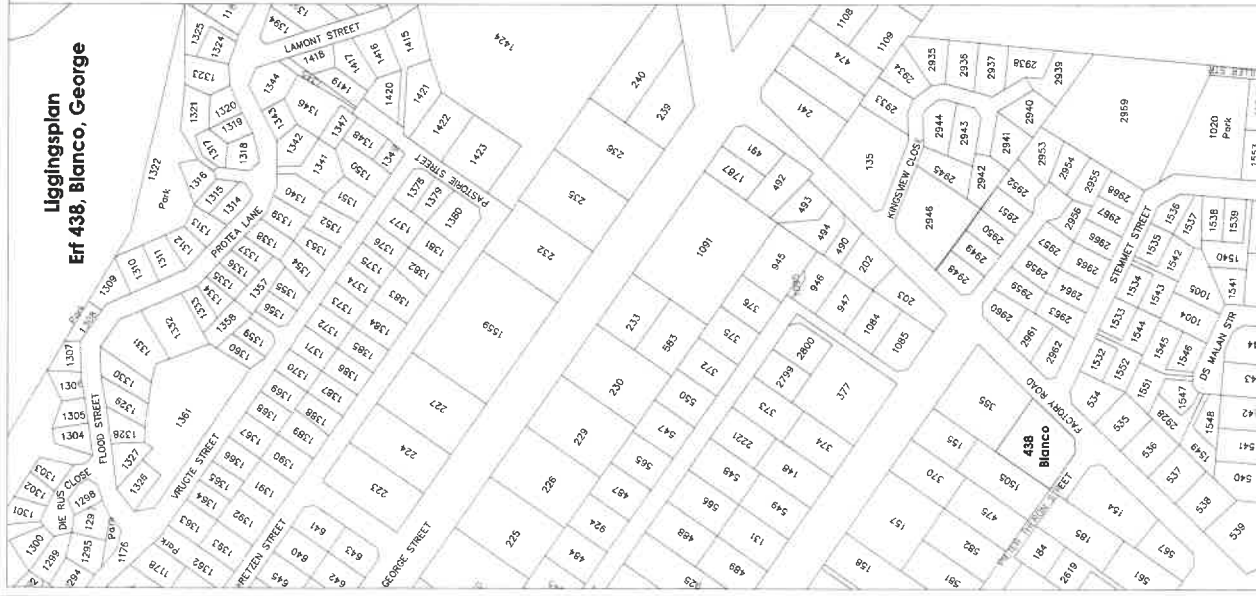
Yours faithfully



**I HUYSER**

**ACTING SENIOR MANAGER: TOWN PLANNING**

C:\scan\Erf 438 Blanco( Subdivision & Rezoning Approval) Jan Vrolijk.docx



**Aansoek om onderverdeling in terme van Artikel 15(2) (d) van die Verordeninge op Grondgebruikbeplanning vir George, 2023**

1. Aansoek om onderverdeling:
- 1.1. Erf 438, Blanco, George, is 1725m<sup>2</sup> groot, en gemerk figuur A,B,C,D en E.
  - 1.2. Aansoek word gedoen vir die onderverdeling van erf 438, Blanco, George in 5 efdedeeltes genummer 1-5 en 'n padrestaurant.
  - 1.3. Somsings: Gedeeltes 1-5 Vervoersone III (TUZ III)
  - 1.4. Efdedeeltes soos aangetoon op die onderverdelingsplan.
  - 1.5. Geen servituute kom voor op erf 438, Blanco, George nie.
  - 1.6. Nota: Die voorgestelde bulefiyne van die eenhede wat beoog gebou gaan word, is aangetoon in slippelyne op die efdedeeltes.

**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.

2025/01/17  
 DATE DATUM

SENIOR MANAGER: TOWN PLANNING  
 SENIORMESTUURDER: STADSBEPLANNING

**1 : 250 Onderverdelingsplan Erf 438 Blanco, George**

Pieter Theronstraat

Eienaar:	<b>B C Posthumus/Ladovision (Pty) Ltd</b>
Ontwerp:	Design Centre and Associates:
Nagteek:	2408
Verwysings no.:	1:100
Datum:	17 Okt 2024
Tekening no.:	2408-01sub C

<b>Wysings:</b>	
Datum:	05-05-2024
Redasie:	Padrestaurant 3 wal vrag.
Redasie:	Gedeelte 3 area van motorhuis w. parkering vrag.

**Projek Titel:**  
**Voorgestelde onderverdeling van erf 438, Blanco, George**

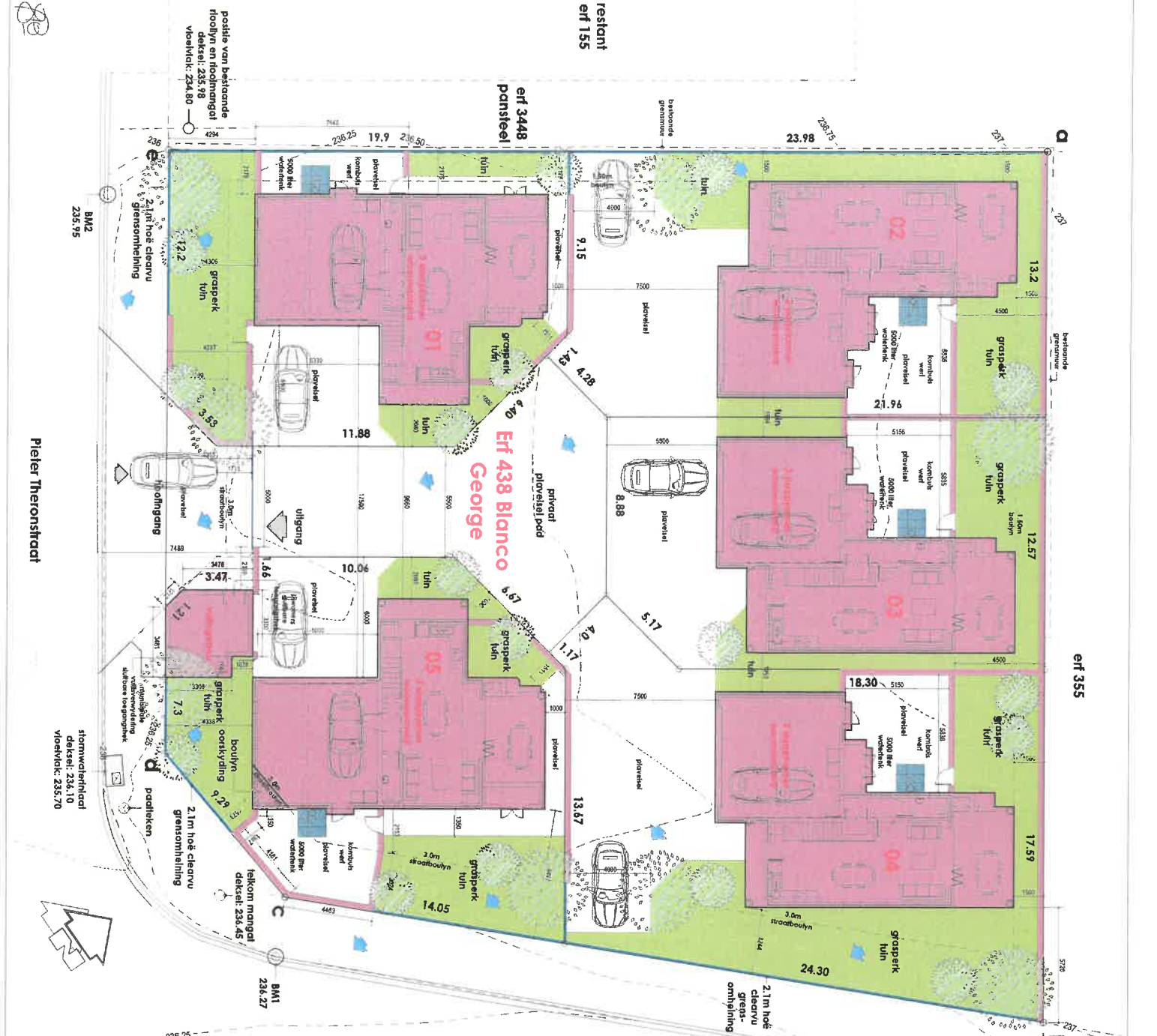
**Tekening Titel:**  
**Liggingplan Onderverdelingsplan**

*Design Centre*  
 www.designcentre.co.za

**Design Centre and Associates**  
 Architects, Interior Design, Town Planning, Landscape Design, Project Management  
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**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.

2025/01/17  
 DATE DATUM

SENIOR MANAGER: TOWN PLANNING  
 SENIOR BESTUURDER: STADSBEPLANNING

Tereinontwikkelingsplan	
01 Erf 438 Blanco, George	02 Erf 438 Blanco, George
03 Erf 438 Blanco, George	04 Erf 438 Blanco, George
05 Erf 438 Blanco, George	06 Erf 438 Blanco, George
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**Tekening Titel:**

**Tereinontwikkelingsplan (SDP)**

**Projek Titel:**

**Voorgestelde ontwikkeling van erf 438, Blanco, George**

**Wysligings:**

Datum: 5 Mei 2024  
 Beslissing: 2408  
 Gedeltes: 1:100 & 1:2500

**Benader:**



Ontwerp: Design Centre and Associates  
 Uitvoering: Design Centre and Associates

**B C Posthumus/Ladovison (Pty) Ltd**

Skool: 1:100 & 1:2500  
 Tegering no.: 2408-02sdi C

**Design Centre and Associates**

Planning © 2024 Design Centre and Associates

Development Charges Calculator		Version 1.00		2024/06/10			
		Erf Number	438				
		Allotment area	Blanco				
		Elec DCs Area/Region	George Network				
		Elec Link Network	MV/LV				
		Elec Development Type	Normal				
		Developer/Owner	Ladovision				
		Erf Size (ha)	0,2				
		Date (YYYY/MM/DD)	2024-07-05				
		Current Financial Year	2024/2025				
		Collaborator Application Reference	3154495				
<b>Code</b>	<b>Land Use</b>	<b>Unit</b>	<b>Total Existing Right</b>		<b>Total New Right</b>		
			<b>Units</b>	<b>Units</b>	<b>Units</b>		
<b>RESIDENTIAL</b>							
	Single Res > 1000m² Erf (Upmarket)	unit		1			
	Single Res > 350m² Erf (Small)	unit				1	
	Single Res < 350m² Erf (informal)	unit				4	
<b>OTHERS</b>							
			kVA			kVA	
Is the development located within Public Transport (PT1) zone?			Please select				
			Yes				
<b>Calculation of bulk engineering services component of Development Charge</b>							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	5,78	9,39	R 6 261,85	R 22 619,36	R 3 392,90	R 26 012,26
Total bulk engineering services component of Development Charge payable					R 22 619,36	R 3 392,90	R 26 012,26
<b>Link engineering services component of Development Charge</b>							
<b>Total Development Charge Payable</b>							
City of George							
Calculated (ETS):							
Signature :		_____					
Date :		July 5, 2024					
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	201604-00000	R 26 012,26



GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2023 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number \* 438

Allotment area \* Blanco

Water & Sewer System \* George System

Road network \* Blanco

Developer/Owner \* Ladovision (Pty) Ltd

Erf Size (ha) \* 0,723,24

Date (YYYY/MM/DD) \* 2024-10-21

Current Financial Year \* 2024/2025

Collaborator Application Reference \* 3154495

Code	Land Use	Unit	Total Existing Right	Total New Right
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RESIDENTIAL				
		Unit	Units	Units
	Residential housing (1 500-2 000m <sup>2</sup> ) Erf	Unit	1	
	(Group Housing (267 - 400 m <sup>2</sup> ) unit	unit		5

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	14,01		R 3 157,36	R 44 242,55	R 6 636,38	R 50 878,93
trips/day	0,74		R 3 157,36	R 2 212,13	R 331,82	R 2 543,95
k/day	1,17		R 44 760,00	R 52 427,22	R 7 864,08	R 60 291,31
k/day	1,20		R 45 340,00	R 54 591,04	R 8 188,66	R 62 779,70

Total bulk engineering services component of Development Charge payable				R 153 472,93	R 23 020,94	R 176 493,88
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**Link engineering services component of Development Charge**  
**Total Development Charge Payable**

City of George  
**Calculated (CES):** JM Fivaz  
**Signature:** \_\_\_\_\_  
**Date:** October 21, 2024

**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 surmise 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 50 878,93
Public Transport		R 2 543,95
Sewerage	20220703048978	R 60 291,31
Water	20220703048981	R 62 779,70
		R 176 493,88