

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

Collaborator No.: 3085180
Reference / Verwysing: Erf 142, Pacaltsdorp
Date / Datum: 07 March 2025
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR REZONING AND SUBDIVISION: ERF 142, PACALTSDORP

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 142, Pacaltsdorp:

1. **Rezoning**, in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 142, Pacaltsdorp from Single Residential Zone I to Subdivisional Area;
2. **Subdivision**, in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of the "Subdivisional Area" applicable to Erf 142, Pacaltsdorp into the following:
 - a) 17 General Residential Zone II (group housing) erven; and
 - b) 1 Transport Zone III (private road) erf;

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

REASONS FOR DECISION

- (i) The proposed development will not have a significant adverse impact on the adjacent neighbours' amenities and rights in terms of privacy, views and overshadowing, especially considering the need for infill development and densification.
- (ii) The proposal promotes a sensible and compatible form of residential densification and intensification of land use in support of the spatial planning principles, objectives and guidelines applicable to this area.
- (iii) The proposed development will not have an adverse impact on the character of the area or the environment.
- (iv) The proposed development supports 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.
- (v) The proposal was not opposed and from this perspective it can be derived that it does not affect public interest.

- (vi) The proposed development is an appropriate fit within the current and future land use planning contexts.
- (vii) The proposal will not present negative impacts on surrounding property rights.
- (viii) Medium density infill development will supplement a pedestrianised environment. The site is located within walking distance of community facilities and business opportunities.
- (ix) The proposed development will not 'overshadow' pedestrians moving along the abutting public streets. The scale of the buildings and setbacks are appropriate for a residential neighbourhood (i.e. the buildings do not dominate pedestrians and are consistent with the surroundings).
- (x) 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.
- (xi) The rezoning of the site will have a limited impact on the traffic of the immediate surroundings.
- (xii) The Directorate: Civil Engineering Services confirmed that the portion of land on Erf 142, Pacaltsdorp earmarked for public road / street will not be required either for this development or any future development on the surrounding properties. Additionally, the Traffic Impact Statement recommended that the earmarked streets may be omitted. Thus, deviation from the Pacaltsdorp / Hans-Moes-Kraal Local Spatial Development Framework, 2015 is supported.

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 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 below conditions of approval have not been complied with.
2. This approval shall be taken to cover only the Rezoning and Subdivision as applied for and as indicated on Subdivision Plan No. 142/1 dated March 2024 drawn by Jan Vrolijk Town Planner, 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 implementation of the Group Housing development:

3. A Site Development Plan (SDP) for the development must be submitted in accordance with Section 23 of the George Integrated Zoning Scheme By-law, 2023 to the satisfaction of the Directorate for consideration and approval, prior to submission of building plans. The SDP should address all the conditions of approval as set out in the decision letter.
4. 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 retained or planted, pathways, benches, walls, etc. 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 to enhance the streetscape. It is recommended that alternative pavement options be considered to allow rainwater to infiltrate into the soil, replenishing groundwater and reducing stormwater runoff. Green open spaces and revegetating with naturally occurring vegetation, indigenous trees, and shrubs should be incorporated to promote urban biodiversity and ecosystem services.
5. At least 17 x 200-litre indigenous trees must be planted - one for every dwelling unit and in addition to the retained trees.
6. Stormwater attenuation must be illustrated on the SDP.
7. The SDP needs to address the recommendations of the Electro Technical Report dated December 2023 prepared by BDE Consulting Engineers, the Civil Engineering Services Report dated January 2024 prepared by Urban Engineering Consultants, and the Traffic Impact Statement dated 23 January 2024 prepared by Urban Engineering Consultants.
8. The approval from Heritage Western Cape will be required with the submission of the architectural guidelines, with input from the Aesthetics committee.

9. Architectural Guidelines for the group housing units, together with a proposed system for architectural control, must be submitted to the satisfaction of the Directorate for consideration and approval prior to the submission of building plans.
10. 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.
11. All private roads and open spaces must be transferred to the HOA.

Conditions applicable to subdivision:

12. 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.
13. The approval will be regarded as implemented on the registration of the first subdivided portion at the Registrar of Deeds.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

14. The amounts 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 hereto, with regards to the proposed development, the developer will be required to make development contribution, as follows:
15. The amounts of the development charges are reflected on the attached calculation sheet dated 1 April 2024 and are as follows:

Roads:	R 304 124,60	Excluding VAT
Sewer:	R 228 543,85	Excluding VAT
Water:	R 257 054,81	Excluding VAT
Total:	R 789 723,27	Excluding VAT
16. The total amount of the development charges of **R 789 723,27** 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.
17. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 15 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.

18. 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 R 789 723,27 (excluding VAT) shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of Condition 16 above.
19. 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.
20. 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.

21. Any, and all, costs directly related to the development remain the developers' responsibility.
22. Only one connection permitted per registered erf (water and sewer connections). Condition 20 applies.
23. 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 20 applies.
24. 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 20 applies.
25. 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 20 applies.
26. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
27. A homeowners' association/body corporate (as applicable) is to be established incorporating all erven within any security development /private and /or access-controlled developments. All internal services, including water, sewer, private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to the homeowners' association who will assume responsibility for the maintenance thereof.
28. The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
29. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owed to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Directorates: CES and ETS, or any condition of any authority has not been satisfactorily complied with.
30. The developer is responsible to obtain the necessary approvals / way leaves from third parties which include, but are not limited to the George Municipality, Telkom and Fibre optic service provider.
31. No construction activity may take place until all approvals, including way leave approvals, are in place, and all drawings and materials have been approved by the Technical Directorates.
32. Municipal water is provided for potable use only. No irrigation water will be provided.
33. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Directorate: 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 Directorate: CES.
34. The development, in its entirety or in phases, is subject to confirmation by the Directorate: 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 Directorate CES. If the developer does not adhere to the program the Directorate CES will be entitled to revise the availability of such bulk capacity.
35. 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.

36. 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.
37. 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 Directorate CES together with any other approving authority, who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the relevant authority are to be implemented by the developer and prior to any transfer being approved or an occupation certificate being issued. All costs involved will be for the developer.
38. Maintenance and / or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
39. A Stormwater Management Plan is to be submitted and approved by the relevant departments / authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into the constitution and rules of all homeowner's constitutions / body corporate / any such governing or controlling body.
40. The discharge of surface stormwater is to be addressed by the developer. Condition 20 applies. All related costs are for the developer. The developer is to consult with the Directorate: CES to ensure that stormwater planning is done in line with the available stormwater master plans.
41. A layout plan indicating the proposed stormwater drainage must be submitted to the Directorate: CES for prior approval. Condition 20 applies.
42. 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.
43. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
44. 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.
45. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Directorate CES. A site development plan is to be submitted to the Directorate: CES, or any other relevant authority for approval prior to any construction work taking place.
46. 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.
47. 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.
48. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
49. Access to parking must conform to George Integrated Zoning Scheme By-law 2023, and sufficient stacking distance (6m for less than 15 units and 12m for more than 15 units measured from the property boundary) should be allowed for and indicated on the site development plan.
50. Minimum required off-street parking must be provided in terms of the George Integrated Zoning Scheme By-law 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative parking may be supplied.
51. Site access to conform to the George Integrated Zoning Scheme By-law, 2023.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

52. The amounts of Development Charges (DC's) 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 the proposed development, the developer will be required to make development contribution as follows:
53. The amounts of the development contributions are reflected on the attached calculation sheet dated 28 March 2024 and are as follows:
Electricity: R 294 866,69 Excluding VAT

54. The total amount of the development charges of **R 294 866,69** 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.
55. 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.
56. 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 R 294 866,69 Excluding VAT shall be adjusted in line with the consumer price index published by Statistics South Africa up to the date when payment is made in terms of Condition 54 above.
57. 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.
58. 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.
59. Should more than two developments/properties be party to or share any service, the Directorates: CES and ETS will in conjunction with the parties determine the pro-rata contributions payable.
60. Any, and all, costs directly related to the development remain the developers' responsibility.
61. Only one connection permitted per registered erf (electrical, water and sewer connections). Condition 58 applies.
62. 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 58 applies.
63. 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 58 applies.
64. 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 58 applies.
65. No development may take place within the 1:100-year flood line or on slopes steeper than 1:4.
66. 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.
67. 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.
68. Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Environmental Services.
69. 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.
70. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owed to the George Municipality are not paid in full, or if any services have not been completed to the

satisfaction of the Directorates: CES and ETS, or any condition of any authority has not been satisfactorily complied with.

71. The developer is responsible to obtain the necessary approvals / way leaves from third parties which include, but are not limited to the George Municipality, Telkom and Fibre optic service providers.
72. No construction activity may take place until all approvals, including way leave approval, are in place, and all drawings and materials have been approved by the Technical Directorates.
73. 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.
74. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
75. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
76. 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 Electro-technical Services will within their discretion either implement applicable penalties and / or disconnect the relevant point of supply.
77. 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.
78. Installation of ripple relays are compulsory for all geysers with electrical elements.
79. All municipal supply points must be subject to standard DC charges. These charges to be included in the costs of the project.
80. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
81. All LV work must be installed and be funded by the developer / customer.
82. Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
83. 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.
84. A temporary municipal metered construction supply can be installed, at a cost to be determine, prior to construction to monitor electrical consumption during the construction phase. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. Temporary supplies will only be made available on full payment of the DCs for the whole development.

Notes:

- *Deviation from the LSDF is not an application but it requires a motivation – this is positively considered as the earmarked public street will not be required for future road network.*
- *Building plans need to be submitted in terms of Section 4 of the National Building Regulations and Building Standards Act, 103 of 1977, for the development.*
- *Building plans to comply with SANS 10400, 204, Part XA and any other applicable legislation.*
- *No construction may be commenced with until such time as a building plan has been approved.*
- *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
- *Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*
- *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.*
- *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.*
- *The developer is to adhere to the requirements of the Environmental Authorisation (EA), if applicable. The onus is on the developer to provide the Directorate: CES with the necessary proof of compliance with the EA.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

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 28 MARCH 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



H KOCH

SENIOR MANAGER: SPATIAL PLANNING

C:\scan\Erf 142 Pacaltsdorp(Rezoning and Subdivision Approval) Jan Vrolijk.docx

APPLICATION FOR REZONING AND SUBDIVISION OF ERF 142 PACALSDORP

1. Application is made in terms of Section 152(b) of the Land Use Planning By-Law for George Municipality, 2023 for the rezoning of Erf 142 Pacalsdorp from Single Residential Zone I to a Subdivisional Area consisting of 17 General Residential Zone II erven and 1 Transport Zone III erf (Private street).

2. Application is made in terms of Section 152(k) of the Land Use Planning By-Law for George Municipality, 2023 for the subdivision of Subdivisional Area in 17 General Residential Zone II erven and 1 Transport Zone III erf (Private street) as indicated on the subdivision plan.

REZONING: Rezoning and subdivision Erf 142 Pacalsdorp

TITEL: Subdivision plan



NO. VAN OORDE	NTS
PLANNING NO.	1421
REZONING NO.	Erf 142 Pacalsdorp
DATE VAN OORDE	March 2024
TITEL	Subdivision plan

KOPIEREG KUNNEN WOU / COPY RIGHT RESERVED



TABLE 1: LAND USES

Portion Nr	Colour notation	Zoning	Extent (m ²) total	% of total
1 to 17		General Residential Zone II	4 736	78
18		Transport Zone III	1 290	22
TOTAL			5 981	100

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. 143

7/3/25
 DATE
 DATUM

Hean
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPANNING



GM 2023 Development Charges policy



GM 2023 Integrated Zoning Scheme By-law



GM 2023 Tariffs



Civil Engineering Service



Electro-Technical Service

Erf Number * 142

Albomment area * Pacaltsdorp

Water & Sewer System * George System

Road network * Pacaltsdorp/Thembalethu

Developer/Owner * MECN Trust

Erf Size (ha) * 25 376,16

Date (YYYY/MM/DD) * 2024-04-01

Current Financial Year * 2023/2024

Collaborator Application Reference * 3085180

Code	Land Use	Unit	Total Existing Right	Units	Total New Right
RESIDENTIAL					
	Residential housing (>2 000m²) Erf	Unit		1	
	Group Housing (267 - 400 m²) unit	unit			16
	Group Housing (>400 m²) unit	unit			1

Is the development located within Public Transport (PT1) zone?

Please select **Yes**

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day	59,25		R 5 132,90	R 304 124,60	R 45 618,69	R 349 743,29
k/day	5,10		R 44 780,00	R 228 543,85	R 34 281,58	R 262 825,43
k/day	6,07		R 42 320,00	R 257 054,81	R 38 558,22	R 295 613,04
Total bulk engineering services component of Development Charge payable				R 789 723,27	R 118 458,49	R 908 181,76



Link engineering services component of Development Charge
Total Development Charge Payable

City of George
 Calculated (CES): **JM Fivaz**
 Signature : _____ Date : **April 1, 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 surfs as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:
 For the internal use of Finance only

Service	Financial code/key number	Total
Roads	20220703048977	R 349 743,29
Sewerage	20220703048978	R 262 825,43
Water	20220703048981	R 295 613,04
		R 908 181,76

Development Charges Calculator		Version 1.00	2023/07/04
	Erf Number	142	
	Allotment area	Pacaltsdorp	
	Elec DCs Area/Region	George Network	
	Elec Link Network	MV/LV	
	Elec Development Type	Normal	
	Developer/Owner	MECN Trust	
	Erf Size (ha)	0,6	
	Date (YYYY/MM/DD)	2024-03-28	
	Current Financial Year	2023/2024	
	Collaborator Application Reference	3085180	
Code	Land Use	Unit	
RESIDENTIAL		Total Existing Right	Total New Right
	Single Res > 1000m² Erf (Upmarket)	Units	Units
		1	
OTHERS		kVA	kVA
	Others. No further diversity applied. (as applied by consultant)		55,4
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)
Electricity	kVA	5,78	55,40
		Unit Cost	Amount
		R 5 942,45	R 294 866,69
		VAT	Total
		R 44 230,00	R 339 096,70
Total bulk engineering services component of Development Charge payable			
		R 294 866,69	R 44 230,00
			R 339 096,70
Link engineering services component of Development Charge			
Total Development Charge Payable			
City of George			
Calculated (ETS):			
Signature :			
Date :		March 28, 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		R 339 096,70
		R 339 096,70