

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

Collaborator No.: 2238445
Reference / Verwysing: Kraaibosch 195 portion 3 (a Portion of Portion 6), Division George
Date / Datum: 23 November 2023
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**APPLICATION REZONING AND SUBDIVISION: PORTION 3 (A PORTION OF PORTION 6) OF
FARM KRAAIBOSCH 195, DIVISION GEORGE**

Your application in the above refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2022 decided that the following applications applicable to Portion 3 of Farm Kraaibosch 195, Division George;

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law, 2023 for George Municipality of Portion 3 of the Farm Kraaibosch No. 195, Division George from "Agricultural Zone I" to a "Subdivisional Area" (at a gross development density of 16.71 du/ha) for:
 - a) an Estate Housing site comprising of 303 "Single Residential Zone II" (Estate Housing) erven with the following land uses:
 - (i) 299 "Group Housing" erven
 - (ii) 1 "Retirement Resort" erf for 256 assisted living units & home nursing;
 - (iii) 1 "Retirement Resort" erf for reception, admin, dining area, parking etc;
 - (iv) 1 "Private Open Space" erf; and
 - (v) 1 "Private Street" erf;
 - b) 1 "Community Zone III" erf; and
 - c) 1 "Transport Zone II" erf;
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of the Subdivisional Area into:
 - a) an Estate Housing site comprising of 303 "Single Residential Zone II" (Estate Housing) erven comprising of:
 - (i) 299 "Group Housing" erven;
 - (ii) 1 "Retirement Resort" erf for 256 assisted living units & home nursing;
 - (iii) 1 "Retirement Resort" erf for reception, admin, dining area, parking etc;
 - (iv) 1 "Private Open Space" erf; and

- (v) 1 "Private Street" erf;
- b) 1 "Community Zone III" erf; and
- c) 1 "Transport Zone II" erf;

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

REASONS FOR DECISION:

1. The proposal aligns with the development principles of SPLUMA and LUPA.
2. The proposal promotes residential densification and intensification of underutilised land in line with the spatial planning principles, objectives and guidelines applicable to the surrounding area.
3. The proposed development will not result in a negative impact on the surrounding built environment, traffic or the surrounding neighbours' rights and amenities.
4. Considering the Environmental Authorisation and identified no go/buffer areas it is considered that potential risks to the watercourse and biodiversity have been addressed and the required monitoring instruments have been imposed by the competent authority. The development will not have a negative impact on the natural environment.
5. Although the development proposal entails a gated estate, the profile of the future occupants warrants the proposal and supports the management of the estate in a controlled manner.
6. The development on steep slopes has been addressed and the required stormwater attenuation measures will be imposed which will also ensure that the owner assumes responsibility for the impacts caused by flooding or extreme run-off.
7. The scale of the proposed development will not derogate from the scale of the surrounding developments and will fit into the character of the area.

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

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

General

1. That in terms of Section 43 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) read with the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.

Conditions applicable to the Rezoning and Subdivision

2. The rezoning and subdivision shall be as approved and indicated on the Subdivision & Land Use Plan (zoning plan) drawn by FormaPlan, Drawing Number: kraaib/3 3.6 dated March 2022 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. Development to be phased in accordance with the phasing plan drawn by FormaPlan, Drawing Number: kraaib/3 4.4 dated March 2022 attached as "**Annexure B**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
4. The approval for each phase will be deemed implemented on the registration of the General Plan at the Surveyor General as well as the registration of the General Plan in terms of the Deeds Registries Act and the transfer of at least one subdivided portion within that phase.

Implementation of development rights

5. A site development plan (SDP) for the development or phase must be submitted to the satisfaction of the Directorate: Human Settlements, Planning and Development for consideration and approval, in accordance with the provisions of Section 23 of the George Zoning Scheme By-Law, 2023 and the conditions of approval prior to submission of building plans.
6. The buildings on portions 118, 119, 120, and 121 as depicted on the site development plan compiled by Formaplan Town and Regional Planners (drawing no. kraaib/3 1.4 dated May 2021) is restricted to an overall maximum height of 8m above natural ground level.
7. The restriction in (6) above must be registered against the title deeds of portions 118 to 121. Furthermore, these erven should be depicted on the SDP with the relevant note/restriction.

8. All environmental buffer areas to be shown on the SDP.
9. A separate landscaping plan and rehabilitation plan to be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. The plan shall indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be planted, walking trails, benches, retaining walls, berms, etc. within the development.
10. At least 1x 100L indigenous tree must be planted for every 1 group housing unit. These trees should be evenly spaced within the development or grouped in several clusters across the area.
11. The Environmental Control Officer for the development must confirm in writing that the relevant SDPs comply with all requirements of the Environmental Authorization and relevant requirements in the approved EMP.
12. All property owners within the development, including individual body corporates, shall become members of an Owners' Association (OA). The Owners' Association is to be constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2023. The Constitution of the OA must comply with the provisions of sub-section 29(3) and is to be submitted to the Directorate: Human Settlements, Planning and Development for approval. No individual erven will be transferred prior to the approval of the Constitution.
13. Architectural Guidelines must be submitted to the Municipality for approval. No building plans for individual erven will be approved prior to the architectural guidelines being approved. The OA shall be responsible for compliance with these guidelines.
14. No building plans or amendments to building plans be approved by the municipality unless first approved by the Owners' Association.
15. The developer shall assume the responsibilities of the OA until the establishment of the OA and in accordance with the Constitution.
16. Street names for the private streets must be indicated on the general plan submitted to the Surveyor General for approval and a copy of the approved SG diagram must be submitted to the Directorate's GIS Section for information purposes prior to transfer of a portion.

Notes:

- a) *The stormwater management plan, signed off by a consulting civil engineer at the developer's cost, must be submitted with the respective SDP's to the satisfaction of the Directorate: Civil engineering Services.*
- b) *The developer and its successor in title (OA) must take all necessary precautions to prevent flooding of residential properties and erosion of natural areas due to run-off from internal roads and communal hardened surfaces.*
- c) *The owner must appoint an Environmental Control Officer (ECO) to oversee compliance with the ROD and any other environmental aspects including the implementation and management of the landscaping and rehabilitation plans.*
- d) *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- e) *The developer must adhere to the requirements of the EA. The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.*
- f) *The applicant must comply with the National Forests Act No 84 of 1998, should it be required.*
- g) *Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*
- h) *No development may take place within the 1:100-year flood line or on slopes steeper than 1:4.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

17. 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:
18. The amounts of the development contributions are reflected on the attached calculation sheet (**Annexure C**) dated 21/04/2022 and are as follows:

Roads:	-
Sewer:	R 16 009 287.90 Excluding VAT
Water:	R 10 024 551.18 Excluding VAT

Total: R 26 033 839.08 Excluding VAT

19. The total amount of the development charges of **R 26 033 839.08 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.
20. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 18 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 the evaluation of the application. It is advised that the owners consult with these departments prior to submission of transfer requests and building plans to obtain a final calculation.

21. 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 **R26 033 839.08 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 19 above.
22. Development charges are to be paid to the Municipality in cash or by the electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
23. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Directorate: Civil Engineering Services (Dir. CES) and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on The Neighbourhood Planning and Design Guide, based on a six-month average use.
24. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Neighbourhood Planning and Design Guide and 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 Dir: CES, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. Road reserve widths must be indicated on the plans submitted. All work is to be carried out 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 civil services have been satisfactorily installed and as built submitted electronically as well as the surveyor's plan.
25. Any, and all, costs directly related to the development remain the developers' responsibility.
26. Each new portion created must have separate water and sewer connections.
27. 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/owner of the other erf. Condition (24) applicable.
28. Any service from another relevant erf 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 (24) applicable.
29. 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 (24) applicable.
30. 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 Dept: CES. All expenses will be for the developer.
31. Should more than two developments/properties be party to or share any service, the Dept: Civil Engineering Services will in conjunction with the parties determine pro-rata contributions payable.

32. Suitable servitudes must be registered for any pipeline not positioned within the normal building lines.
33. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development.
34. A home owners' association/body corporate (as applicable) is/are to be established incorporating all even within any security development / private and /or access-controlled developments. The private roads and the related stormwater infrastructure, and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
35. 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 from the system.
36. Should any person, including the developer, the Association, an owner of an erf in the development or a contractor appointed by any of the aforesaid persons, dispose of any items into the municipal sewer or stormwater network, the developer and the Association will jointly and severally be liable for any losses or damages the Municipality may suffer as a result thereof and the costs the Municipality may incur to remedy the effect of the action in question.
37. The developer and the association hereby jointly and severally indemnify the Municipality against all costs and expenses the Municipality may incur as a result of any failure by the developer or the associations to comply with its obligations in terms of and arising from clause 24 above.
38. Should any person, including the developer, the Association, an owner of an erf in the development or a contractor appointed by any of the aforesaid persons, dispose of any items into the municipal sewer or stormwater network, the developer and the Association will jointly and severally be liable for any losses or damages the Municipality may suffer as a result thereof and the costs the Municipality may incur to remedy the effect of the action in question;
39. 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, or any condition of any authority has not been satisfactorily complied with.
40. The Developer is responsible to obtain the necessary approval / way leaves, and also from third parties which includes, but is not limited to the following: Telkom & Fibre optical cable.
41. Municipal water is provided for potable use only. No irrigation water will be provided.
42. 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 comply 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 applicable 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.
43. The developer / erf owner in conjunction with the Dir: CES, 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.
44. Water demand management plan/s are to be submitted for approval by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into all homeowner constitutions/body corporate/any such governing or controlling body.
45. The development, in its entirety or in phases, is subject to confirmation of the availability of treatment capacity of the Water & Sanitation treatment works 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 conformation of availability so that other development in George is not compromised.
46. Public and private roads are to be clearly indicated on all layout plans submitted. The cadastral layout can only be approved if the road reserve information has been included on plans and approved by the Dir. CES.
 47. The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA, or other relevant governing or controlling body. Public roads shall be transferred to the George Municipality.
 48. 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 all homeowner constitutions/body corporate/any such governing or controlling body.
 49. The discharge of surface stormwater into any existing water course may only proceed if the approval of the necessary authority has been obtained. All the requirements/conditions of such approval are to be implemented by the developer. All costs related is for the developer.
 50. A layout plan indicating the proposed storm water drainage system must be submitted to the Dir: CES for approval. Condition (24) applies.
 51. All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Dir: Civil Engineering Services and Dept: Environmental Services.
 52. 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.
 53. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
 54. No private parking will be allowed in any municipal road reserve.
 55. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Conditions (24), (56) & (57) applies.
 56. As only a general layout has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with The Neighbourhood Planning and Design Guide standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Roads reserve widths will conform to the minimum as stipulated in the Guide but will also be informed by the internal roads Traffic Study and the positioning of internal services.
 57. The approval of the layout of the development, the Site Development Plan (SDP) and accesses is subject to the George Roads Master Plan, (including specific reference to the Kraaibosch Roads Master Plan) and approved by the Dir: Civil Engineering Services, and the approval of any other relevant road's authority.
 58. The developer will be required to construct certain roads in lieu of a financial contribution towards the Kraaibosch/Glenwood master planned roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfer/rates clearances. The developer's financial contribution towards the roads in the Kraaibosch/Glenwood Master Plan will be determined in accordance with the financial model, revises from time to time, as development occurs.
 59. No construction activity may take place until all approvals are in place, all drawings have been approved by the Technical Directorates, and the Service Agreement has been concluded between the parties Condition (24) applies.
 60. 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.
 61. Permission for construction access onto, and use of, municipal, provincial or national roads must be obtained from the relevant authorities.
 62. Construction vehicle access positions must be pre-approved by the Dir. CES and the DRE. Condition (24), (55) & (57) applies.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES:

63. 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:

64. The amounts of the development contributions are reflected on the attached calculation sheet (**Annexure C**) dated 25/04/2022 and are as follows:

Electricity: R 3 926 881,83 Excluding VAT (Refer to attached DC calculation sheet)

65. The total amount of the development charges of **R 3 926 881,83 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.
66. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 64 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 the evaluation of the application. It is advised that the owners consult with these departments prior to submission of transfer requests and building plans to obtain a final calculation.

67. 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 3 926 881,83 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 65 above.
68. 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.
69. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Neighbourhood Planning and Design Guide and 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 Dir: CES, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. Road reserve widths must be indicated on the plans submitted. All work is to be carried out 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 civil services have been satisfactorily installed and as built submitted electronically as well as the surveyor's plan.
70. 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.
71. Any, and all, costs directly related to the development remain the developers' responsibility.
72. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 69 applies.
73. 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 69 applicable)
74. 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 69 applicable)
75. 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 69 applicable)
76. 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.
77. 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.
78. A home owners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and



- the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
79. 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.
 80. 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.
 81. 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.
 82. 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.
 83. 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.
 84. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
 85. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
 86. 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.
 87. 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.
 88. Installation of ripple relays are compulsory for all geysers with electrical elements.
 89. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
 90. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
 91. In all cases, the circuit breaker capacity (pre-payment meter limit) must match the ADMD figures used for each of the various types of customers. For example, an ADMD of 2.17kVA equates to a 30 Amp circuit breaker. $240V \times 30A / (3 \text{diversity}) / 1000 = \text{kVA (ADMD)}$
 92. No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
 93. All pump stations constructed as part of this development and associated works, must be equipped with an approved and registered electrical meter. 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. It will be the responsibility of the developer to install the relevant electrical meters.
 94. Each new portion created must have separate electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality. For new consolidated erven it will be the responsibility of the owner/developer to make the necessary arrangements with the Electrotechnical Services Department to remove all the unused electrical services. All costs will be for the owner/developer.

95. The Electrotechnical Services will not be responsible for the installation, maintenance, energy consumption or any other costs related to streetlights, or other lighting, within the development or along any other private road.
96. All streetlights along municipal public roads are to be designed by a registered consulting engineer in accordance with Council specifications. 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.
97. The developer will be responsible to arrange with a professional land surveyor to indicate those services traversing erven on the relevant erf's SG diagram. The ETS can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer.
98. Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
99. 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.
100. It will not be the responsibility of the Municipality to maintain and protect any service cables installed by the developer, but not used, i.e. not being metered and not consuming electricity. Should a future owner purchase an erf within the development, the installation and connection of the service cable will be for the cost of the developer or new owner. The connection fee paid to the municipality will be solely for provision of the electrical meter and the cost associated with opening the customer account.
101. 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 (69) applies.
102. 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.
103. A Special DC is payable towards the MV Network in the Kraaibosch Area - This Will be equal to R3 193.35 Excl VAT per residential Unit - This amount is not included in the DC calculation above.

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 14 DECEMBER 2023** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C. PETERSEN

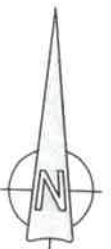
SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Kraaibosch 195 portion 3, Division George _ approval\formaplan.docx

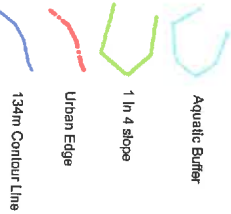
KLEIN ZWART RIVIER

184m

Portion 62



- LEGEND**
- 299 Group Housing erven (Erven 1 to 299) - ave 458m² (smallest erven = 180m²)
 - 1 Retirement Resort erf (assisted living & home nursing) (Erf no 300)
 - 1 Retirement Resort erf for reception, admin., dining area, parking (Erf no 301)
 - 1 Private Open Space Erf (Erf no 303)
 - 1 Private Street Erf (Erf no 304)
 - 1 Community Zone III erf (Erf no 302)
 - 1 Transport Zone II erf (Erf no 304)
- 2.1 303 Single Residential Zone II erven comprising of
- 2.2 subdivision of the Subdivisional Area into



NOTE / NOTA

All areas on the plan to be benchmarked on mean lower low water level of the Klein Zwart River.

All measurements on the plan are approximate and must be verified by a landsurveyor.

Kopiereg Voorbehou Copyright Reserved

Klient Groenklouf

Project Rezoning & Subdivision

Titel: Subdivision Plan

Blad: Ptn 3 Kraaibosch 195

Staal: 1:2500 on A3 plot

Maat: 1:2500 on A3 plot

Datum: March 2022

Maat: 1:2500 on A3 plot

Maat: 1:2500 on A3 plot

LEGEND

Portion Nos.	Land Uses	Size (ha)	% of total	Colour Notation
1 to 299	Group Housing	13.6966	41.25	
300 - 301	Retirement Zone	4.5771	13.78	
302	Retirement Zone (assisted living, dining area, reception, parking)	0.4724	1.42	
303	Private Open Space	9.7067	29.23	
304	Private Street	4.5467	13.89	
305	Public Street	0.2004	0.63	
TOTAL		33.2079	100.00	

MUNISIPALITEIT GEORGE MUNICIPALITY

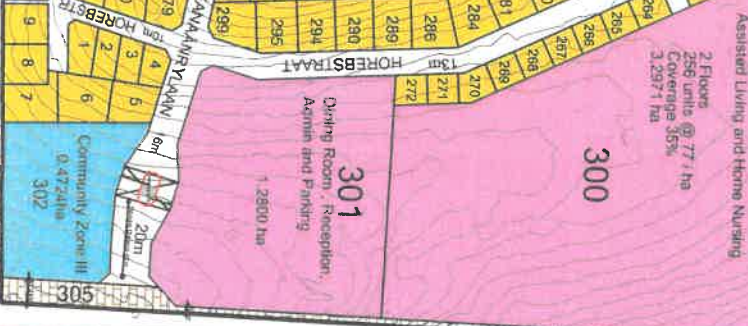
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

23/11/2023

DATUM

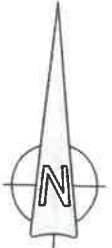
SENIOR BESTUURDER: STANSEBPLANING

Portion 21



KLEIN ZWART RIVIER

Portion 62



LEGEND

- Application is made to Sact 15(2)(a) and 15(2)(d) of the By-Law for:
- 299 Group Housing even (Even 1 to 299) - ave 458m (smallest even = 180m)
 - 1 Retirement Resort erf (assisted living & home nursing (Erf no 300))
 - 1 Retirement Resort erf for reception, admin, dining area, parking (Erf no 301)
 - 1 Private Open Space Erf (Erf no 303)
 - 1 Private Street Erf (Erf no 304)
 - 2.2 1 Community Zone III erf (Erf no 302)
 - 2.3 1 Transport Zone II erf (Erf no 304)
2. subdivision of the Subdivisional Area into
- 2.1 303 Single Residential Zone II even comm-
1. rezoning of Ptn 3 of Farm 195, George from Agriculture Zone I to Subdivisional Area comprising an erf for a neighbourhood strip & an erf for public street, as well as an Estate Housing development for even for erection of Retirement Resort (group housing) dwellings, assisted living and home nursing, reception, dining area, administration, parking, private open space and private street.

- Aquatic Buffer
- 1 in 4 Slope
- Urban Edge

NOTE / NOTA

All notes on the plan is by benchmark an most clear to handover bevelly word.
All measurements on the plan are approximate and must be vary by a surveyor.

Groenklouf



10 De Kopp 103 / 11 De Kopp 11
16 De Kopp 163 / 17 De Kopp 173
18 De Kopp 183 / 19 De Kopp 193

Project: Rezoning & Subdivision
Title: Phasing Plan
Title: Ptn 3 Kraabosch 195

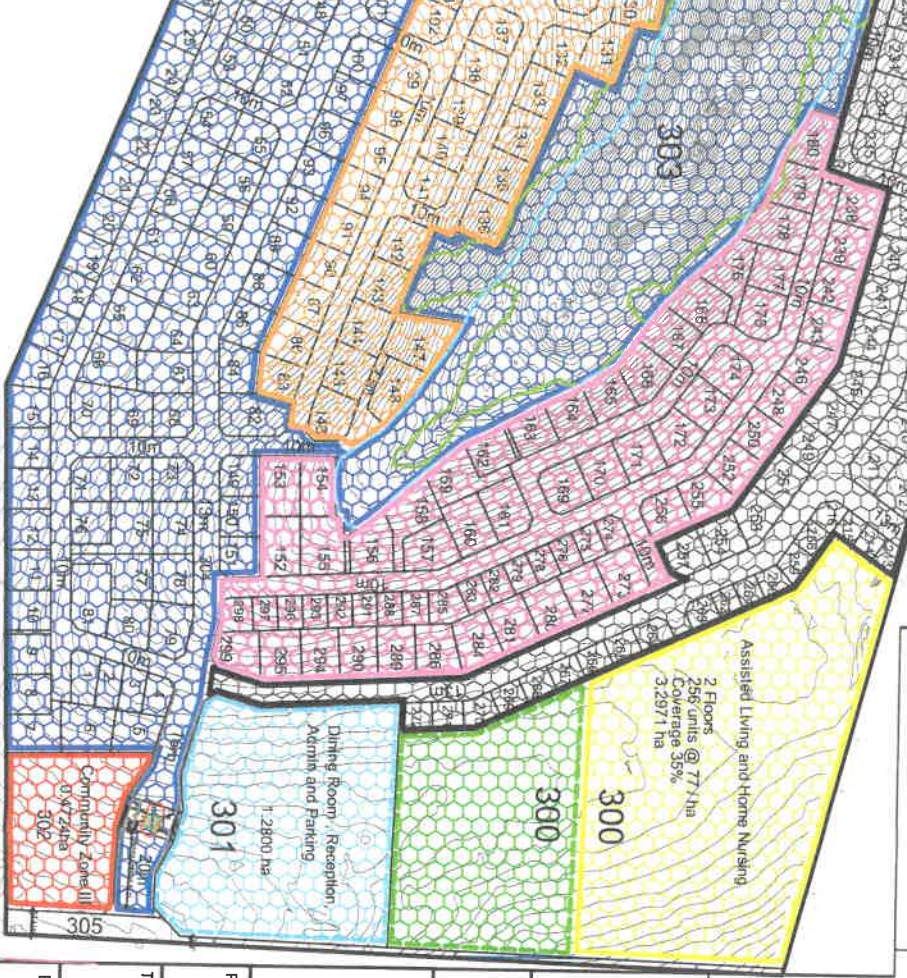
Element: Property:
Ptn 3 Kraabosch 195

Scale: 1:2500 on A3 plot
Date: 22 March 2022
Kraabosch 4.4

LEGEND



Portion Nrs.	Land Uses	Size (ha)	% of total	Colour	Notation
1 to 299	Group Housing	13.8056	41.25		
300 - 301	Public Open Space	4.5771	13.78		
302	Retirement Resort, assisted living & home nursing	0.4724	1.42		
303	Private Open Space	9.7087	28.23		
304	Private Street	4.5457	13.69		
305	Public Street	0.2094	0.63		
TOTAL		33.2079	100.00		

- PHASES
- PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4
 - PHASE 5
 - PHASE 6
 - PHASE 7
 - PHASE 8




MUNICIPALITEIT GEORGE MUNICIPALITY
Approved in terms of the Town Planning Act of 1976 (Act No. 103 of 1976) subject to the conditions contained in the rezoning letter.

DATE: 22 March 2022
SENIOR DESIGNER: TOWN PLANNING
SENIOR DESIGNER: STRATEGIC PLANNING

CES Development Charges Calculator				Version 3.00		June 2020	
				Erf Number	Portion 3 of 195		
				Allotment area	George		
				Water & Sewer System	George System		
				Road network	George		
				Developer/Owner	Groenkloof Ontwikkelings Pty Ltd		
				Erf Size (ha)	32,831342		
				Date (YYYY/MM/DD)	2022-04-21		
				Current Financial Year	2021/2022		
Collaborator Application Reference				2238445			
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units		Units		
Single Res > 1000m² Erf (Upmarket)			unit		1		
Sewer demand			Actual demand (KL)		277,00		
Water Demand			Actual demand (KL)		368,80		
Is the development located within Public Transport (PT1) zone?				Please select			
				No			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total	
Roads	trips/day		#VALUE!	R 0,00	R 0,00	R 0,00	
Sewerage	kl/day	368,19	R 43 481,05	R 16 009 287,90	R 2 401 393,18	R 18 410 681,08	
Water	kl/day	276,00	R 36 320,84	R 10 024 551,18	R 1 503 682,68	R 11 528 233,85	
Total bulk engineering services component of Development Charge payable				R 26 033 839,08	R 3 905 075,86	R 29 938 914,93	
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George				Developer/Owner			
Calculated (CES): JM Fivaz							
Signature: 							
Date: April 21, 2022							
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
Roads	20160623 020158	R 0,00
Sewerage	20160623 018776	R 18 410 681,08
Water	20160623 021593	R 11 528 233,85
Electricity	20160623 021336	R 0,00
Transfers	20160623 019267	R 0,00
		R 29 938 914,93

Development Charges Calculator				Version 1.00		2021/12/03																								
 <div> Erf Number: Kraabosh 3/195 Allotment area: George Elec DCs Area/Region: George Network Elec Link Network: HV/MV Elec Development Type: Normal Developer/Owner: Groenkloof Ontwikkelings pty ltd Erf Size (ha): 0 Date (YYYY/MM/DD): 2022-04-25 Current Financial Year: 2021/2022 Collaborator Application Reference: 2238445 </div>																														
Code	Land Use	Unit	Total Existing Right		Total New Right																									
RESIDENTIAL			Units	Units	Units																									
	Single Res > 1000m² Erf (Upmarket)	unit		1																										
OTHERS			kVA		kVA																									
	Others. No further diversity applied, (as applied by consultant)	Actual kVA				1269																								
Is the development located within Public Transport (PT1) zone?			Please select: No																											
Calculation of bulk engineering services component of Development Charge <table border="1"> <thead> <tr> <th>Service</th> <th>Units</th> <th>Existing demand (ADMD)</th> <th>New demand (ADMD)</th> <th>Unit Cost</th> <th>Amount</th> <th>VAT</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td>kVA</td> <td>5,78</td> <td>1269,00</td> <td>R 3 108,63</td> <td>R 3 926 881,83</td> <td>R 589 032,27</td> <td>R 4 515 914,10</td> </tr> <tr> <td colspan="5">Total bulk engineering services component of Development Charge payable</td> <td>R 3 926 881,83</td> <td>R 589 032,27</td> <td>R 4 515 914,10</td> </tr> </tbody> </table>							Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total	Electricity	kVA	5,78	1269,00	R 3 108,63	R 3 926 881,83	R 589 032,27	R 4 515 914,10	Total bulk engineering services component of Development Charge payable					R 3 926 881,83	R 589 032,27	R 4 515 914,10
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total																							
Electricity	kVA	5,78	1269,00	R 3 108,63	R 3 926 881,83	R 589 032,27	R 4 515 914,10																							
Total bulk engineering services component of Development Charge payable					R 3 926 881,83	R 589 032,27	R 4 515 914,10																							
Link engineering services component of Development Charge Total Development Charge Payable																														
City of George Calculated (ETS): <i>[Signature]</i> Signature: _____ Date: April 25, 2022																														
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 codes/Key number	Total
Electricity	20160623 021336	R 4 515 914,10
		R 4 515 914,10