

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

**Collaborator No.:** 3439989  
**Reference / Verwysing:** Erf 27668, George  
**Date / Datum:** 23 May 2025  
**Enquiries / Navrae:** Primrose Nako

**Email:** [info@vreken.co.za](mailto:info@vreken.co.za)

Marike Vreken Town Planners  
P O BOX 2180  
**KNYSNA**  
6530

**APPLICATION FOR REZONING, SUBDIVISION, AMENDMENT OF THE GENERAL PLAN AND  
CONSOLIDATION: ERF 27668, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.14 of 30 June 2022 decided that the following applications applicable to Erf 27668, George:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of the Remainder of Erf 27668 from subdivisional area comprising of:
  - a) 237x Single Residential Zone II (Estate Housing) erven comprising of:
    - (i) 218x "Group Housing" erven
    - (ii) 2x "Flats" erven (40 Flats for retirement resort)
    - (iii) 11x "Private Open Space" erven
    - (iv) 6x "Private Road" Erven
  - b) 2x Transport Zone II erven.
  - c) 2x Undetermined Zone erven.
- to a Subdivisional Area comprising of:
  - a) 2x Estate Housing Sites comprising of:
    - (i) Single Residential Zone II (Estate Housing) with density of 23 dwelling units per ha and including frail care facilities and retirement resort
    - (ii) Single Residential Zone II (Estate Housing) with density of 30 dwelling units per ha
  - b) 2 x Transport Zone II erven
  - c) 1 x Utility Zone (Freestanding Base Telecommunication Station).
  - d) 1x erf zoned as "Undetermined" zone (Remainder of ±5,4767ha)
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 the following:

- a) 2x Estate Housing Sites comprising of:
    - (i) Single Residential Zone II (Estate Housing) with density of 23 dwelling units per ha and including frail care facilities and retirement resort Phase 4)
    - (ii) Single Residential Zone II (Estate Housing) with density of 30 dwelling units per ha (Phase 6)
  - b) 2 Transport Zone II erven (Phase 4 and 5)
  - c) 1 x Utility Zone (Freestanding Base Telecommunication Station) (phase 4).
  - d) 1x erf zoned as "Undetermined" zone (Remainder of ±5,4767ha)
3. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the Single Residential Zone II (Estate Housing) site for phase 4 into:
    - (a) 1x Retirement Resort erf;
    - (b) 74x Group Housing erven;
    - (c) 7x Private Open Space erven;
    - (d) 4x Private Streets erven
  4. Amendment of the General Plan in terms of Section 15(2)(k) of the Land Use Planning By-law for George Municipality, 2023 for Phase 2 (GP528/2021) and Phase 3 (GP 1128/2023) to create consolidated erf as indicated on Plan Pr22/37 GEO27668Ph4Layout07 dated 10 October 2024.
  5. The Consolidation in terms of Section 15(2)(e) Land Use Planning By-law for George Municipality, 2023 of the consolidated portions as shown on plan Pr22/37 GEO27668Ph4Layout07 dated 10 October 2024, with the proposed Erf 47 of the amended Phase 4.

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

#### REASONS FOR DECISION

- (i) The proposed development is consistent with the Spatial Planning policies and guidelines applicable to this area.
- (ii) The development promotes residential densification and the efficient use of underutilised land, in accordance with the spatial planning principles, objectives, and guidelines relevant to the surrounding area.
- (iii) The proposal is not anticipated to cause any significant adverse impacts on the rights or amenities of neighbouring properties, particularly in respect of privacy, access to views, or sunlight.
- (iv) The scale and design of the development are compatible with the character and built form of the surrounding area and will not detract from its existing or intended visual character.
- (v) The development will be subject to the conditions of the Environmental Authorisation, with appropriate measures for environmental oversight in place to ensure responsible development that safeguards the natural environment and riparian zones.
- (vi) Given the ongoing expansion of the area and the anticipated rollout of future development phases, the proposed Freestanding Base Telecommunication Station is strategically located to provide essential coverage and connectivity, supporting both current and future infrastructure needs.

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

#### CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

##### General

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the applications shall respectively lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the applications as applied for as indicated on the zoning and subdivision plan, Plan no. Pr22/37 GEO27668Ph4Layout07 dated 10 October 2024 and drawn by Marike Vreken Town 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. The assisted living and frail care structures on proposed portion 47 (as indicated on above mentioned plan) shall be limited to 2 storeys and a maximum height of 10m measured from the natural ground level (NGL) to the top of the roof.
4. The freestanding base telecommunication station proposed on the Utility Site (portion 76 as indicated on above mentioned plan) shall be limited to a maximum height of 15m.

#### Implementation of Rights

5. A site development plan(s) (SDPs) for the proposed development (per phase or site) must be submitted to the satisfaction of the Directorate: Planning and Development, in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2023, applicable land use descriptions and the conditions of approval, prior to submission of building plans.
6. A separate landscaping plan to be submitted with the respective SDPs to the satisfaction of said Directorate for consideration and approval. The plan shall indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be planted, walking and cycling trails, play apparatus, benches, retaining walls, berms, etc. within the development. At least 1x 100L indigenous tree should be planted for every 1 dwelling unit. These trees should be evenly spaced within the development or grouped in multiple clusters across the development.
7. The freestanding base telecommunication station shall be designed as an architectural entity to compliment the developments in the area to the satisfaction of the Municipality. The design to be sent to the aesthetics committee for comment prior to the approval of building plans.
8. The private open spaces must be developed by the developer in accordance with the landscape plan prior to them being transferred to the Owner's Association (OA).
9. The owner must appoint an Environmental Control Officer (ECO) to oversee compliance with the EA and any other environmental aspects. The ECO must confirm in writing that the SDP(s) for the development comply with all environmental requirements/EA.
10. That all property owners or separate body corporates within the development shall become members of an Owners' Association constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2023. No individual erven will be transferred prior to the approval of a Constitution and Architectural Guidelines.
11. Amended Architectural Guidelines must be submitted to the Directorate for approval. The OA shall be responsible for compliance with these guidelines.
12. That until the establishment of the OA(s), the developer shall assume the responsibilities of the OA(s).
13. All private open space erven must be transferred to the relevant OA(s) before or/once the developer has no longer the majority vote within the OA.
14. Phasing for the development shall occur in accordance with Plan no. Pr22/37 GEO27668Ph4Layout07 dated 10 October 2024 and drawn by Marike Vreken Town attached as "Annexure A".
15. The consolidation approval will only be regarded as implemented on the registration of the Consolidation Diagrams at the Chief Surveyor General's Office and registration of the consolidated erf in terms of the Deed's Registry's Act.
16. The approval for each phase will be deemed implemented on the registration of the General Plan at the Surveyor General as well as the transfer of at least one subdivided portion within that phase.

#### Notes:

- a) A building plan shall be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the SDP.
- b) The approved General Plan, which shows the street names, must be submitted to the Directorate's GIS Section for information purposes prior to transfer of a portion.
- c) No building plans or amendments to building plans be approved by the municipality unless first approved by the Home Owners' Association.
- d) Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the SDP and building plans.
- e) Provisions for the removal of solid waste are to be addressed in conjunction with the Directorate: Community Services.
- f) 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.

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

17. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 04.11.2024, collaborator reference 3439989 hereto.
18. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines.
19. With reference to clause 18 above, 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 calculation sheet dated 04/11/2024 and are as follows:

Sewer	R 14 726 040.00
Water	R 18 634 740.00

Total R 33 360 780.00 (Excluding VAT)

20. The total amount of the development charges of **R 33 360 780.00 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.
21. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

## **CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES**

22. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure C' dated 14.11.2024, collaborator reference 3439989 hereto.
23. As stipulated in the attached conditions imposed by the Directorate Electrotechnical services The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines.
24. With reference to clause above, 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 calculation sheet dated 14/11/2024 and are as follows:

Electricity **R 2 407 545.30** Excluding VAT

25. The total amount of the development charges of **R 2 407 545.30 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.
26. 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.

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 13 June 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



**C PETERSEN**

**SENIOR MANAGER: TOWN PLANNING**

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# KRAAIBOSCH PARK

RE/29141



## LEGEND (Phase 4):

LAND USE	ZONING	ERF NO	QTY	AREA (HA)	%
<b>Phase 4</b>					
Retirement Resort	Single Residential Zone II	47	1	1.5501	22.45
Group Housing	Single Residential Zone II	1 - 46; 48 - 75	74	3.2762	47.46
Utility Service	Utility Zone	76	1	0.0124	0.19
Private Open Space	Single Residential Zone II	77 - 83	7	0.7499	11.19
Private Streets	Single Residential Zone II	84 - 87	4	0.9743	14.11
Public Street	Transport Zone II	87	1	0.3204	4.64
<b>TOTAL</b>			<b>88</b>	<b>6.9037</b>	<b>100.00</b>
<b>Phase 5</b>					
Public Street	Transport Zone II		1	1.5944	4.64
<b>Phase 6</b>					
Future Estate Housing	Single Residential Zone II	88	1	1.4679	9.51
<b>Future Development Phase</b>					
Future Development Phases	Undetermined Zone	Rem 27668	1	5.4767	9.56
<b>TOTAL</b>			<b>91</b>	<b>15.4427</b>	<b>100</b>

## 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.

23/05/2025

DATE  
DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADSBEPLANNING

## PLAN 2

Graphic Scale



## NOTES

- Sizes and dimensions are approximate and subject to final survey.
- For Erf data: Refer SG 1672/2009 & GP 528/2021
- The Figure A1; A2; A3; A4; A5; A6; A7; A8; A9; A10; A11; A12; A13; A14; represents Portion A / Phase 6 of Erf 27668 (±1,5789ha).
- The Figure ABCDEFGHJKL (±1527m²) represents portions of ERVEN 29178; 29188; 29247; 29255; 29305 & Portions of Ficus & Slinkwood Crescent in Phases 2 & 3 of which the General Plan will be amended;
- Figure ABCDEFGHJKL (±1348m²) to be consolidated with Erf 47.
- The figure abcdefghijk represents a right of way servitude area

DRAWN: MV CHECKED: MV

PLAN NO: P12/37 GEO27668PH4Layout07

PLAN DATE: 10 October 2024

STORED: z:\drawings\App\P12/37 GEO27668PH4Layout07.dwg

**GEORGE REMAINDER  
ERF 27668 (KRAAIBOSCH PARK)**

**KRAAIBOSCH PARK  
LAYOUT: PHASES 4 - 6**

APPROVED IN TERMS OF SECTION 23(1) OF THE  
GEORGE MUNICIPALITY'S BY-LAW ON  
MUNICIPAL PLANNING AS PUBLISHED IN  
P.N. 8747/2023 ON 21 APRIL 2023.

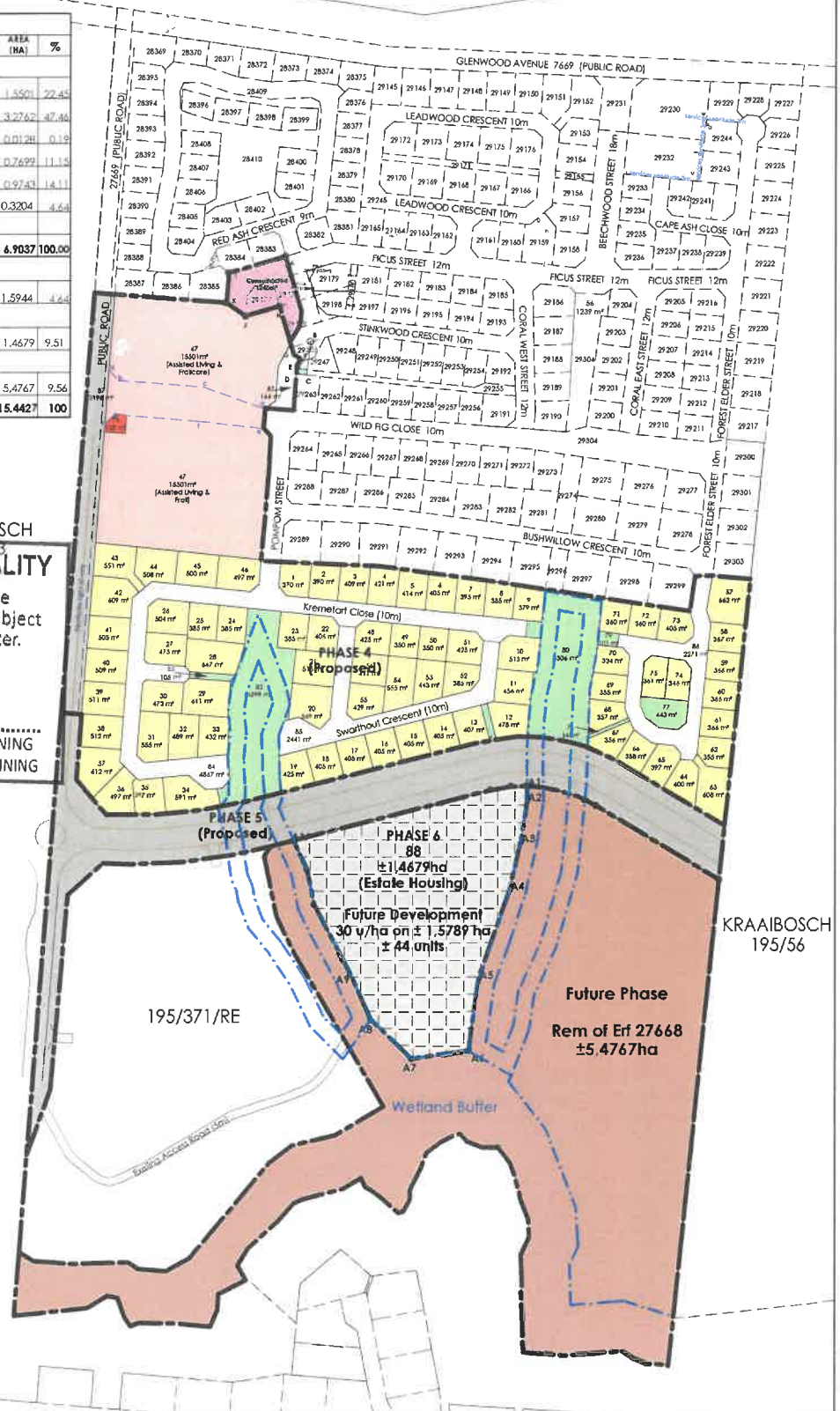
MUNICIPAL MANAGER

DATE:



21 Trotter Street, PO Box 2180  
KNYSNA 6570

(044) 382 0420  
086-459-2987  
e-mail: marike@vreken.co.za  
www.vreken.co.za



Collab no 3439989- Kraaibosch development – Erf 27668, George (04 Nov 2024)

Development Conditions: Civil Engineering Services

**Condition**

1. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With regard to the proposed development, the developer will be required to make Development Contribution, as follows:

The amounts of the Development Charges are reflected on the attached calculation sheet dated 05/07/2023 and are as follows:

Sewer: R 14 726 040.00 Excluding VAT (Refer to attached DC calculation sheet)

Water: R 18 634 740.00 Excluding VAT (Refer to attached DC calculation sheet)

**Total: R 33 360 780.00 Excluding VAT**

2. The total amount of the DCs of R 33 360 780.00 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided for in Services Agreement or, in the case of a phased development, in these or as contained in any other relevant conditions of approval. The Roads Contribution shall be payable in terms of Kraaibosch Roads Master Plan (KRMP) as set out in the Services Agreement.
3. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 1 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the DCs, 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 applicant/developer consult with these departments prior to submission of the subdivision plan to ascertain what information they must provide to ensure a more accurate calculation.*

4. 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 33 360 780.00 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of Condition 1 above,.
5. 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.
6. 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 Completion Certificate, as-built plans in electronic format, and a Final Completion Certificate. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically, as well as the surveyors plan.

7. Any, and all, costs directly related to the development remain the developers' responsibility.
8. Each new portion created must have separate water and sewer connections.
9. 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 (06) applicable.
10. 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 (06) applicable.
11. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. Condition (06) applicable.
12. No development may take place within at least the 1:100-year flood line or on slopes steeper than 1:4, or according to any condition/s of any other relevant authority.
13. The proposed road construction phasing, including any road building schedule, shall conform to a phase plan, required to be submitted for approval.
14. The 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. The HOA will be a party to the Services Agreement.
15. Should more than two developments/properties be party to or share any service, the Dept: Civil Engineering Services will assist the parties to determine pro-rata contributions payable by each party. Any outcomes/agreement between the parties is to be carried out fully by all parties involved.



16. Suitable servitudes must be registered for any pipeline not positioned within the normal building lines. The width of the servitude is to be confirmed with the relevant technical department.
17. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
18. Provisions and municipal requirements for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
19. 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.
20. 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. All internal services (water, sewer, private roads including the associated stormwater 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.
21. 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.
22. 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, and/or to clean and flush the system.
23. The developer and the association are to 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 condition 06 above.
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


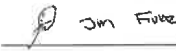
completed to the satisfaction of the Dir: CES, or any condition of any directorate or authority has not been satisfactorily complied with.

25. The Developer is responsible to obtain the necessary approval / way leaves, and also from third parties which includes, but is not limited to Telkom and fibre optic cables.
26. Municipal water is provided for potable use only. Potable water may not be used for irrigation purposes.
27. A bulk water meter must be installed by the developer prior to construction to monitor water usage during the construction phase, and for future bulk metering purposes. 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 at a rate as per the applicable tariff list.
28. The developer / erf owner is to apply to the George Municipality for the installation of individual erf water meters prior to any building work commencing on an erf.
29. 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 the constitution and/or rules of the homeowner constitutions/body corporates/any such governing or controlling bodies.
30. The development, in its entirety or in phases, is subject to confirmation of the availability of bulk 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 confirmation of availability so that other development in George is not compromised. No erf may connect to a municipal service unless it has been confirmed that the bulk capacity is available.
31. 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 approved by the Dir. CES.
32. 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.
33. 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/or rules of the

homeowner constitutions/body corporates/any such governing or controlling bodies.

34. 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 related costs are for the developer.
35. A layout plan indicating the proposed storm water drainage system must be submitted to the Dir: CES for approval. Condition (06) applies.
36. All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Directorate: Environmental Services.
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, and
39. No private parking will be allowed in any municipal road reserve.
40. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval.
41. 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.
42. 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.
43. The developer will be required to construct certain roads in lieu of a financial contribution towards the Kraaibosch Roads Master Plan (KRMP). 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 KRMP will be determined in accordance with the financial model, revised, from time to time, as development occurs, and as set out in the Addendum to the Services Agreement dated.

44. 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 06 applies.
45. Should it be required, the developer is to cede any portion of property required for public road reserve, excluding any portion/s included within Kraaibosch Roads Master Plan (KRMP), free of charge, to the relevant authority.
46. Permission for construction access onto, and use of, municipal, provincial, or national roads must be obtained from the relevant authorities.
47. Construction vehicle access positions must be pre-approved by the Dir. CES. Condition (06), applies.

CES Development Charges Calculator			Version 3.00 (July 2023)			
			Erf Number *	Portion 53 of 195		
			Allotment area *	George		
			Water & Sewer System *	George System		
			Road network *	George		
			Developer/Owner *	Springfields Estates PTY LTD		
			Erf Size (ha) *	15,98		
			Date (YYYY/MM/DD) *	2023-07-05		
Current Financial Year			2023/2024			
Collaborator Application Reference			2583749			
Code	Land Use	Unit	Total Existing Right		Total New Right	
<b>RESIDENTIAL</b>			<b>Units</b>		<b>Units</b>	
	Residential housing (>1- 500m <sup>2</sup> ) Erf	Unit		1		
	Group Housing (133 - 200 m <sup>2</sup> ) Unit	unit			298	
	Group Housing (200 - 267 m <sup>2</sup> ) unit	unit			1	
Is the development located within Public Transport (PT1) zone?			Please select			
			Yes			
Calculation of bulk engineering services component of Development Charge						
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
Roads	trips/day	1117,25	R 0,00	R 0,00		R 0,00
Sewerage	k/day	84,26	R 44 780,00	R 3 773 129,63	R 565 969,44	R 4 339 099,07
Water	k/day	98,74	R 42 320,00	R 4 178 708,15	R 626 806,22	R 4 805 514,37
Total bulk engineering services component of Development Charge p2				R 7 951 837,78	R 1 192 775,67	R 9 144 613,44
Link engineering services component of Development Charge						
Total Development Charge Payable						
City of George						
Calculated (CES):		JM Fivaz				
Signature :						
Date :		July 5, 2023				
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:						





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



Erf Number \* 27668  
 Allotment area \* Kraalbosch  
 Elec DCs Area/Region \* George Network  
 Elec Link Network \* HV/MV  
 Elec Development Type \* Normal  
 Developer/Owner \* Cape Estate Prop Outeniqua (Pty) Ltd  
 Erf Size (ha) \* -  
 Date (YYYY/MM/DD) \* 14 11 2024  
 Current Financial Year 2024/2025  
 Collaborator Application Reference 3439989

Application: **Development Charges**

Comments:

0

Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)

Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 14/11/2024 and are as follows: Electricity: R 2 407 545,30 Excluding VAT
3	The total amount of the development charges of R2 407 545, Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
4	Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R2 407 545, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	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.
9	Any, and all, costs directly related to the development remain the developers' responsibility.
10	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
11	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
12	Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
13	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
14	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
15	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.
16	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
17	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.
18	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
19	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.



20	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.
21	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.
22	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.
23	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.
24	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.
25	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.
<b>Electro Technical</b>	
26	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
27	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
28	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
29	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.
30	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.
31	Installation of ripple relays are compulsory for all geysers with electrical elements.
32	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
33	The Electricity DC charge excludes any MV/LV and LV network costs. The customer will be quoted separately for any upgrade work required.
34	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. $240V \times 30A / (3 \text{diversity}) / 1000 = \text{kVA (ADMD)}$
35	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.
36	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.
37	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.
38	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.
39	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.
40	Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
41	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.

44	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.
44	The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved. Condition (2) applies.
44	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.
45	A special Capital contribution is payable for the Kraaibosch Area. Connection to be made to the existing 11kV infrastructure in the area



Singed on behalf of Dept: ETS

14 Nov 24

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	27668		
				Allotment area	Kraalbosch		
				Elec DCs Area/Region	George Network		
				Elec Link Network	HV/MV		
				Elec Development Type	Normal		
				Developer/Owner	Cape Estate Prop Outeniqua (Pty) Ltd		
				Erf Size (ha)	-		
				Date (YYYY/MM/DD)	2024-11-14		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3439989		
Code	Land Use	Unit	Total Existing Right		Total New Right		
OTHERS			KVA		KVA		
Others. No further diversity applied. (as applied by consultant)			Actual kVA (ADMD)		644		
Is the development located within Public Transport (PT1) zone?				Please select			
				Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	0,00	644,00	R 3 738,42	R 2 407 545,30	R 361 131,79	R 2 768 677,09
Total bulk engineering services component of Development Charge payable					R 2 407 545,30	R 361 131,79	R 2 768 677,09
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature: 							
Date: November 14, 2024							
NOTE: In relation to the increase pursuant to section 56(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: A Special Contribution is payable towards MV network in Kraalbosch.							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code\Key number	Total
Electricity	00000000000000000000	R 2 768 677,09
Special Contribution		R 313 861,79
		R 2 920 398,04

Special Contribution  
R3 512,69

Equivalent Units  
146