

## Beplanning en Ontwikkeling

### 1.3 Planning and Development

Collaborator No.: 3488581  
Reference / Verwysing: Erf 20849, George  
Date / Datum: 18 July 2025  
Enquiries / Navrae: Primrose Nako

Email: [GERHARD@UDWC.CO.ZA](mailto:GERHARD@UDWC.CO.ZA)

URBAN DYNAMICS CAPE (PTY) LTD  
GERHARDUS PAULUS SWART, SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,  
CARL CRONJE DRIVE, SOUTH GATE TYGER WATERFRONT  
**BELLVILLE**  
7530

#### APPLICATION FOR SUBDIVISION AND AMENDMENT OF LAND USE: REMAINDER ERF 20849, GEORGE

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following application applicable to Remainder Erf 20849, George:

- a) Amendment, in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023, of the land use of Remainder Erf 20849, George from Single Residential Zone II (private open space) to Single Residential Zone II (12 dwelling houses and 1 private road);
- b) Subdivision, in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023, of Remainder Erf 20849, George in accordance with Plan No. 5 dated 7 November 2024 prepared by Urban Dynamics (attached as **Annexure A**), into the following:
  - (i) 12 Single Residential Zone II (dwelling house) erven;
  - (ii) 1 Single Residential Zone II (private road) erf;

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

#### REASONS

- (i). The capacity and ability to provide engineering services have been addressed and reviewed by the relevant departments and no negative impacts on bulk engineering services are foreseen.
- (ii). The proposed development aligns with the spatial objectives for the area including the optimization of available infrastructure, proximity to certain amenities and raising densities from the current norm in the area, but remains reconcilable with the existing character of the area.
- (iii). The proposed development is an appropriate fit within the current and future land use planning contexts.
- (iv). The proposal will not present any significant negative impacts on surrounding property rights, traffic or natural environment.

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

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

##### **General conditions:**

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation or the conditions of approval are not complied with.

##### **Conditions applicable to the Subdivision of Remainder Erf 20849, George:**

2. The subdivision of Remainder Erf 20849, George shall be as indicated on the zoning and subdivision diagram drawn by Urban Dynamics, Plan No 5 dated 7 November 2024 attached as “**Annexure A**”, which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The developer must submit the approved Surveyor General diagrams or General Plan, containing the approved street name, to the GIS Department of the Directorate for information purposes, prior to the transfer of a portion.
4. All owners in this development shall become members of the Kingswood Golf Estate Homeowners Association (HOA).
5. All development must comply with the Kingswood Golf Estate Architectural Guidelines and Design Manual.
6. The approval will be deemed implemented on the registration of the General Plan in terms of the Deeds Registries Act and the transfer of at least one subdivided portion.

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

7. The conditions imposed by the Directorate Civil Engineering Services are attached as “**Annexure B**” dated 13 December 2024, must be complied with.
8. 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 is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
9. The amounts of the development contributions are reflected on the attached calculation sheet dated 13 December 2024 and are as follows:  
Roads R 151 435.20 (Excluding VAT)  
Sewer R 208 880.00 (Excluding VAT)  
Water R 302 508.48 (Excluding VAT)  
Total R 662 823.68 (Excluding VAT)
10. The total amount of the development charges of R662 823.68 (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.
11. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 9 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.

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

12. The conditions imposed by the Directorate Electro-technical Services are attached as “**Annexure C**” dated 17 December 2024, must be complied with.
13. As stipulated in the attached conditions imposed by the Directorate Electro-technical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.

14. The amount of the development contributions is reflected on the attached calculation sheet dated 17 December 2024 and is as follows:  
Electricity R 325 718.77 (Excluding VAT)
15. The total amount of the development charges of R325 719 (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.
16. 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.

*(The notes below have been inserted for explanatory purposes or to alert the applicant to legal requirements to adhere to)*

**Notes:**

1. *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the building plans, to the satisfaction of the Civil Engineering Department.*
2. *The geometric design of the private road needs to consider the control device and the line of sight at the junction with Brookside Road.*
3. *It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities i.e., Environmental etc.*
4. *The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Directorate: CES with the necessary proof of compliance with the EA.*
5. *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
6. *Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*
7. *Building plans must be submitted for approval in accordance with the National Building Regulations.*
8. *Building plans to comply with SANS 10400 and any other applicable legislation.*
9. *No construction may be commenced with until such time as a building plan has been approved.*
10. *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
11. *Further comments will be provided on submission of building plans.*
12. *Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the*

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 27 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**

C:\scan\Erf 20849 George ( Subdivision and Amendment Approval)Urban Dynamics.docx



# LAND USE TABLE

LAND USE	PRIMARY USE	DESIGNATION	ZONING	AMOUNT OF ERVEN	AMOUNT OF UNITS	SIZE (ha)	%
Dwelling House	Estate Housing		Single Residential Zone II	12	12	0,97	90,7
Private Roads			Single Residential Zone II	1	1	0,10	9,3
TOTALS				13	12	1,07	100,0

# KINGSWOOD

## KINGS CROSS

REMAINDER ERF 20849

## PROPOSED LAYOUT PLAN

- APPLICATION AREA ( $\pm 1,07\text{Ha}$ )
- CADASTRAL BOUNDARIES
- BUILDING LINES (GOLF COURSE = 6m  
STREET = 3m ; SIDE & REAR = 3m)
- 40m SETBACK
- EDGE OF RIVER
- CENTER OF RIVER
- 1 : 50 YEAR FLOODLINE
- 1 : 100 YEAR FLOODLINE
- CONTOUR LINES (0.5m intervals)
- PROPOSED LAYOUT
- 12 UNITS @ MIN. 710m<sup>2</sup>
- PROPOSED SERVITUDE AREAS

**MUNICIPALITEIT GEORGE MUNICIPALITY**  
Approved in terms of Section 60 of the George  
Municipality Land Use Planning Bylaw (2023) subject  
to the conditions contained in the covering letter.

18/7/2025  
DATE  
DATUM

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NOTE:

ALL "PAN-HANDLES" ARE MINIMUM 4m WIDE

PLEASE NOTE:  
All boundary line positions, distances and property sizes need to be verified  
by a Professional Land Surveyor.

INDEMNITY

URBAN DYNAMICS MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD  
TO THE DATA AND SHALL NOT BE HELD LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR  
CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, DATA,  
OR OTHER INFORMATION, OR ANY OTHER DAMAGES, INCLUDING BUT NOT LIMITED TO,  
THE DATA BEING THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE  
PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

DATE

07 Nov 2024

SCALE

See linescale

PLAN NO.

5

FILE NAME

CLIENT

DATE

07 Nov 2024

SCALE

See linescale

PLAN NO.

5

FILE NAME



URBAN DYNAMICS SOUTH CAPE  
TOWN REGIONAL PLANNERS

SOUTH CAPE OFFICE PARK, GROUND FLOOR, UNIT 2, CAUL, ORANGE DRIVE  
SOUTH CAPE TOWN, 7900

TEL: 021 444 1414

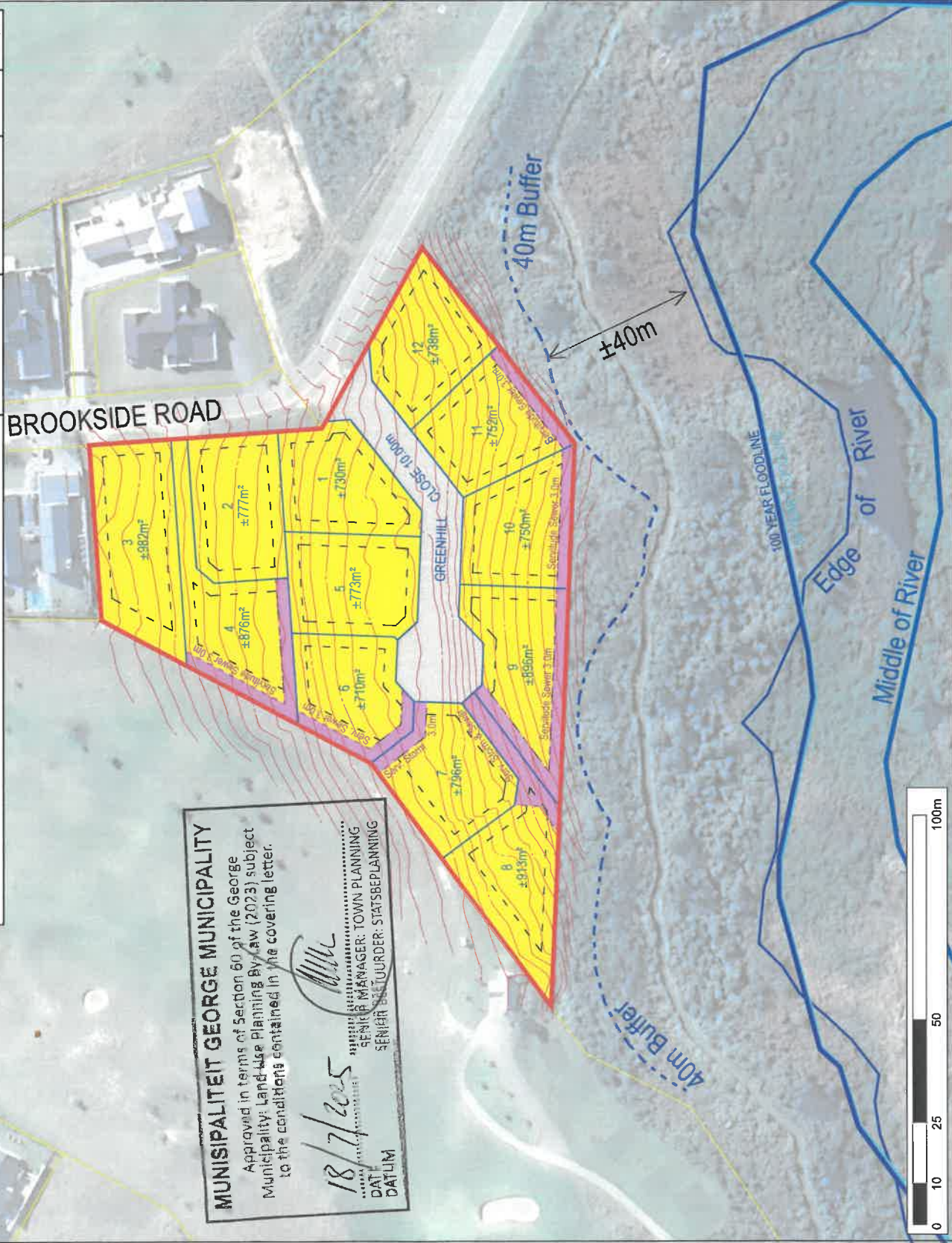
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GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2024/06/10
For Internal information use only (Not to publish)		



Erf Number \* 20849  
 Allotment area \* George  
 Elec DCs Area/Region \* George Network  
 Elec Link Network \* MV/LV  
 Elec Development Type \* Normal  
 Developer/Owner \* Kingswood Estate (Pty) Ltd  
 Erf Size (ha) \* 0  
 Date (YYYY/MM/DD) \* 17 12 2024  
 Current Financial Year 2024/2025  
 Collaborator Application Reference 3488581

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 17/12/2024 and are as follows: Electricity: R 325 718,77 Excluding VAT
3	The total amount of the development charges of R325 719, 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 R325 719, 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	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
9	Any, and all, costs directly related to the development remain the developers' responsibility.
10	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
11	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
12	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
13	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
14	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.
15	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.
16	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
17	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
18	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.
19	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.



20	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.
21	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.
22	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.
23	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>	
24	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.
25	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
26	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
27	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.
28	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.
29	Installation of ripple relays are compulsory for all geysers with electrical elements.
30	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
31	All LV work must be installed and be funded by the developer / customer.
32	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.
33	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.
34	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.
35	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.
36	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.
37	Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
38	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.
41	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.
41	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.
41	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.



Signed on behalf of Dept: ETS


17 Dec 24



Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	20849		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV/LV		
				Elec Development Type	Normal		
				Developer/Owner	Kingswood Estate (Pty) Ltd		
				Erf Size (ha)	0		
				Date (YYYY/MM/DD)	2024-12-17		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3488581		
Code	Land Use	Unit	Total Existing Right		Total New Right		
<b>RESIDENTIAL</b>							
	Single Res > 650m² Erf (Normal)	unit				12	
<b>OTHERS</b>							
				Please select			
Is the development located within Public Transport (PT1) zone?				Yes			
<b>Calculation of bulk engineering services component of Development Charge</b>							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	0,00	52,02	R 6 261,85	R 325 718,77	R 48 857,82	R 374 576,59
Total bulk engineering services component of Development Charge payable					R 325 718,77	R 48 857,82	R 374 576,59
<b>Link engineering services component of Development Charge</b>							
<b>Total Development Charge Payable</b>							
City of George Calculated (ETS):  Signature : _____ Date : December 17, 2024							
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20150823 021136	R 374 576,59
		R 374 576,59

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
<b>For Internal information use only (Not to publish)</b>		
	Erf Number *	20849
	Allotment area *	George
	Water & Sewer System *	George System
	Road network *	George
	Developer/Owner *	Kingswood Golf Estate (Pty) Ltd.
	Erf Size (ha) *	88,5681 Ha
	Date (YYYY/MM/DD) *	2024-12-13
	Current Financial Year	2024/2025
Collaborator Application Reference		3488581

**Application:** Rezoning & Subdivision


Service applicable	Description
Roads	Service available, access via (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions
General conditions

- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
  - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 13/12/2024 and are as follows:

Roads:	R	151 435,20	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	208 880,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	302 508,48	Excluding VAT (Refer to attached DC calculation sheet)
<b>Total</b>	<b>R</b>	<b>662 823,68</b>	<b>Total Excluding VAT</b>
  - 3 The total amount of the development charges of R662 823,68 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
  - 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R662 823,68 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
  - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
  - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
  - 10 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)

- 11 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)
- 12 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)
- 15 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.  
Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 17 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 20 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.
- 21 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.
- 22 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.
- 23 Municipal water is provided for potable use only. No irrigation water will be provided.
- 25 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 28 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 30 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 31 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 32 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 33 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 34 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.  
The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.  
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.
- 35 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 36 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 37 Site access to conform to the George Integrated Zoning Scheme 2023.

  
Signed on behalf of Dept: CES

13 Dec 24

