

**Beplanning en Ontwikkeling  
Planning and Development**

**Collaborator No.:** 2591101  
**Reference / Verwysing:** Remainder Farm Brakfontein 237, Division George  
**Date / Datum:** 26 September 2025  
**Enquiries / Navrae:** Marisa Arries

JAN VROLIJK TOWN PLANNER  
PO BOX 710  
GEORGE  
6530

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

**APPLICATION FOR SUBDIVISION: REMAINDER FARM BRAKFontein 237,  
DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that, notwithstanding the objections received, the application for Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of Remainder Farm Brakfontein No 237, Division George into a Portion A ( $\pm 1,73$  ha) and Remainder ( $\pm 8,9956$  ha);

**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 constitutes a cadastral exercise and is seen as a sensible solution to cadastral status quo of the property.
2. The proposal constitutes a cadastral exercise and is seen as a sensible solution to cadastral status quo of the property.
3. The proposal does not result in any change of zoning or enhancement of land use rights and thus cannot conflict with the spatial planning policies and guidelines applicable to the area.
4. The objections relate to a potential future dwelling on Portion A, which is a primary right under the current zoning. The subdivision does not enhance land use rights, and the concerns raised do not materially affect the consideration of the application.
5. The property is subject to compliance with OSCA Regulations, which is the mechanism through which the impacts of construction and management of the site during any construction on the site will be managed.
6. The proposed subdivision will have no impact on traffic, services, and access.
7. As the proposal does not result in the enhancement of land use rights, it cannot have a negative impact on the character of the area or neighbouring properties in terms of privacy, views, or access to sunlight.
8. Visual and environmental considerations will be addressed through the required environmental authorization and site development plan which must be approved by the Municipality prior to any dwelling house being approved on Portion A.

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

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

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the subdivision approval shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the subdivision, as applied for and indicated on the subdivision plan no. 237G6 dated July 2024, drawn by Bailey & Le Roux Land Surveyors 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 subdivision approval will only be regarded as implemented on the submission of the approved SG Diagram by the Surveyor General as well as the registration of Portion A in terms of the Deeds Registries Act.

### **Notes:**

- (i) *The approved subdivision plan must be submitted to the Directorate's GIS Section for information purposes prior to transfer of a portion.*
- (ii) *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.*
- (iii) *The applicant to take note of the comments and conditions as part of the letter received from DEA&DP Biodiversity and Coastal Management Section dated 5 February 2025 attached hereto as '**Annexure C**' for easy reference.*
- (iv) *The applicant must be reminded of their general duty of care and the remediation of environmental damage, in terms of Section 28(1) of NEMA, which, specifically states that: "...Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment..." together with Section 58 of the NEM: ICMA which refers to one's duty to avoid causing adverse effects on the coastal environment.*
- (v) *The development of the property is subject to the Outeniqua Sensitive Coastal Area regulations. An OSCA permit application must be submitted prior to the submission of building plans for Portion A.*
- (vi) *The owner must take note of the development parameters applicable to Portion A. An environmental management plan for the development of Portion A must be submitted with the site development plan.*
- (vii) *The municipality may regard the EMP / EMPr submitted with the OSCA application to comply with the requirements of the zoning scheme.*
- (viii) *The approval of this application does not absolve the owner from complying with any other legislative requirements including any approvals that may be required from other authorities, e.g. DFFE.*

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

4. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 26.08.2024, be adhered to.
5. 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. 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 26/08/2024 and are as follows:

Roads	R 12 619,60 (Excluding VAT)
Sewer	R 22 380,00 (Excluding VAT)
Water	R 45 340,00 (Excluding VAT)

**Total R 80 339,60 Excluding VAT**

6. The total amount of the development charges of **R 80 339,60 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.
7. 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**

8. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 18.08.2024, be adhered to.
9. 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. 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 18/08/2024 and are as follows:  
Electricity      R 40 089,33 (Excluding VAT)

**Total      R 40 089,33 Excluding VAT**

8. The total amount of the development charges of **R 40 089,33 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.
9. 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.

*Note: The DC amounts stated by CES and ETS above are indicative costs. It is understood that the owner is not requesting for any enhancement of existing rights. They should therefore consult with said departments to determine the final DC amount payable prior to the submission of building plans.*

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 17 OCTOBER 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:\Marisa\Decisions\_New By-Law Pro formas\_(applicant)\Farm 237 brakfontein, division george(subdivision approval\_jvrolijk).docx



Proposal:  
The figure A curved line 62.97m  
above the high water mark B  
C high water mark of  
the Indian Ocean D E F G H J K  
L M N P Q  
represents approximately  
1.73 hectares  
of land being the Proposed  
Portion A  
of the Remainder  
of the Farm  
Brakfontein Coast No 237.  
situate in the Municipality and  
Administrative District of George,  
Province of the Western Cape.

NOTE:  
The figure H J F G  
represents a right of way

APPLICATION to SUBDIVIDE  
FRAMED IN TERMS OF ACT 70 OF 1970  
AND THE  
GEORGE MUNICIPALITY  
LAND USE PLANNING BY-LAW

SCALE - 1 : 2000 (A3)

PROPERTY:  
Remainder of  
farm Brakfontein Coast No 237  
OWNER: Summer Sixteen (pty) Ltd  
DIAGRAM: 1131/1926  
TRANSFER: T 5208/2017  
ZONING: Open Space Zone III  
CONTOUR INTERVAL 5m

Cref/View.

ENDORSEMENTS :

DATE AMENDMENT No.

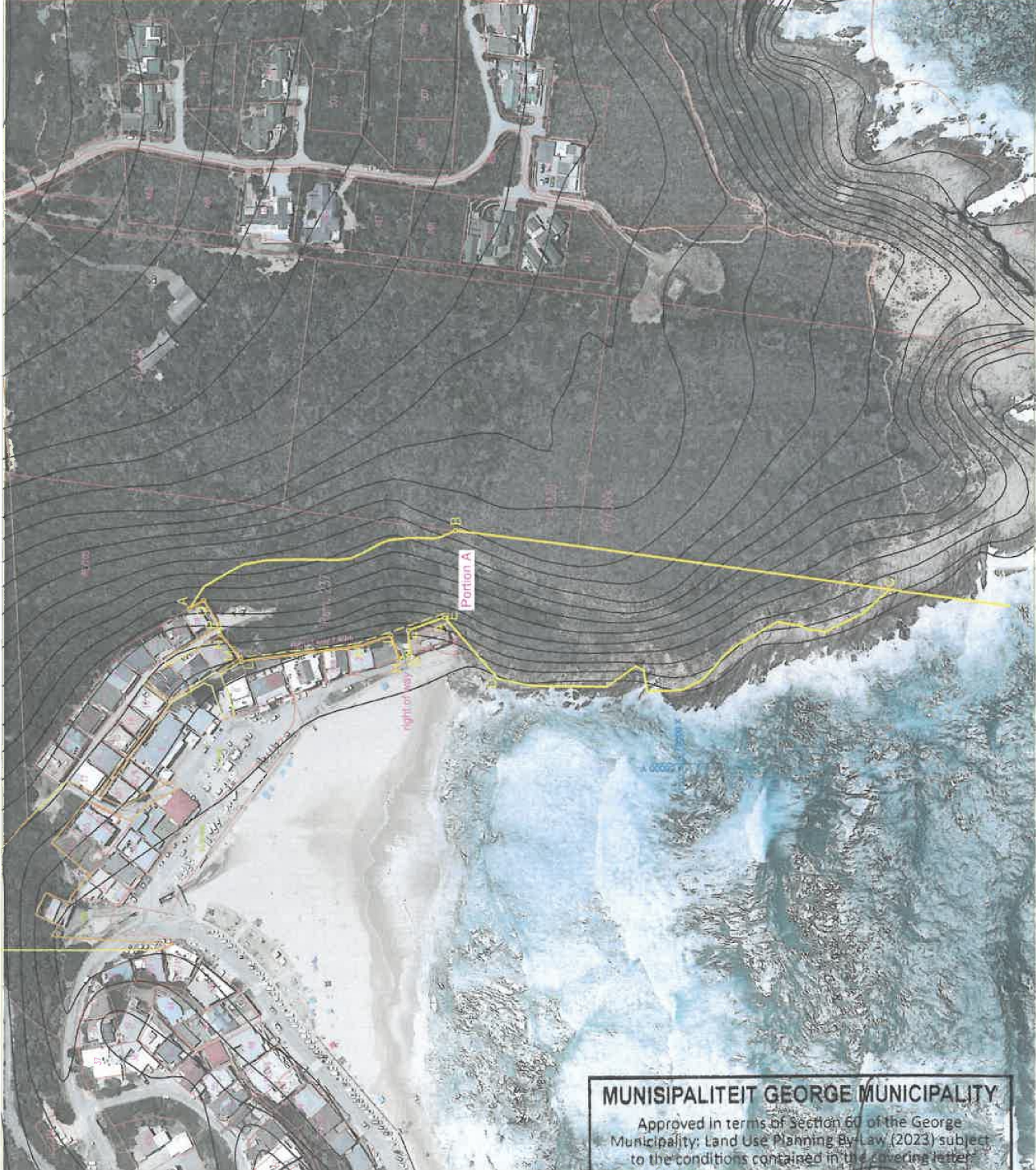
Prepared by me  
in July 2024



Professional Land Surveyor  
**BAILEY & LE ROUX**

Professional Land Surveyors  
88 Meade Street, P O Box 9583  
GEORGE 6530, Telephone (044)8745315

PLAN No. 237G6




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

26/09/2025  
DATE  
DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADSBEPLANNING



<b>GEORGE DC CALCULATION MODEL</b>		<b>Version 1.00</b>	<b>31 August 2021</b>
<b>For Internal information use only (Not to publish)</b>			
	Erf Number *	Rem of 237	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	Summer Sixteen (Pty) Ltd	
	Erf Size (ha) *	46 034,64	
	Date (YYYY/MM/DD) *	2024-08-26	
	Current Financial Year	2024/2025	
Collaborator Application Reference		2591101	

**Application:** Subdivision


Service applicable	Description
Roads	Service available, access via Uitsig street (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 26/08/2024 and are as follows:

Roads:	R	12 619,60	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	22 380,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	45 340,00	Excluding VAT (Refer to attached DC calculation sheet)
<b>Total</b>	<b>R</b>	<b>80 339,60</b>	<b>Total Excluding VAT</b>
  - 3 The total amount of the development charges of R80 339,60 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 R80 339,60 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.
  - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
  - 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
  - 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)
- 14 Note, 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.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 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.
- 19 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.
- 20 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.
- 21 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.
- 22 Municipal water is provided for potable use only. No irrigation water will be provided.
- 23 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
- 24 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.
- 25 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.
- 26 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 27 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.
- 28 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 29 As no site development plan 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 Red Book: The Neighbourhood Planning and Design Guide (Red Book): Creating Sustainable Human Settlements, 2019 standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Minimum width of Municipal road reserves is 10 m and for panhandle even the access clear width is to be a minimum of 4 m.
- 30 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.
- 31 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.
- 32 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.
- 33 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 34 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.
- 35 Site access to conform to the George Integrated Zoning Scheme 2023.
- 36 The developer is required to appoint a geotechnical engineer to conduct a geotechnical investigation to address any geotechnical aspects necessary for the safe development of the property. This geotechnical report, along with all other required drawings and plans, must be submitted in both hard copy and electronic format to the relevant department or authority for approval before any construction work begins. The construction work must be carried out by a suitably qualified and registered contractor under the supervision of a registered consulting engineer. The consulting engineer is responsible for providing the relevant authority with a certificate of completion and electronic as-built plans. All associated costs will be borne by the developer.

  
**Singed on behalf of Dept: CES**

26 Aug 24



CES Development Charges Calculator

Version 3.02 (Mar 2024)

GM 2023 Development Charges policy

GM 2023 Integrated Zoning Scheme By-law

GM 2024/25 Tariffs

Civil Engineering Service

Electro-Technical Service

QR1

QR2

QR3

QR4

QR5

Erf Number \*  
Allotment area \*  
Water & Sewer System \*  
Road network \*  
Developer/Owner \*

Rem of 237  
George  
George System  
George  
Summer Sixteen (pty) Ltd

Erf Size (ha) \*  
Date (YYYY/MM/DD) \*  
Current Financial Year  
Collaborator Application Reference

46 034,64  
2024-08-26  
2024/2025  
2591101

Code

Land Use

Unit

Total Existing Right

Total New Right

RESIDENTIAL

Residential housing (>2 000m²) Erf

Unit

Units

Units

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
	trips/day	3,80	R 3 154,90	R 11 988,62	R 1 798,29	R 13 786,91
	trips/day	0,20	R 3 154,90	R 630,98	R 94,65	R 725,63
	kl/day	0,50	R 44 760,00	R 22 380,00	R 3 357,00	R 25 737,00
	kl/day	1,00	R 45 340,00	R 45 340,00	R 6 801,00	R 52 141,00
Total bulk engineering services component of Development Charge payable					R 80 339,60	R 92 390,54

Link engineering services component of Development Charge  
Total Development Charge Payable

City of George

Calculated (CES): JM Fivaz

Signature : \_\_\_\_\_

Date : August 26, 2024

NOTES :

1. In relation to the increase pursuant to section 66(SB)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month

2. Please note the calculation above only surmise as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 13 786,91
Public Transport		R 725,63
Sewerage	20220703048978	R 25 737,00
Water	20220703048981	R 52 141,00
		R 92 390,54

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



Erf Number \* **Re 237**  
 Allotment area \* **Herolds Bay**  
 Elec DCs Area/Region \* **George Network**  
 Elec Link Network \* **LV**  
 Elec Development Type \* **Normal**  
 Developer/Owner \* **Summer Sixteen**  
 Erf Size (ha) \* **0**  
 Date (YYYY/MM/DD) \* **18 08 2024**  
 Current Financial Year **2024/2025**  
 Collaborator Application Reference **2591101**

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 18/08/2024 and are as follows: Electricity: R 46 089,33 Excluding VAT
3	The total amount of the development charges of R46 089, 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 R46 089, 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	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
18	Provisions 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 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.
<b>Electro Technical</b>	
23	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.
24	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
25	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
26	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.
27	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.
28	Installation of ripple relays are compulsory for all geysers with electrical elements.
29	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.



Singed on behalf of Dept: ETS

18 Aug 24

Development Charges Calculator				Version 1.00		2024/06/10																															
				Erf Number	Re 237																																
				Allotment area	Herolds Bay																																
				Elec DCs Area/Region	George Network																																
				Elec Link Network																																	
				Elec Development Type	LV																																
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				Erf Size (ha)	0																																
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				Current Financial Year	2024/2025																																
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<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Code</th> <th>Land Use</th> <th>Unit</th> <th>Total Existing Right</th> <th>Total New Right</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>RESIDENTIAL</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;">Units</td> <td style="text-align: center;">Units</td> </tr> <tr> <td></td> <td>Single Res &gt; 1000m² Erf (Upmarket)</td> <td>unit</td> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> </tr> <tr> <td colspan="5"><b>OTHERS</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;">kVA</td> <td style="text-align: center;">kVA</td> </tr> </tbody> </table>				Code	Land Use	Unit	Total Existing Right	Total New Right	<b>RESIDENTIAL</b>								Units	Units		Single Res > 1000m² Erf (Upmarket)	unit	1	2	<b>OTHERS</b>								kVA	kVA	Please select <div style="background-color: yellow; text-align: center; padding: 2px;">Yes</div>			
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			kVA	kVA																																	
<b>Is the development located within Public Transport (PT1) zone?</b>																																					
<b>Calculation of bulk engineering services component of Development Charge</b>																																					
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total																														
Electricity	kVA	5,78	11,56	R 7 974,49	R 46 089,33	R 6 913,40	R 53 002,72																														
Total bulk engineering services component of Development Charge payable					R 46 089,33	R 6 913,40	R 53 002,72																														
<b>Link engineering services component of Development Charge</b> <b>Total Development Charge Payable</b>																																					
City of George Calculated (ETS):  Signature : _____ Date : August 18, 2024																																					
<b>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</b>																																					
Notes:																																					
Departmental Notes:																																					

For the internal use of Finance only

Service	Financial code/key number	Total
Electricity	20190401 021136	R 53 002,72
		R 53 002,72