

Collaborator No.: 3139142
Reference / Verwysing: Erf 180, Pacaltsdorp
Date / Datum: 17 October 2025
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

Jan Vrolijk Town Planner
PO BOX 710
GEORGE
6530

APPLICATION FOR REZONING AND SUBDIVISION: ERF 180, PACALTSDORP

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Erf 180, Pacaltsdorp:

1. **Rezoning** in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 180, Pacaltsdorp from "Single Residential Zone I" a "Subdivisional Area" to allow for a residential development (with a density of between 19.7du/ha to 39.4 du/ha) comprising of the following:
 - a) 12 Single Residential Zone I (dwelling house) erven;
 - b) 2 Transport Zone II (public road) erven;
 - c) 1 Open Space Zone II (private open space);
2. **Subdivision** in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of the Subdivisional Area applicable to Erf 180, Pacaltsdorp into the following:
 - a) 12x Single Residential Zone I (Portion 1 to 12);
 - b) 2x Transport Zone II (Portion 14 and 15);
 - c) 1x Open Space Zone II (Portion 13);

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

REASONS FOR DECISION:

- (i) The application, in the context of necessity for residential densification will not have a negative impact on the surrounding built environment, traffic movement and neighbours' rights and amenities in terms of views, privacy and overshadowing.
- (ii) The proposal is seen as an ideal infill project that will contribute to the optimal utilisation of existing infrastructure services in the area.
- (iii) The proposed development supports the optimisation of available infrastructure, improving the functionality of public transport facilities, proximity to certain amenities and raising densities from the current norm in the area, but remains reconcilable with the existing character of the area.

- (i) The proposal was not opposed and from this perspective it can be derived that it does not negatively affect public interest.

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

1. In terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals 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 rezoning and subdivision application as applied for and indicated on the subdivision plan, Plan no. 180/1/Rev 1 dated January 2025 drawn by Jan Vrolijk Town Planner 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 approval will only be regarded as implemented on the approval of the General Plan Diagram by the Surveyor General as well as the registration of at least one portion in terms of the Deeds Registries Act.

Conditions applicable to the implementation of the development:

4. An approved General Plan Diagram, which shows the approved street names, be submitted to the Directorate: Planning and Development for record purposes.
5. The public street portions and the private open space must be transferred to the George Municipality at the developers cost to the satisfaction of the Department: Civil Engineering Services prior to the transfer of the first residential erf.
6. The development of the residential erven shall align with the Pacaltsdorp: Guidelines for the Heritage Precinct (2023). Architectural Guidelines for the single residential units, must be submitted to the satisfaction of the Directorate for consideration and approval prior to the submission of building plans.
7. A condition must be imposed in the title deed of each residential erf in favour of the George Municipality, requiring the owners to comply with these guidelines, which will act as additional development controls for this development.

Notes:

- (i) *The Directorate does not believe that it would be feasible or fair to transfer the private open space to an HOA as this is not a gated development and the open space is not directly accessible to the owners in the development. The land should rather be transferred to George Municipality to maintain.*
- (ii) *The architectural guidelines of the development must consider the Draft Pacaltsdorp: Guidelines for Heritage Precinct, including, where applicable, the use of visually permeable fencing and other context-sensitive design elements.*
- (iii) *The title deed condition referred to condition 7 can be worded as follows: “subject to compliance with the architectural guidelines approved by the George Municipality in accordance with the conditions of subdivision applicable to Erf 180, Pacaltsdorp which may, with its or successors in title consent, may be amended or relaxed.”*
- (iv) *Building plans must be submitted for approval in accordance with the National Building Regulations (NBR).*
- (v) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- (vi) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
- (vii) *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.*
- (viii) *The National Water Act, 1998 (Act No. 36 of 1998), a water authorisation is required before commencing with any water use activity contemplated in section 21 of the Act.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

8. The conditions imposed by the Directorate Civil Engineering Services are attached as “**Annexure B**” dated 10/06/2024, must be adhered to.

9. As stated in the attached conditions, 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 10/06/2024 and are as follows:

Roads:	R 118 343,40	Excluding VAT
Sewer:	R 246 290,00	Excluding VAT
Water:	R 275 080,00	Excluding VAT
Total:	R 639 713,40	Excluding VAT

10. The total amount of the development charges of **R639 713,40** 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 8 above, which may 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.

CONDITION FOR THE DIRECTORATE: ELECTROTECHNICAL SERVICES

12. The conditions imposed by the Directorate Electro-technical Services are attached as “**Annexure C**” dated 23/05/2024, must be adhered to.
13. As stated in the attached conditions, 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 amount of the development contribution is reflected on the attached calculation sheet dated 23/05/2024 and is as follows:

Electricity: R145 965,97 Excluding VAT

14. The total amount of the development charges of **R167 383,26** (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.
15. Any amendments or additions to the approved development parameters which may 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 stated by the engineering departments above are indicative amounts based on the information available at the time of calculation. It is advised that the developer engage with said Departments prior to the transfer of a residential property to obtain a final calculation.

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: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 07 NOVEMBER 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 180, Pacaltsdorp(Rezoning & Subdivision Approval)Jan Vrolijk.docx

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4261

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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.
DATE 17/10/2025
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

181

14 Eland Street

14 (830m²)

1 (306m²)

2 (306m²)

3 (336)

10 (318m²)

9 (318m²)

4 (348m²)

11 (350m²)

8 (338m²)

5 (347m²)

12 (457m²)

7 (395m²)

6 (353m²)

13 (1 089m²)

Gemsbok Street

15 (12m²)

164

4482

4484

4483

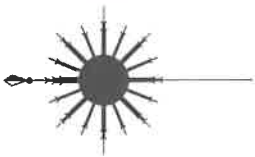
832

4512

4511

831

830



APPLICATION FOR BEGINNING AND SUBDIVISION OF ERF 180 PAGALTSIGOR

1. Application is made in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 for the rezoning of Erf 180 Paaaltdorp from Single Residential Zone I to a Subdivisional Area consisting of 12 Single Residential Zone I erven, 1 Open Space Zone II erf and 2 Transport Zone II erven.
2. Application is made in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the subdivision of Subdivisional Area in 12 Single Residential Zone I erven (Portions 1 to 12), 1 Open Space Zone II erf (Portion 13) and 2 Transport Zone II erven (Portion 14 and 15).

DATE: 17/10/2025
BY: [Signature]
FOR: [Signature]
SUBDIVISION

Subdivision plan

JAN VROUW
TOWN PLANNER - STADSEPLANNERS

NTS
Scale: 1:1000
Date: 17/10/2025
Name: Erf 180 Paaaltdorp
Subdivision plan

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERINGS

KOPIEREG VOORBEHOUD / COPY RIGHT RESERVED

TABLE 1: LAND USES

Portion Nr	Colour notation	Zoning	Extent (m ²)	% of total
1 to 12		Single Residential Zone I	4 172	68
13		Open Space Zone II	1 089	18
14 to 15		Transport Zone II	842	14
TOTAL			6 103	100

995

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Erf Number *	180
Allotment area *	Pacaltsdorp
Water & Sewer System *	George System
Road network *	Pacaltsdorp/Thembaletu
Developer/Owner *	Cornerstonehill Development (Pty) Ltd
Erf Size (ha) *	996,79
Date (YYYY/MM/DD) *	2024-06-10
Current Financial Year	2023/2024
Collaborator Application Reference	3139142

Application: Rezoning & Subdivision

Service applicable	Description
Roads	Service available, access via Clinic 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)

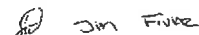
Conditions

General conditions

- 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 charges are reflected on the attached calculation sheet dated 10/06/2024 and are as follows:

Roads:	R	118 343,40	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	246 290,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	275 080,00	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	639 713,40	Total Excluding VAT
 - The total amount of the development charges of R639 713,40 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.
 - 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.*
- 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 R639 713,40 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.
 - 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.
 - 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.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 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)
- 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 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 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 24 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 25 Developer is to take note of an existing sewer main in the proposed development. (condition 7 applicable)
- 26 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.
- 29 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.
- 30 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.
- 31 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 32 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.
- 33 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.
- 34 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



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2023
Tariffs



Civil Engineering
Service



Electro-Technical
Service

Erf Number *

Allotment area *

Water & Sewer System *

Road network *

Developer/Owner *

Erf Size (ha) *

Date (YYYY/MM/DD) *

Current Financial Year

Collaborator Application Reference

180

Pacaltsdorp

George System

Pacaltsdorp/Thembalethu

Comerstoneshill Development (pty) Ltd

996,79

2024-06-10

2023/2024

3139142

Code Land Use

RESIDENTIAL

Residential housing (<500m²) Erf

Residential housing (>2 000m²) Erf

Total Existing Right

Units

Total New Right

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	56,00		R 2 113,28	R 118 343,40	R 17 751,51	R 136 094,91
 kJ/day	5,50		R 44 780,00	R 246 290,00	R 36 943,50	R 283 233,50
 kJ/day	6,50		R 42 320,00	R 275 080,00	R 41 262,00	R 316 342,00
Total bulk engineering services component of Development Charge payable				R 639 713,40	R 95 957,01	R 735 670,41

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES):

JM Fivaz

Signature :

Date : June 10, 2024

NOTES :

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

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 136 094,91
Sewerage	20220703048978	R 283 233,50
Water	20220703048981	R 316 342,00
		R 735 670,41

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2023/07/04
For Internal information use only (Not to publish)		



Erf Number * 180
 Allotment area * Pacaltsdorp
 Elec DCs Area/Region * George Network
 Elec Link Network * MV/LV
 Elec Development Type * Normal
 Developer/Owner * Cornerstonehill Development
 Erf Size (ha) * 0,62
 Date (YYYY/MM/DD) * 23 05 2024
 Current Financial Year 2023/2024
 Collaborator Application Reference 3139142

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 23/05/2024 and are as follows: Electricity: R 145 965,97 Excluding VAT
3	The total amount of the development charges of R145 966, 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 R145 966, 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	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.
10	Any, and all, costs directly related to the development remain the developers' responsibility.
11	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
12	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)
13	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)
14	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	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
16	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.
17	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.

18	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.
19	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
20	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
21	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.
22	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.
23	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.
24	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.
Electro Technical	
25	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.
26	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
27	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
28	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.
29	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.
30	Installation of ripple relays are compulsory for all geysers with electrical elements.
31	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
32	A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
33	All LV work must be installed and be funded by the developer / customer.
35	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.
35	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.



Singed on behalf of Dept: ETS

23 May 24

Development Charges Calculator				Version 1.00		2023/07/04	
 GEORGE THE CITY FOR ALL REASONS				Erf Number	180		
				Allotment area	Pacaltsdorp		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV/LV		
				Elec Development Type	Normal		
				Developer/Owner	Cornerstonehill Development		
				Erf Size (ha)	0,62		
				Date (YYYY/MM/DD)	2024-05-23		
				Current Financial Year	2023/2024		
				Collaborator Application Reference	3139142		
Code	Land Use	Unit	Total Existing Right		Total New Right		
			Units	Units	Units		
RESIDENTIAL							
	Single Res > 1000m² Erf (Upmarket)	unit		1			
	Single Res > 350m² Erf (Small)	unit				4	
	Single Res < 350m² Erf (informal)	unit				11	
OTHERS				kVA		kVA	
				Please select			
Is the development located within Public Transport (PT1) zone?				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	5,78	30,34	R 5 942,45	R 145 965,97	R 21 894,90	R 167 860,87
Total bulk engineering services component of Development Charge payable					R 145 965,97	R 21 894,90	R 167 860,87
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :							
Date : May 23, 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	20220/05048079	R 167 860,87
		R 167 860,87