

Collaborator No.: 3605006
Reference / Verwysing: Erven 824,825, 826, 828,829 & 831, Wilderness
Date / Datum: 24 October 2025
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

Marlize de Bruyn Planning
PO BOX 2539
GEORGE
6530

**APPLICATION REMOVAL OF RESTRICTIVE CONDITIONS, REZONING, SUBDIVISION & PERMANENT
DEPARTURES: ERVEN 824, 825, 826, 828, 829 AND 831, WILDERNESS**

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 notwithstanding the objections received, the following applications applicable to Erven 824, 825, 286, 828, 829 & 831, Wilderness:

1. Removal of Restrictive Condition in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 of Condition C. 4. (a) in the following Title Deeds:
 - a) T21106/2006 for Erf 824 Wilderness;
 - b) T21107/2006 for Erf 825 Wilderness;
 - c) T21108/2006 for Erf 826 Wilderness;
 - d) T21110/2006 for Erf 828 Wilderness;
 - e) T21111/2006 for Erf 829 Wilderness;
 - f) T21113/2006 for Erf 831 Wilderness;
2. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Erven 824, 825, 828, 829 & 831, Wilderness from Single Residential Zone I to General Residential Zone I (double dwelling house);
3. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Erf 826, Wilderness from Single Residential Zone I to Subdivisional Area comprising of 1 Utility Zone erf and 1 General Residential Zone I erf;
4. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the Subdivisional Area on Erf 826, Wilderness to the following:
 - a) Portion A (36m²): Utility Zone;

- b) Remainder Erf 826 Wilderness (602m²) for General Residential Zone I (double dwelling house);
 - c) Registration to create a new servitude diagram of the right of way servitude figure mLykl and the sewer line servitude bLyedc covering existing infrastructure as previously approved;
5. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the following building lines:

Erf 824, Wilderness

- a) Southwestern and eastern side building lines from 3.0m to 2.0m on Erf 824, Wilderness for the dwelling house(s);
- b) Northwestern and northern street building line from 4.0m to 2.0m on Erf 824, Wilderness for the dwelling house(s);

Erf 825, Wilderness

- c) Western and southeastern side building lines from 3.0m to 2.0m on Erf 825, Wilderness for the dwelling house(s);
- d) Northern street building line from 4.0m to 2.0m on Erf 825, Wilderness for the dwelling house(s);
- e) Northeastern street building line from 4.0m to 1.67m on Erf 825, Wilderness for the dwelling house;

Erf 826, Wilderness

- f) Northeastern and southern side building lines from 3.0m to 2.0m on Erf 826, Wilderness for the dwelling house(s);

Erf 828, Wilderness

- g) Western and eastern side building lines from 3.0m to 2.0m on Erf 828, Wilderness for the dwelling house(s);

Erf 829, Wilderness

- h) Western and eastern side building lines from 3.0m to 2.0m on Erf 829, Wilderness for the dwelling house(s);

Erf 831, Wilderness

- i) Southern side building lines from 3.0m to 2.0m on Erf 831, Wilderness for the dwelling house(s).
- j) Northwestern side building line from 3.0m to 1.959m on Erf 831, Wilderness for the dwelling house(s);

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

REASONS FOR DECISION:

- a) The proposed development is not in conflict with the George Municipal Spatial Development Framework, 2023 or with the Wilderness, Lakes, Hoekwil LSDF, 2015.
- b) The development potential of the properties will remain unchanged viz. 2 dwelling units per erf.
- c) The proposed development will not have a greater impact on the surrounding neighbours' rights regarding privacy, views, and access to sunlight than a dwelling house and second dwelling would have had.
- d) Since the density, height and building lines remain consistent with the primary rights of the existing zoning, and the dwellings will be designed as a single architectural entity, the proposed development, in terms of its massing and scale, is not expected to negatively impact the character of the area or the streetscape.
- e) The proposed subdivision and rezoning to utility service is an administrative exercise and will have no impact on the neighbouring properties.
- f) The removal of the said condition is considered to not have an adverse impact on the owner, the neighbouring property owners or any other third party.
- g) The removal the restrictive title deed condition was found to be desirable and compliant in terms of Section 33 of the Land Use Planning By-Law for George Municipality, 2023.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

General

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the rezoning, subdivision, and departures as applied for and as generally indicated on the Site Layout Plans plan no. SDP dated 21/02/2025 (1x plan) drawn by Pierre Durant, Subdivision Plan no. 677/WILDX2 dated February 2025 (1x plan) drawn by G.S. Savage & Associates, and undated, unnumbered zoning plan (1x plan) 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. All relevant town planning conditions imposed with the original development approval of 2 July 2021 be complied with.

Implementation

4. That in terms of Section 34(1) the owner must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deeds to reflect the removal of the restrictive conditions, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette before any building plans are submitted.
5. A revised site layout plan for the development must be submitted to the Directorate: Planning and Development for consideration prior to the submission of building plans.
6. SANRALs approval needs to be submitted with Building Plans.
7. 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.
8. The rezoning and departures will be considered as implemented on the commencement of building works in accordance with the approved building plan of at least one of the properties.

Notes:

- i) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- ii) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- iii) *A Non-Profit Company (NPC) under the Companies Act of 2008 must be established to manage the communal properties/interests such as the utility site and the internal/shared right of way servitude. Proof hereof must be submitted with the building plans.*
- iv) *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.*
- v) *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.*
- vi) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- vii) *Applicant to reintroduce indigenous coastal vegetation on the open areas on property as part of landscaping. Impermeable surfaces to be limited as far as possible.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

9. The conditions imposed by the Directorate Civil Engineering Services are attached as ‘Annexure B’ dated 02.04.2025, must be adhered to.
10. 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 02/04/2025 and are as follows:

Roads	R 6 165.58
Sewer	R 40 284.00
Water	R 45 340.00
Total	R 91 789.58 Excluding VAT

11. The total amount of the development charges of **R 91 789.58 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.
12. 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

13. The conditions imposed by the Directorate Electrotechnical Services are attached as '**Annexure B**' dated 27.03.2025, must be adhered to.
14. 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 27/03/2025 and are as follows:

Electricity	R 83 583,64 (Excluding VAT)
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15. The total amount of the development charges of **R 83 583.64 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 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 development charges stated in the engineering department's conditions above are indicative amounts based on the information provided to them at the time of calculation. The developer should engage with these departments to determine a final amount payable prior to transfer or 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: 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 14 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

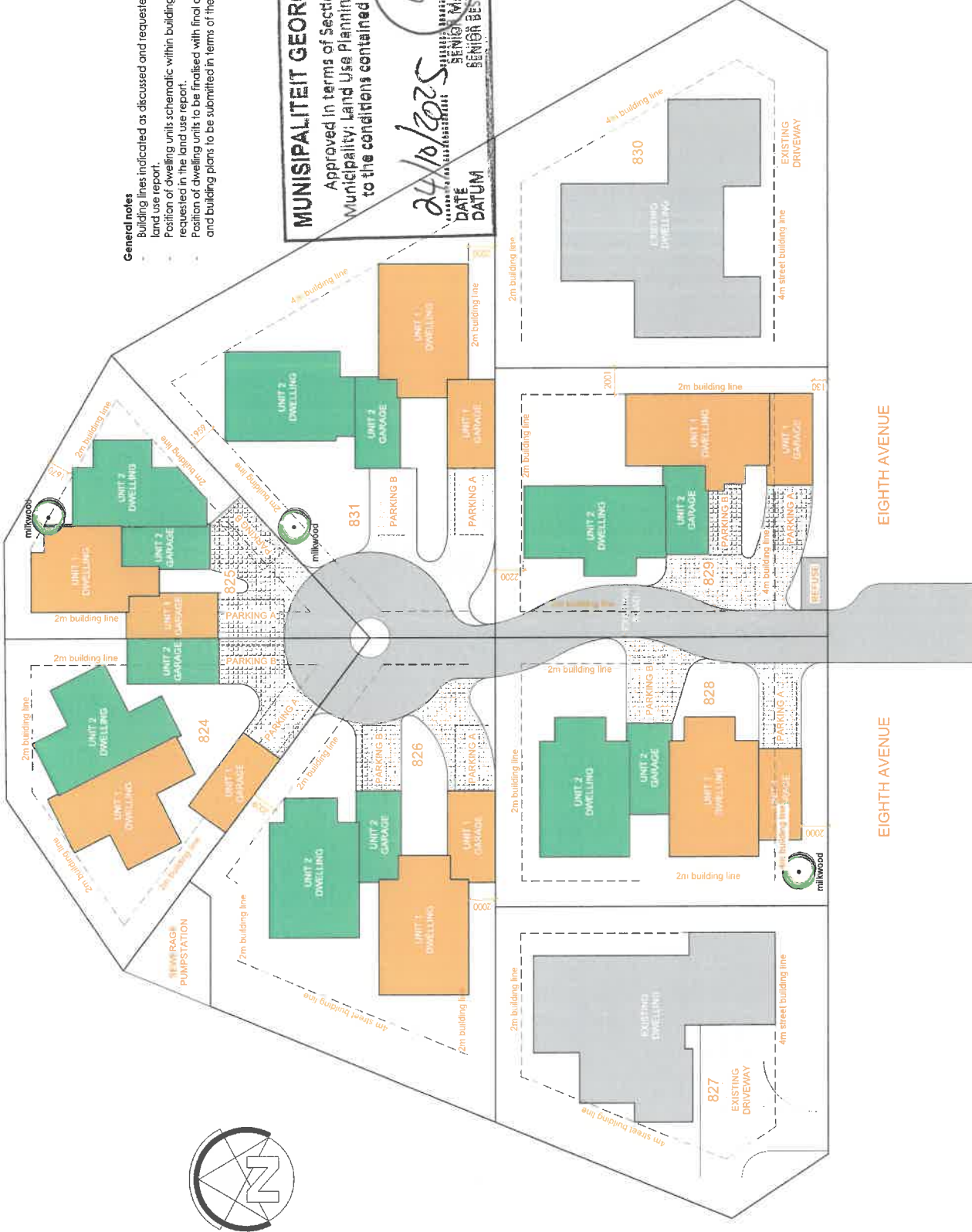
C:\scan\Erven 824 _831, George(ROR, Rezoning, Sybdivision & Permanent Departure Approval)M De Bruyn.docx

- General notes**
- Building lines indicated as discussed and requested in the land use report.
 - Position of dwelling units schematic within building lines requested in the land use report.
 - Position of dwelling units to be finalised with final design and building plans to be submitted in terms of the NBR.

MUNICIPALITEIT 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.

24/10/2025

DATE: 24/10/2025
 TOWN PLANNING
 SENIOR BEST-OF-UNDER: STATSBEPANNING



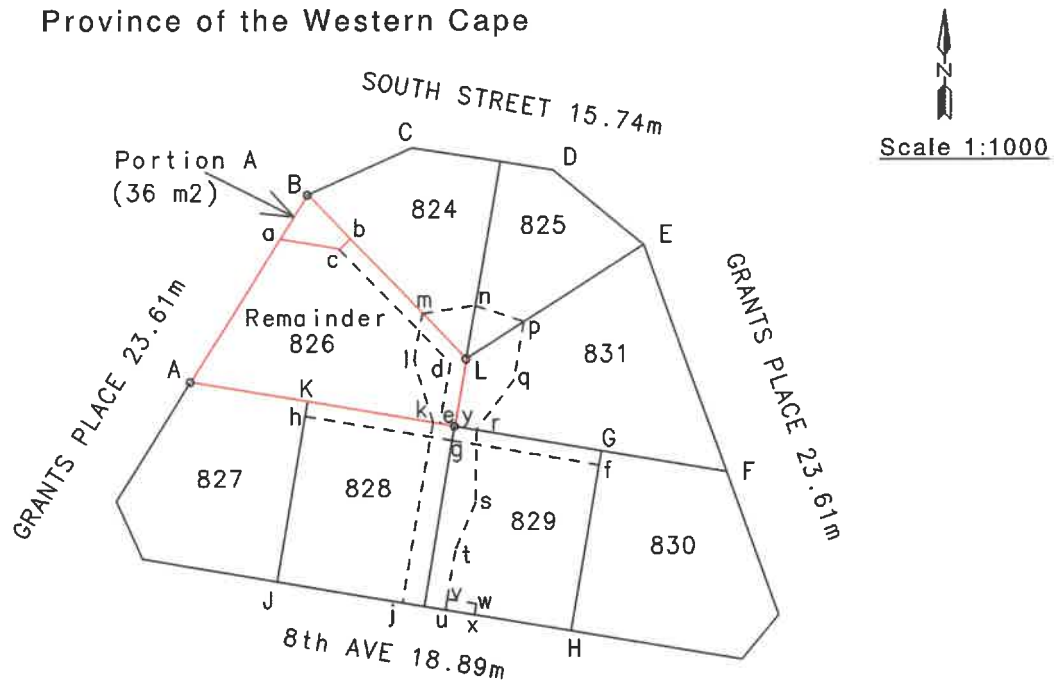
PROPOSED SUBDIVISION PLAN

Subdivision of Erf 826 Wilderness Ext 2 and
the servitudes applicable to the development

Situate in the Municipality of GEORGE

Administrative District of George

Province of the Western Cape



NOTES

1. Erven 824, 825 and 827-831 are not included in this application but the conditions laid down in the previous application are still valid as both Erven 827 and 830 have been transferred.
2. The figure jklmnpqrstu is a private servitude road access over erven 824-826 and 828, 829, 831.
3. The area bLyGfghKedc represents a 2.0m wide sewer servitude.
4. The area aBbc (36 sqm) represents an existing sewer pump station to be subdivided off erf 826 (see proposal below)
5. The area uvwx represents a servitude area over erf 829.
6. All the servitudes have been surveyed and diagrams approved but not yet been registered.
7. All erf dimensions are as on the approved diagrams.

PROPOSAL: The figure ABLy represents ERF 826 Wilderness Ext 2 as shown on diagram No 1808/1966(attached). It is proposed to

1. Withdraw diagram 2858/2022 showing servitudes over ERF 826 Wilderness then
2. Subdivide it into Portion A being area aBbc(36 sqm),(the present sewer pumpstation) in terms of Sect 15(2)(d) and create a new servitude diagram of the right of way servitude figure mLykl and the sewer line servitude bLyedc covering existing infrastructure. The conditions for these servitudes have already been approved.

in February 2025

CF: 677/WILDx2

Ref: GRANTS PLACE.mal

G. S. SAVAGE & Associates

PROFESSIONAL LAND SURVEYOR

46 ALBERT STREET, P O BOX 752, GEORGE 6530

TEL: (044) 874 2414 Cell: 083 454 1350

ZONING PLAN: ERVEN 824, 825, 826, 828, 829, 831 WILDERNESS GEORGE MUNICIPALITY & DIVISION



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.

24/10/2025

For so long as the conditions of the By-Law are complied with, the Manager of the Municipality shall be deemed to have approved the application for the purpose of the By-Law.

DATE: 24/10/2025

Professional Land Surveyor.

NTS

Transport Zone II (Public road)

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf Number *	824,825, 826, 828, 829 & 831	
	Allotment area *	Wilderness	
	Water & Sewer System *	George System	
	Road network *	Coastal resorts	
	Developer/Owner *	Eco Green Developments Pty Ltd	
	Erf Size (ha) *	3 044,91	
	Date (YYYY/MM/DD) *	2025-04-02	
	Current Financial Year	2024/2025	
	Collaborator Application Reference	3408971	

Application: **Rezoning, Subdivision & Departure**

Service applicable	Description
Roads	Service available, access via 8ste ave (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 02/04/2025 and are as follows:

Roads:	R	6 165,58	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	40 284,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	45 340,00	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	91 789,58	Total Excluding VAT
 - The total amount of the development charges of R91 789,58 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 R91 789,58 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 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.
- 14 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 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.
- 18 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.
- 19 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.
- 20 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.
- 21 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection
- 23 A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal methods. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
- 24 Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
- 25 The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
- 26 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.
- 27 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 28 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.
- 29 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.
- 30 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 31 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.
- 32 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 33 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.
- 34 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 35 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.
- 36 Site access to conform to the George Integrated Zoning Scheme 2023.
No direct access from Knysna Road Street is not allowed.



Singed on behalf of Dept: CES

02 Apr 25

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



Erf Number * 826
 Allotment area * Wildemess
 Elec DCs Area/Region * Wildemess Network
 Elec Link Network * MV/LV
 Elec Development Type * Normal
 Developer/Owner * Eco Green Development (Pty) Ltd
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 27 03 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3605006

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 27/03/2025 and are as follows: <table><tr><td>Electricity:</td><td>R</td><td>83 583,64</td><td>Excluding VAT</td></tr></table>	Electricity:	R	83 583,64	Excluding VAT
Electricity:	R	83 583,64	Excluding VAT		
3	The total amount of the development charges of R83 584, 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 R83 584, 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	Any, and all, costs directly related to the development remain the developers' responsibility.				
9	Only one connection permitted per registered erf (Electrical, 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)				
13	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.				
14	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.				
15	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.				
16	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.				
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.
Electro Technical	
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.
30	All LV work must be installed and be funded by the developer / customer.
32	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.
32	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

27 Mar 25

Development Charges Calculator				Version 1.00		2024/06/10																									
				Erf Number	825																										
				Allotment area	Wildemess																										
				Elec DCs Area/Region	Wildemess Network																										
				Elec Link Network	MV/LV																										
				Elec Development Type	Normal																										
				Developer/Owner	Eco Green Development (Pty) Ltd																										
				Erf Size (ha)	0																										
				Date (YYYY/MM/DD)	2025-03-27																										
				Current Financial Year	2024/2025																										
				Collaborator Application Reference	3605006																										
Code	Land Use	Unit	Total Existing Right		Total New Right																										
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">RESIDENTIAL</th> <th>Units</th> <th>Units</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td></td> <td>Single Res > 350m² Erf (Small)</td> <td>unit</td> <td>4</td> <td></td> </tr> <tr> <td></td> <td>Single Res < 350m² Erf (Informal)</td> <td>unit</td> <td>2</td> <td></td> </tr> <tr> <td></td> <td>Second/Additional Dwelling</td> <td>unit</td> <td></td> <td>12</td> </tr> <tr> <td colspan="2">OTHERS</td> <td></td> <td>kVA</td> <td>kVA</td> </tr> </tbody> </table>							RESIDENTIAL		Units	Units	Units		Single Res > 350m² Erf (Small)	unit	4			Single Res < 350m² Erf (Informal)	unit	2			Second/Additional Dwelling	unit		12	OTHERS			kVA	kVA
RESIDENTIAL		Units	Units	Units																											
	Single Res > 350m² Erf (Small)	unit	4																												
	Single Res < 350m² Erf (Informal)	unit	2																												
	Second/Additional Dwelling	unit		12																											
OTHERS			kVA	kVA																											
Is the development located within Public Transport (PT1) zone?				Please select Yes																											
Calculation of bulk engineering services component of Development Charge																															
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT																									
Electricity	kVA	17,34	34,68	R 4 820,62	R 83 583,64	R 12 537,55																									
Total bulk engineering services component of Development Charge payable					R 83 583,64	R 12 537,55																									
				Link engineering services component of Development Charge Total Development Charge Payable																											
City of George Calculated (ETS):  Signature : _____ Date : March 27, 2025																															
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 codeUKey number	Total
Electricity	20160622 021136	R 96 121,18
		R 96 121,18