

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3005804
Reference / Verwysing: Portion 21 of the Farm Kraaibosch 195, Division George
Date / Datum: 03 October 2025
Enquiries / Navrae: Marisa Arries

WM DE KOCK ASSOCIATES
PO BOX 9934
GEORGE
6530

Email: willemdcock47@gmail.com

**APPLICATION FOR SUBDIVISION, REZONING AND PERMANENT DEPARTURE:
PORTION 21 OF THE FARM KRAAIBOSCH 195, 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, that the following applications are applicable to Portion 21 of Farm Kraaibosch 195, Division George:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023, of Portion 21 of the Farm Kraaibosch 195, Division George into Portion A (19.89 ha) and a Remainder (1.42ha).
2. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Portion A (19,89 ha) of Portion 21 of the Farm Kraaibosch 195, Division George from "Agricultural Zone I" to a "Subdivisional Area" consisting of the following:
 - a) 275 "Single Residential Zone II" (Estate Housing) erven.
 - b) 1 "Transport Zone II" (public road) erf.
 - c) 1 "Business Zone III" (neighbourhood shop) erf.
 - d) 1 "Community Zone I" erf (creche/nursery school).
3. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the Subdivisional Area into 11 Portions (development block or precincts) consisting of the following:
 - a) **Portion 1** for Estate Housing comprising 57 "Single Residential Zone II" erven.
 - b) **Portion 2** for Estate Housing comprising 1 "Single Residential Zone II" erf for 66 flats.
 - c) **Portion 3** for Estate Housing comprising 2 "Single Residential Zone II" erven
 - d) **Portion 4** for Estate Housing comprising 1 "Single Residential Zone II" erf for Private Open Space.
 - e) **Portion 5** for 1 "Transport Zone II" Erf (Public Street) and Estate Housing comprising 1 "Single Residential Zone II" erf for Private Road.
 - f) **Portion 6** for 1 "Business Zone III" Erf and 1 "Community Zone I" erf.
 - g) **Portion 7** for Estate Housing comprising 1 "Single Residential Zone II" erf for a Hotel (with a maximum of 10 rooms, ancillary uses, restaurant and a clubhouse).
 - h) **Portion 8** for Estate Housing comprising 107 "Single Residential Zone II" erven.
 - i) **Portion 9** for Estate Housing comprising 32 "Single Residential Zone II" erven.
 - j) **Portion 10** for Estate Housing comprising 7 "Single Residential Zone II" erven.

k) **Portion 11** for Estate Housing comprising 66 “Single Residential Zone II” erven.

4. Further Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Portions 1, 3, 5, 6, 8, 9, 10 & 11 of the Subdivisional Area as follows:

a) **Portion 1** (57 “Single Residential Zone II” erven):

- (i) 50 Town housing erven;
- (ii) 6 Private Open Space erven; and
- (iii) 1 Private Road erf.

b) **Portion 3** (2 “Single Residential Zone II” erven):

- (i) 1 Private Open Space erf; and
- (ii) 1 Private Road erf.

c) **Portion 6:**

- (i) 1 “Business Zone III” Erf (neighbourhood shop and 9 Flats above ground floor); and
- (ii) 1 “Community Zone I” erf (creche / nursery school).

d) **Portion 8** (107 “Single Residential Zone II” erven):

- (i) 33 Dwelling House erven;
- (ii) 58 Group Housing erven;
- (iii) 14 Private Open Space erven;
- (iv) 2 Private Road erven.

e) **Portion 9** (32 “Single Residential Zone II” erven):

- (i) 28 Dwelling House erven;
- (ii) x3 Private Open Space erven; and
- (iii) 1 Private Road erf.

f) **Portion 10** (7 “Single Residential Zone II” erven):

- (i) 5 Group Housing erven;
- (ii) 1 Private Open Space erf; and
- (iii) 1 Private Road erf.

g) **Portion 11** (66 “Single Residential Zone II” erven):

- (i) 18 Dwelling House erven;
- (ii) 42 Group Housing erven;
- (iii) 5 Private Open Space erven; and
- (iv) 1 Private Road erf,

5. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, from the development parameter (f)(i) for an Estate Housing Site of 16.74 ha instead of the prescribed 5ha.

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 is appropriately scaled and reconciles with the scale and profile of existing developments in the area. It will potentially not detract from the surrounding character of the area or the built environment.
2. The proposal promotes residential densification and intensification of underutilised land in line with the spatial planning principles, objectives and guidelines applicable to the surrounding area. Different residential typologies are proposed within the Estate zoning, supporting diversity.
3. With mitigating conditions imposed, potential negative impacts on the surrounding built environment, character of the area or the surrounding neighbours’ rights and amenities is sufficiently addressed. The applicant has adapted their design to address concerns raised by surrounding property owners.



4. The scale of the proposed development will not derogate from the scale of the surrounding developments and will fit into the character of the area.
5. The development introduces community and convenience amenities that will provide needed services to the benefit of the entire community.
6. Sensitive environmental assets and features have been regarded in the design and will be appropriately protected through mitigation imposed in the Environmental Authorization. Potential loss of vegetation is addressed through imposition of requirements for additional landscaping.

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 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.

Conditions applicable to the Rezoning and Subdivision of the Subdivision Area:

2. This approval shall be taken to cover only the Rezoning, subdivision and phasing, as applied for and indicated on Subdivision plans with Plan no. SUB 001.1 dated 12/02/2024 and SUB 002.2 dated 14/04/2025 drawn by SDK attached as “Annexure A”, and Zoning, Subdivision & Phasing Plan with Plan No. SUB 003.3 dated 04/06/2025 drawn by SDK Attached as “Annexure B” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. That the height of Portion 6 b2 - “Community Zone I” (Creche) be limited to 8.5m from NGL in height and two storeys in design. This condition must be registered against the title of the property. Proof of registration of the latter must be done before building plan approval.
4. The height of Portion 2 (zoned Single Residential Zone II for flats purposes) shall be limited to 8.5m above natural ground level (NGL) and a maximum of two storeys, for all flats located along and directly facing Glenwood Avenue. The roof levels of the remaining apartments must not exceed the height of the existing two-storey buildings in the Groenkloof Hub.

Implementation of Rights

5. A site development plan (SDP) for the proposed development (or per each phase/block/use), confirmed as compliant by the appointed ECO, must be submitted to the satisfaction of the Directorate: Planning and Development, in accordance with the provisions of Section 23 of the George Zoning Scheme By-Law, 2023, applicable land use descriptions, the conditions of approval, prior to submission of building plans.
6. A separate landscaping plan to be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. The plan shall indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be planted, walking and cycling trails, play apparatus, benches, retaining walls, berms, etc. within the development.
7. A ground berm, appropriately landscaped with trees and indigenous shrubs, must be created between Glenwood drive and buildings erected along this street boundary.
8. At least 1x 100L indigenous trees should be planted for every 1 unit (excluding flats). These trees should be evenly spaced within the development and not grouped in one area.
9. At least 1x 100L indigenous tree should be planted for every 6 parking bays provided as part of the business, hotel, flats and community zone sites respectively.
10. All environmental buffer and riparian areas must be indicated on the SDP.
11. The SDP must demonstrate and address any applicable conditions as set out in approvals granted in terms of any other legislation, including measures to mitigate erosion due to run-off.
12. The Record of Decision issued by Heritage Western Cape needs to be submitted with the SDP and relevant conditions imposed must be sufficiently addressed.
13. The owner must appoint an Environmental Control Officer (ECO) to oversee compliance with the EA and any other environmental aspects including the implementation and management of the landscaping plans. The ECO must confirm in writing that the respective SDPs for the development comply with all environmental requirements.
14. All property owners within the Estate Housing development, including individual body corporates, shall become members of a Property Owners’ Association (POA). The Property Owners’ Association (POA) is to be constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2023.

15. The POA constitution must comply with the provisions of sub-section 29(3) and is to be submitted to the Department: Planning and Development for approval. No individual erven will be transferred prior to the approval of the Constitution and Architectural Guidelines.
16. Architectural Guidelines be submitted to the Municipality for approval. The Property Owners' Association (POA) shall be responsible for compliance with these guidelines.
17. No building plans or amendments to building plans will be approved by the municipality unless first approved by the relevant Property Owners' Association (POA).
18. Until the establishment of the Property Owners' Association (POA), the developer shall assume the responsibilities of the Property Owners' Association (POA).
19. All private open space erven must be transferred to the HOA before or/once the developer has no longer the majority vote within the HOA.
20. Street names for the private streets must be indicated on the general plan for submission to the Surveyor General for approval.
21. The approval for each phase will be deemed implemented on the registration of the General Plan at the Surveyor General as well as the registration of the General Plan in terms of the Deeds Registries Act and the transfer of at least one subdivided portion within that phase.
22. The Remainder portion must be transferred to the WC: Department of Transport and Public Works (Provincial Roads Authority) at the developer's cost, should it be required to do so.

Notes:

- a) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the SDP and building plans.*
- b) *Stormwater management must be done in cooperation with the comments and agreements reached with EAP (Glenwood Village).*
- c) *The developer must 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.*
- d) *The developer must submit the Surveyor General approved, subdivision diagram to the GIS Department of the Directorate of information purposes.*
- e) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- f) *The developer is to adhere to the requirements of the EA. The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.*
- g) *The necessary measures must be put in place for the provision of engineering services as per the requirements of the Engineering Services Departments.*
- h) *The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.*
- i) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.*
- j) *The use of impermeable paving should be minimized, with permeable surfaces such as gravel, stone, or permeable pavers strongly encouraged to promote surface water infiltration and reduce runoff.*
- k) *No development may take place within the 1:100-year flood line or on slopes steeper than 1:4.*
- l) *The developer to adhere to all the heritage requirements as per the Record of Decision issued by Heritage Western Cape.*
- m) *Condition 4 imposed above is based on the discussions/agreements reached between the developer and Groenkloof Developments and the agreement reached must be reflected in the designs and Architectural Guidelines.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

20. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure C' dated 22/05/2024, must be adhered to.
21. 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 22/05/2024 and are as follows:

Sewer: R6 110 678.80

Water: R7 218 945.60

Total: R 13 329 624.40 (Excluding VAT)

22. The total amount of the Road DCs, as calculated within the Kraaibosch Road Cost model, shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided for in Services Agreement or, in the case of a phased development, in these or as contained in any other relevant conditions of approval. The Roads Contribution shall be payable in terms of Kraaibosch Roads Master Plan (KRMP) as set out in the Services Agreement.
23. Any amendments or additions to the proposed development which are not contained within the calculation sheet as dated in Condition 21 above, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the DCs, and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES:

24. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure C' dated 03/05/2024, must be adhered to.
25. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality LandUse 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 03/05/2024 and are as follows:

Electricity: R3 745 838.84 (excluding VAT)

26. The total amount of the development charges of **R3 745 838.84 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.
27. 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.

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the applicant/developer consult with these departments prior to submission of the subdivision plan to ascertain what information they must provide to ensure a more accurate calculation.

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 24 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)\Kraaibosch 195 portion 21, Division George(rezoning,subdivision and permanent departure approval)wdecock.docx



PLAN A nts.

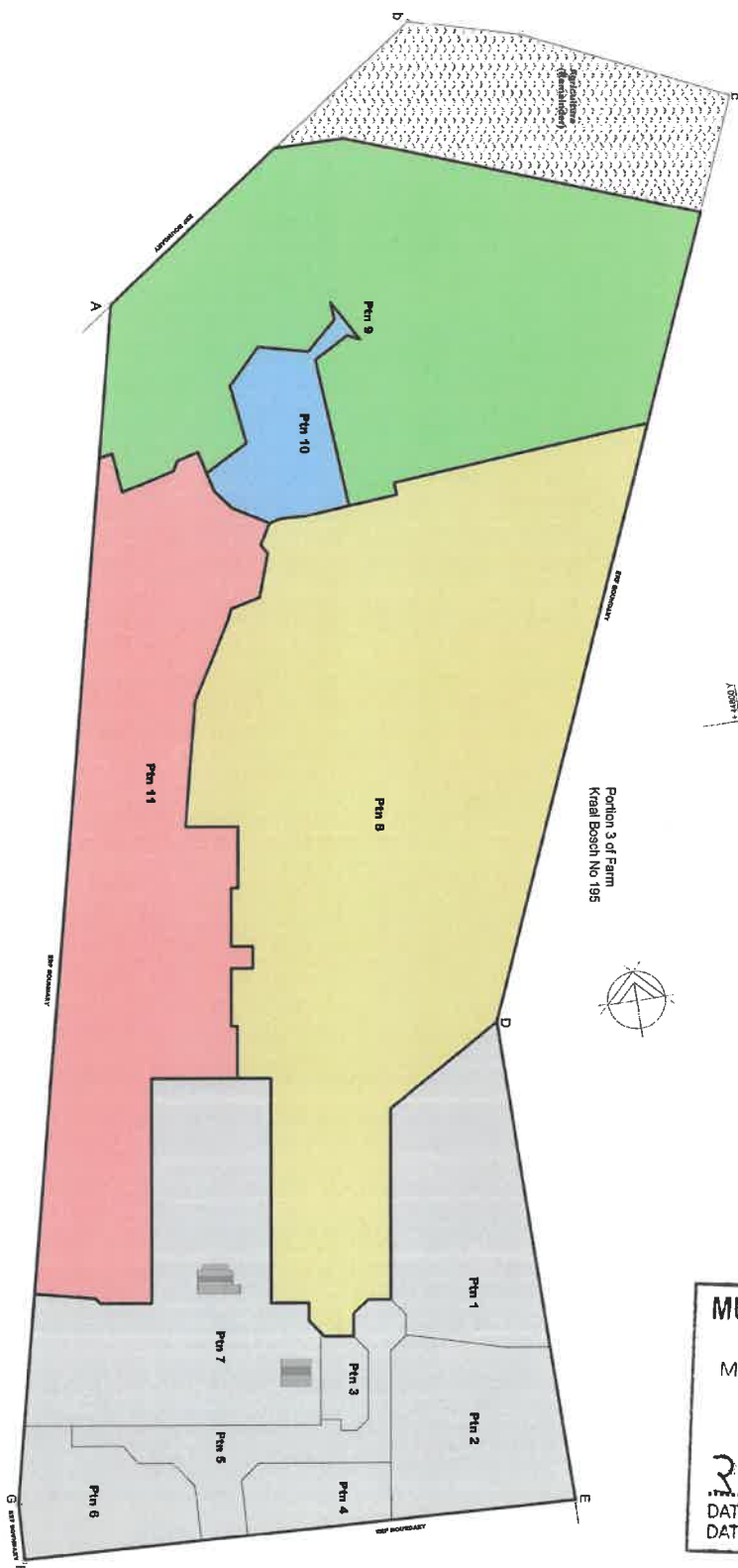
Portion A

Remainder 195/21

$+4800 Y$
 $+80500 X$



**Portion 3 of Farm
Kraal Bosch No 195**



Annexure A

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.

3/10/2025
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BEST BURDER: STATSBEPLANNING

Subdivision Plan 1 scale 1:1250

29141

PROJEKTOVYÝ KRAJALBOŠCH 195/21
(PIETER KOEN) GEORGE
Proposed Reasoning & Subdivision

project description

SUBDIVISION PLAN 1 & PLAN A.

subdividing drawing description

PK	EW	SD	DATE	PK	EW	SD	DATE
			11-12-00				
DATE 00/04/02/01 <small>DATE OF SUBMISSION</small>				SUB001.1 <small>DRAWING NO.</small>			
2222 <small>PROJECT NO.</small>							

SKETCH PLAN
FOR INFORMATION ONLY
MUNICIPAL DOCUMENTATION
FOR CONSTRUCTION

drawn by

checked by

approved by

NOTES:

1. THIS SKETCH PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY BEFORE PROCEEDING WITH CONSTRUCTION.

2. THE SKETCH PLAN IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY BEFORE PROCEEDING WITH CONSTRUCTION.

3. THE SKETCH PLAN IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY BEFORE PROCEEDING WITH CONSTRUCTION.

SDK

410/1171 TEL. 0

1333 BROADWAY
 10000 VAN DUSEN
 VAN DUSEN, CALIF. 94531

1333 BROADWAY
 10000 VAN DUSEN
 VAN DUSEN, CALIF. 94531

Plot No.	Erf Numbers	Land Use	Zoning
Ptn. 1	A1 - A44 P1 - P6	Estate Housing, Town Housing Private Open Space Private Road	Single Residential Zone II (estate Housing)
	M/A	Estate Housing, Flats	
Ptn. 2	P7	Private Open Space	Single Residential Zone II (estate Housing)
Ptn. 3	R7	Private Road	Single Residential Zone II (estate Housing)
Ptn. 4	P8	Private Open Space	Single Residential Zone II (estate Housing)
Ptn. 5	R2	Private Road	Single Residential Zone II (estate Housing)
Ptn. 6	R3	Private Road	Single Residential Zone II (estate Housing)
Ptn. 6	B1 B2	Neighborhood Shop, Flats Day Care / Pre School Facility	Business Zone III (Community Zone I)
Ptn. 7	M/A	Estate Housing, Hotel & Ancillary Services	Single Residential Zone II (estate Housing)
Ptn. 8	D1 - D18 E1 - E24 & E49 - E64	Estate Housing, Group Housing	Single Residential Zone II (estate Housing)
	F28 - F48 & F57 - F61 & F62 - F63	Estate Housing, Dwellings	Single Residential Zone II (estate Housing)
	R4 - R6	Private Open Space Private Road	
Ptn. 9	F14 - F27 & F46 - F56	Estate Housing, Dwellings	Single Residential Zone II (estate Housing)
	P23 - P25	Private Open Space	
Ptn. 10	R0	Private Open Space	Single Residential Zone II (estate Housing)
Ptn. 10	G1 - G5	Estate Housing, Group Housing	Single Residential Zone II (estate Housing)
Ptn. 10	P26	Private Open Space	Single Residential Zone II (estate Housing)
Ptn. 10	R7	Private Open Space	Single Residential Zone II (estate Housing)
Ptn. 11	D19 - D38	Estate Housing, Group Housing	Single Residential Zone II (estate Housing)
	E25 - E46	Estate Housing, Group Housing	
	F4 - F10	Estate Housing, Dwellings	Single Residential Zone II (estate Housing)
	F27 - F31	Private Open Space	
	R8	Private Road	



LOCALITY PLAN n.t.s.

LAND USE TABLE			
LAND USE	ZONING	NOTATION	RESIDENTIAL OPPORTUNITIES
Estate Housing, Flats (Estate Housing)	Single Residential Zone II		66
Neighbourhood Shop, Flats	Business Zone II		9
Day Care / Pre School Facility	Community Zone I		B2
Estate Housing, Hotel	Single Residential Zone II		10 rooms
Estate Housing, Town Housing	Single Residential Zone II		50
Estate Housing, Group Housing	Single Residential Zone II		165
Estate Housing, Dwellings	Single Residential Zone II		79
Private Open Space	Single Residential Zone II		P1 - P31
Public Street	Transportation Use Zone II		R3
Private Road	Single Residential Zone II		R1, R2, R4, R5, R6, R7, R8 & R9
Remainder	Agriculture		



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.

3/10/2025

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

SUBDIVISION & ZONING PLAN scale 1:1250

PROJECT DESCRIPTION KRAAI BOSCH 185/21 (PIETER KOEN) GEORGE Proposed Rezoning & Subdivision	DRAWING DESCRIPTION SUBDIVISION, ZONING AND LAND USE PLAN	DATE 2025/06/04	SCALE 1:1250	PROJECT NO. 2222	CLIENT NO. SUB/003.3	29/41
<p>SKETCH PLAN FOR INFORMATION ONLY MUNICIPAL DOCUMENTATION FOR CONSTRUCTION</p>			<p>1:1250 Scale P1 - P31 R1 - R9 B1 - B2 B3 - B4 B5 - B6 B7 - B8 B9 - B10 B11 - B12 B13 - B14 B15 - B16 B17 - B18 B19 - B20 B21 - B22 B23 - B24 B25 - B26 B27 - B28 B29 - B30 B31 - B32 B33 - B34 B35 - B36 B37 - B38 B39 - B40 B41 - B42 B43 - B44 B45 - B46 B47 - B48 B49 - B50 B51 - B52 B53 - B54 B55 - B56 B57 - B58 B59 - B60 B61 - B62 B63 - B64 B65 - B66 B67 - B68 B69 - B70 B71 - B72 B73 - B74 B75 - B76 B77 - B78 B79 - B80 B81 - B82 B83 - B84 B85 - B86 B87 - B88 B89 - B90 B91 - B92 B93 - B94 B95 - B96 B97 - B98 B99 - B100</p>			

Collab no 3005804- Kraaibosch development – Portion 21 of 195, George
(22 May 2024)

Development Conditions: Civil Engineering Services

Condition

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

The amounts of the Development Charges are reflected on the attached calculation sheet dated 02/05/2024 and are as follows:

Sewer: R 6 110 678.80 Excluding VAT (Refer to attached DC calculation sheet)

Water: R 7 218 945.60 Excluding VAT (Refer to attached DC calculation sheet)

Total: R13 329 624.40 Excluding VAT

2. The total amount of the Road DCs, as calculated within the Kraaibosch Road Cost model, shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided for in Services Agreement or, in the case of a phased development, in these or as contained in any other relevant conditions of approval. The Roads Contribution shall be payable in terms of Kraaibosch Roads Master Plan (KRMP) as set out in the Services Agreement .
3. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 1 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the DCs, and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the applicant/developer consult with these departments prior to submission of the subdivision plan to ascertain what information they must provide to ensure a more accurate calculation.

4. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R 1 800 724.44 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of Condition 1 above,.
5. Development Charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
6. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Neighbourhood Planning and Design

Guide and Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the Dir: CES, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. Road reserve widths must be indicated on the plans submitted. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a Completion Certificate, as-built plans in electronic format, and a Final Completion Certificate. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically, as well as the surveyors plan.

7. Any, and all, costs directly related to the development remain the developers' responsibility.
8. Each new portion created must have separate water and sewer connections.
9. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer/owner of the other erf. Condition (06) applicable.
10. Any service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. Condition (06) applicable.
11. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. Condition (06) applicable.
12. No development may take place within at least the 1:100-year flood line or on slopes steeper than 1:4, or according to any condition/s of any other relevant authority.
13. The proposed road construction phasing, including any road building schedule, shall conform to a phase plan, required to be submitted for approval.
14. The Services Agreement is to be drawn up/amended between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer. The HOA will be a party to the Services Agreement.
15. Should more than two developments/properties be party to or share any service, the Dept: Civil Engineering Services will assist the parties to determine pro-rata contributions payable by each party. Any outcomes/agreement between the parties is to be carried out fully by all parties involved.

16. Suitable servitudes must be registered for any pipeline not positioned within the normal building lines. The width of the servitude is to be confirmed with the relevant technical department.
17. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
18. Provisions and municipal requirements for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
19. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development.
20. A homeowners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater infrastructure, and private open spaces within the development will be transferred by the developer to this / these homeowners' association/s who will assume responsibility for the maintenance thereof.
21. The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses from the system.
22. Should any person, including the developer, the Association, an owner of an erf in the development or a contractor appointed by any of the aforesaid persons, dispose of any items into the municipal sewer or stormwater network, the developer and the Association will jointly and severally be liable for any losses or damages the Municipality may suffer as a result thereof and the costs the Municipality may incur to remedy the effect of the action in question, and/or to clean and flush the system.
23. The developer and the association are to jointly and severally indemnify the Municipality against all costs and expenses the Municipality may incur as a result of any failure by the developer or the associations to comply with its obligations in terms of and arising from condition 06 above.
24. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been

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










25. The Developer is responsible to obtain the necessary approval / way leaves, and also from third parties which includes, but is not limited to Telkom and fibre optic cables.
26. Municipal water is provided for potable use only. Potable water may not be used for irrigation purposes.
27. A bulk water meter must be installed by the developer prior to construction to monitor water usage during the construction phase, and for future bulk metering purposes. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to comply with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption at a rate as per the applicable tariff list.
28. The developer / erf owner is to apply to the George Municipality for the installation of individual erf water meters prior to any building work commencing on an erf.
29. Water demand management plan/s are to be submitted for approval by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into the constitution and/or rules of the homeowner constitutions/body corporates/any such governing or controlling bodies.
30. The development, in its entirety or in phases, is subject to confirmation of the availability of bulk capacity of the Water & Sanitation treatment works at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the confirmation of availability so that other development in George is not compromised. No erf may connect to a municipal service unless it has been confirmed that the bulk capacity is available.
31. Public and private roads are to be clearly indicated on all layout plans submitted. The cadastral layout can only be approved if the road reserve information has been included on plans approved by the Dir. CES.
32. The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA, or other relevant governing or controlling body. Public roads shall be transferred to the George Municipality.
33. A Stormwater management plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into the constitution and/or rules of the

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

34. The discharge of surface stormwater into any existing water course may only proceed if the approval of the necessary authority has been obtained. All the requirements/conditions of such approval are to be implemented by the developer. All related costs are for the developer.
35. A layout plan indicating the proposed storm water drainage system must be submitted to the Dir: CES for approval. Condition (06) applies.
36. All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Directorate: Environmental Services.
37. Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
38. Adequate parking with a hardened surface must be provided on the premises of the proposed development, and
39. No private parking will be allowed in any municipal road reserve.
40. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval.
41. The approval of the layout of the development, the Site Development Plan (SDP) and accesses is subject to the George Roads Master Plan, (including specific reference to the Kraaibosch Roads Master Plan) and approved by the Dir: Civil Engineering Services, and the approval of any other relevant road's authority.
42. As only a general layout has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance with The Neighbourhood Planning and Design Guide standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Roads reserve widths will conform to the minimum as stipulated in the Guide but will also be informed by the internal roads Traffic Study and the positioning of internal services.
43. The developer will be required to construct certain roads in lieu of a financial contribution towards the Kraaibosch Roads Master Plan (KRMP). All roads required for access to the development will have to be fully completed prior to the approval of any transfer/rates clearances. The developer's financial contribution towards the roads in the KRMP will be determined in accordance with the financial model, revised, from time to time, as development occurs, and as set out in the Addendum to the Services Agreement dated.

Collab no 3005804- Kraaibosch development – Portion 21 of 195, George
(22 May 2024)

- 44. No construction activity may take place until all approvals are in place, all drawings have been approved by the Technical Directorates, and the Service Agreement has been concluded between the parties. Condition 06 applies.
- 45. Should it be required, the developer is to cede any portion of property required for public road reserve, excluding any portion/s included within Kraaibosch Roads Master Plan (KRMP), free of charge, to the relevant authority.
- 46. Permission for construction access onto, and use of, municipal, provincial, or national roads must be obtained from the relevant authorities.
- 47. Construction vehicle access positions must be pre-approved by the Dir. CES. Condition (06), applies.

CES Development Charges Calculator				Version 3.02 (Mar 2024)							
											
GM 2023 Development Charges policy		GM 2023 Integrated Zoning Scheme By-law		GM 2023 Tariffs		Civil Engineering Service		Electro-Technical Service		Erf Number * Portion 21 of 195 Allotment area * George Water & Sewer System * George System Road network * George Developer/Owner * The Pieterkooen Trust	
Date (YYYY/MM/DD) * 2024-05-21		Current Financial Year * 2023/2024		Collaborator Application Reference * 3005804		Erf Size (ha) * 21,00					
Code	Land Use	Unit	Total Existing Right		Total New Right						
	Sewer demand	Actual demand (KL)									136,46
	Water Demand	Actual demand (KL)									170,58
Is the development located within Public Transport (PT1) zone? Yes											
Calculation of bulk engineering services component of Development Charge											
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total					
	trips/day	0,00	R 0,00	R 0,00	R 0,00	R 0,00					
	kl/day	136,46	R 44 780,00	R 6 110 678,80	R 916 601,82	R 7 027 280,62					
	kl/day	170,58	R 42 320,00	R 7 218 945,60	R 1 082 841,84	R 8 301 787,44					
Total bulk engineering services component of Development Charge payable						R 13 329 624,40	R 1 999 443,66	R 15 329 068,06			
Link engineering services component of Development Charge											
Total Development Charge Payable											
City of George											
Calculated (CES): JM Fivaz											
Signature : _____											
Date : May 21, 2024											
NOTES : 1. 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 2. 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 0,00							
Sewerage		20220703048978		R 7 027 280,62							
Water		20220703048981		R 8 301 787,44							
				R 15 329 068,06							

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



Erf Number * 195/21
 Allotment area * Kraaibosch
 Elec DCs Area/Region * George Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * Pieterkoen Trust
 Erf Size (ha) * -
 Date (YYYY/MM/DD) * 03 05 2024
 Current Financial Year 2023/2024
 Collaborator Application Reference 3005804

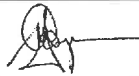
Application: **Development Charges**

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 03/05/2024 and are as follows:			
	Electricity:	R	3 745 838,84	Excluding VAT
3	The total amount of the development charges of R3 745 839, 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 R3 745 839, 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	A home owners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
23	The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
24	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
25	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.
26	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	
27	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.
28	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
29	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
30	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.
31	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.
32	Installation of ripple relays are compulsory for all geysers with electrical elements.
33	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
34	A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
35	All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.
36	In all cases, the circuit breaker capacity (pre-payment meter limit) must match the ADMD figures used for each of the various types of customers. For example an ADMD of 2.17kVA equates to a 30 Amp circuit breaker. $240V \times 30A / (3 \text{diversity}) / 1000 = \text{kVA (ADMD)}$
37	No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
38	All pump stations constructed as part of this development and associated works, must be equipped with an approved and registered electrical meter. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. It will be the responsibility of the developer to install the relevant electrical meters.
39	Each new portion created must have separate electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality. For new consolidated erven it will be the responsibility of the owner/developer to make the necessary arrangements with the Electrotechnical Services Department to remove all the unused electrical services. All costs will be for the owner/developer.
40	The Electrotechnical Services will not be responsible for the installation, maintenance, energy consumption or any other costs related to streetlights, or other lighting, within the development or along any other private road.
41	All streetlights along municipal public roads are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer.

42	The developer will be responsible to arrange with a professional land surveyor to indicate those services traversing erven on the relevant erf's SG diagram. The ETS can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer.
43	Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
44	All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.
47	It will not be the responsibility of the Municipality to maintain and protect any service cables installed by the developer, but not used, i.e. not being metered and not consuming electricity. Should a future owner purchase an erf within the development, the installation and connection of the service cable will be for the cost of the developer or new owner. The connection fee paid to the municipality will be solely for provision of the electrical meter and the cost associated with opening the customer account.
47	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.
47	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

03 May 24

Development Charges Calculator				Version 1.00		2023/07/04		
		Erf Number	195/21					
		Allotment area	Kraalbosch					
		Elec DCs Area/Region	George Network					
		Elec Link Network	MV					
		Elec Development Type	Normal					
		Developer/Owner	Pieterkoen Trust					
		Erf Size (ha)	-					
		Date (YYYY/MM/DD)	2024-05-03					
		Current Financial Year	2023/2024					
		Collaborator Application Reference	3005804					
Code	Land Use	Unit	Total Existing Right		Total New Right			
RESIDENTIAL								
	Single Res > 1000m ² Erf (Upmarket)	unit		1				
OTHERS								
	Others. No further diversity applied. (as applied by consultant)	Actual KVA (ADMD)					832	
Is the development located within Public Transport (PT1) zone?			Please select Yes					
Calculation of bulk engineering services component of Development Charge								
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total	
Electricity	KVA	5,78	832,00	R 4 533,70	R 3 745 838,84	R 561 875,83	R 4 307 714,67	
Total bulk engineering services component of Development Charge payable					R 3 745 838,84	R 561 875,83	R 4 307 714,67	
Link engineering services component of Development Charge Total Development Charge Payable								
City of George Calculated (ETS):  Signature : _____ Date : May 3, 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	20320153548979	R 4 307 714,67
		R 4 307 714,67

