

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3639145
Reference / Verwysing: Erven 4645, 4646 and 4647, Pacaltsdorp
Date / Datum: 14 November 2025
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR REMOVAL OF RESTRICTION, CONSOLIDATION, REZONING, SUBDIVISION AND
DEPARTURE: ERVEN 4645, 4646 AND 4647, PACALTSDORP**

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 the following applications applicable to Erven 4645, 4646 and 4647, Pacaltsdorp:

1. Removal in terms of Section 15(2)(f) of the Land Use Planning By-Law for George Municipality, 2023 of the endorsement (on page 5 of Title Deeds T795/87 for Erf 4645, Pacaltsdorp and on page 5 of Title Deed 796/87 for Erf 4646, Pacaltsdorp);
2. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-Law for George Municipality, 2023 of Erven 4645, 4646 and 4647, Pacaltsdorp;
3. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of the consolidated erf from Resort Zone to a Subdivisional Area allowing for 1 Transport Zone II erf as well as a group housing site with a development density of ± 28 du/ha comprising of 47 General Residential Zone II erven, 1 Open Space Zone II erf, and 1 Transport Zone III 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 into the following:
 - (a) Group Housing Site comprising the following:
 - (i) 47 General Residential Zone II erven (Portions 1 to 27 and 29 to 47);
 - (ii) 1 Open Space Zone II erf (Portion 28); and
 - (iii) 1 Transport Zone III erf (Portion 49);and
 - (b) 1 Transport Zone II erf (Portion 50);
5. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the southern street building lines applicable to the perimeter of a group housing site from 3.0m to 1.5m to allow for the construction of the group housing units;

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

REASONS FOR DECISION

- a) The proposal is seen as an ideal infill project that will contribute towards optimal utilisation of existing infrastructure services in the area and cater towards the provision of affordable housing within Pacaltsdorp/George.
- b) The application promotes an appropriately scaled medium density residential development that aligns with the spatial planning objectives for this area and the province and is consistent with the goals and objectives of LUPA and SPLUMA.
- c) The application, in the context of necessity for residential densification will not have a negative impact on the surrounding built environment, traffic movement and neighbours' rights and amenities in terms of views, privacy and overshadowing.
- d) The proposed development is situated on an activity corridor and will contribute positively to the existing public transport system (Go-George).

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General Conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the abovementioned approvals 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 Consolidation, Rezoning, Subdivision and Departure applications as applied for and indicated on the subdivision, consolidation and zoning plan, Plan No. 2024-03-015_MUN319, dated 28 March 2025 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.

Registration Conditions

3. The public street portion must be transferred to the George Municipality at the developers cost to the satisfaction of the Department: Civil Engineering Services prior to the transfer of the first residential erf.
4. That in terms of Section 34(1) the owner/applicant must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed(s) to reflect the removal of the restrictive conditions, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
5. Proof of endorsement in the title deed must be submitted with the building plans for the development.

Implementation Conditions

6. A site development plan (SDP) for the group housing development must be submitted to the satisfaction of the Directorate for consideration and approval, in accordance with the provisions of Section 23 of the George Zoning Scheme By-Law, 2023 and the conditions of approval prior to submission of building plans.
7. 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 trails, play apparatus, benches, retaining walls, berms, etc. within the development. At least 1x 100L indigenous tree should be planted for every 2 units. These trees should be evenly spaced within the development and not grouped in one area.
8. That all property owners shall become members of a Home Owners' Association (HOA). The Home Owners' Association (HOA) is to be constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2023. The HOA constitution must comply with the provisions of sub-section 29(3) and must be submitted to the satisfaction of the Directorate for approval prior to the transfer of the first residential property within the group housing site. No individual erven will be transferred prior to the approval of the Constitution.
9. Architectural Guidelines for the group housing development must be submitted to the satisfaction of the Directorate for approval prior to the submission of building plans. The Architectural Guidelines must be submitted with the site development plan and landscaping plan. The Home Owners' Association (HOA) shall be responsible for compliance with these guidelines.
10. That until the establishment of the Home Owners' Association (HOA), the developer shall assume the responsibilities of the Home Owners' Association (HOA).

11. All private open space and private road erven must be transferred to the HOA before or/once the developer has no longer the majority vote within the HOA.
12. The street name(s) for the private street within the group housing development must be indicated on the General Plan submitted to the Surveyor General for approval.
13. The subdivision approval will only be regarded as implemented on the approval of the respective consolidation diagram and general plan by the Surveyor General as well as the registration of a portion in terms of the Deeds Registries Act.

Notes

- i) *The SDP must indicate the distance between the access to the development (along Heather Street) and the Go-George bus stop and should take cognisance of this stop and ensure that the bus service is not impeded in any way.*
- ii) *Building plans must be submitted for approval in accordance with the National Building Regulations (NBR).*
- iii) *Stormwater management must be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- iv) *An approved General Plan Diagram, which shows the street names, must be submitted to the Directorate: Planning and Development (GIS Section) for record purposes.*
- v) *Applicant to address and comply with all the conditions imposed in the Council Resolution dated 19 September 2024.*
- vi) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services. The refuse removal requirements must be reflected on the SDP.*
- vii) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- viii) *Refer to attached Annexure B for conditions issued by the departments CES and ETS.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

14. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 10/06/2025, shall be adhered to.
15. In this regard, the applicant to note that 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:
16. The amounts of the development charges are reflected on the attached (**Annexure B**) calculation sheet dated 10/06/2025 and are as follows:
 Roads: R 378 098.56
 Sewer: R 463 763.33
 Water: R 476 04.85
Total: R 1 317 911.74 (Excluding VAT)
17. The total amount of the development charges of **R 1 317 911.74 (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.
18. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 16 above, which may lead to an increase or decrease 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

19. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 03/06/2025, shall be adhered to.
20. In this regard, the applicant to note that the
21. 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:

22. The amounts of the development contributions are reflected on the attached (**Annexure B**) calculation sheet dated 03/06/2025 and are as follows:

Electricity: R 593 644.58 (Excluding VAT)

23. The total amount of the development charges of **R 593 644.58 (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.

24. 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 owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide 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 05 DECEMBER 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

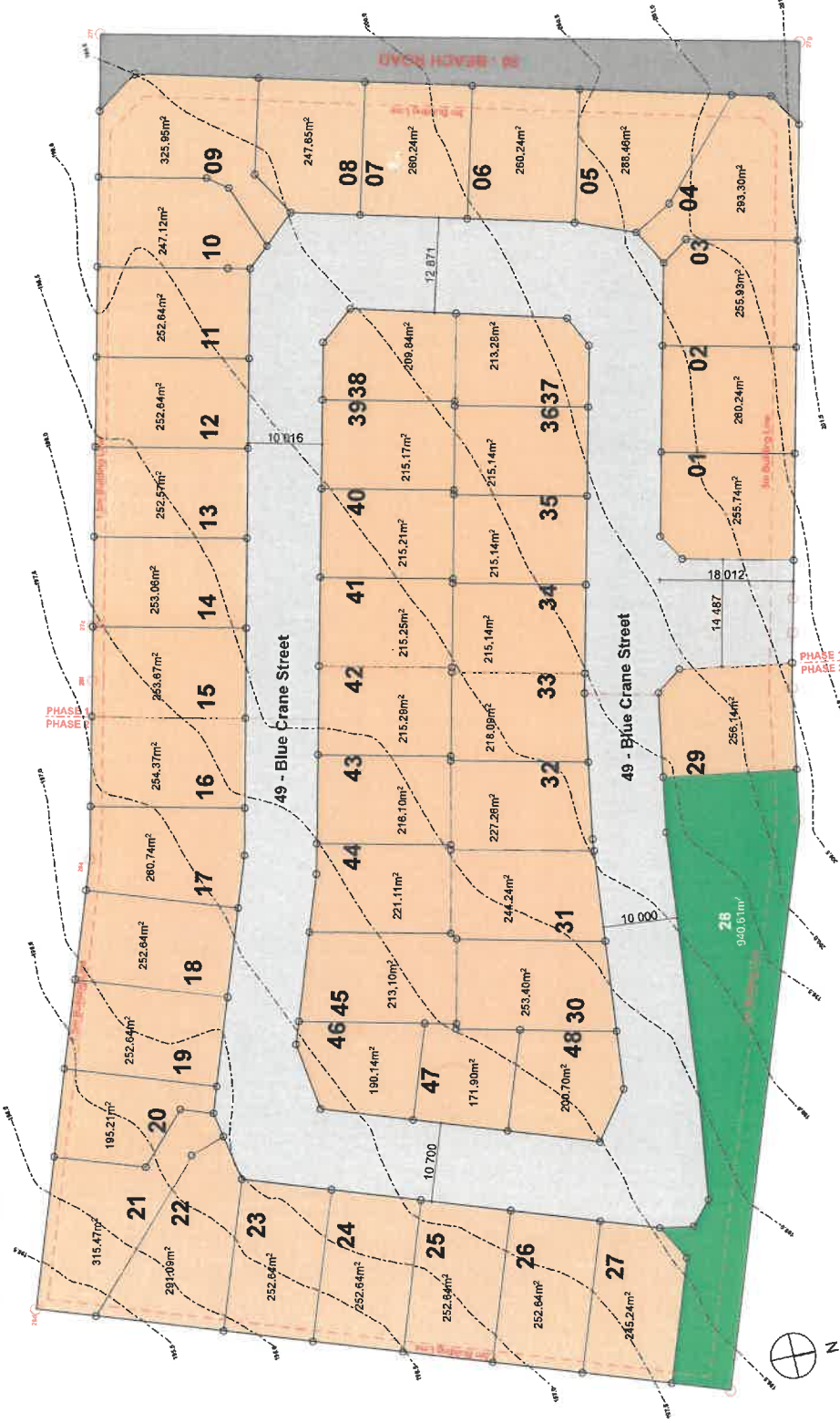


C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 4645, 4646 & 4647, Pacaltsdorp (ror, consolidation, rezoning, subdivision and departure approval)\jvrolijk.docx

SUBDIVISION PLAN



APPLICATION

- Application is made in terms of Section 15(2)(e) of the Land Use Planning By-Law for the George Municipality, 2023 for the consolidation of Erven 4645 to 4647 Pacaltsdorp.
- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of the consolidated erf from Resort Zone to a Subdivisional Area to allow for group housing development comprising of the following:
 - 47 Residential Zone II erven (group housing at a density of ± 28 du/ha);
 - 1 Open Space Zone I erf (private open space);
 - 1 Transport Zone III erf (private road); and
 - 1 Transport Zone II erf (public road).
- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of the Subdivisional Area into:
 - 47 Residential Zone II erven (Portions 1 to 27 and 29 to 48);
 - 1 Open Space Zone I erf (Portion 28);
 - 1 Transport Zone III erf (Portion 49); and
 - 1 Transport Zone II erf (Portion 50).

REVISIONS

NO.	DESCRIPTION
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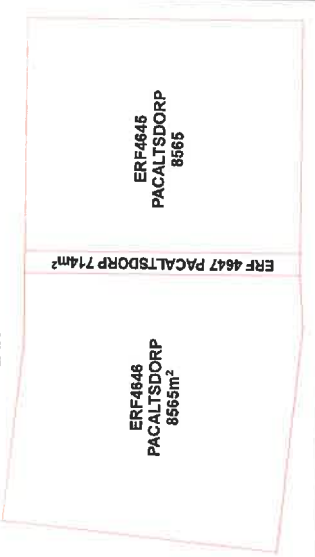
LEGEND

COLOR CODE	NUMBER	AMOUNT	AREA (m ²)	% OF TOTAL AREA
GENERAL RESIDENTIAL ZONE II	01-27	47	315,470	21.84%
PRIVATE OPEN SPACE ZONE II	28	1	29,106	2.01%
TRANSPORT ZONE III	49	1	252,640	17.44%
TRANSPORT ZONE II	50	1	252,640	17.44%
TOTAL AREA		60	1,409,850	100.00%

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.

14/11/2025
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADTBEPLANNING

CONSOLIDATION PLAN



DRAWING TITLE

PROPOSED CONSOLIDATION &
SUBDIVISION OF ERVEN 4645 & 24647

DRAWING DESCRIPTION

CONSOLIDATION & SUBDIVISION
PLANS

SCALE	1:100
DATE	2025-03-28
ISSUED	2025-03-28 (02:27)
DRAWN BY	VH
CHECKED BY	JV
PROJECT NO.	2024-03-016
DRAWING NO.	01
REVISION NO.	00

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal Information use only (Not to publish)			
 GEORGE THE CITY FOR ALL REASONS	Erf Number *	4645	
	Allotment area *	Pacaltsdorp	
	Water & Sewer System *	George System	
	Road network *	Pacaltsdorp	
	Developer/Owner *	Hansmoeskraal Enterprises CC	
	Erf Size (ha) *	29 507,64	
	Date (YYYY/MM/DD) *	2025-06-10	
	Current Financial Year	2024/2025	
Collaborator Application Reference		3639145	

Application: Rezoning, Subdivision & Departure

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

Conditions
General conditions

- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 10/06/2025 and are as follows:

Roads:	R	378 098,56	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	463 763,33	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	476 049,85	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	1 317 911,74	Total Excluding VAT
 - 3 The total amount of the development charges of R 1 317 911,74 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R 1 317 911,74 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 10 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 14 Note, the developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
- 15 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 19 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. All internal services (water, sewer, private roads including the associated stormwater and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof.
- 20 The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
- 21 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 22 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 23 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 24 Municipal water is provided for potable use only. No irrigation water will be provided.
- 25 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 26 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 27 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 28 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.
- 29 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.
- 30 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.
- 31 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 32 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.
- 33 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.
- 34 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 35 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.

- 36 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.
- 37 The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.
- 38 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 39 Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
- 40 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 41 Access to parking must confirm to George Integrated Zoning Scheme 2023, and sufficient stacking distance (6m for less than 15 units and 12 meter for more than 15 units, measured form the property boundary) should be allowed for, and indicated on the Site development Plan.
- 42 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.
- 43 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

10 Jun 25

GM 2023
Development
Charges policyGM 2023
Integrated Zoning
Scheme By-lawGM 2024/25
TariffsCivil Engineering
ServiceElectro-Technical
Service

Erf Number

4645

Allotment area

Pekaletsdorp

Water & Sewer System

George System

Road network

Pekaletsdorp

Developer/Owner

Hansmoredral Enterprises CC

Erf Size (ha)

29 507,64

Date (YYYY/MM/DD)

2025-06-10

Current Financial Year

2024/2025

Collaborator Application Reference

3639145

Code

Land Use

RESIDENTIAL

Total Existing Right

Total New Right

Units

Units

Residential housing (500-1 000m²) ErfResidential housing (>2 000m²) ErfGroup Housing (<200 m²) unit

1

2

Please select

Yes

Is the development located within Public Transport (PT1) zone?

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
 trips/day	156,04		R 2 301,97	R 359 193,63	R 53 879,04	R 413 072,68
 trips/day	8,21		R 2 301,97	R 18 904,93	R 2 835,74	R 21 740,67
 k/day	10,36		R 44 760,00	R 463 763,33	R 69 564,50	R 533 327,83
 k/day	10,50		R 45 340,00	R 476 049,85	R 71 407,48	R 547 457,33
Total bulk engineering services component of Development Charge payable				R 1 317 911,74	R 197 686,76	R 1 515 598,51

Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (CES):

JM Fivaz

Signature :

Date :

June 10, 2025

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 callulation 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 413 072,68
Public Transport		R 21 740,67
Sewerage	20220703048978	R 533 327,83
Water	20220703048981	R 547 457,33
		R 1 515 598,51

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



Erf Number * 4645
 Allotment area * Pacaltsdorp
 Elec DCs Area/Region * George Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * Hansmoeskraal Enterprises
 Erf Size (ha) * 1,8
 Date (YYYY/MM/DD) * 03 06 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3639145

Application:

Development Charges

Comments:

0

Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)

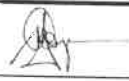
Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the 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 03/06/2025 and are as follows: Electricity: R 593 644,58 Excluding VAT
3	The total amount of the development charges of R593 645, 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 R593 645, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
9	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
10	Any, and all, costs directly related to the development remain the developers' responsibility.
11	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
12	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
13	Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
14	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
15	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
16	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
17	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
18	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
19	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
20	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
21	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.

22	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
23	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
24	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
25	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
26	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
27	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
28	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
29	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
30	Installation of ripple relays are compulsory for all geysers with electrical elements.
31	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
32	All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.
33	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.
34	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.
35	Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
36	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.
37	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.
38	The developer / customer has requested a kVA/unit less than the standard kVA/unit. This has been accepted based on the condition that details relating to the proposed DSM / energy savings measured and capacity limits be supplied and that proof of implementation be provided.



Signed on behalf of Dept: ETS

03 Jun 25

Development Charges Calculator		Version 1.00		2024/06/10			
		Erf Number	4645				
		Allotment area	Pacaltsdorp				
		Elec DCs Area/Region	George Network				
		Elec Link Network	MV				
		Elec Development Type	Normal				
		Developer/Owner	Hansmoeskraal Enterprises				
		Erf Size (ha)	1,8				
		Date (YYYY/MM/DD)	2025-06-03				
		Current Financial Year	2024/2025				
		Collaborator Application Reference	3639145				
Code	Land Use	Unit		Total Existing Right	Total New Right		
RESIDENTIAL				Units	Units		
	Single Res > 1000m² Erf (Upmarket)	unit		2			
	Group Housing >200m²	unit			47		
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 (ADHD)	New demand (ADHD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	11,56	135,82	R 4 777,39	R 593 644,58	R 89 046,69	R 682 691,27
Total bulk engineering services component of Development Charge payable:					R 593 644,58	R 89 046,69	R 682 691,27
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George		Calculated (ETS):					
Signature :							
Date :		June 3, 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 code/Key number	Total
Electricity	76140521 00173	R 593 644,58
		R 682 691,27