

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 2535329
Reference / Verwysing: Remainder Erf 6182, George (Erven 19372 & 19373 & ERVEN 6179 AND 6156, GEORGE)
Date / Datum: 16 January 2026
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN PLANNING
P O Box 2359
GEORGE
6530

**APPLICATION FOR CLOSURE OF PUBLIC PLACE, CANCELATION OF GENERAL PLAN,
CONSOLIDATION, REZONING AND SUBDIVISION: REMAINDER ERF 6182, GEORGE (ERVEN 19372
AND 19373, GEORGE) AND ERVEN 6179 AND 6156, GEORGE**

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications applicable to Remainder Erf 6182, George (Erven 19372 & 19373, George), Erf 6179 and Erf 6156, George:

1. Closure in terms of Section 15(2)(n) of the Land Use Planning By-law for George Municipality, 2023 of the public places as indicated on General Plan No. 5904/1996;
2. Cancellation in terms of Section 15(2)(k) of the Land Use Planning By-Law for George Municipality, 2023 of approved General Plan No. 5904/1996;
3. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of Erven 6179, 6156, 19372 and 19373, George to create one erf (±5.6338ha);
4. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of the consolidated erf from Agricultural Zone I to **Single Residential Zone II for an Estate Housing Site comprising of 80 erven**;
5. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the **Estate Housing Site comprising 80x Single Residential Zone II erven into the following** over four (4) phases:
 - (a) **72x Single Residential Zone II (group housing) erven.**
 - (b) **1x Single Residential Zone II (flats) erf (for up to 40 flats).**
 - (c) **4x Single Residential Zone II (private open space) erven.**
 - (d) **3x Single Residential Zone II (private road erven).**

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

REASONS FOR DECISION

- a) The proposed development, in consideration of the need for densification, will not have a significant adverse impact on the adjacent neighbours' amenities and rights in terms of privacy, views and sunlight.
- b) Adequate mitigation measures have been imposed in the conditions of approval below to ensure that the proposed development will not have a significant adverse impact on the residential and streetscape character of the area. Mitigations also form part of the various specialist studies which must be implemented.
- c) The proposal promotes a sensible and compatible form of residential densification and intensification of land use in support of the spatial planning principles, objectives and guidelines applicable to this area.
- d) Based on all relevant specialist studies conducted, the proposed development can be accommodated in the area without causing any harm to the natural environment, create traffic nuisance or any undesirable change to the character of the area.
- e) The development of the subject properties will be subject to the environmental authorisation which will enforce compliance with all environmental requirements.
- f) The developer will provide a wastewater treatment package plant to accommodate Phases 2 to 4.
- g) It is noted that the rezoning and subdivision applications contain errors which are not substantive and have thus been rectified in the decision. However, a revised rezoning, subdivision and phasing plan must be submitted for endorsement.

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date of approval.
2. The consolidation approval shall be taken to cover only the development as proposed and as indicated on Consolidation Plan number 426/G22 dated January 2023 drawn by Marlize de Bruyn Planning, attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The proposed land uses and subdivision layout for the development shall be in accordance with the Zoning, Subdivision and Phasing Plan number 426/G22 dated September 2025 and drawn by CEM, attached as "**Annexure B**". Revised zoning, subdivision and phasing plans, that reflect the correct wording as per the decision above, must be submitted to the Directorate for endorsement.

Implementation of rights

4. The flats site is limited to 40 dwelling units,
5. A Site Development Plan (SDP) for the development be submitted to the satisfaction of the Directorate: Planning and Development for consideration and approval, in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2023 for approval prior to submission of building plans. In this regard, take special consideration of the required functional open space and all relevant zoning scheme parameters to be indicated and adhered to. Also indicate compliance with all conditions of approval.
6. A separate Landscaping Plan and Rehabilitation 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, including the indigenous vegetation and trees that will be retained and planted, walking and cycling trails, play apparatus, benches, retaining walls, berms, etc. within the development. The George Municipality tree list should be consulted to select suitable species. Landscape-based screening and beautification to be incorporated on the street reserve and outside perimeter of the development, to enhance the streetscape. Please include 3D renderings / visual representations. Ensure that open spaces and streetscapes are sufficiently landscaped to create an "urban country" sense of place. Permeable parking and other creative measures must be indicated to mitigate climate change and the heat island impact of urbanisation.
7. Notwithstanding the general landscaping on site, in terms of the flats development, at least 1 x 200L indigenous tree should be planted for every 1 unit and 2 x 200L indigenous trees must be planted on site for every four (4) parking bays. These trees should be evenly spaced within the flats development and not grouped in one area, especially providing shade and cooling-effect on parking areas. In terms of the general

development (excluding flats), 2 x 200L trees must be planted on each group housing site. Further and additional, 2 x 200L indigenous trees must be planted within the development for every tree removed. The plan must be accompanied by an audit of existing trees.

8. The height of the flats must be limited to 8.5m to safeguard the character of the surrounding area and limit possible negative visual impacts, as specified in the Visual Impact Study.
9. On the SDP, indicate suitable screening and mitigative measures to favour aesthetics in respect of the package plant.
10. On the SDP, indicate the fire breaks as requested by the Department of Forestry Fisheries and Environment.
11. The developer must appoint an Environmental Control Officer (ECO) to ensure compliance with the Environmental Authorisation and all relevant environmental requirements and recommendations from related specialist studies and comments and conditions from the Department of Environmental Affairs and Development Planning. The ECO must ensure compliance with / the implementation and management of the landscaping plans. A confirmation letter from the ECO must be submitted with the SDP in this regard.
12. Access to the proposed development is limited to Plantation Road only, unless otherwise determined by the Engineering Department.
13. No visitor parking may be allowed in the throat length of 46m as recommended by the TIA.
14. The developer must notify the Surveyor-General of the approval in terms of Section 23(3) of the Land Use Planning By-Law for George Municipality, 2023. The record of endorsed cancellation of General Plan must be submitted to the Directorate: Planning and Development for record purposes.
15. In terms of Section 32(1) of the Land Use Planning By-Law for George Municipality, 2023, the consolidation of the land units must be registered in terms of the Deeds Registries Act within the applicable period from the date that the approval comes into operation.
16. In terms of Section 22(1) of the Land Use Planning By-Law for George Municipality, 2023, an approved subdivision lapses after the applicable period from the date that the approval comes into operation if the requirements contemplated in Section 21(1)(a) to (d) have not been met within that specific period.
17. The approved general plan containing the street names as approved in this application must be submitted to the Directorate's GIS Section for record purposes prior to transfer of a portion.
18. 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.
19. The Developer must constitute a Homeowner's Association and/or a Body Corporate of which all property owners will become a member.
20. An Environmental Management Plan must be submitted to the Municipality for approval.
21. All property owners within the development, including individual body corporates, shall become members of a (master) Property Owners' Association (POA). The POA is to be constituted in terms of Section 29 of the Land Use Planning By-Law for George Municipality, 2023. The POA Constitution must comply with the provisions of Section 29 of the Land Use Planning By-Law for George Municipality, 2023 and must be submitted to the Directorate: Planning and Development for approval.
22. Architectural Guidelines must be submitted to the Directorate for approval. The POA shall be responsible for compliance with these guidelines.
23. No individual erven will be transferred prior to the approval of the Constitution and Architectural Guidelines.
24. That until the establishment of the POA, the developer shall assume the responsibilities of the POA.
25. All private open space and private road erven must be transferred to the POA before or once the developer no longer has the majority vote within the POA.

Notes:

- a) *Insufficient parking has been provided for the proposed 40 flats. The site development plan indicates that only 60 parking bays are provided meaning that a maximum of 30 flats can be permitted when applying the parking ratios of the zoning scheme. The developer needs to decide how he intends to address this prior to the implementation of phase 4.*
- b) *Ensure accurate property extents on submission of the SDP.*
- c) *Indicate specific incorporation of the Urban Design Guidelines for High Density, Social and Affordable Housing, 2023 document with the SDP.*

- d) *On submission of the SDP, a letter must be provided by the architect to confirm compliance of the SDP with the proposed architectural guidelines.*
- e) *The submission of the Owners Association Constitution requires the completion of a checklist indicating compliance with Section 29 of the Land Use Planning By-law for George Municipality, 2023. Ensure the list is submitted with such an application.*
- f) *Include elevations, 3D renderings, elevations of structures and boundary wall and streetscape impact with the SDP.*
- g) *That all proposed servitudes must be registered in all individual title deeds within the development.*
- h) *Building plans must be submitted for approval in accordance with the National Building Regulations.*
- i) *No building plans or amendments to building plans may be approved by the Municipality unless first approved by the POA.*
- j) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the SDP and building plans.*
- k) *The stormwater management plan must consider the findings in the geotechnical report.*
- l) *Provisions for the removal of solid waste are to be addressed in conjunction with the Directorate: Community Services.*
- m) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- n) *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.*
- o) *The developer to clear alien species in accordance with the approved Environmental Management Plan.*
- p) *Minor discrepancies exist between the various documentation (layouts and proposal details) which are unlikely to have an impact. Confirmation letters from the Environmental Control Officer and Engineering Consultants will be required to confirm that the site development plan complies with the recommendations as set out in the various reports.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

- 26. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure C' dated 28 February 2023 and must be adhered to.
- 27. 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 is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
- 28. The amounts of the development contributions are reflected on the attached calculation sheet dated 28 February 2023 and are as follows:

Roads:	R 713 150,14 (excluding VAT)
Sewer:	R 1 258 608,30 (excluding VAT)
Water:	R 1 284 672,74 (excluding VAT)
Total:	R 3 256 431,18 (excluding VAT)
- 29. The total amount of the development charges of **R 3 256 431,18 (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.
- 30. Any amendments or additions to the proposed development which are not contained within the calculation sheet, 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.
- 31. 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 the first transfer of a land unit or the submission of building plans for a final calculation.

CONDITIONS OF THE DIRECTORATE: ELECTRO TECHNICAL SERVICES

- 32. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure D' dated 8 March 2023 and must be adhered to.

33. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
34. The amount of the development contributions is reflected on the attached calculation sheet dated 8 March 2023 and are as follows:
Electricity: R 1 088 122, 44 (excluding VAT)
35. The total amount of the development charges of **R 1 088 122,44 (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.
36. Any amendments or additions to the proposed development which are not contained within the said calculation sheet, 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.

That the following applications for **Exemption** in terms of Section 24(1)(f)(i) & (v) of the Land Use Planning By-law for George Municipality, 2023 for registration of the following servitudes:

- (a) A services servitude over Erf 19001, George in favour of Erven 6179, 6156, 19372 and 19373, George;
- (b) A servitude for a municipal water line over Erven 6179, 6156, 19372 and 19371, George.

BE APPROVED in terms of Section 24(2) of said By-law as indicated on Subdivision Plan number 426/G22 dated September 2025 and drawn by CEM, attached as "**Annexure B**" which bears Council's stamp.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 06 FEBRUARY 2026**, 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

ACTING DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT

C:\scan\Remainder Erf 6182 George(closure, cancelation & consolidation Approval) Marlize De Bruyn.docx

PROPOSED CANCELLATION OF GENERAL PLAN,
CONSOLIDATION, REZONING & SUBDIVISION FOR
URBAN COUNTRY ESTATE PTY LTD.

ERVEN 6179 & 6156 AND ERVEN 19372 & 19373
GEORGE (UNREGISTERED PORTIONS OF
REMAINDER ERF 6182 GEORGE),
GEORGE MUNICIPALITY & DIVISION

CONSOLIDATION PLAN

Consolidation of Erven 6179, 6156, 19372 & 19373
George in terms of Section 15(2)(e) of the George
Municipality Land Use Planning By-Law (2015)
to create one erf (45.6338ha).

Drawn:	KK
Scale:	1 : 1,750
Drawing Number:	Annexure 7
Project Number:	426/G22
Date:	JANUARY 2023
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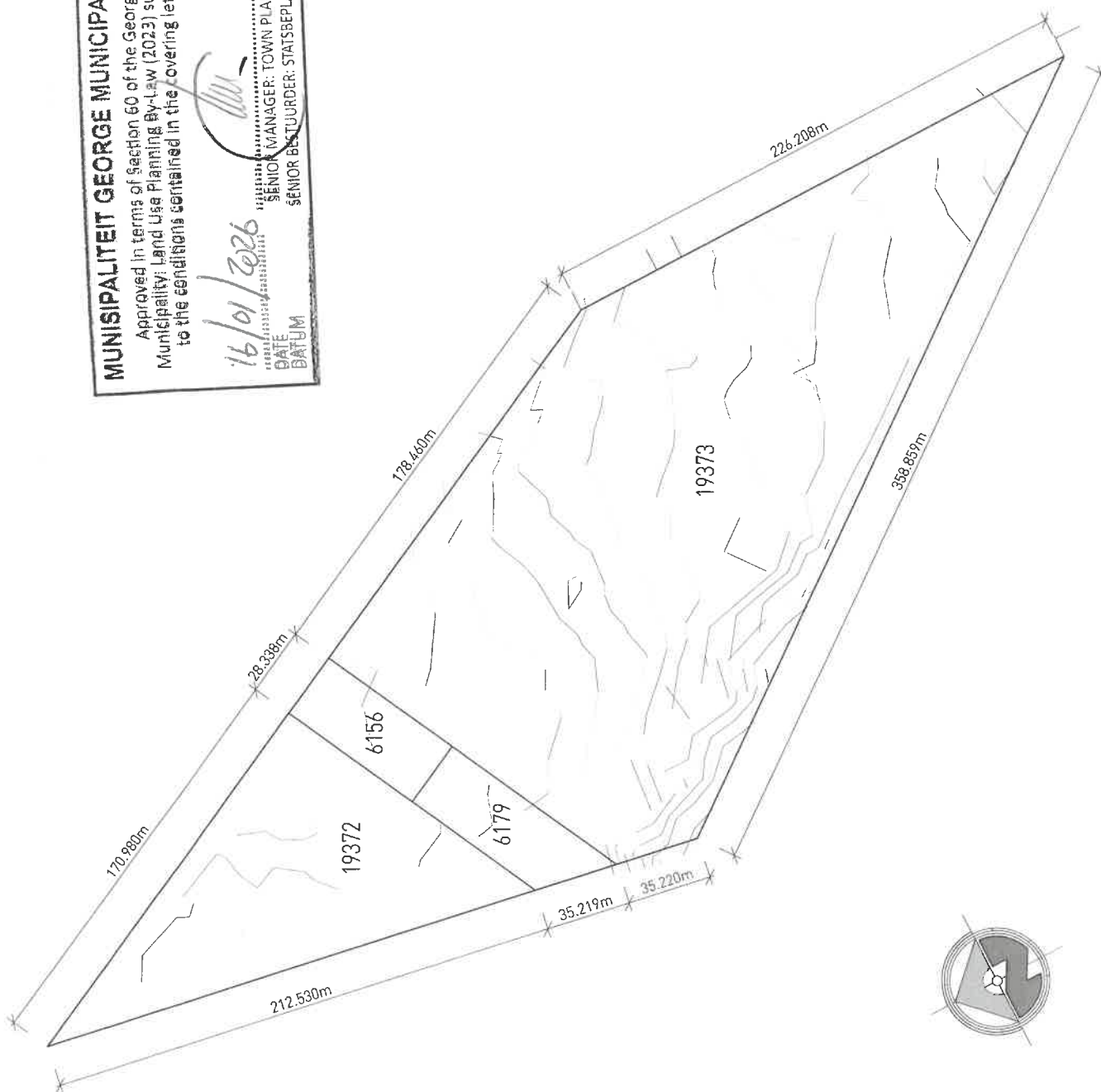
Maritz de Bruyn Planning
Consulting Town & Regional Planning
PO Box 2359 George 6530
PO Box 540 Mossel Bay 6500
0766 340 150
planning@mdbruyndep.com
Professional Planner - A/1477/2011

For scale refer to figured dimensions. Measurements
always to be checked by Professional Land Surveyor.

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.

16/01/2026
DATE
BATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING



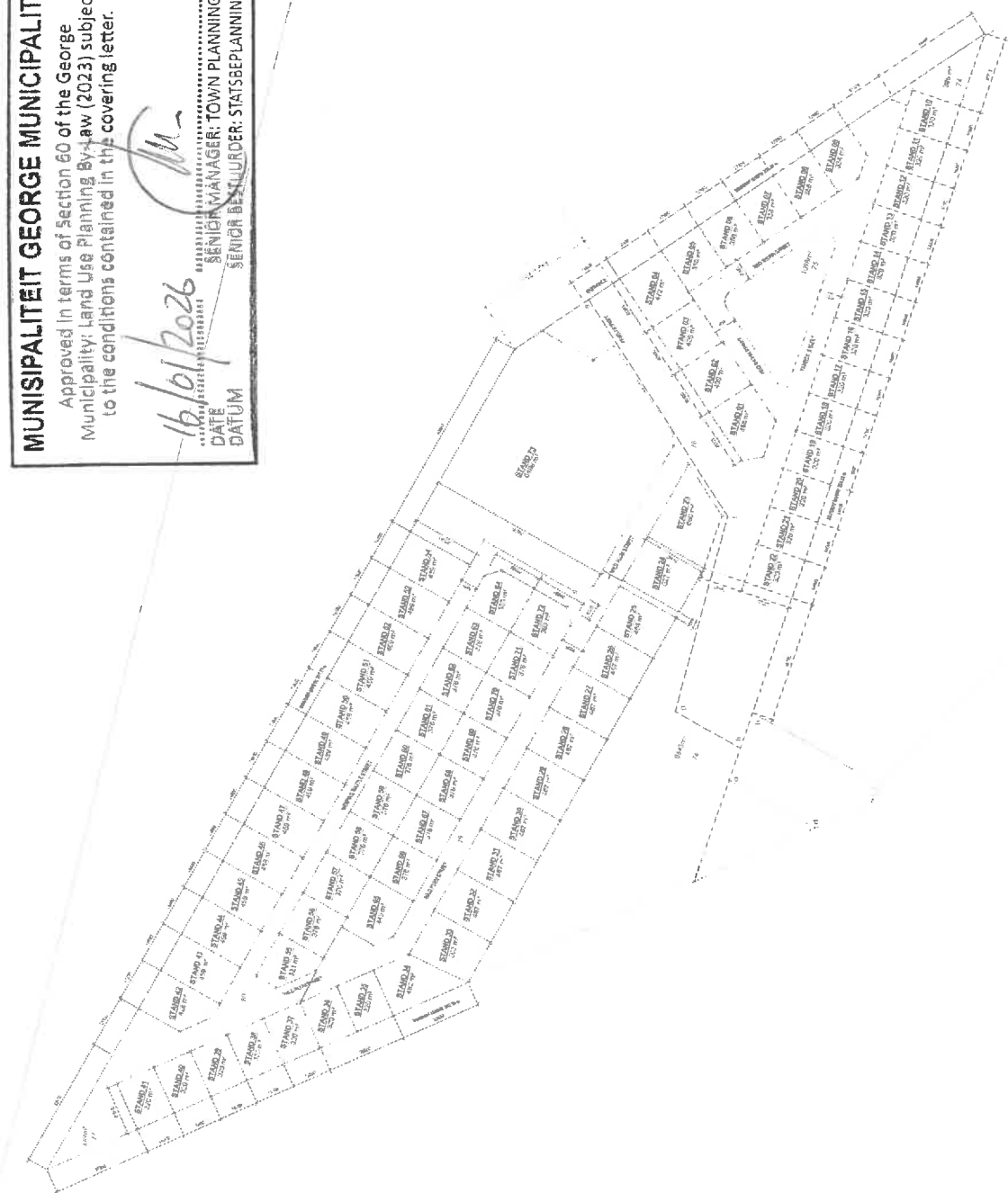
MUNISIPALITEIT GEORGE MUNICIPALITY

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.

16/01/2026
DATE
16/01/2026
SENIOR BEZUIDER: STATISPLANNING
TOWN PLANNING
DATUM

PROPOSED CANCELLATION OF GENERAL PLAN, CONSOLIDATION, REZONING & SUBDIVISION FOR URBAN COUNTRY ESTATE PTY LTD
ERVEN 6179 & 6156 AND ERVEN 19372 & 19373 GEORGE (UNREGISTERED PORTIONS OF REMAINDER ERF 6182 GEORGE), GEORGE MUNICIPALITY & DIVISION
SUBDIVISION PLAN
Subdivision of the subdivisinal area in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-law (2023) into:
Single Residential Zone II erven (Estate Housing) comprising of:
- 72 group housing erven;
- 1 flats erf;
- 4 private open space erven;
- 3 private road erf.
Exempt registration of the following servitudes in terms of Section 24 (1)(f)(i) & (v) of the George Municipality: Land Use Planning By-law (2023):
- abcd for a servitude for services over Erf 19001 George in favour of Erven 6179, 6156, 19372 & 19373 George;
- efgh for a servitude for a municipal water line over Erven 6179, 6156, 19372 & 19373 George
Drawn CEM
Scale NTS
Drawing number: Annexure 8
Project number: 426/G22
Date September 2025
Copyright ©
For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

* Worded to be revised.
See Condition 3.



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.

16/01/2026
DATE
16/01/2026
SENIOR MANAGER: TOWN PLANNING
SENIOR MANAGER: STATISTICS PLANNING
DATUM

PROPOSED CANCELLATION OF GENERAL PLAN, CONSOLIDATION, REZONING & SUBDIVISION FOR URBAN COUNTRY ESTATE PTY LTD

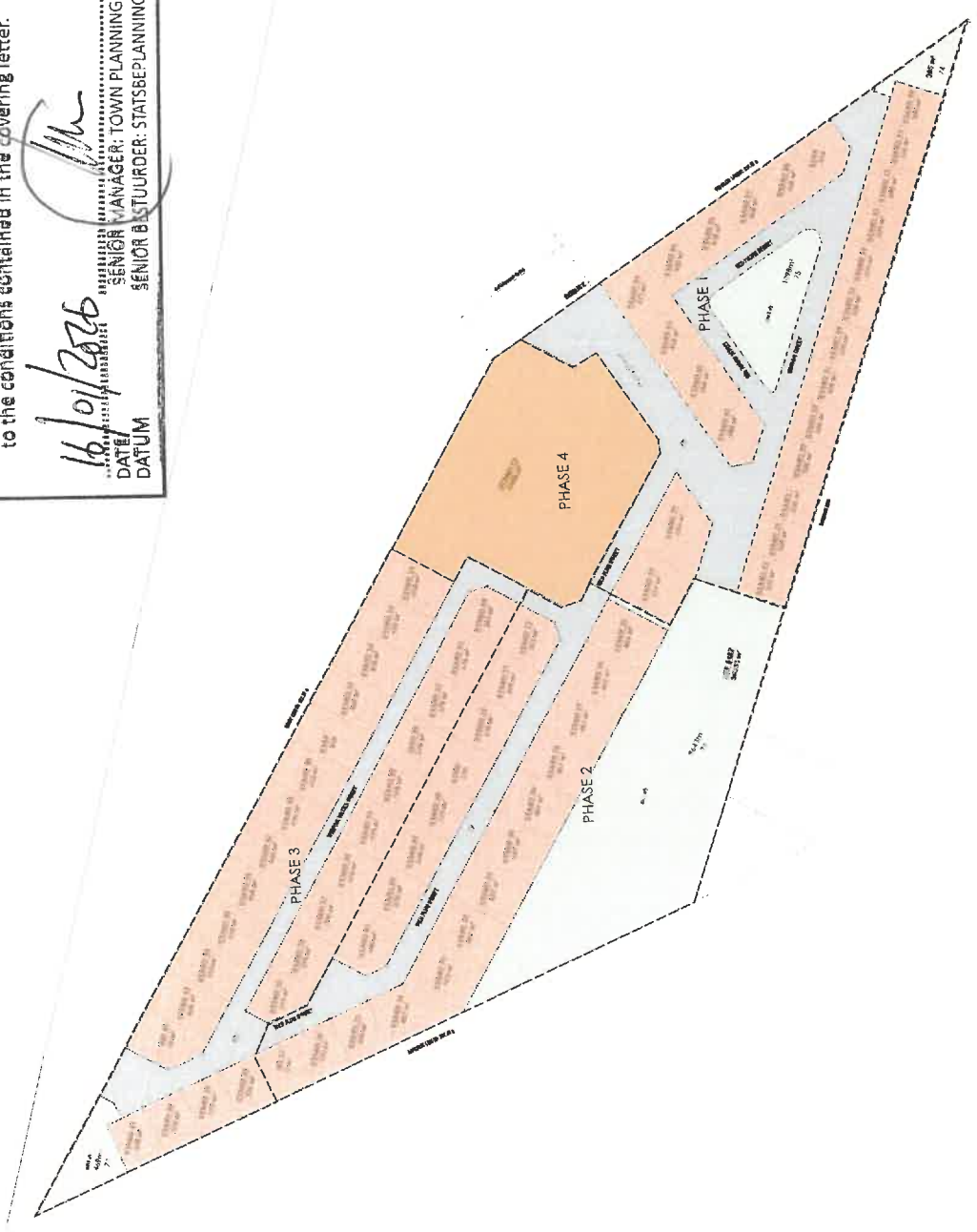
ERVEN 6179 & 6156 AND ERVEN 19372 & 19373 GEORGE (UNREGISTERED PORTIONS OF REMAINDER ERF 6182 GEORGE).


GEORGE MUNICIPALITY & DIVISION ZONING PLAN & PHASES

- Cancellation of General Plan 5904/1996 in terms of Section 15(2)(k) of the George Municipality Land Use Planning By-law (2023);
- Consolidation of Erven 6179, 6156, 19372 & 19373 George in terms of Section 15(2)(e) of the George Municipality Land Use Planning By-law (2023) to create one erf (#5.6338ha);
- Rezoning of the consolidated erf in terms of Section 15(2)(a) of the George Municipality Land Use Planning By-law (2023) from Agricultural Zone I (Agriculture) to Subdivisional Area;
- Subdivision of the subdivisional area in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-law (2023) into the following which is to be divided in four phases:
 - Single Residential Zone II even (Estate Housing) comprising of:
 - 72 group housing erven;
 - 1 flats erf;
 - 4 private open space erven;
 - 3 private road erf.
- Exempt registration of the following servitudes in terms of Section 24 (1)(f)(i) & (v) of the George Municipality Land Use Planning By-law (2023):
 - abcd for a servitude for services over Erf 19001 George in favour of Erven 6179, 6156, 19372 & 19373 George;
 - eight for a servitude for a municipal water line over Erven 6179, 6156, 19372 & 19373 George.

Single Residential Zone II – Estate Housing		Area (ha)	%	Portion
Group Housing		2.8441	50.43	1 – 72
Flats		0.6496	11.53	73
Private Open Space		1.0605	18.80	74 – 77
Private Road		1.0846	19.24	78 – 80
Total		5.6388ha	100	80
Drawn		CEM		
Scale		NTS		
Drawing number:		Annexure 9		
Project number:		426/G22		
Date		September 2025		
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For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.				

*Wording to be Revised.
See Condition 3.*



GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf Number *	19372, 6156, 6179 & 19373	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	Urban Country Estate Pty Ltd	
	Erf Size (ha) *	5,6388	
	Date (YYYY/MM/DD) *	2023-02-28	
	Current Financial Year	2022/2023	
Collaborator Application Reference		2535329	

Application: **Development Charges**

Service applicable	Description
Roads	Service available, access via Park 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

- 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 28/02/2023 and are as follows:



Roads:	R	713 150,14	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	1 258 608,30	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	1 284 672,74	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	3 256 431,18	Total Excluding VAT
 - The total amount of the development charges of R3 256 431,18 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R3 256 431,18 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered 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. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 14 Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
- 15 The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
- 16 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 17 The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 18 Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 19 The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 20 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.
- 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 or loss in electrical sales from the system.
- 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.
- 25 Municipal water is provided for potable use only. No irrigation water will be provided.
- 26 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.
- 27 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.
- 47 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
- 48 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.
- 49 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.
- 50 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, who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the relevant authority, are to be implemented by the developer and prior to any transfer being approved or an occupation certificate being issued. All costs involved will be for the developer.
- 51 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.
- 52 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.

- 53 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 rules of all home owners constitutions/body corporate/any such governing or controlling body.
- 54 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.
- 55 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.
- 56 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 57 No private parking will be allowed in the road reserve.
- 58 The municipality, or contractors representing George Municipality to have unrestricted access to the exiting municipal infrastructure pump stations. Developer to indicated proposed access on the development's Site Development Plan (SPD) for approval.
- 59 Access to parking must confirm to George Integrated Zoning Scheme 2017, and sufficient stacking distance should be allowed for, and indicated on the Site development Plan.
- 60 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2017 parking requirements and vehicles must, in terms of Clause 46(b) readily leave the site without reversing across the sidewalk.


Singed on behalf of Dept: CES

21 Nov 25

CES Development Charges Calculator		Version 2.00		20 February 2023	
		Erf Number *	19372, 6156, 6179 & 19373		
		Allotment area *	George		
		Water & Sewer System *	George System		
		Road network *	George		
		Developer/Owner *	Urban Country Estate Pty Ltd		
		Erf Size (ha) *	5,6388		
		Date (YYYY/MM/DD) *	2023-02-28		
		Current Financial Year	2022/2023		
		Collaborator Application Reference	2535329		
Code	Land Use	Unit	Total Existing Right		Total New Right
RESIDENTIAL					
	Single Res > 1000m² Erf (Upmarket)	unit			4
	Group Housing >200m²	unit			77
	Flat <100m²	unit			40
Is the development located within Public Transport (PT1) zone?			Please select Yes		
Calculation of bulk engineering services component of Development Charge					
Service	Units	Additional Demand	Unit Cost	Amount	Total
Roads	trips/day	382,75	R 1 863,23	R 713 150,14	R 106 972,52
Sewerage	kj/day	32,43	R 38 810,00	R 1 258 608,30	R 188 791,25
Water	kj/day	33,06	R 38 860,00	R 1 284 672,74	R 192 700,91
Total bulk engineering services component of Development Charge payable				R 3 256 431,18	R 488 464,68
Link engineering services component of Development Charge					
Total Development Charge Payable					
City of George		Developer/Owner			
Calculated (CES):		JM Fivaz			
Signature :					
Date :		February 28, 2023			
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
Roads	20220703048977	R 820 122,66
Sewerage	20220703048978	R 1 447 399,55
Water	20220703048981	R 1 477 373,65
		R 3 744 895,86

GEORGE ELECTRICITY DC CALCULATION MODEL		Version 1.00	2022/08/15
For Internal information use only (Not to publish)			



Erf Number * 6156 6179 19372 19373
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * Urban Country Estate Pty Ltd
 Erf Size (ha) * 5,64
 Date (YYYY/MM/DD) * 08 03 2023
 Current Financial Year 2022/2023
 Collaborator Application Reference 2535329

Application:

Development Charges

Comments:

Amendment or Cancellation of Plan of Subdivision including a General plan; Consolidation up to 20 erven; Subdivision of more than 20 erven

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 08/03/2023 and are as follows: Electricity: R 1 088 122,44 Excluding VAT
3	The total amount of the development charges of R1 088 122, 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 R1 088 122, 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 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 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. 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	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 LV work must be installed and be funded by the developer / customer.
36	All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.
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.

 P. Eng.

Singed on behalf of Dept: ETS

08 Mar 23

Development Charges Calculator				Version 1.00		2022/08/15	
				Erf Number	6156 6179 19372 19373		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV		
				Elec Development Type	Normal		
				Developer/Owner	Urban Country Estate Pty Ltd		
				Erf Size (ha)	5,64		
				Date (YYYY/MM/DD)	2023-03-08		
				Current Financial Year	2022/2023		
				Collaborator Application Reference	2535329		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL				Units	Units	Units	
	Single Res > 1000m ² Erf (Luxury 3 phase)	unit		4			
	Group Housing >200m ²	unit				77	
	Flat <100m ²	unit				40	
OTHERS				kVA		kVA	
Is the development located within Public Transport (PT1) zone?				Please select			
				Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	52,02	309,21	R 4 230,78	R 1 088 122,44	R 163 218,37	R 1 251 340,81
Total bulk engineering services component of Development Charge payable					R 1 088 122,44	R 163 218,37	R 1 251 340,81
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS): 							
Signature: _____							
Date: March 8, 2023							
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	20 220 703 048 979	R 1 251 340,81
		R 1 251 340,81