

Collaborator No.: 3798777
Reference / Verwysing: Erf 29232, George
Date / Datum: 15 May 2026
Enquiries / Navrae: Primrose Nako

Email: info@vreken.co.za

Marike Vreken Town Planners
P O BOX 2180
KNYSNA
6570

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL, SUBDIVISION SITE
DEVELOPMENT PLAN AND EXEMPTION OF SERVITUDE: ERF 29232, GEORGE**

Your application in the above regard refers.

A. The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Erf 29232, George:

1. Amendment in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023 of condition 2 in approval letter dated 1 December 2020 to amend the zoning/land use plan for Phase 2 applicable to Erf 29232, George from flats to town houses and private road;
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning Bylaw for George Municipality, 2023 of Erf 29232, George into six portions, namely:
 - a) Portion 1: +/-100m² (town house);
 - b) Portion 2: +/-100m² (town house);
 - c) Portion 3: +/-146m² (town house);
 - d) Portion 4: +/-146m² (town house);
 - e) Portion 5: +/-192m² (town house); and
 - f) Portion 6: +/-495m² (private road);

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

REASONS FOR DECISION

- i. The proposed development is deemed to be consistent with the spatial planning policies and guidelines for the area.
- ii. The subject property features a design and layout consistent with the existing Kraaibosch Park residential development and integrates seamlessly with the existing road network serving these erven.
- iii. The proposal will not have a negative impact on the streetscape, traffic movement or neighbouring properties rights and amenities.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the Subdivision and Amendment of conditions of approval as applied for and indicated on the Land use and subdivision Plan, plan no Pr25/25GEO29232-sub05 dated 13 February 2026, drawn by Marike Vreken attached as “Annexure A” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. All property owners within the development shall become members of the Kraaibosch Park Homeowners’ Association and be bound to the approved HOA Constitution and Architectural Guidelines for said development.
4. The approved Subdivision Plan/General Plan must be submitted to the Directorate’s GIS Section for information purposes prior to transfer of a portion.
5. Portion 6 (Private Road) must be transferred to the HOA.
6. The approval will only be regarded as implemented on the approval of the SG Diagram at the Surveyor General as well as the registration of the General Plan in terms of the Deeds Registries Act.

Notes

- a) *Building plans be submitted for approval in accordance with the National Building Regulations (NBR).*
- b) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- c) *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.*
- d) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- e) *Development must adhere to the Architectural Guidelines of the Kraaibosch Park development.*
- f) *Open spaces should be designed to permit infiltration of surface runoff to promote ground water replenishment and reduce the volume of the stormwater into the municipal system.*
- g) *Responsibilities for implementation of landscaping must be confirmed by applicant.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. The conditions imposed by the Directorate Civil Engineering Services are attached as ‘Annexure B’ shall be adhered to.
8. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 12.10.2025 and are as follows:

Sewer: R 58 503.54

Water: R 44 980.00

Total: R 106 407.24 (Excluding VAT)

9. The total amount of the Road DCs, as calculated within the Kraaibosch Road Cost model, shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided for in Services Agreement or, in the case of a phased development, in these or as contained in any other relevant conditions of approval. The Roads Contribution shall be payable in terms of Kraaibosch Roads Master Plan (KRMP) as set out in the Services Agreement.
10. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 8 above, which may lead to an increase 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.

11. 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 106 407.24** (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 Condition 8. above.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

12. The conditions imposed by the Directorate Electrotechnical Services are attached as '**Annexure B**' shall be adhered to.
13. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality 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 09.10.2025 and are as follows:

Electricity: R 28 057.20 Excluding VAT

14. The total amount of the development charges of **R 28 057.20** Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
15. Any amendments or additions to the approved development parameters which 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 transfer requests and building plans to obtain a final calculation.

- B. That the application for Permission in terms of Sections 15(2)(l) of the Land Use Planning By-law for George Municipality, 2023 for the approval of a Site Development Plan (SDP), Plan no. Erf 29232 – 1000 R1 dated 29 April 2026, Erf 29232 BUILD – 1000 and Erf 29232 BUILD – 2000 dated 28 August 2025 drawn by Evergreen Designs, for the development of 5x town houses on Erf 29232, George, attached as '**Annexure C**';

BE APPROVED in terms of Section 60 of said By-Law for the George Municipality, 2023 for the following reasons:

REASONS FOR DECISION

- a) The proposed SDP is in line with the Integrated Zoning Scheme By-Law, 2023 and development rights.
- b) The proposed amended SDP meets the requirements of Section 23(8) and 65 of the Land Use Planning Bylaw for George Municipality, 2023.
- C. It is hereby confirmed in terms of Section 24(1)(f) (v) of the Land Use Planning By-law for George Municipality, 2023 that the registration of private servitudes for parking purposes (figures abcd, cdef, ghjk, lmpn, & qrst on the subdivision plan) over proposed Portion 6 of Erf 29232, George on the attached plan, **Annexure A**, which bears council's stamp, is exempted from Section 15 of the said By-law.

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 05 JUNE 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.

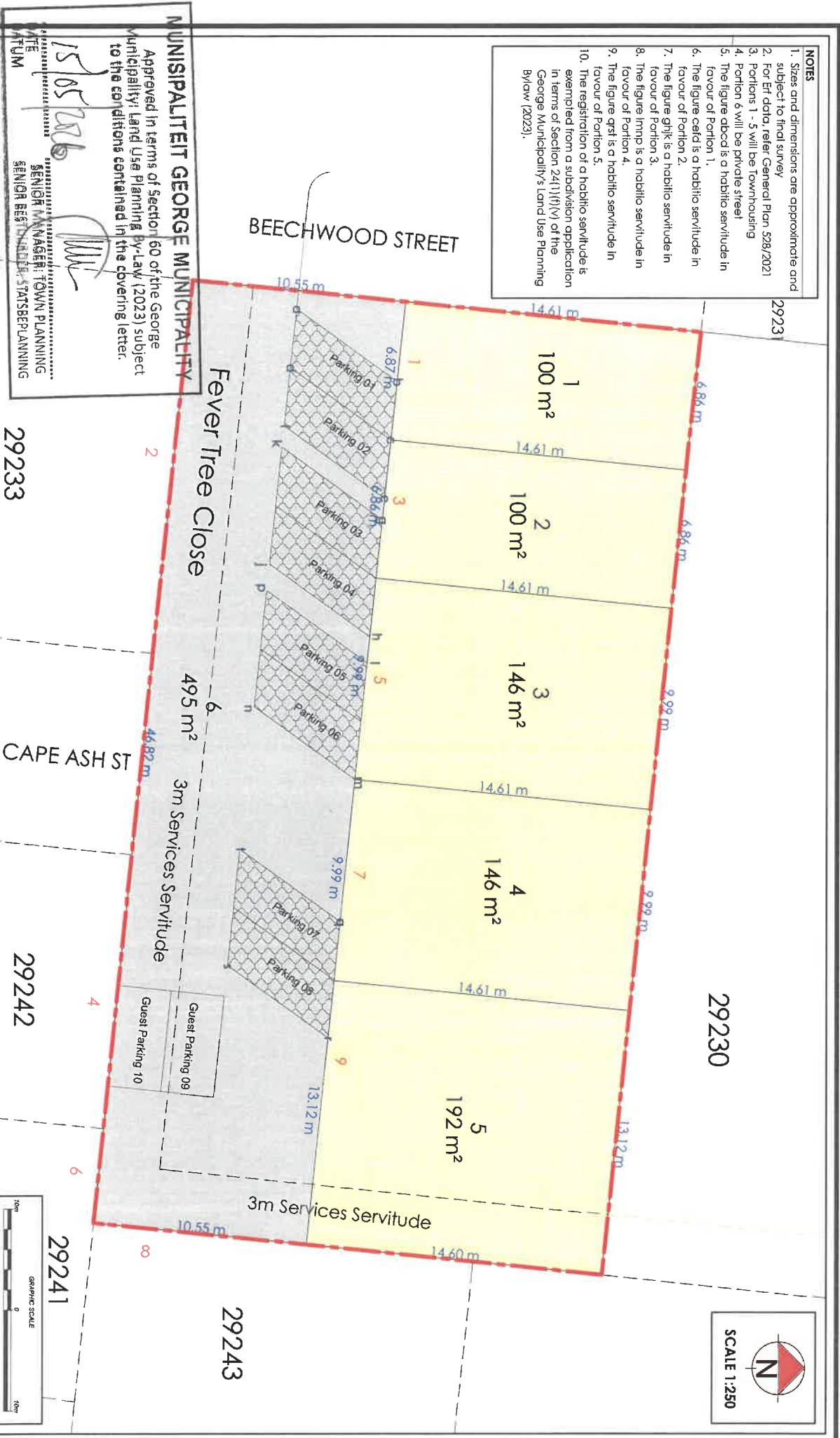
Yours faithfully



C PETERSEN
SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 29232, George (Amendment, SDP & Exemption_ Approval)M Vreken.docx

- NOTES**
- Sizes and dimensions are approximate and subject to final survey
 - For Erf data, refer General Plan 528/2021
 - Portions 1 - 5 will be Townhousing
 - Portion 6 will be private street
 - The figure abcd is a habilito servitude in favour of Portion 1.
 - The figure efgh is a habilito servitude in favour of Portion 2.
 - The figure ghik is a habilito servitude in favour of Portion 3.
 - The figure lmnp is a habilito servitude in favour of Portion 4.
 - The figureqrst is a habilito servitude in favour of Portion 5.
 - The registration of a habilito servitude is exempted from a subdivision application in terms of Section 24(1)(f)(v) of the Geogree Municipality's Land Use Planning By-law (2023).



MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of section 60 of the Geogree Municipality's Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

15/05/2026

SENIOR MANAGER: TOWN PLANNING
SENIOR BEPLANNINGS-STAATSBEPLANNING

PLAN 2

SUBDIVISION AND LAND USE PLAN

GEORGE

ERF 29232

MUNICIPAL MANAGER

DATE:

COPY RIGHT:

This Plan may not be copied or amended without the written consent of HM Vreken

DRAWN:	MV	CHECKED:	MV
PLAN NO:	P2525GEOR29232-sub05		
PLAN DATE:	13 Feb 2026		
STORED:	\\drawing\p\p2525GEOR29232-sub05.dwg		

Mantke Vreken
 STADS- & ONCEWETINGSBEPLANNERS

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Development Conditions: Civil Engineering Services

Condition

1. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With regard to the proposed development, the developer will be required to make Development Contribution, as follows:
2. The amounts of the Development Charges are reflected on the attached calculation sheet dated **12/10/2025** and are as follows:

Sewer: R 58 503.54 Excluding VAT (Refer to attached DC calculation sheet)

Water: R 44980.00 Excluding VAT (Refer to attached DC calculation sheet)

Total: R106 407.24 Excluding VAT

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

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

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 106 407.24 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of Condition 1 above.
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 civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Neighbourhood Planning and Guide and Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the Dir: CES, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. Road reserve widths must be indicated on the plans submitted. All work is to be carried out under the supervision of the consulting engineer who is to provide the relevant authority with a Completion Certificate, as-built plans in electronic format, and a Final Completion Certificate. All costs will be for the developer. No transfers will be approved before all the civil services have been satisfactorily installed and as-builts submitted electronically, as well as the surveyors plan.

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12/10/2025**

8. Any, and all, costs directly related to the development remain the developers' responsibility.
9. Each new portion created must have separate water and sewer connections.
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/owner of the other erf. Condition (06) applicable.
11. Any service from another relevant erf must be accommodated across the development or incorporated into the services of the development. All negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. Condition (06) applicable.
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 (06) applicable.
13. No development may take place within at least the 1:100-year flood line or on slopes steeper than 1:4, or according to any condition/s of any other relevant authority.
14. The proposed road construction phasing, including any road building schedule, shall conform to a phase plan, required to be submitted for approval.
15. The Services Agreement is to be drawn up/amended between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer. The HOA will be a party to the Services Agreement.
16. Should more than two developments/properties be party to or share any service, the Dept: Civil Engineering Services will assist the parties to determine pro-rata contributions payable by each party. Any outcomes/agreement between the parties is to be carried out fully by all parties involved
17. Suitable servitudes must be registered for any pipeline not positioned within the normal building lines. The width of the servitude is to be confirmed with the relevant technical department.
18. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required.
19. Provisions and municipal requirements for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
20. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development.
21. A homeowners' association/body corporate (as applicable) is/are to be established incorporating all erven within any security development / private and /or access-controlled developments. The private roads and the related stormwater infrastructure, and private open spaces within the development will be transferred by the developer to this / these homeowners' association/s who will assume responsibility for the maintenance thereof.
22. 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

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- removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses from the system.
23. Should any person, including the developer, the Association, an owner of an erf in the development or a contractor appointed by any of the aforesaid persons, dispose of any items into the municipal sewer or stormwater network, the developer and the Association will jointly and severally be liable for any losses or damages the Municipality may suffer as a result thereof and the costs the Municipality may incur to remedy the effect of the action in question, and/or to clean and flush the system.
 24. The developer and the association are to jointly and severally indemnify the Municipality against all costs and expenses the Municipality may incur as a result of any failure by the developer or the associations to comply with its obligations in terms of and arising from condition 06 above.
 25. 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 completed to the satisfaction of the Dir: CES, or any condition of any directorate or authority has not been satisfactorily complied with.
 26. The Developer is responsible to obtain the necessary approval / way leaves, and also from third parties which includes, but is not limited to Telkom and fibre optic cables.
 27. Municipal water is provided for potable use only. Potable water may not be used for irrigation purposes.
 28. A bulk water meter must be installed by the developer prior to construction to monitor water usage during the construction phase, and for future bulk metering purposes. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to comply with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated nonmetered water consumption at a rate as per the applicable tariff list.
 29. The developer / erf owner is to apply to the George Municipality for the installation of individual erf water meters prior to any building work commencing on an erf.
 30. Water demand management plan/s are to be submitted for approval by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be incorporated into the constitution and/or rules of the homeowner constitutions/body corporates/any such governing or controlling bodies.
 31. The development, in its entirety or in phases, is subject to confirmation of the availability of bulk capacity of the Water & Sanitation treatment works at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the confirmation of availability so that other development in George is not compromised. No erf may connect to a municipal service unless it has been confirmed that the bulk capacity is available.
 32. Public and private roads are to be clearly indicated on all layout plans submitted. The cadastral layout can only be approved if the road reserve information has been included on plans approved by the Dir. CES.

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


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46. Should it be required, the developer is to cede any portion of property required for public road reserve, excluding any portion/s included within Kraaibosch Roads Master Plan (KRMP), free of charge, to the relevant authority.
47. Permission for construction access onto, and use of, municipal, provincial, or national roads must be obtained from the relevant authorities.
48. Construction vehicle access positions must be pre-approved by the Dir. CES. Condition (06), applies.




CES Development Charges Calculator
Version 3.02 (Mar 2024)


Erf number *	29232	Allotment area *	George	Water & Sewer System *	George System	Road network *	George	Developer/Owner *	CAPE ESTATES PROPERTIES OUTENQUA (PTY)LTD
Erf Size (ha) *	6 339,97	Date (YYYY/MM/DD) *	2025-10-12	Current Financial Year	2025/2026	Collaborator Application Reference	3825370		




GM 2023 Development Charges policy




GM 2023 Integrated Zoning Scheme By-Law



GM 2024/25 Tariffs



Civil Engineering Service







Electro-Technical Service

	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
			Units	Units
	Residential housing (1 000-1 500m ²) Erf	Unit	1	
	Group Housing (<200 m ²) unit	unit		6

	m ² Erf	m ² GLA	FAR	m ² Erf	m ² GLA	FAR	m ² GLA

Please select: Yes

GENERAL BUSINESS							
	Units	Additional Demand	Unit Cost	Amount	VAT	Total	
	trips/day	17,58	R 0,00	R 0,00	R 0,00	R 0,00	
	trips/day	0,93	R 0,00	R 0,00	R 0,00	R 0,00	
	kl/day	1,06	R 55 140,00	R 58 503,54	R 8 775,53	R 67 279,07	
	kl/day	1,07	R 44 980,00	R 47 903,70	R 7 185,56	R 55 089,26	
Total bulk engineering services component of Development Charge payable				R 106 407,24		R 15 961,09	R 122 368,33

Link engineering services component of Development Charge Payable

City of George

Calculated (CES): **JM Fivaz**

Signature: _____ Date: **October 12, 2025**

NOTES :

- In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month
- Please note the calculation above only surfs as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2025/06/18
For Internal information use only (Not to publish)		



Erf Number * 29232
 Allotment area * Kraalbosch
 Elec DCs Area/Region * George Network
 Elec Link Network * HV/MV
 Elec Development Type * Normal
 Developer/Owner * Cape Estates
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 09 10 2025
 Current Financial Year 2025/2026
 Collaborator Application Reference 3798777

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 09/10/2025 and are as follows: Electricity: R 28 057,20 Excluding VAT
3	The total amount of the development charges of R28 057, 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 R28 057, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	Any, and all, costs directly related to the development remain the developers' responsibility.
9	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
10	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
11	Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
12	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
13	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
14	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
15	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
16	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
17	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
18	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.

19	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
20	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
21	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.
22	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
23	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
24	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.
25	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.
26	Installation of ripple relays are compulsory for all geysers with electrical elements.
27	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
29	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.
29	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.


M Gatyeni



Singed on behalf of Dept: ETS

09 Oct 25

Development Charges Calculator Version 1.00 2025/06/18



Erf Number: 29232
 Allotment area: Kraalbosch
 Elec DCs Area/Region: George Network
 Elec Link Network: HV/MV
 Elec Development Type: Normal
 Developer/Owner: Cape Estates
 Erf Size (ha): 0
 Date (YYYY/MM/DD): 2025-10-09
 Current Financial Year: 2025/2026
 Collaborator Application Reference: 3798777

Code	Land Use	Unit	Total Existing Right	Total New Right			
RESIDENTIAL							
	Group Housing <200m ² (floor area size)	unit		5			
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	0,00	10,34	R 2 569,08	R 28 057,20	R 4 206,58	R 32 265,78
Total bulk engineering services component of Development Charge payable					R 28 057,20	R 4 206,58	R 32 265,78
Link engineering services component of Development Charge							
Total Development Charge Payable							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623 0211356	R 32 265,78
Special Contribution		R 24 439,51
		R 56 705,29

Special Contribution Equivalent Units
 R4 887,90 5