

**Collaborator No.:** 3861612  
**Reference / Verwysing:** Portion 171 of the Farm Kraaibosch 195, Division George  
**Date / Datum:** 3 July 2026  
**Enquiries / Navrae:** Andrea Griessel

**Email:** [planning@mdbplanning.co.za](mailto:planning@mdbplanning.co.za)

MARLIZE DE BRUYN PLANNING  
P O Box 2359  
GEORGE  
6530

**APPLICATION FOR EXEMPTION, SUBDIVISION AND PERMANENT DEPARTURE: PORTION 171 OF  
THE FARM KRAAIBOSCH 195, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that:

- A. 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 a 6.0m wide servitude right-of-way (figure abcd on the subdivision plan attached) over proposed Portion A in favour of the Remainder of Portion 171 of the Farm Kraaibosch 195 on the attached plan, **Annexure A**, which bears Council's stamp, is exempted from Section 15 of the said By-law.

**REASONS FOR DECISION**

- (i) The provision of a private right of way servitude.
- B. The following applications applicable to Portion 171 of the Farm Kraaibosch 195, Division George:
1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 of Portion 171 of Farm Kraaibosch 195, Division George into a Portion A (1.0ha), Portion B (1.0ha) and Remainder (1.0Ha);
  2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the relaxation of the following building lines applicable to the respective subdivided portions of Portion 171 of the Farm Kraaibosch 195, Division George:
    - (a) Southern side boundary building line of Portion A from 10m to:
      - (i) 2.0m for an existing storage container;
      - (ii) 6.0m for the existing dwelling house;

- (iii) 0.0m for the existing garage, covered vegetable patch, and a covered enclosure for pet rabbits;
- (b) Northern side boundary building line of Portion B from 10m to:
  - (i) 0.0m for the garden shed;
  - (ii) 1.0m for storage containers;
- (c) Northern side boundary building line of the Remainder Portion from 10.0m to 2.0m for the covered vegetable patch;

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

**REASONS:**

- (a) The proposed subdivision is in line with the surrounding rural character of the area and aligns with the cadastral form.
- (b) The proposal will not have an adverse impact on the surrounding built environment, or neighbouring properties rights and amenities in terms of views, privacy or overshadowing.
- (c) The application is consistent with the spatial planning objectives for the area.

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 Subdivision approval shall lapse if not implemented within five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the subdivision and departure application as applied for and indicated on the site and subdivision plan, Plan no. Site 195/171 Rev2 dated August 2025 attached as “Annexure A” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. As built building plans must be submitted in accordance with the National Building Regulations (NBR) for the respective portions for record purposes to indicate the new property boundaries and building lines prior to the transfer of said Portion.
4. The subdivision approval will only be regarded as implemented on the approval of the SG Diagram by the Surveyor General as well as the registration of at least one portion in terms of the Deeds Registries Act.
5. The departures will be considered implemented on the approval of the as-built building plans depicting the relevant structures and new cadastral boundaries.

**Notes:**

- (i) For each land portion and the remainder, access positions and widths must be indicated on all building plan submissions.
- (ii) The approved Surveyor General diagram must be submitted to the Directorate: Planning and Development for record purposes prior to the transfer of the Portions.
- (iii) Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.
- (iv) No trees may be removed before the approval of the relevant Authorities.
- (v) The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- (vi) Provision for the removal of solid waste are to be addressed in conjunction with the Directorate: Community Services.
- (vii) The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.

- (viii) For each land portion and the remainder, access positions and widths must be indicated on all future building plan submissions.
- (ix) Applicant to take note of the biodiversity priority status (CBA II) on the proposed remainder. Future development on the property must aim for low-impact development to meet the desired management objective for CBA II.
- (x) That on-going clearing of alien invasive vegetation take place on the respective properties in terms of the Conservation of Agricultural of Agricultural Resources Act 43 of 1983 (CARA).

**CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:**

- 6. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 17/06/2026, must be adhered to.
- 7. Note that 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 development contributions are reflected on the attached calculation sheet dated 17/06/2026 and are as follows:

Roads: R 20 732.20 Excluding VAT  
Sewer: – Excluding VAT  
Water: R 92 748.76 Excluding VAT  
**Total: R 113 480.96 (Excluding VAT)**

- 8. The total amount of the development charges of **R 113 480.96** (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.
- 9. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

**CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES:**

- 10. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure B' dated 14/11/2025, must be adhered to.
- 11. Note that as stipulated in the attached conditions imposed by the Directorate Electrotechnical 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 14/11/2025 and are as follows:

Electricity: **R 22 071.47 (VAT Excluded)**

12. The total amount of the development charges of **R 22 071.47** (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.
13. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: 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 24 JULY 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



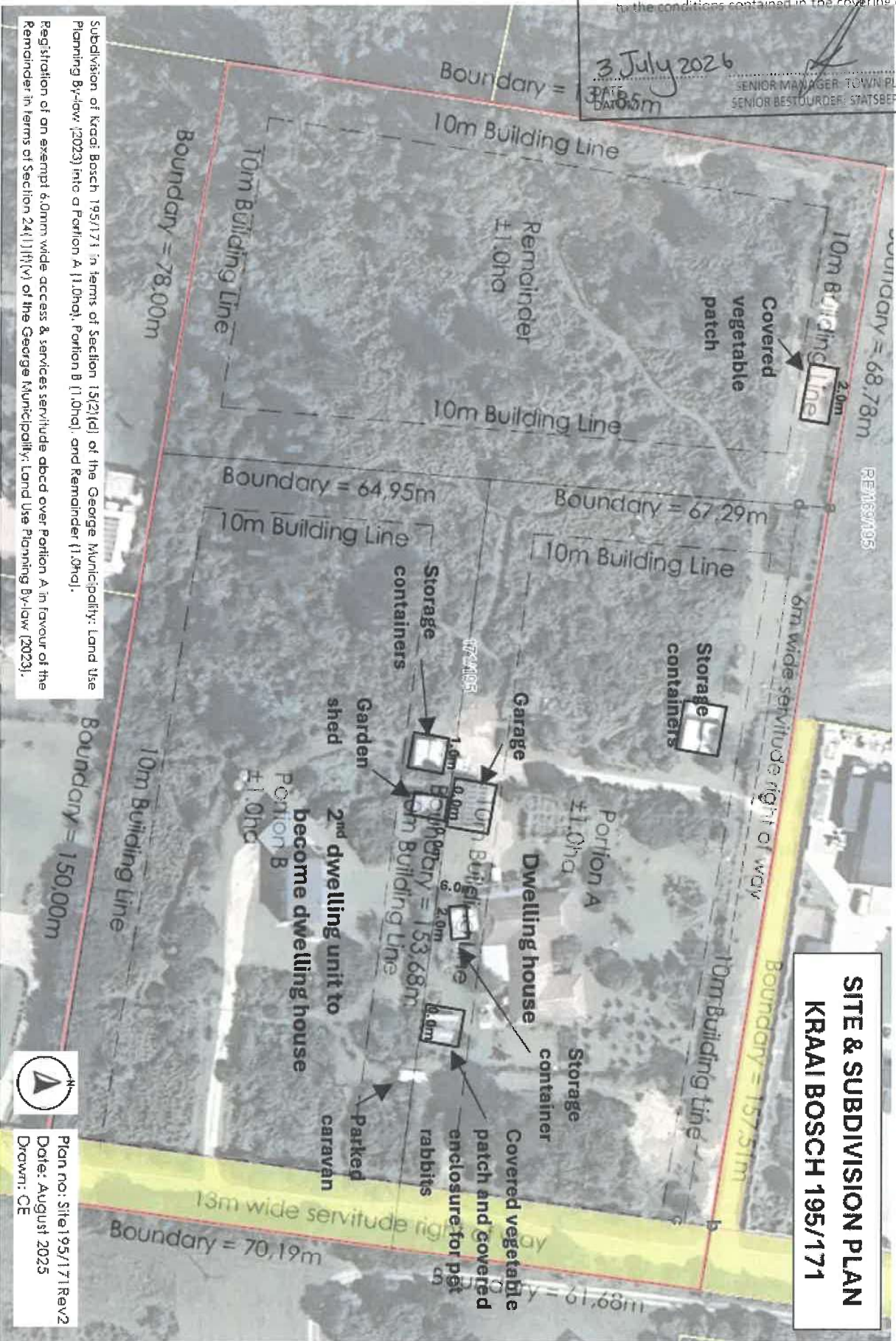
**P. C. PETERSEN**  
**SENIOR MANAGER: TOWN PLANNING**

C:\Town Planning\Approvals\Portion 171 of the Farm Kraaibosch 195, Division George\_approval letter

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

3 July 2026  
 DATE: 05/07/2025

SENIOR MANAGER: TOWN PLANNING  
 SENIOR BESTOUERDER: STATSBEPANNING




**SITE & SUBDIVISION PLAN**  
**KRAAI BOSCH 195/171**

Subdivision of Kraai Bosch 195/171 in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law (2023) into a Portion A (1.0ha), Portion B (1.0ha), and Remainder (1.0ha).  
 Registration of an exempt 6.0mm wide access & services servitude abcd over Portion A in favour of the Remainder in terms of Section 24(1)(iv) of the George Municipality: Land Use Planning By-Law (2023).



Plan no: Site195/171Rev2  
 Date: August 2025  
 Drawn: CE

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
<b>For Internal information use only (Not to publish)</b>		
	Erf number *	195/171
	Allotment area *	George
	Water System *	George System
	Sewer System *	No sewer network
	Road network *	George
	Developer/Owner *	STONECRETE PROP INV 4 PTY LTD
	Erf Size (ha) *	2,999 Ha
	Date (YYYY/MM/DD) *	2026-06-17
	Current Financial Year	2025/2026
	Collaborator Application Reference	

Application: \_\_\_\_\_ Subdivision \_\_\_\_\_

Service applicable	Description
Roads	Service available, access via Private servitude road (Subject to the Road master plan & access approval)
Sewer	No service available for proposed development
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

### Conditions

#### General conditions

- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
  - The amounts of the development charges are reflected on the attached calculation sheet dated 17/06/2026 and are as follows:

Roads:	R	20 732,20	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	92 748,76	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	113 480,96	Total Excluding VAT
  - The total amount of the development charges of R113 480,96 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 R113 480,96 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
  - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
  - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
  - Consent use approval with regards to amendments of Office, Retail, Business, Second Dwelling, 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.
  - 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)

- 12 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)
- 13 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 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 19 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.
- 20 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.
- 21 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.
- 22 Municipal water is provided for potable use only. No irrigation water will be provided.
- 23 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.
- 24 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.
- 25 No municipal waterborne sewer service is available at present. Should a municipal network in future be extended to this area, the owner will be compelled, at own cost, to connect to the network. A Development Charge for sewer will then become payable in accordance with the approved DC Guidelines at the time of connection
- 26 A conservancy tank, or alternative approved sewer disposal method, must be installed at the Developer/owner's cost. The Developer/owner is to appoint a private contractor, at own expense, to service the tank, and the disposal of the content is to be via an approved disposal methods. The installation of a septic tank may be considered if the required percolation tests are within the accepted norms.
- 27 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.
- 28 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.
- 29 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 30 The developer is to provide the Dir: CES with a TIA approved by the DRE and/or SANRAL. The comments and conditions in the approved TIA must be implemented by the developer.
- 31 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.
- 32 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.
- 33 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 34 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 35 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 36 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 37 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 38 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 39 Site access to conform to the George Integrated Zoning Scheme 2023.

  
**Ricus Fivaz**  
 Manager (CES): Land development  
 Civil Engineering Services

17 Jun 26  
 Date



Erf number \* 195/171  
 Allocation area \* George  
 Water System \* George System  
 Sewer System \* No sewer network  
 Road network \* George  
 Developer/Owner \* STONECRETE PROP INV 4 PTY LTD  
 Erf Size (ha) \* 2,999 Ha  
 Date (YYYY/MM/DD) \* 2026-06-17  
 Current Financial Year \* 2025/2026  
 Collaborator Application Reference



Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
			Units	Units
	Second/Additional Dwelling (<100 m²) unit	unit	1	
	Rural / Undetermined/Agricultural	unit	1	3

Please select  
 Yes

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

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
trips/day		4,99	R 3 948,99	R 19 695,59	R 2 954,34	R 22 649,93
trips/day		0,26	R 3 948,99	R 1 036,61	R 155,49	R 1 192,10
kI/day		0,86	R 55 140,00	R 0,00	R 0,00	R 0,00
kI/day		2,06	R 44 980,00	R 92 748,76	R 13 912,31	R 106 661,07
<b>Total bulk engineering services component of Development Charge payable</b>				<b>R 113 480,96</b>	<b>R 17 022,14</b>	<b>R 130 503,10</b>

**Link engineering services component of Development Charge**  
 Total Development Charge Payable

City of George  
 Calculated (CES): JM Fivaz  
 Signature : \_\_\_\_\_ Date : June 17, 2026

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

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 22 649,93
Public Transport		R 1 192,10
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 106 661,07
		<b>R 130 503,10</b>

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



Erf Number \* 195/171  
 Allotment area \* Kraalbosch  
 Elec DCs Area/Region \* George Network  
 Elec Link Network \* MV  
 Elec Development Type \* Normal  
 Developer/Owner \* Stony River Properties  
 Erf Size (ha) \* 3  
 Date (YYYY/MM/DD) \* 14 11 2025  
 Current Financial Year 2025/2026  
 Collaborator Application Reference 3861612

**Application:** Development Charges

**Comments:** 0

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

<b>Conditions</b>	
<b>General conditions</b>	
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 14/11/2025 and are as follows: Electricity: R 22 071,47 Excluding VAT
3	The total amount of the development charges of R22 071, 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 R22 071, 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	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.
8	Any, and all, costs directly related to the development remain the developers' responsibility.
9	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
10	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
11	Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
12	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
13	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
14	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
15	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir. CES with the necessary proof of compliance with the EA.
16	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
17	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
18	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.


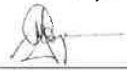
19	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
20	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.
21	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.
<b>Electro Technical</b>	
22	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.
23	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
24	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
25	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.
26	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.
27	Installation of ripple relays are compulsory for all geysers with electrical elements.
28	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
29	Rural connection: Capital contributions will be payable by the applicant as part of the electrical connection on application for an electrical connection. The Capital contribution will be determined by the department ETS, based on the size of the connection at the standard prevailing DCs calculation methodology for rural connections.

M Gatyeni



Singed on behalf of Dept: ETS

14 Nov 25

Development Charges Calculator		Version 1.00		2025/06/18			
		Erf Number	155/171				
		Allotment area	Kraabosch				
		Elec DCs Area/Region	George Network				
		Elec Link Network	MV				
		Elec Development Type	Normal				
		Developer/Owner	Stony River Properties				
		Erf Size (ha)	3				
		Date (YYYY/MM/DD)	2025-11-14				
		Current Financial Year	2025/2026				
		Collaborator Application Reference	3861612				
Code	Land Use	Unit	Total Existing Right	Total New Right			
<b>RESIDENTIAL</b>							
	Second/Additional Dwelling	unit	1				
	Rural / Undetermined/Agricultural	unit	1		3		
<b>OTHERS</b>							
			kVA		kVA		
Is the development located within Public Transport (PT1) zone?			Please select <b>Yes</b>				
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADND)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	6,50	10,84	R 5 091,82	R 22 071,47	R 3 310,72	R 25 382,20
Total bulk engineering services component of Development Charge payable					R 22 071,47	R 3 310,72	R 25 382,20
<b>Link engineering services component of Development Charge</b>							
<b>Total Development Charge Payable</b>							
City of George							
Calculated (ETS):		<b>M Gatyeni</b>					
Signature :							
Date :		November 14, 2025					
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of finance only

Service	Financial code/Key number	Total
Electricity	20160623 021336	R 25 382,20
		R 25 382,20