

**Collaborator No.:** 4151111  
**Reference / Verwysing:** Erf 231, Pacaltsdorp  
**Date / Datum:** 02 October 2026  
**Enquiries / Navrae:** Petro Botha

Jan Vrolijk Town Planner  
P O Box 710  
**GEORGE**  
6530

**Attention:** Jan Vrolijk

**Email:** [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)

**APPLICATION FOR SUBDIVISION AND EXEMPTIONS**  
**ERF 231, PACALTSDORP**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegation 4.17.1.17 of 24 April 2025, decided:

A) That the following applications for exemption in terms of Section 24(1)(f)(v) of the Land Use Planning By-Law for the George Municipality, 2023 on Erf 231, Pacaltsdorp as indicated on the subdivision plan (Plan No. G0539) dated March 2026 drawn by Conradie Landmeters attached as "**Annexure A**" which bears Council's stamp:

1. Registration of a private right-of-way servitude with a width of 4.0m over the following portions:
  - (a) On Portion B in favour of Portions A, C and D as indicated on the subdivision plan; and
  - (b) On Portion C in favour of Portions A and D as indicated on the subdivision plan;
2. Registration of a public right-of-way servitude (in the format of a dogleg turning circle with a width of 17.95m and depth of 8.0m) over Portion D in favour of the General Public, as indicated on the subdivision plan;

**BE APPROVED** in terms of Section 24(2) of said By-law for the following reason:

**REASON:**

- (i) The above exemptions allow for registration of private and public right of way accesses.

B) That the application for Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 231, Pacaltsdorp into the following portions:

- (a) Portion A (Single Residential Zone I) ( $\pm 800\text{m}^2$ );
- (b) Portion B (Single Residential Zone I) ( $\pm 400\text{m}^2$ );
- (c) Portion C (Single Residential Zone I) ( $\pm 400\text{m}^2$ );
- (d) Portion D (Single Residential Zone I) ( $\pm 1\,256\text{m}^2$ ); and
- (e) Remainder (Transport Zone II) ( $\pm 96\text{m}^2$ );

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

#### REASONS FOR DECISION

- (i) The proposal is seen as an ideal infill project that will contribute towards optimal utilisation of existing infrastructure services in the area and provide a broader residential choice within the current housing stock in Pacaltsdorp/George.
- (ii) The application promotes an appropriately scaled medium density residential development that aligns with the spatial planning objectives for this area and the province and is consistent with the goals and objectives of LUPA and SPLUMA.
- (iii) The application, in the context of necessity for residential densification and when fully implemented, will not have a negative impact on the surrounding built environment, traffic movement and neighbours' rights and amenities in terms of views, privacy and overshadowing.
- (iv) The proposed development is situated in an area that is demarcated for residential intensification and will contribute positively to the use of existing engineering services including the use of public transport facilities (Go-George).

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

#### CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval for subdivision application shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the subdivision as applied for and indicated on the subdivision plan (Plan No. G0539) dated March 2026 drawn by Conradie Landmeters 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 servitudes (public and private) to be registered in the Chief Surveyor Generals office and endorsed in title deeds of all the respective/affected properties in line with the subdivision Plan.
4. The public street portion (Remainder Erf 231, Pacaltsdorp) must be transferred to the George Municipality at the developer's cost to the satisfaction of the Directorate: Civil Engineering Services prior to the transfer of the first residential erf.
5. The subdivision approval will only be regarded as implemented on the registration or transfer of the 1<sup>st</sup> residential portion in terms of the Deeds Registries Act.

#### Notes

- i) Building plans must be submitted for approval in accordance with the National Building Regulations (NBR).
- ii) As built site layout plan/building plan be submitted to building control to illustrate the existing structures on Portions D in relation to the new property boundaries, public servitude as well as the new building lines prior to the transfer of the first residential erf.
- iii) Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the respective Building Plans.
- iv) The approved General Plan and SG Diagrams, which show the street names, be submitted to the Directorate: Planning and Development for record purposes.
- v) Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.

- vi) *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.*

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

6. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 11/05/2026, must be adhered to:
7. 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:
- Roads: R 30 665.60  
Sewer: R 53 816.64  
Water: R 56 269.98  
**Total: R 140 752.22 (Excluding VAT)**
8. The total amount of the development charges of **R 140 752.22 (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 as dated in Condition 7 above, which may lead to an increase or decrease in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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

10. The conditions imposed by the Directorate Electrotechnical Services are attached as '**Annexure B**' dated 06/05/2026, must be adhered to:
11. 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:
- Electricity: R 92 424.18 (Excluding VAT)**
12. The total amount of the development charges of **R 92 424.18 (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.
13. Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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

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

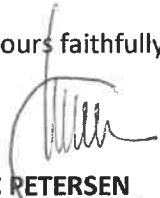
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 23 October 2026**, and simultaneously 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.

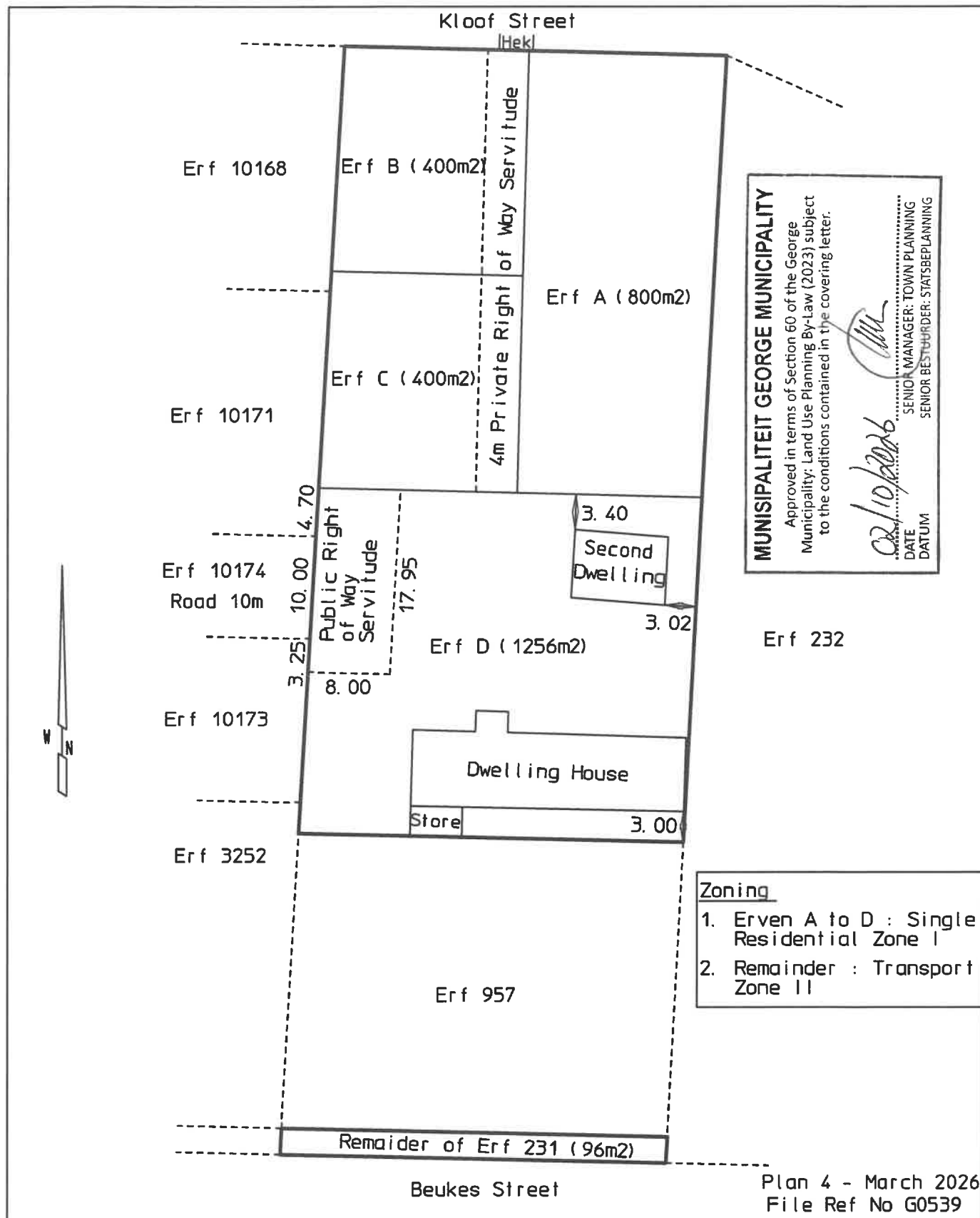
Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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**



**SUBDIVISIONAL PLAN**  
 of the Remainder of Erf 231  
 in the town  
**PACALTSDORP**  
 Scale 1 : 500



| GEORGE DC CALCULATION MODEL                                                       |                        | Version 1.00        | 31 August 2021 |
|-----------------------------------------------------------------------------------|------------------------|---------------------|----------------|
| For Internal information use only (Not to publish)                                |                        |                     |                |
|  | Erf number *           | 231                 |                |
|                                                                                   | Allotment area *       | Pacaltsdorp         |                |
|                                                                                   | Water & Sewer System * | George System       |                |
|                                                                                   | Road network *         | Pacaltsdorp         |                |
|                                                                                   | Developer/Owner *      | Bevan Hillel Cassim |                |
|                                                                                   | Erf Size (ha) *        | 2 952,06            |                |
|                                                                                   | Date (YYYY/MM/DD) *    | 2026-05-11          |                |
|                                                                                   | Current Financial Year | 2025/2026           |                |
| Collaborator Application Reference                                                |                        | 4151111             |                |

**Application:** Subdivision & Departure

| Service applicable | Description                                                                                       |
|--------------------|---------------------------------------------------------------------------------------------------|
| Roads              | Service available, access via Kloof Street<br>(Subject to the Road master plan & access approval) |
| Sewer              | Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)           |
| Water              | Service available (Subject to the Water Master Plan, WTW treatment & network capacity)            |

| Conditions         |
|--------------------|
| General conditions |

- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
  - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 11/05/2026 and are as follows:

|        |   |            |                                                        |
|--------|---|------------|--------------------------------------------------------|
| Roads: | R | 30 665,60  | Excluding VAT (Refer to attached DC calculation sheet) |
| Sewer: | R | 53 816,64  | Excluding VAT (Refer to attached DC calculation sheet) |
| Water: | R | 56 269,98  | Excluding VAT (Refer to attached DC calculation sheet) |
| Total  | R | 140 752,22 | Total Excluding VAT                                    |
  - 3 The total amount of the development charges of R140 752,22 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
  - 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R140 752,22 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
  - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
  - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
  - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
  - 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
  - 10 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 13 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 14 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 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.
- 17 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.
- 18 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.
- 19 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.
- 20 Municipal water is provided for potable use only. No irrigation water will be provided.
- 21 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.
- 22 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
- 23 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 24 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.
- 25 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.
- 26 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 27 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.
- 28 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 29 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.
- 30 Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
- 31 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 32 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.
- 33 Site access to conform to the George Integrated Zoning Scheme 2023.
- 34 The Developer shall, at its sole cost, provide, construct to Municipality standards, and register a servitude in the Deeds Office over the portion of the development designated as a Private Right of Way. Upon transfer or sale of any subdivided portion, maintenance, repair, and upkeep, including surfacing, drainage, and vegetation control, shall vest in the owner(s) of the affected portion(s), who shall keep the Right of Way in a condition suitable for its intended use. The Developer and subsequent owners shall indemnify the Municipality against claims arising from the Private Right of Way.



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

**11 May 26**  
Date

|                              |  |                              |  |                                  |  |                              |  |
|------------------------------|--|------------------------------|--|----------------------------------|--|------------------------------|--|
| 1. IDENTIFICATION            |  | 2. DESCRIPTION               |  | 3. ANALYSIS                      |  | 4. CONCLUSION                |  |
| 1.1. Project Name            |  | 1.2. Project Number          |  | 1.3. Project Manager             |  | 1.4. Project Status          |  |
| 1.5. Project Start Date      |  | 1.6. Project End Date        |  | 1.7. Project Budget              |  | 1.8. Project Risk            |  |
| 1.9. Project Location        |  | 1.10. Project Description    |  | 1.11. Project Objectives         |  | 1.12. Project Deliverables   |  |
| 1.13. Project Stakeholders   |  | 1.14. Project Sponsor        |  | 1.15. Project Steering Committee |  | 1.16. Project Governance     |  |
| 1.17. Project Communication  |  | 1.18. Project Reporting      |  | 1.19. Project Monitoring         |  | 1.20. Project Evaluation     |  |
| 1.21. Project Review         |  | 1.22. Project Closure        |  | 1.23. Project Archiving          |  | 1.24. Project Handover       |  |
| 1.25. Project Summary        |  | 1.26. Project Details        |  | 1.27. Project Analysis           |  | 1.28. Project Conclusion     |  |
| 1.29. Project Recommendation |  | 1.30. Project Action Plan    |  | 1.31. Project Implementation     |  | 1.32. Project Monitoring     |  |
| 1.33. Project Evaluation     |  | 1.34. Project Review         |  | 1.35. Project Closure            |  | 1.36. Project Archiving      |  |
| 1.37. Project Handover       |  | 1.38. Project Summary        |  | 1.39. Project Details            |  | 1.40. Project Analysis       |  |
| 1.41. Project Conclusion     |  | 1.42. Project Recommendation |  | 1.43. Project Action Plan        |  | 1.44. Project Implementation |  |
| 1.45. Project Monitoring     |  | 1.46. Project Evaluation     |  | 1.47. Project Review             |  | 1.48. Project Closure        |  |
| 1.49. Project Archiving      |  | 1.50. Project Handover       |  | 1.51. Project Summary            |  | 1.52. Project Details        |  |
| 1.53. Project Analysis       |  | 1.54. Project Conclusion     |  | 1.55. Project Recommendation     |  | 1.56. Project Action Plan    |  |
| 1.57. Project Implementation |  | 1.58. Project Monitoring     |  | 1.59. Project Evaluation         |  | 1.60. Project Review         |  |
| 1.61. Project Closure        |  | 1.62. Project Archiving      |  | 1.63. Project Handover           |  | 1.64. Project Summary        |  |
| 1.65. Project Details        |  | 1.66. Project Analysis       |  | 1.67. Project Conclusion         |  | 1.68. Project Recommendation |  |
| 1.69. Project Action Plan    |  | 1.70. Project Implementation |  | 1.71. Project Monitoring         |  | 1.72. Project Evaluation     |  |
| 1.73. Project Review         |  | 1.74. Project Closure        |  | 1.75. Project Archiving          |  | 1.76. Project Handover       |  |
| 1.77. Project Summary        |  | 1.78. Project Details        |  | 1.79. Project Analysis           |  | 1.80. Project Conclusion     |  |
| 1.81. Project Recommendation |  | 1.82. Project Action Plan    |  | 1.83. Project Implementation     |  | 1.84. Project Monitoring     |  |
| 1.85. Project Evaluation     |  | 1.86. Project Review         |  | 1.87. Project Closure            |  | 1.88. Project Archiving      |  |
| 1.89. Project Handover       |  | 1.90. Project Summary        |  | 1.91. Project Details            |  | 1.92. Project Analysis       |  |
| 1.93. Project Conclusion     |  | 1.94. Project Recommendation |  | 1.95. Project Action Plan        |  | 1.96. Project Implementation |  |
| 1.97. Project Monitoring     |  | 1.98. Project Evaluation     |  | 1.99. Project Review             |  | 2.00. Project Closure        |  |

|                                |                            |
|--------------------------------|----------------------------|
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| 3. Project Manager             | 4. Project Status          |
| 5. Project Start Date          | 6. Project End Date        |
| 7. Project Budget              | 8. Project Risk            |
| 9. Project Location            | 10. Project Description    |
| 11. Project Objectives         | 12. Project Deliverables   |
| 13. Project Stakeholders       | 14. Project Sponsor        |
| 15. Project Steering Committee | 16. Project Governance     |
| 17. Project Communication      | 18. Project Reporting      |
| 19. Project Monitoring         | 20. Project Evaluation     |
| 21. Project Review             | 22. Project Closure        |
| 23. Project Archiving          | 24. Project Handover       |
| 25. Project Summary            | 26. Project Details        |
| 27. Project Analysis           | 28. Project Conclusion     |
| 29. Project Recommendation     | 30. Project Action Plan    |
| 31. Project Implementation     | 32. Project Monitoring     |
| 33. Project Evaluation         | 34. Project Review         |
| 35. Project Closure            | 36. Project Archiving      |
| 37. Project Handover           | 38. Project Summary        |
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| 41. Project Conclusion         | 42. Project Recommendation |
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| 45. Project Monitoring         | 46. Project Evaluation     |
| 47. Project Review             | 48. Project Closure        |
| 49. Project Archiving          | 50. Project Handover       |

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



Erf Number \* 231  
 Allotment area \* Pacaltsdorp  
 Elec DCs Area/Region \* George Network  
 Elec Link Network \* LV  
 Elec Development Type \* Normal  
 Developer/Owner \* B Cassim  
 Erf Size (ha) \* 0,29  
 Date (YYYY/MM/DD) \* 06 05 2026  
 Current Financial Year 2026/2026  
 Collaborator Application Reference 4161111

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 06/05/2026 and are as follows:<br>Electricity: R 92 424,18 Excluding VAT                                                                                                                                                                                                                                                     |
| 3                  | The total amount of the development charges of R92 424, 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 R92 424, 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                  | Any, and all, costs directly related to the development remain the developers' responsibility.                                                                                                                                                                                                                                                                                                                                  |
| 8                  | Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.                                                                                                                                                                                                                                                                                                                |
| 9                  | 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.                                                                                                                                                                                                                         |
| 10                 | 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.                                                                                                   |
| 11                 | 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.                                                                                                                                                                                                                              |
| 12                 | 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  |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 13                 | 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.                                                                                                                                                                                              |
| 14                 | Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).                                                                                                                                                                                                                                                                                                                                                   |
| 15                 | Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.                                                                                                                                                                                                                                                                                                               |
| 16                 | 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. |
| 17                 | 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.                                                                                                                                                                                                                    |
| 18                 | Installation of ripple relays are compulsory for all geysers with electrical elements.                                                                                                                                                                                                                                                                                                                                          |

|    |                                                                                                                                       |
|----|---------------------------------------------------------------------------------------------------------------------------------------|
| 19 | All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project. |
|----|---------------------------------------------------------------------------------------------------------------------------------------|

M Gatyeni



Singed on behalf of Dept: ETS

06 May 26

| Development Charges Calculator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                        |                      | Version 1.00                                                                                                                                                                                           |                 | 2025/06/18  |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|--------------|--|--|-------|-------|-------|--|------------------------------------|------|--|---|---|--|---------------------------------|------|--|--|---|--|--------------------------------|------|--|--|---|--|----------------------------|------|--|---|---|--------|--|--|--|-----|-----|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                        |                      | Erf Number                                                                                                                                                                                             | 231             |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                        |                      | Allotment area                                                                                                                                                                                         | Pacaltsdorp     |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                        |                      | Elec DCs Area/Region                                                                                                                                                                                   | George Network  |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                        |                      | Elec Link Network                                                                                                                                                                                      | LV              |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                        |                      | Elec Development Type                                                                                                                                                                                  | Normal          |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                        |                      | Developer/Owner                                                                                                                                                                                        | B Cassim        |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                        |                      | Erf Size (ha)                                                                                                                                                                                          | 0,29            |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                        |                      | Date (YYYY/MM/DD)                                                                                                                                                                                      | 2026-05-06      |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                        |                      | Current Financial Year                                                                                                                                                                                 | 2025/2026       |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                        |                      | Collaborator Application Reference                                                                                                                                                                     | 4151111         |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
| Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Land Use                           | Unit                   | Total Existing Right |                                                                                                                                                                                                        | Total New Right |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">RESIDENTIAL</th> <th>Units</th> <th>Units</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td></td> <td>Single Res &gt; 1000m² Erf (Upmarket)</td> <td>unit</td> <td></td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>Single Res &gt; 650m² Erf (Normal)</td> <td>unit</td> <td></td> <td></td> <td>1</td> </tr> <tr> <td></td> <td>Single Res &gt; 350m² Erf (Small)</td> <td>unit</td> <td></td> <td></td> <td>2</td> </tr> <tr> <td></td> <td>Second/Additional Dwelling</td> <td>unit</td> <td></td> <td>1</td> <td>1</td> </tr> <tr> <td colspan="3">OTHERS</td> <td></td> <td>kVA</td> <td>kVA</td> </tr> </tbody> </table> |                                    |                        |                      |                                                                                                                                                                                                        |                 |             | RESIDENTIAL  |  |  | Units | Units | Units |  | Single Res > 1000m² Erf (Upmarket) | unit |  | 1 | 1 |  | Single Res > 650m² Erf (Normal) | unit |  |  | 1 |  | Single Res > 350m² Erf (Small) | unit |  |  | 2 |  | Second/Additional Dwelling | unit |  | 1 | 1 | OTHERS |  |  |  | kVA | kVA |
| RESIDENTIAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                        | Units                | Units                                                                                                                                                                                                  | Units           |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Single Res > 1000m² Erf (Upmarket) | unit                   |                      | 1                                                                                                                                                                                                      | 1               |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Single Res > 650m² Erf (Normal)    | unit                   |                      |                                                                                                                                                                                                        | 1               |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Single Res > 350m² Erf (Small)     | unit                   |                      |                                                                                                                                                                                                        | 2               |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Second/Additional Dwelling         | unit                   |                      | 1                                                                                                                                                                                                      | 1               |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
| OTHERS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                        |                      | kVA                                                                                                                                                                                                    | kVA             |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
| Is the development located within Public Transport (PT1) zone?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                        |                      | <div style="border: 1px solid black; padding: 2px; display: inline-block;">Please select</div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">Yes</div> |                 |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
| <b>Calculation of bulk engineering services component of Development Charge</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                        |                      |                                                                                                                                                                                                        |                 |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
| Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Units                              | Existing demand (ADMD) | New demand (ADMD)    | Unit Cost                                                                                                                                                                                              | Amount          | VAT         | Total        |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
| Electricity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | kVA                                | 8,67                   | 20,23                | R 7 995,73                                                                                                                                                                                             | R 92 424,18     | R 13 863,63 | R 106 287,80 |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
| Total bulk engineering services component of Development Charge payable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                        |                      |                                                                                                                                                                                                        | R 92 424,18     | R 13 863,63 | R 106 287,80 |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
| <b>Link engineering services component of Development Charge</b><br><b>Total Development Charge Payable</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                        |                      |                                                                                                                                                                                                        |                 |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
| City of George<br>Calculated (ETS): <span style="float: right;">M Gatyeni</span><br><br><div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">Signature :</div>  </div> <div style="display: flex; align-items: center; margin-top: 5px;"> <div style="margin-right: 10px;">Date :</div> <div>May 6, 2026</div> </div>                                                                                                                                                                                                                                                                                                |                                    |                        |                      |                                                                                                                                                                                                        |                 |             |              |  |  |       |       |       |  |                                    |      |  |   |   |  |                                 |      |  |  |   |  |                                |      |  |  |   |  |                            |      |  |   |   |        |  |  |  |     |     |
| 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 106 287,80 |
|             |                           | R 106 287,80 |