

Appendix Q: Civil Services and Waste capacity letter

Date: 12 December 2025

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Attention: Mr Hannes Lourens

ERF 28005, GEORGE: WATER AND SANITATION CAPACITY FOR PROPOSED DEVELOPMENT

The accommodation of the proposed development in the George Municipal water and sanitation system refers.

The Civil Engineering Services (CES) Directorate confirms that the proposed development was taken into consideration in the future development area of the Blue Mountain Village as part of the water and sanitation master plans.

The water demand and sewer outflow for the proposed development as originally calculated and included in the master plan as 56.3kL/d and 51.9 kL/d respectively. The revised water demand and sewer outflow was determined for the proposed development, and the details are included in section 1.2.

Upon conclusion of the above, the appointed master planning consultant, GLS, provided the required technical details to confirm the water and sanitation system upgrades required and the associated estimated costs to support the development in the existing water and sewer network.

1. DEVELOPMENT

1.1. Development footprint

The proposed development is situated at Erf 28005, positioned along Park Road and Platinum Drive, George. The proposed development is surrounded by the Garden Route Mall and the Blue Mountain Residential Village. Refer to figure 1 below for the locality map.

The proposed development will consist of 680 units, very high-density flats.

1.2. Demand

The proposed development places the following demand on the water and sanitation system as captured in table 1 below.



Figure 1: Locality of Erf 28005, George

Table 1: Theoretically revised calculated water demand and sewer flow contribution

Land use	AADD incl UAW (kL/day)	Water level of service	ADWF (kL/day)	Sewer level of service
High density residential flats	127.50	Municipal connection with a meter	102.00	Municipal connection

The above figures were incorporated into the water and sewer masterplan to verify capacity within the existing bulk and reticulation water and sewer networks.

2. BULK INFRASTRUCTURE CAPACITY

2.1. TREATMENT CAPACITY

a) Water Treatment

- The proposed development falls within the George Water Treatment Works (WTW) service area.
- The WTW has sufficient capacity to service this development.

b) Wastewater Treatment

- The proposed development falls within the Outeniqua Wastewater Treatment works (WWTW) drainage area.
- The WWTW has sufficient capacity to support the development.

2.2. BULK PIPELINES AND PUMP STATIONS

a) Water

- The proposed development falls within the George Main Zone (George Old WTW reservoir) supply area.
- The reservoirs have sufficient capacity to service the proposed development.

b) Sanitation

The following upgrades are required in the bulk sanitation conveyancing system to support the development:

- Items OT_09.01 to OT_09.04:
 - o Portions of the gravity sewer draining to the Schaapkop pump station is operating at capacity.
 - o The Developer will be required to upgrade the pipeline from the Schaapkop pump station (point X on figure 2) across, and just east of, Nelson Mandela Boulevard (point Y on figure 2) to a 1 050mm diameter pipeline. Refer to figure 2 below.
 - o The Developer will be required to construct the above-mentioned items to service the development. The cost, over and above the pro-rata cost contribution to service the development, will be offset against Development Contribution's (DC's) payable by the developer. Refer to section 4.2.



Figure 2: Upgrading of bulk gravity sewer

- Items OT 10.01 and OT_10.02: These upgrades are underway and are estimated to be completed by June 2026. The infrastructure will have sufficient capacity to service the development once completed.
- Items OT_10.03 to OT_10.05: These items are earmarked for an upgrade in the short to medium term. The infrastructure currently has sufficient capacity to service the development.

2.3. RETICULATION SYSTEM

a) Water

- No upgrades are envisaged to the existing water reticulation network to service this development.

b) Sanitation

The following upgrades are required in the bulk sanitation conveyancing system to support the development:

- Item OT_V06.05:
 - o Upgrade the gravity sewer as indicated from point A to E from a 160mm diameter to a 200mm diameter as per figure 3 below.
 - o The transfer structure located at point A in figure 3 requires repositioning (currently within a residential property driveway) and revised design to ensure the structure is operating adequately.



Figure 2: Upgrading of gravity sewers

- Item OT_26.01 and OT_47.01:
 - o Upgrade both pump stations to 11l/s each.
 - o The Developer will be required to construct the above-mentioned items to service the development.
 - o The upgrade of the pump stations is not a requirement or need of the Municipality, and the full cost shall be borne by the Developer with no off setting against Development Contributions.

3. CONCLUSION

In conclusion, the existing water infrastructure can accommodate the proposed development, but the existing sanitation infrastructure cannot accommodate the development and the infrastructure as listed under section 2 requires implementation to service the development.

4. COST

4.1. Cost Contribution

The estimated cost (excluding VAT) for water and sanitation infrastructure upgrades in addition to that stated in section 2 in support of the development is captured in table 2 below.

Table 2: Associated cost of water and sewer services

Description	Bulk System	Reticulation System	Total
Water (pro-rata cost)	R1 944 834.00	R0	R1 944 834.00
Sewer (pro-rata cost)	R96 576.00	R0	R96 576.00
Sewer (full cost)	R12 098 000.00 ^{4.2}	R3 596 000.00	R15 694 000.00
Total (excluding VAT)			R17 735 410.00

Notes:

1. It should be noted that the unit cost for the water and sanitation infrastructure included in the water and sanitation master plan is under review. The cost and pro-rata cost indicated by GLS and captured in this letter are therefore subject to change and is furthermore subject to change based on actual construction cost.
2. All off-set calculations will be determined in drafting the Services Agreement, an example of a typical off-set is included in section 4.2.
3. ^{4.2} refer to section 4.2 for offsetting example.

4.2. Development Specific Infrastructure

General:

All infrastructure beyond the extent of the current infrastructure (bulk and link services) as well as the reticulation internal to the development is considered development specific and is for the full cost of the developer (design and implementation and associated environmental cost, etc.).

All such required link and internal infrastructure will require the necessary maintenance and operation by the Developer or subsequent HOA/POA and utility company, except where agreed/stated otherwise.

Bulk services over and above the requirements of the development:

The alignment of these services will have to be coordinated and agreed to between the Developer and the George Municipality.

The Services Agreement should include these costs and services for the offsetting of development contributions as applicable.

Explanation of principle of setting off cost against Development Contributions: The cost for the upgrading of the bulk gravity sewer required to service the development over and above the Developer's pro-rata contribution, can be off set against the Development Contributions payable for sewer services, resulting in a balance of R6 440 126.84 excluding VAT as a contribution due by the George Municipality, subject to any other off set that may also be applicable. Refer to table 3 below.

Table 3: Off-set of Development Contributions example

Item	Amount (excluding VAT)
(A) Estimated total cost to upgrade:	
a. Bulk gravity sewer (item OT_09.03 & 09.04)	R12 098 000.00
(B) Pro-rata contribution to upgrade:	
a. Bulk gravity sewer (item OT_09.03 & 09.04)	R61 494.00
Balance (A – B)	R12 036 506.00
Development contributions: Sewer services only (see section 5)	R5 596 379.16
Balance (contribution by the George Municipality)	R6 440 126.84

Note:

- Estimated and subject to annual escalation.
- The above is an example of such a scenario and does not provide a full indication of the costs that could be offset against Development Contributions. This will be resolved as part of the drafting of the Services Agreement.

5. DEVELOPMENT CONTRIBUTIONS

The current total Development Contributions (DC's) relating to Civil Engineering Services, and in accordance with the current guidelines, for the proposed development were calculated on 10 December 2025 for water and sanitation services, only based on the site development plan, and amounts to R11 296 019.86, excluding VAT.

The above amount is made up as follows:

- Water: R5 699 640.70
- Sewer: R5 596 379.16

The Developer is reminded of the following Clause relating to the calculation of Development Contributions:

"Any amendments or additions to the proposed development which is not contained within the calculation sheet as stated 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 Contributions and the amendment of these conditions of approval or the imposition of other relevant conditions of approval."

The DC's included in this letter is an indication of the contributions due and are not confirmed as the final amount payable.

In addition, the DC's amount is subject to amendment based on annual escalation and applicable at the time that development contributions are due for payment. The Council has an approved Development Contributions Policy and guidelines for the calculation of DC's.

6. BULK INFRASTRUCTURE IMPLEMENTATION

The Developer will be required to perform the necessary project management services from commencement to close out for implementation of the bulk infrastructure.

The deliverables per stage shall be submitted to the Civil Engineering Services Directorate for approval and who shall be invited to attend all construction progress meetings.

7. COMMENCEMENT OF DEVELOPMENT

This letter confirms the status of the infrastructure at the time of writing this letter. Capacity is not reserved for any development. Confirmation of availability of services is valid for a **period of 6 months** from the date of letter, after which the Developer must again request confirmation from the Municipality.

The development, in its entirety or in phases, is subject to confirmation by the Director: Civil Engineering Services regarding the availability of water supply & treatment capacity and sanitation bulk conveyance & 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 the capacity from the Director: Civil Engineering Services. If the Developer does not adhere to the program provided and approved by the Director: Civil Engineering Services, the Director: Civil Engineering Services will be entitled to revise the availability of such bulk capacity.

No development may connect to the municipal water and sewer system unless the required bulk and link infrastructure is available, and a Services Agreement/Memorandum of agreement (if applicable) is signed between the Developer and the Municipality.

Yours faithfully,



LINDSAY MOOIMAN

DEPUTY DIRECTOR: INFRASTRUCTURE PLANNING & PROJECT MANAGEMENT

Appendix R: Electricity capacity letter

Date: 11 December 2025

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By E-Mail

Attention: Mr. Jako Fourie

**ERF 28005 GEORGE: PROPOSED DEVELOPMENT OF RESIDENTIAL APARTMENTS:
ELECTRICAL SUPPLY**

Your email request on 26 November 2025 for confirmation of capacity has reference.

We hereby take note of the specialist technical report and the estimated demand to the proposed development.
The technical details of the installation will be determined once an approved Site Development Plan is finalised and the Services Agreement is compiled.

We can confirm that there is adequate spare capacity available on the George Municipal network to accommodate the proposed development.

The Development will, however, have to make a contribution for the additional capacity of approximately 1200kVA required. This will be finalised during the final approval process.

We trust that the above information is sufficient for the statutory approval process to be concluded.

Yours faithfully



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