

**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 2470560
Reference / Verwysing: Erf 22440, George
Date / Datum: 25 May 2023
Enquiries / Navrae: Primrose Nako

Email: marlize@mdbplanning.co.za

MARLIZE DE BRUYN
P O BOX 2359
GEORGE
6530

APPLICATION FOR SUBDIVISION: ERF 22440, GEORGE

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2022 decided that application for the Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality (2023), of Erf 22440, George into the following:

- a) 59 Single Residential Zone II (Group Housing) erven (Portions 1 to 59);
- b) 9 Single Residential Zone II (Private Open Space) erven (Portions 60 to 68);
- c) 1 Single Residential Zone II (Private Road) erven (Portion 69);

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS

- (i). The proposal is in execution of existing Group Housing rights and is illustrated to give due regard to existing risks and sensitivities on and around the site.
- (ii). The proposal represents a low density, exclusive residential development of approximately 15 dwelling units per hectare, which is aligned with the existing densities in the immediate area and justifiable given the sensitivities and risks of the surrounding environment.
- (iii). The proposed development will not have a significant adverse impact on the character of the area or the environment.
- (iv). No negative impacts on bulk engineering services and traffic in the area are foreseen.
- (v). Appropriate measures are imposed to safeguard watercourses and biodiversity areas.

Subject to the following conditions imposed in terms of Section 66 of said Planning By-law:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General:

1. That in terms of the provisions of the Land Use Planning By-Law for the George Municipality (2015), the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of approval and/or if the following conditions are not adhered to.
2. The subdivision shall be as approved on the Subdivision Plan no SDP/001 dated 14/12/2022 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. A 40m wetland setback as indicated on the site development plan SDP/002 of 14/12/2022 must be surveyed and registered on the General Plan and against the title deeds of the affected portions.

Conditions applicable to the Subdivision and implementation of the development:

4. An approved Surveyor General diagram must be submitted to the Directorate: Human Settlements, Planning and Development for record purposes prior to transfer of a portion.
5. The approval will be regarded as implemented on the registration of the 1st subdivided portion at the Register of Deeds. No building plans will be approved prior to the registration of the applicable subdivided portion.
6. All owners in this development shall become members of the Homeowners' Association (HOA), for the Kingswood Golf Estate and shall abide by its Constitution and Architectural Guidelines.
7. A Site Development Plan (SDP) in accordance with Section 23 of the George Integrated Zoning Scheme Bylaw, 2017 must be submitted for the proposed development, to the satisfaction of the Directorate for consideration and approval prior to the submission of building plans.
8. Stormwater attenuation and erosion management must be illustrated in the SDP.
9. An Environmental Control Officer (ECO) for the development must confirm in writing that the SDP for the development complies with all environmental requirements.
10. The approval will be deemed implemented on the registration of at least 1 portion with at the Deeds Office.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

11. 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 a development contribution, as follows:

The amounts of the development contributions are reflected on the attached ("**Annexure B**") calculation sheet dated 07/02/2023 and are as follows:

Roads: R 454 092,89 Excluding VAT

Sewer: R 782 021,50 Excluding VAT

Water: R 812 290,58 Excluding VAT

Total: R 2 048 404,97 Excluding VAT

12. The total amount of the development charges of **R2 048 404,97** Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
13. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 11, above, which may 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.
14. 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 R2 048 404,97 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 condition 12 above.

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 transfer of a portion for a final calculation.

15. 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.
16. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
17. Any, and all, costs directly related to the development remain the developers' responsibility.
18. Only one connection permitted per registered erf (water and sewer connections). Condition 15 applies.
19. 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 16 applies).
20. 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 16 applies).
21. 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 16 applies).
22. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
23. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
24. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
25. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development must be transferred by the developer to the homeowners' association who will assume responsibility for the maintenance thereof.
26. The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
27. 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.
28. 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.
29. 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.
30. Municipal water is provided for potable use only. No irrigation water will be provided.

31. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
32. 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.
33. 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.
34. If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
35. The discharge of surface stormwater is to be addressed by the developer (condition 16 applies). All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done online with the available stormwater master plans.
36. Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
37. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
38. No private parking will be allowed in the road reserve.
39. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval (condition 16 applies).
40. 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.
41. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
42. Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2017 parking requirements and vehicles must, in terms of Clause 46(b) readily leave the site without reversing across the sidewalk.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

43. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached ("**Annexure B**") calculation sheet dated 08/02/2023 and are as follows:

Electricity: R 696 887,41 Excluding VAT

44. The total amount of the development charges of **R 696 887,41** 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.

45. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 43 above, which may 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.
46. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R 696 887,41 Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of condition 44 above.

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 transfer of a portion for a final calculation.

47. 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.
48. All services - internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority (hard copy and electronically), for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
49. Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
50. Any, and all, costs directly related to the development remain the developers' responsibility.
51. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 48 applies.
52. 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 48 applies).
53. 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 48 applies).
54. 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 48 applies).
55. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
56. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
57. 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.
58. 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.
59. 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.
60. 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.
61. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).

62. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
63. 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.
64. 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.
65. Installation of ripple relays are compulsory for all geysers with electrical elements.
66. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
67. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
68. All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.
69. In all cases, the circuit breaker capacity (pre-payment meter limit) must match the ADMD figures used for each of the various types of customers. For example, an ADMD of 2.17kVA equates to a 30 Amp circuit breaker. $240V \times 30A / (3 \text{diversity}) / 1000 = \text{kVA (ADMD)}$
70. No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply.
71. All pump stations constructed as part of this development and associated works, must be equipped with an approved and registered electrical meter. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. It will be the responsibility of the developer to install the relevant electrical meters.
72. Each new portion created must have separate electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality. For new consolidated erven it will be the responsibility of the owner/developer to make the necessary arrangements with the Electrotechnical Services Department to remove all the unused electrical services. All costs will be for the owner/developer.
73. The Electrotechnical Services will not be responsible for the installation, maintenance, energy consumption or any other costs related to streetlights, or other lighting, within the development or along any other private road.
74. All streetlights along municipal public roads are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer.
75. The developer will be responsible to arrange with a professional land surveyor to indicate those services traversing erven on the relevant erf's SG diagram. The ETS can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer.
76. Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
77. All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof.
78. It will not be the responsibility of the Municipality to maintain and protect any service cables installed by the developer, but not used, i.e. not being metered and not consuming electricity. Should a future owner purchase an erf within the development, the installation and connection of the service cable will be for the cost of the developer or new owner. The connection fee paid to the municipality will be solely for provision of the electrical meter and the cost associated with opening the customer account.

79. The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved.
80. A temporary municipal metered construction supply can be installed, at a cost to be determine, prior to construction to monitor electrical consumption during the construction phase. All cost, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. Standard application process will apply. Temporary supplies will only be made available on full payment of the DCs for the whole development.

Notes:

- 1. It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted by the respective provincial and national authorities – i.e. Environmental.*
- 2. All development must comply with the approved Kingswood Golf Estate Architectural Guidelines. If not, the Architectural Guidelines must be amended and submitted to the George Municipality for consideration.*
- 3. Building plans must be submitted to and approved by the George Municipality before any site and construction works may commence.*
- 4. Stormwater must be dispersed responsibly, and the stormwater management and retention measures must be addressed on Site Development Plan.*
- 5. The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Municipality with the necessary proof of compliance with the EA.*
- 6. The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- 7. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
- 8. 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.*

No development may take place within the 1:100 year flood line or on slopes steeper than 1:

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: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 15 JUNE 2023** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

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

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 22440 George (Subdivision)M De Bruyn.docx

MUNICIPALITEIT GEORGE MUNICIPALITY

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

25/05/2023
DATE
SENIOR MANAGER, TOWNPLANNING
DUTUM SENIOR BESTUURSBESTANDS BEPLANNING

LAND USE TABLE				
LAND USE	ZONING	NOTATION	PORTION	AREA/MT
Group Housing	Single Residential Zone I	1-40	41 500m²	80
Private Open Space	Single Residential Zone I	80-85	52 714m²	23
Private Road	Single Residential Zone I	86	11 482m²	17
TOTAL AREA			105 696m²	120



LOCALITY PLAN



SUBDIVISION PLAN
scale 1:1000

KINGSWOOD PROPOSED SUBDIVISION OF ERF 2240, GEORGE

Subdivision of erf 2240 George in terms of Section 152(1) of the George Municipality: Land Use Planning By-law (2015)
• 40 Single Residential Zone I Group Housing "erf 1"
• 40 Single Residential Zone I Private Open Space "erf 2"
• 1 Single Residential Zone I Private Road "erf 3"

Notes:
1. All areas indicated on the plan are indicated and are subject to the final survey by a Professional Land Surveyor.

PROFESSIONAL ARCHITECT
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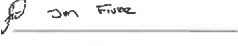
KINGSWOOD ERF 2240

Subdivision Plan

Scale: 1:1000



SDP/001

2210

CES Development Charges Calculator				Version 3.00		June 2020	
				Erf Number	22440		
				Allotment area	George		
				Water & Sewer System	George System		
				Road network	George		
				Developer/Owner	Lumacon Construction PTY Ltd		
				Erf Size (ha)	6,95		
				Date (YYYY/MM/DD)	2023-02-07		
				Current Financial Year	2022/2023		
Collaborator Application Reference				2470560			
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL				Units	Units		
	Single Res > 650m² Erf (Normal)	unit		1			
	Group Housing >200m²	unit				59	
Is the development located within Public Transport (PT1) zone?				Please select Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total	
Roads	trips/day	217,25	R 2 090,19	R 454 092,89	R 68 113,93	R 522 206,83	
Sewerage	kl/day	20,15	R 38 810,00	R 782 021,50	R 117 303,23	R 899 324,73	
Water	kl/day	20,90	R 38 860,00	R 812 290,58	R 121 843,59	R 934 134,17	
Total bulk engineering services component of Development Charge payable				R 2 048 404,97	R 307 260,75	R 2 355 665,72	
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George				Developer/Owner			
Calculated (CES): JM Fivaz							
Signature : 							
Date : February 7, 2023							
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 522 206,83
Sewerage	20220703048978	R 899 324,73
Water	20220703048981	R 934 134,17
		R 2 355 665,72

Development Charges Calculator				Version 1.00		2022/08/15	
				Erf Number	22440		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	MV		
				Elec Development Type	Normal		
				Developer/Owner	LUMACON CONSTRUCTION (PTY) LTD		
				Erf Size (ha)	6,95		
				Date (YYYY/MM/DD)	2023-02-08		
				Current Financial Year	2022/2023		
				Collaborator Application Reference	2470560		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL							
	Single Res > 1000m² Erf (Upmarket)	unit	Units	Units	Units	Units	
	Group Housing >200m²	unit				59	
OTHERS							
			KVA		KVA		
Is the development located within Public Transport (PT1) zone?			Please select				
			Yes				
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	KVA	5,78	170,50	R 4 230,78	R 696 887,41	R 104 533,11	R 801 420,52
Total bulk engineering services component of Development Charge payable					R 696 887,41	R 104 533,11	R 801 420,52
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS): 							
Signature : _____							
Date : February 8, 2023							
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20 220 703 046 999	R 801 420,52
		R 801 420,52