

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

**Collaborator No.:** 3238215  
**Reference / Verwysing:** Erf 1815, George  
**Date / Datum:** 30 May 2025  
**Enquiries / Navrae:** Marisa Arries

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

DELPLAN  
PO BOX 9956  
GEORGE  
6530

**APPLICATION FOR REZONING, SUBDIVISION AND PERMANENT DEPARTURE:  
ERF 1815, CHURCH STREET, GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the following applications applicable to Erf 1815, George:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 1815, George from Single Residential Zone I to subdivisional area comprising of:
  - a. 1x General Residential Zone I erf; and
  - b. 1x Single Residential Zone I erf.
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of the subdivisional area on Erf 1815, George into:
  - a. Portion A (+/-906m<sup>2</sup>) – General Residential Zone I; and
  - b. Remainder portion (+/-879m<sup>2</sup>) – Single Residential Zone I
3. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to relax the minimum width of the panhandle from 4.0m to 3.5m
4. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for relaxation of the following building lines on proposed Portion A.
  - a. Southeastern rear common boundary building line from 2m to 1.39m for the covered patio, 0.57m for the braai counter and 0.34m for the braai (Unit A)
  - b. Northeastern common boundary building line from 2m to 1.1m for the covered patio, 0.96 and 0.82m for the braai counter (Unit B).
5. A 6m wide right of way servitude will be registered in favour of proposed Remainder Erf 1815, George as well as proposed Portion A as per the subdivision plan attached as Annexure A dated March 2025.

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

## REASONS FOR DECISION

- (i) The application, in the context of necessity for residential densification will not have a negative impact on the surrounding environment, neighbours' rights and amenities in terms of views, privacy and overshadowing.
- (ii) The proposal will not have an adverse impact on the streetscape or natural environment.
- (iii) The proposal aligns with the spatial planning objectives for this area as outlined in the assessment report and is consistent with the goals and objectives of LUPA and SPLUMA.
- (iv) The proposal does not detract from the surrounding residential or aesthetical character.
- (v) No negative comments or objections were received.

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

## CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the Subdivision, Rezoning and Departure applications as applied for and as indicated on the subdivision plan, plan no SUB1 drawn by Delplan Consulting dated March 2025 (1x plan) as well as the site layout plan, plan no 00 drawn by Werkhof Architects dated 8 May 2025 (1x plan) attached hereto 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 right of way servitude, 6 metres wide, must be registered at the Chief surveyor General's Office as well as the Office of the Registrar of Deeds in favour of Portion A and Remainder respectively for access purposes as per the site layout plan, plan no SUB1, dated March 2025 attached as Annexure A prior to building plan approval.
4. The subdivision approval will only be regarded as implemented on the submission of the approved SG Diagrams by the Surveyor General as well as the registration of Portion A in terms of the Deeds Registries Act.
5. The rezoning and departure applications will be regarded as implemented on commencement of building works in accordance with the approved building plan.

### Notes:

- a) A right of way servitude must be registered on the proposed portions as shown in the subdivision plan and site layout plan. The Title Deeds must be endorsed accordingly.
- b) Access point B must be closed (second access), the kerbing on the roadway must be raised to a Barrier Kerb to the satisfaction of the Civil Engineering Department.
- c) The developer must submit the Surveyor General approved diagrams to the George Municipality's GIS Department for information purposes.
- d) The owner must ensure that the structure within the right of way servitude on Portion A and Remainder is demolished before the submission of building plans.
- e) As built site layout plan/building plans must be submitted to Building Control to illustrate the existing structures on Remainder portion in relation to the new property boundaries as well as the new building lines prior to the transfer of Portion A.
- (i) Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.
- (ii) Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- (iii) 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.
- (iv) The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA. If applicable.
- (v) The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required



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

6. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 05/09/2024, collaborator reference 3238215 hereto.
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 6 above, with regards to the proposed development, the developer will be required to make development contribution, as follows, the amounts of the development contributions are reflected on the attached calculation sheet dated 05.09.2024 and are as follows:

Road R 12 619.60

Sewer R 14 298.33

Water R 12 649.86

**Total R 39 567.79 Excluding VAT**

8. The total amount of the development charges of **R 39 567.79 Excluding VAT** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
9. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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

10. The conditions imposed by the Directorate Electrotechnical Services are attached as 'Annexure C' dated 04.09.2024, collaborator reference 3238215 hereto.
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 10 above, with regards to the proposed development, the developer will be required to make development contribution, the amounts of the development contributions are reflected on the attached calculation sheet dated 04.09.2024 and are as follows:  
Electricity R 0.00 Excluding VAT
12. The total amount of the development charges of R0.00 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.

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 20 JUNE 2025** 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:\Marisa\Decisions\_New By-Law Pro formas\_(applicant)\Erf 1815,George(rezoning, subdivision and Permanent Departure\_Approval)delplan.docx



**COPYRIGHT:**  
This drawing is the copyright of DELPLAN Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPLAN immediately.


Die kopiereg van hierdie tekening behoort aan DELPLAN Stads- & Streekebeplanning. Moenie daarvan afskaal nê, maar verwys na afmetings soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELPLAN rapporteer word.

**PROJECT:**  
**PROJEK:**  
Proposed subdivision and  
Rezoning for MD & E Elston

**DESCRIPTION:**  
**BESKRYWING:**  
Erf 1815, Church Street, George

**TITLE:**  
**TITEL:**  
Subdivision and zoning plan

**NOTES:**  
**NOTAS:**  
Subdivision of Erf 1815, info:  
Portion A:  $\pm(906)\text{m}^2$  - General Res Zone I  
Remainder:  $\pm(879)\text{m}^2$  - Single Res Zone I

 Servitude right of way

1. Figure ABCa represents a servitude right of way in favour of the Remainder.
2. Figure BbodeDC represents a servitude right of way in favour of Portion A.

A3 Scale:  1:250

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[www.delplan.co.za](http://www.delplan.co.za)

**DELPLAN**  
CONSULTING

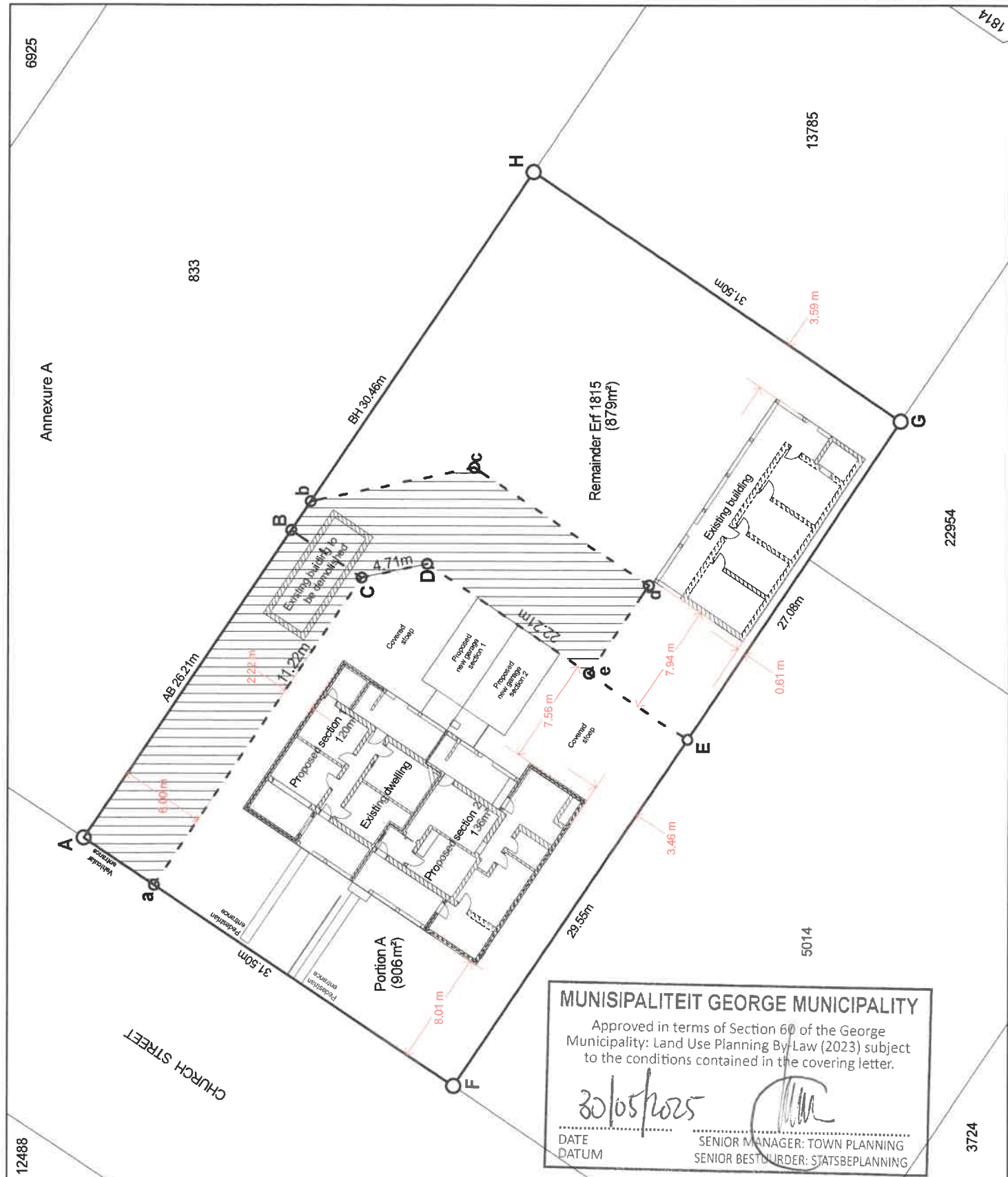
**DESIGNED:** DV  
**DESIGNED:** DV

**DRAWN:** MV  
**DRAWN:** GETEKEN: MV

**FILE PATH:** 1347/3EO24/TW/SKF  
**PLAN NO:** SUB1

**DATE:** MARCH 2025  
**DATE:** DATUM

**PLAN NAME:** ANNEXURE



**MUNISIPALITEIT 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 covering letter.

30/05/2025


DATE  
DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADSBEPLANNING





## Annexure B

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
<b>For Internal information use only (Not to publish)</b>			
	Erf Number *	1815	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	MD Elston and N Elston	
	Erf Size (ha) *	1 783,46	
	Date (YYYY/MM/DD) *	2024-09-05	
	Current Financial Year	2024/2025	
	Collaborator Application Reference	3238215	

**Application:** Rezoning, Subdivision & Departure

Service applicable	Description
Roads	Service available, access via Chruch street (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

- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
  - The amounts of the development charges are reflected on the attached calculation sheet dated 05/09/2024 and are as follows:

Roads:	R	12 619,60	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	14 298,33	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	12 649,86	Excluding VAT (Refer to attached DC calculation sheet)
<b>Total</b>	<b>R</b>	<b>39 567,79</b>	<b>Total Excluding VAT</b>
  - The total amount of the development charges of R39 567,79 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
  - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R39 567,79 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
  - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
  - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
  - Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
  - Should more than two developments/properties be party to or share any service, the Dir: CES will in conjunction with the parties determine the pro-rata contributions payable.
  - Any, and all, costs directly related to the development remain the developers' responsibility.
  - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
  - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 13 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)
- 14 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 15 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 19 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 20 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 21 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 22 Municipal water is provided for potable use only. No irrigation water will be provided.
- 23 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
- 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 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.
- 29 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 30 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.
- 31 Site access to conform to the George Integrated Zoning Scheme 2023.

  
Signed on behalf of Dept: CES

05 Sep 24





## Annexure C

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2024/06/10
For Internal information use only (Not to publish)		




Erf Number \* 1815  
 Allotment area \* George  
 Elec DCs Area/Region \* George Network  
 Elec Link Network \* LV  
 Elec Development Type \* Normal  
 Developer/Owner \* MD & N Elston  
 Erf Size (ha) \* 0,4  
 Date (YYYY/MM/DD) \* 04 09 2024  
 Current Financial Year 2024/2025  
 Collaborator Application Reference 3238215

Application: **Development Charges**

Comments:	0
Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)


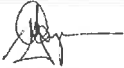
Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the 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 04/09/2024 and are as follows: Electricity: -R 0,00 Excluding VAT
3	The total amount of the development charges of R0 000, 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 R0 000, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
9	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.
10	Any, and all, costs directly related to the development remain the developers' responsibility.
11	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
12	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)
13	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)
14	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
15	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
16	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.
17	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
18	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.

19	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
20	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
21	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.
22	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.
<b>Electro Technical</b>	
23	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.
24	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
25	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
26	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.
27	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.
28	Installation of ripple relays are compulsory for all geysers with electrical elements.
29	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
	All LV work must be installed and be funded by the developer / customer.



Singed on behalf of Dept: ETS

04 Sep 24

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	1815		
				Plotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	MD & N Elston		
				Erf Size (ha)	0,4		
				Date (YYYY/MM/DD)	2024-09-04		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3238215		
Code	Land Use	Unit	Total Existing Right		Total New Right		
<b>RESIDENTIAL</b>							
	Single Res > 1000m² Erf (Upmarket)	unit			1		
	Single Res > 650m² Erf (Normal)	unit				2	
	Second/Additional Dwelling	unit			2	1	
Is the development located within Public Transport (PT1) zone?				Please select <b>Yes</b>			
<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	11,56	11,56	R 7 974,49	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable					R 0,00	R 0,00	R 0,00
<b>Link engineering services component of Development Charge</b>							
<b>Total Development Charge Payable</b>							
City of George							
Calculated (ETS): 							
Signature: _____							
Date: September 4, 2024							
NOTE : In relation to the increase pursuant to section 56(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
		R 0,00