

Collaborator No.: 3554984
Reference / Verwysing: Erf 10, Pacaltsdorp
Date / Datum: 03 October 2025
Enquiries / Navrae: Primrose Nako

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Jan Vrolijk Town Planner
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GEORGE
6530

APPLICATION FOR REZONING AND SUBDIVISION: ERF 10, PACALTSDORP

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Erf 10, Pacaltsdorp:

1. **Rezoning** in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 10, Pacaltsdorp from "Single Residential Zone I" to a "Subdivisional Area" to allow for a residential development comprising of 2 Single Residential Zone I (dwelling house) erven and 1 Transport Zone II (public road) 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 applicable to Erf 10, Pacaltsdorp into the following:
 - a) Remainder – Single Residential Zone I ($\pm 162\text{m}^2$);
 - b) Portion A - Single Residential Zone I ($\pm 380\text{m}^2$);
 - c) Portion B - Transport Zone II ($\pm 200\text{m}^2$);

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

REASONS FOR DECISION:

- (i) The proposal is deemed to be consistent with the spatial planning policies and guidelines for this area.
- (ii) The rezoning and subdivision do not detract from the surrounding residential or aesthetical character of the area.
- (iii) The proposal will not have a negative impact on the adjacent neighbouring properties' amenity and rights to privacy, sunlight and views.
- (iv) The proposal creates potential for future development and densification.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

1. In terms of the Land Use Planning By-law for the George Municipality, 2023, the above approvals 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 and rezoning application as applied for and indicated on the subdivision plan, Diagram no. 2462/1876 dated November 2024 drawn by G.S. Savage Professional Land Surveyor & Township Planner 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. The public street portion (Portion B) must be transferred to the George Municipality at the developers cost to the satisfaction of the Department: Civil Engineering Services prior to- or simultaneously with the transfer of Portion A.
4. The rezoning and subdivision will be considered implemented on the approval of the subdivision Diagram by the Surveyor General as well as the registration of Portions (Portion A and B) in terms of the Deeds Registries Act.

Notes:

- (i) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- (ii) *A servitude may need to be registered in favour of Portion A over the Remainder portion for stormwater management purposes. The latter will be addressed and determined if and when Portion A is developed.*
- (iii) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.*
- (iv) *The developer must submit the Surveyor General approved subdivision plan to the GIS Department of the Directorate of information purposes.*
- (v) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- (vi) *The boundary wall and gate encroaching the northern street boundary (Mountview Street) must be moved within the boundary lines. This must be indicated on the as built building plans submitted.*
- (vii) *The National Water Act, 1998 (Act No. 36 of 1998), a water authorisation is required before commencing with any water use activity contemplated in section 21 of the Act.*
- (viii) *Note from Civil Engineering Services: In the absence of a municipal road to the south of the development, the developer will be required to extend the road to provide suitable access. Alternatively, the developer must register an appropriate access servitude.*
- (ix) **Comments of Building Control:**

Remainder

- ~ *Building plans to be submitted for record purposes of all existing buildings/structures on portion identified as “Remainder” measuring approximately 1162m².*
- ~ *Building plan application to be submitted for proposed redevelopment.*
- ~ *Building plans to comply with SANS 10400 and any other applicable legislation.*
- ~ *No construction may be commenced with until such time as a building plan has been approved.*

Portions A

- ~ *Building plan to be submitted in terms of section 4 of the National Building Regulations and Building Standards Act, 103 of 1977, for the development.*
- ~ *Building plans to comply with SANS 10400 and any other applicable legislation.*
- ~ *No construction may be commenced with until such time as a building plan has been approved.*
- ~ *The property may only be use for the intended purpose once a Certificate of Occupation has been issued.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

5. The conditions imposed by the Directorate Civil Engineering Services are attached as “**Annexure B**” dated 04/04/2025, must be adhered to.
6. 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 indicated below.

7. The amounts of the development contributions are reflected on the attached calculation sheet dated 04/04/2025 and are as follows:

Roads:	R 11 603.20	
Sewer:	R 19 396.00	
Water:	R 32 735.48	
Total:	R 63 734.68	Excluding VAT

8. The total amount of the development charges of **R63 734.68 (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 clause 8 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

CONDITION FOR THE DIRECTORATE: ELECTROTECHNICAL SERVICES

10. The conditions imposed by the Directorate Electro-technical Services are attached as “**Annexure B**” dated 11/04/2025, must be adhered to.
11. As stipulated in the attached conditions imposed by the Directorate Electro-technical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
12. The amount of the development contribution is reflected on the attached calculation sheet dated 11/04/2025 and is as follows:
Electricity: R46 089.33 Excluding VAT
13. The total amount of the development charges of **R46 089.33 (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.
14. 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 24 OCTOBER 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:\scan\Erf 10, Pacaltsdorp(Rezoning & Subdivision Approval)Jan Vrolijk.docx

The Chief Town Planner, Municipality of GEORGE
hereby certify that I have inspected the property known as
ERF 10 PACALTSDORP

Remainder - Single Residential Zone I
Portion A- Single Residential Zone I
Portion B - Transport Zone II



G. Savage

G. S. SAVAGE PLS 0543

CF: 647/BS
Ref: 10PDORP new layout.kcd

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.

03/10/2025

DATE	SENIOR MANAGER: TOWN PLANNING
BATUM	SENIOR BESTUURDER: STATISCH PLANNING

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Erf Number *	10
Allotment area *	Pacaltsdorp
Water & Sewer System *	George System
Road network *	Pacaltsdorp
Developer/Owner *	Johan Wilhelm Meyer
Erf Size (ha) *	4 542,00
Date (YYYY/MM/DD) *	2025-04-04
Current Financial Year	2024/2025
Collaborator Application Reference	3554984

Application:

Rezoning & Subdivision

Service applicable	Description
Roads	Service available, access via Mountview 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 04/04/2025 and are as follows:

Roads:	R	11 603,20	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	19 396,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	32 735,48	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	63 734,68	Total Excluding VAT
 - The total amount of the development charges of R63 154,52 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 R63 154,52 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.
 - 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)

- 12 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 13 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 15 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 19 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 20 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 21 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 22 Municipal water is provided for potable use only. No irrigation water will be provided.
- 23 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 24 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 25 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
- 26 Public and private roads are to be clearly indicated on all layout plans submitted. The road reserves must be clearly indicated on all plans submitted for approval. The cadastral layout can only be approved if the road reserves have been included on plans and approved by CES.
- 27 The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
- 28 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.
- 29 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 30 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.
- 31 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.
- 32 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 33 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.
- 34 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 35 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 36 The developer may be required to construct certain roads in lieu of a financial contribution towards the George Master Plan roads. All roads required for access to the development will have to be fully completed prior to the approval of any transfers/rates clearances. The developer's financial contribution towards the roads in the George Master Plan will be determined in accordance with the applicable financial cost sharing model.
- 37 The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
- 38 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.
- 39 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

- 40 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.
- 41 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to portion A of Beach Road to conform to the York/Beach road Access Management Plan (AMP) and is restricted to a low volume driveway, as defined within the Provincial Access Management Guidelines. (conditions 28,30,36,38 & 40 applicable)



Signed on behalf of Dept: CES

04 Apr 25

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



Erf Number * 10
 Allotment area * Pacaltsdorp
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * JW Meyer
 Erf Size (ha) * 0,4
 Date (YYYY/MM/DD) * 11 04 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3554984

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 11/04/2025 and are as follows: Electricity: R 46 089,33 Excluding VAT
3	The total amount of the development charges of R46 089, 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 R46 089, 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 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.
20	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.

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.
Electro Technical	
22	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
23	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
24	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
25	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
26	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
27	Installation of ripple relays are compulsory for all geysers with electrical elements.
28	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.



Singed on behalf of Dept: ETS

11 Apr 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	10		
				Allotment area	Pacaltsdorp		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	JW Meyer		
				Erf Size (ha)	0,4		
				Date (YYYY/MM/DD)	2025-04-11		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3554984		
Code	Land Use		Unit	Total Existing Right		Total New Right	
RESIDENTIAL				Units	Units	Units	
	Single Res > 1000m² Erf (Upmarket)		unit		1	2	
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	11,56	R 7 974,49	R 46 089,33	R 6 913,40	R 53 002,72
Total bulk engineering services component of Development Charge payable					R 46 089,33	R 6 913,40	R 53 002,72
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :							
Date :		April 11, 2025					
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code\Key number	Total
Electricity	20150621 021336	R 53 002,72
		R 53 002,72