

Collaborator No.: 3462585
Reference / Verwysing: Remainder Erf 86, George
Date / Datum: 10 October 2025
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

Jan Vrolijk Town Planner
PO BOX 710
GEORGE
6530

APPLICATION FOR SUBDIVISION: REMAINDER ERF 86, GEORGE

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 application for Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of Remainder Erf 86, George as follows:

1. Portion [Erf] A (measuring $\pm 1050\text{m}^2$) – Single Residential Zone I;
2. Portion [Erf] B (measuring 1494m^2) – Single Residential Zone I; and
3. Remainder [of Erf 86] (measuring $\pm 479\text{m}^2$) – Transport Zone II (Witpeer Street);

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

REASONS FOR DECISION

- a) The George Municipal Spatial Development Framework, 2023 states that residential densification should be accommodated and promoted through appropriate mechanisms such as redevelopment, infill, subdivision, second dwellings, sectional title, greenfield or brownfield development. The proposal is found to be the appropriate mechanism to achieve densification in the area.
- b) The proposed development supports the optimization of available infrastructure, improving the functionality of public transport facilities, proximity to certain amenities and raising densities from the current norm in the area, but remains reconcilable with the existing character of the area.
- c) The proposed subdivision is in line with the densification strategy of the George Municipality for the surrounding area.
- d) The proposed development will not have a significant adverse impact on the adjacent neighbours' amenities and rights in terms of privacy, views and overshadowing, especially considering the need for infill development and densification.
- e) The proposed development will not have a significant negative impact on the surrounding residential environment, streetscape, or traffic movement.
- f) It is acknowledged that one of the adjoining property owners objected to the application, citing concerns related to privacy and property value. However, these concerns are not supported by empirical evidence and are considered speculative in nature and may not be used as reasons to refuse the application.

- g) The proposal is therefore deemed to promote a sensible and appropriate form of residential densification and intensification of land use in support of the spatial planning principles, objectives and guidelines applicable to this area.

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. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation.
2. This approval shall be taken to cover only the subdivision applied for as indicated on Subdivision Plan number **GO527** dated **October 2024** drawn by **Conradie Land Surveyor** and attached as **"Annexure A"** which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. Approved Surveyor General diagrams must be submitted to the Directorate: Planning and Development for record purposes.
4. No transfer of a portion will be permitted without the lean-to storeroom in the western boundary building line being demolished to accommodate the proposed panhandle access.
5. As-built building plans for Portion B must be submitted prior to the transfer of the first portion. The plan must indicate the structures to be demolished to accommodate the development of Portion A.
6. The Remainder Portion must be transferred to the George Municipality free of charge prior on the transfer of the final subdivided portion.
7. The mature trees on the proposed Portion A must be indicated on the building plans. The owner must make all attempts to retain the trees on the property. Where this cannot be achieved, the owner must plant 1 x 100l indigenous tree for every tree removed.
8. The approval will be regarded as implemented on the registration of the first subdivided portion at the Register of Deeds.

Notes:

- (i) The inclusion of the words "[Erf]" and "[of Erf 86]" in the decision above is in reference to the names of each subdivided portion as indicated on the subdivision plan.
- (ii) If Portion A is transferred first, then the Remainder Portion must be transferred to the Municipality with Portion B, and vice versa.
- (iii) The conditions imposed by the Bondholder should be complied with.
- (iv) No protected indigenous trees may be pruned or removed without the required permit from the Department of Environment, Forestry and Fishery (DEFF, Knysna).
- (v) The owner must apply for a demolition permit from the Building Control Department prior to the demolition of the outbuilding (lean-to storage) and other structures required to develop Portion A – e.g. the swimming pool and the gazebo.
- (vi) These structures must be demolished and removed prior to the transfer of the first portion. Proof of demolition must be submitted with the transfer request.
- (vii) Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the building plans.
- (viii) It is incumbent on the owners / developers to ensure compliance with the approvals, permissions and authorisations granted in terms of other acts.
- (ix) Provisions for the removal of solid waste are to be addressed in conjunction with the Directorate: Community Services.
- (x) Building plans must be submitted for approval in accordance with the National Building Regulations.
- (xi) Building plans to comply with SANS 10400, and any other applicable legislation.
- (xii) No construction may be commenced until such time as a building plan has been approved.
- (xiii) The property may only be used for the intended purpose once a Certificate of Occupation has been issued.
- (xiv) Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.
- (xv) As far as possible, retain any existing mature trees and incorporate green spaces into the site layout.

(xvi) All advertisements, in favour of this proposed development, visible from the public street, must carry the approval of George Municipality in terms of the Municipality's approved Advertising By-Law.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

9. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 23 April 2025, must be adhered to.
10. 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 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.
11. The amounts of the development contributions are reflected on the attached calculation sheet dated 23 April 2025 and are as follows:

Roads	R 12 619,60 (Excluding VAT)
Sewer	R 19 396,00 (Excluding VAT)
Water	R 32 735,48 (Excluding VAT)
Total	R 64 751,08 (Excluding VAT)
12. The total amount of the development charges of **R 64 751,08** (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 are not contained within the said calculation sheet, 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.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

14. The conditions imposed by the Directorate Electro-technical Services are attached as 'Annexure C' dated 14 November 2024, must be adhered to.
15. 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.
16. The amount of the development contributions is reflected on the attached calculation sheet dated 14 November 2024 and is as follows:

Electricity	R 46 089,33 (Excluding VAT)
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17. The total amount of the development charges of **R 46 089,33** (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.
18. Any amendments or additions to the approved development parameters 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.

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 31 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\Rem Erf 86, George(Subdivision Approval)Jan Vrolijk.docx

SUBDIVISION

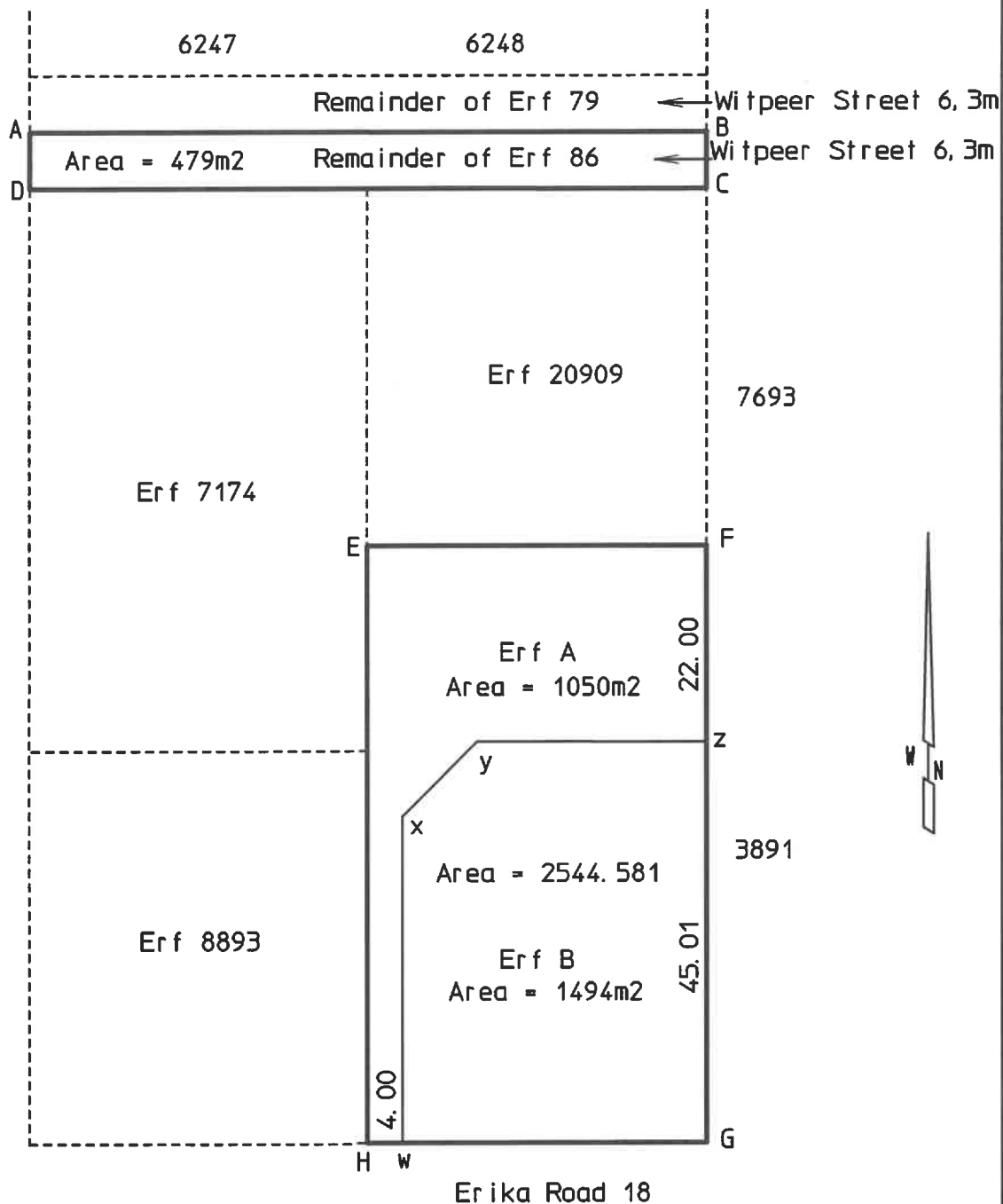
MUNISIPALITEIT GEORGE MUNICIPALITY

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.

08/10/2025

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR PLANNING OFFICER: STATSBEPANNING



Notas:

- Figures ABCD and EFGH represents the Remainder of Erf 86.
- Line wxyz - proposed subdivisional line.

Our file ref no (G0527) Okt 2024

Tel: 082 778 6860

PROPOSED SUBDIVISION OF ERF 86
GEORGE
(MUNICIPALITY AND ADMIN. DISTRICT GEORGE)

Scale 1 : 750



For Internal information use only (Not to publish)



Erf Number *	86
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Elna Pretorius
Erf Size (ha) *	3 014,79
Date (YYYY/MM/DD) *	2025-04-23
Current Financial Year	2024/2025
Collaborator Application Reference	3462585

Application:

Subdivision

Service applicable	Description
Roads	Service available, access via Erica road (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 23/04/2025 and are as follows:

Roads:	R	12 619,60	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	64 751,08	Total Excluding VAT
 - The total amount of the development charges of R64 751,08 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 R64 751,08 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.
 - 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)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 13 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 14 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 17 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 18 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 19 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 20 Municipal water is provided for potable use only. No irrigation water will be provided.
- 21 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 22 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 23 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.
- 24 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.
- 25 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 26 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.
- 27 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.
- 28 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 29 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.
- 30 Site access to conform to the George Integrated Zoning Scheme 2023.



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2023
Tariffs



Civil Engineering
Service



Electro-Technical
Service

Erf Number * **86**
Allotment area * **George**
Water & Sewer System * **George System**
Road network * **George**
Developer/Owner * **Elina Pretorius**
Erf Size (ha) * **3 014,79**
Date (YYYY/MM/DD) * **2025-04-23**
Current Financial Year **2024/2025**
Collaborator Application Reference **3462585**

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
	Residential housing (1 000-1 500m²) Erf	Unit		1
	Residential housing (>2 000m²) Erf	Unit	1	1

Please select

Yes

Is the development located within Public Transport (PT1) zone?

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	3,80	R 3 154,90	R 11 988,62	R 1 798,29	R 13 786,91
	trips/day	0,20	R 3 154,90	R 630,98	R 94,65	R 725,63
	kI/day	0,43	R 44 760,00	R 19 396,00	R 2 909,40	R 22 305,40
	kI/day	0,72	R 45 340,00	R 32 735,48	R 4 910,32	R 37 645,80

Total bulk engineering services component of Development Charge payable	R 64 751,08	R 9 712,66	R 74 463,74
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Link engineering services component of Development Charge

Total Development Charge Payable

City of George

Calculated (CES):

JM Fivaz

Signature :

Date : April 23, 2025

NOTES :

1. 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
2. Please note the calculation above only surmise as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 13 786,91
Public Transport		R 725,63
Sewerage	20220703048978	R 22 305,40
Water	20220703048981	R 37 645,80
		R 74 463,74

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



Erf Number * 86
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * E Pretorius
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 14 11 2024
 Current Financial Year 2024/2025
 Collaborator Application Reference 3462585

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 14/11/2024 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	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.
9	Any, and all, costs directly related to the development remain the developers' responsibility.
10	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
11	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)
14	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
15	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.
16	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.
17	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.
18	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
19	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
20	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.
21	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.

22	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.
23	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	
24	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.
25	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
26	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
27	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.
28	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.
29	Installation of ripple relays are compulsory for all geysers with electrical elements.
30	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
31	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

14 Nov 24

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	85		
				Allotment area	George		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	E Pretorius		
				Erf Size (ha)	0		
				Date (YYYY/MM/DD)	2024-11-14		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3462585		
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 : November 14, 2024							
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	20190621-021386	R 53 002,72
		R 53 002,72