

Collaborator No.: 3478778
Reference / Verwysing: Farm Sandkraal 197 portion 62, 52, 5, 61 and 204, Division George
Date / Datum: 21 November 2025
Enquiries / Navrae: Marisa Arries

Email: info@asaphtownplanners.co.za

ASAPH TOWN PLANNERS
17 WITKAREE
BRACKENFELL
7561

**APPLICATION FOR SUBDIVISION AND CONSOLIDATION: FARM SANDKRAAL 197 PORTION 62, 52, 5, 61 AND 204,
DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Portion 5, 52, 61, 62, and 204 of the Farm Sandkraal No. 197, Division George for:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 the following Portions of the Farm Sandkraal No. 197, Division George:
 - a) Portion 62 of the Farm Sandkraal No. 197 into 2 portions, Portion 1(±18.85ha) and the Remainder (±30,27ha);
 - b) Portion 52 of the Farm Sandkraal No. 197 into 2 portions, Portion 1 (±2.84 ha) and the Remainder (±17.97 ha);
 - c) Portion 5 of the Farm Sandkraal No. 197 into 4 portions, Portion 1 (±1253 m²), Portion 2 (±37.16ha), Portion 3 (±3.37ha) and the Remainder (±5.58 ha);
 - d) Portion 61 of the Farm Sandkraal No. 197 into 2 portions, Portion 1 (±6.53ha) and the Remainder (±21.41ha); and
 - e) Portion 204 of the Farm Sandkraal No. 197 into 3 portions, Portion 1 (±9562 m²), Portion 2 (±21.55ha) and the Remainder (±76,10ha);
2. Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of the following Portions into one Property measuring ±34.42Ha:
 - (a) Portion 1 (measuring ±2.84 ha) of subdivided Farm Sandkraal 197/52;
 - (b) Portion 1 (measuring ±0.1253ha) of subdivided Farm Sandkraal 197/5;
 - (c) Portion 3 (measuring ±3.37ha) of subdivided Farm Sandkraal 197/5;
 - (d) Portion 1 (measuring ±6.53ha) of subdivided Farm Sandkraal 197/61; and
 - (e) Portion 2 (measuring ±21.55ha) of subdivided Farm Sandkraal 197/204;

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

REASONS FOR DECISION

- a. The proposal is deemed to be consistent with the spatial planning policies and guidelines for this area.
- b. Traffic, services, and access will not be negatively affected.

- c. The proposal is seen as a sensible solution to the current status quo to separate Agricultural viable land outside the urban edge and consolidating the portions within the Urban Edge to facilitate more effective land use and development planning.
- d. As the proposal is a mere cadastral exercise it is anticipated that there will be no substantive negative impact to the character of the area or on the neighbouring properties.

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 subdivision and consolidation 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 and Consolidation, as applied for and indicated on the subdivision plan no. TTM353 dated January 2025, drawn by Thengu Surveys attached as “Annexure A” and Consolidation Plan dated September 2024 drawn by Thengu Surveys attached as “Annexure B” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. The consolidation approval will only be regarded as implemented on the registration of the Consolidation Diagrams at the Chief Surveyor General’s Office and registration of the consolidated property in terms of the Deed’s Registry’s Act.

CONDITIONS OF THE DIRECTORATE: ELECTTROTECHNICAL SERVICES

4. The conditions imposed by the Directorate Civil Engineering Services are attached as ‘Annexure C’ dated 01/04/2025, shall be adhered to.
5. 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 follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 01/04/2025 and are as follows:

Roads	R	944,83	Excluding VAT
Sewer	R	44 760,00	Excluding VAT
Water	R	90 680,00	Excluding VAT
Total	R	136 384,83	Excluding VAT

6. The total amount of the development charges of **R 136 384,83 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.
7. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, 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: ELECTTROTECHNICAL SERVICES

8. The conditions imposed by the Directorate Electrotechnical Services are attached as ‘Annexure C’ dated 27/03/2025, shall be adhered to.
9. 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 follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 27/03/2024 and are as follows:

Electricity	R	34 514.22	Excluding VAT
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10. The total amount of the development charges of **R 34 514.22 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.
11. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, 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.

Notes

- (i) *As-built building plans where applicable for the subdivided portions remaining from the consolidation be submitted in accordance with the National Building Regulations (NBR).*
- (ii) *The approved subdivision and consolidation plan must be submitted to the Directorate's GIS Section for information purposes.*
- (iii) *Note that this approval only addresses the subdivision and consolidation and does not condone any illegal structures on the said properties.*
- (iv) *The CES and ETS Departments imposed conditions for the creation of the consolidated property. As this property is to be transferred to the Municipality and will be the subject to further land use applications, these conditions were deemed irrelevant and thus, excluded from the decision.*
- (v) *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 owner request an exemption / rebate from the payment of these fees since the consolidated property is being transferred to George Municipality.*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

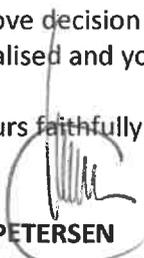
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or 12 DECEMBER 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.

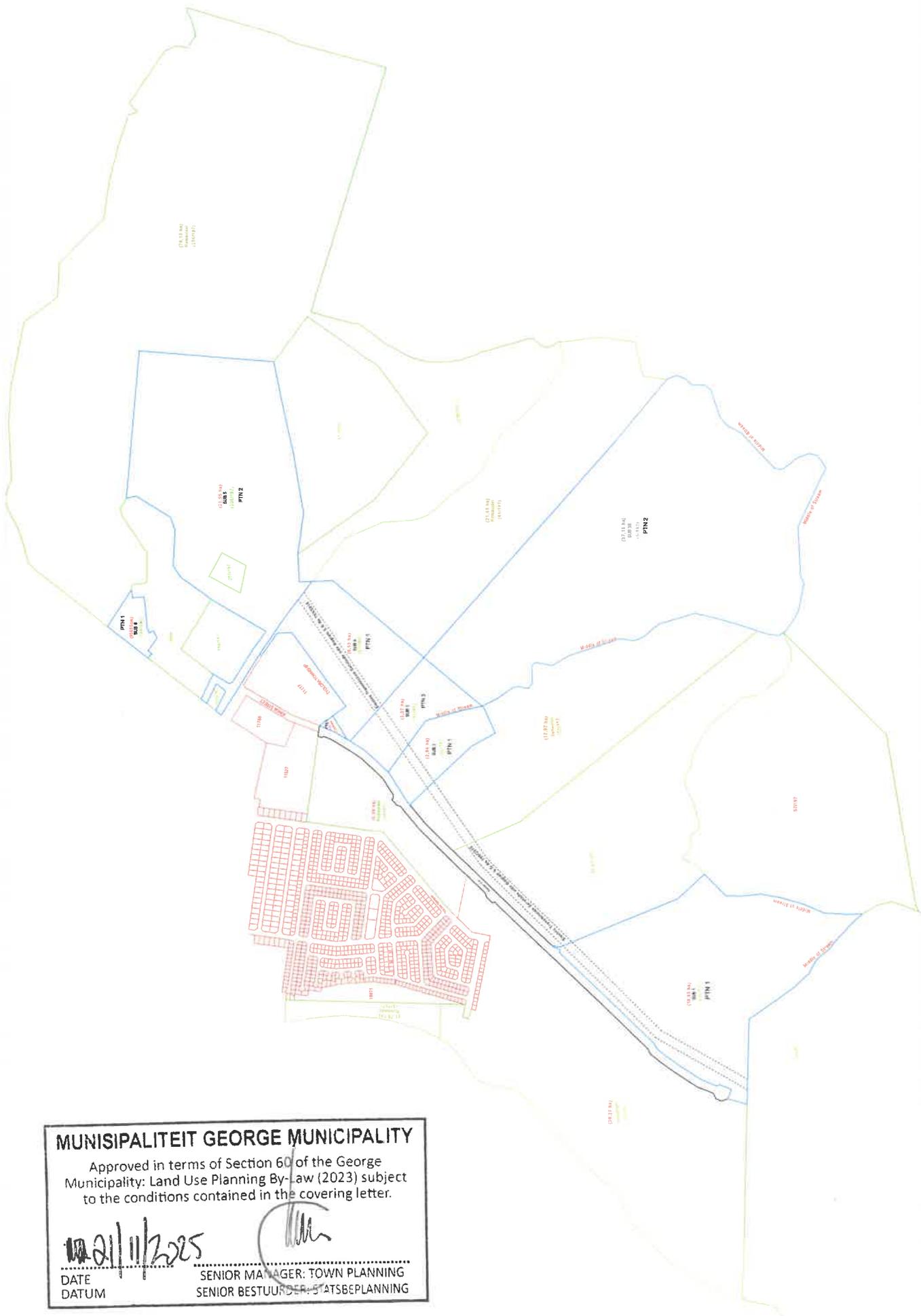
Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully


C. PETERSEN
SENIOR MANAGER: TOWN PLANNING

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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.

21/11/2025

DATE
 DATUM

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

Project Name	Project Number	Project Status	Project Manager
Project Description	Project Location	Project Start Date	Project End Date
Project Budget	Project Risk	Project Progress	Project Issues
Project Deliverables	Project Stakeholders	Project Communication	Project Reporting
Project Risks	Project Opportunities	Project Challenges	Project Successes
Project Lessons Learned	Project Best Practices	Project Recommendations	Project Conclusions

PROPOSED ZONING AND SUBDIVISION LAYOUT
Municipality of the County of George
Parcel 11-000

- Legend
- Proposed Subdivisions of Parcel No. 11-000
 - 11-000-1 : Subdivision for Parcel 11-000-1
 - 11-000-2 : Subdivision for Parcel 11-000-2
 - 11-000-3 : Subdivision for Parcel 11-000-3
 - 11-000-4 : Subdivision for Parcel 11-000-4
 - 11-000-5 : Subdivision for Parcel 11-000-5
- NOTE: 11-000-1, 11-000-2, 11-000-3, 11-000-4, 11-000-5 are sub-parcels of Parcel 11-000.



MUNICIPALITEIT GEORGE MUNICIPALITY

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

DATE: 21/11/2025

DATUM: [Signature]

SENIOR MANAGER: TOWN PLANNING

SENIOR BESTURDER: STATSBEPLANNING

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf Number *	Portion 5,52,61,62 & 204 of 197
	Allotment area *	Rural area
	Water & Sewer System *	George System
	Road network *	Towns and settlements
	Developer/Owner *	Western Cape Department of Human Settlements
	Erf Size (ha) *	269,33
	Date (YYYY/MM/DD) *	2025-04-01
	Current Financial Year	2024/2025
	Collaborator Application Reference	3478778

Application: Subdivision & Consolidation

Service applicable	Description
Roads	Service available, access via Jonga 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 01/04/2025 and are as follows:

Roads:	R	1 417,25	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	67 140,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	136 020,00	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	204 577,25	Total Excluding VAT
 - The total amount of the development charges of R204 577,25 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 R204 577,25 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 Note, 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.
- 14 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 17 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.
- 18 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.
- 19 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.
- 20 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.
- 21 Municipal water is provided for potable use only. No irrigation water will be provided.
- 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 developer is to provide the Dept: CES with a DRE approval of the TIA. The comments and conditions in the approved TIA must be implemented by the developer. The dept CES reserve the right in enforce additional conditions and requirements to be implemented by the developer.
- 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 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 29 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.
- 30 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.
- 31 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.
- 32 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 33 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.
- 34 Site access to conform to the George Integrated Zoning Scheme 2023.
No direct access from Knysna Road Street is not allowed.

 Jim Fiver

Signed on behalf of Dept: CES

01 Apr 25

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



Erf Number * 197
 Allotment area * Rural area
 Elec DCs Area/Region * George Network
 Elec Link Network * MV
 Elec Development Type * Normal
 Developer/Owner * PGWC: Human Settlements
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 27 03 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3478778

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 27/03/2025 and are as follows: Electricity: R 34 514,22 Excluding VAT
3	The total amount of the development charges of R34 514, 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 R34 514, 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.
23	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.
24	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	
25	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.
26	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
27	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
28	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.
29	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.
30	Installation of ripple relays are compulsory for all geysers with electrical elements.
31	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
32	The Electricity DC charge excludes any MV/LV and LV network costs. The customer will be quoted separately for any upgrade work required.
33	Rural connection: Capital contributions will be payable by the applicant as part of the electrical connection on application for an electrical connection. The Capital contribution will be determined by the department ETS, based on the size of the connection at the standard prevailing DCs calculation methodology for rural connections.
35	The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved. Condition (2) applies.
35	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

27 Mar 25

Development Charges Calculator		Version 1.00		2024/06/10			
		Erf Number	197				
		Allotment area	Rural area				
		Elec DCs Area/Region	George Network				
		Elec Link Network	MV				
		Elec Development Type	Normal				
		Developer/Owner	PGWC: Human Settlements				
		Erf Size (ha)	0				
		Date (YYYY/MM/DD)	2025-03-27				
		Current Financial Year	2024/2025				
		Collaborator Application Reference	3478778				
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units	Units	
	Rural Intensification / Agri-subdivisions	unit				4	
	Rural / Undetermined/Agricultural	unit		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	7,22	14,45	R 4 777,39	R 34 514,22	R 5 177,13	R 39 691,35
Total bulk engineering services component of Development Charge payable					R 34 514,22	R 5 177,13	R 39 691,35
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :		Date : March 27, 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	20160523 021336	R 39 691,35
		R 39 691,35