

*Beplanning en Ontwikkeling
Planning and Development*

Collaborator No.: 3428757
Reference / Verwysing: Erf 1723, Wilderness
Date / Datum: 16 January 2026
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR REZONING: ERF 1723, WILDERNESS

Your application in the above refers.

The Eden Joint Municipal Planning Tribunal – George Municipality, meeting held on 25 November 2025 resolved:

That the application for Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for the George Municipality, 2023 of a portion of Erf 1723, Wilderness (maximum of 600m² in extent) from Community Zone II to Community Zone I for a place of instruction;

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

REASONS FOR DECISION

- A. The proposal is in line with the Council Resolution dated 30 June 2022 as well as the goals and objectives set out in the George MSDF.
- B. There is a **demonstrated need** for the proposed land use within the local community as it will provide children with access to education and after school care and other related and needed facilities (basic need).
- C. The proposal aligns with George Municipality's strategic vision of making land available for long term for facilities that socially benefit the public.
- D. The proposal fits within the municipality's fiscal budget, making use of existing serviced and vacant underutilised land and within the urban edge.
- E. The proposed land use/zoning is compatible with the Community Zone I zoning and reconcilable within a residential area.
- F. The scale and nature of the development is compatible with the surrounding land uses and believed to not change the character of the area or have a substantive negative impact on the neighbouring properties in terms of overshadowing or impeding on privacy of surrounding owners.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the rezoning applied for and as indicated on the site layout plan, Plan No. REV.04 (sheet 1) drawn by V Architectural Design, dated 1 October 2024 attached hereto as "**Annexure A**" which bear Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.

Implementation conditions

3. A site development plan together with a landscaping plan must be submitted to the Directorate: Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 for consideration prior to the submission of building plans.
4. The site development plan must indicate a suitable on-site drop off facility.
5. A surveyor general be appointed to plot and peg the designated 600m² on Erf 1723, Wilderness and that the area coordinates and/or SG diagram to be send to our GIS department for record purposes.

Town Planning Notes

- (i) Applicant to address and comply with all the conditions imposed in terms of the Council Resolution dated 30 June 2022.
- (ii) No other form of development may be permitted on the rezoned portion as per the Council Resolution.
- (iii) No vegetation may be removed outside the designated 600m² rezoned portion, and all construction and operational activities must remain strictly confined within the designated footprint, with no encroachment into the surrounding natural area.
- (iv) The parking area to be built with permeable materials to ensure that there is no surface runoff to the satisfaction of the Civil Engineering and Environmental department.
- (v) The design of the proposed buildings on this property must align with the overall character of the neighbourhood.
- (vi) Building plans to be submitted for approval in accordance with the National Building Regulations (NBR).
- (vii) Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

6. The conditions stated by the Directorate Civil Engineering Services dated 23 October 2024 (attached as 'Annexure B'), shall be adhered to.
7. As stipulated in the attached calculations 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:
8. The amounts of the development contributions are reflected on the attached calculation sheet dated 23 October 2024 and are as follows:

Roads R 31 964.66

Sewer R 3 978.27

Water R 0.0

Total R 35 942.93 Total (Excluding VAT)

9. The total amount of the development charges of **R 35 942.93 Total (Excluding VAT)** shall be paid prior to the approval of building plans.
10. 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: ELECTROTECHNICAL SERVICES

11. The conditions imposed by the Directorate Electrotechnical Engineering Services dated 28 October 2024 (attached as 'Annexure B'), shall be adhered to.
12. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
13. The amounts of the development contributions are reflected on the attached calculation sheet dated 28 October 2024 and are as follows:

Electricity R33 322.26(Excluding VAT)

14. The total amount of the development charges of **R33 322.26(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.
15. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

Notes:

- (i) *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 lessee consult with these departments prior to submission of the building plan to ascertain what information they require to provide a more accurate calculation.*
- (ii) *It is further advised that the lessee submit a request to the Municipality to be exempted from paying the above DCs since the land and its improvements remain the property of Council.*

You have the right to appeal to the Appeal Authority against the decision of the Eden Joint Municipal Planning Tribunal – George Municipality, 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 06 FEBRUARY 2026**, 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.

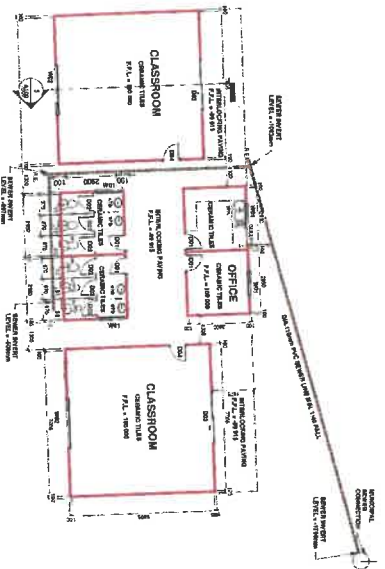
Yours faithfully



C PETERSEN

ACTING DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT

C:\Users\pnako\Desktop\TRUBUNAL ITEMS\Erf 243 Wilderness\Erf 1723, Wilderness (Rezoning ,approval) Jan Vrolijk.docx



MUNICIPALITEIT GEORGE MUNICIPALITY
 GROUND FLOOR PLAN in terms of Section 60 of the George
 Municipality Land Use Planning By-Law (2023) subject
 to the conditions contained in the covering letter.

16/6/2026
 DATE
 DATUM

SENIOR MANAGER TOWN PLANNING
 SENIOR BESTUURSBESTUURDER

ERF 1723
 LOCATION



LOCALITY SITE PLAN

3D VIEW PROPOSAL



3D VIEW PROPOSAL



NOTE:

- 1) There is a borehole near the site boundary.
- 2) There is a borehole near the site boundary.
- 3) There is a borehole near the site boundary.
- 4) There is a borehole near the site boundary.
- 5) There is a borehole near the site boundary.
- 6) There is a borehole near the site boundary.
- 7) There is a borehole near the site boundary.
- 8) There is a borehole near the site boundary.
- 9) There is a borehole near the site boundary.
- 10) There is a borehole near the site boundary.

CONCRETE QUANTITY:

FLOOR - CLASSROOM 1 = 4.2m³
 FLOOR - CLASSROOM 2 = 4.2m³
 FLOOR - OFFICE = 1.8m³
 FLOOR - OFFICE = 1.8m³

AREA SCHEDULE:

NEW CLASSROOMS:	100m ²
NEW OFFICE:	18m ²
NEW BATHROOMS:	18m ²
COMBINED TOTAL:	136m ²
SITE AREA:	4015m ²
COVERAGE:	136m ² / 4015m ² x 100 = 3%
FAR:	136m ² / 4015m ² = 0.03

**ALL WORK TO COMPLY WITH
 SANS 10400 CHECK DIMENSIONS**


**PROPOSED NEW
 DAY CARE CRECHE
 ON ERF 1723
 KLEINKRANZ
 GEORGE**

DATE OF DRAWING	SHEET 01	REV. 04
DATE OF ISSUE		
SCALE		



SITE PLAN
 SCALE 1:250



GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf Number *	1723
	Allotment area *	Kleinkrantz
	Water & Sewer System *	George System
	Road network *	Coastal resorts
	Developer/Owner *	Kleinkrantz Childcare and Youth Development Centre
	Erf Size (ha) *	4 014,72
	Date (YYYY/MM/DD) *	2024-10-23
	Current Financial Year	2024/2025
Collaborator Application Reference		3428757

Application: Consent (Place of instruction)


Service applicable	Description
Roads	Service available, access via Vloksie 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


- 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 charges are reflected on the attached calculation sheet dated 23/10/2024 and are as follows:

Roads:	R	31 964,66	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	3 978,27	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	35 942,93	Total Excluding VAT
 - 3 The total amount of the development charges of R35 942,93 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 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.*
- 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 R35 942,93 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 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.
 - 8 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.
 - 9 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 10 Only one connection permitted per registered erf (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 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, 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 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.
- 23 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.
- 24 Developer is to take note of an existing sewer main in the proposed development. (condition 7 applicable)
- 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 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.
- 28 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 29 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.
- 30 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.
- 31 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 32 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.
- 33 As only a general layout has been provided, with no dimensions indicated, the developer is to take note that all road reserve widths are to be in accordance the Red Book: The Neighbourhood Planning and Design Guide (Red Book): Creating Sustainable Human Settlements, 2019 standards. The width of road reserves is to be approved by the Dir: CES before the final layout can be approved. Minimum width of Municipal road reserve is 10 m and for panhandle ervans access is 4 m.
- 34 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.
- 35 The municipality, or contractors representing George Municipality to have unrestricted access to the exiting municipal infrastructure pump stations.
- 36 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.
- 37 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 os restricted to a low volume driveway, as define within the Provincial Access Management Guidelines. (conditions 28,30,36,38 & 40 applicable)


Singed on behalf of Dept: CES

23 Oct 24

GEORGE ELECTRICITY DC CALCULATION MODEL		Version 1.00	2024/06/10
For Internal information use only (Not to publish)			
	Erf Number * 1723		
	Allotment area * Kleinkrantz		
	Elec DCs Area/Region * Wildemess Network		
	Elec Link Network * LV		
	Elec Development Type * Normal		
	Developer/Owner * Kleinkrantz Childcare and Youth Development Ce		
	Erf Size (ha) * 0,4		
	Date (YYYY/MM/DD) * 28 10 2024		
	Current Financial Year 2024/2025		
	Collaborator Application Reference 3428757		

Application: Development Charges

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


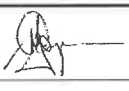
Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the 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 28/10/2024 and are as follows: Electricity: R 33 322,26 Excluding VAT
3	The total amount of the development charges of R33 322, 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 R33 322, 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

28 Oct 24

Development Charges Calculator				Version 1.00		2024/06/10		
		Erf Number	1723					
		Allotment area	Kleinkrantz					
		Elec DCs Area/Region	Wilderness Network					
		Elec Link Network	LV					
		Elec Development Type	Normal					
		Developer/Owner	Kleinkrantz Childcare and Youth Development Centre					
		Erf Size (ha)	0,4					
		Date (YYYY/MM/DD)	2024-10-28					
		Current Financial Year	2024/2025					
		Collaborator Application Reference	3428757					
Code	Land Use	Unit	Total Existing Right		Total New Right			
RESIDENTIAL			Units	Units	Units	Units		
Single Res > 1000m² Erf (Upmarket)			unit	1				
INSTITUTIONAL			m² Erf	FAR	m² GLA	m² Erf	FAR	m² GLA
					-	136	1	136,00
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	10,88	R 5 533,26	R 33 322,26	R 4 998,34	R 38 320,60	
Total bulk engineering services component of Development Charge payable					R 33 322,26	R 4 998,34	R 38 320,60	
Link engineering services component of Development Charge								
Total Development Charge Payable								
City of George								
Calculated (ETS): 								
Signature : _____								
Date : October 28, 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	2016/023 023335	R 38 320,60
		R 38 320,60