

Collaborator No.: 3924932
Reference / Verwysing: Erf 2617, George
Date / Datum: 09 October 2026
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

**APPLICATION FOR REZONING, PERMANENT DEPARTURE AND REMOVAL OF RESTRICTION: ERF
2617, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the following applications, applicable to Erf 2617, George:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 of Erf 2617, George from Single Residential Zone I to General Residential Zone IV for the development of (14) flats ;
2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following on Erf 2617, George:
 - (a) from the parking requirement for 2 habitable rooms or less, as per Section 42(2) of the George Integrated Zoning Scheme 2023 from 1.5 Parking Bays per unit to 1.25 Parking bays per unit (including visitor parking);
 - (b) from the parking requirement for 3 habitable rooms or more, as per In Section 42(2) of the George Integrated Zoning Scheme 2023 from 2.0 parking bays per unit to 1.5 parking bays per unit (including visitor parking);
 - (c) for the relaxation of the eastern side and the southern rear building line from 3.0m to 0.0m to allow for carports;
3. Removal in terms of Section 15(2)(f) of the Land Use Planning By-Law for George Municipality, 2023 of Restrictive Condition B.(a) to (d) from Title Deed T38494/2025 of Erf 2617, George;

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

REASONS FOR DECISION

- i. The application promotes an appropriately scaled medium to high density residential development that aligns with the spatial planning objectives for this area and is consistent with the goals and objectives of LUPA and SPLUMA.
- ii. The subject property is located within a designated densification area, where higher residential densities are encouraged.
- iii. The application, in the context of need for residential densification will not have a negative impact on the surrounding built environment.
- iv. The location of the property within the CBD and in close proximity to employment opportunities, public transport, social facilities and other amenities supports the development of higher-density residential accommodation and contributes towards more efficient use of existing urban infrastructure.
- v. The proposed development is situated in close proximity to a public transport route and will contribute positively to the existing public transport system (Go-George).

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

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 in operation.

Removal of Restrictions

2. That in terms of Section 34(1) the owner/applicant must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the amendment of the condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
3. Proof of publication of the notice in the Provincial Gazette must be submitted with the building plans for the development.

Implementation of Rezoning and Departure

4. A site development plan for the development 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. (refer to note a. below)
5. A separate landscaping plan to be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. The plan shall indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be retained or planted, pathways, play apparatus, benches, walls, etc. within the development. At least 1x 200L indigenous tree should be planted for every 4 parking bays.
6. The height of the development be limited to 8.5m to the top of the roof.
7. The building line relaxation will be applicable to the carports only which will be limited to a height of 3m.
8. The rezoning and departure approvals will be deemed implemented on the commencement of building works in accordance with the approved building plans.

Notes

- a) *In terms of Section 34(1) of the Planning By-law, the applicant must apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deed to formally reflect the removal the above restrictive conditions in the property's title deed.*
- b) *The site layout plan submitted with the application requires reconsideration and redesign. The said layout is not considered to represent the most practical or functional design for a higher-density residential development. In particular, the parking configuration is questionable, and the provision of functional open space are limited. The current design appears to have been largely driven by maximising the number of units, resulting in a layout that does not adequately provide for the functional needs, amenity and quality of life of future residents. It also lacks a clear sense of place and does not sufficiently respond to the existing character of the surrounding area. The SDP to be submitted should thus provide for a functional and appropriate design considering the placement of the units/blocks, parking layout, manoeuvrability,*

access, communal open space and the overall layout/design of the development in relation to the character of the area.

- c) A building plan be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the SDP.
- d) Stormwater management must be addressed to the satisfaction of the Civil Engineering Department and Municipal Environmental Division and must be clearly illustrated on the Site Development Plan (SDP) and building plans. The developer must demonstrate that stormwater will, as far as practically possible, be managed and attenuated on site prior to discharge into the Municipal stormwater system. The use of Sustainable Urban Drainage Systems (SUDS), permeable paving and other appropriate stormwater attenuation and infiltration measures should be considered as part of the design. 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.
- e) The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- f) Implementation of landscaping must be confirmed by applicant/developer.

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

- 9. The conditions imposed by the Directorate Civil Engineering Services are attached as “Annexure A” and must be complied with.
- 10. In accordance with Annexure A, 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:
- 11. The amounts of the development charges are reflected on the attached (Annexure A) calculation sheet dated 21/02/2026, collaborator reference no. 3924932 and are as follows:

Roads: R 50 478.40

Sewer: R 91 587.54

Water: R 81 818.62

Total: R 223 884.56 (Excluding VAT)

- 12. The total amount of the development charges of **R223 884.56 (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 is not contained within the calculation sheet as dated in condition 10 above, which may lead to an increase or decrease 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

- 14. The conditions imposed by the Directorate Electrotechnical Services are attached as “Annexure A” and must be complied with.
- 15. In accordance with Annexure A, 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:
- 16. The amounts of the development contributions are reflected on the attached (Annexure A) calculation sheet dated 06/02/2026, collaborator reference no. 3924932 and are as follows:

Electricity: R 286 410.42 Excluding VAT

- 17. The total amount of the development charges of **R 286 410.42 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 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 transfer requests and building plans to obtain a final calculation.

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 30 October 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

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 2617, George (Rezoning, Permanent Departure & ROR Approval)Jan Vrolijk.docx

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf number *	2617	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	Zelda Human	
	Erf Size (ha) *	1 037,01	
	Date (YYYY/MM/DD) *	2026-02-21	
	Current Financial Year	2025/2026	
Collaborator Application Reference		3924932	

Application: Rezoning & Departure

Service applicable	Description
Roads	Service available, access via Bousfield 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 21/02/2026 and are as follows:

Roads:	R	50 478,40	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	91 587,54	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	81 818,62	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	223 884,56	Total Excluding VAT
 - 3 The total amount of the development charges of R223 884,56 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 R223 884,56 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 Consent use approval with regards to Flats, Offices, 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 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 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 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
- 22 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.
- 23 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.
- 24 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 25 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.
- 26 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.
- 27 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 28 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.
- 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 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 31 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.
- 32 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.



Ricus Fivaz
Manager (CES): Land development
Civil Engineering Services

21 Feb 26
Date



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2024/25
Tariffs



Civil Engineering
Service



Electro-Technical
Service

Erf number * 2617
Allotment area * George
Water & Sewer System * George System
Road network * George
Developer/Owner * Zekia Human
Erf Size (ha) * 1 037,01
Date (YYYY/MM/DD) * 2026-02-21
Current Financial Year 2025/2026
Collaborator Application Reference 3924932

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
	Residential housing (1 000-1 500m²) Erf	Unit	1	
	Flat (<100 m²) unit	unit		14

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

Please select **Yes**

Calculation of bulk engineering services component of Development Charge				
Service	Units	Additional Demand	Unit Cost	Amount
trips/day		32,78	R 1 463,14	R 47 954,48
trips/day		1,73	R 1 463,14	R 2 523,92
k/day		1,66	R 55 140,00	R 91 587,54
k/day		1,82	R 44 980,00	R 81 818,62
Total bulk engineering services component of Development Charge payable				R 223 884,56
Link engineering services component of Development Charge				R 33 582,68
Total Development Charge Payable				R 257 467,24

City of George

Calculated (CES): JM Fivaz

Signature: _____ Date: February 21, 2026

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 surfs 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 55 147,65
Public Transport		R 2 902,51
Sewerage	20220703048978	R 105 325,67
Water	20220703048981	R 94 091,41
		R 257 467,24

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2025/06/18
For Internal information use only (Not to publish)		



Erf Number * 2617
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * Z Human
 Erf Size (ha) * 0,1
 Date (YYYY/MM/DD) * 06 02 2026
 Current Financial Year 2025/2026
 Collaborator Application Reference 3924932

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 06/02/2026 and are as follows: Electricity: R 286 410,42 Excluding VAT
3	The total amount of the development charges of R286 410, 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 R286 410, 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	Any, and all, costs directly related to the development remain the developers' responsibility.
9	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
10	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	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
14	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.
15	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.
16	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.
Electro Technical	
20	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.
21	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
22	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
23	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.
24	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.
25	Installation of ripple relays are compulsory for all geysers with electrical elements.
26	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.

M Gatyeni



Singed on behalf of Dept: ETS

06 Feb 26

Development Charges Calculator				Version 1.00		2025/06/18		
		Erf Number	2617					
		Allotment area	George					
		Elec DCs Area/Region	George Network					
		Elec Link Network	LV					
		Elec Development Type	Normal					
		Developer/Owner	Z Human					
		Erf Size (ha)	0,1					
		Date (YYYY/MM/DD)	2026-02-06					
		Current Financial Year	2025/2026					
		Collaborator Application Reference	3924932					
Code	Land Use	Unit	Total Existing Right		Total New Right			
RESIDENTIAL								
	Single Res > 1000m² Erf (Upmarket)	unit			1			
OTHERS								
	Others. No further diversity applied. (as applied by consultant)	Actual KVA (ADMD)					41,6	
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	41,60	R 7.995,73	R 286 410,42	R 42 961,56	R 329 371,98	
Total bulk engineering services component of Development Charge payable					R 286 410,42	R 42 961,56	R 329 371,98	
Link engineering services component of Development Charge								
Total Development Charge Payable								
City of George Calculated (ETS): M Gatyeni Signature :  Date : February 6, 2026								
NOTE : In relation to the increase pursuant to section 56(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month								
Notes:								
Departmental Notes:								

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623 021336	R 329 371,98
		R 329 371,98