

**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 2923876
Reference / Verwysing: Erf 4724, George
Date / Datum: 14 June 2024
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR REZONING AND DEPARTURE: ERF 4724, GEORGE

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.18.1.16 of 30 June 2023 decided that the following applications applicable to Erf 4724, George:

- a) **Rezoning** in terms of Section 15 (2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 4724, George from Single Residential Zone I to General Residential Zone IV for 8 flats;
- b) **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the southern rear boundary building line from 3.0m to 1.006m to accommodate the proposed southern block of flats on Erf 4724, George;
- c) **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the required parking ratio for "flats" on Erf 4724, George from a "Normal Area" to "PT1";

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

REASONS FOR DECISION

1. The proposed development, in consideration of the need for densification, will not have a significant adverse impact on the adjacent neighbours' amenities and rights in terms of privacy, views and overshadowing.
2. The proposal promotes a sensible and compatible form of residential densification and intensification of land use in support of the spatial planning principles, objectives, and guidelines applicable to this area.
3. The GMSDF (2023) and Zoning Scheme By-law (2023) promote the provision of parking at a ratio of PT1 along Densification Zones. Erf 4724, George is located within a densification zone and ± 150 m away from the public transport route, thus the reduction in parking requirements will not have a negative impact on traffic and pedestrian movement.
4. The proposed development will not have an adverse impact on the character of the area or the environment.

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

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation;

Conditions applicable to the Rezoning and Departures

2. This approval shall be taken to cover only the rezoning and departures as applied for and indicated on the site plan number: 1103-01 dated 23 October 2023, 1122-01 & 112-02 dated 21 April 2022, drawn by JDS Design Studio attached as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. A site development plan (SDP) for the development must be submitted to the satisfaction of the Directorate: Human Settlements, Planning and Development for consideration and approval, in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2023 and the conditions of approval prior to submission of building plans;
4. A separate landscaping plan to be submitted to the satisfaction of the Directorate for consideration and approval with the Site Development Plan. 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, benches, walls, etc. within the development. At least 1x 100L indigenous tree must be planted for every 2 parking bays;
5. The height of the building will be limited to 8,5m;
6. The above approval will be considered as implemented on the commencement of building work in accordance with an approved building plan for the development;

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. 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 conditions above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
8. The amounts of the development charges are reflected on the attached calculation sheet dated 23/01/2024 (Annexure B) and are as follows:

Roads:	R 55 986, 35	Excluding VAT
Sewer:	R 33 211,83	Excluding VAT
Water:	R 21 174,11	Excluding VAT
Total:	R 110 372,29	Excluding VAT

9. The total amount of the development charges of R 110 372,29 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;
10. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 8 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval;

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 building plans for a final calculation.

11. 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 R110 372,29 (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 Condition 9 above;
12. 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;
13. 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;
14. Any, and all, costs directly related to the development remain the developers' responsibility;
15. Only one connection permitted per registered erf (water and sewer connections). Condition 13 applies;
16. 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 13 applies;
17. 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 13 applies;
18. 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 13 applies;
19. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines;
20. Note, provisions for the removal of solid waste are to be addressed in conjunction with the Dir: Environmental Services;
21. 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;
22. A body corporate (BC) is to be established incorporating all erven within any security development/private and /or access-controlled developments. The private roads and the related stormwater and light poles infrastructure, and private open spaces within the development will be transferred by the developer to this / these home owners' association/s who will assume responsibility for the maintenance thereof;
23. The BC shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system;
24. 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;

25. 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;
26. 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;
27. Municipal water is provided for potable use only. No irrigation water will be provided;
28. 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;
29. 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;
30. The discharge of surface stormwater is to be addressed by the developer. Condition 13 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done online with the available stormwater master plans;
31. Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval;
32. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
33. No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to ensure compliance;
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. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities;
36. Access to parking must conform to George Integrated Zoning Scheme 2023, and sufficient stacking distance should be allowed for, and indicated on the site development plan;
37. 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;
38. Site access to conform to the George Integrated Zoning Scheme, 2023;

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

39. 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 the proposed development, the developer will be required to make development contribution as follows:
40. The amounts of the development contributions are reflected on the attached calculation sheet dated 23/11/2023 (Annexure B) and are as follows:

Electricity: R 68 689,87 Excluding VAT

41. The total amount of the development charges of R68 689,87 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;

42. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in Condition 40 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 building plans for a final calculation.

43. 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 R68 689,87 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 Condition 41 above;
44. 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;
45. 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;
46. 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;
47. Any, and all, costs directly related to the development remain the developers' responsibility;
48. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 45 applies.
49. 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 45 applies;
50. 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 45 applies;
51. 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 45 applies;
52. 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;
53. 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;
54. 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;
55. 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;

56. 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;
57. 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;
58. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans);
59. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards;
60. 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;
61. 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;
62. Installation of ripple relays are compulsory for all geysers with electrical elements;
63. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project;
64. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality;
65. All LV work must be installed and be funded by the developer / customer;
66. In all cases, the circuit breaker capacity (pre-payment meter limit) must match the ADMD figures used for each of the various types of customers. For example, an ADMD of 2.17kVA equates to a 30 Amp circuit breaker. $240V * 30A / (3 \text{diversity}) / 1000 = \text{kVA (ADMD)}$;
67. No electricity may be consumed within, or by any part of the development, without the consumption of the supply being metered and billed by a municipal meter (prepaid or credit). All cost, installation and consumption, will be for the cost of the developer. Standard application process will apply;
68. The Electrotechnical Services will not be responsible for the installation, maintenance, energy consumption or any other costs related to streetlights, or other lighting, within the development or along any other private road;
69. Neither the Developer or the body corporate or a property owner are allowed to distribute electricity across property boundaries;
70. All electrical infrastructure downstream of the electrical supply point, the LV breaker in the low-voltage kiosk, will remain the responsibility of the various owners/developer. The electrical network above the LV breaker will be deemed part of the George Municipality distribution network and will be transferred to the municipality at no cost, who will assume responsibility for the maintenance thereof;
71. It will not be the responsibility of the Municipality to maintain and protect any service cables installed by the developer, but not used, i.e. not being metered and not consuming electricity. Should a future owner purchase an erf within the development, the installation and connection of the service cable will be for the cost of the developer or new owner. The connection fee paid to the municipality will be solely for provision of the electrical meter and the cost associated with opening the customer account;
72. The developer will be responsible to submit an Electrical Services Report for the development for 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 45 applies;
73. 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.

Notes:

- *Building plans are to be submitted in terms of Section 4 of the National Building Regulations and Building Standards Act, 103 of 1977, for the development.*
- *Building plans to comply with SANS 10400, 204, Part XA and any other applicable legislation.*
- *No construction may be commenced with until such time as a building plan has been approved.*
- *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- *The property may only be used for the intended purpose once a Certificate of Occupation has been issued.*
- *Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*
- *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.*

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 before 05 JULY 2024** 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 4724 George (Rezoning & Depature Approval)Jan Vrolijk.docx



Site Development Plan
1:200

Area Schedule	Comments Name	Area
Ground Floor	G1	96.5 m²
Ground Floor	G2	96.5 m²
Ground Floor	G3	96.5 m²
Ground Floor	G4	96.5 m²
Ground Floor	F1	388.0 m²
First Floor	F2	96.5 m²
First Floor	F3	96.5 m²
First Floor	F4	96.5 m²
Grand total		772.1 m²
Floor Factor		0.57
Site		1347 m²
Coverage		28.7%

Landscape Areas
 Private Open Space 230 m²
 Public Open Space 125.4 m²
 Drying Yard 27.9 m²
 Refuse Area 11.3 m²
 Paving 531.5 m²

Parking Schedule: (12 Parkings)
 GLA: 8x Units @ 2 Parkings per Unit = 16 Parkings
 PT1: 8x Units @ 1.5 Parkings per Unit = 12 Parkings

MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 59 of the George Municipality: Land Use Planning By Law (2023) subject to the conditions contained in the covering letter.
 14/6/2024
 DATE
 SENIOR MANAGER: TOWN PLANNING
 SENIOR DESIGNER: STATHSBEPLANNING



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No.	Revision	Description	Date

Mr vd Berg

Proposed new flats on erf 4724 George

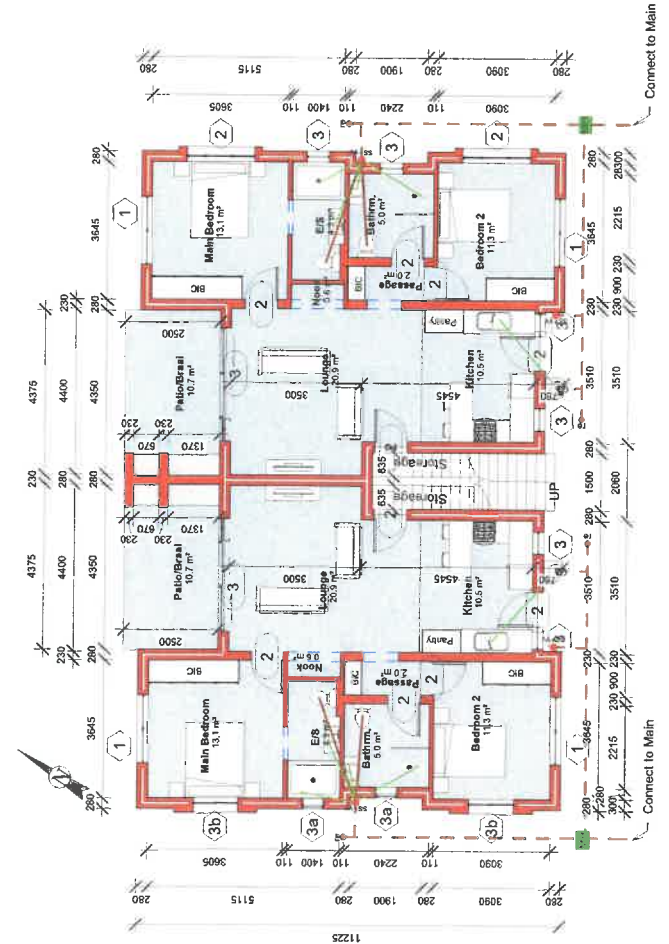


john@jdsdesign.co.za Call: 081 400 6666
 www.jdsdesign.co.za

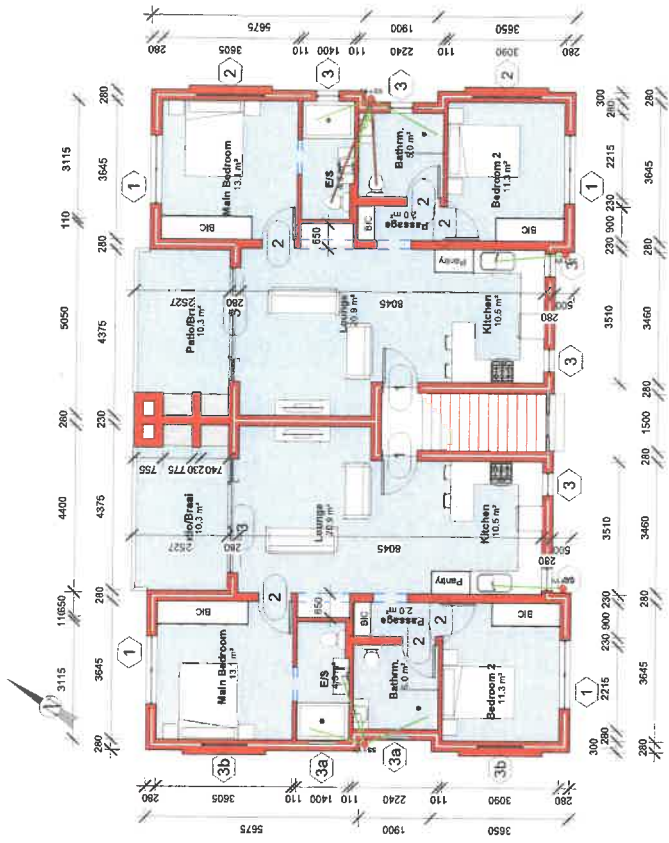
Municipal Submission
 Date: 23/10/2023
 Drawn: JJP Jacobs
 SACAP REG NO: D 0560

Layout and Info

1103-01
 Sheet Size: A2
 Owner signature



01 Ground Floor Lvl
1 : 100



7 First Floor
1 : 100



- 1) General Notes:**
- a) Patios/slopes to remain open as per building plan
 - b) All Garage walls to be fire walls
 - c) Garage door to comply with SANS 10407, section 4.3(b)
- 2) Drainage Notes:**
- a) All drainage to be in accordance with SANS 10400 Part P, section 4.3.1
 - b) Drainage installation to comply with SANS 10400 Part P, section 4.3.2
 - c) All drainage to be installed in accordance with SANS 10400 Part P, section 4.3.3
 - d) Drainage installation under building work must be protected in terms of Part P, section 4.3.4
 - e) Gullies to be set 150mm above NGL

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 50 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024
DATE
14/6/2024
DATUM

.....
SENIOR MANAGER: TOWN PLANNING
SENIOR BESLUITER: STADSBEPLANNING

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No.	Description	Revision	Date

Mr Van der Berg

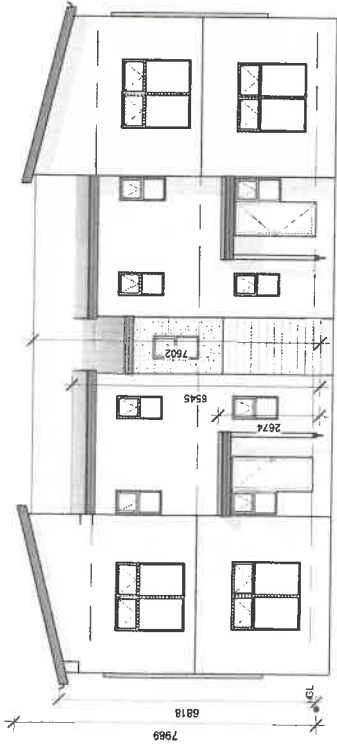
**Akasia Street,
George**



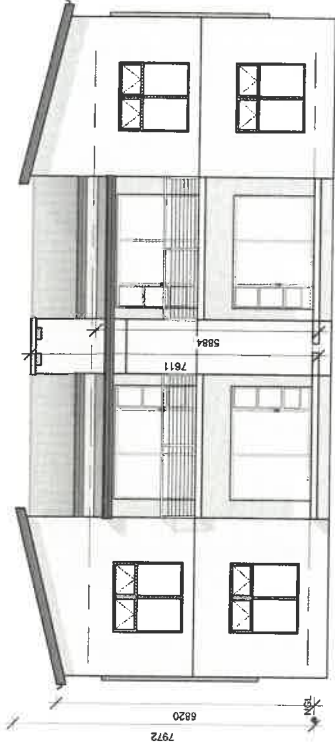
DRAFT
Date: 21/04/2022
Drawn: SACAP REG NO D 0560
J.P. Jacobs

Layout and Info

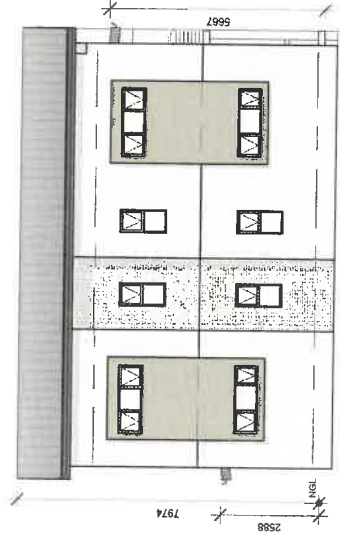
Owner signature



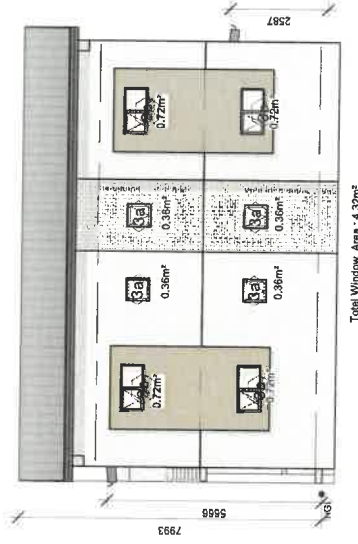
1 East Elevation
1 : 100



2 West Elevation
1 : 100



3 North Elevation
1 : 100



Total Window Area : 4.32m²

4 South Elevation
1 : 100

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.
 14/6/2024
 DATE: 14/6/2024
 DATUM: 14/6/2024
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STATSBEPANNING

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No.	Description	Date

Mr Van der Berg

Akasia Street
 George

JDS Design Studio

john@jdsdesign.co.za
 www.jdsdesign.co.za Call: 064 400 5666

Date: 21/04/2022
 DRAFT
 Drawn: JJP, Jacobs
 SACAP REG NO: D 0930

Elevations

1122-02

0
 SHEET



GM 2023 Development Charges policy



Civil Engineering Service



Electro-Technical Service



GM 2023 Integrated Zoning Scheme By-law

Erf Number * 4724
 Allotment area * George
 Water & Sewer System * George System
 Road network * George
 Developer/Owner * Colven Associates Bay BK

Erf Size (ha) * 1346
 Date (YYYY/MM/DD) * 2024-01-23
 Current Financial Year 2023/2024
 Collaborator Application Reference 2923876

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
	Residential housing (1 500+2 000m ²) Erf	Unit	1	
	Flat (<100 m ²) unit	unit		8

Please select

Yes

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

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total	
trips/day	18,00		R 3 110,35	R 55 986,35	R 8 397,95	R 64 384,30	
k/day	0,74		R 44 780,00	R 33 211,83	R 4 981,78	R 38 193,61	
k/day	0,50		R 42 320,00	R 21 174,11	R 3 176,12	R 24 350,22	
Total bulk engineering services component of Development Charge payable					R 110 372,29	R 16 555,84	R 126 928,13

Link engineering services component of Development Charge
Total Development Charge Payable

City of George

Calculated (CES):

JM Fivaz

Signature :

Date : January 23, 2024



NOTES :

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

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 64 384,30
Sewerage	20220703048978	R 38 193,61
Water	20220703048981	R 24 350,22
		R 126 928,13

Development Charges Calculator			Version 1.00		2023/07/04		
			Erf Number	4724			
			Allotment area	George			
			Elec DCs Area/Region	George Network			
			Elec Link Network	MV/LV			
			Elec Development Type	Normal			
			Developer/Owner	Colven Associates Bay			
			Erf Size (ha)	0,14			
			Date (YYYY/MM/DD)	2023-11-23			
			Current Financial Year	2023/2024			
			Collaborator Application Reference	2923876			
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units		
	Single Res > 1000m ² Erf (Upmarket)	unit		1			
	Flat <100m ²	unit				8	
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	17,34	R 5 942,45	R 68 689,87	R 10 303,48	R 78 993,35
Total bulk engineering services component of Development Charge payable					R 68 689,87	R 10 303,48	R 78 993,35
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):							
Signature :		_____					
Date :		November 23, 2023					
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	2019430077	R 78 993,35
		R 78 993,35