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

Collaborator No.: 3167304
Reference / Verwysing: Erven 26677 & 26683, George
Date / Datum: 31 January 2025
Enquiries / Navrae: Marisa Arries

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR SUBDIVISION, REZONING AND CONSOLIDATION: ERVEN 26677 AND 26683,
GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the following applications applicable to Erven 26677 & 26683 George:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Erf 26677, George into a Portion A ($\pm 1851\text{m}^2$) and a Remainder ($\pm 9090\text{m}^2$)
2. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023 of Erf 26683, George into subdivisional area consisting of the following:
 - a) 2x Business Zone I erven (*Portion B* ($\pm 91\text{m}^2$) and *Portion C* ($\pm 355\text{m}^2$)),
 - b) 1x Transport Zone III erf (*a remainder erf 26683, George* ($\pm 3\ 630\text{m}^2$)).
3. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of the subdivisional area on Erf 26683, George into the following:
 - a) Portion B ($\pm 91\text{m}^2$) and Portion C ($\pm 355\text{m}^2$) (*2x Business Zone I erven*)
4. Remainder erf 26683, George ($\pm 3\ 630\text{m}^2$) (*1x Transport Zone III erf*)
Consolidation in terms of Section 15(2)(e) of the Land Use Planning By-law for George Municipality, 2023 of the proposed Portion B with the Remainder of Erf 26677 George, as well as the consolidation of proposed Portion A with proposed Portion C.

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

REASONS FOR DECISION

- a. The proposal is deemed to be consistent with the spatial planning policies and guidelines for this area.
- b. The proposal is seen as a sensible action in terms of utilisation of existing resources and space without any substantive negative impact on the character of the area or the natural environment.
- c. The proposed development will not have a negative impact on the streetscape, site distances or traffic.
- d. The proposal will also have no significant negative impact on surrounding neighbours' rights and amenity in terms of privacy, views, or sunlight.



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 Land Use Planning By-law for the George Municipality, 2023, the subdivision and departure approval shall lapse if not implemented within a period of five (5) years from the date it comes in operation.
2. This approval shall be taken to cover only the rezoning, subdivision, and consolidation as applied for and indicated on the subdivision and consolidation plan dated 7 February 2024, drawn by Goosen, Clough, and Louw Land Surveyors 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.

Implementation

3. The approval will only be regarded as implemented on the submission of the approved SG Diagrams by the Surveyor General as well as the registration of the respective consolidated portions (Remainder 26677 with Portion B and Portion A and Portion C) in terms of the Deed's Registry's Act.
4. A Notarial Tie must be registered against the respective Title Deeds of Erf 26678 and Consolidated Portions A and C, George, prior to the approval of any building plans.
5. No direct access off Platinum Drive to the consolidated portion (portions A and C) is permitted.
6. The consolidated portion (portion A and C) shall obtain access via approved accesses to Erf 26678, George. The Notarial Tie must explicitly reflect that access to the Consolidated Portion (portions A and C) be provided exclusively through Erf 26678, George.

Notes

- (i) *Stormwater management needs to be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- (ii) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.*
- (iii) *The approved Surveyor General diagrams must be submitted to the Directorate: Planning and Development for record purposes.*
- (i) *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.*
- (i) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- (ii) *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.*
- (iii) *No development may take place within the 1:100-year flood line or on slopes steeper than 1:4. The environmental buffers as determined in Section 21 of the Integrated Zoning Scheme Bylaw must be adhered to.*

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 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 charges are reflected on the attached (**Annexure B**) calculation sheet dated 25/09/2024 and are as follows:

Roads:	R 3 213 576.50
Sewer:	R 2 193 175.13
Water:	R 2 960 989.33
Total:	R 8 367 740.96 (Excluding VAT)
9. The total amount of the development charges of **R 8 367 740.96 (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 the subdivision plan to ascertain what information they require to provide a more accurate 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 **R 8 367 740.96 (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 8 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 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 applicable)
17. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
18. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
19. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
20. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
21. Municipal water is provided for potable use only. No irrigation water will be provided.
22. 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 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.
24. 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.
25. A Stormwater Management Plan is to be submitted and approved by the relevant departments/authority. All approved measures are to be implemented by the developer. The approved management plans must be



- incorporated into the constitution and rules of all homeowners constitutions/body corporate/any such governing or controlling body.
26. The discharge of surface stormwater is to be addressed by the developer. Condition 11 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.
 27. A layout plan indicating the proposed storm water drainage must be submitted to the Dir: CES for prior approval. Condition 13 applies.
 28. 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.
 29. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
 30. 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.
 31. 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.
 32. The District Roads Engineer (DRE) is to comment on the development application and/or approve the external TIA.
 33. Should it be required, the developer is to cede any portion of property required for public road reserve, free of charge, to the relevant authority.
 34. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
 35. 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.
 36. Site access to conform to the George Integrated Zoning Scheme 2023, noting that sufficient turning facilities should be provided to accommodate the turning area required for large delivery vehicles servicing the proposed development.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES

37. 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:
38. The amounts of the development contributions are reflected on the attached (**Annexure B**) calculation sheet dated 05/07/2024 and are as follows:

Electricity: R 3 138 781.11 (Excluding VAT)

39. The total amount of the development charges of **R3 138 781.11 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.
40. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 38 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.

41. 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 **R3 138 781.11 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 39 above.



42. 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.
43. 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.
44. 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.
45. Any, and all, costs directly related to the development remain the developers' responsibility.
46. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 43 applies.
47. 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 43 applicable)
48. 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 43 applicable)
49. 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 43 applicable)
50. 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.
51. 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.
52. The association 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.
53. 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.
54. 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.
55. 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.
56. In all cases, where individual customer applies 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.
57. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
58. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
59. 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.
60. 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.
61. Installation of ripple relays are compulsory for all geysers with electrical elements.



62. All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project
63. A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
64. All LV work must be installed and be funded by the developer / customer.
65. All MV/LV work must be installed and be funded by the developer/customer as no DCs are levied for this network.
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. All pump stations constructed as part of this development and associated works, must be equipped with an approved and registered electrical meter. 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. It will be the responsibility of the developer to install the relevant electrical meters.
69. Each new portion created must have separate electrical connection and it may not cross any other portion. Each consumer will have to enter into a separate supply agreement with the Municipality. For new consolidated erven it will be the responsibility of the owner/developer to make the necessary arrangements with the Electrotechnical Services Department to remove all the unused electrical services. All costs will be for the owner/developer.
70. 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.
71. All streetlights along municipal public roads are to be designed by a registered consulting engineer in accordance with Council specifications. 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 electrical 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.
72. The developer will be responsible to arrange with a professional land surveyor to indicate those services traversing erven on the relevant erf's SG diagram. The ETS can insist that an electrical servitude be registered if services traverse other properties. All cost related to the above will be for the developer.
73. Neither the Developer or the HOA or a property owner are allowed to distribute electricity across property boundaries.
74. 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.
75. 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.
76. The developer will be responsible to submit an Electrical Services Report for the development for the approval by the ETS. All the required electrical upgrades required on the Municipal electrical distribution network must be listed within the Electrical Services Report and will be for the cost of the developer. The developer will have to adhere to the Electrical Services Report. However, the preliminary designs, followed by the detailed designs, will only be finalised once the site development plan is approved. Condition (43) applies.
 - b) 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.

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 21 FEBRUARY 2025** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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

Yours faithfully


I. HUYSER

ACTING SENIOR MANAGER: TOWN PLANNING

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**APPLICATION FOR SUBDIVISION
IN TERMS OF SECTION 15(2)(d) OF THE
THE GEORGE BY-LAW ON MUNICIPAL
LAND USE PLANNING, 2015**

SKAAL / SCALE 1:2000

It is proposed to :

1. Deduct Portions A from ERF 26677, George
2. Deduct Portions B & C from Erf 26683, George (Platinum Drive)
3. Consolidate Portion B and Remainder Erf 26677, George situate in the Municipality and Administrative District of GEORGE

Portion No.	Area (±m ²)
PORTION A	1851
PORTION B	91
PORTION C	355
Remainder 26677	9090
Remainder 26683	3630

Zoning:

PORTIONS A, B & C BUSINESS ZONE I

4. Consolidate Portion C and Portion A

Notes:

1. Areas and distances are approximate.
2. Portions A & C will be tied to Erf 26678 with a Notarial Deed in Restraint of Free Alienation and will become part of Eden Office Park Sectional Title Scheme on Erf 26678. An Amending Sectional Plan will be submitted to the Surveyor General for the Eden Office Park Sectional Title Scheme.

Saamgestel deur ons: / Prepared by us:

GOOSEN, CLOUGH & LOUW

LANDMETERS / LAND SURVEYORS
DORPSGEBIEDBEPLANNERS / TOWNSHIP PLANNERS
Posbus / P.O.Box 60
George
6530



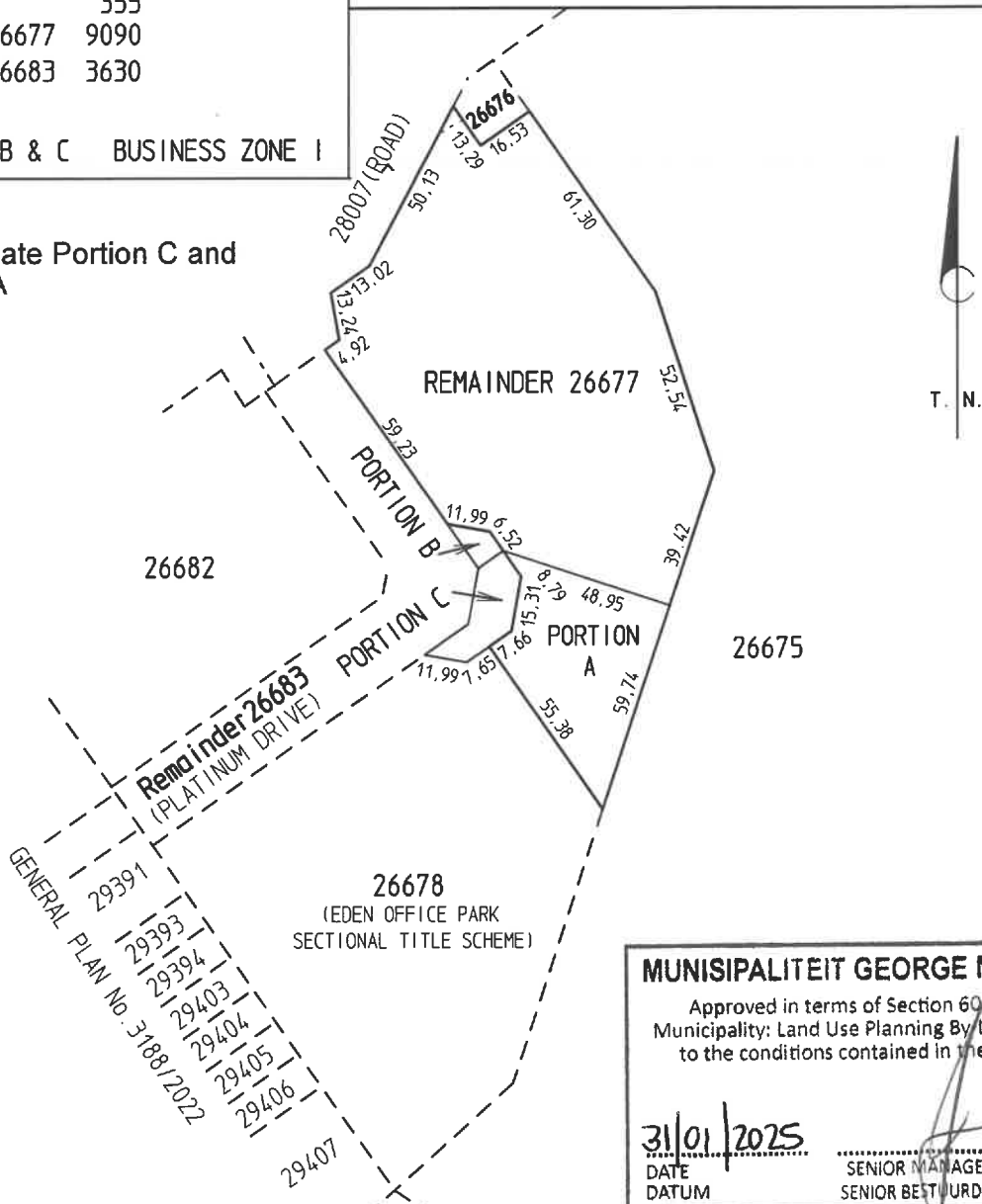
7 February 2024

A. LOUW

Datum/Date

Landmeter / Land Surveyor

LEER Nr. / FILE No. PF99B



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.

31/01/2025
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



Erf Number *	26683
Allotment area *	George
Water & Sewer System *	George System
Road network *	George
Developer/Owner *	Rainbow Place Properties 29 (pty) Ltd
Erf Size (ha) *	10 941,00
Date (YYYY/MM/DD) *	2024-06-25
Current Financial Year	2023/2024
Collaborator Application Reference	3167304

Code	Land Use	Unit	Total Existing Right	Total New Right
GENERAL BUSINESS				
	Business - Large (> 5 000m ² GLA)	m ² GLA	m ² Erf	FAR
			10 495,00	1,00
				10495,00

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

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	391,44	R 8 209,63	R 3 213 576,50	R 482 036,47	R 3 695 612,97
	Kl/day	48,98	R 44 780,00	R 2 193 175,13	R 328 976,27	R 2 522 151,40
	Kl/day	69,97	R 42 320,00	R 2 960 989,33	R 444 148,40	R 3 405 137,73

Total bulk engineering services component of Development Charge payable	R 8 367 740,96	R 1 255 161,14	R 9 622 902,10
Link engineering services component of Development Charge			
Total Development Charge Payable			



City of George
 Calculated (CES): JM Fivaz
 Signature : _____
 Date : June 25, 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 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 3 695 612,97
Sewerage	20220703048978	R 2 522 151,40
Water	20220703048981	R 3 405 137,73
		R 9 622 902,10

Development Charges Calculator			Version 1.00			2024/06/10			
			Erf Number	25677					
			Allotment area	George					
			Elec DCs Area/Region	George Network					
			Elec Link Network	HV/MV					
			Elec Development Type	Normal					
			Developer/Owner	Rainbow Place Properties					
			Erf Size (ha)	1,1					
			Date (YYYY/MM/DD)	2024-07-05					
			Current Financial Year	2024/2025					
			Collaborator Application Reference	3167304					
Code	Land Use	Unit	Total Existing Right			Total New Right			
GENERAL BUSINESS			m ² Erf	FAR	m ² GLA	m ² Erf	FAR	m ² GLA	
	Business Centre (Park)	m ² GLA			-	10495	100%	10 495,00	
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	0,00	839,60	R 3 738,42	R 3 138 781,11	R 470 817,17	R 3 609 598,27		
Total bulk engineering services component of Development Charge payable					R 3 138 781,11	R 470 817,17	R 3 609 598,27		
Link engineering services component of Development Charge									
Total Development Charge Payable									
City of George									
Calculated (ETS):									
Signature :		_____							
Date :		July 5, 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	20160623 021336	R 3 609 598,27
		R 3 609 598,27