

Swellendam Development Charges Calculator 2025/2026 (Preliminary Quotation)

Erf Number	5474	Description
Town	Swellendam	Existing shop of 165m². New centre proposed with 2527m² GLA. Difference in GLA is 2362m². Trip generation as per TIA report dated December 2024.
Developer/Owner	OUDE CAEPSE DRANKHANDELAARS PTY LTD	
Erf Size	6315m²	
Date	14/05/2026	
Current Financial Year	2025/2026	

Code	Land Use	Unit	Development Parameters (New / additional rights only)	
			Units / m² GLA	Notes
RESIDENTIAL				
A1	Single Residential > 1000m² Erf	Dwelling unit		
A2	Single Residential > 650m² Erf	Dwelling unit		
A3	Single Residential > 350m² Erf	Dwelling unit		
A4	Single Residential < 350m² Erf	Dwelling unit		
A5	Group Housing >200m² Erf	Dwelling unit		
A6	Group Housing <200m² Erf	Dwelling unit		
A7	GAP/Affordable Housing	Dwelling unit		
A8	State Funded Housing	Dwelling unit		
A9	Flat	Dwelling unit		
A10	Double/ Additional Dwelling	Dwelling unit		
A11	Rural / Undetermined / Agricultural	Dwelling unit		
A12	Rural Intensification / Agri-subdivisions	Dwelling unit		
ACCOMMODATION ESTABLISHMENTS				
B1	Hotel / Guesthouse	Rooms		
		m² GLA		
BUSINESS				
C1	General Business	m² GLA		
C2	Office	m² GLA		
C3	Retail/Shop	m² GLA	2 362	
INDUSTRIAL				
D1	Warehouse	m² GLA		
D2	Industrial	m² GLA		
INSTITUTIONAL/COMMUNITY				
E1	Early Childhood Development Centres	Learner		
		m² GLA		
E2	Tertiary / Schools	Learner		
		m² GLA		
E3	Care / Accommodation (Hospitals, Clinics, Old age home)	Bed		
		m² GLA		
E4	Office/ Consulting rooms (welfare offices, clinics, hospitals & env. facilities)	m² GLA		
E5	Meeting Places (places of assembly, place of worship)	m² GLA		

Calculation of bulk engineering services component of Development Charge

Service	Units	Demand	Unit Cost (Tariff)	Amount	VAT	Total
Roads	trips/day	327,000	R2 660,87	R870 104,49	R130 515,67	R1 000 620,16
Stormwater	actual size - m²	2362,000	R16,52	R39 020,24	R5 853,04	R44 873,28
Sewerage	kl/day	8,031	R13 226,09	R106 216,08	R15 932,41	R122 148,50
Water	kl/day	9,448	R16 400,00	R154 947,20	R23 242,08	R178 189,28
MV (11KV) Radial F	kVA	340,000	R3 869,57	R1 315 653,80	R197 348,07	R1 513 001,87
Solid Waste	kg/day	56,688	R466,96	R26 471,03	R3 970,65	R30 441,68

Total Development Charge payable	R 2 889 274,77
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Swellendam Municipality	Comments
Official: _____ Signature : _____ Date : _____	Updated draft with update electricity requirement

NOTE : THIS CALCULATION IS BASED ON THE DEVELOPMENT INFORMATION PROVIDED AND TARIFFS APPLICABLE FOR THE FINANCIAL YEAR IN WHICH THE DEVELOPMENT APPLICATION IS MADE. TARIFFS ARE ESCALATED ANNUALLY ON 1 JULY IN ACCORDANCE WITH TARIFF INCREASES APPROVED BY COUNCIL AND THE AMOUNT DUE WILL BE BASED ON THE UNIT DEMAND MUTIPLIED BY THE RELEVANT TARIFF, APPLICABLE ON THE DATE OF PAYMENT