

**Collaborator No.:** 3552486  
**Reference / Verwysing:** Portion 108 of the Farm Klein Krantz No. 192, Division George  
**Date / Datum:** 20 February 2026  
**Enquiries / Navrae:** Primrose Nako

**Email:** [spottykeith@gmail.com](mailto:spottykeith@gmail.com)

Mr & Mrs. K & L Spencer  
25 Fir Vleie Road  
**WILDERNESS**  
6529

**APPLICATION FOR PERMANENT DEPARTURE (BUIDING LINE RELAXATION): PORTION 108 OF FARM  
KLEIN KRANTZ NO.192, DIVISION GEORGE**

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the application for Permanent Departures in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the relaxation of the following building lines applicable to Portion 108 of the Farm Klein Krantz No 192, Division George:

- a) Street boundary building line from 5m to 4.35m to accommodate the existing primary dwelling unit.
- b) Eastern side boundary building line from 10m to approximately 5.5m to accommodate a new second dwelling unit.

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

**REASONS**

- (i). It is acknowledged that the property is located below the 10m AMSL and it deviates from the George Municipal Spatial Development Framework, 2023 (MSDF), however with on-site stormwater management the flood risk may be mitigated and confirmation from a specialist must be provided as per below condition of approval. Thus, the deviation is considered justifiable Site-Specific Circumstances from a town planning perspective.
- (ii). The proposed departures will not negatively impact the surrounding residential character of the area, streetscape or natural environment.
- (iii). The location of the structures in their current and proposed position has minimal impact on natural resources.
- (iv). The proposed departures will have no negative impact on sunlight, views or privacy in respect of any adjacent property. A condition will be imposed in respect of vegetation to be retained on the eastern boundary.
- (v). The proposed departures will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (vi). The proposed departures will not have a negative impact on surrounding property rights.

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

### **CONDITIONS**

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date of approval.
2. This approval shall be taken to cover only the departure applications as applied for and as indicated on Site Plan Drawing No. 871-01 Revision 1 dated 20 August 2023, drawn by JDS Design Studio and attached as “Annexure A” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The vegetation on the eastern boundary of the subject property (common boundary with Portion 109 of the Farm Klein Krantz No. 192, George Division) must be retained to a minimum of 80%, as per the written consent letter from the neighbour. Please indicate landscaping on the building plan.
4. The following must be addressed on submission of building plans as there is a significant potential flood risk affecting the subject property noting its location below 10m and 5m AMSL as referenced in the George Integrated Zoning Scheme By-law, 2023 (Zoning Scheme) and MSDF respectively:
  - a. Stormwater must be effectively managed on-site by the property owner. Indicate these measures on the building plans.
  - b. As per Section 21(4) of the Zoning Scheme, a specialist report is required on submission of building plans to confirm the acceptability of the proposed structures in terms of safety and flood risk, and to provide mitigation measures to address risks identified.
  - c. Measures to mitigate against potential flood risk must be taken by the owner in accordance with the findings and recommendations in the specialist report.
  - d. The owner to acknowledge that the Municipality will not be held liable should these structures be damaged or cause damage due to a flood event. The owner must submit the indemnity with the building plan application.
5. The above approval will be considered as implemented on approval of the building plans for the relevant structures.

### **Town Planning Notes:**

- a. *There seems to be a point of the second dwelling unit (labelled new granny flat) closer to the boundary than the measurement provided. Therefore, the 5.603m have been stated as “approximately 5.5m” – the correct measurement and labelling need to be indicated on building plan submission.*
- b. *The heritage significance and age of the existing structure was identified as being older than 60 years. Therefore, a permit in terms of Section 34 of the National Heritage Resources Act may be required (confirm with Heritage Western Cape). Submit permit or confirmation from HWC on building plan submission.*
- c. *The subject property does not fall within George Municipality's authority for environmental authorisation of Schedule 1 activities in the OSCAE. Provide SANParks approval on building plan submission.*
- d. *All structures must be indicated on building plans (from the aerial photography it seems that additional structures may be present).*
- e. *All zoning scheme development parameters must be indicated on building plan submission and complied with. Any structure not applied for that requires an additional application approval must be applied for before building plans can be considered.*
- f. *The required specialist must sign off on the building plans prior to approval.*
- g. *It is the owner's responsibility to exercise Duty of Care in accordance with the National Environmental Management Act (NEMA). The owner must ensure that any activity that may trigger the need for environmental authorisation is duly authorised by the competent authority.*
- h. *No exotic tree species may be introduced on the property.*
- i. *Trees hosting active bird nests or other biodiversity features may not be disturbed without a valid Fauna Permit.*
- j. *This approval does not authorise the trimming, cutting or removal of any protected tree species listed in the Notice of The List of Protected Tree Species Under the National Forests Act, 1998 (Act No. 84 of 1998).*
- k. *The eradication and control of alien invasive vegetation on the property must comply with requirements of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 Of 2004) Alien and Invasive Species Regulations*

- i. All outdoor lighting must be designed to minimise disturbance to nocturnal wildlife and neighbouring properties. Lights must be downward-oriented, shielded, and use warm-coloured bulbs. Lighting should be limited to essential areas such as pathways, entrances, and driveways, and should be switched off when not required, using timers or smart controls where possible
- m. The excessive use of paving and areas covered by concrete is not supported as this leads to heat retention and with predicted climate change scenarios this can have substantive effects on the natural environment when considered cumulatively. Paving must be minimized and materials must be used that enables permeability.
- n. The design of the structures must incorporate the use of water and energy saving devices such as solar panels, solar geysers, gas stoves, rain-water tanks, greywater harvesting, low flow toilets, aerated taps and shower heads, etc.
- o. The rehabilitation of the property must be performed under the supervision of an Environmental Control Officer.
- p. Applicant to be cognizant of flooding risk, particularly in anticipation of a more adverse climate.
- q. Stormwater must be dispersed responsibly, and the stormwater management and erosion control measures must be addressed on the building plans.
- r. Stormwater must as far as possible be controlled by capturing it in rainwater tanks or dissipating it into landscape features and surrounding vegetation and ensuring paved surfaces enables absorption.
- s. 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.
- t. Building plans must be submitted for approval in accordance with the National Building Regulations.
- u. Building plans to comply with SANS 10400 and any other applicable legislation.
- v. No construction may be commenced with until such time as a building plan has been approved.
- w. The property may only be used for the intended purpose once a Certificate of Occupation has been issued.
- x. Further comments will be provided on submission of building plans.
- y. Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.

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 Director: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 13 MARCH 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**

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Erf number *	141
Allotment area *	Pacaltsdorp
Water & Sewer System *	George System
Road network *	Pacaltsdorp
Developer/Owner *	Anthony Daniel Cupido
Erf Size (ha) *	6 339,97
Date (YYYY/MM/DD) *	2025-10-12
Current Financial Year	2025/2026
Collaborator Application Reference	3825370

Application: Consent (Student accommodation)

Service applicable	Description
Roads	Service available, access via Aloe Road (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

- 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:
- The amounts of the development charges are reflected on the attached calculation sheet dated 12/10/2025 and are as follows:
 

Roads:	R	10 774,40	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	186 373,20	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	168 675,00	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	365 822,60	Total Excluding VAT
- The total amount of the development charges of R365 822,60 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.
- 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.*
- 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 R365 822,60 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.
- 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.
- 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.
- Consent use approval with regards to Guest houses, School, House shop 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.
- Any, and all, costs directly related to the development remain the developers' responsibility.
- Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
- 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 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.
- 15 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.
- 16 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.
- 17 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.
- 18 Municipal water is provided for potable use only. No irrigation water will be provided.
- 19 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
- 20 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.
- 21 A layout plan indicating the proposed storm water drainage must be submitted to the Dir:CES for prior approval. Condition 7 applies.
- 22 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.
- 23 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 24 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.
- 25 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.
- 26 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.
- 27 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 28 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.
- 29 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

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

**12 Oct 25**  
 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 \* **141**  
 Allobment area \* **Pacaltsdorp**  
 Water & Sewer System \* **George System**  
 Road network \* **Pacaltsdorp**  
 Developer/Owner \* **Anthony Daniel Cupido**  
 Erf Size (ha) \* **6 339,97**  
 Date (YYYY/MM/DD) \* **2025-10-12**  
 Current Financial Year **2025/2026**  
 Collaborator Application Reference **3825370**

Code	Land Use	Unit	Total Existing Right			Total New Right		
RESIDENTIAL			Units	m <sup>2</sup> GLA	FAR	Units	m <sup>2</sup> GLA	FAR
	Residential housing (>2 000m <sup>2</sup> ) Erf	Unit	1			1		
	Second/Additional Dwelling (<100 m <sup>2</sup> ) unit	unit	1			1		
	Student housing	student						10
<b>GENERAL BUSINESS</b>								

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	11,88	R 861,95	R 10 235,68	R 1 535,35	R 11 771,03				
	trips/day	0,63	R 861,95	R 538,72	R 80,81	R 619,53				
	kl/day	3,38	R 55 140,00	R 186 373,20	R 27 955,98	R 214 329,18				
	kl/day	3,75	R 44 980,00	R 168 675,00	R 25 301,25	R 193 976,25				
Total bulk engineering services component of Development Charge payable					R 365 822,60	R 54 873,39	R 420 695,99			

**Link engineering services component of Development Charge**  
**Total Development Charge Payable**

**City of George**  
**Calculated (CES): JM Fivaz**  
**Signature: \_\_\_\_\_ Date: October 12, 2025**

**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 surse 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:

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Service	Financial code/likes number	Total
Roads	20220703048977	R 11 771,03
Public Transport		R 619,53
Sewerage	20220703048978	R 214 329,18
Water	20220703048981	R 193 976,25
		R 420 695,99

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



Erf Number \* 141  
 Allotment area \* Pacaltsdorp  
 Elec DCs Area/Region \* George Network  
 Elec Link Network \* LV  
 Elec Development Type \* Normal  
 Developer/Owner \* AD Cupido  
 Erf Size (ha) \* 0,6  
 Date (YYYY/MM/DD) \* 19 09 2025  
 Current Financial Year 2025/2026  
 Collaborator Application Reference 3825370

**Application:** Development Charges

**Comments:** 0

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

<b>Conditions</b>	
<b>General conditions</b>	
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 19/09/2025 and are as follows: Electricity:            R            23 106,04            Excluding VAT
3	The total amount of the development charges of R23 106, 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 R23 106, 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	Any, and all, costs directly related to the development remain the developers' responsibility.
8	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
9	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)
10	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
11	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.
12	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.
13	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.
14	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.
15	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.
16	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.
<b>Electro Technical</b>	
17	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.
18	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
19	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.

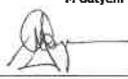
20	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
21	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.
22	Installation of ripple relays are compulsory for all geysers with electrical elements.

M Gatyeni



Singed on behalf of Dept: ETS

19 Sep 25

Development Charges Calculator		Version 1.00		2025/06/18		
	Erf Number	141				
	Allotment area	Pacaltsdorp				
	Elec DCs Area/Region	George Network				
	Elec Link Network	LV				
	Elec Development Type	Normal				
	Developer/Owner	AD Cupido				
	Erf Size (ha)	0,6				
	Date (YYYY/MM/DD)	2025-09-19				
	Current Financial Year	2025/2026				
	Collaborator Application Reference	3825370				
Property	Land Use	Unit	Total Existing Right		Total New Right	
<b>RESIDENTIAL</b>			Units	Units	Units	Units
	Single Res > 1000m <sup>2</sup> Erf (Upmarket)	unit		1		1
	Second/Additional Dwelling	unit				1
<b>OTHERS</b>			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 (MVA)	New demand (MVA)	Unit price	Value	Total
Electricity	kVA	5,78	8,67	R 7 995,73	R 23 106,04	R 26 571,95
Total bulk engineering services (as determined by the relevant municipal engineer)					R 23 106,04	R 26 571,95
<b>Link engineering services component of Development Charge</b>						
<b>Total Development Charge Payable</b>						
City of George						
Calculated (ETS):		M Gatyeni				
Signature :						
Date :		September 19, 2025				
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:						

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Service	Financial code/Key number	Value
Electricity	20160623 021336	R 26 571,95
		R 26 571,95