

Collaborator No.: 3860245
Reference / Verwysing: Erf 2872, Pacaltsdorp
Date / Datum: 31 July 2026
Enquiries / Navrae: Primrose Nako

Email: giloots@gmail.com

Gerhard J. Loots
70 Odendaal Street
Aurora
DURBANVILLE
7550

APPLICATION FOR PERMANENT DEPARTURE: ERF 2872, PACALTSDORP

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the following applicable to Erf 2872, Pacaltsdorp:

- a) Relaxation of the northern street boundary building line from 4m to 3.02m to legalise the existing dwelling house;
- b) Relaxation of the northern street boundary building line from 5m to 4m to legalise the existing double garage;
- c) Relaxation of the western boundary building line from 2m to 0.63m to legalise the braai room;
- d) Relaxation of the western boundary building line from 2m to 1.2m to legalise the existing second dwelling;
- e) Relaxation of the minimum setback distance on the western boundary building line from 1.5m to 0.63m to allow for the stacking doors of the braai room;
- f) Relaxation of the minimum setback distance on the western boundary building line from 1.5m to 1.2m to allow for the sliding door and window of the second dwelling;

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

REASONS:

- (i). It is not anticipated that the proposed development will have an adverse impact on the surrounding residential character, the natural environment, streetscape or pedestrian and traffic movement.
- (ii). There will be no negative impact on the adjacent property owners' rights or amenity in terms of views, privacy or overshadowing.
- (iii). The position of existing engineering services infrastructure has been considered.
- (iv). The proposal was not opposed by neighbouring properties and from this perspective it can be derived that it does not affect these properties.

- (v). The additions form part of normal residential development and can be accommodated within the property's cadastral boundaries.

Subject to the following conditions imposed in terms of Section 66 of the 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 two (2) 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 No. 2024 – 006 – 001 Rev C dated 10 January 2026, drawn by Gerhard Loots Architecture 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. No further structures will be allowed in the 4m street boundary building line. If the owner wishes to erect garaging for the second dwelling in future, he/she will be required to provide an access through the garage or braai room for that purpose.
4. All encroachments onto Beukes Close street reserve must be rectified (removed) and the street restored, prior to the issuing of an occupation certificate for these structures in accordance with approved building plans.
5. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R2 024.00** (VAT included) is payable to the Directorate: Planning and Development on submission of building plans.
6. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with approved building plans.

Notes to consider / implement:

- (i) *Due to the conversion of the carport into a braai room, access to the rear of the property is restricted. It is suggested that future garaging for the second dwelling is provided through the garage. A carport will not be permitted over the street boundary building line.*
- (ii) *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- (iii) *Building Control did not support the application. On building plans, the applicant should address section 7(1)(b)(ii) of the Building Regulations and Building Standards Act 103 of 1977, as amended, and provide evidence as to how these points have been addressed.*
- (iv) *The proposal needs to comply with SANS Part T regarding the fire protection requirements.*
- (v) *Stormwater must be managed and dispersed responsibly, and appropriate stormwater management and retention measures must be indicated on the building plans. The building plans must also illustrate the natural drainage patterns on site.*

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

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 21 AUGUST 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

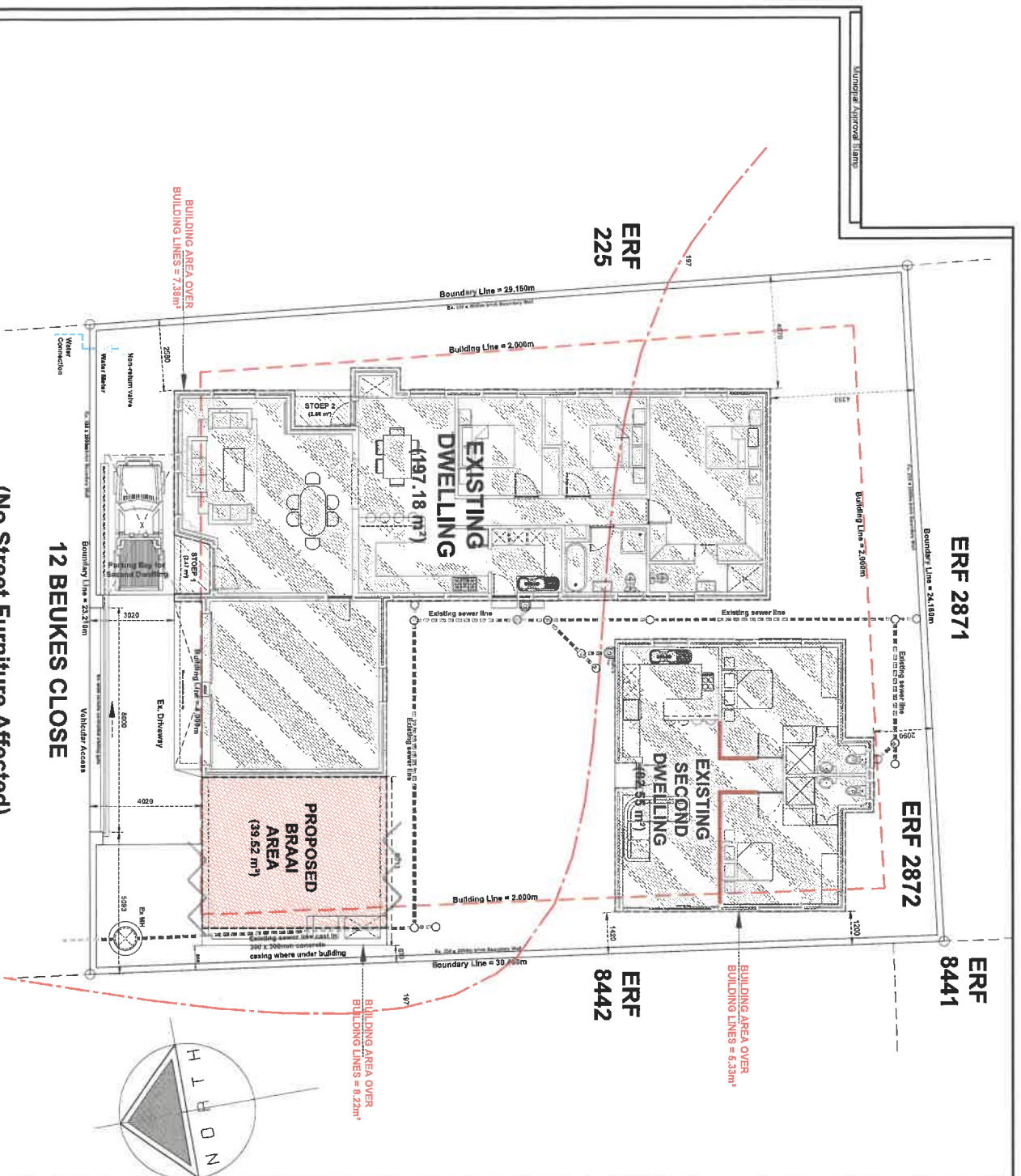
SENIOR MANAGER: TOWN PLANNING

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- SITE PLAN -

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-SKUMBUZO MABUTO -AS-BUILT DRAWINGS (BRAI AREA) - ERF 2872 - 12 BEUKES CLOSE - PACALTSDORP - GEORGE -



Town Planning Schedule:									
Zoning of Erf	Single Residential								
Area of Erf		796.00							
Existing GFA: Building Area		243.55							
Existing Carport / Covered Area		63.44							
Existing FFI: Building Area		0.00							
Existing FFI: Building Area	Existing FFI: Building Area	0.00							
Total Existing Building Area		0.00							
Development GFA: Building Area		42.44							
Development GFA: Building Area		0.00							
Development GFA: Building Area		0.00							
Total Development Building Area		30.52							
Proposed GFA: Building Area		0.00							
Proposed GFA: Building Area		0.00							
Proposed Second Storey Building Area		0.00							
Total Proposed Second Storey Building Area		0.00							
Total Proposed New Building Area		324.73							
Total GFA: Building Area (old & new)		0.00							
Total GFA: Building Area (old & new)		0.00							
Total Second Storey Building Area (old & new)		0.00							
Total Building Area (old & new)		0.00							
Coverage:									
Permissible in terms of Zoning Scheme		50%	31.25m ²						
Existing		46.37%	327.40 m ²						
Development		46%	42.44 m ²						
Proposed Coverage (after construction)		50.96%	38.52 m ²						
Development		No							
Floor Space Index (FSI):									
FSI Permissible in terms of Zoning Scheme		N/A	N/A						
Existing Floor Space Permissible in terms of		N/A	N/A						
Development		0.54	243.56 m ²						
Proposed FSI		0.08	42.44 m ²						
Proposed FSI		0.08	30.52 m ²						
Development		No							
Padlock Gate:									
Required for dwelling		2	Bays						
Required for Second Dwelling		1	Bays						
Total parking bays required		3	Bays						
Provided		3	Bays						
Development		No							
Building Lines:									
Street Name:		4.00m	1.00m						
Common - East:		2.00m	2.00m						
Common - West (Ded Dwing)		2.00m	2.00m						
Common - West (Ded Area)		2.00m	2.00m						
Development		Yes	2.00m						
Building Height:									
Permissible to top of wall:		6.50m	N/A						
Permissible to top of roof:		8.50m	N/A						
Permissible within 2m Common Boundary:		N/A	N/A						
Development		4.00m	2.80m						
Development		No							
Boundary Walls:									
Permissible above existing GL:		2.10m	N/A						
Development		No							
Second Dwelling:									
Permissible		Yes							
Development		No							

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.

31/07/2026

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



GERHARD LOOTS
ARCHITECTURE

Gerhard & Liane (Gina) Loots
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www.gerhardloots.com

WESTERN CASE - GARDEN HOUSE - EASTERN CASE

SKUMBUZO MABUTO:
AS-BUILT DRAWINGS CHANGING GARPORT
12000 170th Avenue,
Bldg 2472
12 REDUKE CLONE
VANCOUVER
BRITISH COLUMBIA
V6N 1C6

(Signature)

LUA SUBMISSION PLANS
(Sheet 1 of 10)

AS SHOWN

24 06 - 2023

2024 - 005 - 001

(Signature)

DATE

24 06 - 2023

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GERHARD LOOTS
ARCHITECTURE

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PROJECT NO. 2024-005-001

DATE 24-06-2023

BY 0