

Collaborator No.: 4027299
Reference / Verwysing: Erf 7398, Pacaltsdorp
Date / Datum: 16 October 2026
Enquiries / Navrae: Petro Botha

Jan Vrolijk Town Planner
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GEORGE
6530

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APPLICATION FOR ADMINISTRATOR'S CONSENT & PERMANENT DEPARTURE
ERF 7398, PACALTSDORP

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegation 4.17.3.13 of 24 April 2025, decided:

A. That the application for Administrator's Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 for the relaxation of restrictive condition 7 as contained in title deed T47260/2008 applicable to Erf 7398, Pacaltsdorp for the following:

1. to relax the western side boundary building line from 1.57m to 0m to accommodate the existing bedroom and bathroom;
2. to relax the rear boundary building line from 3.15m to 0m to accommodate the existing bedroom and bathroom;

BE APPROVED.

B. That the following applications Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 applicable to Erf 7398, Pacaltsdorp:

1. relaxation of the western side boundary building line from 2m to 0m to accommodate the existing bedroom and bathroom;
2. relaxation of the rear boundary building line from 2m to 0m to accommodate the existing bedroom and bathroom;
3. deviation from Section 45(a) of the George Integrated Zoning Scheme By-Law, 2023 to regularise the existing 2nd carriageway crossing on Erf 7398, Pacaltsdorp;

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

REASONS

- (i). The proposed departures will not negatively impact the surrounding character of the area, streetscape or natural environment.
- (ii). The location of the structure in its proposed position has no impact on natural resources.
- (iii). The proposed departure will have no negative impact on sunlight, views or privacy in respect of any adjacent property.
- (iv). The proposed departure will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (v). The proposed departure will not have a negative impact on surrounding property rights.
- (vi). The 2nd carriageway crossing is already approved on building plan. The application is thus only required to regularise an existing non-conforming land use which existed prior to the 2017 zoning scheme.

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 will 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 departures as applied for and as indicated on Drawing No. Erf 7398-002A dated September 2025, drawn by W.S. Opperman 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R 2 024.00** (inclusive of VAT) shall be payable to the Directorate: Planning and Development upon submission of building plans.
4. The above approval will be considered as implemented on approval of building plans.

Notes:

- (i). *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.*
- (ii). *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- (iii). *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- (iv). *The contravention levy is the minimum amount that may be imposed in terms of Council’s tariffs.*

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 06 November 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.

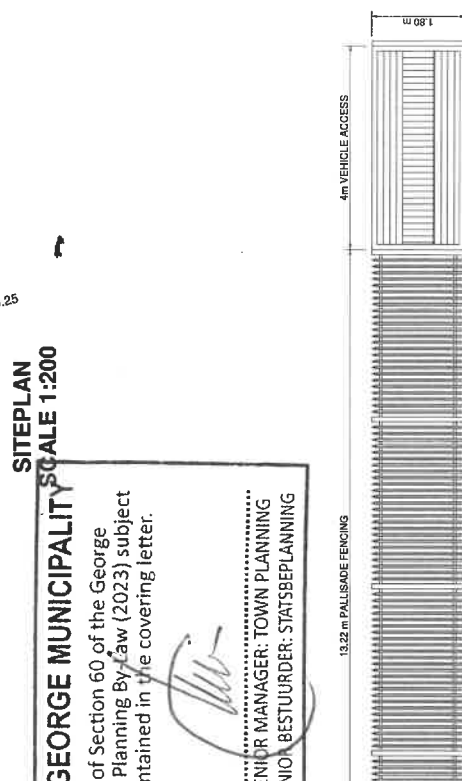
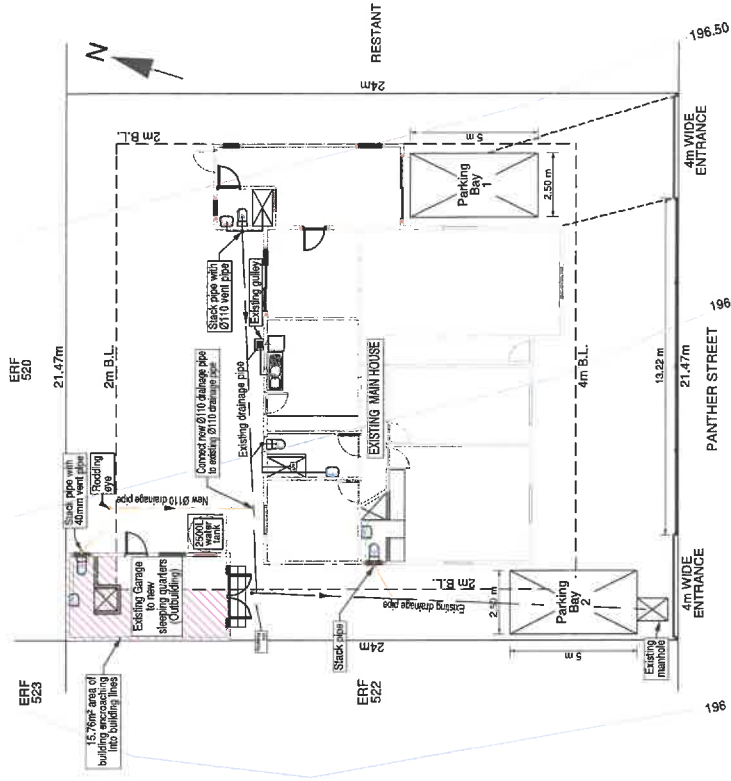
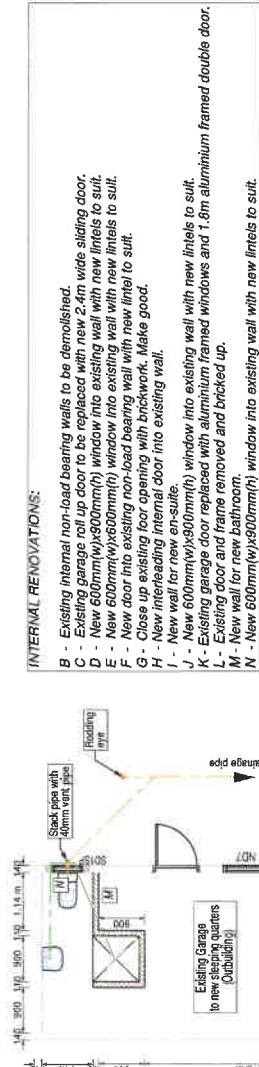
Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully

A handwritten signature in black ink, appearing to be 'C Petersen', written over a circular stamp.

C PETERSEN

SENIOR MANAGER: TOWN PLANNING



SITEPLAN
MUNICIPALITY OF GEORGE
SCALE 1:200

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.

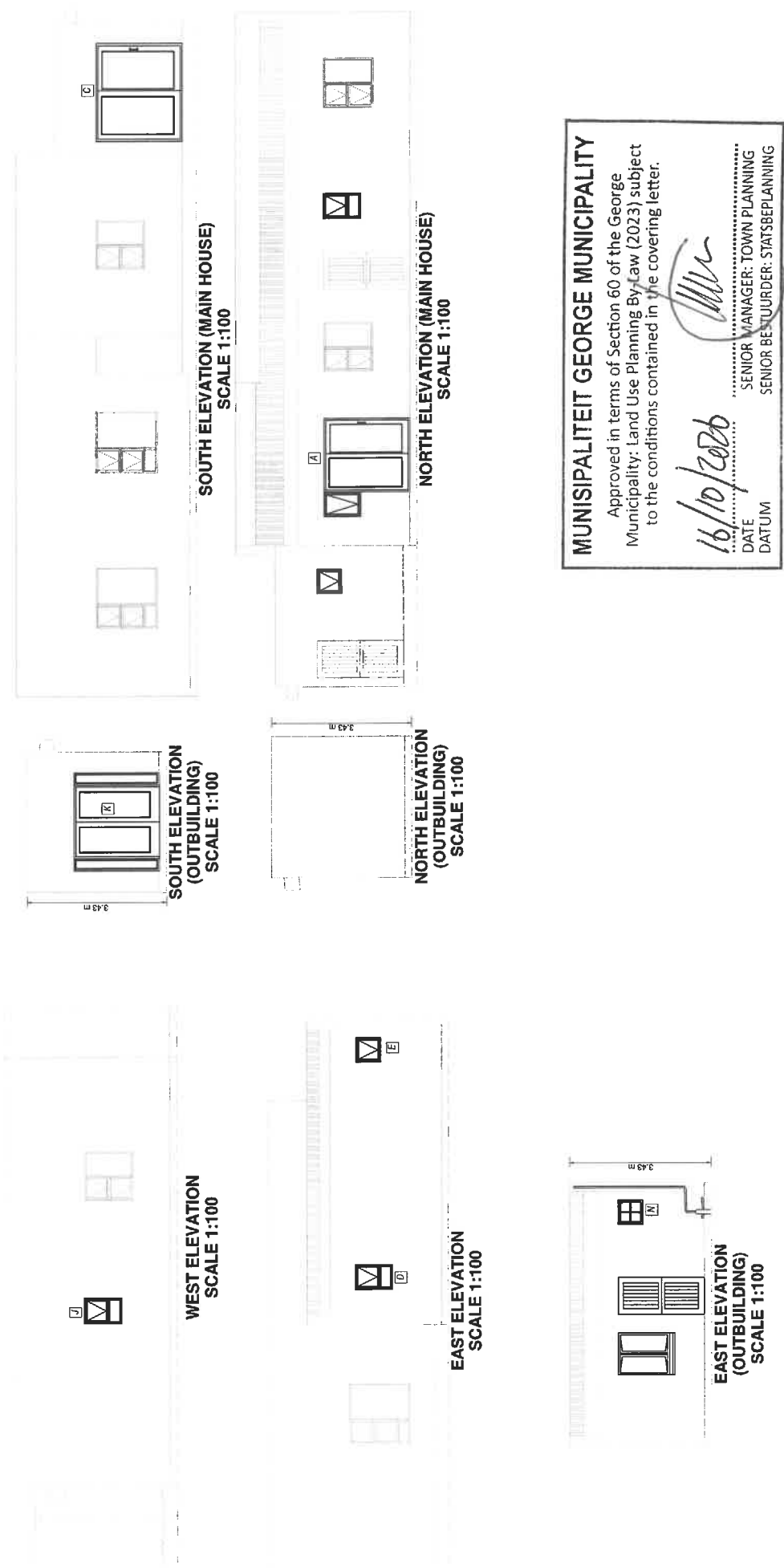
16/10/2026
DATE
DATUM

**FLOORPLAN
SCALE 1:100**

STREET FENCE ELEVATION
SCALE 1:100

Amendments			Client	Project description			Scale
No.	Date	Done by		Description			
A	OCT 2025	WO		BUILDING CONTROL			
			W.S. Opperman SACAP No: D2243 P.O.Box 337 Pacaltsdorp 6534 Cell: 083 233 4159 email: wopperman@gmail.com	F. DU PREEZ	ALTERATIONS TO EXISTING HOUSE ON ERF 7398, PACALTSDORP, GEORGE: FLOOR- AND SITEPLAN		AS SHOWN
			-	EXISTING: 170m² (Main House) ALTERATIONS: 22m² (Garage) EXISTING: - ALTERATIONS: 22m² (Garage to outbuilding) ADDITIONS: - ERF SIZE: 515,28m² COVERAGE: 192m² (37.3%)		EXISTING: - ADDITIONS: -	SEPT 2025
			Drawing number				ERF 7398 - 002A

This plan must be read in conjunction with SANS 10400 and NH-BRC regulations	Reviewed:	DATE UNDER REVIEW (y/m/d)	All dimensions to be confirmed on site prior to construction
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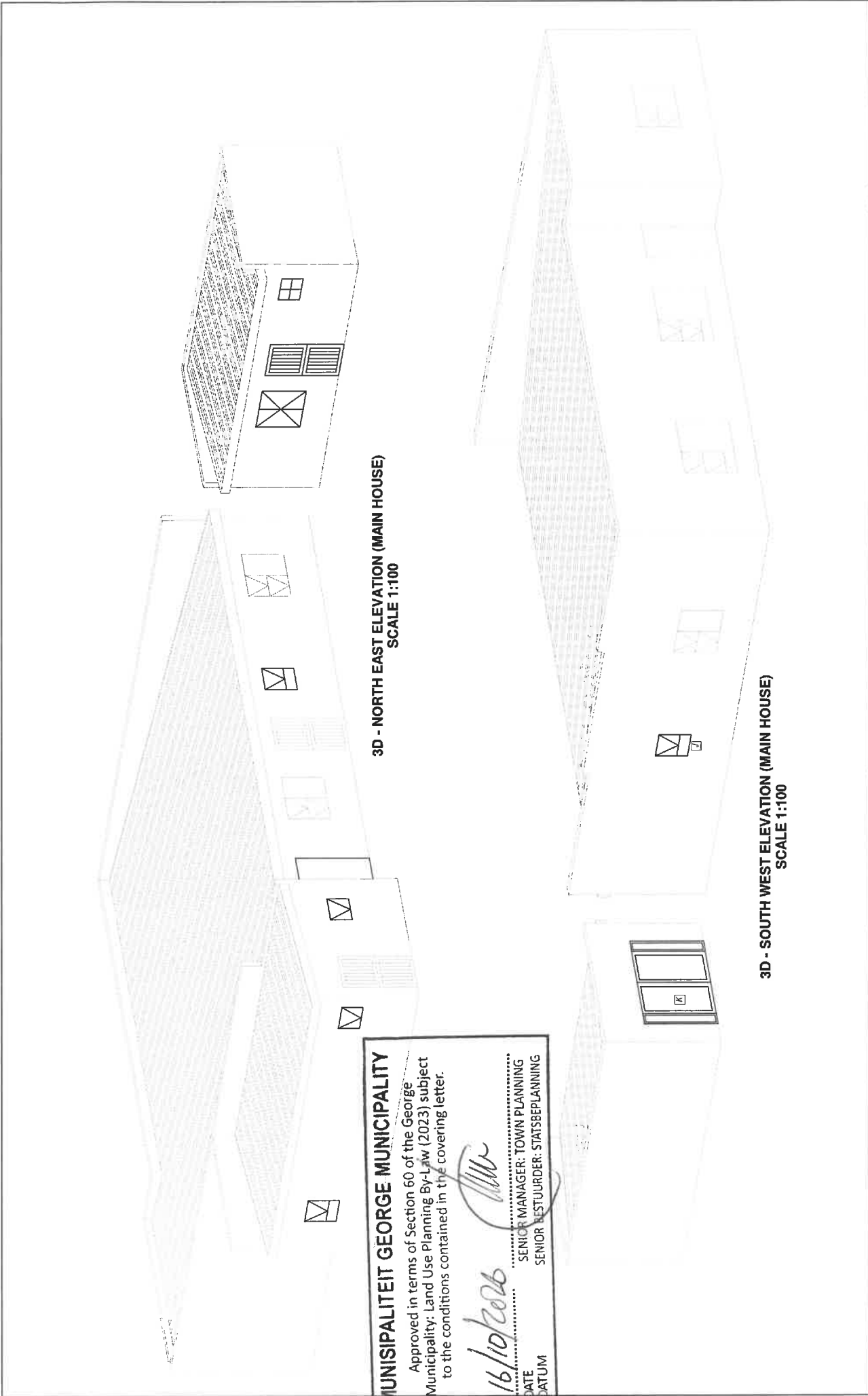


Amendments			Client	Project description	Scale	
No.	Date	Done by			AS SHOWN	
A	OCT 2025	WO	F. DU PREEZ	ALTERATIONS TO EXISTING HOUSE ON ERF 7398, PACALTSDORP, GEORGE: 2D ELEVATIONS	Date	SEPT 2025
					Drawing number	ERF 7398 - 002A

This plan must be read in conjunction with SANS 10400 and NHBRC regulations

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All dimensions to be confirmed on site prior to construction.



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.

16/10/2025

DATE: 16/10/2025
TATUM

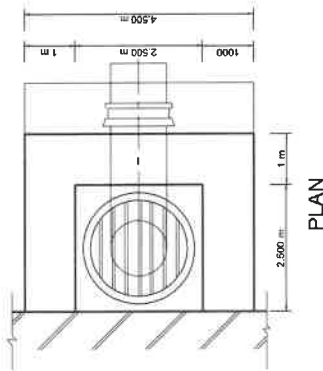
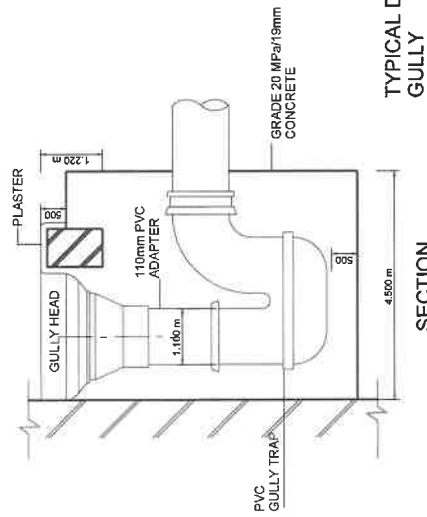
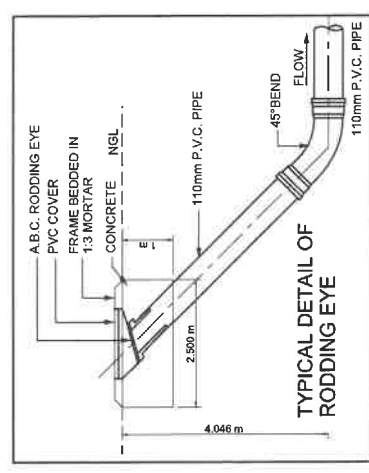
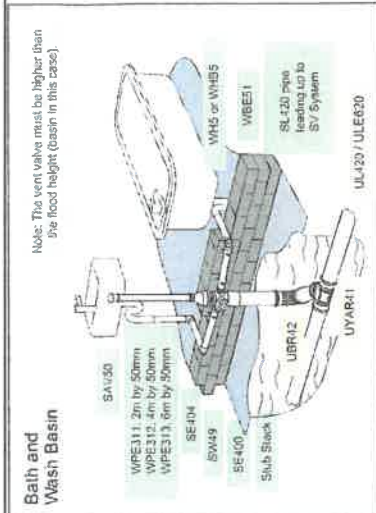
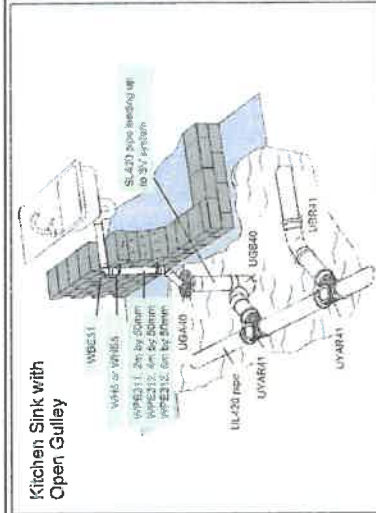
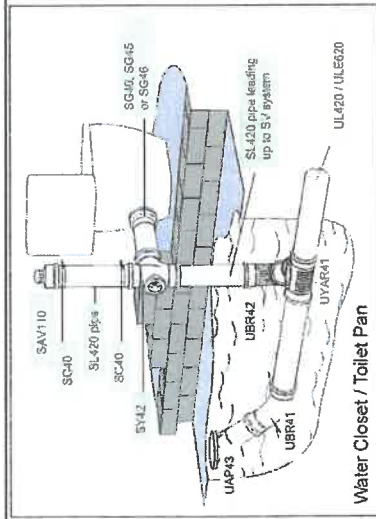
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

Amendments		Client		Project description		Scale
No.	Date	Done by	Description	F. DU PREEZ		AS SHOWN
A	OCT 2025	WO	BUILDING CONTROL	W.S. Opperman SACAP No: D2243 P.O.Box 337 Pacaltsdorp 6534 Cell: 083 233 4159 email: wopperman1@gmail.com		SEPT 2025
				ALTERATIONS TO EXISTING HOUSE ON ERF 7398, PACALTSDORP, GEORGE: 3D ELEVATIONS		Drawing number
				EXISTING: 170m² (Main House) ALTERATIONS: 170m² (Main House) ADDITIONS: -		ERF 7398 - 002B
				EXISTING: 22m² (Garage) ALTERATIONS: 22m² (Garage to outbuilding) ADDITIONS: -		
				ERF SIZE: 515.28m² (37.3%)		

This plan must be read in conjunction with SANS 10400 and NHBRC regulations

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All dimensions to be confirmed on site prior to construction.



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Municipality: Land Use Planning By-Law (2023) subject
to the conditions contained in the covering letter.

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16/10/2020

DATE

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SENIOR MANAGER: TOWN PLANNING

SENIOR BESTUURDER: STATISBEPLANNING

Amendments			Client	Project description			Scale
No.	Date	Done by		Description			
A	OCT 2025	WO	BUILDING CONTROL			AS SHOWN	
			W.S. Opperman SACAP No: D2243 P.O.Box 337 Pacaltsdorp 6534 Cell: 083 2334 1158 email: wopperman1@gmail.com			F. DU PREEZ	
			EXISTING: 170m² (Main House) EXISTING: 22m² (Garage) EXISTING: -			ALTERNATIONS TO EXISTING HOUSE ON ERF 7398, PACALTSDORP,GEORGE: DRAINAGE DETAILS AND SECTIONS	
			ALTERATIONS: 170m² (Main House) ALTERATIONS: 22m² (Garage to outbuilding) ADDITIONS: - ADDITIONS: -			SEPT 2025	
			ERF SIZE: 515,28m²			Drawing number ERF 7398 - 003	
			COVERAGE: 192m² (37.3%)				
			Copyright of this document and/or drawing rests with W.S. Opperman			All dimensions to be confirmed on site prior to construction.	
This plan must be read in conjunction with SANS 10400 and NHBC regulations							