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**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3514481
Reference / Verwysing: Erf 1021, Blanco
Date / Datum: 11 July 2025
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DELPLAN
PO BOX 9956
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6530

**APPLICATION FOR ADMINISTRATORS CONSENT AND PERMANENT DEPARTURE
(BUILDING LINE RELAXATION): ERF 1021, BLANCO**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.3.13 and 4.17.3.23 of 24 April 2025 decided that the following applications applicable on Erf 1021, Blanco;

- A. That the application for Administrators Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) for relaxation of the 1.5m eastern side, 3.0m southern rear and 5.0 street boundary building lines as conditioned in C(vi)(b) in the title deed, T66582/2024 to allow for structures/additions to the dwelling house on Erf 1021, Blanco in accordance with the plan attached as **Annexure A**, 2489 W01 Rev 1, dated 1 March 2025;

BE APPROVED.

- B. That the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to allow for the relaxation of the following building lines on Erf 1021, Blanco:
1. Eastern side boundary building line from 3.0m to 2.0m for an entertainment room with a braai area;
 2. Southern side boundary building line from 3.0m to 1.9m & 1.5m for a servant room and bathroom, to 1.0m for a bathroom in the dwelling house and to 1.6m and 2.0m for the entertainment room with braai area;
 3. Western street boundary building line from 5.0m to 4.0m for expansion of the servant's room and up to 3.0m and 2.6 for a garage and balcony.

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS:

- a) The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
- b) There will be no negative impact on surrounding neighbours' right or amenities in terms of views, privacy or overshadowing.
- c) The proposed additions forms part of normal extensions to residential developments and can be accommodated within the property.

d) No negative comments or objections were received.

Subject to the following conditions imposed of Section 66 of said Bylaw, namely:

CONDITIONS:

1. That in terms of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the Departures as applied for and indicated on the site layout plan, Plan no. 2489 W01 REV 1 drawn by Tertius Conradie Architecture dated 1 March 2025 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.
3. The above approval will be considered as implemented on the commencement of building works accordance with the approved building plan.

Note:

- *Building plans be submitted for approval in accordance with the National Building Regulations (NBR).*
- *Stormwater must be dispersed responsibly, and the stormwater management and retention must be addressed on the building plans*

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 01 AUGUST 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



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING


C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 1021, Blanco(administrators consent and permanent departure_approval)delplan.docx

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.

SENIOR MANAGER: TOWN PLANNING
SENIOR BEST BURDER: STATSBEPLANNING

Tertius Conradie

Argheșului
PSARIT



11 PROCESE STREPT
100% - 100%
CUMINCE
100%
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|--------------------------------------------------------------------------------------------|---------------|--------------------------------------------|--------------------------|
| PROPOSED ALTERATIONS AND ADDITIONS (ON GRF 102) SOUTHWEST STREET BLANCO GEORGE | SKEETCH PLANS | DATE 2-18-2024 5-13-2024 1-8-2025 | SCALE 1" = 10' |
| | | | OWNER 2400 WEST RIVER |

ERF 1023

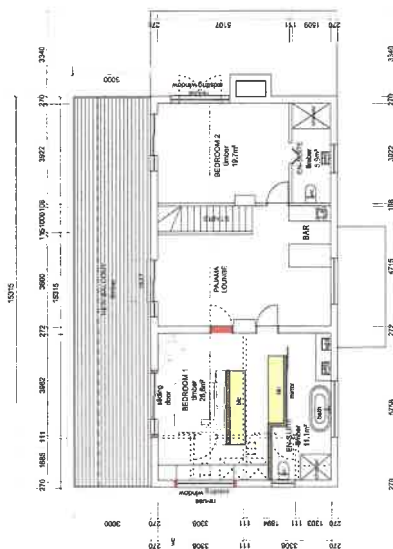
SITE PLAN: SCALE 1:100



ERF 1021

AREA ERF = 1054m²
% COVERAGE = DWELLING AREA 320m² / ERF = 1054m² = 30% COVERAGE

SOE



1ST FLOOR PLAN: Scale 1:100