

Collaborator No.: 3867154
Reference / Verwysing: Erf 1907 and Remainder Erf 3670, Blanco
Date / Datum: 20 February 2026
Enquiries / Navrae: Andrea Griessel

Email: kobus@cpls.co.za

JACOBUS DANIËL CONRADIE
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Private Bag X6590
GEORGE
6530

**APPLICATION FOR SUBDIVISION, AMENDMENT OF CONDITION OF APPROVAL AND
CONSOLIDATION: ERF 1907 AND REMAINDER ERF 3670, BLANCO**

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 following applications applicable to Erf 1907 and Remainder Erf 3670, Blanco:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning Bylaw for George Municipality, 2023 of Remainder Erf 3670, Blanco into a Portion A (+/- 201m²) and Remainder portion;
2. Amendment of Condition of Approval in terms of Section 15(2)(h) of the Land Use Planning Bylaw for George Municipality, 2023 to revise land use plan applicable to the Fancourt Golf Estate development to designate Portion A as "dwelling house";
3. Consolidation in terms of Section 15(2)(e) of the Land Use Planning Bylaw for George Municipality, 2023 of Portion A with Erf 1907, Blanco;

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

REASONS FOR DECISION

- a) The proposal is not in conflict with the spatial planning principles, objectives and guidelines applicable to the surrounding area.
- b) The proposal will not have a negative impact on the character of the area or the environment, whatsoever.
- c) The properties are located in Fancourt Estate and the Estate granted permission for the proposed subdivision, change of land use and consolidation.
- d) The application is merely a cadastral exercise, and the rights associated with the consolidated property will remain unchanged.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality 2023, the above-mentioned approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation.
2. This approval shall be taken to cover only the subdivision, consolidation and amended land use as applied for and as indicated on the subdivision plan, attached as **Annexure A**, Land Use Plan attached as **Annexure B** and Consolidation Plan, attached as **Annexure C**, plans ref no. G0544, dated April 2025 (x3 plans) drawn by Conradie Land Surveyors which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The proposal will be considered implemented on the registration of the Certificate of Consolidated Title by the Registrar of Deeds.

***Notes:**

- Applicant to submit the approved consolidation diagram to our GIS department for record purposes.
- Any additions to the existing dwelling house require Municipal Building Plan approval.
- Any additions or alterations must comply with Fancourt HOA and Fancourt Architectural Guidelines.

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 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

C:\Town Planning\Approvals\Erf 1907 and Remainder Erf 3670 Blanco (Subdivision and Consolidation Approval)

CONSOLIDATION

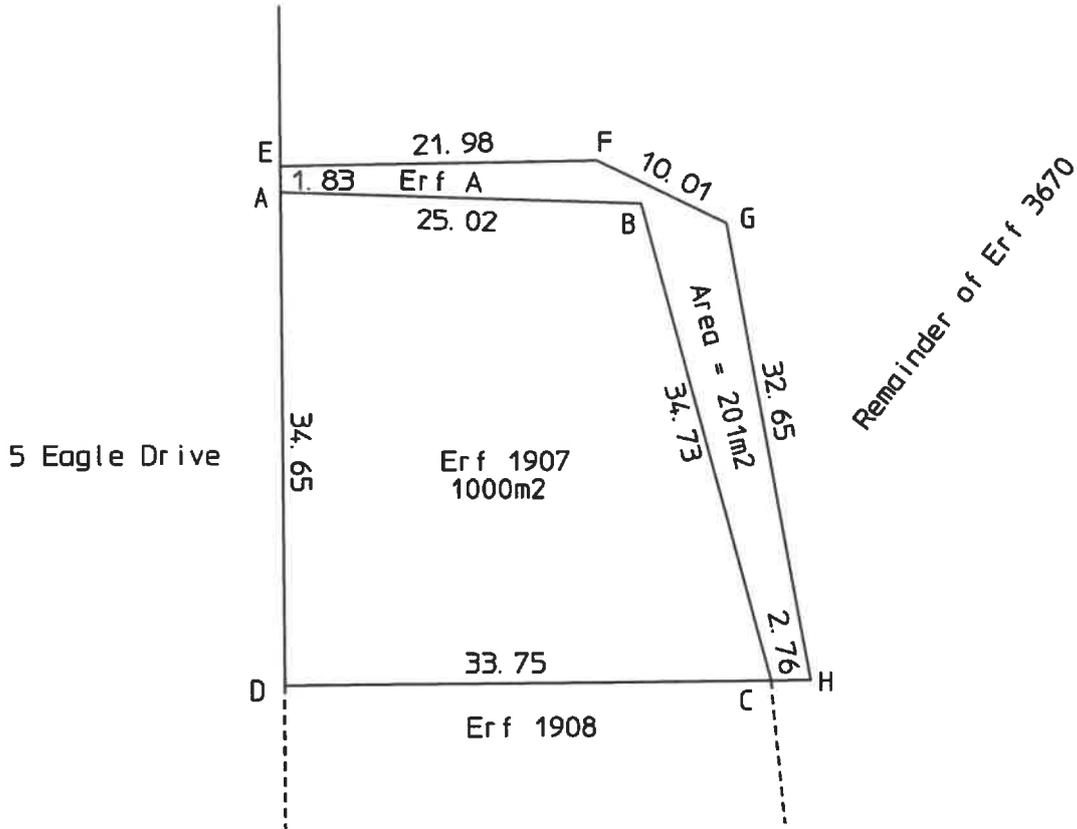
MUNISIPALITEIT GEORGE MUNICIPALITY

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.

20/02/2026

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



Notas:

1. Figure ABCD represents Erf 1907.
2. Figure EFGHCA represents Erf A which to be subdivide of Erf 3670.
3. Erf A (a portion of Erf 3670) and Erf 1907 are to consolidated.
4. Owner of Erf 3670 - Plattner Golf
5. Owner of Erf 1907 - Charlie van Dyk Trust

Our file ref no (G0544) April 2025.

admin@landmeet.co.za

Tel: 082 778 6860

PROPOSED CONSOLIDATION OF A PORTION OF ERF 3670
AND ERF 1907 BLANCO
(situated in the Fancourt Estate)
(MUNICIPALITY AND ADMIN. DISTRICT GEORGE)

Scale 1 : 500



SUBDIVISION

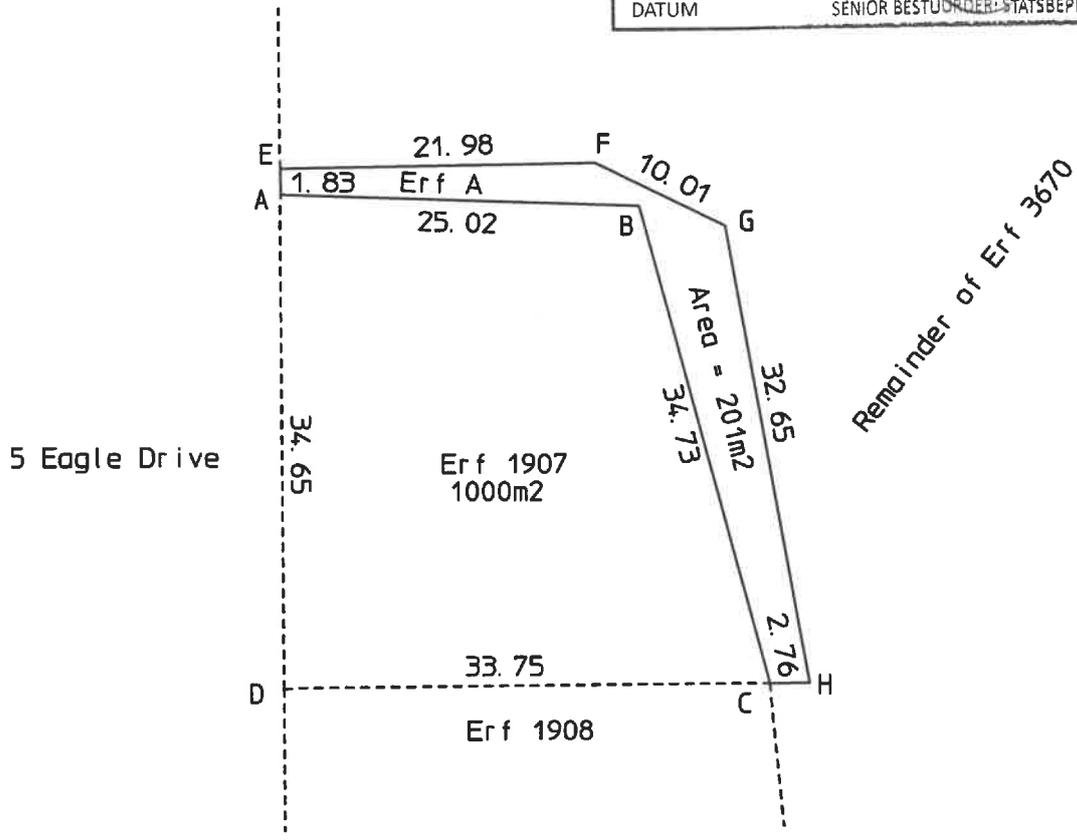
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Scale 1 : 500



ZONING / LAND USE PLAN

MUNISIPALITEIT GEORGE MUNICIPALITY

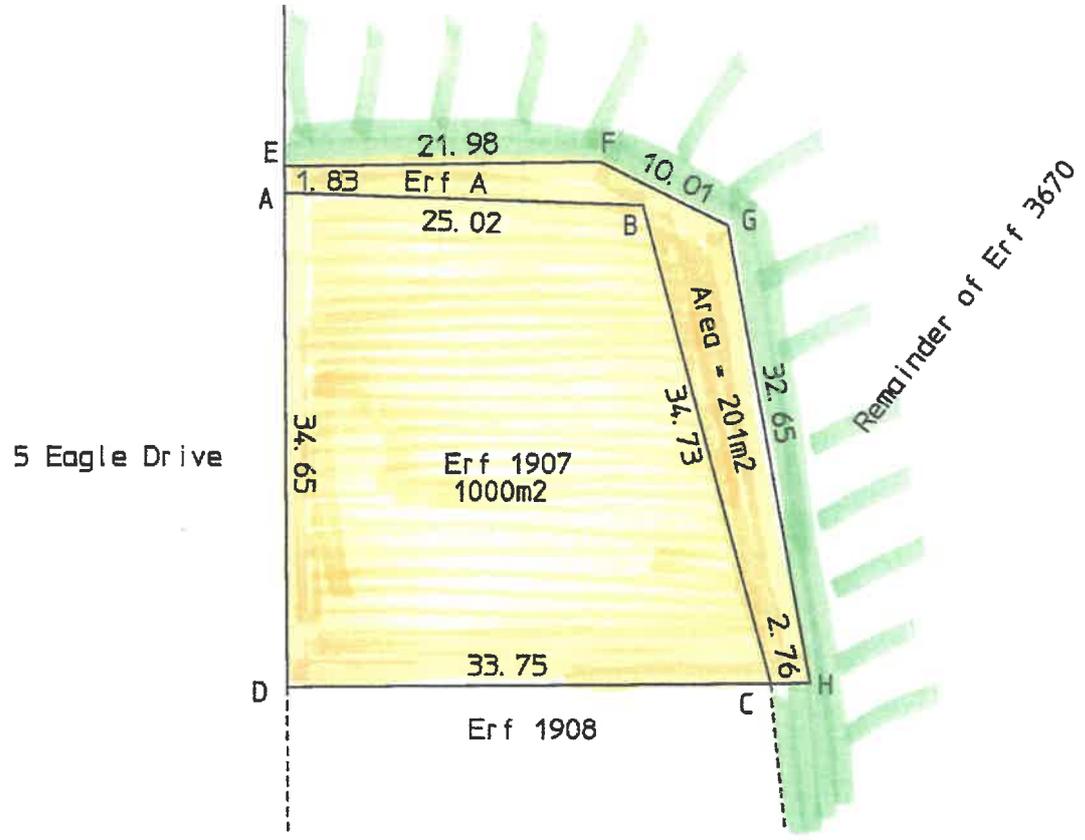
Legend

- Private open space
- Dwelling House

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 SENIOR BESTURDER: STADSBEPLANNING



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