

Collaborator No.: 4323107
Reference / Verwysing: Erf 242, Blanco
Date / Datum: 24 July 2026
Enquiries / Navrae: Primrose Nako

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR PERMANENT DEPARTURE: ERF 242, 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 application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 of the street boundary building line from 5m to 3.34m to accommodate existing flats on Erf 242, Blanco;

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

REASONS

1. The position of the flats was determined by the position of the existing house which was incorrectly captured on the site plan approved with the rezoning application and site development plan application applicable to this development.
2. The building plans for the development were also approved with the position of the existing house being incorrectly indicated.
3. The developer erected the flats also the position of said house as the basis for setting out the building.
4. The deviation from the rezoning and SDP approvals are minor and only affects one owner, who consented to the proposed departure.
5. As the position of the flats were premised on the position of the existing house and as no neighbour will be adversely affected, the deviation has no an adverse impact on the character of the area or the streetscape or the rights and amenity of the affected neighbouring properties in terms of privacy, overshadowing and/or views.

Subject to the following conditions imposed in terms of Section 66 of 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 George Municipality, 2023, the approval shall lapse if not implemented by the lapsing date of the original zoning approval, i.e. 05 June 2031.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on Site Plan 1.d.B Revision 2 dated June 2026, drawn by Execu-Projects Pty (Ltd) 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 above approval will be considered implemented on approval of revised building plans.

Note:

- All conditions of approval as stipulated on approval letter dated 6 June 2026 apply.
- The site plan refers to a carport; however, none was indicated or previously approved.
- On building plan submission, service yard should be indicated as per Site Development Plan approval.

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 14 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

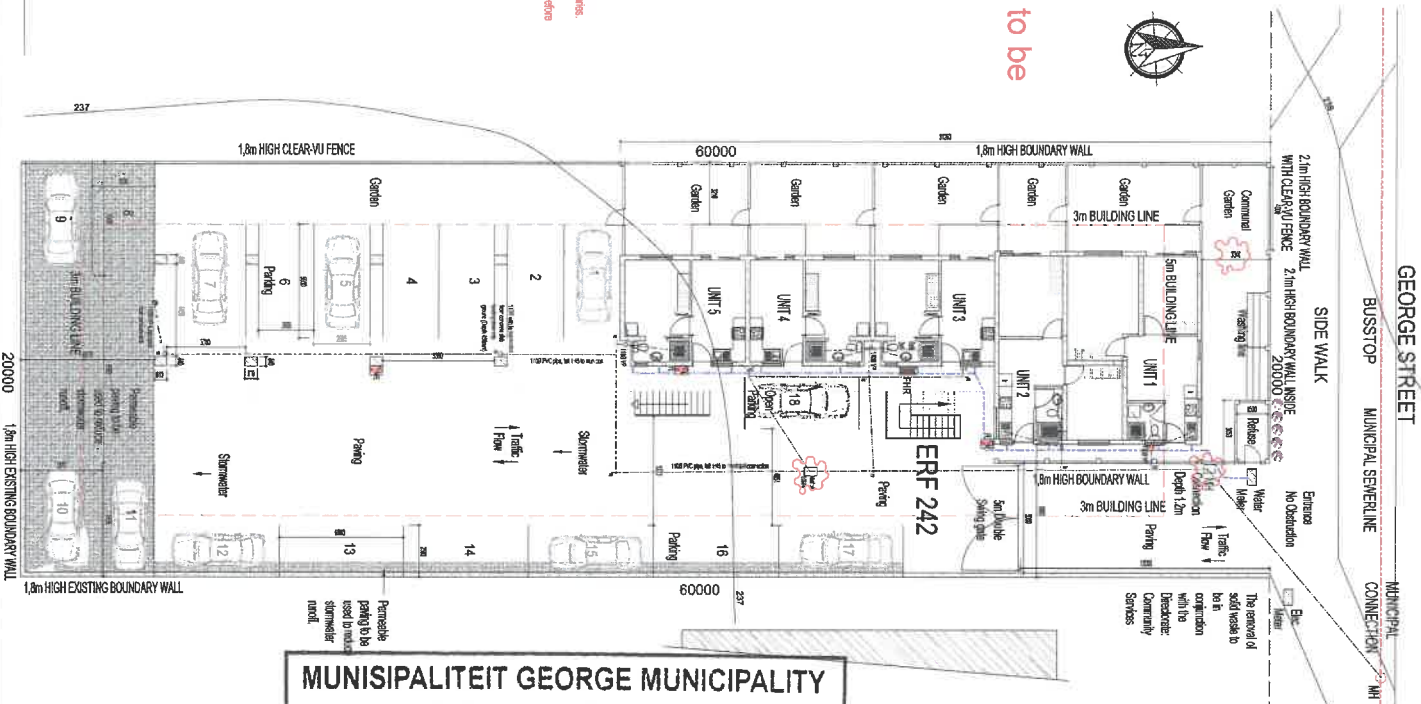
C:\scan\Erf 242, Blanco(Permanent Departure_ Approval)Jan Vrolijk.docx

Notes:
Service yard to be indicated.

SITE NOTES:
Drainage according to
SANS 10400 Part P.
Design and installation
of drainage system
according to SANS 10252 Part 2

BUILDING NOTE:
No building work may encroach any erf boundaries.
Building inspector to evaluate boundary pegs before commencement of building work.

~~Steel structure is of material melting
bulking roof. It is covered by specialists.
5° Roof p...~~



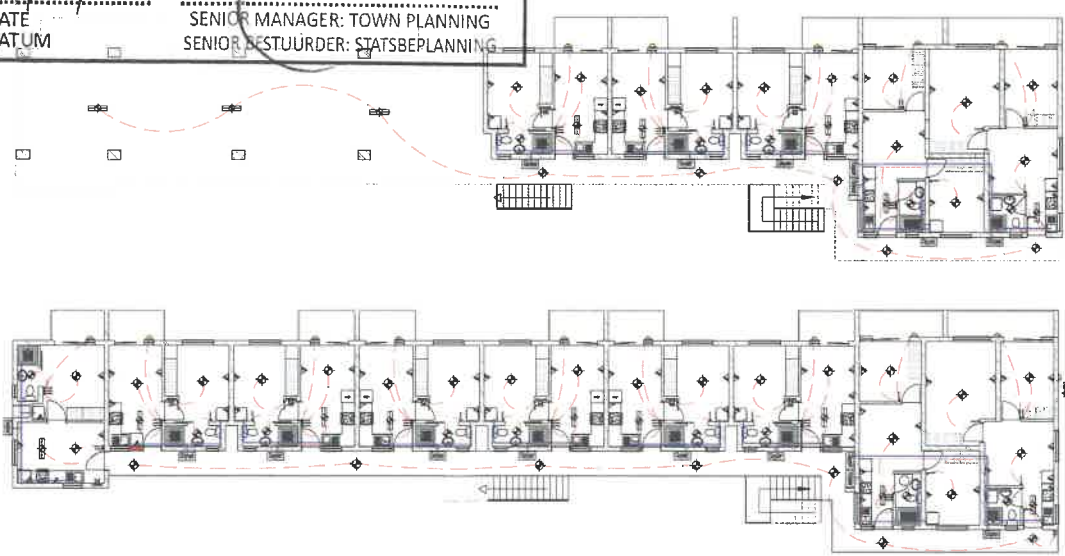
MUNISIPALITEIT GEORGE MUNICIPALITY

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.

STAND ELOOB

FIRST FLOOR

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



**HOT / COLD WATER &
ELECTRICAL LAYOUT**
Scale 1:125

Scale 1:125

Fire protection and safety
to be according to
SANS 10400 Part 1

- [illegible]

Area	m ²
GROUND FLOOR:	
Entrance	22.70m ²
New	
FIRST FLOOR:	
New	133.81m ²
New First Floor:	
New	361.00m ²
TOTAL	596.55m ²
EIFS	1203.98m ²
COVERAGE	74%

At special introductory pricing, a 1-year subscription to CONFINANCE CERTIFICATE MUST BE \$500 (UPON COMPLETION OF THE PROGRAM). The special introductory pricing is a 1-year subscription to the CONFINANCE CERTIFICATE only.

[illegible]

5 Japonika str Grimspeck Park
Potchefstroom
Cell: 073 9226894 or 071 9313394
E-mail: inadebrun@gmail.com
SACAP Reg: PAD29616359

PROJECT
AS-BUILT FOR:
MRS. Z. HUMAN
ERF 242, 38 GEORGE STREET
BLANCO, GEORGE

DRAWING DESCRIPTION	DRAWING NUMBER
SITE PLAN ELECTRICAL PLAN NOT TO SCALE	108 CHECK