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Collaborator No.: 3415280  
Reference / Verwysing: Erf 723, Wilderness  
Date / Datum: 20 June 2025  
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**APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS: ERF 723, LAKE ROAD,  
WILDERNESS**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the application in terms of Section 15(2)(f) of the Land-Use Planning By-law for George Municipality, 2023 for the removal of restrictive conditions C.4(a) from Title Deed T24254/2009 applicable to Erf 723, Wilderness to enable the subdivision of the property;

**BE APPROVED** in terms of Section 60 of said Planning By-Law for the following reasons:

**REASONS:**

- A. The removal of the condition will not have an adverse impact on the surrounding residential character, the natural environment or the streetscape.
- B. There will be no negative impacts on surrounding neighbours' rights or amenities.
- C. The removal of the said condition will not result in negative financial impacts on the owners or adjacent property owners.
- D. The proposed removal of the restrictive condition will enable the registration of the subdivision as per the SG diagram (318/2010) approved in 2010 under pre-SPLUMA legislation at the Deeds Office.
- E. No negative comments or objections were received.

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

**CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT**

1. In terms of the Land Use Planning By-law for the George Municipality, 2023, the Removal of Restrictive title deed condition approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.





2. In terms of Section 34(1) the owner/applicant must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
3. The approval will be deemed implemented on the publication of the notice in the Provincial Gazette.

Notes:

- a) *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- b) *The developer to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- c) *The applicant to comply with the National Forestry Act, Act No 84 of 1998.*
- d) *Should any listed activities be triggered in terms of NEMA or OSCAE, the necessary environmental authorizations from the competent authority must be obtained **prior to site clearance, disturbance of vegetation, building plan approval/construction taking place.***
- e) *The onus is on the applicant/owner to ensure that all the applicable environmental legislation are considered, and the necessary authorisation obtained from the competent authorities prior to construction or clearance taking place.*

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 11 JULY 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**

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