

Collaborator No.: 3482081
Reference / Verwysing: Erf 22440, George
Date / Datum: 18 July 2025
Enquiries / Navrae: Primrose Nako

Email: willemdcock47@gmail.com

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**APPLICATION FOR AMENDMENT OF AN APPROVED SUBDIVISION PLAN AND DELETION OF
CONDITION OF APPROVAL ERF 22440, GEORGE**

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 22440, George:

- a) Amendment, in terms of Section 15(2)(k) of the Land Use Planning By-law for George Municipality, 2023, of the approved subdivision plan for Erf 22440, George in accordance with Plan No SDP/001.1 dated 29 April 2025 (attached as **Annexure A**), to create the following land uses:
 - (i) 57 Single Residential Zone II (Group Housing) erven.
 - (ii) 9 Single Residential Zone II (Private Open Space) erven.
 - (iii) 1 Single Residential Zone II (Private Road) erf.
- b) Deletion, in terms of Section 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023, of condition 3 of the approval dated 25 May 2023 for Erf 22440, George which read as follows:

"A 40m wetland setback as indicated on the site development plan SDP/002 of 14/12/2022 must be surveyed and registered on the General Plan and against the title deeds of the affected portions."

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

REASONS:

- (i). An amended Environmental Authorisation was granted by the Department of Environmental Affairs and Development Planning. The protection of the wetland area was therefore considered.
- (ii). The proposed amendment to the subdivision plan is immaterial in nature. No additional development rights will be granted. In fact, two less residential erven are provided.

- (iii). The application is regarded as being fully consistent with the surrounding residential land uses. The principle of residential development has already been established.
- (iv). Appropriate measures are imposed to safeguard watercourses and biodiversity areas.

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 approvals shall lapse if not implemented before the lapsing date of the original approval, calculated from the date said approval came into operation, i.e. 25 May 2023.
2. The subdivision shall be as approved on the Subdivision Plan No SDP/001.1 dated 29 April 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.

Notes:

- a) All other conditions as per the letter of approval dated 25 May 2023 remain applicable.
- b) Development must comply with the Kingswood Golf Estate's approved 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: 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 before 08 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

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Approved in terms of Section 60 of the George Municipalities Land Use Planning By-law (2023) subject to the conditions contained in the covering letter.

SENIOR MANAGER: TOWN PLANNING
SENIOR DESIGNER: STAFF PLANNING

LAND USE TABLE			
LAND USE	ZONING	MOVATION	%
Group Housing	Single Residential Zone II	37,160-sq'	54
Parkas Open Space	Single Residential Zone II	20,320-sq'	29
Parkas Road	Single Residential Zone II	11,720-sq'	17
TOTAL ACRES		89,440-sq'	100



SUBDIVISION PLAN
scale 1:1000

LOCALITY PLAN
nts.

12m Road Reserve
15m Road Reserve
10m Road Reserve
15m Road Reserve
Private Open Space
Existing Service Lines

30279 30280 30281 30282 30283 30284 30285 30286 30287 30288 30289 30290 30291 30292 30293 30294 30295 30296 30297 30298 30299 30300 30301 30302 30303 30304 30305 30306 30307 30308 30309 30310 30311 30312 30313 30314 30315 30316 30317 30318 30319 30320 30321 30322 30323 30324 30325 30326 30327 30328 30329 30330 30331 30332 30333 30334 30335 30336 30337 30338 30339 30340 30341 30342 30343 30344 30345 30346 30347 30348 30349 30350 30351 30352 30353 30354 30355 30356 30357 30358 30359 30360 30361 30362 30363 30364 30365 30366 30367 30368 30369 30370 30371 30372 30373 30374 30375 30376 30377 30378 30379 30380 30381 30382 30383 30384 30385 30386 30387 30388 30389 30390 30391 30392 30393 30394 30395 30396 30397 30398 30399 30400 30401 30402 30403 30404 30405 30406 30407 30408 30409 30410 30411 30412 30413 30414 30415 30416 30417 30418 30419 30420 30421 30422 30423 30424 30425 30426 30427 30428 30429 30430 30431 30432 30433 30434 30435 30436 30437 30438 30439 30440 30441 30442 30443 30444 30445 30446 30447 30448 30449 30450 30451 30452 30453 30454 30455 30456 30457 30458 30459 30460 30461 30462 30463 30464 30465 30466 30467 30468 30469 30470 30471 30472 30473 30474 30475 30476 30477 30478 30479 30480 30481 30482 30483 30484 30485 30486 30487 30488 30489 30490 30491 30492 30493 30494 30495 30496 30497 30498 30499 30500 30501 30502 30503 30504 30505 30506 30507 30508 30509 30510 30511 30512 30513 30514 30515 30516 30517 30518 30519 30520 30521 30522 30523 30524 30525 30526 30527 30528 30529 30530 30531 30532 30533 30534 30535 30536 30537 30538 30539 30540 30541 30542 30543 30544 30545 30546 30547 30548 30549 30550 30551 30552 30553 30554 30555 30556 30557 30558 30559 30560 30561 30562 30563 30564 30565 30566 30567 30568 30569 30570 30571 30572 30573 30574 30575 30576 30577 30578 30579 30580 30581 30582 30583 30584 30585 30586 30587 30588 30589 30590 30591 30592 30593 30594 30595 30596 30597 30598 30599 30600 30601 30602 30603 30604 30605 30606 30607 30608 30609 30610 30611 30612 30613 30614 30615 30616 30617 30618 30619 30620 30621 30622 30623 30624 30625 30626 30627 30628 30629 30630 30631 30632 30633 30634 30635 30636 30637 30638 30639 30640 30641 30642 30643 30644 30645 30646 30647 30648 30649 30650 30651 30652 30653 30654 30655 30656 30657 30658 30659 30660 30661 30662 30663 30664 30665 30666 30667 30668 30669 30670 30671 30672 30673 30674 30675 30676 30677 30678 30679 30680 30681 30682 30683 30684 30685 30686 30687 30688 30689 30690 30691 30692 30693 30694 30695 30696 30697 30698 30699 30700 30701 30702 30703 30704 30705 30706 30707 30708 30709 30710 30711 30712 30713 30714 30715 30716 30717 30718 30719 30720 30721 30722 30723 30724 30725 30726 30727 30728 30729 30730 30731 30732 30733 30734 30735 30736 30737 30738 30739 30740 30741 30742 30743 30744 30745 30746 30747 30748 30749 30750 30751 30752 30753 30754 30755 30756 30757 30758 30759 30760 30761 30762 30763 30764 30765 30766 30767 30768 30769 30770 30771 30772 30773 30774 30775 30776 30777 30778 30779 30780 30781 30782 30783 30784 30785 30786 30787 30788 30789 30790 30791 30792 30793 30794 30795 30796 30797 30798 30799 30800 30801 30802 30803 30804 30805 30806 30807 30808 30809 30810 30811 30812 30813 30814 30815 30816 30817 30818 30819 30820 30821 30822 30823 30824 30825 30826 30827 30828 30829 30830 30831 30832 30833 30834 30835 30836 30837 30838 30839 30840 30841 30842 30843 30844 30845 30846 30847 30848 30849 30850 30851 30852 30853 30854 30855 30856 30857 30858 30859 30860 30861 30862 30863 30864 30865 30866 30867 30868 30869 30870 30871 30872 30873 30874 30875 30876 30877 30878 30879 30880 30881 30882 30883 30884 30885 30886 30887 30888 30889 30890 30891 30892 30893 30894 30895 30896 30897 30898 30899 30900 30901 30902 30903 30904 30905 30906 30907 30908 30909 30910 30911 30912 30913 30914 30915 30916 30917 30918 30919 30920 30921 30922 30923 30924 30925 3092

**PROPOSED SUBDIVISION OF ERF 22440,
GEORGE**

Exhibits of Eir 2240: Land Use in terms of Section 18(2)(i) of the Geomatics Municipality Land Use Planning By-law (2023) as follows:

- 27 Single Residential Zone II (Single Housing) areas,
- 3 Single Residential Zone II (Single Housing) areas,
- 1 Single Residential Zone II (Single Housing) area,
- 1 Single Residential Zone II (Single Housing) area,

Notes:

1. 30.00 hectares for purposes to be registered as indicated.
2. All areas indicated on the plan are separated and applied to the final survey by a Professional Land Surveyor.

TABLE NOTE.

MANAGEMENT AND THE NATIONAL LABOR RELATIONS BOARD. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 08-20-2001 BY 60322 UCBAW/STP

THE ADVERTISING REPORTS ARE ACCURATE.
LET THEM.

On the other hand, the fact that the *in vitro* and *in vivo* results are in good agreement suggests that the *in vitro* model is a good approximation of the *in vivo* situation. The *in vitro* model is a good approximation of the *in vivo* situation because the *in vitro* model is a good approximation of the *in vivo* situation.

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ARCHITECTS
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KINGSWOOD ERF 22440

Subdivision Plan

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col	own	ra	ch	status	score
JD			ACT / JOK	1:1000	
drawn	date	testing no.	drawing no.		
20/04/2015					

Work no.	
2210	
SDP/001.1	