

Collaborator No.: 3635358
Reference / Verwysing: Erf 29932, George
Date / Datum: 18 July 2025
Enquiries / Navrae: Primrose Nako

Email: planning@delplan.co.za

Delplan Consulting
PO BOX 9956
GEORGE
6530

**APPLICATION FOR AMENDMENT AND DELETION OF CONDITIONS OF APPROVAL: ERF 29932,
GEORGE**

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following application applicable to Erf 29932, George (Previously Rem Erf 19001 & Erf 19031, George):

1. Amendment in terms of Sections 15(2)(h) of the Land Use Planning By-law for George Municipality, 2023 of Condition 2 of the approval letter dated 9 October 2023 to amend the subdivision and zoning plan applicable to Remainder Erf 29932, George (Previously Rem Erf 19001 & Erf 19031, George) to read as follows:
2. This approval shall be taken to cover only the Consolidation, Rezoning and Subdivision as applied for as indicated on the Subdivision Plan with plan no. Annexure 5 attached as "Annexure A", Consolidation Plan with Plan no. ANNEXURE 6 attached as "Annexure B" drawn by "Delplan Consulting" dated August 2023, and Subdivision & Zoning Plan with Plan no. ANNEXURE (x2 plans) attached as "**Annexure A**" drawn by "Delplan Consulting" dated March 2025."

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

REASONS FOR DECISION

1. The proposed amendment of conditions submitted will not result in any negative impact on the surrounding developments or character of the area.
2. The proposal meets the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2023.
3. The proposed amendments are consistent with the previous approvals, basket of rights and approved SDP.

Note:

The above approval does not extend the validity period attached to of the approval granted on 9 October 2023.

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



CPETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 29932, George (Amendment and Deletion of Conditions of Approval)\Delplan.docx

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Die kopiering van hierdie tekening behoort aan DELPLAN Consulting. Hierdie tekening is nie 'n meetplan nie. Al metings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asbaleer dadelik aan DELPLAN rapporteer word.

PROJEK:
Proposed development for
Signature Homes (Pty) Ltd

BESKRYWING:
Rem. Erf 29932, Heatherpark, George

TITEL:
Subdivision plan 4

NOTAS:
Proposed subdivision of Remainder of
Erf 29932, George into:

39 Residential Zone II erven (Portions 1-39)
3 Private Road erven (Portions 40-42)

1 Private Open Space Zone II erf (Rem.29932)

All subdivisional lines provided by David Helling & Abrahamse
Professional Land Surveyors.

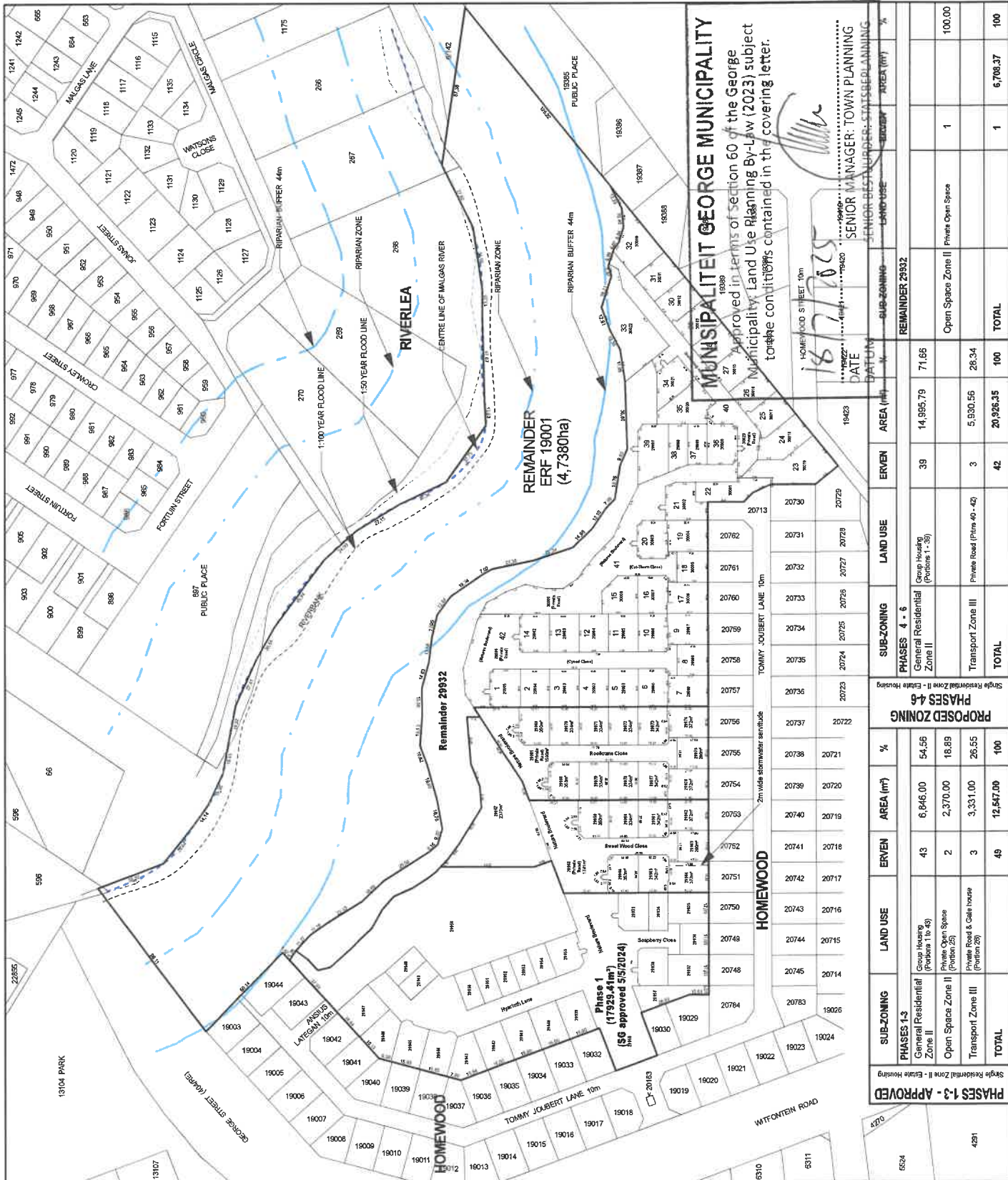


A3 Scale: 1:2000

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www.delplan.co.za



DESIGNED: DV	1168/GE02/TEK/SK72024/SUB4
DRAWN: MW	
CHECKED: MW	
DATE: MARCH 2025	
PLAN NO: ANNEXURE	



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.

16/7/2025
DATE: 16/07/2025
SENIOR MANAGER: TOWN PLANNING
SENIOR DESIGNER: STATISTICS PLANNING

SUB-ZONING		LAND USE	ERVEN	AREA (m²)	AREA (ha)	AREA (m²)	AREA (ha)
SUB-ZONING		LAND USE	ERVEN	AREA (m²)	AREA (ha)	AREA (m²)	AREA (ha)
PHASES 1-3		General Residential Zone II	43	6,646.00	54.56	14,995.79	71.86
PHASES 4-6		Open Space Zone II	2	2,370.00	18.89		
PHASES 7-9		Transport Zone III	3	3,331.00	26.55	5,830.56	28.34
TOTAL			49	12,547.00	100	20,926.35	100
PHASES 1-3 - APPROVED		Single Residential Zone II - Estate Housing					
PHASES 4-6		General Residential Zone II - Estate Housing					
PHASES 7-9		Transport Zone III - Estate Housing					
TOTAL							
REMAINDER 29932		Open Space Zone II	1	6,708.37	100		
TOTAL							

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TITEL:
Zoning plan 4

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1 Private Open Space Zone II erf (Rem.29932)



Scale: 1:2000

DELPLAN
CONSULTING

044 873 4566 - Email: planning@delplan.co.za
www.delplan.co.za

DESIGNED: DV

DRAWN: MV

DATE: MARCH 2025

PLAN NO: ANNEXURE

PHASES 1-3 - APPROVED													
Single Residential Zone II - Estate Housing													
SUB-ZONING		LAND USE	ERVEN	AREA (m²)	%								
PHASES 1-3													
General Residential Zone II		Cross Housing (Portions 1 to 43)	43	6,846.00	54.56								
Open Space Zone II		Private Open Space (Portion 25)	2	2,370.00	18.89								
Transport Zone III		Private Road & Gate House (Portion 26)	3	3,331.00	26.55								
TOTAL			48	12,547.00	100								
PHASES 4-6													
General Residential Zone II													
SUB-ZONING		LAND USE	ERVEN	AREA (m²)	%								
PHASES 4-6													
General Residential Zone II		Cross Housing (Portions 1-39)	39	14,985.79	71.66								
Transport Zone III		Private Road (Portions 40-42)	3	5,930.56	28.34								
TOTAL			42	20,916.35	100								
REMAINDER 29932													
SUB-ZONING		LAND USE	ERVEN	AREA (m²)	%								
REMAINDER 29932													
Open Space Zone II		Private Open Space	1		100.00								
TOTAL			1	6,708.37	100								