

*Beplanning en Ontwikkeling
Planning and Development*

Collaborator No.: 3635117
Reference / Verwysing: Erf 19890, George
Date / Datum: 31 October 2025
Enquiries / Navrae: Primrose Nako

Email: planning@delplan.co.za

Delplan Consulting
P O BOX 9956
GEORGE
6530

**APPLICATION FOR SUBDIVISION, CLOSURE OF A PUBLIC PLACE AND
CONSOLIDATION – ERF 3169 GEORGE, PORTION OF REMAINDER ERF 464 AND ERF
19890, GEORGE**

Your application in the above refers.

The Eden Joint Municipal Planning Tribunal – George Municipality, meeting held on 28 October 2025 resolved:

That the following applications applicable to Erf 3169, George, a Portion of Remainder 464, George and Erf 19890, George:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Erf 3169, George into a Portion A and a Remainder (RE/3169);
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Remainder Erf 464, George into a Portion B and a Remainder;
3. Closure in terms of Section 15(2)(n) of the Land Use Planning By-law for George Municipality, 2023 of public places – Portion A (zoned “Open Space Zone I”) and Portion B (zoned “Transport Zone II”);

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

REASONS FOR DECISION

- (i). The proposal is in line with the Council Resolution dated 29 June 2023 and consistent with the goals and objectives set out in the George MSDF.
- (ii). The change in land use will not have an adverse impact on the surrounding built- or natural environment and is considered compatible with the existing urban fabric.
- (iii). Appropriate conditions of approval will ensure that no permanent structures are permitted on the subject portions (Portions A and B) and that adequate landscaping is implemented.

This will mitigate potential visual intrusion and protect the privacy and amenity of adjacent residential erven.

- (iv). With sufficient design mechanism and appropriate landscaping, the proposal will preserve the aesthetical character of the area and not detract its visual quality.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the subdivision, closure and consolidation applied for and as indicated on the subdivision and consolidation plans, Plan No. SUB1 dated April 2024 & CONSOL1 dated July 2024 drawn by Delplan Consulting attached hereto as "**Annexure A**" which bear Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. Portions A and B must be consolidated with Erf 19890, George.

Implementation conditions

4. Portions A and B shall be restricted to surface-level parking only. No permanent structures shall be permitted on these portions, except those required for landscaping and/or engineering purposes. This restriction must be endorsed against the consolidated title deed in accordance with the Council Resolution.
5. A site development plan for the consolidated property together with a detailed landscaping plan must be submitted to the Directorate: Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 for consideration prior to the submission of as-built building plans.
6. A complete tree survey must be provided on the Site Development Plan (SDP), identifying all existing trees on the property. The SDP must clearly indicate which trees are to be removed and which are to be relocated. Any trees designated for relocation must be transplanted within the boundaries of the consolidated property.
7. The proposed parking bays abutting the residential erven along Oewer Steet be set back by at least 2m to provide for access to the existing 11kV cable running along the same area. The latter condition to be addressed in collaboration with the Directorate Electrotechnical Services and indicated on the SDP.
8. Proper landscaping to be implemented along the area abutting the erven on De Oewer residential development to ensure and protect their privacy. The latter landscaping to not impact on the cable as contemplated in Condition 6.
9. No infill shall be permitted adjacent to the De Oewer residential development, and the parking area must be designed to follow the natural ground level as closely as possible.
10. The subdivision, closure of public place and consolidation will only be regarded as implemented on the registration of the consolidated erf in terms of the Deeds Registries Act.

Notes

- (i). *Building plans to be submitted for approval in accordance with the National Building Regulations (NBR).*
- (ii). *Parking is not allowed within the 13m buffer area and developer to take note of the existing water main across the development.*

- (iii). *The develop to consider using permeable hard lawn pavers (or similar) for the parking area which will contribute to stormwater management and create a visual impression of a 'park'/green space.*
- (iv). *Applicant/Developer to note that the said portions to be subdivision and consolidated with Erf 19890, George will be limited to an area $\pm 3200\text{m}^2$ as per the Council resolution.*
- (v). *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- (vi). *An approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes that also reflects the closure of the public places.*
- (vii). *Proof that Portions A and B have been registered at the Deeds Office and consolidated with Erf 19890, George should be submitted with the building plans.*
- (viii). *In terms of Section 14 of the George Integrated Zoning Scheme By-Law, 2023, the zoning of the closed public places Portions A and B will adopt the same zoning as Erf 19890, George viz. Business Zone II.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

11. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 2025.05.06, must be adhered to.

12. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 2025.05.06 and are as follows:

Roads: R0.00
 Sewer: R0.00
 Water: R0.00
Total: R0.00

You have the right to appeal to the Appeal Authority against the decision of the Eden Joint Municipal Planning Tribunal – George Municipality, 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 21 November 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: TOWNPLANNING

C:\Users\pnako\Desktop\TRUBUNAL ITEMS\Erf 19890 George\Erf 19890 George (Subdivision & Consolidation ,approval)
Deplan.docx

The site plan illustrates a property divided into two portions for residential development. Portion A, located at the northern end, has an area of ±2122.84m² and is bounded by Witfontein Road to the north and Portion B to the south. Portion B, with an area of ±1209.95m², is situated to the south of Portion A and is bounded by Witfontein Road to the north and Price Road to the south. The plan also shows the location of existing structures, including a building labeled 4594 and another labeled 19890. Surrounding streets include CJ Langenhoven Road to the west, Witfontein Road to the north, De Oewer Street to the east, Olieenhout Street to the south, and Price Road to the south. Adjacent property numbers are provided for context. A municipal approval stamp from the George Municipality, dated 31/10/2025, is present, indicating approval in terms of Section 60 of the George Municipality Land Use Planning By-law (2023) subject to the conditions contained in the covering letter. The stamp also identifies the Senior Manager as Town Planning and the Senior By-Law Officer as Stats Planning.

COPYRIGHT: This drawing is the copyright of DELPLAN Urban & Regional Planning. Do not scale from this but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPLAN immediately.

KOPIEREG: Die kopiering van hierdie tekening behoort aan DELPLAN Stads- & Streeklanplanning. Moenie daarvan aflees! nie, maar verwys na afmetings sons aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELPLAN rapporteer word.

PROJECT:	Proposed subdivision for Lynx Real Estate
PROJEK:	

DESCRIPTION:	BESKRYVING:
Erven RE/464 & 3169, Heather Park, George	

TITLE:	TITLE:
Subdivision plan	

NOTES:

1. Proposed subdivision of Erf 3169, George into:
Portion A: ±2122.84m² and remainder.
2. Proposed subdivision of Erf RE464, George into:
Portion B: ±1209.95m² and remainder.

A3 Scale:  1:1200

DELPLAN CONSULTING



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DESIGNED: DV	DRAWN: GETYKH: MV
FILE PATH: 1189\GC02176\SKF	
PLAN NO: SUB1	
DATE: APRIL 2024	
DATUM:	
PLAN NAME: ANNEXURE	
PLAN NO/AR:	

Die kopiereg van hierdie tekening behoort aan DELplan Stads- & Straatbeplanning. Moenie daarvan afskaal nite, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenschryfde moet asseblief dadelik aan DELplan rapporteer word.

DESCRIPTION: BESKRYVING:
Erven 19890, 3169 & RE/464,
Heather Park, George

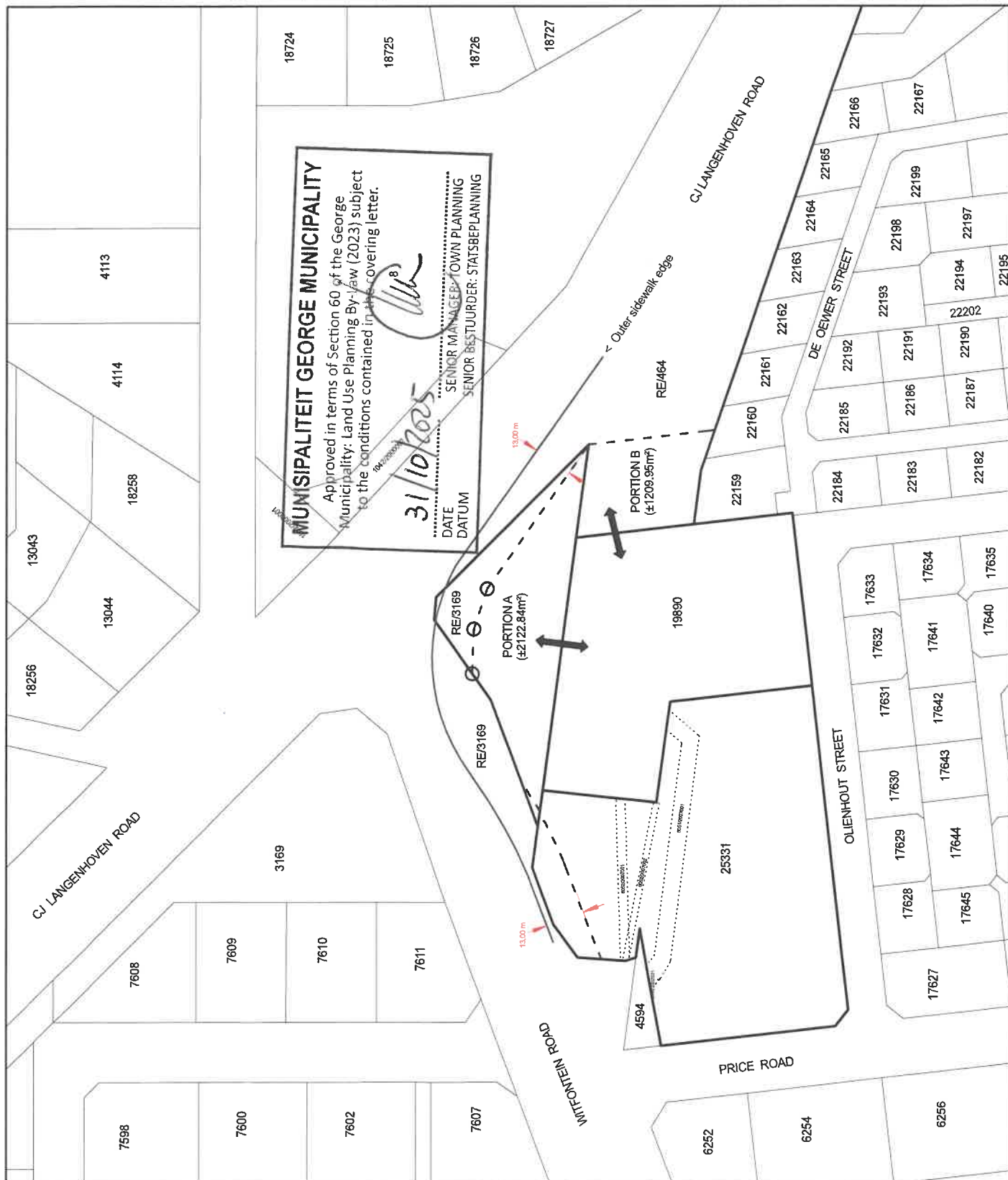
NOTES:	NOTES:
1. Proposed consolidation of Erf 19890, George with: Portion A: ±12122.84m ² .	2. Proposed consolidation of Erf 19890, George, with: Portion B: ±1209.95m ² .

A3 Scale:  1:1200

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PLAN NAME: ANNEXURE
PLAN NAAM:

GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf Number *	3169 & Re 464
	Allotment area *	George
	Water & Sewer System *	George System
	Road network *	George
	Developer/Owner *	Heather Park Properties George (Pty) Ltd
	Erf Size (ha) *	642,07
	Date (YYYY/MM/DD) *	2025-05-06
	Current Financial Year	2024/2025
Collaborator Application Reference		3635117

Application: Subdivision

Service applicable	Description
Roads	Service available, access via Internal road (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions
General conditions

- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 06/05/2025 and are as follows:

Roads:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	-	Total Excluding VAT
 - 3 The total amount of the development charges of R0 000,00 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R0 000,00 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 9 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 10 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 11 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 12 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 13 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 14 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 15 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 16 Municipal water is provided for potable use only. No irrigation water will be provided.
- 17 The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
- 18 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 19 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 20 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 21 No private parking will be allowed in the road reserve, including the required 13m buffer area. The developer will be required at own cost to install preventative measures to insure compliance.
- 22 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 23 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 24 Site access to conform to the George Integrated Zoning Scheme 2023.

