

*Bepanning en Ontwikkeling  
Planning and Development*

**Collaborator No.:** 4039621  
**Reference / Verwysing:** Erven 29231 & 29245, George  
**Date / Datum:** 03 July 2026  
**Enquiries / Navrae:** Petro Botha

Marike Vreken Urban and Environmental Planners  
**Attention:** Marike Vreken

**Email:** marike@vreken.co.za

**APPLICATION FOR CLOSURE, SUBDIVISION AND CONSOLIDATION –  
ERVEN 29231 AND 29245, GEORGE**

Your application in the above refers.

The South Cape Joint Municipal Planning Tribunal – George Municipality, meeting held on 30 June 2026 resolved:

- A. That the application for the Closure in terms of Section 15(2)(n) of the Land Use Planning By-law for George Municipality, 2023 of a portion of public place being Portion A of Erf 29231, George (*relating to a separate exempted subdivision and consolidation application as stated in decision B. below*);

**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 what Council resolved, in accordance with the resolution dated 30 March 2023.
- ii) The proposal will not have an adverse impact on the surrounding area or its character.
- iii) The proposal will not have a negative impact on the adjacent neighbouring developments, streetscape or functionality of the public road.

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 closure of a 60m<sup>2</sup> portion (Portion A) of Erf 29231, George as applied for and as indicated on the

subdivision plan, Plan No. Pr2259GEO29231-Sub01 dated 22 July 2022 drawn by Marike Vreken Urban & Environmental Planners 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. Portion A of Erf 29231, George must be consolidated with Erf 29245, George.

Implementation conditions

4. The closure of public place will be regarded as implemented on approval by the Surveyor General as well as 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) for the Gate House.*
  - ii. *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
  - iii. *An approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes that also reflects the closure of the public place.*
  - iv. *In terms of Section 14 of the George Integrated Zoning Scheme By-Law, 2023, the zoning of the closed public place (Portions A) will adopt the same zoning as the Erf 29245, George viz. Transport Zone III (private road).*
  - v. *Proof of the registration of the consolidation of Portion A with Erf 29245, George at the Chief Survey General and Deeds Office should be submitted with the building plans.*
  - vi. *Civil Engineering Services Department took note of the proposal and stated that that all existing land use conditions applicable to the development shall continue to apply.*
- B. The Senior Manager: Town Planning in terms of Delegation number 4.1.17.3.12 of 24 April 2025 hereby confirms that the application submitted in terms of Section 24(1)(c) of the Land Use Planning By-law for George Municipality, 2023, for the subdivision of Erf 29231, George into a Portion A (60m<sup>2</sup>) and a Remainder; and simultaneous consolidation of Portion A with Erf 29245, George, as indicated on the subdivision plan, Plan No. Pr2259GEO29231-Sub01 dated 22 July 2022 drawn by Marike Vreken Urban & Environmental Planners attached hereto as "**Annexure A**" which bear Council's stamp; **IS EXEMPTED** in accordance with Section 24(2) from the requirements of Section 15 of said Bylaw for the following reason:

Reason:

- i) The subdivision and consolidation results in a minor adjustment of the common boundaries between the two properties by less than 10%.

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 24 JULY 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



**PETERSEN**

**SENIOR MANAGER: TOWN PLANNING**

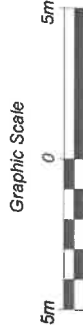
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# PLAN 2

## GEORGE ERVEN 29231 & 29245

### SUBDIVISION PLAN



#### NOTES

- Sizes and dimensions are approximate and subject to final survey
- For Erf data, refer General Plan 528/2021
- Erf 29231 measures 629m<sup>2</sup> in extent
- The Figure ABCD represents Portion A of Erf 29231 measuring 40m<sup>2</sup> in extent.
- Portion A of Erf 29231 to be consolidated with Erf 29245 to form a new consolidated property of 15399m<sup>2</sup>.

<b>DRAWN:</b>	MV	<b>CHECKED:</b>	MV
<b>PLAN NO:</b>	P2259GEO29231-Sub01		
<b>PLAN DATE:</b>	22 July 2022		
<b>STORED:</b>	z:\drawings\Aapp\p2259GEO29231-Sub01.dwg		

#### COPY RIGHT:

This Plan may not be copied or amended without the written consent of M. Vreken

It is hereby Certified that this Subdivision and Consolidation is exempted in terms of Section 24(1)(c) of the George Municipality By-law on Municipal Land Use Planning (15 July 2015).

MUNICIPAL MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

**Matke Vreken**  
URBAN & ENVIRONMENTAL PLANNERS

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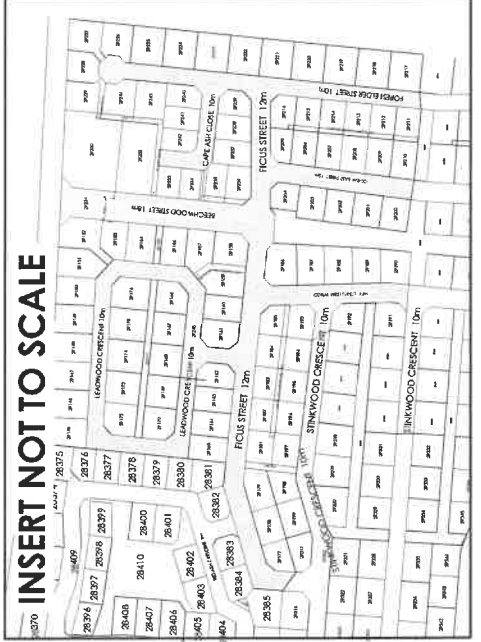


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**MUNISIPALITEIT GEORGE MUNICIPALITY**

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.

3 July 2026  
DATE DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STADSBEPLANNING

29152

Ptn A of  
Erf 29231

29153

29245

29154

