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**Beplanning en Ontwikkeling  
Planning and Development**

**Collaborator No.:** 3249885  
**Reference / Verwysing:** Erf 167, Hoekwil  
**Date / Datum:** 20 June 2025  
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MARLIZE DE BRUYN TOWN PLANNER  
PO BOX 2359  
**GEORGE**  
6530

**APPLICATION FOR PERMANENT DEPARTURE: ERF 167, 22 HOEKWIL ROAD,  
HOEKWIL**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2023 for the relaxation of the following building lines applicable to Erf 167, Hoekwil:

- i. South eastern rear building line from 10.0m to 5.0 for the outbuilding and 3.0m for a section covered stoep;
- ii. South western side building line from 10.0m to 5.0m for the outbuilding;

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

**REASONS**

- a) The proposed structure does not comply with several other development parameters applicable to “dwelling house”, for which no land use applications were submitted, including the size of the second dwelling, the number of non-interleading rooms. Furthermore, the total number of garages on site is not motivated or confirmed.
- b) The applicant’s motivation report did not provide sufficient information to enable consideration of all the departures associated with the development proposal.
- c) The proposed structure, referred to by the applicant as an “outbuilding”, measures larger than the dwelling unit and is therefore not subservient. This significantly exceeds the size of both the primary and secondary dwellings on the property. The disproportionate scale of the proposed structure is irregular.
- d) The proposed outbuilding does not align with the definitions of “dwelling unit” or “outbuilding”, the land use descriptions of “dwelling house”, second dwelling” or “agriculture” as prescribed in the George Integrated Zoning Scheme By-Law, 2023 (Zoning Scheme). A definition and land use description may not be departed from and thus, the proposed structure cannot be approved.



e) It is quite clear that an application was submitted for an outbuilding and not an agricultural building. The zoning scheme determines that that agricultural buildings must be reasonably connected to the main farming activities. There are no farming activities taking place on the property that would necessitate or justify a structure of this proportion.

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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