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**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3409825
Reference / Verwysing: Erf 27, Hoekwil
Date / Datum: 11 July 2025
Enquiries / Navrae: Marisa Arries

Email: marlize@mdbplanning.co.za

MARLIZE DE BRUYN TOWN PLANNER
PO BOX 2359
GEORGE
6530

**APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION):
ERF 27, HOEKWIL**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 March 2023 decided that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the following on Erf 27, Hoekwil:

1. Relaxation of eastern side boundary building line from 20m to 5m to accommodate an existing shaded garden area;
2. Relaxation of eastern side boundary building line from 20m to 8m and 11.5m to accommodate an existing dwelling house;
3. Relaxation of southern side boundary building line from 20m to 10m to accommodate an existing dwelling house;
4. Relaxation of southern side boundary building line from 20m to 6m to accommodate an existing carport;
5. Relaxation of southern side boundary building line from 20m to 15m and 19m to accommodate an existing shed and shower;

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

REASONS:

- (i). The proposed departures will not have an adverse impact on the surrounding rural character, the natural environment or the streetscape.
- (ii). There will be no negative impacts on surrounding neighbours' rights or amenity to views or privacy.
- (iii). The proposed additions form part of residential development and can be accommodated within the property.
- (iv). The majority of the structures has been in existence for more than 60 years and forms part of the character of the area.
- (v). No negative comments or objections were received.

Subject to the following conditions imposed of Section 66 of said Bylaw, namely:

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 two (2) years from the date it comes into operation.

2. This approval shall be taken to cover only the Departures as approved and as indicated on the site layout plan, Sheets 1-3, drawn by C. Noemdoe dated July 2024 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.
3. A contravention levy of R12 880.00 (VAT Included) is payable on the submission of building plans for the unauthorized structures erected over the building lines.
4. The above approval will be considered as implemented on the approval of the as-built building plans.

Note:

- *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *Comments from Electrotechnical: A clearance of 3m shall be maintained from the existing electrical lines according to safety regulation to any proposed buildings or structures if applicable.*
- *The contravention levy was calculated as follows:*
 - Encroachments = 18m² (for the covered area)
 - Property value: R1,420,000.00/24,416.97m² = R58.16 /m² (to a minimum of R160/m²)
 - Contravention = R160 x 18m² = R2 880
 - VAT @ 15% = R432.00
 - Total: **R3 312.00** to a minimum of R11 200 (excl VAT) as per the Municipal Tariff Book 2024/2025
 - **Grand Total: R12 880.00**

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.

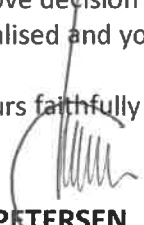
A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or 01 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.

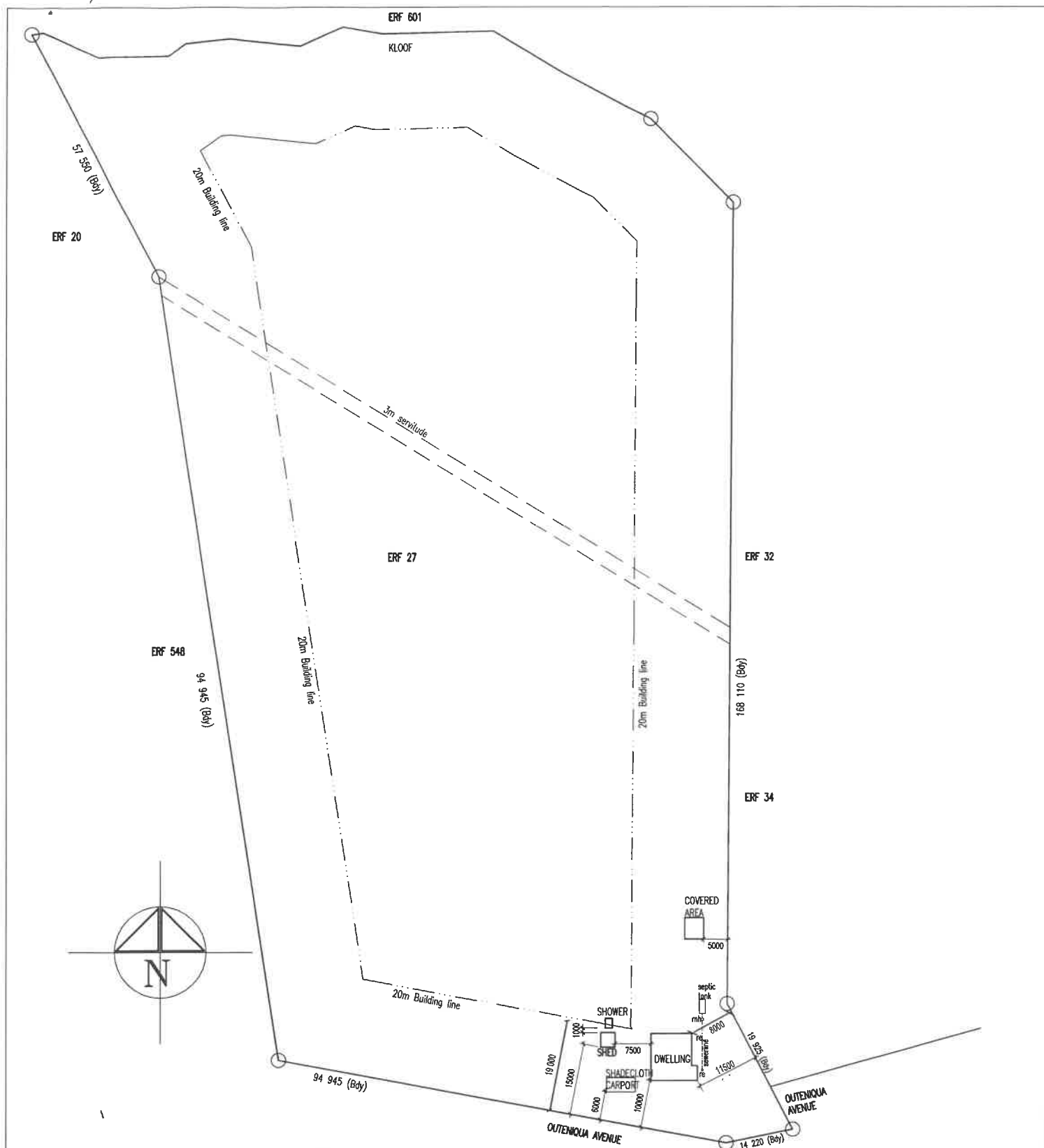
Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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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SITE PLAN
Scale 1:750

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.

DATE
DATUM

11/07/2025
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING

FOR RECORD PURPOSES

**DWELLING AT ERF 27, OUTENIQUA AVENUE,
HOEKWIL FOR M M WEYERS**

C. NOEMDOE
P. O. Box 128
George
Tel: 083 255 4253

THIS DRAWING:
SITE PLAN

DATE: July 2024

SCALE: As Shown

DRAWN BY: CN

REG No: D0980

SHEET 3 OF 3

