

Collaborator No.: 2950071
Reference / Verwysing: Erf 154, Hoekwil
Date / Datum: 24 October 2025
Enquiries / Navrae: Primrose Nako

Email: joan@allport.co.za

JA Bouwer
4 Geelhout Street
HOEKWIL
6530

APPLICATION FOR CONSENT USE: ERF 154, HOEKWIL

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided:

- A. That the application for Administrator's Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 in terms of Condition E(b) of Title Deed No. T44014/2018, to allow for the development of a second dwelling on, Erf 154 Hoekwil; **BE APPROVED.**

REASONS:

- (a) A second dwelling is a primary right in accordance with the land use description of dwelling house, which in turn is a primary right under the land use description of "smallholding", the primary land use right under Agricultural Zone II, the zoning of the subject property in accordance with the George Integrated Zoning Scheme By-law, 2023.
- B. That the following applications applicable to Erf 154, Hoekwil:
- Departure** in terms of Section 15(2)(b) of the Planning By-Law for the relaxation of the following building lines applicable to Erf 154, Hoekwil:
 - Eastern boundary building line from 30m to 21m to accommodate the proposed second dwelling unit;
 - Northern boundary building line from 30m to 20.4m to accommodate the proposed second dwelling unit;
 - Permission** in terms of the Zoning Scheme in terms of Section 15(2)(g) of the Planning By-law in respect of development parameter (b) of "second dwelling" to allow a different architectural style from that of the main dwelling house (e.g. the use of timber) on Erf 154, Hoekwil;

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

REASONS FOR DECISION

- a. Erf 154, Hoekwil has limited developable space due to the non-perennial river that traverses the property. Developable space is within the 30m building lines.
- b. The applicant had regard for the existing non-perennial river on the property which necessitated the relaxation of the said building lines to avoid damage to the river and property during flooding.
- c. The proposed second dwelling will be located more than 30m from the existing houses on neighbouring properties. As a result, it is not anticipated that the proposal will have a negative impact on the rights of adjoining property owners in terms of privacy, views, sunlight and noise. All the neighbours provided their written consent to the proposal.
- d. The relaxation of the respective building lines will not have an adverse impact on the surrounding environment.
- e. The use of timber material is common in areas with a rural character. This is evident from similar structures constructed from timber on some properties. Therefore, it is not anticipated that a timber-constructed second dwelling will detract from the character of the area.
- f. The second dwelling with an alternative architectural style will not have a negative aesthetic impact on the main dwelling on the property.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, this approval shall lapse if not implemented within a period of five (5) years from the date of approval.
2. This approval shall be taken to cover only the applications as applied for and as indicated on the site plan number 1293 dated May 2023 drawn by JA Bouwer Professional Architectural Draftsman and attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. No mature trees may be removed from the property to accommodate the proposed 2nd dwelling unit. All trees around the 2nd dwelling must be shown on the site plan submitted with the building plan.
4. The 1:100 year floodline of the non-perennial river must be shown as a development setback line on the site plan submitted with the building plans.
5. The site plan submitted with the building plan must also indicate stormwater management, which should specifically address water attenuation and management of flood risk on the property and surrounding properties. The owner will be liable to ensure that the risk of flooding is mitigated at the cost of the owner.
6. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R1 932,00** (VAT included) shall be payable to the Directorate: Planning and Development on submission of building plans.
7. The above approval will be considered as implemented upon the commencement of building works in accordance with approved building plans.

Town Planning Notes

- i. *The site plan to be submitted with the building plans must be accurate. Various site plans were submitted with this application which differ from each other regarding existing structures and do not correlate with reality. The position of the existing house and horse shed differ and should be confirmed in relation to the 1:100-year floodline and the building lines.*
- ii. *The approval for building line relaxation does not include the horse shed.*
- iii. *The height of all structures will be assessed on building plan submission (this approval excludes all elevations and heights). Height must comply with the parameters and definitions as stipulated in the George Integrated Zoning Scheme By-law 2023.*
- iv. *Building plans must be submitted for approval in accordance with the National Building Regulations. Please note that all applicable development parameters must be indicated on the building plan i.e. height, building lines, width and position of carriageway crossing etc.*
- v. *Building plans must comply with all development parameters for a second dwelling, specifically height.*

- vi. *The developer to ensure that the proposed second dwelling is not constructed under the existing 11 kV overhead line which is running across the property.*
- vii. *No development may take place within the 1:100-year flood line or on slopes steeper than 1:4.*
- viii. *Provisions for the removal of solid waste is to be addressed in conjunction with the Directorate: Community Services.*
- ix. *No protected trees may be trimmed, cut or removed without a license issued in terms of the National Forests Act No. 84 of 1998.*
- x. *Storm water must be dispersed responsibly, and the storm water management and erosion measures must be addressed on the building plans.*
- xi. *Stormwater must as far as possible be controlled by capturing it in rainwater tanks or dissipating it into landscape features and surrounding vegetation.*
- xii. *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- xiii. *Only locally indigenous vegetation must be used for landscaping and the rehabilitation of disturbed areas. This includes rescued indigenous/ protected seedlings which must be used for landscaping and rehabilitation of the property, post-construction.*
- xiv. *The owner must make all attempts to prevent light pollution on the property and to prevent spill over onto surrounding properties and public areas.*
- xv. *The use of spray or spotlights is not permitted. Only warm coloured lighting with low luminance may be used in external parts of the buildings.*
- xvi. *Outdoor lighting must be screened and designed to point downwards and may not be directed toward river valley areas. The lighting along pathways and tracks must also point downwards and may not extend more than 500mm above the ground.*
- xvii. *The excessive use of paving or areas covered by concrete is not supported as this leads to heat retention and with predicted climate change scenarios this can have substantive effects when considered cumulatively.*
- xviii. *The design of the structures must incorporate the use of water and energy saving devices such as solar panels, solar geysers, gas stoves, rain-water tanks, greywater harvesting, low flow toilets, aerated taps and shower heads, etc.*
- xix. *The rehabilitation of the property, if required, must be performed under the supervision of an Environmental Control Officer.*
- xx. *Developer to be cognizant of flooding risk, particularly in anticipation of a more adverse climate.*
- xxi. *The Directorates: Civil Engineering Services and Electro-Technical Services will impose Development Charges on submission of building plans.*
- xxii. *The contravention levy was calculated as follows:*
- xxiii. *Encroachments: 4,1m²*
- xxiv. *Contravention = R168 x 4,1m² = R688,80 (excluding VAT)*
- xxv. *In terms of the approved Tarrieff Book, a minimum contravention levy of R 1 680,00 excluding VAT applies.*
- xxvi. *Thus, the contravention levy will be R1 680,00 + 15% VAT = R 1 932,00 (VAT included)*

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: 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 14 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.

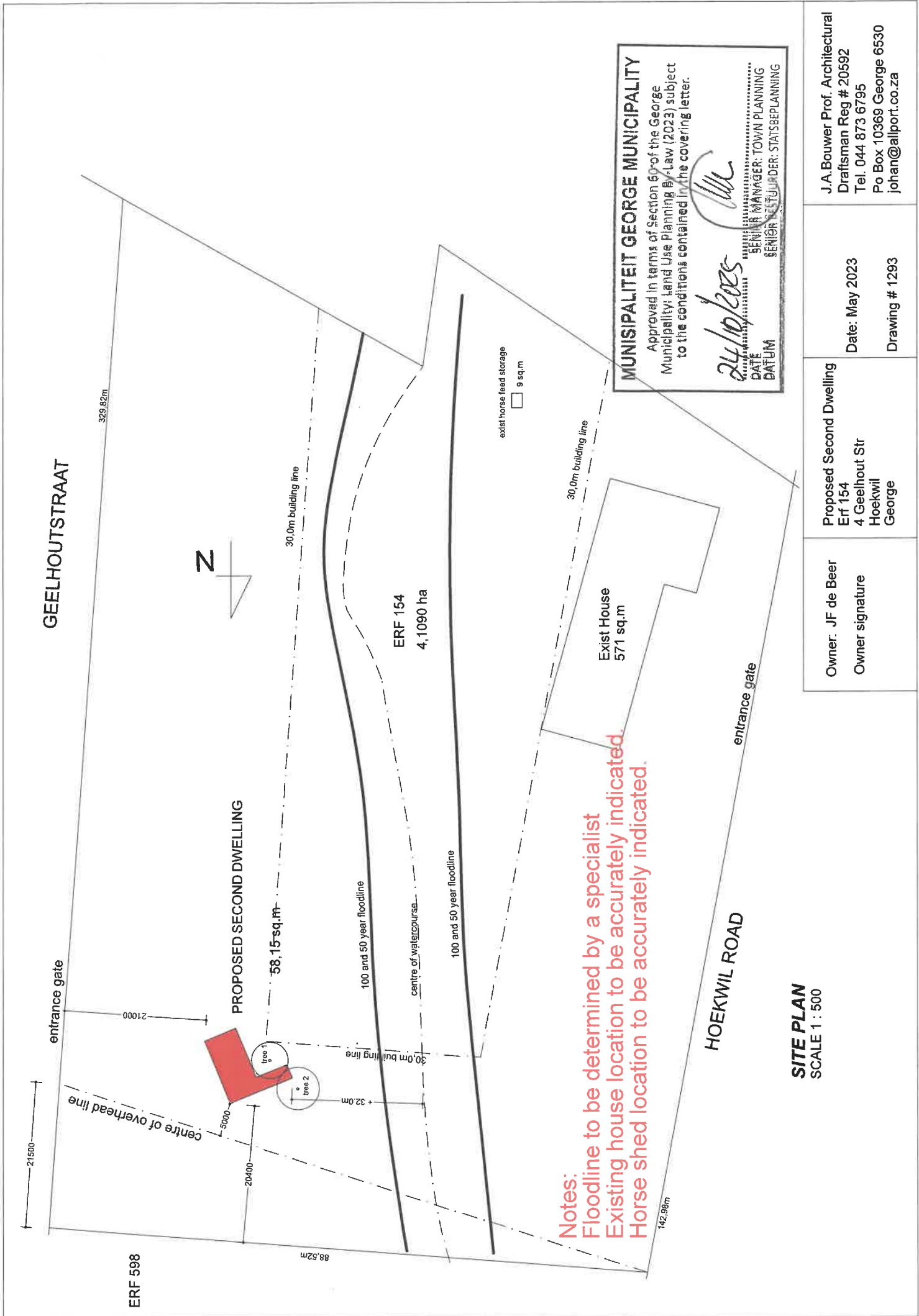
Yours faithfully



C PETERSEN

SENIOR MANAGER: TOWN PLANNING

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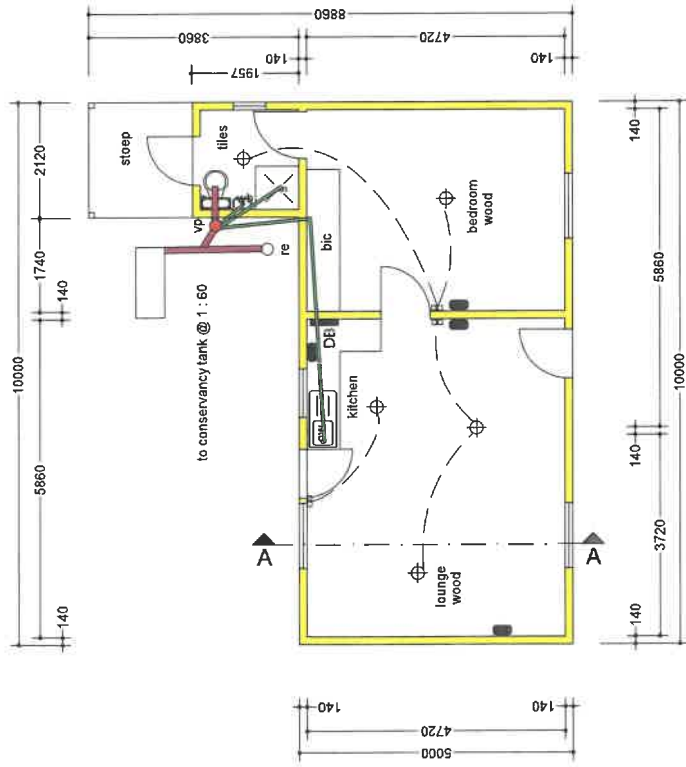


Notes:
Floodline to be determined by a specialist
Existing house location to be accurately indicated.
Horse shed location to be accurately indicated.

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.

24/10/2023
DATE: 24/10/2023
SIGNATURE: *[Signature]*
SENIOR MANAGER: TOWN PLANNING
SENIOR CUSTODIAN: STATSBEPANNING

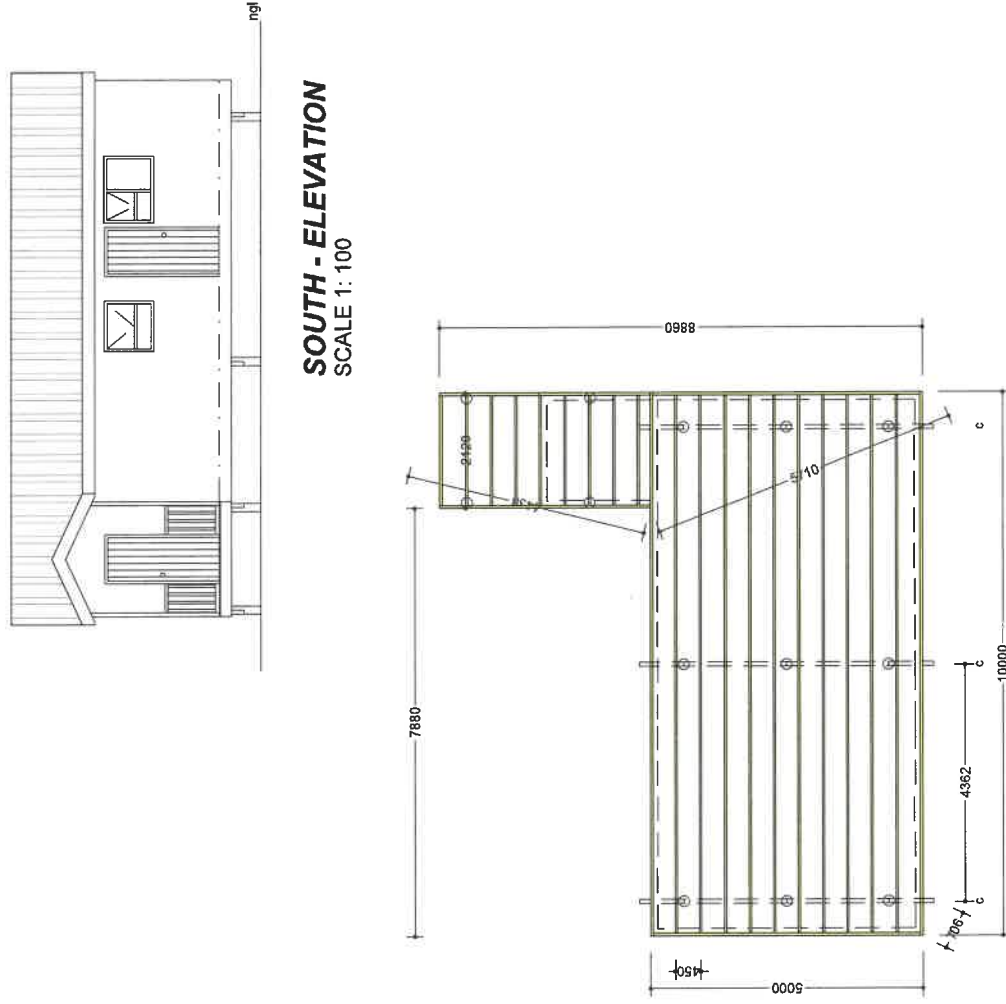
SITE PLAN SCALE 1 : 500		Owner: JF de Beer Owner signature	Proposed Second Dwelling Erf 154 4 Geelhout Str Hoekwil George	Date: May 2023 Drawing # 1293	J.A.Bouwer Prof. Architectural Draftsman Reg # 20592 Tel. 044 873 6795 Po Box 10369 George 6530 johan@allport.co.za
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GROUND FLOOR PLAN
SCALE 1: 100

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.

26/10/2025
 SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTURDUR: STAÐSBEIPLANNING
 DATE
 DATUM



GROUND FLOOR LAYOUT
SCALE 1: 100

AREA:	
Proposed Cabin	54,15 sq.m
Steep	4,00 sq.m
Total	58,15 sqm

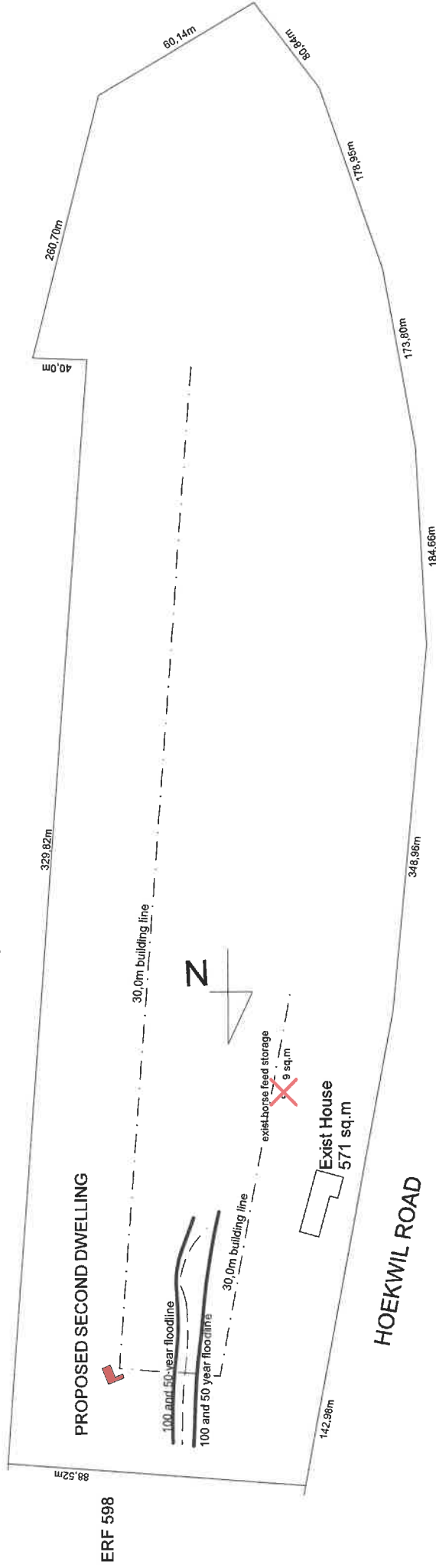
Owner: JF de Beer

Proposed Second Dwelling
Erf 154
4 Geelhout Str
Hoekwil
George

Date: May 2023
Drawing # 1293

**J.A. Bouwer Prof. Architectural
Draftsman Reg # 20592
Tel. 044 873 6795
Po Box 10369 George 6530
johan@allport.co.za**

GEELHOUSTRAAT



SITE PLAN

MUNISIPALITEIT GEORGE MUNICIPALITY

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24/10/2023
DATE
DANIEL
SENIOR MANAGER: TOWN PLANNING
SENIOR ESTUURDER: STATSBEPANNING

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Owner: JF de Beer
Owner signature

Proposed Second Dwelling
Erf 154
4 Geelhout Str
Hoekwil
George

Date: May 2023
Drawing # 1293

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