

Collaborator No.: 3633870
Reference / Verwysing: Erf 527, Hoekwil
Date / Datum: 31 October 2025
Enquiries / Navrae: Marisa Arries

MARLIZE DE BRUYN TOWN PLANNER
PO BOX 2359
GEORGE
6530

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**APPLICATION FOR ADMINISTRATORS CONSENT AND PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
ERF 527, HOEKWIL**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Erf 527, Hoekwil;

1. That the Administrators Consent in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 to relax Condition E(a) in the title deed T40540/2017 to allow for a home occupation on Erf 527, Hoekwil, as indicated on the site layout plan, drawing number: 18-24, dated 12.10.2024 drawn by Liminal Architects attached as “**Annexure A**” which bears Council’s stamp; **BE APPROVED.**
2. 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 relaxation of following building lines applicable to Erf 527, Hoekwil:
 - a) southwestern street building line from 20m to 16.34m to accommodate a second dwelling (home occupation);
 - b) southeastern side boundary building line from 20m to 12.79 to accommodate a second dwelling (home occupation);
 - c) northern side boundary building line from 20m to 13.23m to accommodate a second dwelling (home occupation);
 - d) northern side boundary building line from 20m to 18.72 to accommodate the existing dwelling house
 - e) southeastern side boundary building line from 20m to 12.27m to accommodate the existing dwelling house;
 - f) southeastern side boundary building line from 20m to 2.81m to accommodate the existing carport;
 - g) southeastern side boundary building line from 20m to 13.1m and 15.8 to accommodate the existing chicken coops respectively.

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

REASONS

- (i). The proposed departures will not negatively impact the surrounding rural character of the area, streetscape or natural environment.
- (ii). The proposed departures will have no negative impact on sunlight, view or privacy in respect of any adjacent erf.

- (iii). The proposed departures will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (iv). No negative comments or objections were received.

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

CONDITIONS

1. That in terms of the provisions 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 of when the approval comes into operation.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on the site layout plan, drawing number: 18-24, dated 12.10.2024 drawn by Liminal Architects 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. The above approval will be considered as implemented on approval of building plans for the respective structures.

Notes:

- *An Outeniqua Sensitive Coastal Area Extension (OSCAE) permit must be submitted for the proposed structures prior to the approval/submission of the building plans.*
- *An Outeniqua Sensitive Coastal Area Extension (OSCAE) condonation must be submitted for the existing structures prior to the approval/submission of the building plans.*
- *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *Applicant to show all existing structures on site (including pool) when submitting Building Plans for approval.*
- *The owner of the property is reminded of their duty of care in terms of Section 28 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), to take all reasonable measures to prevent environmental degradation and to protect the coastal environment.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- *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.*
- *Provision for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.*
- *Electrical overhead line infrastructure in close proximity of the proposed works. A clearance of 3m shall be maintained from the existing electrical lines according to safety regulation to any proposed building/structures.*
- *No building to be erected under the overhead lines. No work to be done under the lines and/or in close proximity of the lines without approval and /or supervised by the municipality.*
- *The Development Charges for the second dwelling will be payable on submission of the building plans in accordance with Chapter 10 of the Zoning scheme.*

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 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.

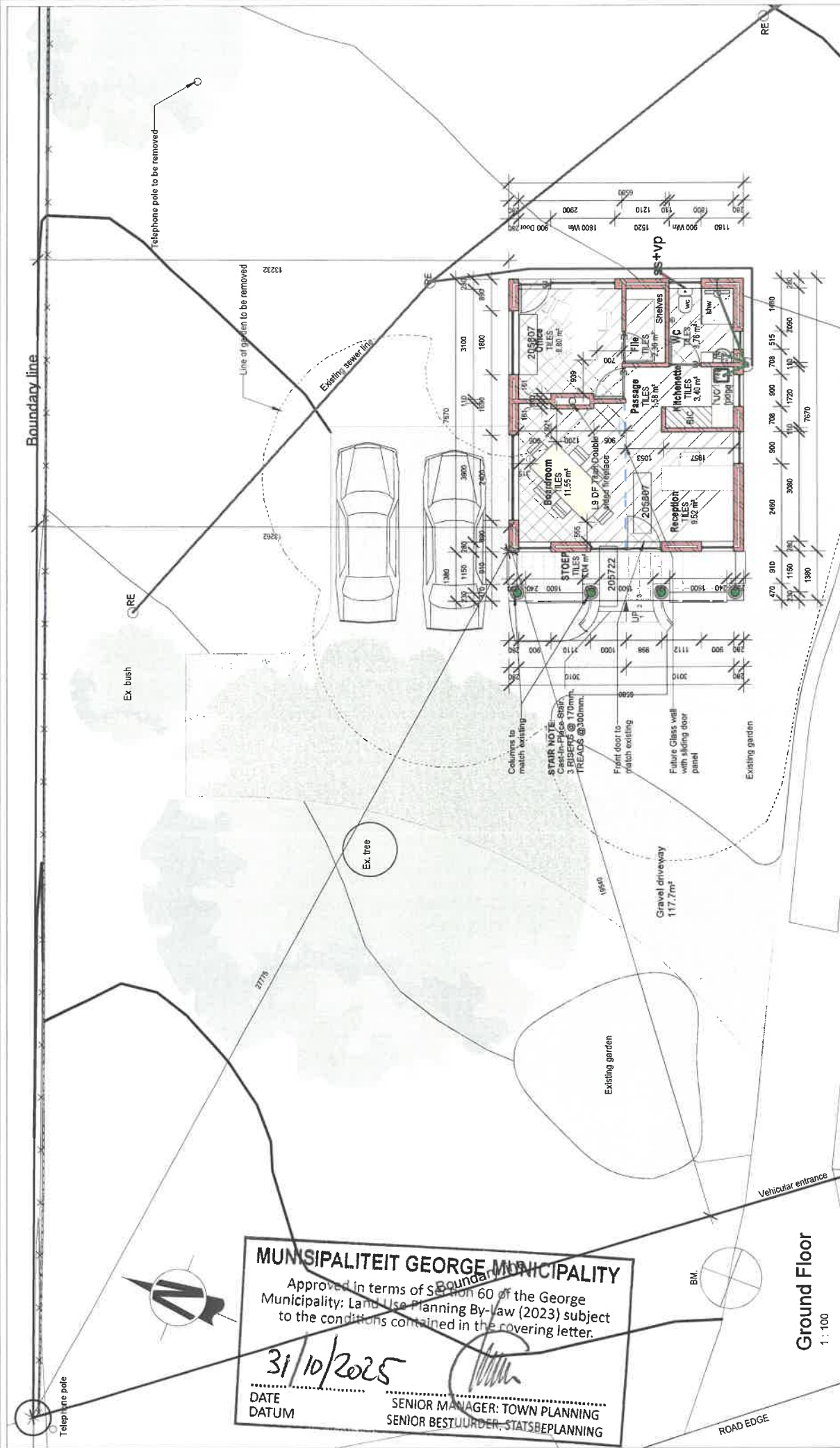
Yours faithfully



C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Kraaibosch 195 portion 21, Division George(rezoning, subdivision and permanent departure approval)\wdekock.docx



Sheet Description:	
GROUND FLOOR PLAN	
Occupation Classification:	H4
Scales : As Shown	ARCH A101

Project Title: PROPOSED ADDITIONS FOR HOUSE HEINEKE	
Project Address: 37 CHURCH STREET HOEKWIL	
Ref. No.: 18-24	

Date Drawn:	2024/12/10 14:47:17
Drawn by:	CO
Date Checked:	12/10/2024
Checked by:	P.VORSTER. PrArch44016884

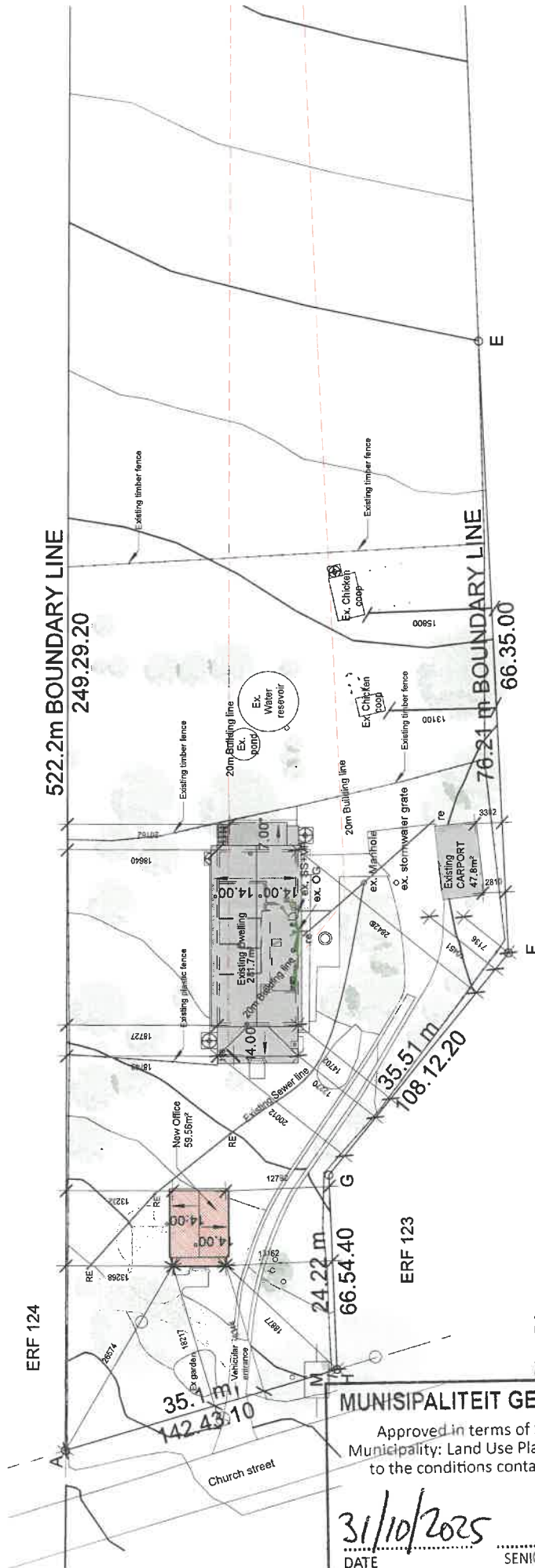


LLIMINAL
ARCHITECTS

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GENERAL NOTES	
1. The design on this drawing is copyright and remains the property of Liminal Architects. Copyright is reserved.	
2. All work to be carried out in strict accordance with the local authority requirements, National Building Regulations, and the S.A.S.S. standards.	
3. This drawing may not be scaled. Only figured dimensions and levels may be used.	
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.	

Area	m ²	%
Site	2.8Ha	
Existing ground floor	243.17m ²	(38.53m ²)
Ex. stoep	(47.8m ²)	
Ex. Carport	50.47m ²	(5.08m ²)
New Office	293.64m ²	
New Store	390.7m ²	0.01%
TOTAL AREA		
FOOTPRINT Coverage (Max 50%)		



Site Plan
1:500

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 50 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

31/10/2025

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

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Date Drawn: 2024/12/10
14:47:12

Drawn by: CO

Date Checked: 12/10/2024

Checked by: P.VORSTER.
PRArch44016884

Project Title: PROPOSED ADDITIONS
FOR HOUSE HEINEKE

Project Address: 37 CHURCH STREET
HOEKWIL

Ref. No.: 18-24

Sheet Description:
SITE PLAN

Occupation Classification: H4

Scales : As Shown | ARCH A100