

Collaborator No.: 3683854
Reference / Verwysing: Remainder Erf 135, Hoekwil
Date / Datum: 16 January 2026
Enquiries / Navrae: Primrose Nako

Email: planning@mdbplanning.co.za

MARLIZE DE BRUYN
P O Box 2359
GEORGE
6530

**APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
REMAINDER ERF 135, HOEKWIL**

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that notwithstanding the objections received, the following applications applicable to Remainder Erf 135, Hoekwil:

1. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023 for a tourist facility to be operated from the second dwelling unit on Erf 135, Hoekwil;
2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the following building lines on Remainder Erf 135, Hoekwil:
 - a) Northeastern rear boundary building line from 10.0m to 3.975m for an outbuilding;
 - b) Eastern side boundary building line from 10.0m to 6.578m for an outbuilding ;
 - c) Eastern side boundary building line from 10.0m to 1.023m for an existing shipping container (storage);
 - d) Southern side boundary building line from 10.0m to 0.979m for existing containers (storage) and an existing generator;
 - e) Eastern side boundary building line from 10.0m to between 5.0m and 7.544m for additions to the main house;
 - f) Western Street boundary building line from 5.0m to 4.157m for a new water plant;

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

REASONS FOR DECISION

- a) The proposed consent viz. 'tourist facility' is deemed consistent with the spatial planning principles, objectives and guidelines applicable to the area.
- b) The subject property is located within the Hoekwil Urban Edge and Node, which encourages tourism related development.

- c) Considering the proposed massing and proximity to neighbouring properties, the proposed development will not appear out of character with the surrounding area, nor will it have any significant impact on the views or amenities of neighbouring properties.
- d) Considering the objection from Erf 1595, Hoekwil, and lack of evidence demonstrating the lawfulness of the entertainment area/fire pit on said erf (no land use- or building plan approvals could be found) and imposed mitigations, it cannot be derived that the outbuilding, which is not a habitable space and lower than its lawful height, will have a negative impact of the said property in terms of privacy, overshadowing or views.

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

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 Consent Use approval shall lapse if not implemented within a period of five (5) years from the date it comes in operation while the Departure 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 tourist facility and building line relaxations as applied for and indicated on the Site Layout Plan No. W00a and W01a dated 9 May 2025, W02a dated 20 March 2025, and W001 dated 17 May 2025 drawn by Brian Stokes Mkhize 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 provision.
3. No balcony shall be developed or permitted on the outbuilding situated along the eastern boundary abutting Erf 1595, Hoekwil.

Implementation

4. A Landscape Plan compiled by a qualified landscape architect must be submitted with the building plan to the satisfaction of the environmental officer. A list of indigenous trees/scrubs to be planted on site must be included with the landscape plan.
5. At least 1x 200L indigenous tree for every 3m for a distance of at least 40m must be planted along the eastern boundary (*adjacent to the outbuilding*) facing Erf 1595, Hoekwil to mitigate possible impacts on the neighbouring property.
6. Appropriate screening/cladding for all generator and containers type structures must be applied to preserve the architectural character of the area and must be indicated on the building plans.
7. A contravention levy of **R 11 027.86 (VAT Included)** is payable for the unlawful structures erected over the building lines and shall be payable on submission of building plans.
8. Development Charges for Civil Engineering Services and Electrotechnical Services for the proposed consent use/second dwelling will be payable and shall be calculated on submission of building plans in accordance with Section 52 (chapter 10) in the George Integrated Zoning Scheme By-Law, 2023.
9. The consent use and departure approval will be considered as implemented on the issuing of occupation certificates in accordance with the approved building plan.

Notes

- (i) *A building plan must be submitted for approval in accordance with the National Building Regulations (NBR).*
- (ii) *The owner must provide adequate on-site parking for the proposed tourist facility. It is advised that designated parking bays are shown on building plan.*
- (iii) *Stormwater management must be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- (iv) *The use of impermeable paving should be minimized, with permeable surfaces such as gravel, stone, or permeable pavers strongly encouraged to promote surface water infiltration and reduce runoff.*
- (v) *The inclusion of rain gardens is recommended to further increase stormwater management by allowing water to naturally infiltrate into the ground.*

- (vi) The developer must 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.
- (vii) In terms of the National Forests Act, 1998 (Act No. 84 of 1998), no person may cut, disturb, damage, destroy, or remove any protected tree species without a licence issued by the Department of Forestry, Fisheries and the Environment (DFFE). Any proposed pruning or removal of protected trees or tree clumps must be formally authorised through the granting of such a licence prior to commencement of any activity.
- (viii) The contravention levy on Rem/Erf 135, Hoekwil, is calculated as follows:
- (Existing containers/generators) = 57.08m² as a direct contravention
 - The present municipal value of the property is R 1 380 000.00.
 - The property area is 3777m².
 - The m² value of the property is thus, R365.36 /m²
 - The contravention levy payable by the owner in accordance with the municipality's tariff list is: (10% x R365.36) or (R168 /m²) whichever is greater x 57.08m²) = R9 589.44 Plus VAT (15%) = R 1 438.42 = **R 11 027.86**

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 06 FEBRUARY 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



C PETERSEN

ACTING DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT

C:\scan\Remainder Erf 135 Hoekwil(Consent Use & Permanent Departure Approval)M De Bruyn.docx

Drawings to be read with Engineers drawings & details

- Substructure & superstructure all to be in accordance to Engineer's specifications
- All sewer under surfacelands & driveways to be enclosed in concrete
- Gullies constructed with top 100mm above finished ground level
- Vent pipes to protrude 100mm above roof, to be un-enclosed
- Sewer depth to be min. of 900mm
- 50% Hot water alternative used with a downspout that can be closed to seal the chimney

notes
SW
setout
Mun. services

AREAS (m²)

Exist. House & Garage	274.350m²
Exist. Covered Deck	335.722m²
Proposed new extensions to exist house	14.372m²
Demolished Entrance	20.657m²
New House extensions	45.577m²
New Open Deck	154.634m²
New Open Deck	11.628m²

Proposed new extensions	11.000m²
New Second Dwelling	15.750m²
New Open Deck	68.614m²
New Open Deck	15.750m²
New Outbuilding	15.750m²
New Outbuilding	29.957m²
Total new building foot area	408.503m²
Total new covered deck area	199.341m²
Total new covered deck area	71.681m²
Covered Deck area	77.097m²
Total new covered deck area	852.520m²
Total site area	910.000m²
Total site area	910.000m²

MUNICIPALITEIT 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.

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPANNING

- 1 SITE PLAN
- 2 FLOOR PLANS
- 3 SECTION & ELEVATIONS
- 4 ROOF LAYOUT PLANS
- 5 WINDOW SCHEDULE
- 6 DOOR SCHEDULE #1
- 7 DOOR SCHEDULE #2
- 8 WATER RETICULATION

NOTES ON GAS SUPPLY:
THE GAS TO BE SUPPLIED BY GASLINE TO THE PROPOSED BUILDING SHALL BE IN ACCORDANCE WITH THE GAS SUPPLY BY-LAW (2023) OF THE GEORGE MUNICIPALITY. THE GAS SUPPLY SHALL BE IN ACCORDANCE WITH THE GAS SUPPLY BY-LAW (2023) OF THE GEORGE MUNICIPALITY. THE GAS SUPPLY SHALL BE IN ACCORDANCE WITH THE GAS SUPPLY BY-LAW (2023) OF THE GEORGE MUNICIPALITY.

REVISIONS	No.	Date	Description
			SACAP no. 2273



STOKES
architects + landscape architects
100 Varsity Road, 2nd Floor, George (AKW)
Tel: 044 202 1000
Email: info@stokes.co.za
Website: www.stokes.co.za

PROJECT
ADDITIONS, RENOVATIONS & EXTENSIONS TO EXISTING PROPERTY FOR EASTWOOD STRAAT 391 PTY (LTD)
Remainder of ERF 135, of the Farm Ollantsheo no. 160 HOEKWIL

SITE PLAN

SCALE 1:200

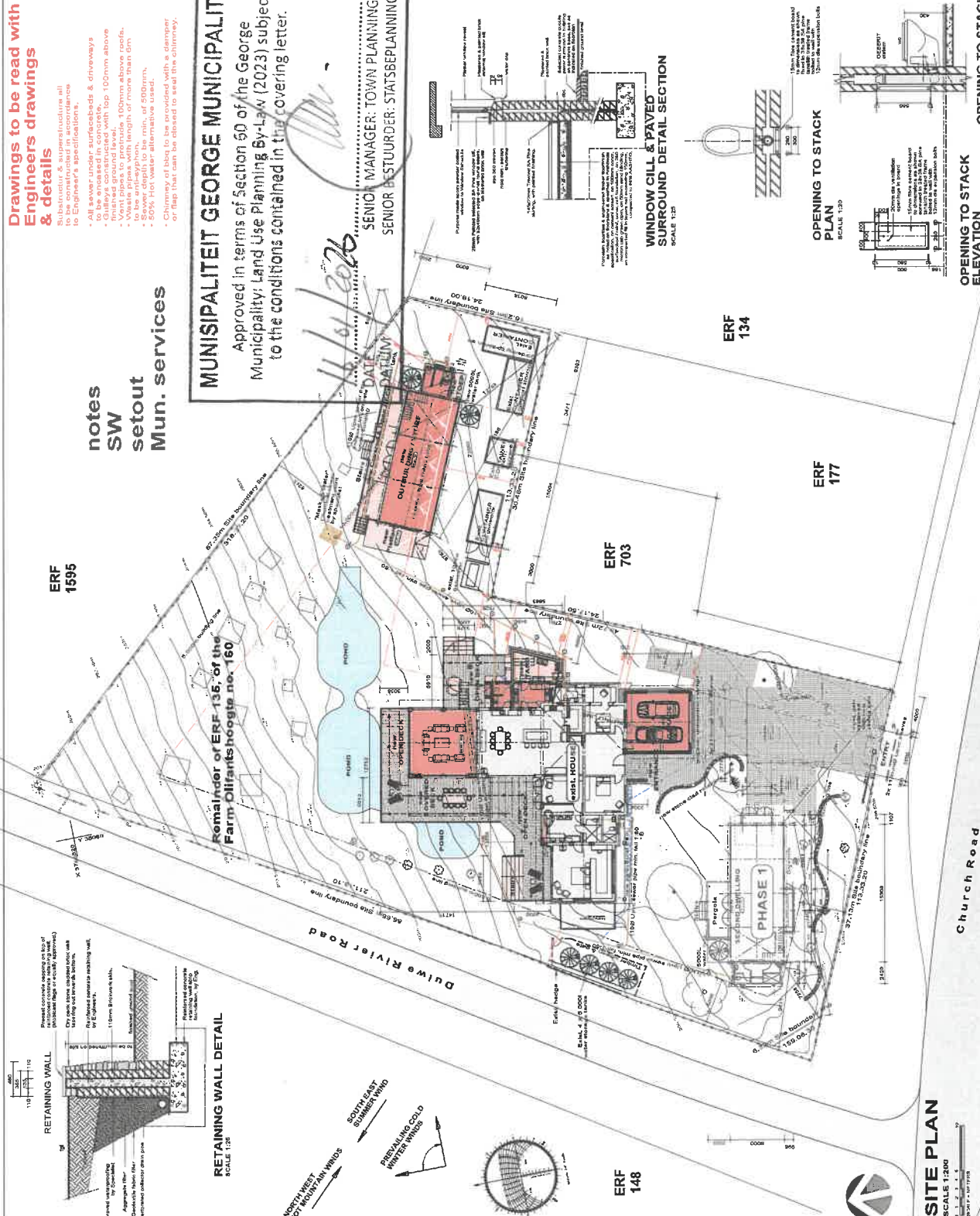
PROJECT NUMBER G512

DRAWING NUMBER W003a

DATE 09 May 2023

DESIGNED BY

CHECKED BY



WINDOW CILL & PAVED SURROUND DETAIL SECTION

SCALE 1:20

OPENING TO STACK PLAN

SCALE 1:20

OPENING TO STACK ELEVATION

SCALE 1:20

SITE PLAN

SCALE 1:200

DATE 09 May 2023

DESIGNED BY

CHECKED BY

**Drawings to be read with
Engineers drawings
& details**

Substructure & superstructure all
to be constructed in accordance
to Engineer's specifications.

BASEMENT FLOOR PLAN

SCALE 1:100

- All sewer under surfacelands & driveway.
- All sewer under surfacelands & driveway.
- Gutters constructed with top 100mm above finished ground level.
- Stormwater pipes with length of more than 10m to be en-bankment, min. of 600mm.
- 50% Hot water alternative used.
- Churnway of bag to be provided
- A 10mm gap or flap that can be closed to seal the door

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(m²) 61 200

REVISIONS

DATE

BY

NAME

SIGNED

SENIOR BESTUURER: STATISTIEK

SENIOR MANAGER: TOWN PLANNING

ARCHITECTS & LANDSCAPE ARCHITECTS

STOKES

V. HILL

18 MAAND Street 40 Box 1471 George ANN

021 234 1111

www.stokes.co.za

100% of the site area is to be developed

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PHASE 1

DOUBLE VOLUME

SHED DRAINAGE

PERGOLA

SHED DRAINAGE

PERGOLA

SHED DRAINAGE

PERGOLA

SHED DRAINAGE

PERGOLA

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SHED DRAINAGE

PERGOLA

SHED DRAINAGE

SECOND DWELLING LOFT FLOOR PLAN

SCALE 1:100

0 1 2 3 4 5

SCALE = METERS

GROUND FLOOR PLAN

SCALE 1:100

PHASE 1

DOUBLE VOLUME

SHED DRAINAGE

PERGOLA

SHED DRAINAGE

PERGOLA

SHED DRAINAGE

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SHED DRAINAGE

SECOND DWELLING LOFT FLOOR PLAN

SCALE 1:100

0 1 2 3 4 5

SCALE = METERS

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6/01/2026

SENIOR MANAGER: TOWN PLANNING
SENIOR BESLUITER: STATSBEPANNING

DATE
DATUM

pv solar panels

EXISTING DWELLING
NORTH ELEVATION

EXISTING DWELLING
WEST ELEVATION

EXISTING DWELLING
EAST ELEVATION

EXISTING DWELLING
SOUTH ELEVATION

6.00m Height Restriction

SECOND DWELLING
NORTH ELEVATION

SECOND DWELLING
WEST ELEVATION

SITE PLAN
SCALE 1:500

SECOND DWELLING
EAST ELEVATION

SECOND DWELLING
SOUTH ELEVATION

SECTION D-D

REVISIONS	NO.	DATE	NAME	DESCRIPTION

SACAP no. 2273



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architects + landscape architects
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Tel: 044 202 1111 | Email: info@stokes.co.za
www.stokes.co.za

ADDITIONS, RENOVATIONS & EXTENSIONS TO EXISTING PROPERTY FOR

EASTWOOD STRAAT 391 PTY (LTD)

Remainder of Erf 135, of the Farm Maristadhoogte no. 160

HOEKWIL

EXISTING DWELLING

NEW SECOND DWELLING ELEVATIONS & SECTION

SCALE 1:100 & 1:200

PROJECT NUMBER G512

REVISION Rev.

PRINTED 11.12.2023

CHECKED