

**Collaborator No.:** 3898618  
**Reference / Verwysing:** Erf 721, Hoekwil  
**Date / Datum:** 08 May 2026  
**Enquiries / Navrae:** Primrose Nako

**Email:** [planning@delplan.co.za](mailto:planning@delplan.co.za)

DELPLAN CONSULTING  
P O Box 9956  
**GEORGE**  
6530

**APPLICATION FOR PERMANENT DEPARTURE: ERF 721, 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 that the Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality (2023), for the following applicable to Erf 721, Hoekwil:

- (a) Relaxation of the eastern boundary building line from 30m to a distance that range between 15.9m and 26.9m for the dwelling house;
- (b) Relaxation of the eastern boundary building line from 30m to 15.1m for the water tank and screen;
- (c) Relaxation of the eastern boundary building line from 30m to a distance that range between 13m and 19.8 for the stables;
- (d) Relaxation of the eastern boundary building line from 30m to a distance that ranges between 13.1m and 16.1m for the water tanks;
- (e) Relaxation of the southern boundary building line form 30m to 26.9m for the Dwelling House;
- (f) Relaxation of the southern boundary building line from 30m to 23.6m for the water tank and toolshed;
- (g) Relaxation of the southern boundary building line from 30m to 5.4m for the stables;
- (h) Relaxation of the southern boundary building line from 30m to a distance that ranges between 13.1m and 16.1m for the water tanks;
- (i) Departure from the wall plate height from 6.5m to 7.44m for the water tank on top of the toolshed;

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

**REASONS**

- (i). The proposed departures relate mostly to existing structures erected on the property more than 20 years ago.
- (ii). The departures proposed will not negatively impact the surrounding character of the area, streetscape or natural environment.
- (iii). There will be no negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- (iv). The proposed additions form part of smallholding development and can be accommodated within the

property.

(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 applied for and as indicated on the site layout plans, Plan no. A100, A101, A102 & A103, drawn by DM dated 04 November 2025 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. The above approval will be considered as implemented on the issuing of the occupation certificate in accordance with the approved building plans.

*Note:*

- a) *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- b) *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- c) *Applicant to show all existing structures on site when submitting Building Plans for approval.*
- d) *A clearance of 3m must be maintained from the existing electrical lines according to safety regulation to any proposed buildings or structures if applicable (note from Electrotechnical Services).*
- e) *The property falls within the Outeniqua Sensitive Coastal Area Extension (OSCAE) area, and the necessary permits/exemptions must be obtained prior to submission of building plans.*

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 29 MAY 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**  
**SENIOR MANAGER: TOWN PLANNING**

C:\scan\Erf 721 Hoekwil (Permanent Departure Approval)\Delplan.docx





**CONSTRUCTION NOTES**

1. All dimensions are in millimeters unless otherwise specified. All dimensions are to the centerline of walls and columns unless otherwise noted.

2. All walls are to be constructed in accordance with the Ontario Building Code (OBC) and the International Building Code (IBC).

3. All concrete shall be cast in place and finished to a smooth surface.

4. All steel reinforcement shall be installed in accordance with the OBC and IBC.

5. All electrical and mechanical work shall be installed in accordance with the applicable codes and standards.

6. All finishes shall be in accordance with the specifications and schedule of materials.

7. All work shall be completed in accordance with the approved construction program.

8. All work shall be inspected and approved by the appropriate authorities.

9. All work shall be completed within the specified time frame.

10. All work shall be completed in accordance with the approved drawings and specifications.

**GENERAL NOTES**

1. The drawings are prepared in accordance with the Ontario Building Code (OBC) and the International Building Code (IBC).

2. The drawings are prepared in accordance with the approved construction program.

3. The drawings are prepared in accordance with the approved specifications and schedule of materials.

4. The drawings are prepared in accordance with the approved drawings and specifications.

5. The drawings are prepared in accordance with the approved drawings and specifications.

6. The drawings are prepared in accordance with the approved drawings and specifications.

7. The drawings are prepared in accordance with the approved drawings and specifications.

8. The drawings are prepared in accordance with the approved drawings and specifications.

9. The drawings are prepared in accordance with the approved drawings and specifications.

10. The drawings are prepared in accordance with the approved drawings and specifications.

**STATUS:** MUNICIPAL SUBMISSION

**CLIENT:** Mr S. Smorenburg

**CLIENT SIGNATURE:**

**PROJECT:** Erf 721, Sean Smorenburg, AS-Built Plans

**ARCHITECT:** LIMAL ARCHITECTS

**CELL:** 078 368 7487

**ADDRESS:** 1000 Lakeshore Blvd. West, Willowdale, Ontario, M2K 1G7

**ARCHITECT SIGNATURE:**

**SACAP - PARCH - 44816884**

**PROFESSIONAL ARCHITECT:** PENILOPE JOY VORSTER

**OCCUPATION CLASSIFICATION:** DWELLING HOUSE - H4

**SITE:** Erf 721 De Waal Dive, Hoekwyl, 6560

**DRAWING:** GROUND FLOOR PLAN

**SCALE (8 AU):** DRAWN: 1:100, DIM: AS SHOWN, PV: 04-11-2025 9:10:44

**PROJECT NO.:** 23-25

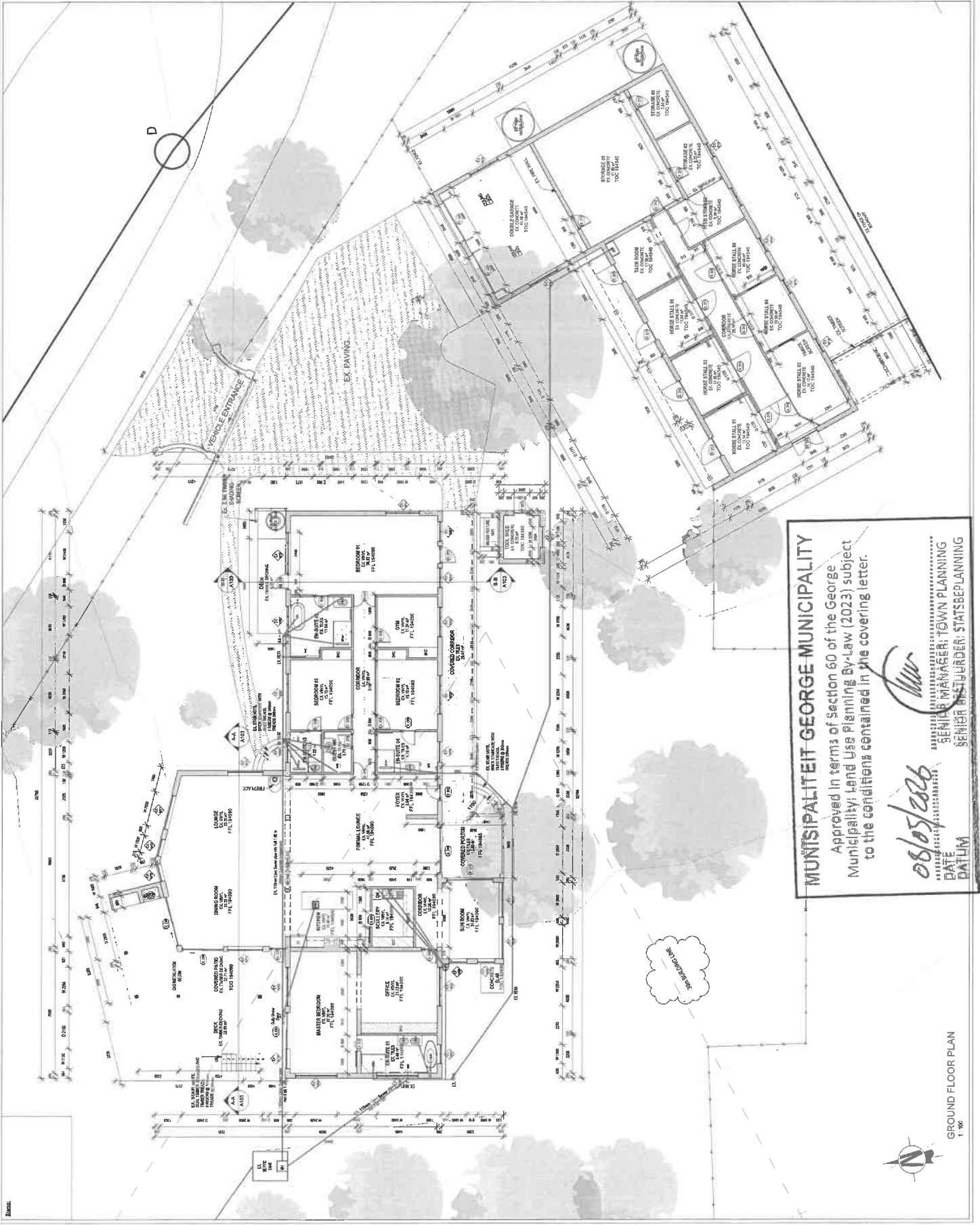
**DRAWING NO.:** A102

**CURRENT REVISIONS:** 1

**REVISION DATE:** 13-10-2025

**Additional Measurements:**

**Scale:** Land Surveyor - Landmark Architects -



**MUNICIPALITEIT 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.

*oslo/ceb*

DATE: 08/10/2025

DATUM:

SENIOR MANAGER: TOWN PLANNING

SENIOR RESURDER: STATSBEPANNING

GROUND FLOOR PLAN  
1:100

