

Collaborator No.: 3867853
Reference / Verwysing: Erf 163, Hoekwil
Date / Datum: 16 October 2026
Enquiries / Navrae: Petro Botha

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APPLICATION FOR PERMANENT DEPARTURE
ERF 163, HOEKWIL

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegation 4.17.3.17 of 24 April 2025, decided:

That the following applications for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 on Erf 163, Hoekwil:

- a) Increase in the wall plate height from 6.5m to 7.37m to accommodate an existing house;
- b) The relaxation of the South-Eastern boundary building line from 30m to 21m to accommodate the existing house;

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

REASONS:

- (a) The proposed departures will not have an adverse impact on the surrounding rural residential character or the streetscape.
- (b) There will be no negative impacts on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- (c) The structures overall comply with the 8.5m height restriction as prescribed in the Zoning Scheme.
- (d) No negative comments or objections were received.

CONDITIONS:

1. That in terms of Section 18(2) 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 plan, Plan no. 2023/18 (*note the position of the house is wrong on the site layout*) and elevation plan dated 24/04/2023 drawn by R & D Designs and plan no. 163_Site_rev2 dated 27/02/2026 drawn by ME 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:

- i. *As-built building plans must be submitted for approval in accordance with the National Building Regulations.*
- ii. *An application for the administrative consent to be submitted for the proposed second dwelling prior to building plan submission.*
- iii. *Applicant must show all existing structures on site when submitting Building Plans for approval.*
- iv. *The applicant must comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- v. *Development Charges applicable to the second dwelling will be charged on building plan submission.*
- vi. *Stormwater must be managed so that concentrated runoff does not cause erosion or damage to the surrounding natural vegetation.*
- vii. *The owner is encouraged to apply Sustainable Urban Drainage Systems (SUDS) to manage runoff, including measures such as rainwater harvesting, vegetated swales, and infiltration trenches.*
- viii. *Any erosion must be addressed immediately. Eroded areas must be stabilised and rehabilitated using appropriate indigenous vegetation and erosion-control measures.*
- ix. *All exterior structures and retaining walls must complement the surrounding environment. Natural materials such as wood should be prioritised where feasible. In cases where brick and cement are used, paint tones that complement the surrounding natural environment are required.*
- x. *Roofs should be finished in natural tones, preferably dark greens, greys, or neutral shades that blend with the surrounding fynbos and thicket.*
- xi. *All outdoor lighting must be designed to minimise disturbance to nocturnal wildlife and neighbouring properties. Lights must be downward-oriented, shielded, and use warm-coloured bulbs.*
- xii. *Lighting should be limited to essential areas such as pathways, entrances, and driveways, and should be switched off when not required, using timers or smart controls where possible.*
- xiii. *Only locally indigenous vegetation may be used for landscaping and the rehabilitation of disturbed areas.*
- xiv. *Firebreaks, if required, must comply with Southern Cape Fire Protection Association’s recommendations.*
- xv. *The eradication and control of alien invasive vegetation on the property must comply with requirements of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 Of 2004) Alien and Invasive Species Regulations.*
- xvi. *The owner is reminded of the Duty of Care under Section 28 of NEMA to prevent environmental degradation and to remediate any damage.*

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 November 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.

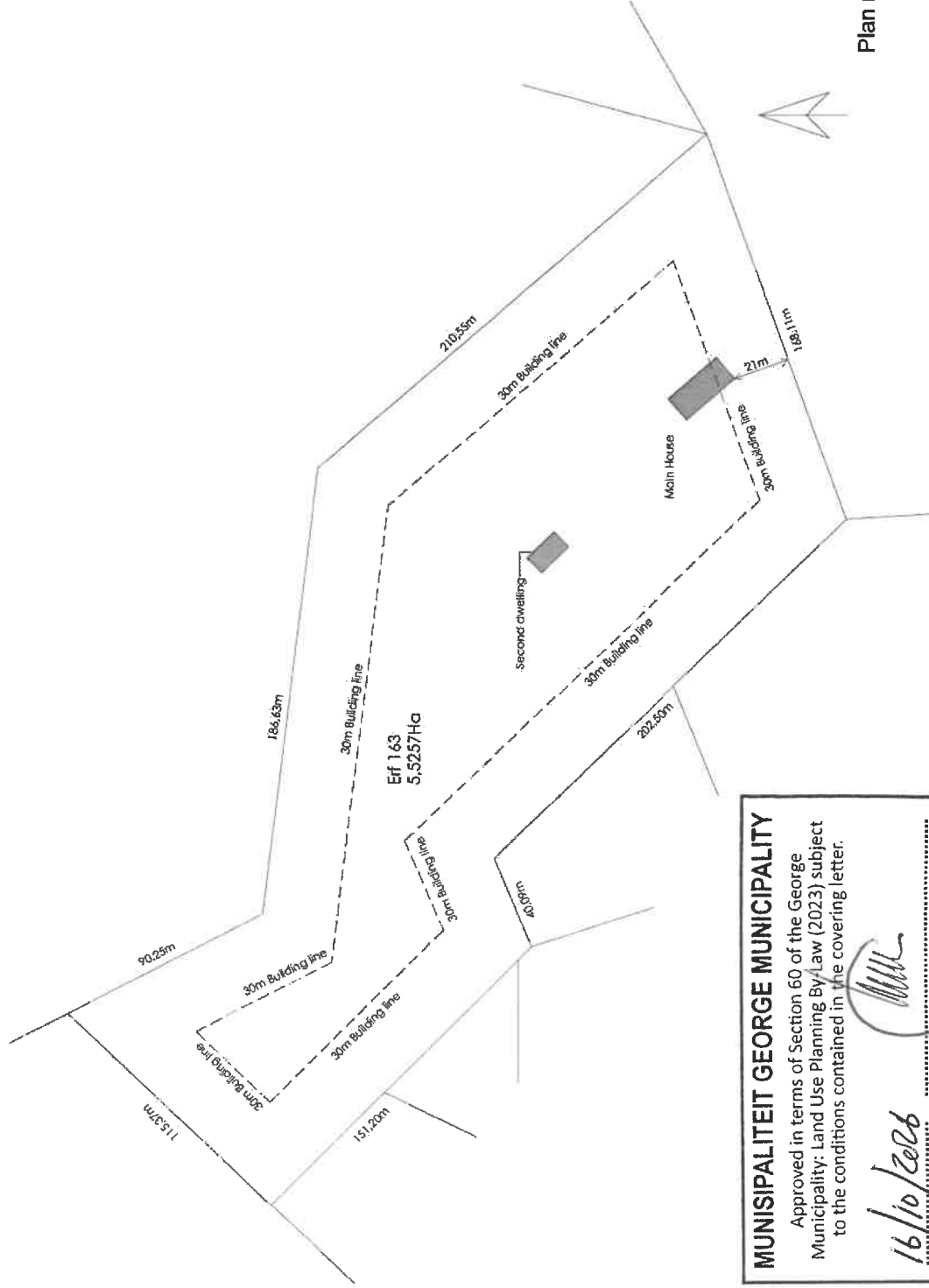
Yours faithfully

A handwritten signature in black ink, appearing to be 'C. Petersen', written over a circular stamp or seal.

C PETERSEN
SENIOR MANAGER: TOWN PLANNING

Erf 163 Hoekwil

Site plan



Project: 657/G25

Plan number: 163_Site_rev2

Drawn: ME

Date: 27 February 2026

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.

16/10/2026

DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING