GEORGE
THE CITY FOR ALL REASONS

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Beplanning en Ontwikkeling
Planning and Development

Collaborator No.: **3944039**
Reference / Verwysing: **Erf 1680, Hoekwil**
Date / Datum: **30 October 2026**
Enquiries / Navrae: **Petro Botha**

Delplan
P.O. Box 9956
GEORGE
6530

Attention: Delarey Viljoen

Email: planning@delplan.co.za

APPLICATION FOR PERMANENT DEPARTURES
ERF 1680, HOEKWIL

The application in the above regard refers.

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

That the application for Permanent Departures in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023, for the following building line relaxations applicable to Erf 1680, Hoekwil:

a) Southern street boundary building line from 20m to 12.8m and 13.7m to legalise the existing dwelling house.
b) Southern street boundary building line from 20m to 10m to legalise the existing braai.
c) Southern street boundary building line from 20m to 11.9m to legalise the existing stairs.
d) Southern street boundary building line from 20m to 16.7m to legalise the existing water tanks.
e) Southern street boundary building line from 20m to 18.88m and 19.3m to legalise the existing outbuilding (garage).
f) Southern street boundary building line from 20m to 14.1m and 14.6m to legalise the existing shed.
g) Western common boundary building line from 20m to 14.8m and 16.6m to legalise the existing dwelling house.
h) Western common boundary building line from 20m to 12.5m, 13.1m and 13.8m to legalise the existing water tanks.
i) Western common boundary building line from 20m to 14.4m to legalise the existing covered patio.
j) Eastern common boundary building line from 20m to 12m and 12.3m to legalise the existing shed.
k) Eastern common boundary building line from 20m to 13m and 15.3m to legalise the two new water tanks.

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

REASONS:

(i). The proposed development will not have an adverse impact on the character of the area, environment or streetscape.
(ii). The proposal will not have a negative impact on the adjacent neighbouring properties' amenity and rights to privacy, sunlight and views.
(iii). Surrounding property owners had no comments or objections to the proposed development.

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

CONDITIONS:

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval will lapse if not implemented within a period of two (2) years from the date of approval.
2. This approval shall be taken to cover only the departure application as applied for and as indicated on the site plan no. 1000 R3 dated 16 July 2026, drawn by RAD Studio and attached as "**Annexure A**", which bears Council's stamp and will not be construed as to depart from any other Council requirements or legal provisions.
3. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of **R30 562,40 (including VAT)** is payable to the Directorate: Planning and Development on submission of building plans.
4. It is important to maintain a rural feel, and therefore vegetation buffers must be implemented as viewed from the street. Additional vegetation must be provided along the southern boundary to assist in screening and concealing the toolshed and water tanks from the road, particularly given the use of Clearview fencing along the boundary.
5. Water tanks viewed from the street must be screened by means of vegetation or rural-feel cladding.
6. The above approval will be considered implemented on the approval of building plans.

Town Planning Notes:

(i) On submission of building plans, include the retaining wall dimensions (heights). If it does not align with the Zoning Scheme, a new land use application submission will be required.
(ii) An additional water tank encroaches the southern boundary building line and was not included as part of the application (nor the amended application). The water tank must either be removed, or a new land use application must be submitted to regularise the encroachment and ensure compliance with the applicable Zoning Scheme.
(iii) Building plan to be submitted in terms of the National Building Regulations.
(iv) Additional building plan application fees, calculated in terms of the approved tariffs, will be applicable should structures already be commenced with or completed without the approval of the Local Authority.
(v) Building plans to comply with SANS 10400, and any other applicable legislation.
(vi) The property may only be used for the intended purpose once a Certificate of Occupation has been issued.
(vii) Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.
(viii) Please indicate all buildings floor area on submission of building plan.
(ix) All safety clearances (at least 3m for 11kV) to be maintained from overlines as per the OHS ACT. No building works to be done under the line.
(x) The contravention levy was calculated as indicated below.
- *Encroachments: 151m^2*
- *m^2 value of the property = total municipal value / extent of property*
- *m^2 value of the property = R3 810 000 / 35 632m^2 = R106.92 / m^2*
- *As per the tariff book, R176.00 / m^2 is greater than 10% of the m^2 value of the property and will be used in the below calculation.*
- *R176.00 /m^2 x 151m^2 = R26 576,00. Plus VAT (15%).*
- *R30 562,40 (Inclusive of VAT).*

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 20 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.*

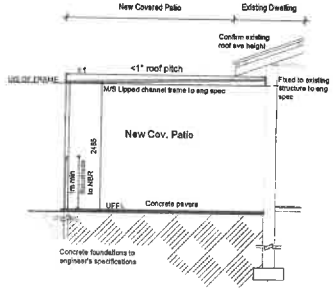
An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

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

C PETERSEN
SENIOR MANAGER: TOWN PLANNING

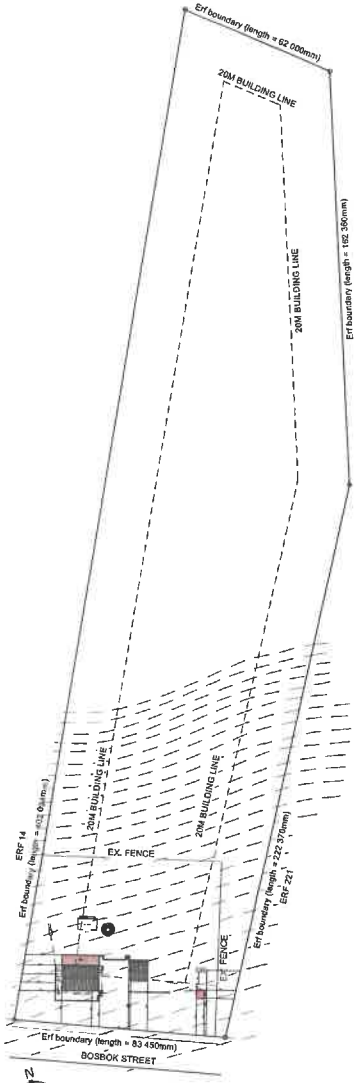


Notes:
- Additional water tank to be applied for or removed.
- Retaining walls to comply with Zoning Scheme, or additional application required.
- Landscaping required to screen structures from the street.

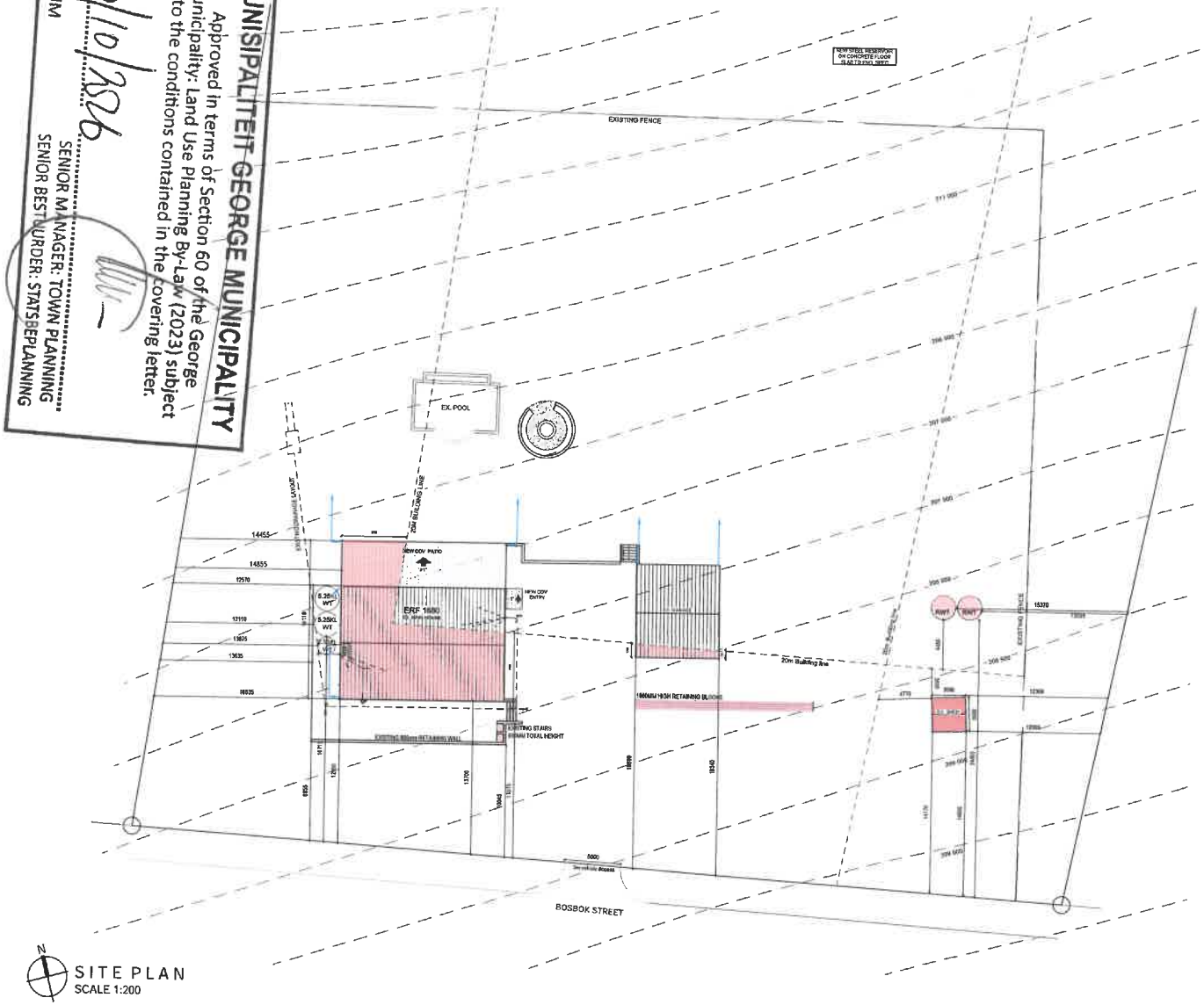
MUNISIPALITEIT GEORGE MUNICIPALITY

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.

DATE 30/10/2026
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



SITE PLAN
SCALE 1:1000



SITE PLAN
SCALE 1:200

Disclaimer:
These drawings are for the purpose of obtaining statutory approval from the local authority only and are not to be used for construction. This submission must be viewed in conjunction with all relevant consultant drawings and documentation. RAD STUDIO (PTY) LTD accepts no liability for any use of these drawings for any purpose other than that for which they were intended. The work should also be considered in light of the National Building Regulations and Building Standards Act No. 103 of 1977.

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Erf 1680
Hoekwil, Wilderness

Client:	Christo Van Staden
Project:	Addition to ex. dwelling
Address:	Erf 1680 Bosbok Street
Date:	16-07-2026

Storey:	Area:
Ex. Structure	221m
New Cov. Patio	58.8m
New Cov Entrance	2.7m
Total New Squares	61.5m
New Total cov. dwelling	282.5m
Area encroaching Building line	151m
Erf Size	32 820m
Coverage (282.5)	0.8%
Storeys	Ground

Owner
Christo Van Staden
Signature Date 27/11/2025

Drawn & Approved by
Nicholas Frank Duarte Pr Arch 7159495
Signature Date 27/11/2025

Drawing
Floor Plans, Elevations & Services
Drawing Number Date
1000 R3 16/07/2025

RAD
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