

Collaborator No.: 3929106
Reference / Verwysing: Erf 743, Hoekwil
Date / Datum: 16 October 2026
Enquiries / Navrae: Primrose Nako

Email: penny@limarc.co.za

PENELOPE JOY VORSTER
392 Waterside Road
WILDERNESS
6560

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 743, HOEKWIL

Your application in the above regard refers.

The Deputy Director: Development and Environmental Management (Authorised Official) has, under delegation 4.17.3.17, Sub delegation: LUP1.1 of 24 April 2025, decided that the application for Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law of George Municipality, 2023 for the relaxation of the eastern side boundary building line from 30m to a distance that varies between 23.89m to 28.74m to accommodate the existing primary dwelling house and a distance that varies between 27.6m to 29.14m to accommodate the existing second dwelling house on Erf 743, Hoekwil.

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 character of the area, streetscape or natural environment.
- (ii). There will be no negative impact on surrounding neighbours' rights or amenity in terms of views, privacy or overshadowing.
- (iii). The said structures (dwelling house and second dwelling) forms part of small holding development and can be accommodated within the property.
- (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 two (2) years of coming into operation.
- 2. This approval shall be taken to cover only the departures as applied for as indicated on the site layout plan, Ref. No.: 01-25, drawn by Liminal Architects (with no date) 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. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023, a contravention levy of R12 034.65 (VAT included) shall be payable to the Directorate: Planning and

Development on submission of building plans.

4. The above approval will be considered as implemented on issuing of the occupation certificate in accordance with the approved of building plans.

Note:

- *As-built building plans must be submitted for approval in accordance with the National Building Regulations.*
- *Applicant must show all existing structures on site when submitting Building Plans for approval.*
- *This is a rural area and there are Medium Voltage electricity overhead lines close to the property. All safety clearances to be maintained from overlines as required by the OHS act.*
- *The applicant must comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- *The Municipal Environmental officer confirmed that the OSCA/E is in place for the existing structures.*
- *The owner must apply for an OSCA/E permit prior to undertaking any future activity that require removal of vegetation or disturbance of soil.*
- *The owner shall comply with all conditions and requirements stipulated in the OSCA/E*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *The contravention levy was calculated as follows:*
 - *Encroachments: 31.15m^2 (existing primary dwelling) + 18.31m^2 (existing second dwelling) = 59.46m^2*
 - *Property value: $\text{R}3\,350\,000.00 / 4.3279 \text{ Hectares} = \text{R}77.40\text{m}^2$ (to a minimum of R176 as per the 2026/2027 tariff book)*
 - *Contravention = $\text{R}176 \times 59.46\text{m}^2 = \text{R}10\,464.90$ plus VAT@15% = $\text{R}1\,569.75$*
 - *Total: **R12 034.65***

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



C PETERSEN
SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 743 Hoekwil Permanent Departure Approval\Penny Vorster.docx

ANNEXURE A

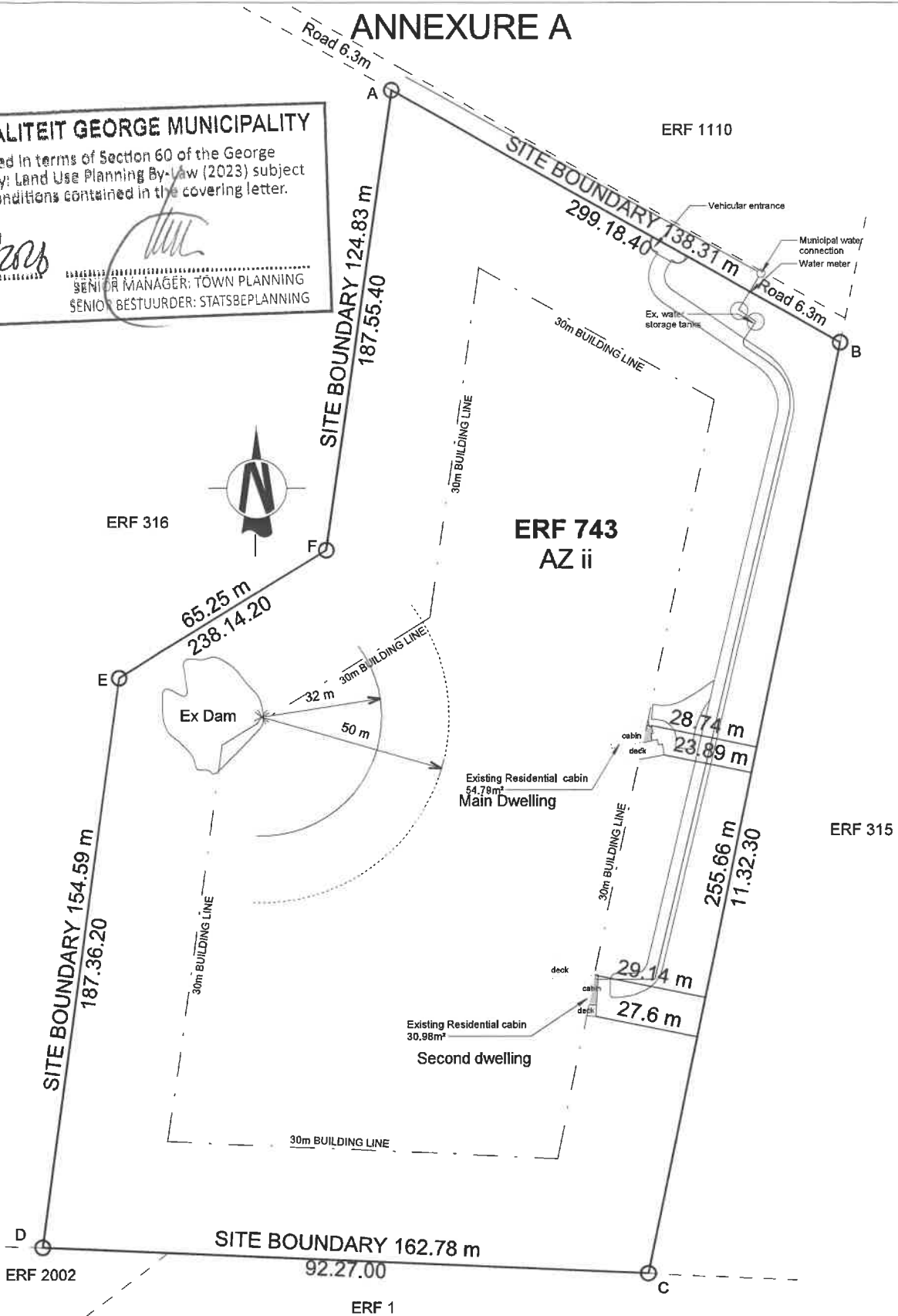
MUNISIPALITEIT GEORGE MUNICIPALITY

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: STATSBEPLANNING



GENERAL NOTES

- The design on this drawing is copyright and remains the property of Liminal Architects. Copyright is reserved.
- All work to be carried out in strict accordance with the local authority requirements, National Building Regulations, and the S.A.B.S. standards.
- This drawing may not be scaled. Only figured dimensions and levels may be used.
- 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.

LIMINAL
ARCHITECTS

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Project Title:
Cocoon Cabins

Project Address:
**ERF 743 REMSKOEN RD,
HOEKWIL**

Ref. No.: **01-25**

Sheet Description:
SITE PLAN

Occupation Classification: **H4**

Scales : As Shown | **ARCH A106**