GEORGE
THE CITY FOR ALL REASONS

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Collaborator No.: **3868069**
Reference / Verwysing: **Erf 1590, Hoekwil**
Date / Datum: **06 November 2026**
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APPLICATION FOR REMOVAL OF RESTRICTION, REZONING, SUBDIVISION, PERMANENT DEPARTURE AND EXEMPTION: ERF 1590, 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:

A. That the following applications applicable to Erf 1590, Hoekwil:

a) **Removal** in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality, 2023 of restrictive title deed conditions D.(a) & (b) of Title Deed No. T10798/2020 applicable to Erf 1590, Hoekwil.
b) **Rezoning** in terms of Section 15(2)(a) of the Land Use Planning By-law for the George Municipality, 2023 from Agricultural Zone II to Single Residential Zone I applicable to Erf 1590, Hoekwil.
c) **Subdivision** in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Erf 1590, Hoekwil into the following three portions:
   - Portion A for Single Residential Zone I purposes (±596.9m²)
   - Portion B for Single Residential Zone I purposes (±467.7m²)
   - Remainder Single Residential Zone I purposes (±950.4m²)
d) **Permanent Departure** in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for relaxation of eastern boundary building line of the Remainder from 2.0m to 1.5m to accommodate the existing dwelling house.

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

REASONS FOR DECISION

i) The proposed subdivision would result in a residential density that is considered excessive (approximately 30 du/ha) in the context of the surrounding rural character of the area. The intensity of the proposed residential development is not considered compatible with the existing settlement pattern, character and scale of development in the surrounding area.
ii) Despite the applicant's argument that the LSDF is outdated and their interpretation that the proposed subdivision aligns with MSDF objectives, it is regarded that the MSDF objectives aimed at urban

settlements and gateways cannot be applied effectively to this rural settlement. The character of Hoekwil has not changed significantly over the past decade and insufficient evidence existing to justify a decision that could materially alter the character of the settlement and the sense of place.

iii) The effect of introducing a relatively intensive residential component has the potential to change the established rural character and spatial structure of the area. The proposal does not sufficiently demonstrate how the proposed development intensity and character would be integrated with the surrounding rural environment nor does it address the broader policy issues related to the amenities and infrastructure needed to support spatial transformation and intensification of a settlement.

iv) The proposed subdivision and rezoning are not supported as the application is considered inconsistent with the applicable spatial planning framework and it proposes a residential density that is incompatible with the rural character and established development pattern of the area.

B. Additional application:

a) That the application for **Exemption** in terms of Section 24(1)(f)(v) of the Land Use Planning By-law for George Municipality, 2023 for the registration of a servitude area applicable to Erf 1590, Hoekwil

BE REFUSED in terms of Section 60 of the Land Use Planning By-law for George Municipality, 2023 for the following reasons:

REASONS FOR DECISION

a) The proposed servitude is intended for the subdivided portion of Erf 1590, Hoekwil which the application has been refused. As a result, the proposed registration of a servitude cannot be considered positively.

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 27 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
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