

Collaborator No.: 3428265
Reference / Verwysing: Portion 3 of the Farm New Melsetter 179, Division George
Date / Datum: 11 July 2025
Enquiries / Navrae: Marisa Arries

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JAN VROLIJK TOWN PLANNER
PO BOX 710
GEORGE
6530

**APPLICATION FOR REZONING, CONSENT USE AND DEPARTURE: PORTION 3 OF THE FARM
NEW MELSETTER 179, DIVISION GEORGE**

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the following applications applicable to Portion 3 of the Farm New Melsetter 179, Division George:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 of Portion 3 of the Farm New Melsetter 179, Division George from Community Zone II to Agricultural Zone I;
2. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for the following on Portion 3 of the Farm New Melsetter 179, Division George:
 - a) a five-bedroom guesthouse;
 - b) an agricultural industry (*weaving/craft workshop in the converted church*); and
 - c) a tourist facility (*shop ancillary to the weaver/craft workshop*);
3. Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 on Portion 3 of the Farm New Melsetter 179, Division George for the relaxation of the following building lines:
 - a) southern boundary building line from 10m to 7.879m and 8.417m to allow for the conversion of the church into an agricultural industry (*weaving/craft workshop*) and a tourist facility (*shop ancillary to the weaving/craft workshop*); and
 - b) southern boundary building line from 10m 7.042m and 9.140m to allow for the miniature church building/structure;
 - c) southern boundary building line from 10m to a distance varying between 8.19m, 9.662m, 9.725m and 7,973m to allow for the legalization of the memorial wall and structures associated with the memorial wall;

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

REASONS FOR DECISION

- A. The application supports appropriately scaled land use intensification that aligns with the spatial planning objectives for the surrounding rural area.
- B. The rezoning, consent uses and departures do not detract from the surrounding agricultural/ rural aesthetical or environmental character.

- C. The proposal will not have a significant negative impact on the adjacent neighbours' amenity and rights to privacy, sunlight and views.
- D. The proposed development is expected to support the rural economy, generate employment opportunities, and contribute positively to the local tourism sector.

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

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality, 2023, the applications as applied for shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the Rezoning, Consent Use and Departures as applied for as indicated on the Site Plan, plan no.: 10/03/100 Revision 04 March 2025 drawn by PGLArch attached "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. A site development plan must be submitted to the Directorate: Planning and Development for consideration prior to the submission of building plans, the SDP to indicate at least the following:
 - a. Cadastral boundaries.
 - b. Layout of the property, all structures on site and its respective uses;
 - c. All areas and dimensions (including elevations and height);
 - d. Access and parking area
4. Approval for the access must be obtained from the relevant road authority (Provincial Roads) and submitted with the SDP.
5. Approval from Western Cape Heritage be submitted with the SDP.
6. The development will be deemed implemented on the issuing of the occupational certificate for the conversion of the existing buildings for their intended use in accordance with the approved building plans.

Notes:

- *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- *The property is situated within an Eskom Area of Supply. All electricity requirements to be addressed directly with Eskom.*
- *The proponent is reminded of their general duty of care towards the environment, as required in terms of section 28 of National Environmental Management Act, namely: "Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment".*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 29.10.2025, must be adhered to.

Notes:

- *As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:*
- *The amounts of the development contributions are reflected on the attached calculation sheet dated 29.10.2025 and are as follows:*



Road	R
Sewer	R
Water	R
Total	R 0 (Excluding VAT)

- *The total amount of the development charges of R 0 Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.*
- *Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.*

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: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or 01 AUGUST 2025** 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.

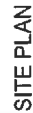
Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.


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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GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf Number *	Portion 3 of 179
	Allotment area *	Pacaltsdorp
	Water & Sewer System *	George System
	Road network *	Pacaltsdorp
	Developer/Owner *	H & C von Hase
	Erf Size (ha) *	586,94
	Date (YYYY/MM/DD) *	2024-10-29
	Current Financial Year	2024/2025
Collaborator Application Reference		3428265

Application:

Rezoning, Subdivision & Departure

Service applicable	Description
Roads	No municipal roads available to service proposed development
Sewer	No service available for proposed development
Water	No service available for proposed development

Conditions

General conditions

- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 29/10/2024 and are as follows:

Roads:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	-	Total Excluding VAT
 - 3 The total amount of the development charges of R0 000,00 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R0 000,00 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - 10 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)



GM 2023
Development
Charges policy



GM 2023
Integrated Zoning
Scheme By-law



GM 2024/25

Civil Engineering
Service

**Electro-Technical
Service**

Erf Number *	Portion 3 of 179
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Erf Number *

Water & Sewer System *

Road network *

Developer/Owner * H & C von Hase

Erf Size (ha) * **586,94**

Date (YYYY/MM/DD) * 2024-10-29

Current Financial Year 2024/2025

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Portion 3 of 179

Pačaltsdorp

George System

pacaltsdorp

H & C von Hase

586,94

2024-10-29





2024/2025

Code	Land Use	Unit	Total Existing Right	Total New Right
RESIDENTIAL				
	Residential housing (>2 000m ²) Erf	Unit		1
	Second/Additional Dwelling (<100 m ²) unit	unit		1
	Rural / Undetermined/Agricultural	unit	1	

Is the development located within Public Transport (PT1) zone?

Please select

Yes

Calculation of bulk engineering services component of Development Charge						
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	2,61	R 0,00	R 0,00	R 0,00	R 0,00
	trips/day	0,14	R 0,00	R 0,00	R 0,00	R 0,00
	kl/day	0,15	R 44 760,00	R 0,00	R 0,00	R 0,00
	kl/day	0,17	R 45 340,00	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable				R 0,00	R 0,00	R 0,00

**Link engineering services component of Development Charge
Total Development Charge Payable**

City of George

Calculated (CES):

JM Fivaz

Signature :

Date: October 29, 2024

NOTES :

1. In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month
2. Please note the calculation above only surmise as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wcioubert@asgore.gov.za or telephone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial code\key number	Total
Roads	20220703048977	R 0,00
Public Transport		R 0,00
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00
		R 0,00