

VBGD Town Planners

Town Planners and Development Consultants

JOHANNESBURG: Tel : 27 011 706 2761 or KNYSNA 079 158 6699

Email : druce@mvweb.co.za website: <https://vbqdtownplanners.co.za/>

POSTAL ADDRESS: P.O.Box 3506 Knysna 6570

PHYSICAL ADDRESS: 154 Watsonia Avenue Brenton WC

Celebrating 35 Years service to our clients (1985 to 2020)



Date: 4 June 2026

Reference:

The Director Planning and Development

George Municipality

P O Box 191

GEORGE

6530

Attention: Manager : Land Use Management

Dear Sir,

APPLICATION PORTION REMAINDER FARM NEW MELSETYTER 179

Our firm has been appointed by the owner of the above portion to apply for applications in terms of the George Land Use Planning By-Law (2023), as follows:

- In terms of **Section 15(2)(b)**, a departure to relax the building lines on the eastern lateral boundary as detailed in the accompanying documentation.

In support of the above applications, we hereby attach the following documentation:

1. A completed application form
2. A motivating memorandum including accompanying Annexures
3. A Copy of the Title Deeds
4. Power of Attorney from the registered owners
5. Various supporting Plans as detailed in the memorandum

We trust the above is in order and look forward to acknowledgement of the application.

L D Druce

VBGD Town Planners

GEORGE MUNICIPALITY



APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

CONSENT USE AND/OR DEPARTURE FOR RESIDENTIAL AND AGRICULTURE ZONED PROPERTY ONLY

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	☒	INCREASE IN COVERAGE	☐	ADDITIONAL DWELLING	☐
--------------------------	-------------------------------------	----------------------	--------------------------	---------------------	--------------------------

PROPERTY DETAILS

ERF NUMBER	RE/FARM 179 NEW MELSETTER	EXTENSION/ AREA	
ZONING	AGRICULTURE ZONE 1		
EXISTING LAND USE	RURAL RESIDENTIAL/FARMING		

CORRESPONDENCE DETAILS

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?				YES	NO	
ADDRESS CORRESPONDENCE TO		OWNER	APPLICANT	POST OR E-MAIL	POST	E-MAIL
COLLECT BY HAND	YES	NO	TELEPHONE NO	079 158 6699		

OWNER DETAILS

OWNER NAME	HELGA MARITA BARBARA KETTLER				
STREET NAME	N/A	HOUSE NUMBER	N/A		
POSTAL ADDRESS	N/A	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	N/A	CODE			
ID NUMBER	N/A	E-MAIL ADDRESS	N/A		
TELEPHONE NO	N/A	CELL NO	N/A		

APPLICANT DETAILS (strike through if registered owner is also the applicant)

NAME	LLOYD DRUCE VBGD TOWN PLANNERS				
STREET NAME	154 WATSONIA AVE BRENTON	HOUSE NUMBER	154		
POSTAL ADDRESS	P O BOX 3506 KNYSNA 6570	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	N/A	CODE			
TEL / CELL NO	0791586699	E-MAIL ADDRESS	lloyddruce@mweb.co.za		
PROFESSIONAL CAPACITY	TOWN PLANNER	SACPLAN NO	A/543/1987		

BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)

IS THE PROPERTY ENCUMBERED BY A BOND?				YES	NO
NAME OF BOND HOLDER	N/A				

TITLE DEED DETAILS

TITLE DEED NO.	T13928/2003		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)			YES NO

APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
LATERAL EASTERN BOUNDARY	30M	16,85M	EXISTING WORKERS COTTAGE
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	%
Is an application for a 2 nd dwelling /additional dwelling being applied for? (Indicate size under details)	YES	NO	

HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
	NO ADJOINING OWNERS HAVE BEEN CONTACTED		YES /NO
			YES /NO
			YES /NO
			YES /NO
			YES /NO

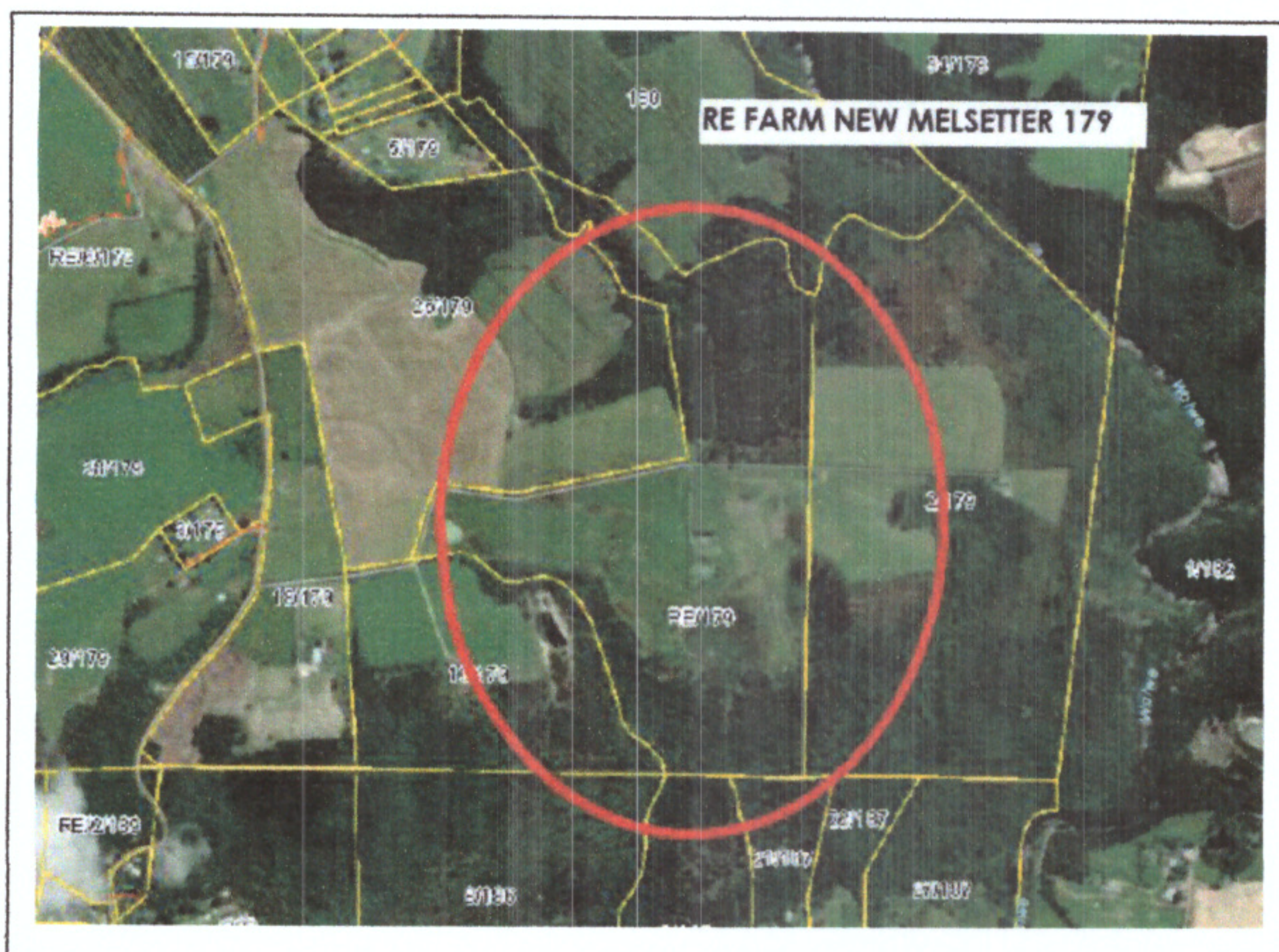
APPLICANT'S SIGNATURE	<i>Lloyd Druce</i> 	DATE	4 JUNE 2026
-----------------------	--	------	-------------

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

Locality Plan	Building Plan/ Site Plan on A3/ A4	SG Diagram/ General Plan	Title Deed
Power of Attorney	Motivation	Neighbours Consent / Comment	HOA Consent
Bond Holder Consent	Proof of Payment	2 Copies attached	Other (Specify)

CHECKED BY		DATE	
------------	--	------	--

**MEMORANDUM IN SUPPORT OF THE APPLICATION
FOR A DEPARTURE TO RELAX BUILDING LINES ON REMAINDER
FARM NEW MELSETTER 179 GEORGE**



Prepared by: VBGD Town Planners

Address: P O Box 3506
KNYSNA
6571

Telephone: 0791586699

Email : lloyddruce@mweb.co.za

Reference:

June 2026



SUMMARY OF APPLICATION:

1. The application is for departures to relax the eastern lateral building line of 30m to m.

CONTENTS

1. BACKGROUND INFORMATION

- 1.1. Pre-application consultation.....3
- 1.2. Application Details..... 3
- 1.3. Applications in terms of the By-Law3
- 1.4. Property Details4
- 1.5. Legal matters4

2. APPLICATION AND DEVELOPMENT PROPOSALS

- 2.1. Existing uses on the site.....4
- 2.2. The history of structures.....5
- 2.3. The required Application.....6

3. SITE CONTEXT

- 3.1. Location.....6
- 3.2. Existing and surrounding uses.....7

4. POLICY FRAMEWORKS

- 4.1. Spatial Development Frameworks.....7

5. MOTIVATION OF APPLICATION

- 5.1. Reasons for the applications.....7
- 5.2. Impacts on the area.....7
- 5.3. Need and Desirability.....8
- 5.4. Services.....8

6. SUMMARY AND RECOMMENDATIONS.....8

ANNEXURES

ANNEXURE A	Title Deeds
ANNEXURE B	Power of Attorney
ANNEXURE C	Site Plan

PLANS:

Locality Plan Zoning Plan SG Diagram

1. BACKGROUND INFORMATION

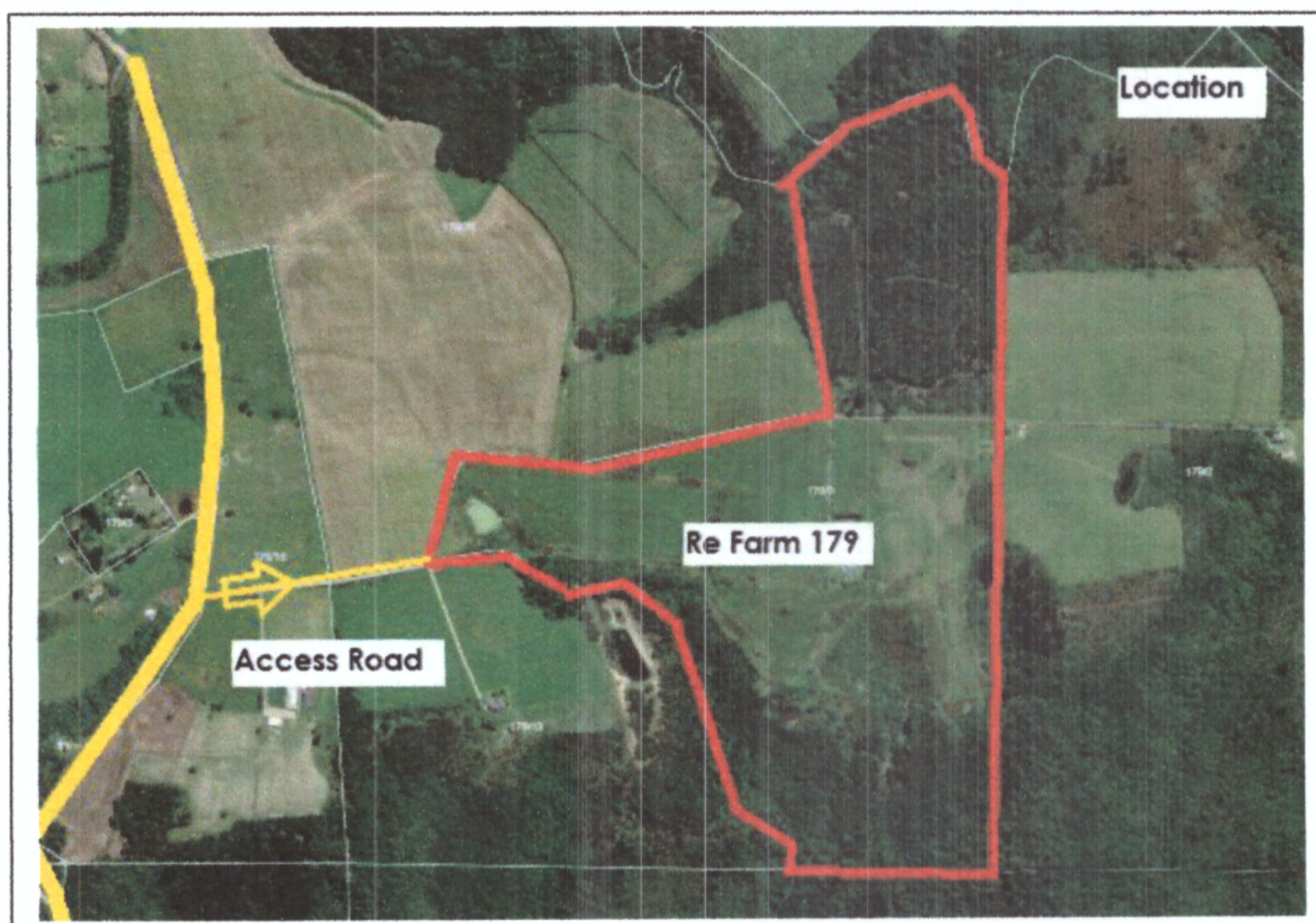
1.1 Pre- Application Consultation

No pre-Application consultation was necessary.

1.2 Application details:

The site is located north of Rondevlei in Rural George as shown below:

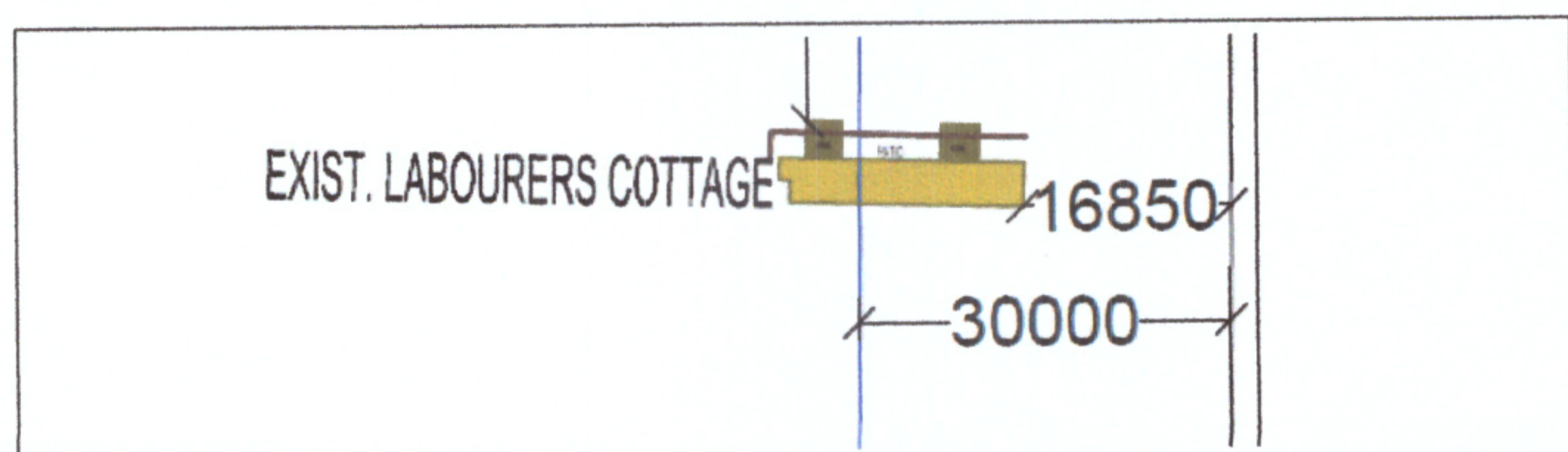
Plan 1. Location:



The site is located in a remote rural residential and agricultural area as shown above.

1.3. Applications in terms of By-Law

- 1.3.1. **Departure** in terms of **Section 15(2)(b)** of the George Municipality Land Use Planning By-Law (2023) to accommodate an existing workers cottage located inside the prescribed building lines applicable to an "Agriculture Zone 1" zoning of 30m along all boundaries.
- 1.3.2. To relax the eastern lateral building line from **30m to 16,85m** as shown on the following diagram:



1.4. Property Details and Ownership:

- 1.4.1. The site is owned by HELGA MARITA BARBARA KETTELER by virtue of Title Deed of Transfer T 139/2003 and is 137,7070ha in extent.

1.5. Legal Matters:

1.5.1. Conditions of Title:

There are no restrictive conditions in the Title Deeds.

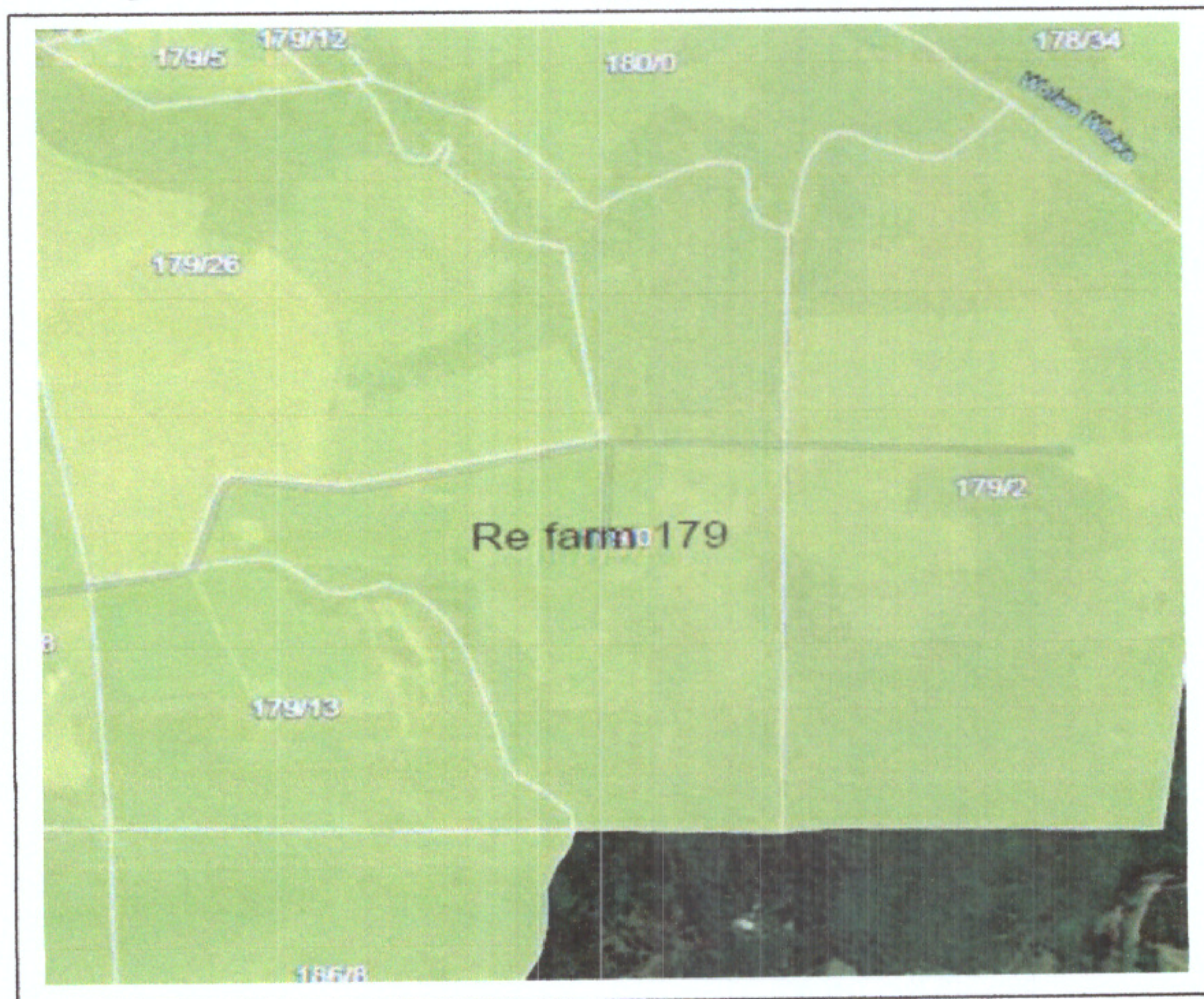
1.5.2. Bond holders' consent:

There are no bonds registered over the property.

1.5.3. Legal Jurisdiction and zoning:

The property falls within the George Municipal area and is zoned "**Agriculture Zone 1**".

Zoning Plan:



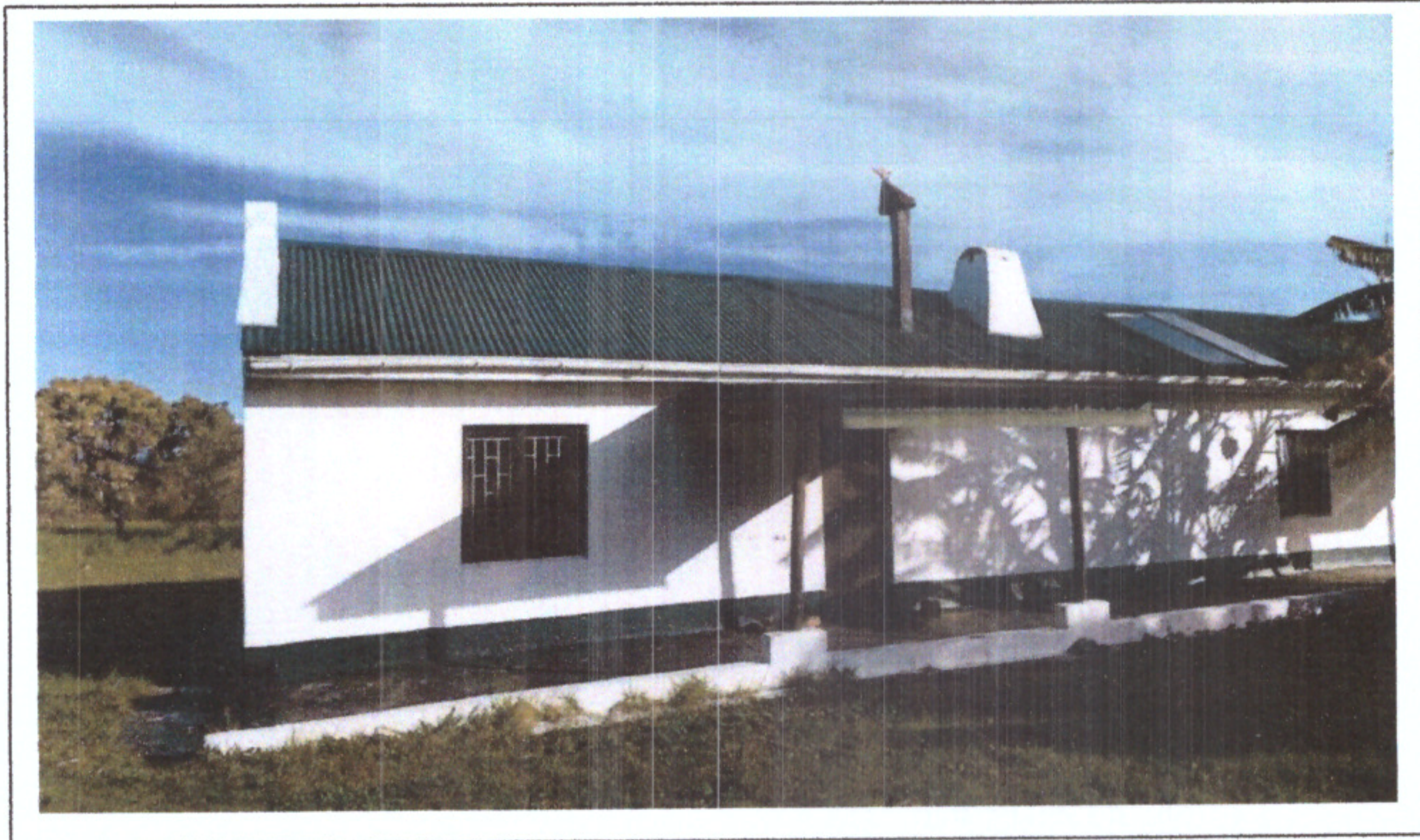
2. APPLICATION AND DEVELOPMENT PROPOSALS

2.1 Existing uses on the site

The site is a large farm portion of more than 137ha which is used primarily as rural residential and small-scale farming activities.

There are existing buildings on the property which include a residence, outbuildings and a shed as well as a small structure which is subject of this application, for workers accommodation.

The structure is as shown below and while it can accommodate two workers cottages it is currently used only by one worker.

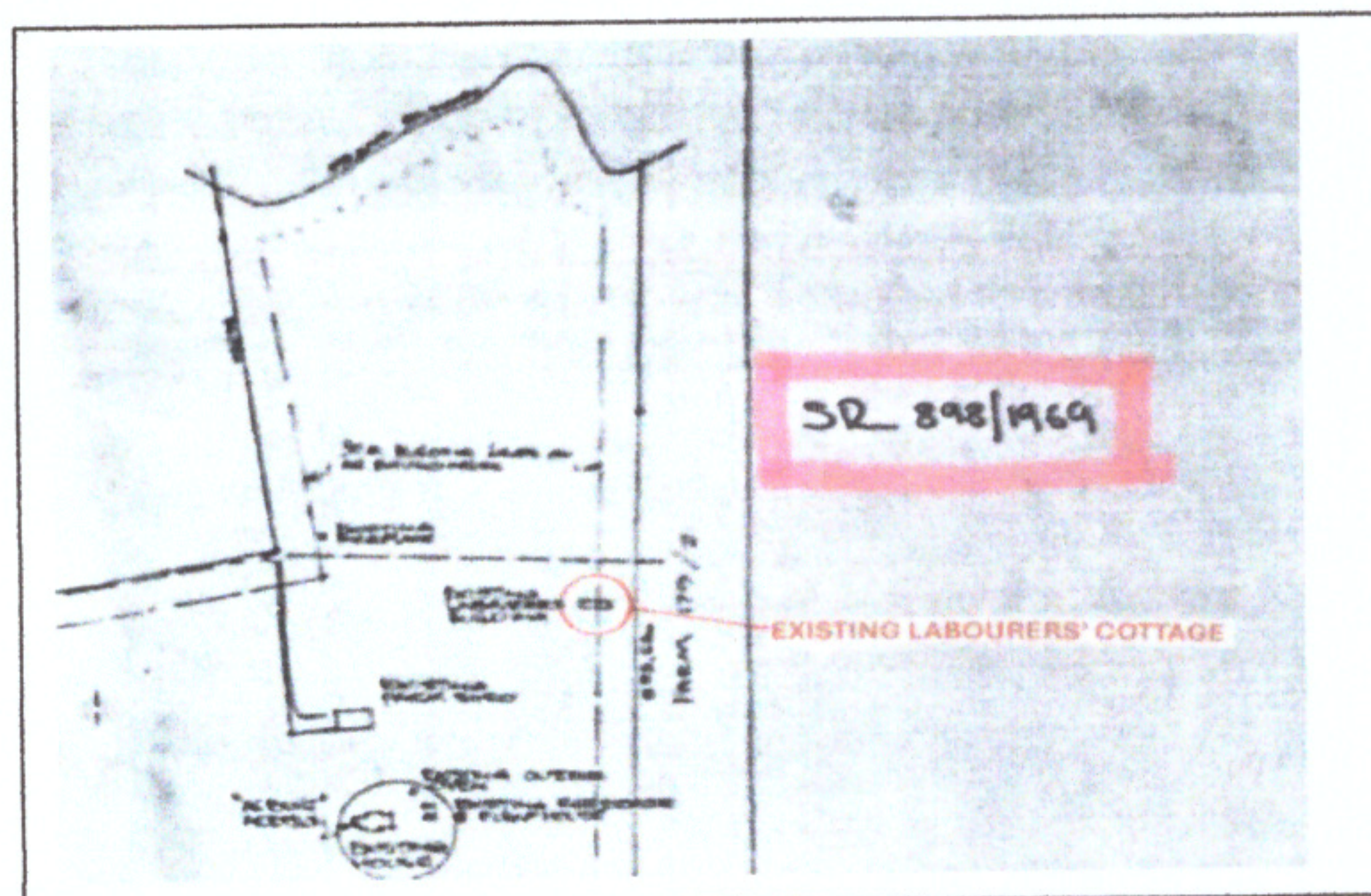


The structure is 71m² for the two spaces, which is compliant with the George Zoning scheme which permits a 60m² allocation per unit as per below:

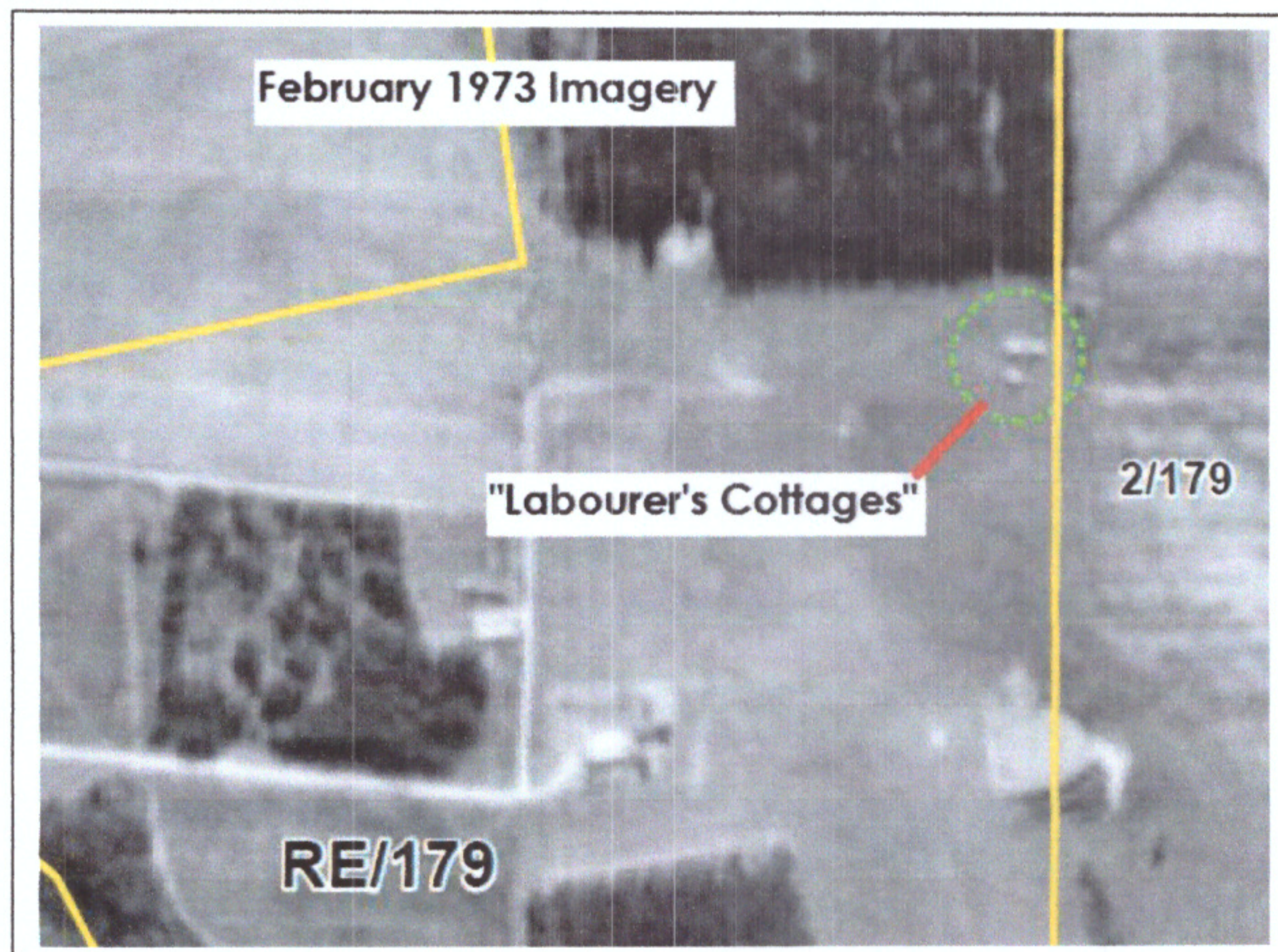
- (c) farm labourers' accommodation may include individual units of not more than 60m² per unit, which include the floor space of all ancillary buildings, or communal accommodation; and

2.2 History of the structures:

It is not known when the structures were erected however the "labourers Cottages" have been shown as existing on plans since the early 1970's as shown below:



Available aerial photographs in 1973 also show the structures to be in the current position:



The owner intends to make additions on the site and has been required by your department to rectify the building line encroachment in order to have a compliant set of plans for any future developments.

2.3 Required applications:

2.3.1. Departure from existing applicable building line:

In terms of the George Zoning Scheme 2023, a 30m wide building line is applicable along all boundaries.

The **departure application** in terms of **Section 15(2)(b)** is therefore, as follows:

- The eastern lateral boundary from **30m to 16,85m**

3. SITE CONTEXT

3.1 Location:

In terms of site considerations, it can be noted that the property is a remote rural farm portion and typical of other similar farm portions in the rural parts of George.

There is nothing specific which identifies the site as anything other than a typical rural farm portion.

3.2 Existing and surrounding Land Uses:

The surrounding area is very similar in nature as a remote rural farm community with single residences and the proposed relaxation of the building lines as requested will have no detrimental impacts on the surrounding area. The cottages have been in existence for more than 50 years and are therefore part of the current and historical landscape.

4. POLICY FRAMEWORKS

4.1 Spatial Development Frameworks, SPLUMA and IDP's

The nature of the application is such that it is evident that guiding policy and Spatial Frameworks are higher level guides, and do not pronounce on fine detail such as the relaxation of building lines. Such matters are better dealt with on the site-specific merits, relating to considerations of detail and desirability.

It can nevertheless be stated that in the context of this application, there are no conflicts with compliance regarding the principles embodied in SPLUMA and Spatial Development Frameworks.

The Georghe Zoning Scheme and the Planning By-Laws together make provision for departures from parameters where they are warranted.

5. MOTIVATION OF APPLICATIONS

5.1 Reasons for the application:

The cottages have been in existence for more than 50+ years, and it is not known if there were ever any plans approved, although there are old plans of the structures as attached. Nevertheless, it is required to apply for the departure from the building line parameters in terms of an Agriculture 1 zoning in order to rectify the encroachment as described. This will enable the processing of any other intended plans in future.

5.2 Impacts on the surrounding area:

There will be no impacts on surrounding properties, as the cottage is in existence with no negative consequences, which is particularly relevant for such a small residential structure of only 63m². It is a single storey structure and is not in a position which would cause any

consequences such as intrusion or other disturbances, as the nearest house is some distance away and there have been no issues raised for the long period of existence.

5.3 Need and Desirability:

The application as requested is to permit an existing workers cottage to remain on the site, positioned as it is inside the prescribed building lines of 30m.

The cottage is used by workers associated with the farm and is therefore both needed and a desirable use. Being a remotely located property it is desirable to make provision for worker accommodation because transportation makes commuting almost impossible.

5.4 Services for the cottage:

There are no implications as far as additional services are concerned as the unit is only 63m² and uses existing services available on site.

There are no additional municipal service requirements.

6. SUMMARY AND RECOMMENDATIONS

6.1 In summary the applications are for the following:

- A departure in terms of **15(2)(b)** from development parameters relating to building lines for the eastern lateral building line from 30m to 16,85m as requested.

6.2 Recommendations

The applications as motivated and the implications of the above will facilitate the approval; of a new set of building plans and in doing so permit the existing cottage to be formalised. Therefore, the applications as presented should be recommended for approval.

SPECIAL POWER OF ATTORNEY

I, THE UNDERSIGNED

HELGA MARITA BARBARA KETTELER

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT
Lloyd Druce of the firm

VBGD TOWN PLANNERS

with power of Substitution, to be my/our lawful Attorney(s) and Agent(s) in my/our name, place and
stead,

**THE SUBMISSION OF AN APPLICATION FOR A PERMANENT DEPARTURE FROM THE
GEORGE ZONING SCHEME TO RELAX THE LATERAL BUILDING LINES ON PORTION RE
FARM MELSETTER NO 179**

and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be
requisite, as fully and effectively, for all intents and purposes, as I/we might or could do if personally
present and acting herein, hereby ratifying, allowing and confirming and promising and agreeing to
ratify, allow and confirm all and whatsoever my/our said Attorney(s) and Agent(s) shall lawfully do, or
cause to be done, by virtue of these present.

Signed at Roudelei this 29 day of May 2026.

In the presence of the undersigned witnesses:

AS WITNESSES:

1. Robert Druce
2. Rita Brock
Rita Brock

Helga Marita Barbara Ketteler
H M B KETTELER

179

Roux Kruger Attorneys
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me



CONVEYANCER
KRUGER H W

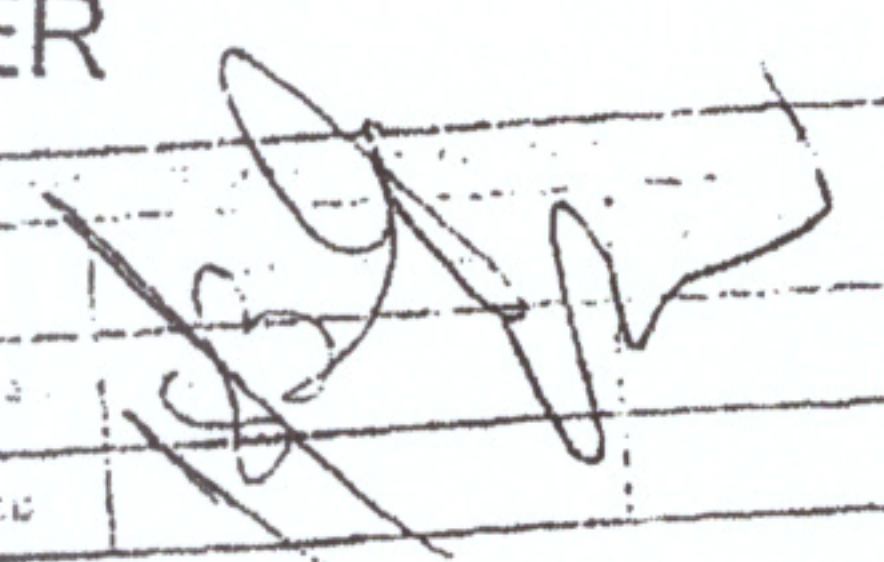
STAMPED DUTY	R
FOOT FEE	R 500,00

T 013928 / 2003

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT
SUSANNA PETRONELLA VERMEULEN

REGISTERED	13/11/2002
REGISTERED	13/11/2002



appeared before me, REGISTRAR OF DEEDS, at GEORGE, the said appearer
being duly authorised thereto by a Power of Attorney granted to him by

BABOONSREST CC
No. 1997/026173/23

which said Power of Attorney was signed at George on 13 NOVEMBER 2002



ROUX KRUGER & HAYCOCK

Prokureurs / Transportbesorgers / Notarisse

ATTORNEYS / CONVEYANCERS / NOTARIES

Cathedral Square
Cathedralstraat / Street
Posbus/ P.O. Box 879
GEORGE, 6530

Tel: 044-8730155
Faks/Fax: 044-8730159
E Mail: rouxproc@mweb.co.za
DOCEX: 35 GEORGE

And the appearer declared that his said principal that the said property had been acquired by the transferees on 18 SEPTEMBER 2002 in terms of para 51 of the eighth schedule to the Income Tax Act 1962, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

HELGA MARITA BARBARA KETTELER
Identity Number 410422 0087 18 9
Unmarried

Her Heirs, Executors, Administrators or Assigns, in full and free property

REMAINDER OF THE FARM NEW MELSETTER NO. 179
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 137,7070 (ONE HUNDRED AND THIRTY SEVEN COMMA
SEVEN ZERO SEVEN ZERO) HECTARES

FIRST REGISTERED by Certificate of Amended Title No. T8147/1925
with Substitution Diagram No. 3422/1969 relating thereto and HELD BY
DEED OF TRANSFER NO. T59214/1997.

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T110/1889 dated 11 March 1889, Deed of Transfer No. T33/1870 dated 4 June 1870, Deed of Transfer No. T126/1877 dated 7 May 1877, Deed of Transfer No. T183/1877 dated 9 May 1877, Deed of Transfer No. T243/1889 dated 29 January 1889, Deed of Transfer No. T1582/1894 dated 5 April 1894, Deed of Transfer No. T418/1873 dated 31 January 1873, Deed of Transfer No. T216/1884 dated 15 November 1884 and Deed of Transfer No. T17430/1959.
- B. SUBJECT FURTHER to the servitude referred to in the endorsement dated 23 August 1979 on Deed of Partition No. T40044/1976, which endorsement reads as follows:
- "Para 1 by Notarial Deed No. K573/1979 dated 8.02.1978 the property held hereunder is subject to a right in favour of The Electricity Supply Commission to convey electricity thereof, together with ancillary rights and subject to conditions, as will more fully appear from reference to the said Notarial Deed (and Diagram), grosse whereof is annexed hereto."
- C. SUBJECT FURTHER to a servitude right of way referred to in the endorsement dated 20 February 1987 on the aforementioned Deed of Partition No. T40044/1976, which endorsement reads as follows:



"Kragtens Notariële Akte Van Serwituut Nr K109/1987 gedateer 22 November 1985 is binnegemelde eiendom onderhewig aan 'n reg van weg serwituut wat sal bestaan uit 'n driehoekige stuk grond strekkende vir 'n afstand van nege meter langs die grens BC van die genoemde ged 14 van Avonluur 166 soos aangetoon op Kaart Nr2174/57 geheg aan T7734/59 en vir 'n afstand van nege Metsetter soon aangetoon op Kaart Nr. 3405/69 geheg aan T3123/78 ten gunste van ged 14 van die Plaas New Metsetter Nr 179 groot 2,415 ha gehou onder T841/83 en ged 14 van die Plaas Nr 166 groot 3,2012 ha gehou kragtens T52005/81.

Soos meer volledig sal blyk uit gesegde Notariële Akte."



WHEREFORE the said Appearer, renouncing all right and title which the said
BABOONSREST CC

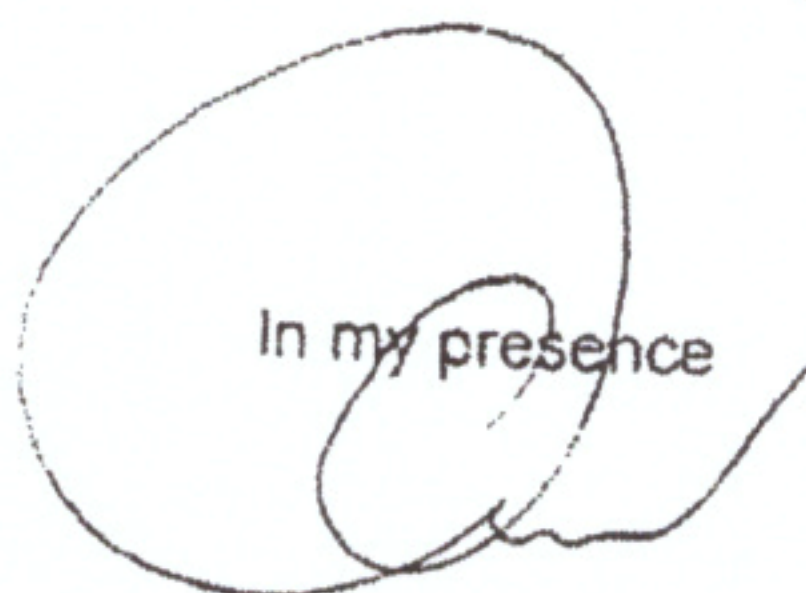
heretofore had to the premises, did in consequence also acknowledge them to be
entirely dispossessed of, and disentitled to the same, and that by these presents,
the said

HELGA MARITA BARBARA KETTELER

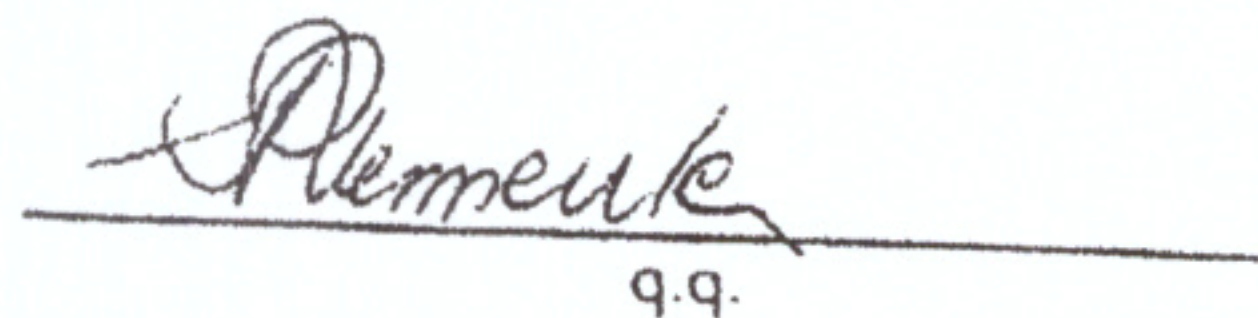
her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be
entitled thereto, conformably to local custom, the State, however reserving its
rights, and finally acknowledging that the value of the property amounts to the
sum of R1,650,000.00 (ONE MILLION SIX HUNDRED AND FIFTY THOUSAND
RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have
subscribed to these presents, and have caused the Seal of Office to be affixed
thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at George
on 26 February 2003


In my presence

REGISTRAR OF DEEDS



q.q.

KNYSNA TIMBER HOMES

PO BOX 1275
KNYSNA 6570
CELL : 082 774 3957

TEL : 044-3825085
FAX : 044-3825086
E.MAIL : kimber@timweb.co.za

DRAWINGS: F. DEV. BOSMAN
REG. NO. T1508

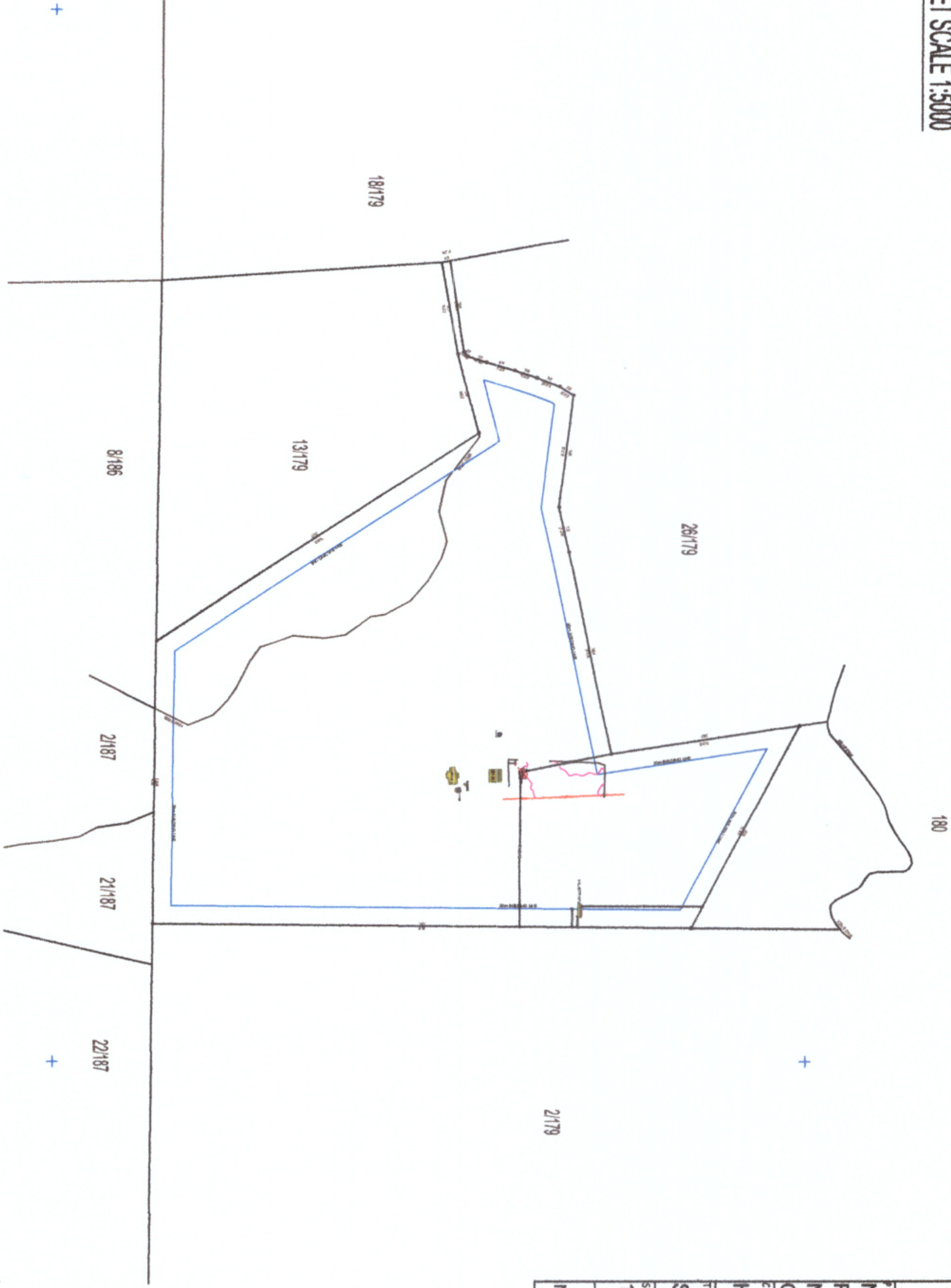
PROJECT
NEW MANAGERS COTTAGE
REM.OF FARM MELSETTER
NO.179
CLIENT
GEORGE MUNICIPALITY
H.M.B. KETTELER

TITLE
SITE LAYOUT PLAN

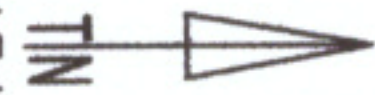
SCALE
1:5000 @ A1

DRAW. NO.	REV	DATE
N004/01/2026	01	26-05-2026

INSET SCALE 1:5000



MS



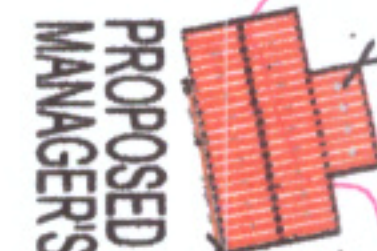
SCALE 1:500



EX.RESERVOIR



EXIST. SHED



PROPOSED
MANAGERS COTTAGE

EX. OUTBUILDING



EXIST. HOUSE

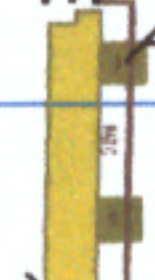


EX. RESERVOIR

246840

30m BUILDING LINE

EXIST. LABOURERS COTTAGE



16850

30000

894,28
0,23,40

NOTES :

1. Drawings may not be scaled.
2. Any discrepancies on drawings are to be reported to the architect.
3. All dimensions & levels must be verified on site.
4. All RC work to be designed by engineers.
5. All work to be in accordance with SABS, SANS, local building practice, bye-laws, health & life requirements.
6. Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.
7. TIMBER : All timber to be weather and insect treated and to carry the SABS mark.
8. FOUNDATIONS : Foundation walls to be 280mm cavity walls reinforced for the last 5 courses below slab. Cavities to be filled with concrete.
9. BRICKLAYER : Foundations to be cast in acceptable soil at min. 600mm below level of virgin ground.
10. MIN. 100mm surface beds to be cast on well consolidated fill. Apply DPC below all walls, cills, door & window uprights. Precast conc. lintols over all windows & doors in accordance with manuf. instructions. Walls to be reinforced every course for 5 courses above openings.
11. ELECTRICAL : All electrical work to be tested & approved by Local Electrical Authority.
12. PLUMBING & DRAINAGE : All plumbing & drainage work & installation of sanitary fittings to comply with relevant Local Authority bye-laws, regs & requirements. Min. falls to drain pipes to 1 : 60.
13. Provide approved reseat traps to all waste fittings. Provide IE's at foot of all soil stacks. IE's to waste pipes to be fully accessible at all times. All soil pipes passing under buildings or footings to be encased in concrete of min. 100mm thickness all round pipe.
14. Any changes to approved plans, must be submitted to local authority for approval.

KNYSNA TIMBER HOMES

PO BOX 1275
KNYSNA 6570
CELL : 082 774 3957
TEL : 044-3825085
FAX : 044-3825086
E.MAIL : ktimber@rmweb.co.za

DRAWINGS: F. DEV. BOSMAN
REG. NO. T1508

PROJECT
NEW MANAGERS COTTAGE
REM. OF FARM MELSETTER
NO. 179

CLIENT
GEORGE MUNICIPALITY
H.M.B. KETTELER

TITLE
SITE PLAN INSERT
ALL STRUCTURES

SCALE
1:500

RAW. NO.	REV.	DATE
N004/01/2026	01	26-05-2026

SD 898/1969

EXISTING LABOURERS' COTTAGE

APR 2003	175.00	20.00	155.00
2004	175.00	20.00	155.00
in last calendar	44.50	10.00	34.50
TOTAL needed	44.50	10.00	34.50

"as built" additions
MS H M KETTLER
rem of farm 179 new malssetter
RONDEVLEI HOOGTE

thompson & van blerk

ARCHITECTURAL DESIGN & PLANNING • LOCAL RESIDENTS •

THE UNIVERSITY OF CHICAGO

●

卷之四

3

100

416/01

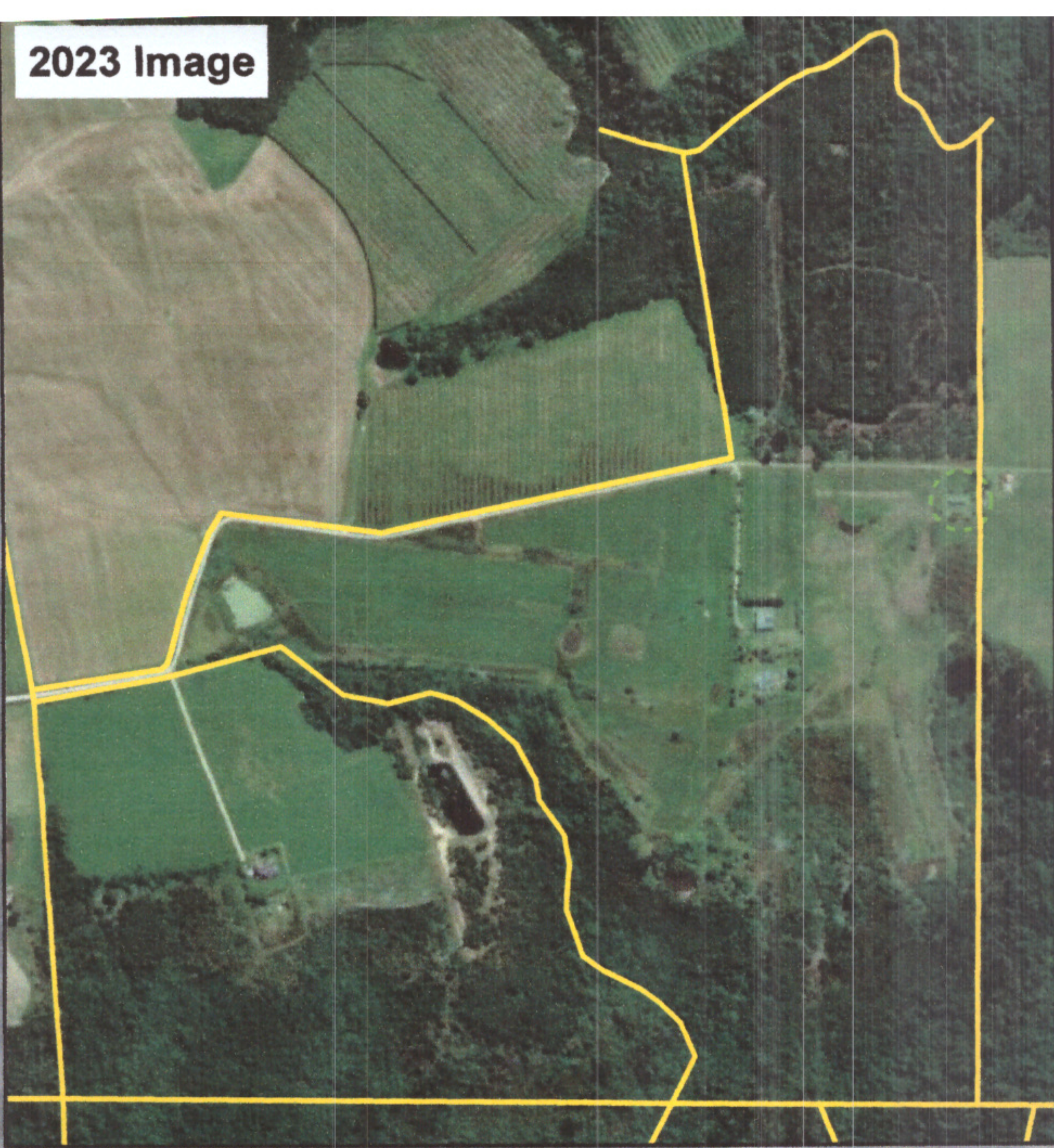
五



PLAN
SITE

STREET DETAIL

2023 Image



26/179



13/179

RE/179



