

**Our Ref.: 1407/GEO/24**  
**Your Ref.: Erf 99. Heatherlands, George**

5 December 2024

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MRS. ILANÉ HUYSER**

**BY HAND**

Dear Mrs. Huyser,

**PROPOSED SUBDIVISION ON ERF 99, 13 MYRTLE ROAD, GEORGE MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
  - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours Faithfully  
**DELPLAN Consulting**



**DELAREY VILJOEN Pr. Pln**

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2024/1407-GEO-24/Korrespondensie/b1.docx>

**Cc: VITALVET COMMERCIAL PROPERTY (PTY) LTD**

**PROPOSED SUBDIVISION ON ERF 99, 13 MYRTLE ROAD, GEORGE MUNICIPALITY  
AND DIVISION**



**FOR: VITALVET COMMERCIAL PROPERTY (PTY) LTD**



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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## PROPOSED SUBDIVISION ON ERF 99, MYRTLE ROAD, HEATHERLANDS, GEORGE MUNICIPALITY AND DIVISION

### 1. INTRODUCTION

Erf 99, George is currently developed with a main dwelling and an outbuilding. The property owner wishes to subdivide the property, keeping only the main dwelling whilst demolishing other structures on the erf. Erf 28649 was also previously subdivided off Erf 99. *DELPLAN Consulting* was appointed by the new registered owner of Erf 99, George, referred hereafter as the “subject property”, to prepare and submit the required subdivision application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

#### 1.1 Title deed

The property is currently registered to *Vitalvet Commercial Property (PTY) LTD* according to the Title Deed 1621/ 2025 and is hereby attached as **Annexure 2**. The title deed describes the property as 2893m<sup>2</sup>. The SG Diagram is attached hereafter as **Annexure 3**. The title deed has been examined, and it contains no restrictions that will prohibit the proposed development. A Conveyancer Certificate is attached as **Annexure 4**.

#### 1.2 Land Use Application

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 99, George into a Portion A (±1359m<sup>2</sup>) and a Remainder (±1521m<sup>2</sup>).

### 2. CONTEXTUAL INFORMATION

#### 2.1 The locality of the subject property

The subject property is situated in the centre of Heatherlands in Ward 3 at 11 Myrtle Road. Figure 1 indicates the subject property in relation to the surrounding neighbourhoods. Figure 2 provides a closer view of the property and its immediate surroundings. A locality plan is attached hereto as **Annexure 5**.





**Figure 1:** The location of the subject property in relation to the N9 and the surrounding neighbourhoods.



**Figure 2:** Satellite imagery extract of the subject property (indicated in red) together with the immediately surrounding land uses.

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## 2.2 Existing Land Uses and Character of the Area

The subject property is currently developed with a dwelling house as well as an outbuilding, swimming pool and a garage with a room extension (previously approved as a servants' quarters for the maid). The approved building plans are attached as **Annexure 6**. The garage development located furthest south, also does not feature on the approved plans. The existing outbuilding will be demolished, and the swimming pool will be filled in. An application for demolition of part of the outbuildings that is older than 60 years has been submitted to Heritage Western Cape.

The main dwelling is situated in the centre of the property and gains access off Myrtle Road. The current panhandle access will remain with a right of way servitude being registered to provide access to both subdivided portions. The access to the property is a sufficient distance from any intersections. The garage and extension are situated on the southern side of the property near the entrance of the property. The garage contains an extension that was previously approved as the living quarters for the maid. This extension is heritage worthy as it is older than 60 years. A heritage report was completed and states that no significant heritage resources are influenced by the demolition of this structure.

It is not foreseen that the proposed subdivision will have any negative impact on the streetscape or the character of the area, as Erf 99 has a panhandle that connects the property to the road which will remain in its current extent. Furthermore, the proposed subdivision will occur behind Erf 28649 thus the streetscape will remain the same, and it is unlikely that anyone would even be aware of the proposed subdivision.

No building lines to the south or the west are encroached upon thus neighbouring properties are not influenced by the subdivision. The existing dwelling on proposed Portion A is a sufficient distance from the structure on the remainder of Erf 99 (RE/99), a boundary fence will also be erected thus privacy and noise pollution is not a major concern.

## 2.3 Zoning

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is "*Single Residential Zone 1*". Figure 3 indicates the zoning of the subject property as well as its immediate surroundings.



**Figure 3:** Zoning for Erf 99

### 3. DEVELOPMENT PROPOSAL

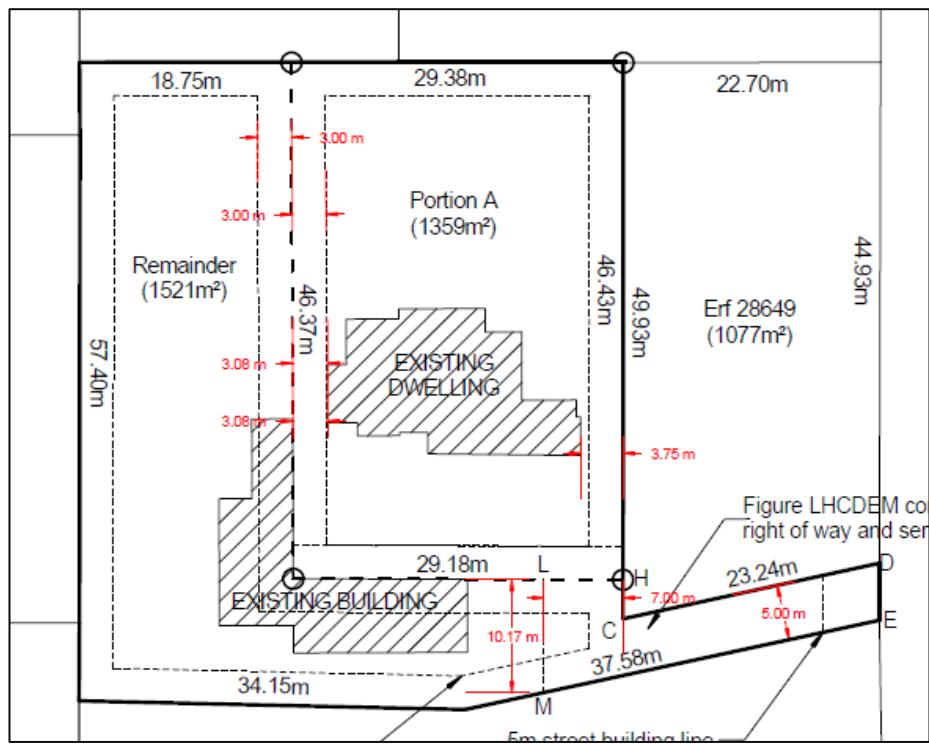
#### 3.1 Proposed Development

The property is currently developed with a dwelling house, outbuilding, swimming pool and garage with a built extension. The main dwelling is situated in the centre of the property and the garage is positioned on the southern side of the property. The property owner wishes to subdivide the property into two portions namely, Portion A and Remainder of Erf 99 (RE/99) as seen in Figure 4 and the Subdivision Plan in **Annexure 7**.

Portion A will measure  $\pm 1359\text{m}^2$  and the remainder will measure  $\pm 1521\text{m}^2$ . Both erven will gain access from the same panhandle entrance (off Myrtle Road) which will now have a right of way servitude registered to enable access to both subdivided portions.

No additional developments are being proposed, but the existing garage with servants' quarters extension will be demolished as part of the proposed subdivision. It is not anticipated that the proposed design of the subdivision will have any impact on the streetscape and the character of the area since the subdivision will take place behind a fully developed property.





**Figure 4: Proposed Subdivision**

According to the previous spatial policy for Heatherlands, the area has a minimum size requirement. It states that the size of the properties should not be smaller than 1000m<sup>2</sup>. In this case, the proposed subdivision complies with the area's guidelines. The approval of the proposed application will allow for the creation of a new residential property located within the urban edge and the densification zone. Furthermore, the area is already serviced by municipal engineering services as a result, the approval of the proposed subdivision will optimise the use of the municipal services.

### 3.2 Accessibility and Parking

The existing dwelling and garage currently have the same access off Myrtle Road as seen in Figure 5 and it will remain unchanged, only a right of way servitude will be registered over the panhandle to allow access to Myrtle Road for both subdivided portions. Figure 6 indicates the view from the panhandle to the existing dwelling. Figure 7 shows the existing garage which has an approved garage section and maids' quarters extension further northwards as seen in figure 8. This structure will form part of RE/99, the newly subdivided portion.



**Figure 5:** Access of Myrtle Road



**Figure 6:** Driveway to the proposed Portion A



**Figure 7:** Garage section located southmost of the maids' quarters



**Figure 8:** Approved garage section with servants' quarters

### 3.3 Engineering Services

The property is located in an already developed and serviced residential area. The approval of this application will optimise the use of the municipal services. The property owner will be held financially responsible for the capital contributions with regards to the newly subdivided portion.

### 3.4 Heritage

The heritage report is attached as **Annexure 8**, and states the following:” The portion of the outbuilding older than 60 years does not contain significant historic fabric, is not rare and is considered of no local architectural and/or historical significance (Grade Not Conservation Worthy).” Figure 9 shows the approved garage section with the attached maids’ quarters.



**Figure 9:** Approved garage section with servants’ quarters

As no significant heritage resources are influenced, the demolition of this structure would therefore have no influence on any heritage resources.

## 4. RELEVANT SPATIAL PLANNING POLICIES

### 4.1 Exiting Policy Frameworks

This section briefly addresses the relevant spatial policy frameworks that guide development proposals in general and their applicability to this proposed development. These include:

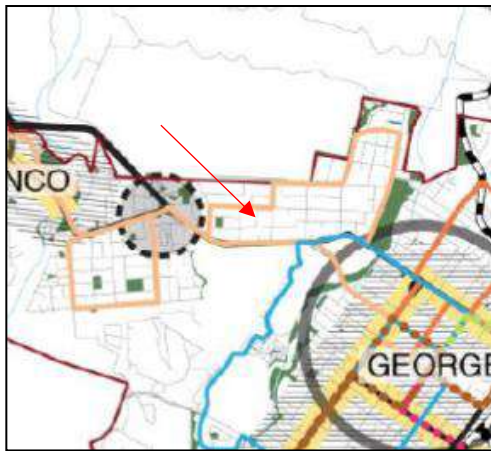
#### 4.1.1 George Municipal Spatial Development Framework (2023)

The spatial document does not address Erf 99 specifically or subdivisions relating to this application. The GMSDF, however, states that densification should be promoted. The following is stated in the above-mentioned document:

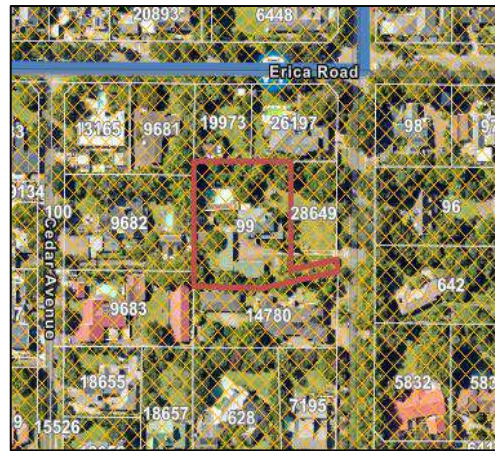
“Restructure settlement patterns through densification of the urban area in George city area in order to reduce land consumption, deliver services and facilities to households more cost-effectively, and establish the thresholds for viable transport systems.”



It is argued that the proposed development is considered to be not in conflict with the SDF.



**Figure 10:** MSDF extract



**Figure 11:** Densification area

The red arrow is the approximate area of the subject property. As seen in Figure 10, the MSDF extraction indicates that there is a bus route within close proximity to the subject property. Figure 11 provides a closer view of the property and the bus route (blue line on Erica Street), it also indicates that the property falls within the densification zone. Densification around transport points is promoted within the MSDF to discourage urban sprawl.

## 5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa, and consequently the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Below are a set of principles and ethical conventions related to this application.

### 5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

The nature of this land use application does not directly affect the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Therefore, these principles are not discussed in detail in this motivational report. Only relevant aspects are addressed below.

### 5.1.1 Development Principles

#### 1) Spatial Justice

This principle refers to the need for improved access and use of land in order to readdress past spatial - and development imbalances as well as the need for SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the property in the MSDF. The subdivision could, however, make it more accessible for different income groups to stay in the area as opposed to single residential on the large erf, as with many erven in Heatherlands. This provides a better opportunity for more equal land access.*

#### 2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets.*
- *The proposed development will have a limited impact on the provision of infrastructure and will not require any additional social services outside the development itself. Relevant engineering services will be accounted for.*
- *The subject property is situated within the urban edge and will allow for the optimal utilisation of the subject property.*

#### 3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.



- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure available whilst promoting the optimal use of an underutilised site.*
- *Capital contributions will also be paid, and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.*

#### 4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan. The addition of a smaller erf could speak to a higher degree of income inclusiveness in the area that is more flexible. Spatially, the development does fall within the designated densification zone. Other aspects of spatial resilience are, however, not considered relevant to this application.*

#### 5) Good Administration

This principle refers to the obligation of all spheres of government to ensure implementation of the above as efficiently, responsibly, and transparently as possible.

- *The application as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and follow due process in an efficient manner. Public participation must – and will be transparent regarding the relevant policies and legislation as procedures should be clear to inform and empower members of the public regarding new developments.*

### 5.1.2 Public Interest

The approval of this application will not just allow the owner to subdivide the property into different portions, but it will create an opportunity to create a new residential dwelling within the urban edge and the densification zone. The new subdivision is proposed behind Erf 28649 and will therefore not be seen from the street.



**Figure 12:** Image of the property



**Figure 13:** Communal wall between subject erf and abutting erven.

Therefore, the new proposal will not have any negative effect on the streetscape or the character of the area. As seen in figures 12 and 13, the subject property is surrounded by a wall as well as vegetation, which secures privacy between the property and the neighbouring properties. The access to the street will also remain unchanged and it is unlikely that anyone would even know about the development.

### **5.1.3 Environmental Legislation**

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application.

### **5.2 Land Use Planning Act (LUPA)**

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and set out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59);
- The desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

### 5.3 Compliance/Consistency with Spatial Policy Directives

Section 19(1) and (2) of LUPA states that the following:

*“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan;*

*“(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan.”*

Given the nature of this land use application and its location within George, this proposal is consistent with LUPA.

### 5.4 George Integrated Zoning Scheme By-Law (2023)

According to the George Zoning Regulations, the subject property is zoned as “Single Residential Zone I”. The approval of the proposed subdivision will create two portions. The existing outside structure is encroaching on the newly designed building line and, therefore requires building line relaxation.

## 6. DESIRABILITY

The concept of “desirability” in the land use planning context may be defined as the degree of acceptability of a proposed development on the land units concerned or the proposed subdivision of a property. This section expresses the desirability of the proposed subdivision taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

It is not foreseen that the proposed application will have a negative impact on the surrounding neighbours. The subject property is situated behind Erf 28649 as a result, the proposed subdivision would not impact the streetscape or the character. Furthermore, it is not anticipated that the approval of the application will have any negative impact on the aesthetic appearance of the property from the street view, given that the existing dwelling is already constructed and fit with the residential character. The development is not needed in order to realise a specific spatial goal of the SDF, but the SDF does promote densification and given that the subject erf is within the densification zone and close to public transport, it can be promoted.

The approval of the application will allow for the creation of a new residential property located within the urban edge and within an area that is already serviced by municipal engineering services. The property falls within the densification zone and it will optimise the use of the municipal services. Densification is also important around public transport points, such as in this case.

## 7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the subdivision of Erf 99, Heatherlands, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



**DELAREY VILJOEN Pr. Pln**

**FEBRUARY 2025**

# **ANNEXURE 1**





Companies and Intellectual  
Property Commission

A member of the eSgato

Date: 10/08/2022

Our Reference: 9370778382

ANDREAS ERNST KLEYNHANS  
E-mail: PAULA@ANDREKLEYNHANS.CO.ZA  
Basket: AC2000

**RE: Amendment to Company Information**  
**Company Number: 2016/048814/07**  
**Company Name: VITALVET COMMERCIAL (PTY) LTD**

We have received a COR15.2 (Amendment of Memorandum of Incorporation) from you dated 10/08/2022.

The COR15.2 was accepted and placed on file.

The name was changed from  
HALLOAGAIN to VITALVET COMMERCIAL.

Yours truly

**Commissioner: CIPC**

**Please Note:**

The attached certificate can be validated on the CIPC web site at [www.cipc.co.za](http://www.cipc.co.za).  
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission  
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa Docex 256, PRETORIA

Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)





**Certificate issued by the Companies and Intellectual Property  
Commission on Wednesday, August 10, 2022 12:32  
Certificate of Confirmation**



Companies and Intellectual  
Property Commission

a member of the sfi group

Registration number	<b>2016 / 048814 / 07</b>
Enterprise Name	<b>VITALVET COMMERCIAL (PTY) LTD</b>
Enterprise Shortened Name	<b>None provided.</b>
Enterprise Translated Name	<b>None provided.</b>
Registration Date	<b>10/02/2016</b>
Business Start Date	<b>10/02/2016</b>
Enterprise Type	<b>Private Company</b>
Enterprise Status	<b>In Business</b>
Financial year end	<b>February</b>
Main Business/Main Object	<b>BUSINESS ACTIVITIES NOT RESTRICTED.</b>
Postal address	<b>59 PORTER STREET BO DORP GEORGE WESTERN CAPE 6529</b>
Address of registered office	<b>59 PORTER STREET BO DORP GEORGE WESTERN CAPE 6529</b>



The Companies and Intellectual Property Commission  
of South Africa

P O BOX 429 PRETORIA, 0001, Republic of South Africa, Docex 256, PRETORIA.

Call Centre Tel 086 100 2472, Website [www.cipc.co.za](http://www.cipc.co.za)





**Certificate issued by the Companies and Intellectual Property  
Commission on Wednesday, August 10, 2022 12:32  
Certificate of Confirmation**



Companies and Intellectual  
Property Commission

a member of the SABS

Registration number **2016/048814/07**  
Enterprise Name **VITALVET COMMERCIAL (PTY) LTD**

**Auditor**  
Name **KLEYNHANS ANDREAS ERNST**  
Postal Address

**Active Directors / Officers**

Surname and first names	ID number or date of birth	Director type	Appoint-ment date	Addresses
DE VILLIERS, ABRAHAM PIETER	7202175077085	Director	03/12/2018	Postal: 59 PORTER STREET, BO DORP, GEORGE, WESTERN CAPE, 6529 Residential: 59 PORTER STREET, BO DORP, GEORGE, WESTERN CAPE, 6529



The Companies and Intellectual Property Commission  
of South Africa

P.O. BOX 429 PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA

Call Centre Tel 086 100 2472, Website www.cipc.co.za





Companies and Intellectual  
Property Commission

a member of the SAGS

**COMPANIES AND INTELLECTUAL PROPERTY COMMISSION  
REPUBLIC OF SOUTH AFRICA****Form COR14.3 - Amended Registration Certificate**

Effective date: 10/08/2022  
Print date: 10/08/2022  
Customer code: AC2000  
Tracking number: 9370778382

**Concerning:****VITALVET COMMERCIAL (PTY) LTD 2016/048814/07**

The above company has filed an amendment of its Memorandum of Incorporation in terms of section 16 of the Companies Act, 2008, changing the company name from

HALLOAGAIN

to VITALVET COMMERCIAL (PTY) LTD.

In accordance with the Notice of Amendment of the Memorandum of Incorporation, the change of the company name takes effect on 10/08/2022.

In conjunction with this certificate, the Commission has not issued another notice contemplated in section 12 (3).

**Commissioner: CIPC**The Companies and Intellectual Property Commission  
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa Docex 256, PRETORIA

Call Centre Tel 086 100 2472, Website www.cipc.co.za





**POWER OF ATTORNEY**

I, **Abraham Pieter de Villiers**, the undersigned and authorised director of **Vitalvet Commercial (PTY)LTD**, the registered owner of Erf 99, Heatherlands, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.



\_\_\_\_\_  
**A P de Villiers**

Date: \_\_\_\_\_

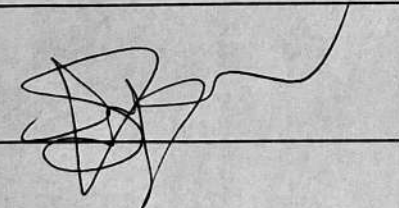
4/2/2025

**Witnesses:**

1. \_\_\_\_\_

Hombrink.

2. \_\_\_\_\_





# **ANNEXURE 2**

52

RAUBENHEIMERS INC  
60 CATHEDRAL STREET  
GEORGE  
6529

TEL: 044-873 2043

Prepared by me

CONVEYANCER  
CARL CHRISTIAAN BURGER  
LPCM No.79394

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 5100 000,00	R. 2596,00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....

CONVEYANCER

DATA / VERIFY  
23 JAN 2025  
Nomzamo Siyoko

DATA / CAPTURE  
22-01-2025  
ATHI DAMOYI

T 000001621 / 2025

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LEANNE KIM WILLIAMS  
LPCM No.96605

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN,  
the said appearer being duly authorised thereto by a Power of Attorney signed at  
GEORGE on 12 NOVEMBER 2024 granted to him/her by

SIMONE OLIVER  
IDENTITY NUMBER 910302 0280 08 0  
MARRIED OUT OF COMMUNITY OF PROPERTY

And the appearer declared that his/her said principal had, on 26 October 2024, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**VITALVET COMMERCIAL PROPRIETARY LIMITED  
REGISTRATION NUMBER 2016/048814/07**

or its Successors in Title or assigns, in full and free property

**REMAINDER ERF 99 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT 2893 (TWO THOUSAND EIGHT HUNDRED AND NINETY  
THREE) SQUARE METRES**

**FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T 2295/1934  
WITH DIAGRAM RELATING THERETO AND HELD BY DEED OF  
TRANSFER NUMBER T60149/2017**

- A. SUBJECT to the following special condition contained in Deed of Transfer dated 14 June 1933, Number 3376, namely:

"The Transferor, viz. The Municipality of George reserves the right to construct, use and maintain across the above property any pipe line for water leading, drainage, and sewerage and any poles or structures for the conduct of any electric or other light or power."

WHEREFORE the said Appearer, renouncing all rights and title which the said

**SIMONE OLIVER, Married as aforesaid**

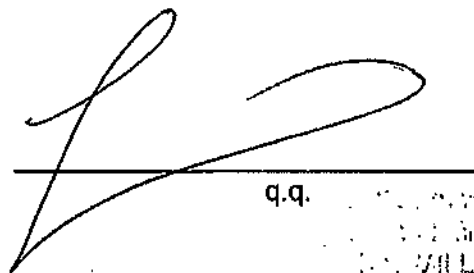
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**VITALVET COMMERCIAL PROPRIETARY LIMITED  
REGISTRATION NUMBER 2016/048814/07**


or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R5 100 000,00 (FIVE MILLION ONE HUNDRED 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:  
WESTERN CAPE at CAPE TOWN on 21 JAN 2025

  
q.q.

In my presence

  
REGISTRAR OF DEEDS

8

# **ANNEXURE 3**





APPROVED.

No. \_\_\_\_\_

*W. H. ...*  
TOWN CLERK.

GEO. ... 182...



The following enclosures have been added from this diagram.

Area	Area	Area	Area	Area
Acres.	Sq. Feet.	Sq. Feet.	Sq. Feet.	Sq. Feet.
		<i>New Eff 631</i>		
<del>E 203/85</del>	<del>602/85</del>	<del>Eff 631</del>	Withdrawn.	
E 167/84	5918/84	Eff 9668	Withdrawn	
-1-	5919/84	" 9669	Withdrawn	
E 2156/89	6238/89	Eff 14780		2095 sm 45329/90 <i>EK</i>
E 3480/95	10943/95	Eff 19054		
E 3480/95	10944/95	Eff 19055		
991/2019	1488/2019	Eff 28649	1077m <sup>2</sup>	51186/2021 <i>JA</i>

# **ANNEXURE 4**

## CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law (2023)

I, the undersigned, Karin Smit, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, hereby certify:

1. that I have perused the conditions of title in respect of:

REMAINDER ERF 99 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 2893 (TWO THOUSAND EIGHT HUNDRED AND NINETY THREE)  
SQUARE METRES

HELD BY DEED OF TRANSFER T1621/2025

registered in the name of

VITALVET COMMERCIAL PROPRIETARY LIMITED  
REGISTRATION NUMBER 2016/048814/07

2. that I have been advised that application will be made for the following:

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 for subdivision of the erf into a Portion A ( $\pm 1359\text{m}^2$ ) and a Remainder ( $\pm 1521\text{m}^2$ )
- **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 for relaxation of the eastern common boundary line from 3m to 0m as well as the southern common boundary building line from 3m to 0m for the existing building.

3. that there are no conditions contained in the abovementioned title deed which restrict the contemplated applications in terms of the proposed application,

4. that there are no mortgage bonds registered over the property.

Dated at George on 05 February 2025.



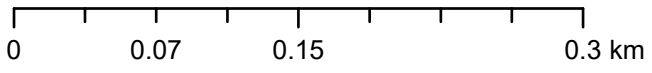
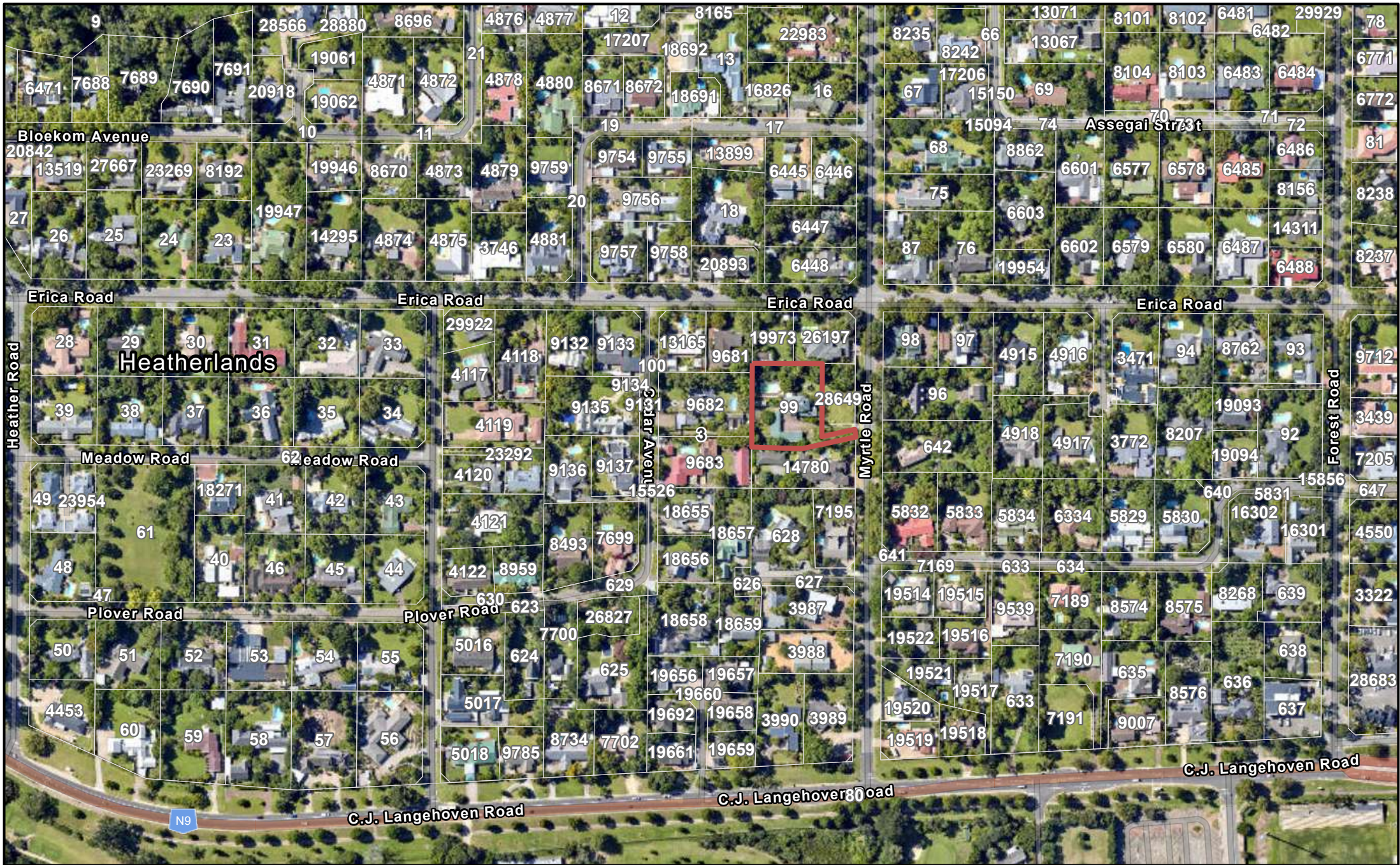
K SMIT  
LPC no. 59923

# **ANNEXURE 5**





# Locality Plan



Date: 2/4/2025 12:29 PM

Scale: 1:3,987



**Disclaimer**  
 George Municipality makes no warranties as to the correctness of the information supplied. Persons relying on this information do so entirely at their own risk.

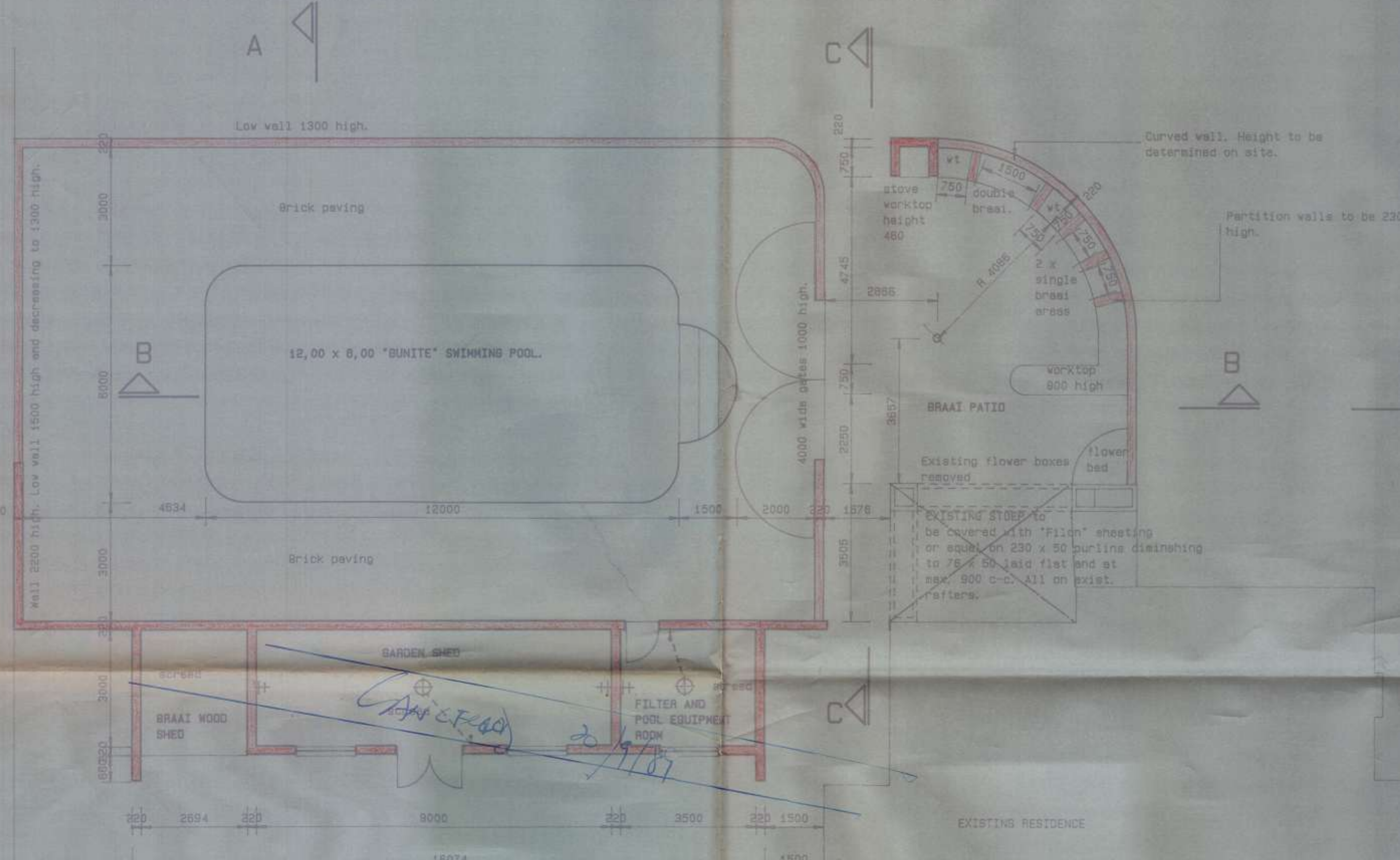
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.



# **ANNEXURE 6**

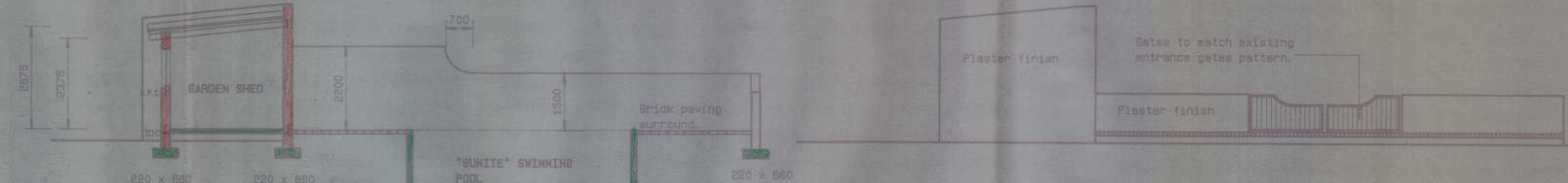


**SOUTH ELEVATION:**



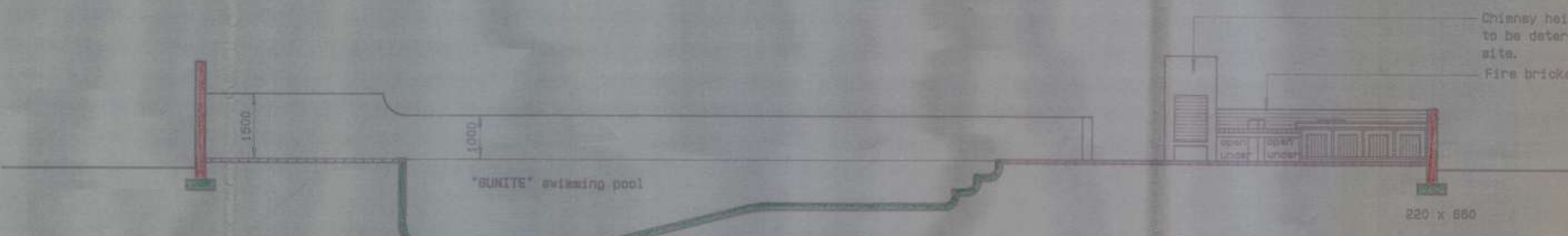
- "Viseal" flashing.
- "Big Six" asbestos roof sheets.
- 100 dia. asbestos h.p. gutters on asbestos fascia.
- 76 dia. asbestos r.w.p.
- Plaster finish.
- Plaster window cills.
- Plaster plintr.

**ROOF CONSTRUCTION:**  
 "Big Six" asbestos roof sheets on 76 x 50 purlins at 1140 max. s-c on 152 x 50 rafters at 1800 max. s-c on 110 x 50 wall plates. No ceilings.

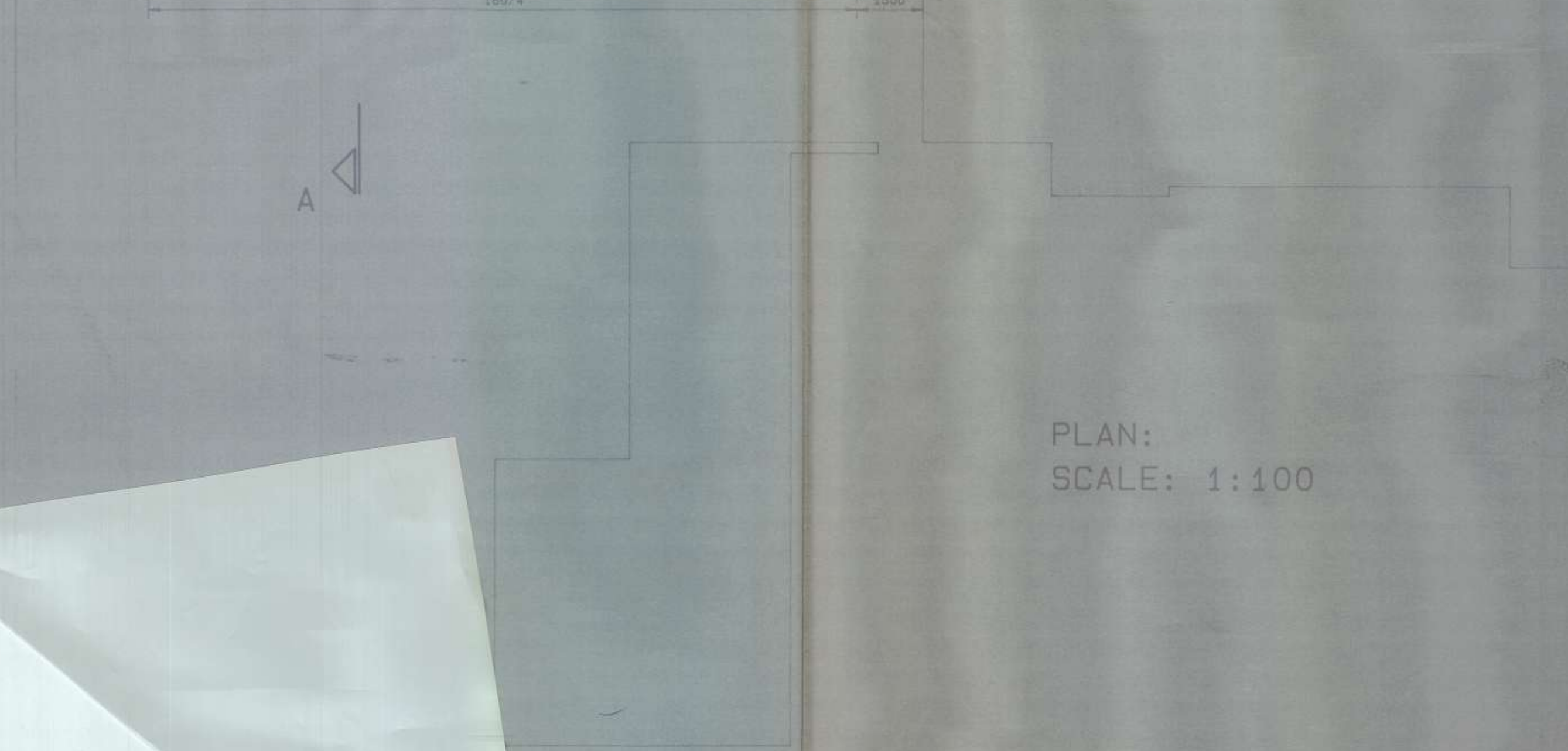


**SECTION A - A**

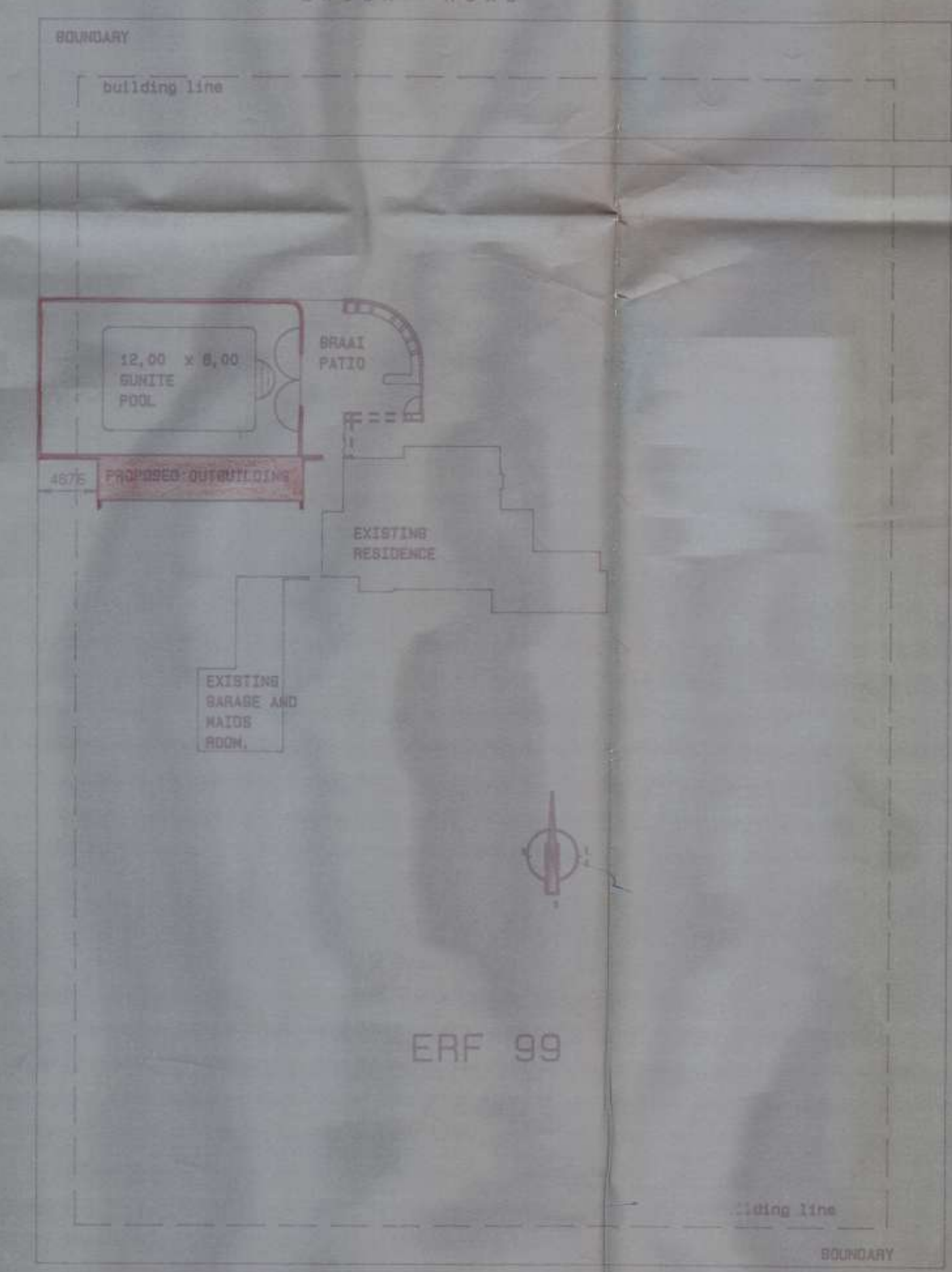
**FLOOR CONSTRUCTION:**  
 25 Cement screed on 100 concrete on 250 micron dpc. on well consolidated filling. No skintings.



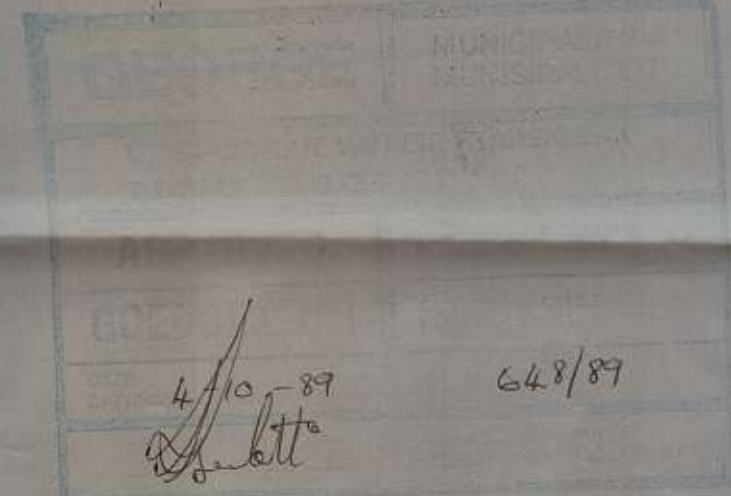
**SECTION B - B**



**PLAN:**  
**SCALE: 1:100**



**SITE PLAN:**  
**SCALE: 1:400**



1989-07-21  
 1:400; 1:100  
 S. P. HENNING  
 assist. msid.  
 55, 58 M2

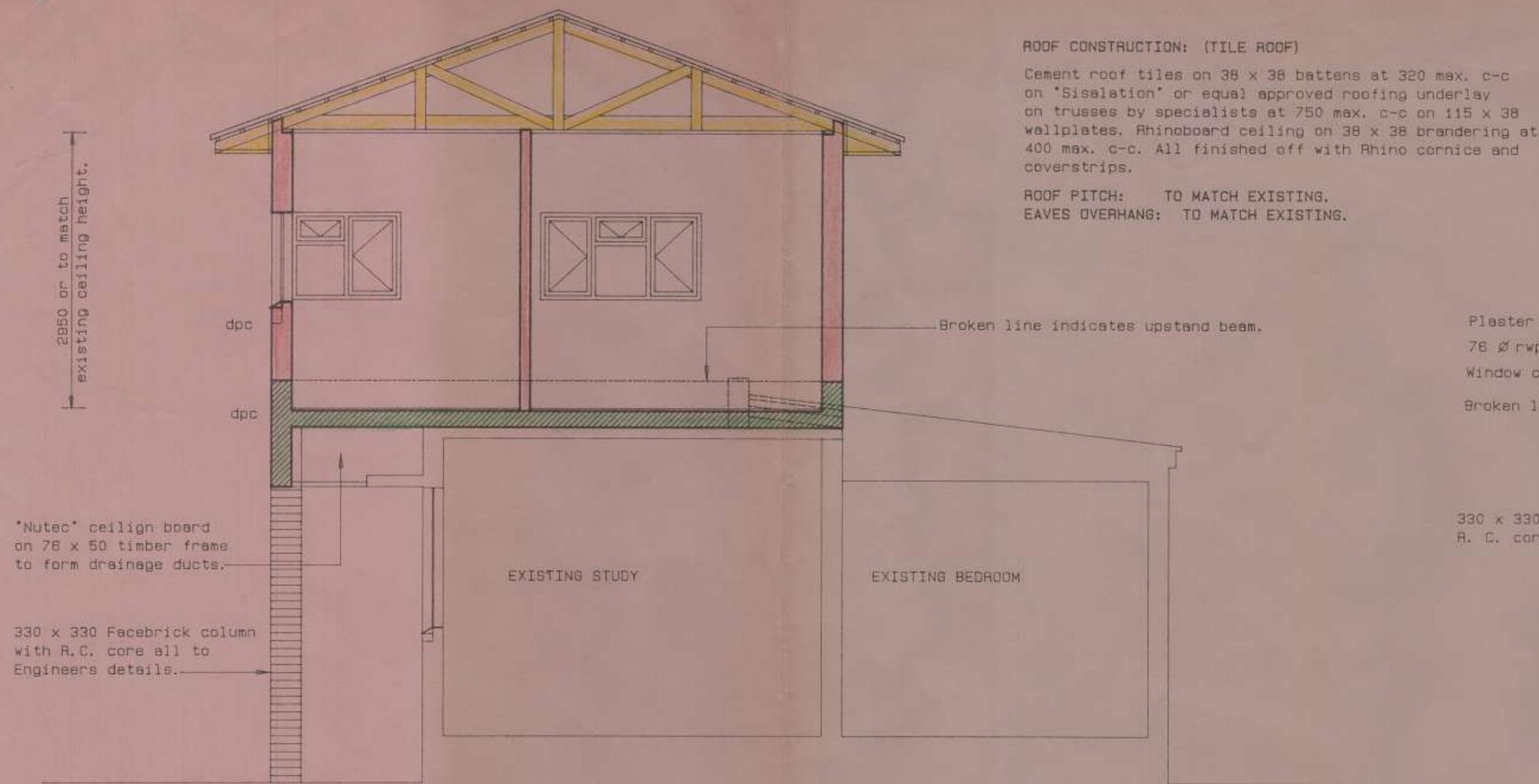
- GENERAL NOTES:**
1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.
  2. CONTRACTORS TO VERIFY AND CHECK ALL LEVELS, DIMENSIONS & HEIGHTS ON THE SITE AND TO FAMILIARISE THEMSELVES WITH THE FULL NATURE AND EXTENT OF THE CONTRACT BEFORE TENDERING OR COMMENCING ANY WORK.
  3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALINGS.
  4. CONTRACTORS TO VERIFY AND CHECK THE SITING OF THE BUILDINGS WITH THE OWNER BEFORE COMMENCING WORK.
  5. ELECTRICAL CONTRACTORS TO VERIFY AND CHECK THE ELECTRICAL LAYOUT WITH THE OWNER BEFORE COMMENCING WORK.
  6. WHERE FOUNDATION WALLS EXCEED 1,00 M IN HEIGHT, SUCH WALLS ARE TO BE MIN. 330 MM THICK.
  7. TOWER FRAME CONSTRUCTION IS TO BE CARRIED OUT IN ACCORDANCE WITH S.A.B.S. 082.
  8. THIS PLAN AND COPYRIGHT THEREOF IS THE PROPERTY OF ASP DESIGNS AND MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

**REVISIONS:**



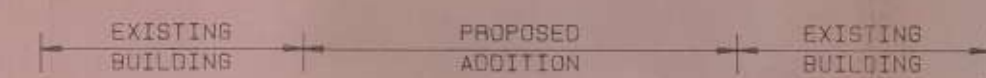
**DRAWING NO.**  
**2651**



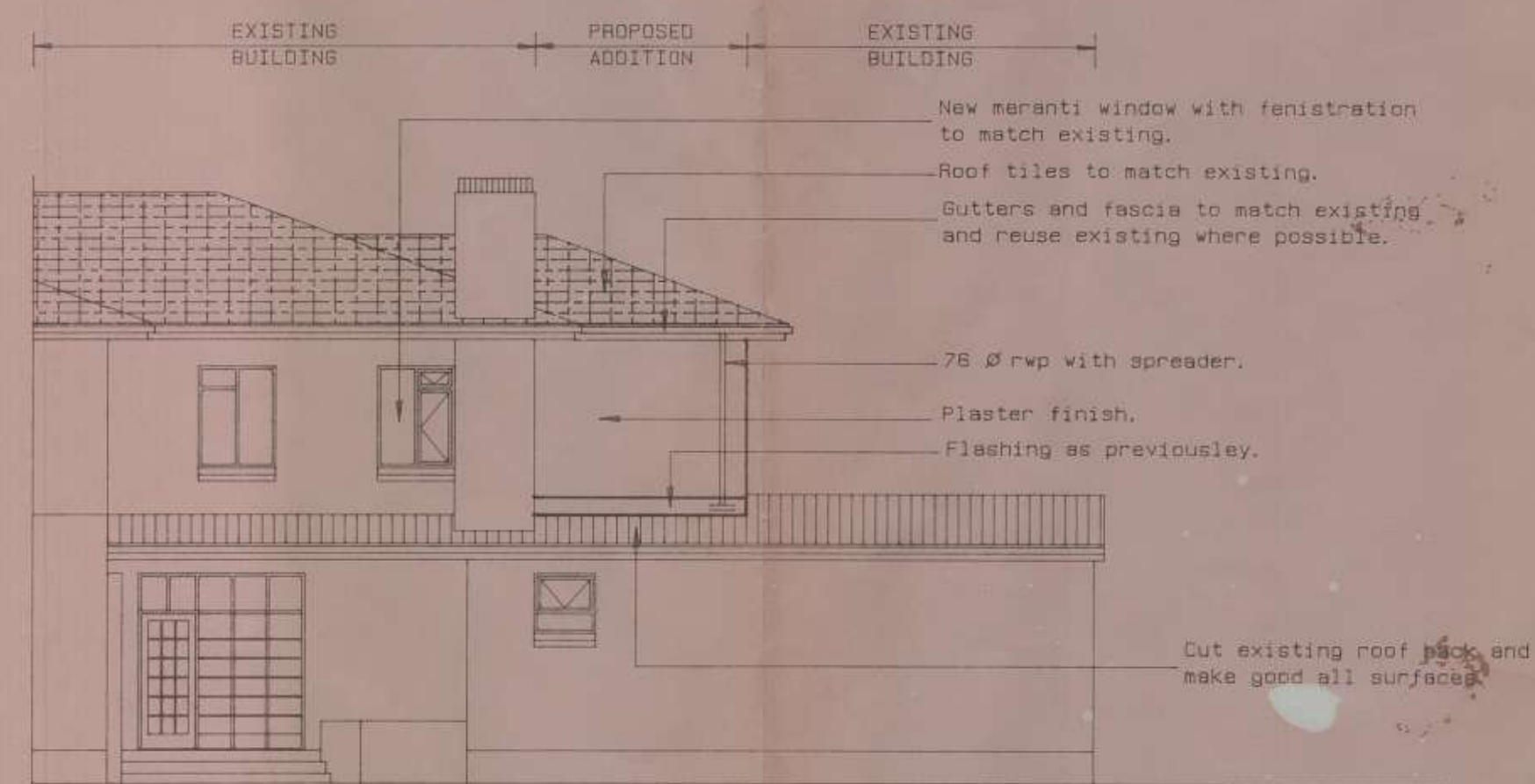


SECTION: A-A  
SCALE: 1:50

FLOOR CONSTRUCTION:  
Floor finish as indicated on plan on 25 cement screed on R.C. slab to engineers details.

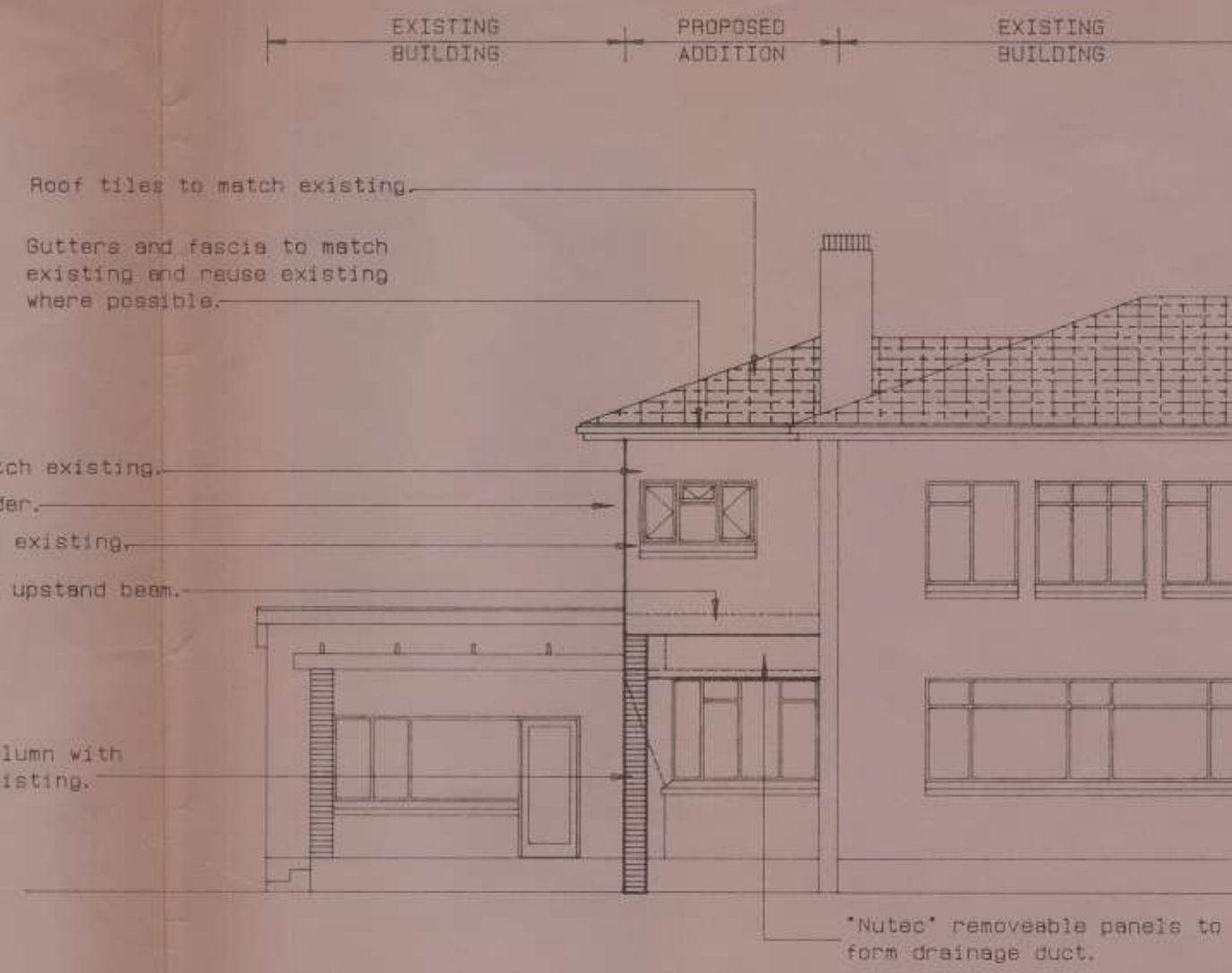


EAST ELEVATION:

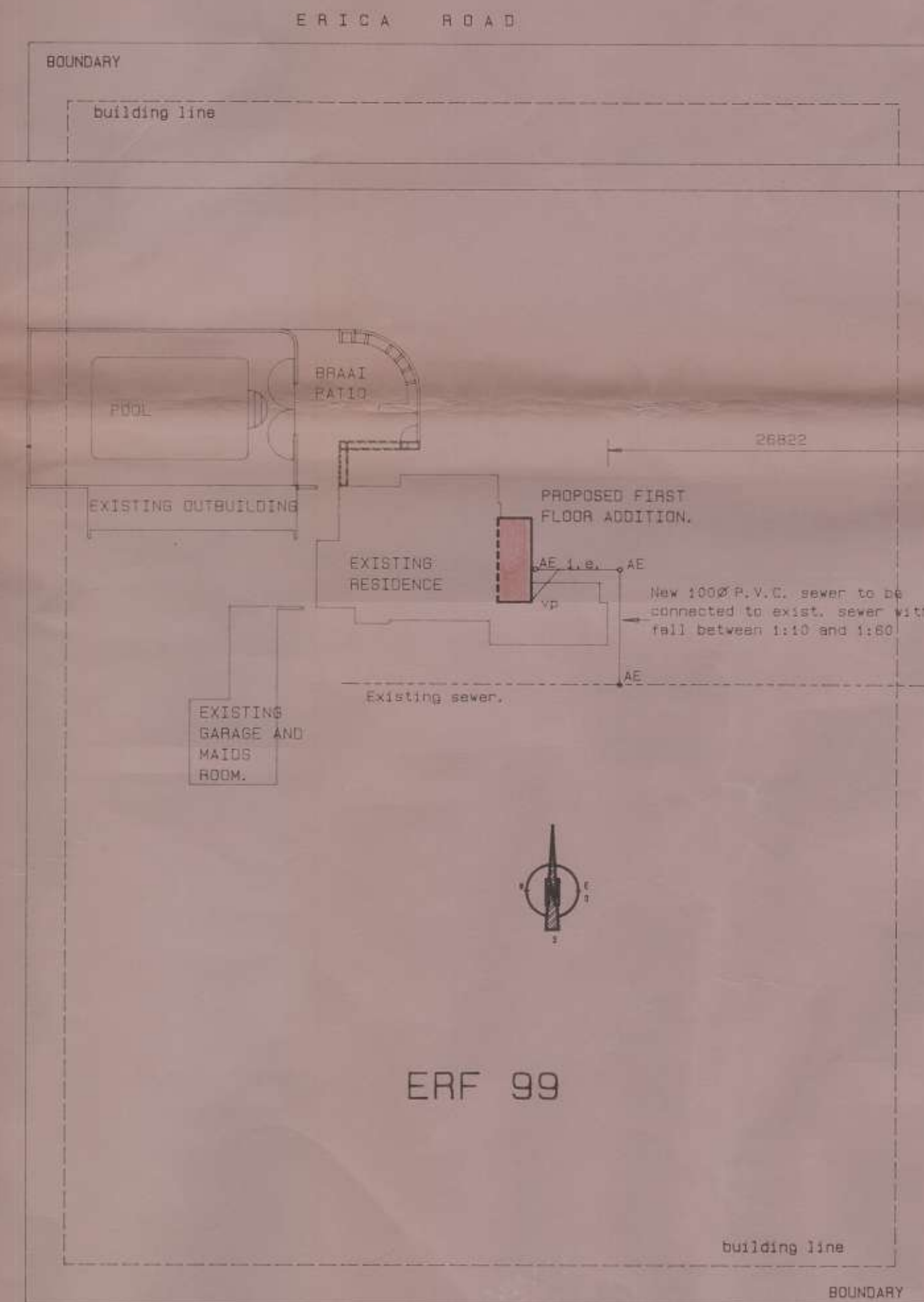


EAST ELEVATION:

ROOF CONSTRUCTION: (TILE ROOF)  
Cement roof tiles on 38 x 38 battens at 320 max. c-c on 'Sisalation' or equal approved roofing underlay on trusses by specialists at 750 max. c-c on 115 x 38 wallplates. Rhinoboard ceiling on 38 x 38 brundering at 400 max. c-c. All finished off with Rhino cornice and coverstrips.  
ROOF PITCH: TO MATCH EXISTING.  
EAVES OVERHANGS: TO MATCH EXISTING.



NORTH ELEVATION:



SITE PLAN AND DRAINAGE LAYOUT:  
SCALE: 1:400

13/6/97  
*[Signature]*

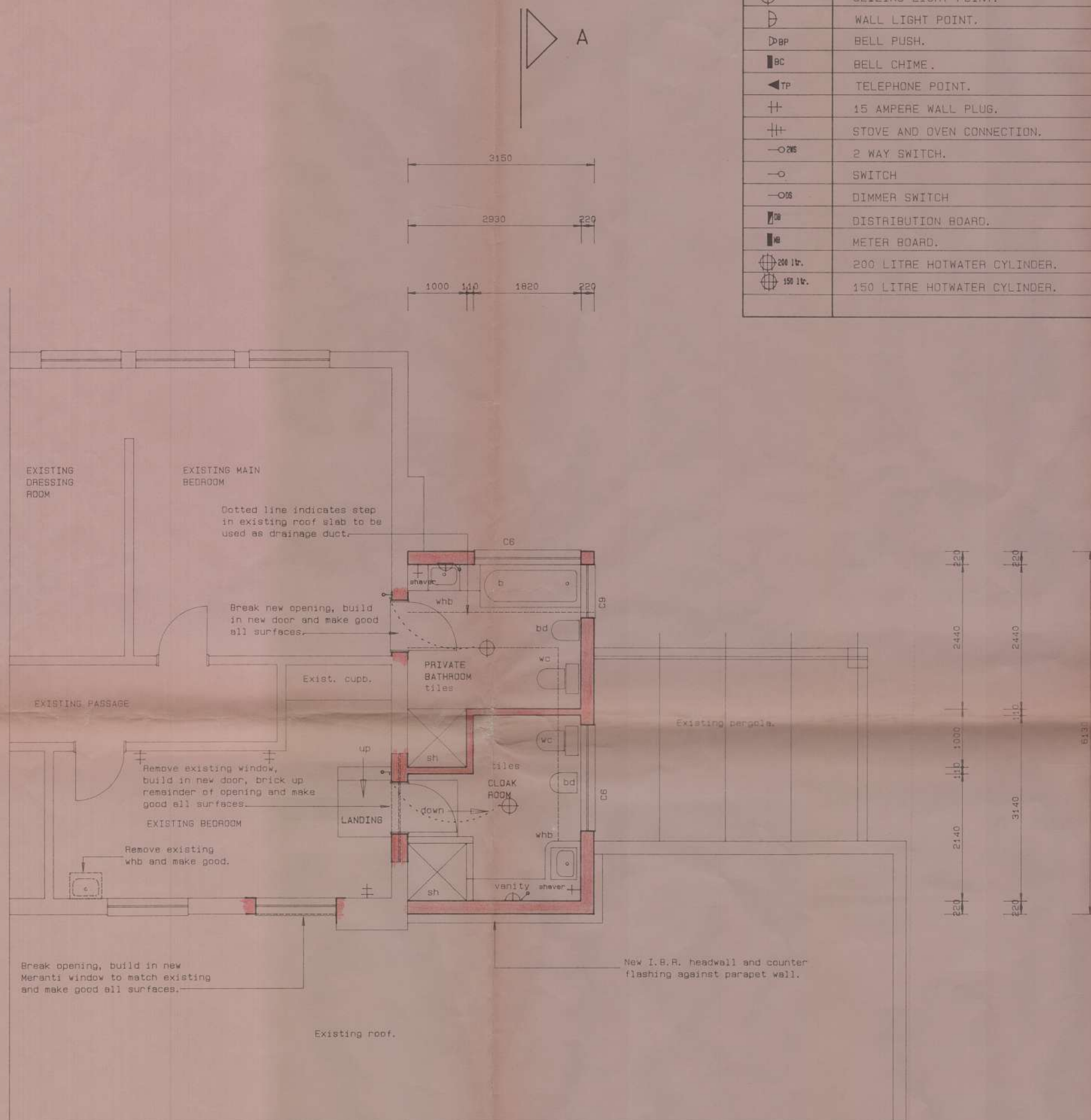
30/6/97  
*[Signature]*

*[Signature]*

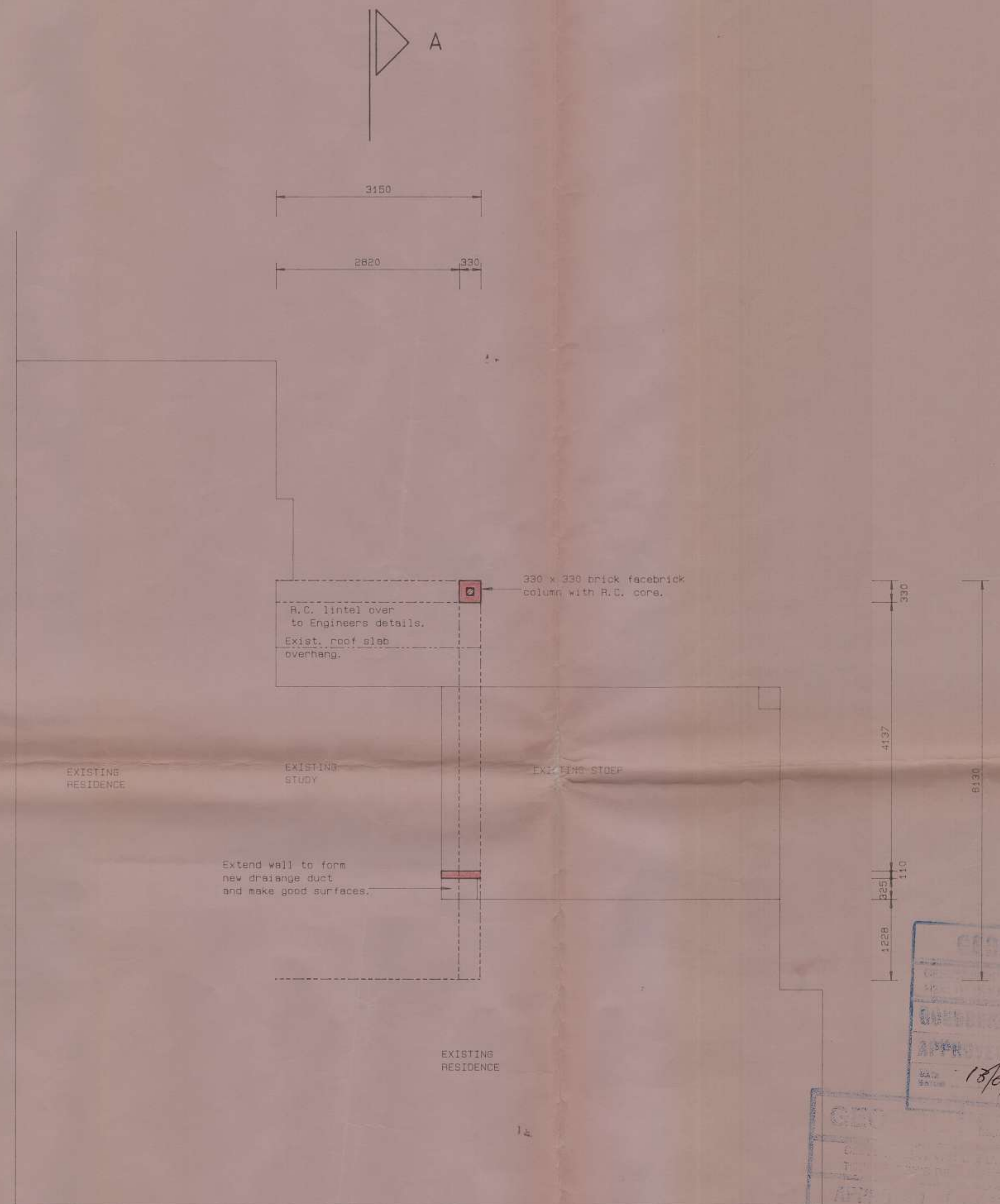
<p>CLIENT: MR &amp; MRS P. WIGGETT.</p>	<p>DESCRIPTION: PROPOSED ADDITION TO EXISTING RESIDENCE ON ERF 99, MYRTLE ROAD, GEORGE.</p>	<p>DATE:-- 27-05-1997 SCALE:-- 1:400; 1:100; 1:50 DRAWN:-- G.P. HENNING mist(SA). msaid. AREA:-- 19,30 M2</p>	<p>GENERAL NOTES. 1. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS AND THE LOCAL AUTHORITY. 2. CONTRACTORS MUST CHECK ALL DIMENSIONS, LEVELS AND HEIGHTS ON SITE AND FULLY FAMILIARISE THEMSELVES WITH THE FULL EXTENT AND NATURE OF THE WORK BEFORE TENDERING OR COMMENCING ANY WORK. 3. SHOWN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.</p>	<p>4. CONTRACTORS MUST CHECK THE SITING OF THE BUILDING ON SITE WITH THE OWNER BEFORE ANY SETTING OUT WORK OR EXCAVATIONS ARE COMMENCED. 5. ELECTRICAL CONTRACTORS MUST CHECK AND VERIFY THE ELECTRICAL LAYOUT WITH THE OWNER ON SITE BEFORE TENDERING OR COMMENCING ANY WORK. 6. WHERE FOUNDATION WALLS ACTING AS RETAINING WALLS EXCEED 1000 IN HEIGHT SUCH WALLS ARE TO BE 300 MM THICK. 7. TIMBER FRAME CONSTRUCTIONS ARE TO BE ERECTED IN STRICT ACCORDANCE WITH S.A.B.S. 082.</p>	<p>8. ALL CAVITY WALLS ARE TO BE SUPPLIED WITH D.P.C. AROUND ALL ALL OPENINGS, DOORS, WINDOWS, ABOVE ALL CONCRETE BEAMS AND SLABS AND MUST BE PROVIDED WITH WEEPHOLES AT CENTERS NOT EXCEEDING 1000. 9. THIS PLAN AND THE COPYRIGHT THEREOF BELONGS TO GIDEON HENNING DRAUGHTING SERVICES AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY WAY WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR.</p>	<p>GIDEON HENNING DRAUGHTING SERVICES. 80 CRADOCK STREET P.O. BOX 72 GEORGE 6530</p> <p>TEL. 0441 - FAX. 744585</p>	<p>DRWG. No. 97-34B</p>
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ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
⊕	CEILING LIGHT POINT.
⊖	WALL LIGHT POINT.
BP	BELL PUSH.
BC	BELL CHIME.
TP	TELEPHONE POINT.
⊕	15 AMPERE WALL PLUG.
⊕	STOVE AND OVEN CONNECTION.
○	2 WAY SWITCH.
○	SWITCH
○	DIMMER SWITCH
DB	DISTRIBUTION BOARD.
MB	METER BOARD.
⊕ 200 Lt.	200 LITRE HOTWATER CYLINDER.
⊕ 150 Lt.	150 LITRE HOTWATER CYLINDER.



FIRST FLOOR PLAN:  
SCALE: 1:50



GROUND FLOOR PLAN:  
SCALE: 1:50

13/6/97  
30/6/97  
PLAN No. 406/97

CLIENT:  
MR & MRS  
P. WIGGETT.

DESCRIPTION:  
PROPOSED ADDITIONS TO  
EXISTING RESIDENCE ON  
ERF 99, MYRTLE ROAD,  
GEORGE.

DATE:- 1997-05-26  
SCALE:- 1:50  
DRAWN:- G. P. HENNING  
mist (SA). meaid.  
AREA:- 19,30 M2

GENERAL NOTES.  
1. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS AND THE LOCAL AUTHORITY.  
2. CONTRACTORS MUST CHECK ALL DIMENSIONS, LEVELS AND HEIGHTS ON SITE AND FULLY FAMILIARISE THEMSELVES WITH THE FULL EXTENT AND NATURE OF THE WORK BEFORE TENDERING OR COMMENCING ANY WORK.  
3. SHOWN DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

4. CONTRACTORS MUST CHECK THE SITING OF THE BUILDING ON SITE WITH THE OWNER BEFORE ANY SETTING OUT WORK OR EXCAVATIONS ARE COMMENCED.  
5. ELECTRICAL CONTRACTORS MUST CHECK AND VERIFY THE ELECTRICAL LAYOUT WITH THE OWNER ON SITE BEFORE TENDERING OR COMMENCING ANY WORK.  
6. WHERE FOUNDATION WALLS ACTING AS RETAINING WALLS EXCEED 1000 IN HEIGHT SUCH WALLS ARE TO BE 330 MM THICK.  
7. TIMBER FRAME CONSTRUCTIONS ARE TO BE ERRECTED IN STRICT ACCORDANCE WITH S.A.B.S. 082.

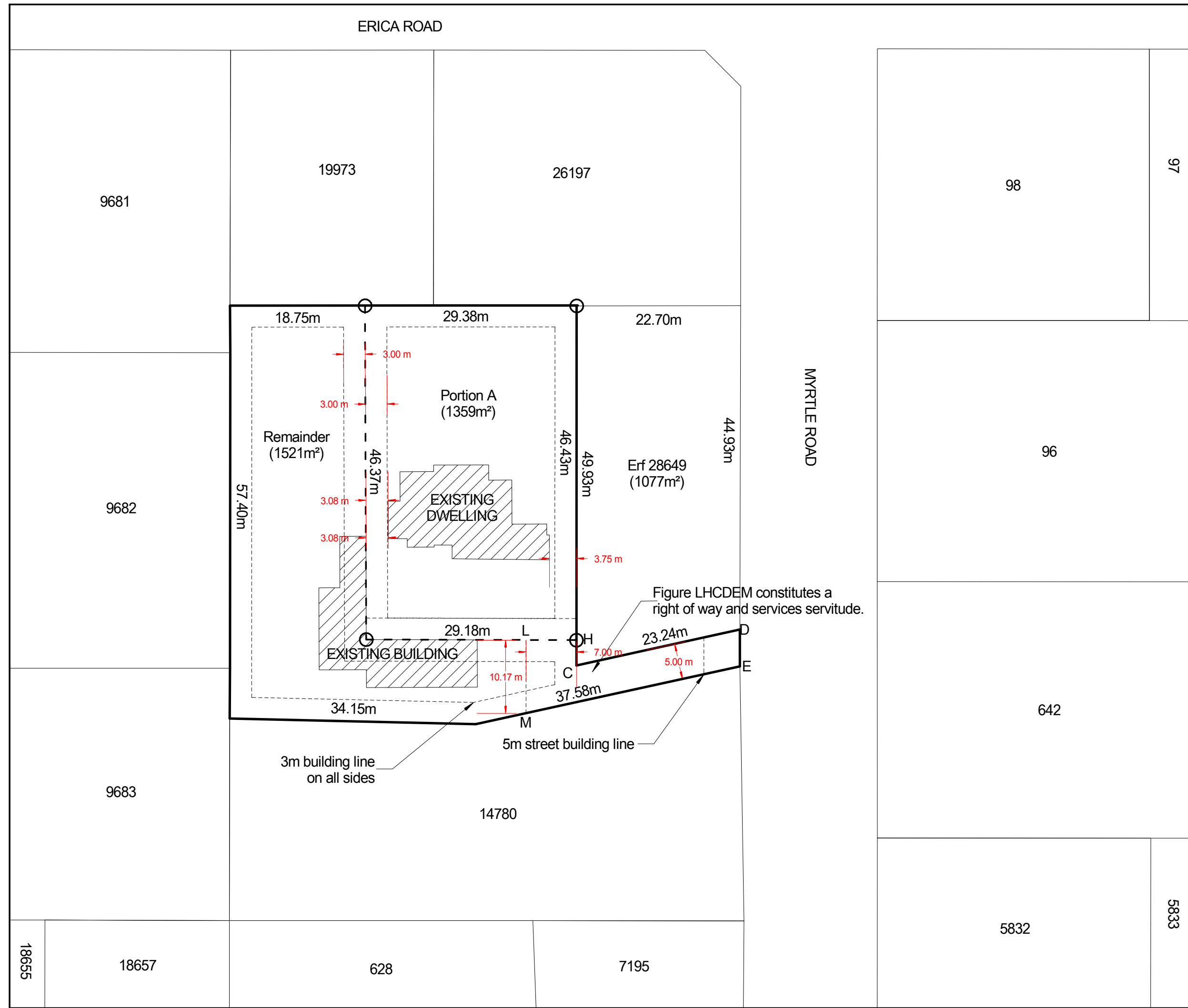
8. ALL CAVITY WALLS ARE TO BE SUPPLIED WITH D.P.C. AROUND ALL ALL OPENINGS, DOORS, WINDOWS, ABOVE ALL CONCRETE BEAMS AND SLABS AND MUST BE PROVIDED WITH WEEPHOLES AT CENTERS NOT EXCEEDING 1000.  
9. THIS PLAN AND THE COPYRIGHT THEREOF BELONGS TO GIDEON HENNING DRAUGHTING SERVICES AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY WAY WITHOUT PRIOR WRITTEN CONSENT OF THE AUTHOR.

GIDEON HENNING  
DRAUGHTING SERVICES.  
80 CRADOCK STREET  
P. O. BOX 72  
GEORGE  
6530  
TEL. 0441 -  
FAX. 744585

DRWG. No.  
97-34A



# **ANNEXURE 7**



**COPYRIGHT:** This drawing is the copyright of DELplan Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPlan immediately.

**KOPIEREG:** Die kopiereg van hierdie tekening behoort aan DELplan Stads- & Streekbeplanning. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

**PROJECT:** Proposed subdivision  
for Vitalvet Commercial (Pty) Ltd

**PROJEK:**

**DESCRIPTION:** Erf 99, Myrtle Road, George

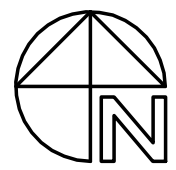
**BESKRYWING:**

**TITLE:** Subdivision plan

**TITEL:**

**NOTES:** Subdivision of Erf 99, into;  
Portion A: 1359m², and a  
Remainder: 1521m²

**NOTAS:**

A3 Scale:  1:500

Tel: 044 873 4566 • Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)

**DELPLAN**  
CONSULTING  
URBAN & REGIONAL PLANNERS

**DESIGNED:** DV  
**DESIGNED:**

**DRAWN:** MV  
**GETEKEN:**

**FILE PATH:** 1407/GEO/24/Tek/SKF  
**PLAN NO:** SUB1

**DATE:** JANUARY 2025  
**DATUM:**

**PLAN NAME:** ANNEXURE  
**PLAN NAAM:**

# **ANNEXURE 8**

**DRAFT VERSION – PUBLIC CONSULTATION ONLY**

**PERMIT APPLICATION FOR DEMOLITION OF A STRUCTURE OLDER THAN 60 YEARS, IN TERMS OF SECTION 34 OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999):**

**ERF 99 (11 MYRTLE ROAD, HEATHERLANDS), GEORGE DISTRICT AND MUNICIPALITY**



**On behalf of: Vitalvet Commercial (Pty) Ltd**

**FEBRUARY 2025**

**COPYRIGHT RESERVED**

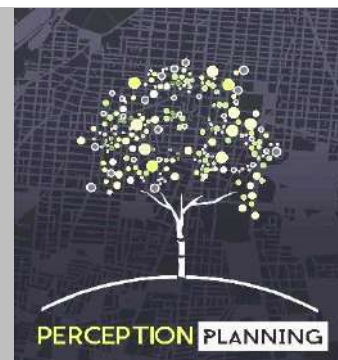
**STÉFAN DE KOCK**  
PERCEPTION Planning  
7 Imelda Court, 103 Meade Street, George

Cell: 082 568 4719

Fax: 086 510 8357

E-mail: [perceptionplanning@gmail.com](mailto:perceptionplanning@gmail.com)

[www.behance.net/perceptionplanningSA](http://www.behance.net/perceptionplanningSA)



**PERCEPTION Planning**

URBAN & REGIONAL PLANNING - ENVIRONMENTAL PLANNING - HERITAGE IMPACT ASSESSMENT

**CONTENTS**

1. INTRODUCTION
2. HERITAGE STATUTORY FRAMEWORK
3. SITE DESCRIPTION
4. PROPOSED DEVELOPMENT
5. FOCUSED HISTORIC BACKGROUND
  - 5.1 Early establishment of George
  - 5.2 Erf 99, George
6. HERITAGE RESOURCES AND ISSUES
7. PUBLIC PARTICIPATION
  - 7.1 **Comments received**
8. RECOMMENDATION

**ANNEXURES**

1. Section 34 Application form
2. Title deed, SG Diagram, Power of Attorney
3. Photographs
4. Proposed Subdivision Plan
5. As Built Plans
6. **Proof of Public Consultation**

**FIGURES**

1. Locality – Broad urban context
2. Closer urban context/ Structures older than 60 years
3. 2022 aerial image Erf 99
4. Extract from Subdivision Plan
5. 1933 General Plan
6. 1943 SG Diagram
7. 1957 aerial imagery
8. Extract: As Built Plans

**REFERENCES and ACKNOWLEDGEMENTS**

1. Cape Town Archives
2. Cape Town Deeds Office
3. Department of Rural Development and Land Reform, Mowbray
4. George Museum Archives
5. George Valuation Roll, 1926 (KNY/7/1/2/1/6)
6. Kathleen Schulz, Southern Cape Historian
7. Surveyor General Office

**ABBREVIATIONS**

1. HIA – Heritage Impact Assessment
2. HWC – Heritage Western Cape
3. NGSI – National Geo-Spatial Information, Department of Rural Development and Land Reform
4. NHRA - National Heritage Resources Act, 1999 (Act 25 of 1999)
5. PPP – Public Participation Process

**COVER:** Collage of images by author, February 2025

## 1. INTRODUCTION

PERCEPTION Planning was appointed by A.P. de Villiers (SA ID 720217 5077 085) on behalf of Vitalvet Commercial (Pty) Ltd, (being the registered property owner), to submit to Heritage Western Cape (HWC) a Permit application for proposed demolition of a structure older than 60 years, in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) (hereafter referred to as the "NHRA"). An official permit application form is attached as **Annexure 1**. Copies of the Power of Attorney, Proxy/ Mandate, relevant Title Deed and SG Diagram are attached as part of **Annexure 2**.

The cadastral land unit involved in this application is as follows:

- Erf 99 (Heatherlands), George District and Municipality, measuring 2,893m<sup>2</sup>, registered to Vitalvet Commercial (Pty) Ltd and held under title deed T 1621/2025.

## 2. HERITAGE STATUTORY FRAMEWORK

Section 34 of the NHRA states that "No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit from the relevant provincial heritage resources agency" (i.e. Heritage Western Cape). This report is therefore compiled within this legislative context. The South African heritage resources management system is based on grading, which provides for assigning the appropriate level of management responsibility to a heritage resource. The following table provides a summary of grading categories applicable to Grade III (Local) heritage resources and possible management strategies applicable<sup>1</sup>.

Grading	Description of resource	Examples of possible Management Strategies	Cultural Significance
III A	Such a resource must be an excellent example of its kind or must be sufficiently rare. These are heritage resources which are significant in the context of an area.	This grading is applied to buildings and sites that have sufficient intrinsic significance to be regarded as local heritage resources; and are significant enough to warrant that any alteration, both internal and external, is regulated. Such buildings and sites may be representative, being excellent examples of their kind, or may be rare. In either case, they should receive maximum protection at local level.	High Significance
III B	Such a resource might have similar significances to those of a Grade III A resource, but to a lesser degree. These are heritage resources which are significant in the context of a townscape, neighbourhood, settlement, or community.	Like Grade IIIA buildings and sites, such buildings and sites may be representative, being excellent examples of their kind, or may be rare, but less so than Grade IIIA examples. They would receive less stringent protection than Grade IIIA buildings and sites at local level.	Medium Significance
III C	Such a resource is of contributing significance to the environs. These are heritage resources which are significant in the context of a streetscape or direct neighbourhood.	This grading is applied to buildings and/or sites whose significance is contextual, i.e. in large part due to its contribution to the character or significance of the environs. These buildings and sites should, as a consequence, only be regulated if the significance of the environs is sufficient to warrant protective measures, regardless of whether the site falls within a Conservation or Heritage Area. Internal alterations should not necessarily be regulated.	Low Significance
NCW	A resource that, after appropriate investigation, has been determined to not have enough heritage significance to be retained as part of the National Estate.	No further actions under the NHRA are required. This must be motivated by the applicant and approved by the authority. Section 34 can even be lifted by HWC for structures in this category if they are older than 60 years.	No research potential or other significance

**Table 1:** Grading categories of Local Built Environment Resources (Heritage Western Cape, 2016).

## 3. SITE DESCRIPTION

Erf 99, George (2,893m<sup>2</sup> in extent) is located within the suburb Heatherlands and is situated ±1,5km northwest of the historic town centre, ±690m northwest of the local provincial hospital and ±276m north of the George golf course. Access to the property is from Myrtle Road (via a panhandle) and CJ Langehoven Road, the latter of which connects the town centre with the Outeniqua Pass (**Figure 1**). The property forms part of an established urban area characterised by low density residential development. The property, originally surveyed and framed in 1934, was initially developed with a single residential dwelling and L-shaped outbuilding but has been subdivided in the past, as outlined in further detail in Section 5 below.

<sup>1</sup> Grading: Purpose and Management Implications, Heritage Western Cape, 16<sup>th</sup> March 2016



A site visit conducted on 5<sup>th</sup> February 2025 included a comprehensive inspection of the interior and exterior of the existing L-shaped outbuilding but excluded the interior of the main building (dwelling), which will not be physically impacted through the proposed development.



Figure 1: Location of Erf 99 within a broader urban context (GoogleEarth®, 2024, as edited).

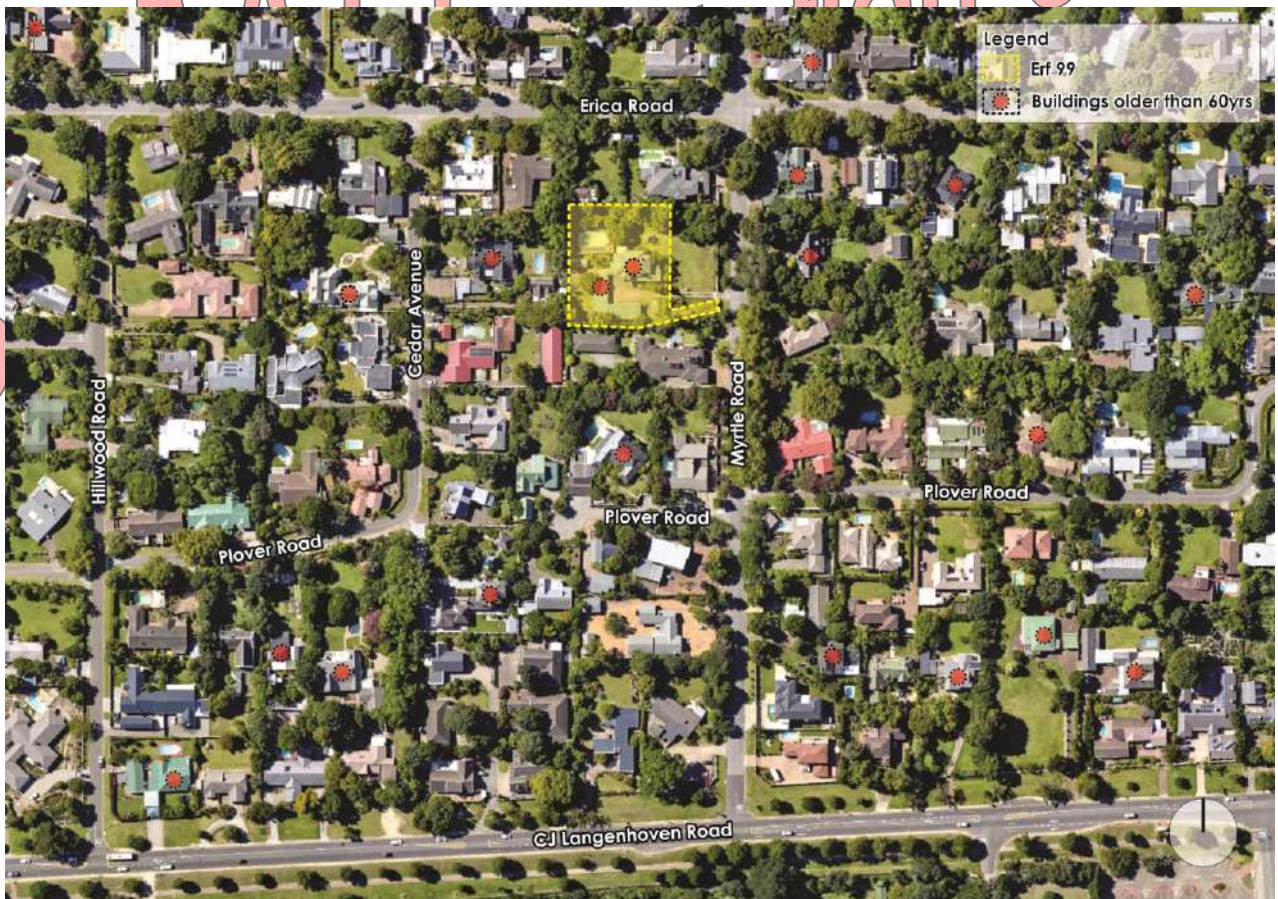


Figure 2: Location of Erf 99 within closer urban context also highlighting properties containing structures older than 60 years (GoogleEarth®, 2024, as edited).



The existing single-storey, L-shaped, single-pitch roofed outbuilding comprises four enclosed garages, two open undercover areas. The northern end of the outbuilding (older than 60 years) comprises of servants' quarters incorporating an entrance area, bathroom and two bedrooms.



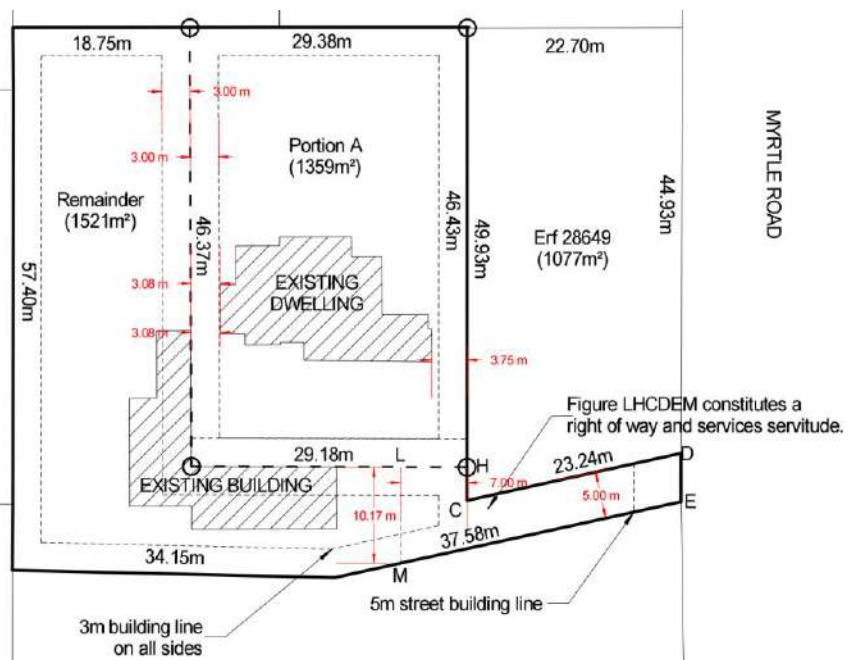
Figure 3: Recent aerial of Erf 99 highlighting structures older than 60 years (GM GIS, 2022, as edited).

Photographs of the exterior and interior of the outbuilding (proposed to be demolished), as well as images illustrating the exterior to the main building, are attached as part of **Annexure 3** to this report.

**4. PROPOSED DEVELOPMENT**

According to information made available the proposal is for the subdivision of Erf 99 into two portions, namely newly created Portion A ( $\pm 1,359\text{m}^2$ ), which will accommodate the main building (older than 60 years) and a Remainder ( $\pm 1,521\text{m}^2$ ). Efficient use of the proposed Remainder would require demolition of the existing outbuilding (a portion of which is older than 60 years). Both new land units would obtain vehicular access off Myrtle Road via a servitude right way to be registered over the existing panhandle (Figure 4).

Figure 4: Extract from proposed subdivision plan (DELplan Consulting as edited, 2025).



The proposed subdivision plan, outlining the existing building envelopes to Erf 99, George, as compiled by DELplan Consulting (Plan No. Sub1 dated January 2025), is attached to this report as **Annexure 4**.



## 5. FOCUSED HISTORIC BACKGROUND

Historical background research focussed on relevant primary sources obtained in the George Museum Archives as well as other primary and secondary sources.

### 5.1 Early establishment of George

George Town was established on land registered as a loan farm in 1760 named 'Post Rivier' in favour of Koert Grobbelaar<sup>2</sup>. Jan Coetsee (Koert Grobbelaar's stepson) extended the lease until 1782 at which time Jan Coetsee died<sup>3</sup>. In 1777 the Dutch East India Company (DEIC) had decided to establish a new Company Post to monitor the felling of indigenous woods. The DEIC annexed the farm Post Rivier to further establish the boundaries of the woodcutter's post.

Although George was established as a town in 1811, the first freeholds were only granted in 1814 by which time the initial town grid had been laid out. It has not been established which surveyor was responsible for the layout of the town but appears to have been Sgt. Petersen. His basic layout of the town, possibly drafted with some assistance of Van Kervel, is similar to the town of Uitenhage although with various improvements. The layout consisted of two parallel streets, namely York Street ( $\pm 60\text{m}$  wide but increasing to  $\pm 100\text{m}$  width at the top end) and a second, being the narrower Meade Street.

York and Meade Streets run into a cross street (Courtenay Street) in which the main public buildings dating back to the early Colonial Period were situated. Systematic expansion of this early grid only followed much later (c. 1850's) and included further street blocks added to the east and south of Meade Street. Note that Albert Street (now Nelson Mandela Boulevard) was originally named "Adderley Street" in the earliest (1812, 1875) town layouts and diagrams. The subject property however forms part of later (19<sup>th</sup> Century) expansion to the original town grid described above.

### 5.2 Erf 99, George

From a colonial and settlement morphological perspective Erf 99 forms part of early (19<sup>th</sup> century) western expansion of the town of George from its original 1812 grid layout. As the town became more populated initial freeholds were systematically subdivided to make provision for increased demand in properties. In addition the municipality auctioned further allotments from the commonage, located east, south and west of the original town layout as per an article in the George and Knysna Herald dated 6<sup>th</sup> December 1923 advertising the sale of portions of the Commonage situated north, east and west of the town but excluding land forming part of the southern Commonage (Image 1).

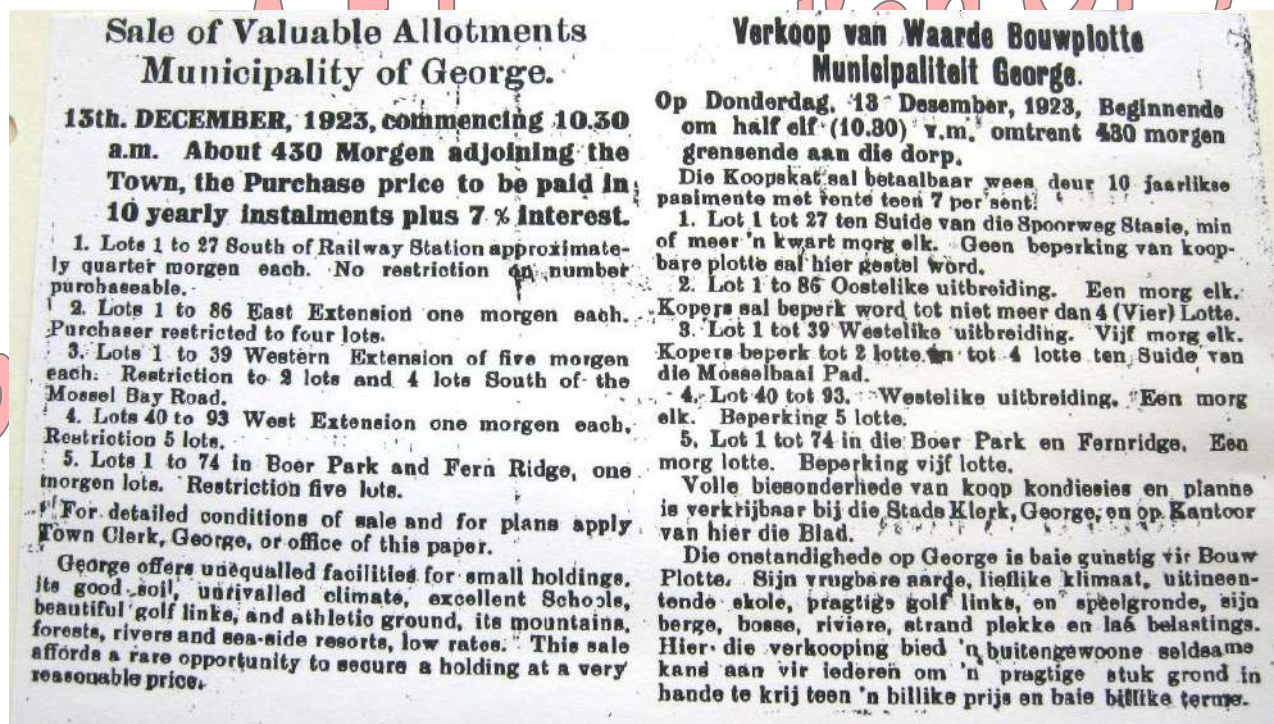


Image 1: Public notice announcing sale of George Commonage (George and Knysna Herald, 1923 (1923: 6)).

A simplistic map, which accompanying the above public newspaper advert (Image 2) depicts the present-day suburb Heatherlands as "N. Western Extension" whilst the notice refers to "Lots 1 to 39 West Extension one morgen each" and added a restriction of five lots per buyer. A subdivision plan for the N. Western Extension",

<sup>2</sup> Cape Archives (CA)RLR 15/2 pg 511

<sup>3</sup> CA MOOC8/18.49a

or what was to become the suburbs of Heather Park and Heatherlands, were framed in 1922. The location of "Lot 11" (later renamed to Erf 627) is highlighted in **Figure 5**.

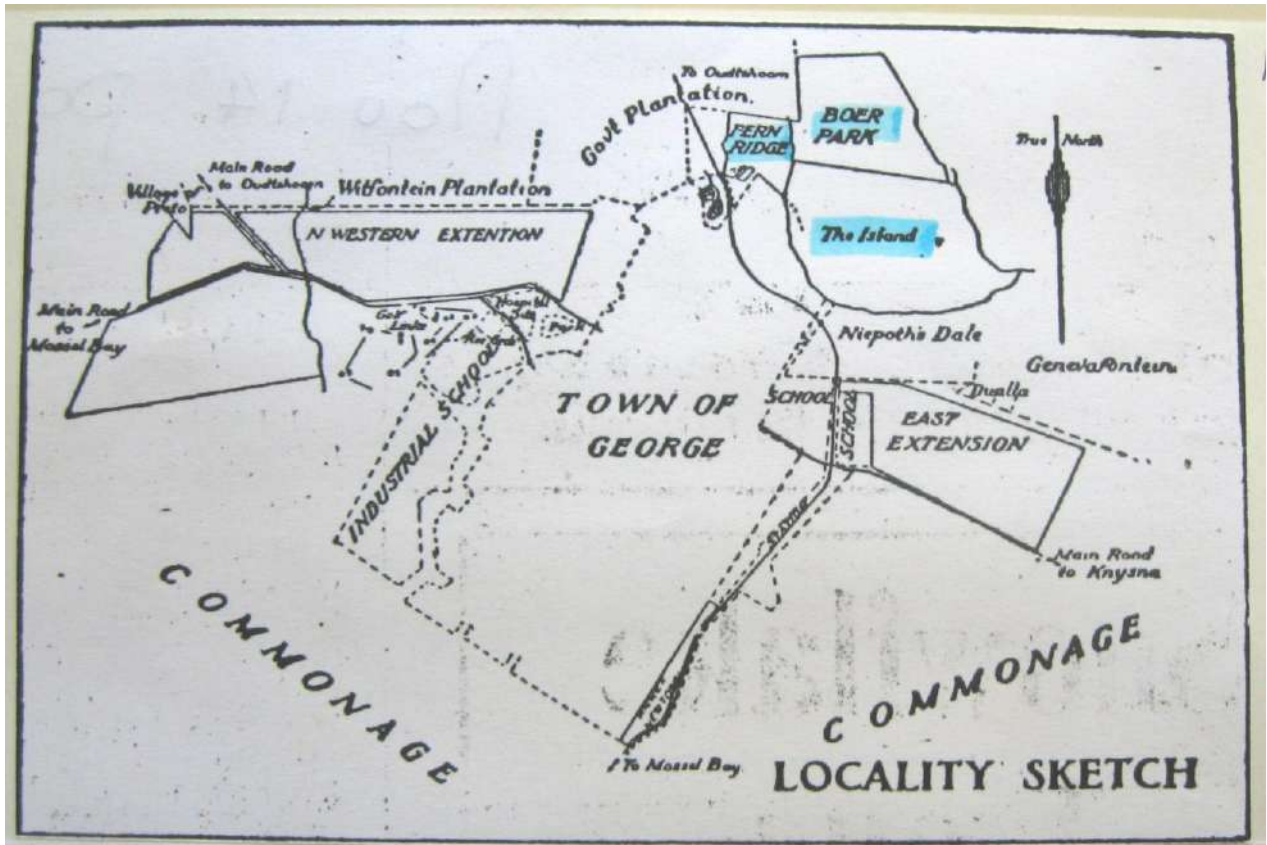


Image 2: Accompanying mapping (George and Knysna Herald, 1923 (1923: 6)).

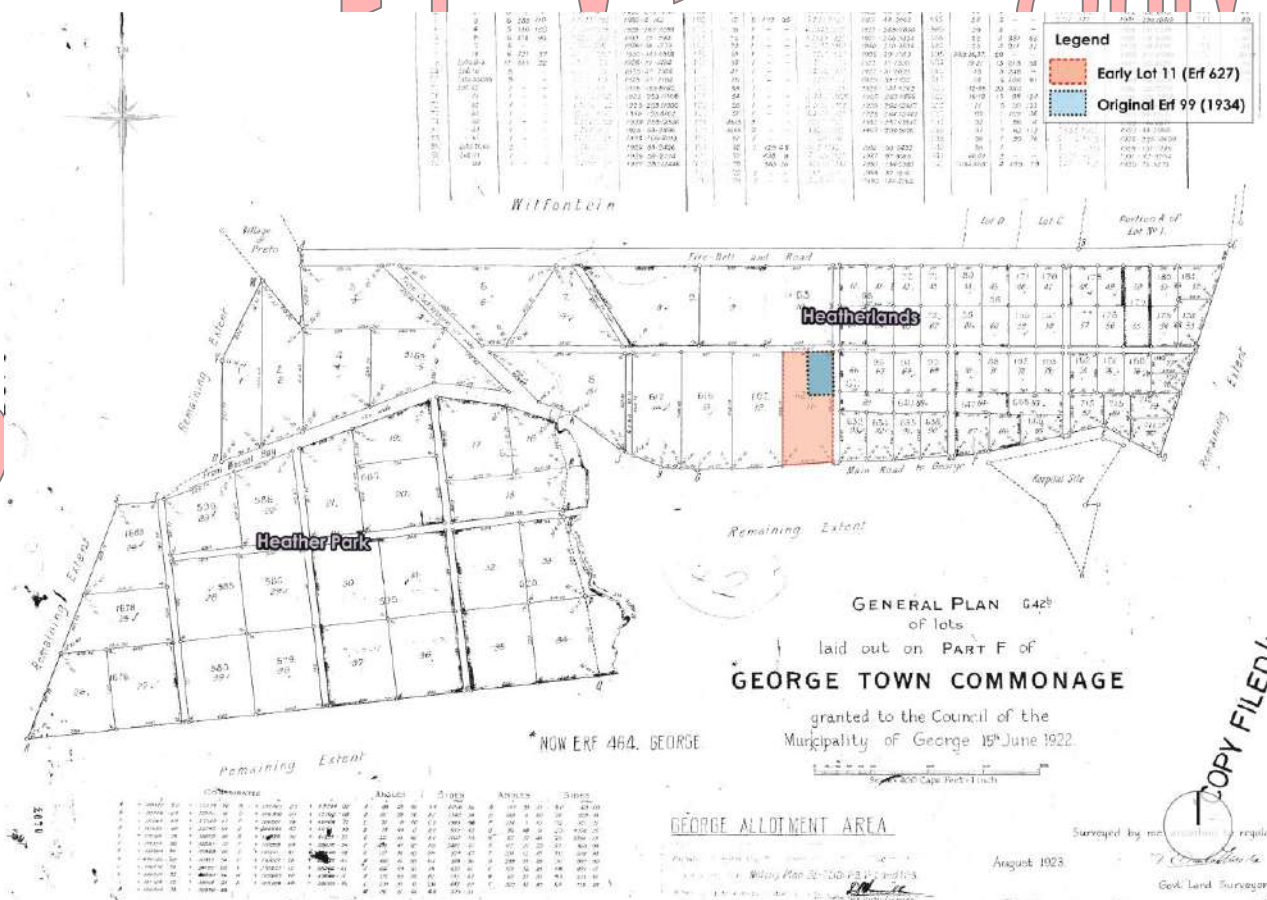
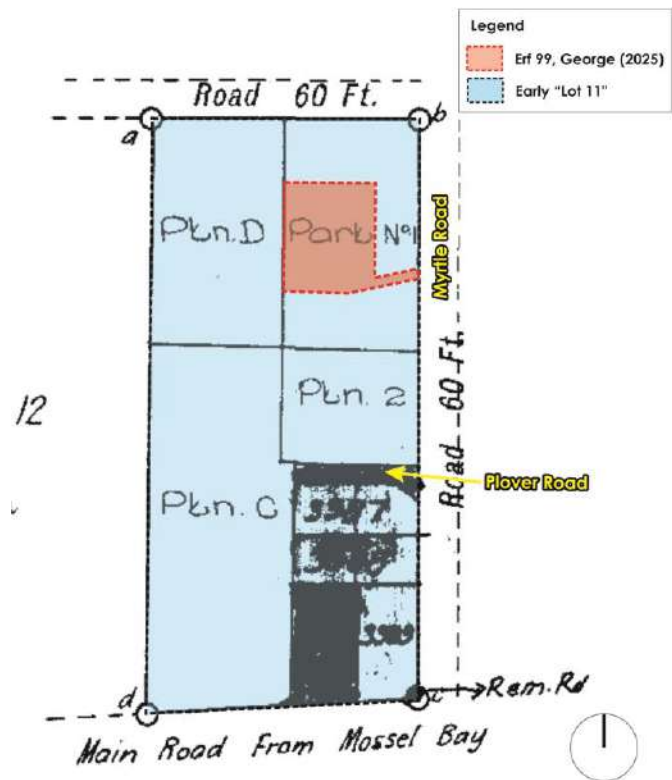


Figure 5: Location of the original Erf 99 within context of early "Lot 11" as transposed onto the 1933 General Plan (SGO as edited).



Survey records indicate that "Lot 11" was first transferred from George Municipality to HA Comay, a former prominent business owner, on 14<sup>th</sup> June 1933<sup>4</sup>. Less than a year later, Erf 99 was subdivided from Lot 11/ Erf 627 and was transferred to its first owner, LN Fischer, on 28<sup>th</sup> March 1934<sup>5</sup>.

Subsequent subdivisions from the original Erf 99 (refer to Figure 5) made way for gradual urban densification in the area. An extract from the 1934 survey diagram is shown in **Figure 6**.



**Figure 6:** Extract from 1934 SG Diagram showing the present Erf 99, George within context of its original cadastral boundaries (SGO as edited).

While a comprehensive deed search was not deemed necessary for the purpose of this application a partial ownership timeline could be compiled through preliminary research and the Deeds Office digital archive as reflected in the **Table 2** below.

Title Deed No.	Transfer Date	Transferred To:
T 3376	14/06/1933	George Municipality to H.A. Comay
T 2295	28/03/1934	LN Fischer
Gap in available information – would require detailed deed search		
T 7422/1965	1965	Peter Archibald Wiggelt
T 15572/2002	2002	Diana Molly Edmunds
T 60149/2017	2017	Simone Oliver
T 1621/2025	2025	Vitalvet Commercial (Pty) Ltd

**Table 2:** Partial ownership timeline for Erf 99, George.

From a colonial perspective, it is evident that the property is intrinsically linked to the early establishment and development of the town of George. However, basic historical background research did not highlight any significant heritage theme(s) that may be negatively affected through the proposed development as outlined in this report.

## 6. HERITAGE RESOURCES AND ISSUES

Earliest available (1936) aerial imagery for the area does not show any building(s) on or within the direct proximity of Erf 99, George. However, subsequent (1957) aerial imagery clearly shows the original main building without modern additions together with an outbuilding and a vehicular entrance directly off Myrtle Road. This image predates the construction of Plover Road and shows Erf 99 as one large property with boundaries defined through trees and shrubs prior to various subdivisions (**Figure 7**).

The George Built Heritage Inventory, 2016 describes the historic core of the building remaining on Erf 99, George as a "good example" with "alterations done in an acceptable way". A grading of 3B (i.e. moderate to high local cultural significance) is assigned to the building. Photographs to the inventory entry shows the main building set back but visible from Myrtle Street. Subdivision of the eastern portion of Erf 99 during 2019 and recent construction of a substantial two-storey dwelling on the newly created portion (now Erf 28649) however severed the original visual – spatial link between the historic main building and Myrtle Street.

The proposal entails retention of the main building but demolition of the existing L-shaped outbuilding, the northern part of which (former servants' quarters) is older than 60 years. During the site visit remaining historic built fabric noted included timber flooring, ceilings, doors and built-in cupboards to the interior with older steel ventilation grids and steel-framed fenestration to the exterior. The portion of the outbuilding older than

<sup>4</sup> SG Diagram 1087/1933

<sup>5</sup> SG Diagram 493/1934

60 years does not contain significant historic fabric, is not rare and is considered of no local architectural and/or historical significance (Grade Not Conservation Worthy).



Figure 7: Extract from 1957 aerial imagery showing the historic core of the dwelling (NGSI, Aerial survey 403, Flight strip 6, Image 3257, as edited).

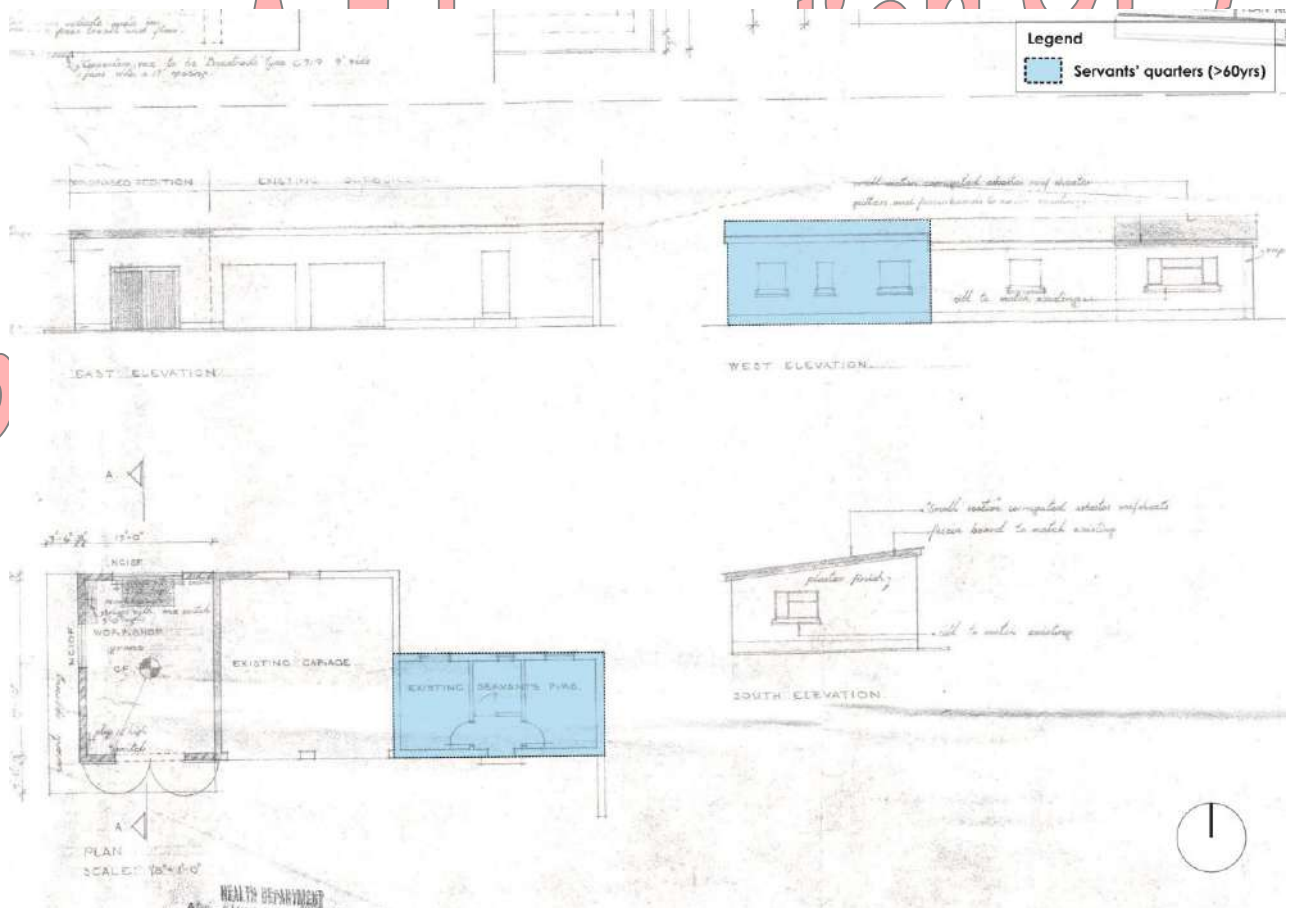


Figure 8: Extract from approved municipal building plans (1971) showing the servants' quarters (GM 1971, as edited).

Potential impacts associated with the proposed subdivision on the setting of the historic main building falls outside the mandate of Section 34 of the NHRA. There is however no objection against the proposed demolition of the entire L-shaped outbuilding. As built plans of the servants' quarters, as captured on archived building plans (extract **Figure 8**) made available by the planning authority are attached to this report as **Annexure 5**.

## 7. PUBLIC PARTICIPATION

The public participation process (PPP) will be conducted in accordance with requirements outlined in the HWC Public Consultation Guidelines, June 2019. The study area is situated within the jurisdiction of George Municipality and within an area covered by two local conservation bodies registered with HWC in terms of Section 25 of the National Heritage Resources Act, 1999 (Act 25 of 1999). The PPP will extend over a minimum 30-day period and include the following components:

- Details regarding the proposal will be circulated to the local planning authority (George Municipality).
- Details regarding the proposal will be circulated to the local conservation bodies (George Heritage Trust and Simon van der Stel Foundation: Southern Cape).

Contact details of interested and affected parties are listed in the table below.

Organisation / Department	Contact Person	E-mail
George Municipality (Human Settlement Planning & Development and Building Control)	Ilané Huyser Fickerie Toyer Robert Janse van Rensburg	<a href="mailto:ihuyser@george.gov.za">ihuyser@george.gov.za</a> <a href="mailto:ftoyer@george.gov.za">ftoyer@george.gov.za</a> <a href="mailto:rhansevanrensbura@george.gov.za">rhansevanrensbura@george.gov.za</a>
George Heritage Trust	Mr. Willie-John van Niekerk	<a href="mailto:thegeorgeheritagetrust@gmail.com">thegeorgeheritagetrust@gmail.com</a>
Simon v/d Stel Foundation (Southern Cape)	Dr. Natie de Swardt	<a href="mailto:natiedes@telkomsa.net">natiedes@telkomsa.net</a>

### 7.1 Comments received

## 8. RECOMMENDATION

Having regard to the above assessment, it is recommended that the application in terms of Section 34 of National Heritage Resources Act, 1999 (Act 25 of 1999), for proposed demolition of the existing L-shaped outbuilding, which includes a structure older than 60 years, situated on Erf 99 (Heatherlands), George District, be approved by Heritage Western Cape.

**PERCEPTION Planning**  
11<sup>th</sup> February 2025

  
**STÉFAN DE KOCK**

Hans: TRP(SA) EIA Mgmt(HRL) Pr Pln PHP



# **ANNEXURE 9**



## Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

**NOTE:** Please complete this form by using: Font: Calibri; Size: 11

### PART A: APPLICANT DETAILS

First name(s)	DELAREY				
Surname	VILJOEN				
SACPLAN Reg No. (if applicable)	A/1021/1998				
Company name (if applicable)	DELPLAN CONSULTING				
Postal Address	PO BOX 9956				
	GEORGE	Postal Code	6530		
Email	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>				
Tel	044 873 4566	Fax	044 873 4568	Cell	082 808 9624

### PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner	VITALVET COMMERCIAL PROPERTY (PTY) LTD				
Address	13 Myrtle Road George				
		Postal code	6529		
E-mail	awie@vitalvet.co.za				
Tel		Fax		Cell	079 497 1519

<b>PART C: PROPERTY DETAILS (in accordance with Title Deed)</b>							
Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 99, George						
Physical Address	13 Myrtle Road George						
GPS Coordinates	33°57'00.0"S 22°26'36.8"E			Town/City	George		
Current Zoning	Single Residential Zone I	Extent	2893m <sup>2</sup>	Are there existing buildings?	Y		
Current Land Use	Dwelling						
Title Deed number & date	1621/ 2025						
Any restrictive conditions prohibiting application?		N	If Yes, list condition number(s).				
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).				
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?				
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?				
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
<b>PART D: PRE-APPLICATION CONSULTATION</b>							
Has there been any pre-application consultation?		N	If Yes, please complete the information below and attach the minutes.				

Official's name		Reference number		Date of consultation	
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**PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE**

**\*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

**BANKING DETAILS**

Name: **George Municipality**  
 Bank: **First National Bank (FNB)**  
 Branch no.: **210554**  
 Account no.: **62869623150**  
 Type: **Public Sector Cheque Account**  
 Swift Code: **FIRZAJJ**  
 VAT Registration Nr: **4630193664**  
 E-MAIL: **msbrits@george.gov.za**

**\*Payment reference:**

**PART F: DETAILS OF PROPOSAL**

**Brief description of proposed development / intent of application:**

Subdivision in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 99, George into a Portion A (±1359m<sup>2</sup>) and a Remainder (±1521m<sup>2</sup>).

**PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS**

**Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.**

*Is the following compulsory information attached?*

<b>Y</b>	<b>N</b>	Completed application form		<b>N</b>	Pre-application Checklist (where applicable)
<b>Y</b>	<b>N</b>	Power of Attorney / Owner's consent if applicant is not owner	<b>Y</b>	<b>N</b>	Bondholder's consent
<b>Y</b>	<b>N</b>	Motivation report / letter	<b>Y</b>	<b>N</b>	Proof of payment of fees
<b>Y</b>	<b>N</b>	Full copy of the Title Deed	<b>Y</b>	<b>N</b>	S.G. noting sheet extract / Erf diagram / General Plan
<b>Y</b>	<b>N</b>	Locality Plan	<b>Y</b>	<b>N</b>	Site layout plan

*Minimum and additional requirements:*

<b>Y</b>	<b>N</b>	<b>N/A</b>	Conveyancer's Certificate		<b>N</b>	<b>N/A</b>	Land Use Plan / Zoning plan
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Y	N		Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N		<del>Copy of Environmental Impact Assessment (EIA) /</del> Heritage Impact Assessment (HIA) / <del>Traffic Impact Assessment (TIA) /</del> <del>Traffic Impact Statement (TIS) /</del> Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) <del>(strikethrough irrelevant)</del>	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies <b>2 copies</b>
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

**PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION**

	N	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)  (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) <del>(strikethrough irrelevant)</del>
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
	N	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. <b>N/A</b>			

Y	N	<i>If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?</i>
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**SECTION I: DECLARATION**

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

Applicant's signature:



Date:

**14/02/2025**

Full name:

**DELAREY VILJOEN**

Professional capacity:

**PROFESSIONAL PLANNER**

SACPLAN Reg. Nr:

**A/1021/1998**