

**Our Ref.:** 920/GEO/11  
**Your Ref.:** Erf 11221, George

8 September 2022

Cape EAPrac  
PO Box 2070  
GEORGE  
6530

**For attention: Ms Siân Holder**

Dear Siân,

**TOWN PLANNING MATTERS: ERF 11221, SANDKRAAL ROAD, GEORGE MUNICIPALITY AND DIVISION**

1. The above property refers.

*Locality*

2. Erf 11221, George is located at the corner of Nelson Mandela Boulevard and Main Street between the residential areas of Parkdene, Ballotsview, Lawaaiikamp and Borchersds. The George industrial area is located approximately 1km to the north. The N2 Route is less than half a kilometre to the south leading to the residential area of Thembaletu.

*Zoning*

3. Erf 11221, George was subdivided in 1987 when the residential area of Parkdene and Ballotsview was first approved and subdivided. The zoning allocated to the property then was for a filling station. A filling station has however not been developed to date.

The zoning certificate from the Town Planning Section of George Municipality dated 5 August 2022 is attached as an addendum to this letter. This confirms the zoning of Business Zone IV – with the primary use right for a service station.

## *Spatial Development Framework*

4. Erf 11221, George is located within the urban edge of George. It is located adjacent to Nelson Mandela Boulevard, an important distributor road within the municipal area of George. Main Street located on the northern side of the property, links the residential area to the east with Nelson Mandela Boulevard. The latter forms a central spine for the entire George linking the industrial area with all residential areas and the central business district.

## *Conclusion*

5. Erf 11221, George has not been used in accordance with its zoning since it was first subdivided in 1987. The property has an urban land use within an urban area. From a purely town planning perspective, there are no town planning reasons for not constructing a filling station on the property and utilizing it as such.

Yours faithfully

**DELPLAN Consulting**



**DELAREY VILJOEN Pr. Pln**

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2011/620-GEO-11/Korrespondensie/ZC2022/DelplanBriefhoofMasterNew.doc>

5 August 2022

To whom it may concern

**ZONING CERTIFICATE: ERF 11221, GEORGE**

The Zoning of Erf 11221, George is:

- **“Business Zone VI”** in terms of the George Integrated Zoning Scheme By-law, 2017.
- **“Utility Zone”** (100m<sup>2</sup>) in terms of the George Integrated Zoning Scheme By-law, 2017.

Erf 11221, George may only be used as such and for no other purposes.

Please note:

- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations a copy of which is available on request at the Town Planning Office; George Municipality.
- The extract information above primarily states land use rights as reflected in the relevant scheme regulations and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.
- Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.
- This document has no status unless signed by the Senior Manager: Planning and Development or other person exercising sub-delegated powers.

Yours truly,



**I. HUYSER**

**SENIOR TOWN PLANNER: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT**

C:\Users\alombard\Desktop\Zoning Certificate\Zoning business I.docx

