

Our Ref.: 620/GEO/11  
Your Ref.:

25 May 2012

Cape EAPrac  
PO Box 2070  
GEORGE  
6530

For attention: Ms Francini van Staden

By e-mail  
[Francini@cape-eaprac.co.za](mailto:Francini@cape-eaprac.co.za)

Dear Francini,

**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 Sandkraal Road and Main Street between the residential areas of Parkdene, Ballotsview, Lawaaikamp 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 24 May 2012 is attached as an addendum to this letter.

## *Spatial Development Framework*

4. Erf 11221, George is located within the urban edge of George. It is located adjacent to Sandkraal Road, 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 Sandkraal Road. The latter forms a central spine for the entire George linking the industrial area with all residential areas and the central business district.

The Draft George Spatial Development Framework has been completed and will be submitted to the final round of public participation soon. This document does not address Erf 11221, George specifically.

The Draft George South East Spatial Development Plan (2009) was compiled as a refinement of the Draft George Spatial Development Framework. This plan acknowledged the use of the store located on the property (constructed in previous years by the Municipality before it was sold to private individuals), for community purposes. It does not mention the zoning of the property which is in conflict with the use thereof.

## *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 is no stumbling blocks in constructing a filling station on the property and utilizing it as such.

Yours faithfully

**DELplan Urban & Regional Planning**



**MARLIZE DE BRUYN Pr. Pln.**

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**G E O R G E**

MUNISIPALITEIT  
Wes Kaap

UMASIPALA WASE  
Intshona - Koloni

MUNICIPALITY  
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

VERW./REF.

Email: [yanga@george.org.za](mailto:yanga@george.org.za)  
Erf 11221, George

NAVRAE:  
ENQUIRIES:

Y. Xashimba

TEL:

044 – 801 9416

24 May 2012

To whom it may concern

**ZONING CERTIFICATE: ERF 11221, GEORGE**

The Zoning for Erf 11221, George is:

- **“Business Zone, (Filling Station)”**

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 Housing or other person exercising sub-delegated powers.

Yours truly,

  
**T BOTHA**  
**MUNICIPAL MANAGER**

G:\Yanga\2012\Zoning Certificates\Erf 11221, George(Business Zone).doc

VEL 3  
 HIERDE PLAN BESTAAN UIT 3 VELLE

GEDEELTE 88 VAN  
 DIE PLAAS SAND  
 KRAAL 197



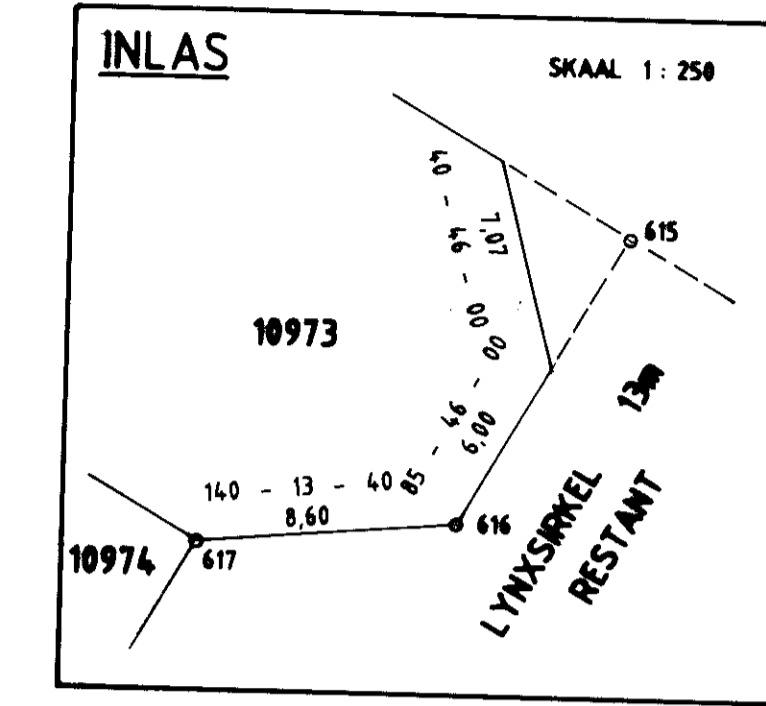
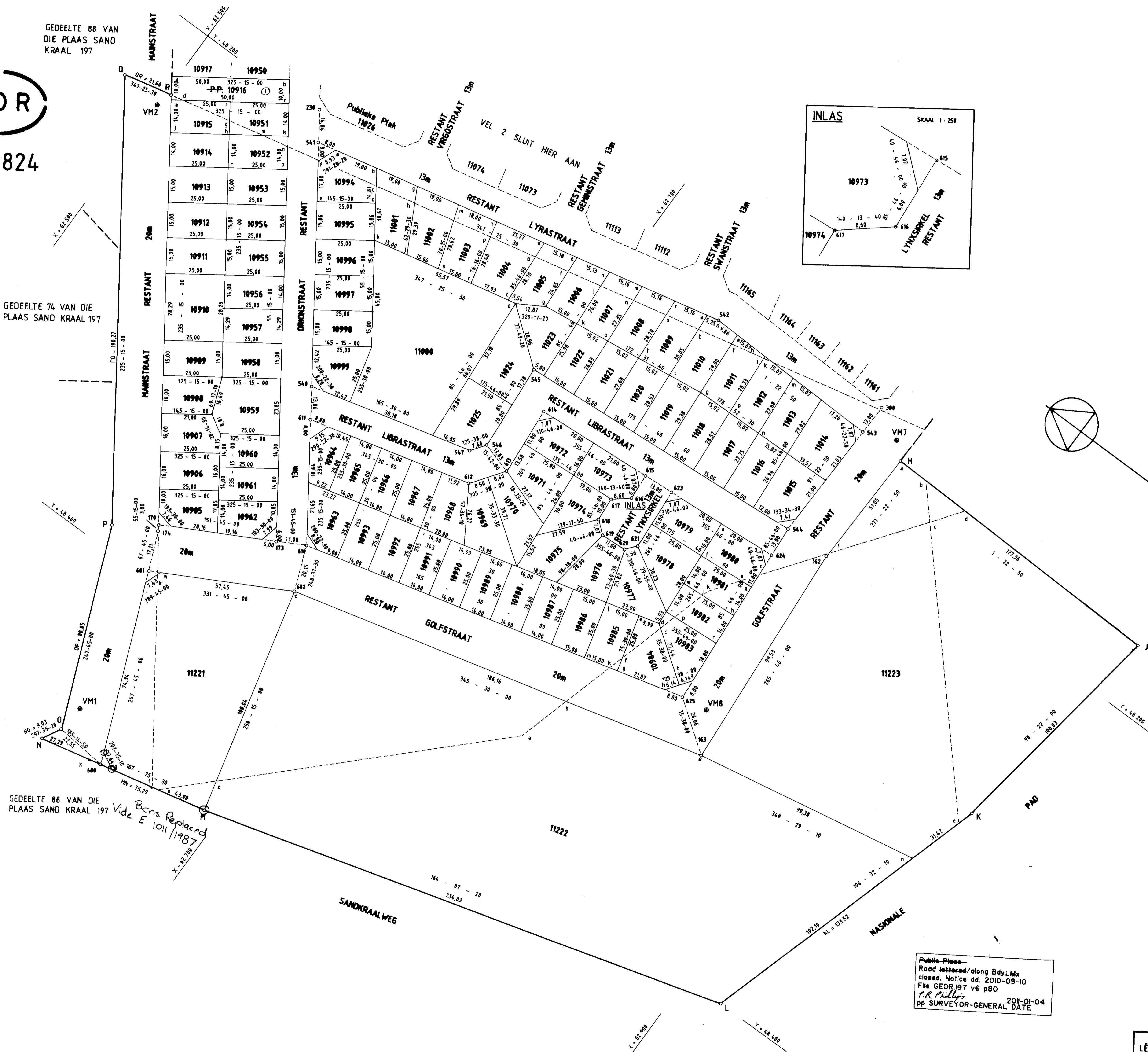
ALGEMENE PLAN No. 11824

van  
 Onderverdeling van Erf 13715 George  
 Vide Kaart No. 3382/1987  
 Geleë in die Munisipaliteit van George  
 Administratiewe Distrik : George  
 Provinsie : Kaap die Goeie Hoop

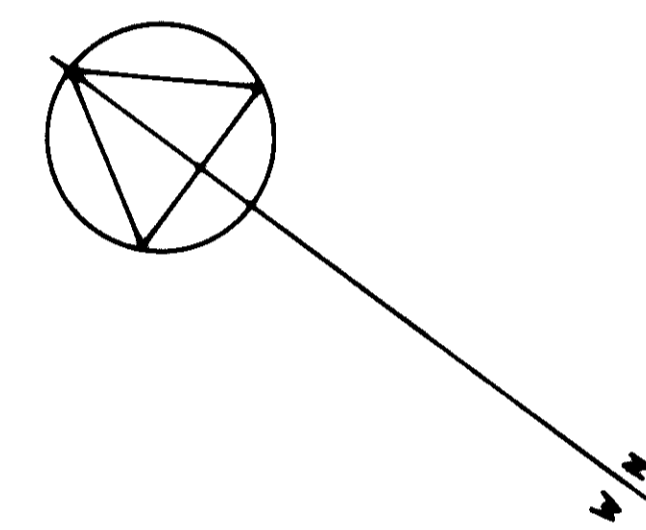
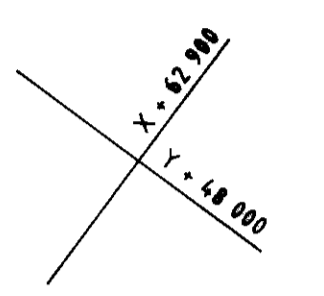
GEDEELTE 74 VAN DIE  
 PLAAS SAND KRAAL 197

NOTA:  
 Behalve waar anders aangetoon, is alle  
 afstande wat hoek stomp 5 meter

SKAAL 1 : 750



L.G. No. 3384 - 87  
 GOEDGEKEUR  
*A. Louw*  
 LANDMETER-GENERAAL 1/10/87/26



11824 (Sht. 3)

OPGEMET DEUR ONS IN  
 APRIL 1985 - OKTOBER 1986  
*A. Louw*  
 A. LOUW  
 LANDMETER  
*D.J.A. Goosen*  
 D.J.A. GOOSEN  
 LANDMETER

Public Place  
 Road lettered/along Bdy L.M.  
 closed. Notice dd. 2010-09-10  
 File GEOR 97 v6 p80  
 P.R. P. 2010-01-04  
 pp SURVEYOR-GENERAL DATE

LÊER No. GEOR 197  
 MEETSTUKKE: E1011/1987  
 KOMPILASIE: BL - 700/25(1761)

