

TEL: 044 873 4566 FAX: 044 873 4568 PO Box 9956, GEORGE, 6530 E-mail: planning@delplan.co.za 79 Victoria Street, George, 6529 www.delplan.co.za

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

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 Borcherds. 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 Thembalethu.

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 with in 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. Pin.

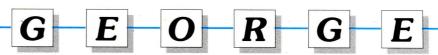
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Member: Delarey Viljoen Pr. Pln – A/1021/1998 BA, M.URP. (UFS)

Delarey Viljoen CC t/a DELplan

Reg. No. CK 1998 / 055850 / 23





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 Erf 11221, George

NAVRAE: ENQUIRIES:

Y. Xashimba

TEL:

044 - 8019416

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:

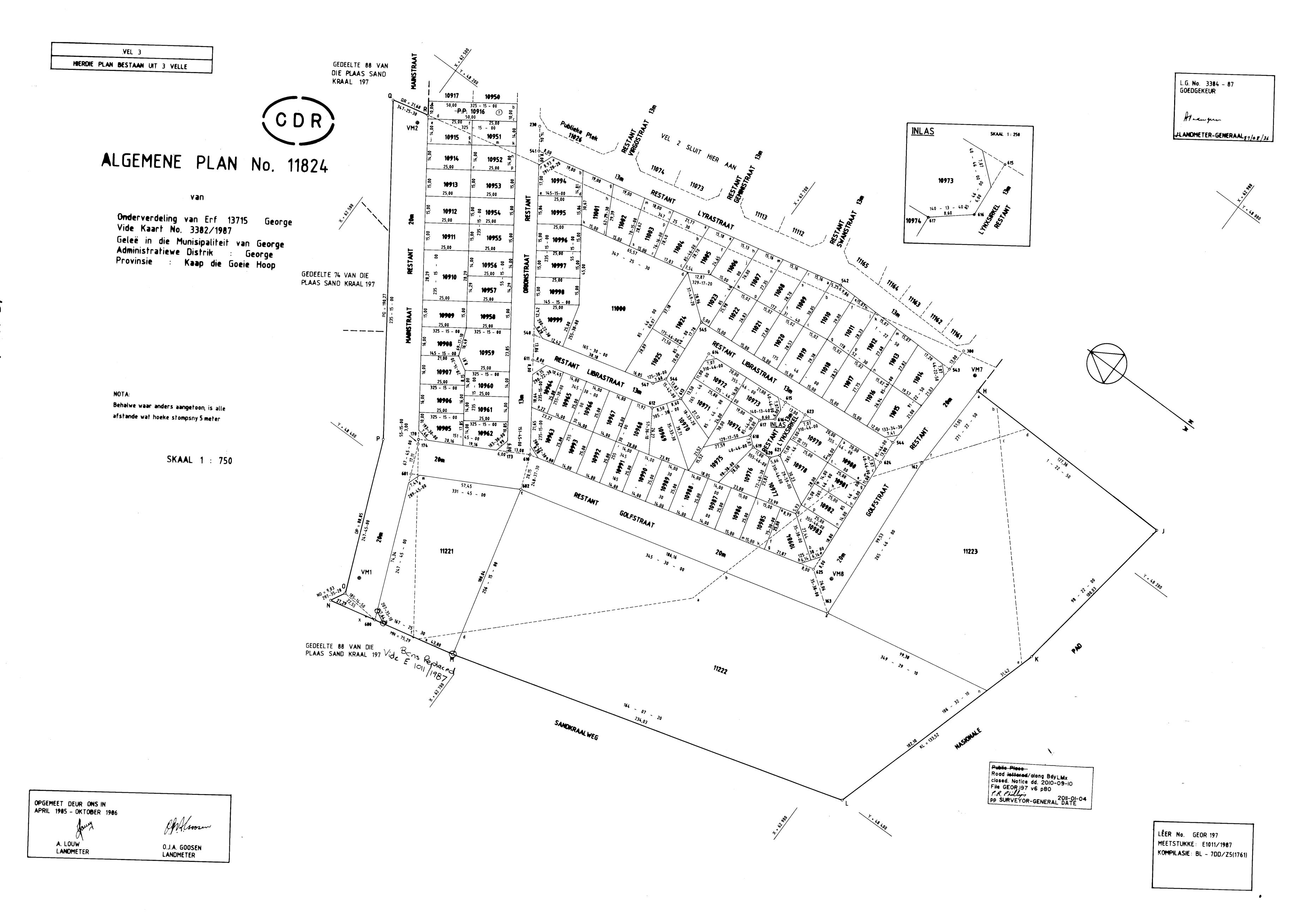
- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations a copy of which is available on request at the Town Planning Office, George Municipality.
- The extract information above primarily states 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,

BOTHA

MUNICIPAL MANAGER

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



HIERDIE PLAN BESTAAN UIT 3 VELLE



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

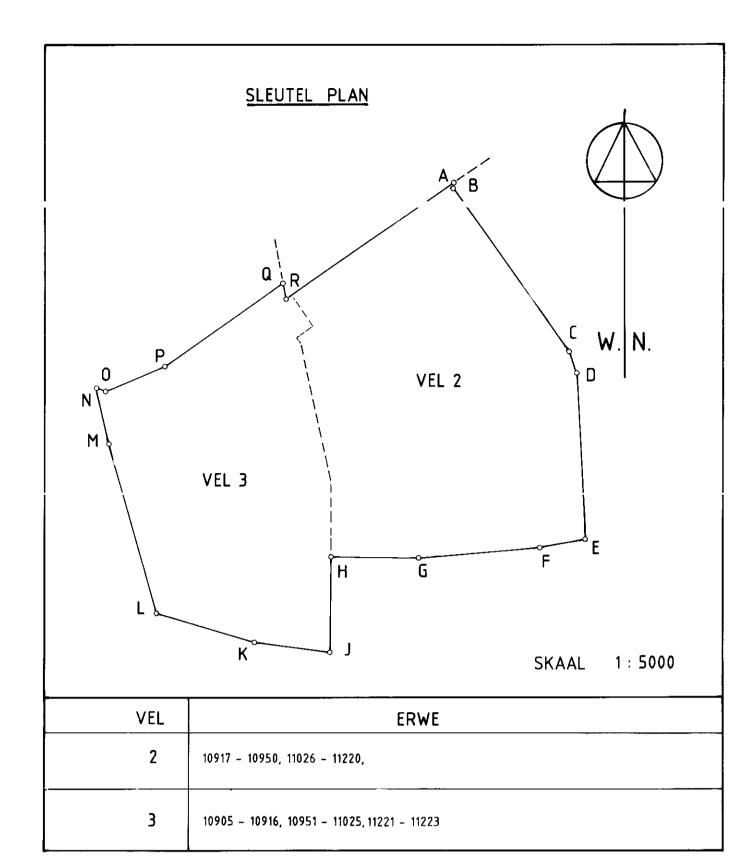
BAKENBESKRYWING:

R. 12mm ysterpen langs betonbaken, 178X152mm Alle ander bakens. 12mm ysterpen

VERSEKERINGSMERKE

VM5, VM6, VM7, VM8.

VM1,VM2,VM3,VM4, Standaard dorp versekeringsmerke



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E	47 837 23	62 821 , 51	172	47 995 . 25	62 401 , 17	461	47 922	, 57	62 673	
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V M 2	48 235 , 86	62 500 , 32	361	48 110 , 99	62 727 , 31		48 274		62 661	
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10906	400	10987	350	11068	375	11150	384
10907	384	10988	350	11069	375	11151	372
10908	368	10989	350	11070	375	11152	369
10909	3 7 5	10990	3 5 0	11071	451	11153	367
10910	7 0 7	10991	350	11072	369	11154	380
10911	3 7 5	10992	350	11073	397	11155	500
10912	3 7 5	10993	350	11074	499	11156	479
10913	3 7 5	10994	468	11075	418	11157	479
10914	350	10995	397	11076	4 2 5	11158	3 4 9
10915	3 5 0	10996	3 7 5	11077	3 7 5	11159	331
10916	5 0 0	10997	3 7 5	11078	3 7 5	11160	3 6 2
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		10999	424	11080	350	11162	375
10917	350	11000	3 2 3 2	11081	350	11163	375
10918	350	11001	483	11082	350	11164	448
10919	350	11002	483	11083	3 5 0	11165	434
10920	350	11003	468	11084	350	11166	375
10921	350	11004	551	11085	350	11167	387
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10922	350	11005	408				
10923	350	11006	379	11087	350	11169	375
10924	350	1 1 0 0 7	400	11088	350	11170	375
10925	350	11008	420	11089	3 5 0	11171	375
10926	350	11009	441	11090	350	11172	375
10927	3 5 0	11010	449	11091	3 5 0	11173	375
10928	350	11011	430	11092	388	11174	375
10929	350	11012	420	11093	3 7 5	11175	375
10930	350	11013	410	11094	3 7 5	11176	375
10931	350	11014	540	11095	3 7 5	11177	375
10932	350	11014	471	11096	375	11178	375
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10933	4 3 8	11016	410		375	11179	375
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10935	3 5 0	11018	4 3 5	11099	3 7 5	11181	3 7 5
10936	350	11019	434	11100	3 7 5	11182	3 7 5
10937	350	11020	4 2 1	11101	3 7 5	11183	375
10938	350	11021	409	11102	3 7 5	11184	3 7 5
10939	350	11022	396	11103	3 7 5	11185	375
10940	3 5 0	11023	4 3 1	11104	3 7 5	11186	412
10941	350	11024	5 9 1	11105	375	11187	3 7 5
10942	3 5 0	11025	567	11106	375	11188	350
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10946	350	1 1 0 2 7	350	11110	382	11192	350
10947	3 5 0	11028	350	11111	382	11193	350
10948	3 5 0	11029	350	11112	370	11194	483
10949	350	11030	3 5 0	11113	446	11195	571
10950	350	11031	3 5 0	11114	469	11196	375
10951	3 5 0	11032	350	11115	376	11197	499
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10956	350	11037	350	11120	375	11202	350
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10958	375	11039	3 3 8	11122	375	11204	412
10959	644	11040	3 3 8	11123	3 7 5	11205	412
10960	350	1 1 0 4 1	3 5 0	11124	375	11206	350
10961	350	11042	3 5 0	11125	375	11207	350
10962	368	11043	350	11126	375	11208	350
10963	453	11044	350	11127	3 7 5	11209	350
10964	316	11045	350	11128	3 7 5	11210	350
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10968	399	11049	350	11132	388	11214	350
10969	468	11050	350	11133	374	11215	350
10970	440	11051	350	11134	470	11216	350
10971	469	11052	350	11135	373	11217	350
10972	387	11053	3 8 8	11136	386	11218	350
10973	386	11054	388	11137	3 5 2	11219	582
10974	380	11055	3 5 0	11138	3 7 5	11220	4779
10975	516	11056	350	11139	3 7 5	11221	4995
10976	424	11057	350	11140	3 7 5	11222	2,5001
10977	455	11058	350	11141	363		Hektaar
10978	488	11059	350	11142	387		
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GROOTTES

L.G. No. 3384 - 87 GOEDGEKEUR.

Haangun

LANUMETEK-GENEKAAL

Goedgekeur ingevolge Artikel 25(1) van Ordonnansie 15 van 1985 Verw. AF 395/1/30 Datum 18 Februarie 1987.

Hierdie Plan is goedgekeur kragtens Wet 54van1971

ENDOSSEMENTE								
No.	WYSIGING	BYVOEGING	MAGTIGING	GETEKEN	DATUM			
٩	P.P Erf 10916		JKS KENNIS JED 1998-02-20 JEOT 167 BL 1026 Tae stemming by	Rate	19 98 -03-19			
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L.G. KANTOORNOTAS

DErf 11220 Nou Kaart Nr. 3603/90

AErf 11223 gekonsolideer Sien Krt 7181/94 Erf 17755
3)Erwe 11092 en 11093 gekonsolideer. Sien kaart 7818/1996 (erf

19369)
4) Erf 10916 opgestel vide krt 4567/1998.
5) Erf 10950 gekonsidideer sien krt 4569/1998 erf 19760.
6) Erf 11221 bcns replaced ito Sect 18 (2) vide E1011/1987
S/George 197pg20

LÊER No. GEOR 197 MEETSTUKKE E1011/1987 KOMPILASIE BL - 7DD/Z5(1761)

OPGEMEET DEUR ONS IN APRIL 1985 – OKTOBER 1986

A. LOUW

LANDMETER

Alsoon O.J.A. GOOSEN

LANDMETER