

Beplanning en Ontwikkeling Planning and Development

Collaborator No.: 4022632
Reference / Verwysing: Erf 464, George
Date / Datum: 03 July 2026
Enquiries / Navrae: Petro Botha

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PO Box 509
GEORGE
6530

APPLICATION FOR REZONING AND SUBDIVISION OF REMAINDER ERF 464, GEORGE

Your application in the above refers.

The South Cape Joint Municipal Planning Tribunal – George Municipality, meeting held on 30 June 2026 resolved:

That, notwithstanding the objection received, the following applications applicable to Remainder Erf 464, George:

1. Subdivision in terms of section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023, of Remainder Erf 464, George, to create Portion A of approximately 16.54 hectares and a Remainder;
2. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-law for George Municipality, 2023, of Portion A of Remainder Erf 464, George, from “Undetermined Zone” to a “Subdivisional Area” comprising the following:
 - a) x8 Industrial Zone II Erven;
 - b) x1 Community Zone I Erf;
 - c) x1 Transport Zone I Erf;
 - d) x1 Open Space Zone II Erf;
 - e) x1 Transport Zone II Erf;
3. Subdivision, in terms of section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023, of the Subdivisional Area on Portion A (a portion of Remainder Erf 464, George) into 12 portions comprising the following:
 - a) x8 Industrial Zone II Erven;
 - b) x1 Community Zone I Erf;

- c) x1 Transport Zone I Erf;
- d) x1 Open Space Zone II Erf;
- e) x1 Transport Zone II Erf;

BE APPROVED in terms of Section 60 of the said By-law for the following reasons:

REASONS FOR DECISION:

1. The Metro Grounds Industrial Development is identified within and aligned with the George Municipal Spatial Development Framework, 2023 and the George South-East Local Spatial Development Framework, 2015, adhering to the spatial planning objectives and guidelines of the George Municipality.
2. The Metro Grounds Industrial Development is identified as a catalytic project and implementation action item in the George Municipal Spatial Development Framework, 2023.
3. The proposed development is in line with the Land Use Planning By-law for George Municipality, 2023 and the George Integrated Zoning Scheme By-law, 2023.
4. The development will be subject to the conditions of the Environmental Authorisation, with appropriate measures for environmental oversight in place to ensure responsible development that safeguards the natural environment and riparian zones.
5. The proposed development will enhance economic activity through job creation and strengthen socio-economic conditions, with the industrial development and educational component serving as a key economic driver.
6. The proposed Metro Grounds Industrial Development will not result in any negative impact on the surrounding developments or character of the area.
7. The proposed Metro Grounds Industrial Development will not have a significant adverse impact on surrounding neighbours' rights and amenity in terms of privacy, views or sunlight.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT:

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval will lapse if not implemented within a period of five (5) years from the date of approval.
2. This approval shall be taken to cover only the Subdivision and Rezoning as applied for and indicated on Drawing No. 0001 Rev I dated 13 May 2026 drawn by Zutari and attached as "**Annexure A**" which bears Council's stamp and will not be construed as to depart from any other Council requirements or legal provisions.
3. Architectural guidelines for the development must be submitted to the Municipality for approval. These guidelines must be incorporated as a condition in the title deed of all the subdivided portions forming part of the development.
4. All building plans for the development must be submitted to the George Municipality's Aesthetics Committee to verify compliance with the approved architectural guidelines prior to approval.

5. A site development plan (SDP) for the proposed development / site (or per each phase) must be submitted to the satisfaction of the Directorate: Planning and Development, in accordance with the provisions of Section 23 of the George Integrated Zoning Scheme By-Law, 2023, applicable land use descriptions, the conditions of approval, and architectural guidelines, prior to submission of building plans.
6. A separate landscaping plan to be submitted with the SDP to the satisfaction of the Directorate for consideration and approval. The plan must indicate all hard and soft landscaping elements to be incorporated into the development, including the indigenous vegetation and trees that will be planted, walking and cycling trails, play apparatus, benches, retaining walls, berms, etc. within the development. At least 1 x 200L new indigenous tree should be planted for every four parking bays. These trees should be evenly spaced within the development and not grouped in one area. The Open Space Area must be utilised for additional tree planting and landscaping to enhance the visual amenity, ecological function, and overall entrance character of the development. Consider beautification of the streetscape.
7. The SDP must consider and address any applicable conditions as set out in approvals granted in terms of any other legislation, including the Environmental Authorisation (EA). These requirements must be indicated and submitted with the SDP.
8. The owner must appoint an Environmental Control Officer (ECO) to oversee compliance with the EA and any other environmental aspects including the implementation and management of the landscaping plans. The ECO must confirm in writing that the respective SDP for the development complies with all environmental requirements.
9. Necessary servitudes must be registered where applicable as part of the General Plans / Surveyor-General Diagrams.
10. The subdivision approval will only be regarded as implemented on the submission of the approved General Plans / Surveyor-General Diagrams by the Surveyor General, as well as the registration of Portion A in terms of the Deeds Registries Act.
11. The approval for each phase will be deemed implemented on the registration of the General Plan at the Surveyor-General, as well as the registration of the General Plan in terms of the Deeds Registries Act and the transfer of at least one subdivided portion within that phase.
12. That the Community Zone I, zoning be skills development and training orientated.
13. A Geotechnical Engineer to do the necessary geotechnical studies to ensure stability of the site (or phase) to the satisfaction of the Directorate: Civil Engineering Services. The geotechnical engineer to give written confirmation that the SDP complies with the outcome of the study. The geotechnical engineer to ensure compliance during construction and implementation phase.
14. A detailed stormwater management plan signed off by a Consulting Civil Engineer is required and shall be implemented to ensure controlled collection and discharge of runoff, preventing erosion, sedimentation and pollution of surrounding land and adjacent watercourses, to the satisfaction of the Municipality.

Town Planning Notes:

- a) *Provision for the removal of solid waste must be addressed in conjunction with the Directorate Community Services.*
- b) *The developer must adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- c) *The signage is subject to the George Municipality Outdoor Advertising Management and Control By-Law and approval must be obtained.*
- d) *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- e) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

15. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B1**' dated 21 February 2026 and must be adhered to.
16. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference thereto, with regards to the proposed development, the developer will be required to make development contribution as indicated below.
17. The amounts of the development contributions are reflected on the attached calculation sheet dated 21 February 2026 and are as follows:

Roads	R 3 730 706,85 - (Excluding VAT)
Sewer	R 17 637 080,40 - (Excluding VAT)
Water	R 22 777 512,16 - (Excluding VAT)
Total	R 44 145 299,41 – (Excluding VAT)
18. The total amount of the development charges of **R 44 145 299,41 (Excluding VAT)** will be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
19. Any amendments or additions to the proposed development, which are not contained within the calculation sheet attached, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL ENGINEERING SERVICES

20. The conditions imposed by the Directorate Electro-Technical Engineering Services are attached as '**Annexure B2**' dated 7 May 2026 and must be adhered to.
21. As stipulated in the attached conditions imposed by the Directorate Electro-Technical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make development contribution as indicated below.
22. The amount of the development contribution is reflected on the attached calculation sheet dated 7 May 2026 and is as follows:
Electricity R 4 839 564,05 (Excluding VAT)
Total R 4 839 564,05 (Excluding VAT)
23. The total amount of the development charges of **R 4 839 564,05 (Excluding VAT)** will be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
24. Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

You have the right to appeal to the Appeal Authority against the decision of the Eden Joint Municipal Planning Tribunal – George Municipality, in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 24 JULY 2026**, and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C PETERSEN

SENIOR MANAGER: TOWN PLANNING

[https://georgemun-](https://georgemun-my.sharepoint.com/personal/pbotha_george_gov_za/Documents/TRIBUNALS/MEETINGS/2026/JUNE/REMAINDER)

[my.sharepoint.com/personal/pbotha_george_gov_za/Documents/TRIBUNALS/MEETINGS/2026/JUNE/REMAINDER](https://georgemun-my.sharepoint.com/personal/pbotha_george_gov_za/Documents/TRIBUNALS/MEETINGS/2026/JUNE/REMAINDER) ERF 464,
GEORGE – METROGROUNDS INDUSTRIAL DEVELOPMENT/LETTERS/Erf 464 Pacaltsdorp.docx

MUNICIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2022) subject to the conditions contained in the covering letter.

3 July 2026
 DATE
 DATUM

SENIOR MANAGER: TOWN PLANNING
 SENIOR BESTUURDER: STADSBEPLANNING

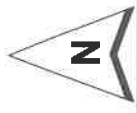


ERF TYPE	ZONING (STB SCHEME)	Erf NUMBER	AREA ha	% of AREA
Education Facility	Community Zone I	01	5.34ha	30%
Industry	Industrial Zone II	02 - 09	5.56ha	43%
Transport	Transport Zone I	10	1.76ha	43%
Open Space	Open Space Zone II	11	1.3ha	7%
Public Street	Transport Zone II	12	2.58ha	20%
Total Area			16.54ha	100%
Line of No Access				

NOTATION

FIGURE A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X,Y,Z,A1,B1,C1,D1,E1,F1,G1 REPRESENTS PETROGRUNDS INDUSTRIAL DEVELOPMENT AREA, GEORGE, IN EXTENT 16.54HA, WHICH IS TO BE REZONED TO A SUBDIVISIONAL AREA AND DEVELOPED AS INDICATED

THE FIGURE a,b,c,d,e,f,g REPRESENTS THE AREA OF AN ELECTRICAL POWERLINE SERVICE TO BE REGISTERED OVER ERVEN 1 AND 11



APPROVED	SCALE	SIZE	PRELIMINARY	PROJECT	CLIENT
R. Schroder	1:2000	A1	NOT FOR CONSTRUCTION	METROGRUNDS INDUSTRIAL DEVELOPMENT	ZUTARI
R. Schroder	DRAWN	Z. Mkhanyane	APPROVED	TITLE	
R. Schroder	DESIGNED	A. Erasmus-Bandier	DATE		
R. Schroder	REVIEWED	R. Schroder			
R. Schroder		R. Schroder			
R. Schroder		R. Schroder			

REV	DATE	REVISION DETAILS
B	01/27/2024	Areas added to exclude environmental sensitive areas
C	11/27/2024	Overhead Powerlines added and layout amended
D	14/12/2025	4m and Median Width lines added from Client Information
E	15/02/2025	Inclusion of stormwater swales
F	17/02/2025	Approved Layout to include realignment of Bulbine Street Extension
G	07/07/2025	Realignment of entrance and central road
H	03/07/2025	Site layout as a separate unit, Original from layout 1 & 11
I	11/05/2026	Client of road in front of Site 01, Client removed

ZUTARI
 IMPACT. ENGINEERED.

CLIENT

DISCLAIMER
 IF CONSTRUCTION DRAWINGS ARE ISSUED UNDESIGNED, THE MASTER WITH THE ORIGINAL SIGNATURE OF APPROVAL ZUTARI OFFICE OF THE APPROVER

PROJECT No.	DRAWING No.	DATE	TYPE	NO.	REV
1002372	0000		DRG	CC	0001