

PROPOSED AMENDMENTS TO THE GEORGE INTERGATED ZONING SCHEME BY-LAW 2023 IN TERMS OF SECTION 12 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT 32 OF 2000), READ WITH SECTION 24(1) OF THE SPATIAL PLANNING LAND USE MANAGEMENT ACT (SPLUMA), 2013, (ACT 16 OF 2013) AS FOLLOWS:

- (a) Amendment to Table of Contents by the inclusion of the following under Schedule 3

5. Themba lethu Area Overlay Zone

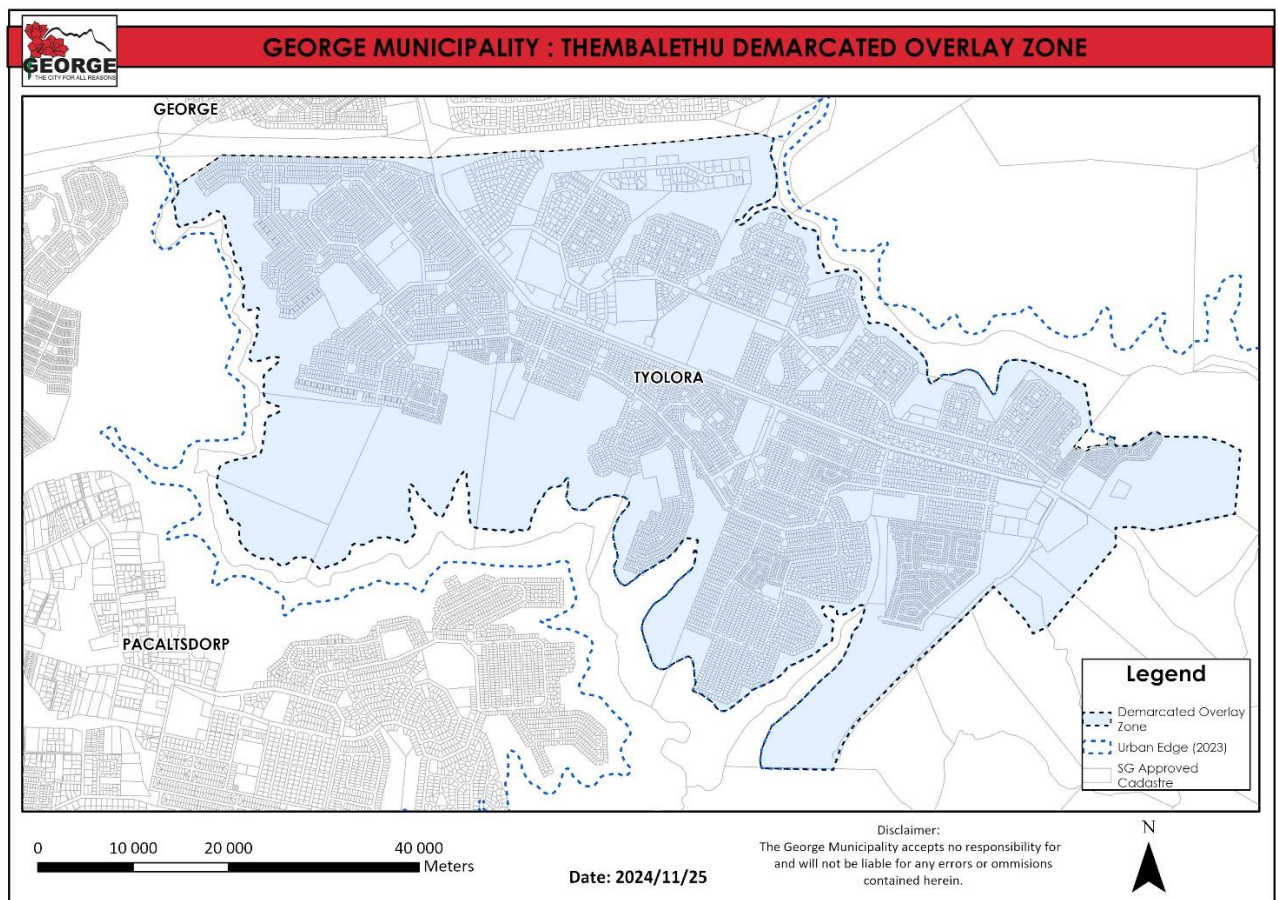
- (b) Amendment of Schedule 3 by the inclusion of the following:

5. Themba lethu Area Overlay Zone

5.1 General Purpose of the Themba lethu Overlay Zone

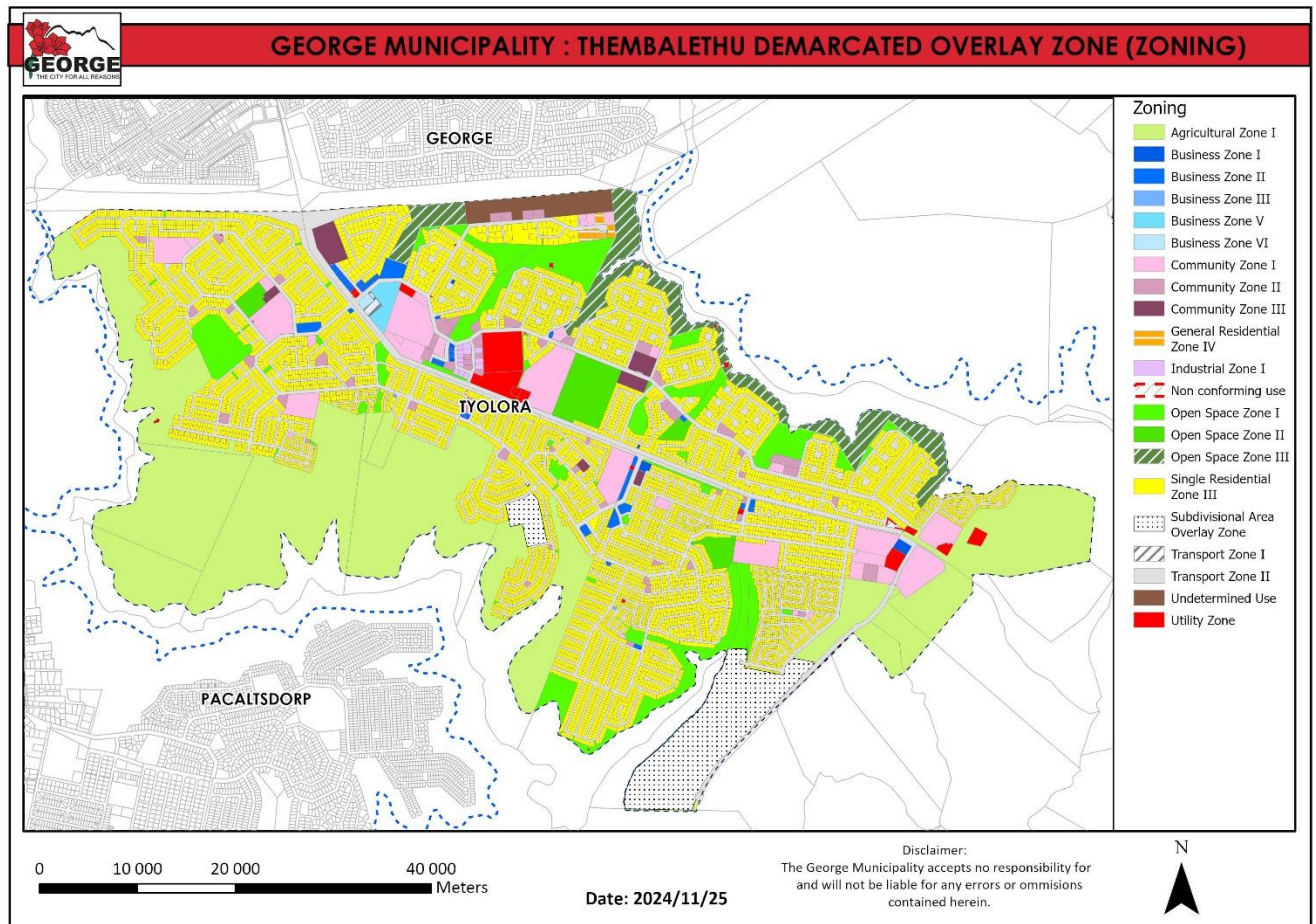
The purpose of the zone is:

- i. The purpose of this overlay zone is to provide a mechanism for the uptake of land use rights within the Themba lethu area as indicated on the map below.



5.2 Use of the property

- i. The properties included in the map above are as indicated in the Zoning Map below



- ii. Properties within the delineated overlay zone are permitted to utilize the property in accordance with the permitted zonings and land uses, indicated in the table below.
- iii. The primary land use for each zoning category is described under the column for Permitted Land Uses and will be allowed in all instances in accordance with relevant Policies.
- iv. Additional uses can only be permitted with submission and approval of a Consent Use application as an ancillary use to the Permitted land use, subject to compliance with Sections 5.7 of this Overlay Zone together with relevant Policies.

No.	Zoning	Permitted Land Use	Additional Uses
1.	Single Residential Zone III	- Crèche - Dwelling house - Flats - House shop - Shelters - Small-scale rental housing	- Halfway house - Home care facility - House Tavern

2.	Open Space Zone I	• Informal trading • Public open space • Sports and recreation centre • Tourist facilities • Urban agriculture	
3.	Open Space Zone II	• Informal trading • Private open space • Sports and recreation centre • Tourist facilities • Urban agriculture	

5.3 Development parameters

- i. The development parameters for each zoning as per the land use description and definitions of this Bylaw shall apply unless otherwise stated in the table below.

No.	Zoning	Land Use	Development Parameter	Parameter
1	Single Residential Zone III	Small-scale rental housing	Minimum Off-Street Parking Requirements	0.5 bays per habitable room or As determined by the Municipality or a parking study/TIS
2	Single Residential Zone III	Small-scale rental housing	Coverage	80%
3	Single Residential Zone III	Small-scale rental housing	Building Lines	Street: 1m Side: 0 metre on one side 1 metre on all other sides Rear: 1.5 m
4	Single Residential Zone III	Crèche	Minimum Off-Street Parking Requirements	1 bay per 20 children or As determined by the Municipality or a parking study/TIS 1 stop & drop facility or As determined by the Municipality or a parking study/TIS
5	Single Residential Zone III	House shop	Minimum Off-Street Parking Requirements	1 bay for loading purposes or As determined by the Municipality or a parking study/TIS

5.4 Site development plan

- i. A site development plan may be required by the Municipality for approval in accordance with Section 15(2)(g) of the Planning By-law (a permission in terms of the zoning scheme) prior to the submission of building plans.
- ii. The site development plan must comply with the requirements of Section 23 of this Bylaw.

- iii. The site development plan may not be approved if the development proposal deviates from the provisions of the overlay zone.
- iv. Where a development proposal deviates from the provisions of the overlay zone, a normal land use application process must be followed.

5.5 Building Plans

- i. Building plans must contain detailed specifications as required by the National Building Regulations.
- ii. Building work may only commence once building plans have been approved by the Municipality.

5.6 Infrastructure capacity

- i. The development of any property in the overlay area will only be approved if the Municipality can confirm that the carrying capacity of internal and external infrastructure including roads and utility services is sufficient to accommodate the proposed development.

5.7 Development Charges

- i. The Municipality may impose development charges in accordance with the provisions of Section 52 of this Bylaw.