



Western Cape Government • Wes-Kaapse Regering • URhulumente weNtshona Koloni

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TABLE: SPECIAL CHARACTER AREA OVERLAY ZONE: PACALTSDORP											
NUMBER AND MAP REFERENCE	AREA DESCRIPTION: SECTIONS OF OUDORP, PACALTSDORP										COLOUR ON MAP
SCA02 Pacaltsdorp Special Character Area	ERF NUMBERS										Within grey hatched area with boundary denoted as a red line
	58	126	179	786	2843	4212	4431	5601	8537	10008	
	59	127	225	787	2844	4228	4432	5619	8538	10009	
	60	128	226	822	2845	4249	4433	5620	8546	10010	
	61	135	227	823	2846	4257	4434	5621	9459	10011	
	92	144	228	825	2847	4258	4466	5622	9874	10012	
	94	145	231	826	2848	4297	4467	5623	9875	10013	
	95	146	232	852	2849	4298	4468	5624	9876	10014	
	98	147	235	853	2850	4299	4469	7379	9877	10015	
	99	148	314	855	2851	4302	4493	7380	9895	10016	
	100	152	325	874	2867	4309	4494	7419	9996	10017	
	111	152	425	939	2870	4408	4495	7420	9997	10018	
	112	154	426	940	3123	4417	4496	8433	9998	10019	
	116	156	427	946	3281	4418	4497	8438	9999	10020	
	118	156	430	969	3795	4424	4498	8439	10000	10021	
119	158	434	972	3796	4425	4508	8449	10001	10022		
120	159	435	973	3797	4426	4527	8484	10002	10023		
121	160	733	997	3798	4427	4539	8485	10003	10166		
	122	160	736	1001	3800	4428	5597	8511	10004	10167	
	123	160	741	1005	4201	4429	5598	8512	10005	10168	
	124	168	756	2558	4202	4430	5599	8536	10006	10181	
	125		785		4209		5600		10007		

4.3 Delineation of the Special Character Overlay Zone: George Central Area

This Special Character Overlay Zone will be applicable to erven noted on the Map and Table below:



TABLE B: SPECIAL CHARACTER AREA OVERLAY ZONE: GEORGE CENTRAL AREA											
NUMBER AND MAP REFERENCE	AREA DESCRIPTION: SECTIONS OF GEORGE CBD, DORMEHLSDRIFT AND BODORP, GEORGE										COLOUR ON MAP
SCA01 CBD Special Character Area	ERF NUMBERS										Within Grey hatched area with Boundary denoted as a red line
	1	1284	1505	1620	3286	4340	5932	9479	15528	19874	
	330	1285	1506	1621	3294	4411	7194	9480	15649	19877	
	703	1290	1541	1622	3295	4412	7219	9495	15888	19878	
	716	1292	1549	1623	3304	4458	7221	11745	16281	19898	
	746	1294	1550	1792	3319	4712	7450	11787	16303	20161	
	749	1330	1551	1793	3418	4799	7638	11794	16320	20170	
	758	1331	1552	1794	3441	5014	7639	11862	16520	20285	
	784	1351	1578	1795	3475	5327	8078	11900	17144	20292	
	798	1412	1579	1796	3493	5939	8229	12488	18090	20892	
	799	1413	1584	1797	3499	5941	8592	13384	18309	22234	
	800	1414	1586	1798	3724	5942	8685	13389	18347	22236	
	801	1416	1587	1806	3732	6213	8688	13392	18756	23283	
	815	1416	1588	1807	3891	6214	8744	13396	19088	23943	
	827	1433	1590	1808	4100	6215	8745	13789	19289	24987	
	833	1439	1595	1815	4174	6468	8746	13790	19290	24988	
	1280	1449	1597	3064	4259	6904	9027	13840	19292	25809	
	1282	1456	1610	3199	4281	6924	9031	14759	19493	27706	
	1283	1496	1611	3208	4282	6925	9095	14779	19679	28667	
		1497	1612	3218	4283	6931	9188	15018	19789	28869	
		1504	1617		4284		9235				

4.4 Deemed Heritage Protection Overlay Zones

The following heritage places are deemed to be included in- and shall also be subject to the provisions of the respective Special Heritage Character Overlay Zones:

- Any heritage place that has been entered into the register of heritage resources maintained by the provincial heritage resources authority in accordance with the National Heritage Resources Act;
- Any heritage place that has been designated a heritage area in accordance with the National Heritage Resources Act.

4.5 Use of the property

- Notwithstanding the development parameters and land use rights applicable to the properties listed in the Tables under Sections 4.2 and 4.3 above, said properties shall also be subject to the guidelines below.
- All building plan applications and applications for permission as contemplated by Section 4.5.1 below, or applications for subdivision, rezoning, consent use, departure or consolidation submitted in terms of the Planning By-law, for properties within the boundaries of these overlay zones shall be subject to the provisions of the guidelines below.
- Such applications shall be assessed in accordance with a Council policy related to the respective overlay zones.

4.5.1 Applications requiring a Permission in Special Character Area Overlay zones

- No building or structure which may include stoeps, verandas, balconies, colonnades, boundary fences and walls, shall be demolished, altered, extended or erected without the Municipality's permission.
- No removal, felling, lopping, topping or otherwise damaging of any mature tree which is visible within 200m of from a public street or proclaimed road within the boundaries of the overlay zone, other than removal of dangerous branches or bona fide pruning, may occur without the Municipality's permission.
- No alteration or removal of any significant landscape feature which contributes to the character of the area, including mature hedges and rows or clusters of mature plantings which are visible from a public street or proclaimed road within the boundaries of the overlay zone may occur without the Municipality's permission.
- The erection of any signage which may be visible within 200m of any public street, proclaimed road, public open space, private open space or formerly protected area must be assessed in accordance with the provisions of an "area of maximum control" of the Municipality's outdoor advertising by-law.
- The following activities are exempt from applying for permission in terms of this Section:
 - An internal alteration to buildings or structures which have been assessed as either Non-Conservation Worthy (NCW), Grade IIIB and/or Grade IIIC heritage value;

- (ii) External maintenance that does not involve removal of original fabric or change to the original appearance of a building or structure;
- (iii) Repainting of existing painted surfaces of a building or structure provided the colour is compliant with colour guidelines where such guidelines exist;
- (iv) Re-plastering of existing plastered surfaces provided the appearance is identical to the original historical finish;
- (v) Re-cladding or re-thatching of roofs provided that the material is similar in appearance to the original historical material;
- (vi) Alien vegetation clearing in accordance with an alien clearing plan submitted by the owner of the land to the Municipality for information purposes;
- (vii) Pruning and felling of trees in bona fide orchards in the Agricultural zone.

4.5.2 Approvals in Special Planning Area Overlay zones

- (a) The Municipality may refuse an application as contemplated in Section 4.5(b) if the development proposal is deemed to have a detrimental impact on the character and significance of the area as may be described in a Council policy.
- (b) When approving an application for permission, subdivision, rezoning, consent use, departure or consolidation, the Municipality may impose such conditions which are necessary to protect the character or significance of the area in question.

4.5.3 Character Impact Assessment, Site Development Plans, Site Plans and Building Plans

- (a) The Municipality may request an applicant to submit a character impact assessment, to be prepared by a suitably qualified practitioner with heritage experience, for a building plan or land use application as contemplated in Section 4.5.1, where an impact on the character of the area is likely.
- (b) The character impact assessment shall include appropriate research into a building or place's history, an analysis of spatial and/or aesthetic qualities to explain or motivate the proposals and to demonstrate the impacts on the character and significance of the area and, where necessary, what measures are required to mitigate such impacts.
- (c) A Site Development Plan and/or Landscape Plan may be required by the Municipality for a rezoning, subdivision, consent use, departure or consolidation application within the boundaries of the overlay zone. These plans must show consideration for impact on surrounding heritage resources, the public environment, the streetscape, and impact on the overall character of the area. Street elevations of the subject erf and adjacent erven should be included where impact on the streetscape is expected.
- (d) Building Plan applications must include a Site Plan indicating landscaping, access and parking and show the location of all new building footprints relative to the location of heritage structures on the subject erf, on adjacent erven and on the overall character of the area.

4.5.3 Advisory Committee: George Municipal Aesthetics Committee

- (a) An application permission in terms of Section 4.5.1 above, subdivision, rezoning, consent use, departure or consolidation may be sent to the Municipality's advisory committee responsible for aesthetics and heritage matters for comments and recommendations prior to the Municipality making a decision.
- (b) The committee shall consider the application in accordance with the related Council policy and submit their recommendation within the period prescribed by the Planning By-law.
- (c) The committee may request additional information including a Character Impact Assessment when considering an application.
- (d) The committee shall forward its comments and/or recommendations, which may include conditions that may be imposed and/or how the proposal should be amended to improve its compliance with the character statement and assessment criteria as stated in the related Council policy(ies).
- (e) The Municipality may, in terms of the rules and procedures contemplated by its related Council policy(ies), exempt certain types of applications from the requirements of this Section.

GEORGE MUNICIPALITY

AMENDMENT TO THE GEORGE INTEGRATED ZONING SCHEME BY-LAW 2023 (AS AMENDED)

Notice is hereby given in terms of Section 13 of the Local Government Municipal Systems Act,2000 (Act 32 of 2000), read with Section 24(1) of the Spatial Planning and Land Use Management Act (SPLUMA), 2013, (Act 16 of 2013), that the Council of George Municipality at its Meeting held on 23 June 2026 resolved to amend the George Integrated Zoning Scheme By-Law, 2023 promulgated in Provincial Gazette 8831 dated 6 October 2023, and subsequently amended and adopted by Council on 25 July 2024, and promulgated on 8 August 2024 under Provincial Notice No. 8966/2024 by the adoption of the Overlay Zone for Thembaletu.

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

5. Thembaletu Area Overlay Zone

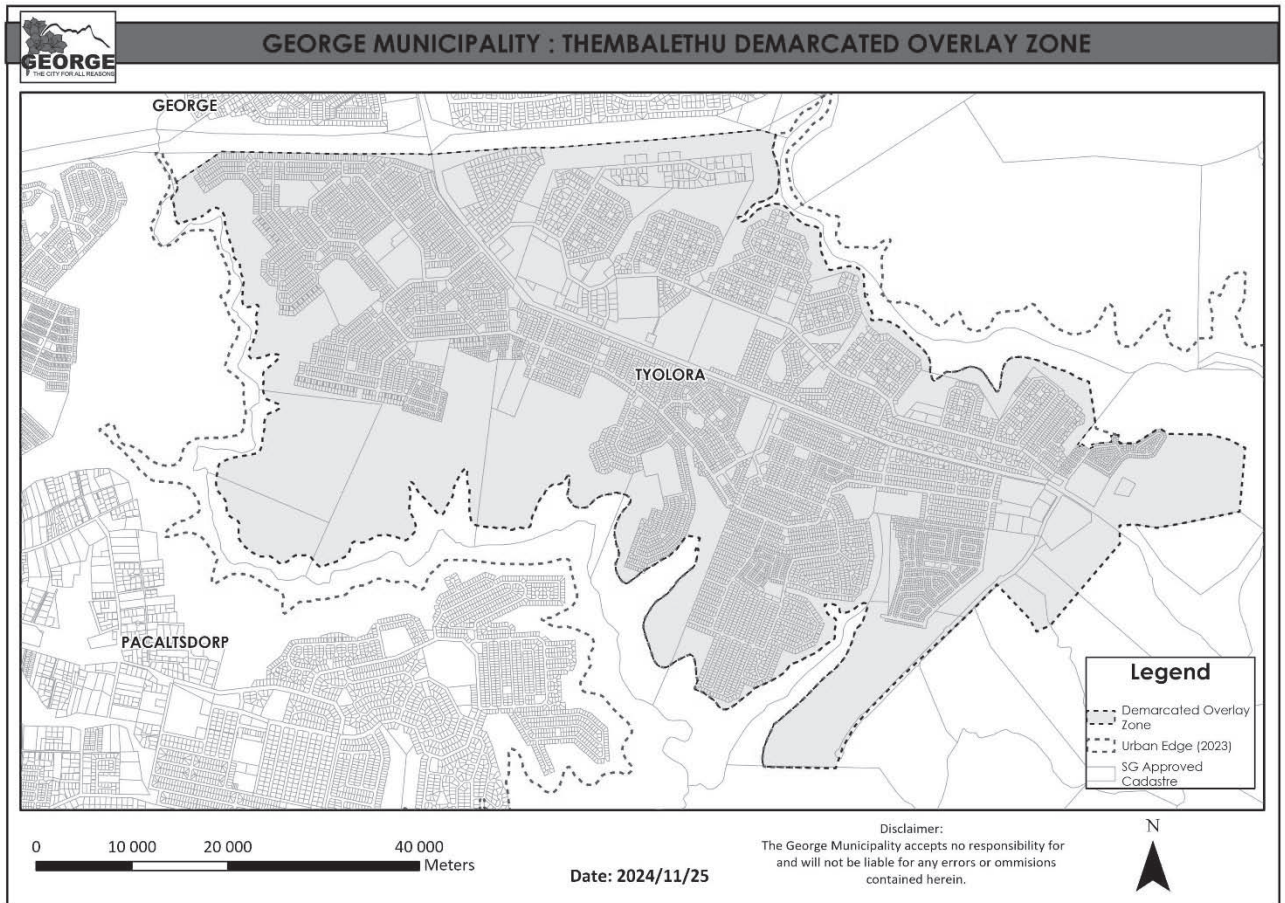
(b) Amendment of Schedule 3 by the inclusion of the following:

5. Thembaletu Area Overlay Zone

5.1 General Purpose of the Thembaletu Overlay Zone

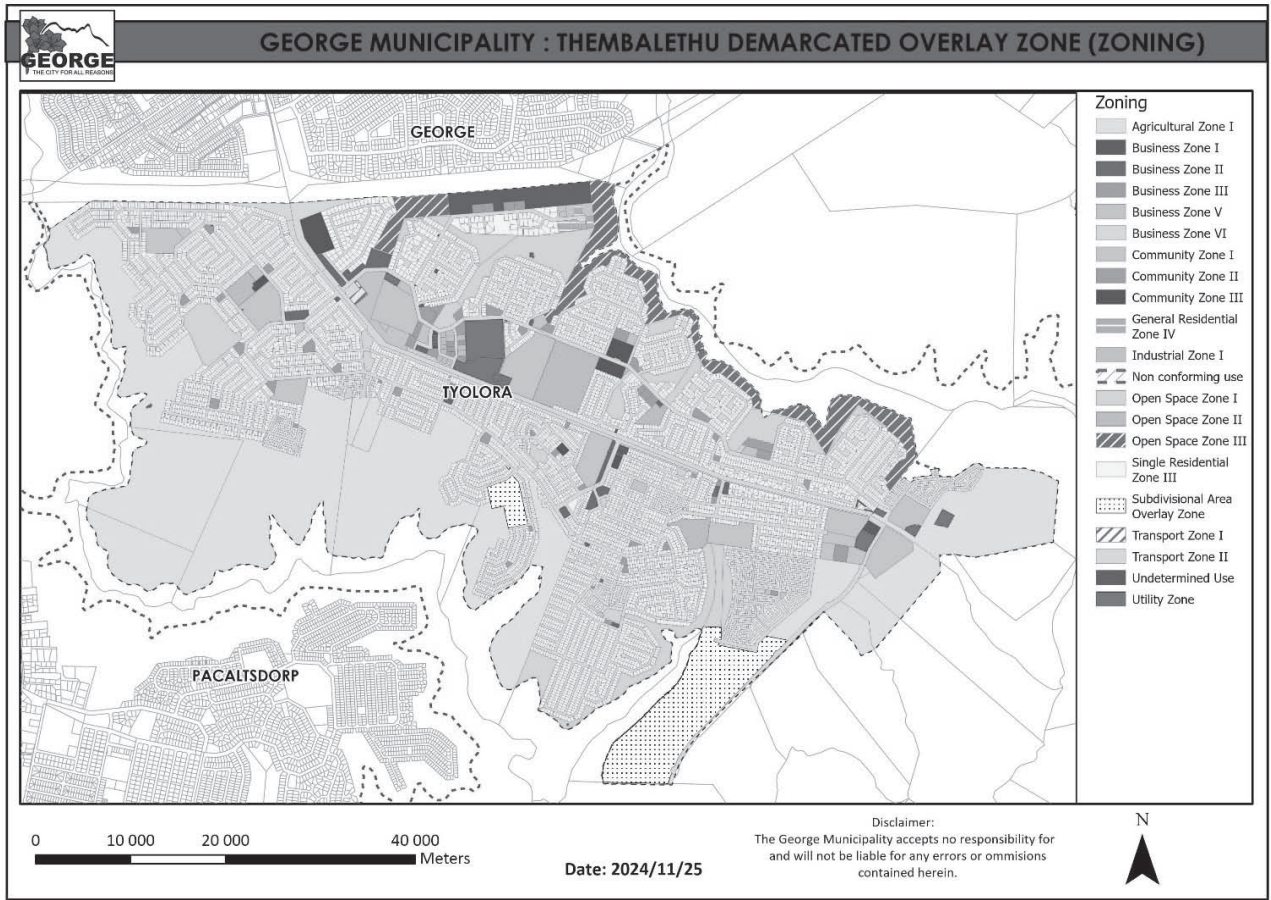
The purpose of the zone is:

- i. The purpose of this overlay zone is to provide a mechanism for the uptake of land use rights within the Thembaletu 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.

No.	Zoning	Primary Land Use	Consent Uses
1.	Single Residential Zone III	<ul style="list-style-type: none"> Crèche House shop *Small-scale rental housing *Flats 	
*Flats & Small-Scale Rental Housing: Subject to areas identified in the MSDF or LSDF for Residential Densityfication as well as the municipal services department certifying that adequate services network capacity is available to serve the needs of the development.			
2.	Open Space Zone I	<ul style="list-style-type: none"> Informal trading Sports and recreation centre Tourist facilities Urban agriculture 	
3.	Open Space Zone II	<ul style="list-style-type: none"> Informal trading Sports and recreation centre Tourist facilities Urban agriculture 	

- 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 consent 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.

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, Flats	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, Flats	Coverage	80%
3	Single Residential Zone III	Small-scale rental housing, Flats	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.