

GEORGE MUNICIPALITY

NOTICE No. HS 019/2024

AMENDMENT TO THE GEORGE INTEGRATED ZONING SCHEME BY-LAW 2023

Notice is hereby given in terms of Section 13 of the Local: 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), that the Council of the George Municipality at its meeting held on 25 July 2024 resolved to amend the George Integrated Zoning Scheme By-Law, promulgated in the Provincial Gazette 8831, dated 6 October 2023 by the adoption of the Special Rating Planning area Overlay Zone for Uniondale business area, as follows:

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

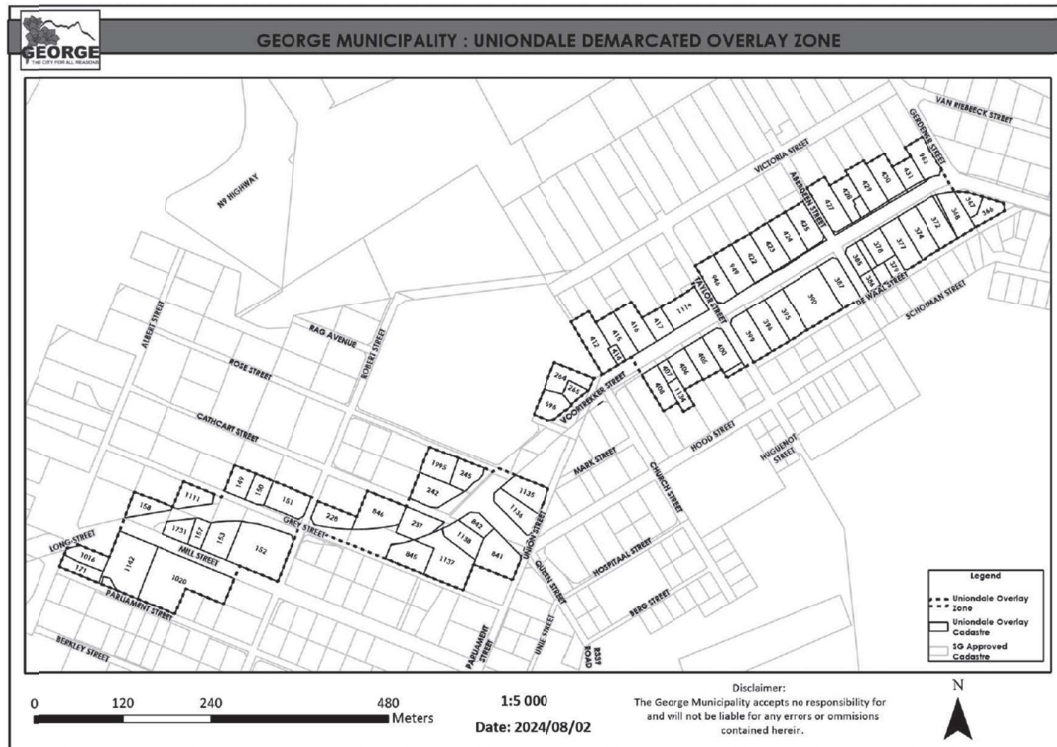
3. Special Area Overlay Zone for Uniondale Business Area

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

3. SPECIAL PLANNING AREA OVERLAY ZONE FOR UNIONDALE BUSINESS AREA

3.1. General purpose of the Uniondale Business Area Overlay Zone

The purpose of this overlay zone is to provide a mechanism to implement the proposals contained in the Local Spatial Development Framework for Uniondale, specifically with regard to the development of mixed-use business and high-density residential land uses on land located along Voortrekker Street, Uniondale as indicated on the map below.



3.2. Use of the property

- (i) The properties marked above are as indicated in the Uniondale LSDF precinct 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) Properties may transition from one zoning to another, subject to compliance with Sections 3.3 to 3.7 of this Overlay Zone.
- (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.
- (iv) Additional uses can only be permitted as an ancillary use to the Permitted land use, subject to compliance with Sections 3.3 to 3.7 of this Overlay Zone.

No.	Zoning	Permitted Land Uses	Additional Uses
1.	Single Residential Zone I	Dwelling house, third dwelling unit, guest house, halfway house, home care facility	Creche, place of instruction
3.	General Residential Zone II	Group Housing, retirement resort	Flats
4.	General Residential Zone III	Town housing, retirement resort	Flats
5.	General Residential Zone IV	Flats, backpackers lodge, boarding house, retirement resort, boarding hostel	

No.	Zoning	Permitted Land Uses	Additional Uses
6.	General Residential Zone V	Guest Lodge, backpackers lodge,	Restaurant
7.	General Residential Zone VI	Hotel	Shop
8.	Business Zone I	Business premises	Place of instruction, place of worship, service station
9.	Business Zone II	Shop, restaurant, service trade	Conference facility, dwelling house, flats, place of assembly, place of instruction, place of leisure, place of worship, liquor store, veterinary clinic
10.	Business Zone III	Neighbourhood shop	Flats, dwelling house, liquor store, restaurant, service trade
11.	Business Zone IV	Offices	Dwelling house, flats, institution, place of assembly, place of instruction, place of leisure, restaurant, shop
12.	Community Zone I	Place of Instruction	Institution, conference facility
13.	Community Zone II	Place of worship, halfway house, night shelter	Institution, place of instruction
14.	Community Zone III	Institution	Halfway house

3.3. 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	Development Parameter	Parameter
1.	General Residential Zones IV, and VI	Height	Maximum of 12m
2.	Business Zone I	Height	Maximum of 12m

3.4 Site development plan

- (i) A site development plan must be submitted to 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.

3.5 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.

3.6 Infrastructure capacity

- (i) The development of any property in the intensification 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.
- (ii) The developer / owner may need to consider a phased approach to the development should upgrades to existing infrastructure services be required.

3.7 Development Charges

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