

SALDANHA BAY MUNICIPALITY INTEGRATED ZONING SCHEME REVISION – 2026

AMENDMENT REGISTER

Note: **Bold** text denotes insertions proposed into the current scheme.

~~Strikethrough~~ text denotes omissions proposed from the current scheme.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
1	GT	Schedule 5: Special Zones	Remainder Farm Nieuweland No. 289; Farm Oude Post No. 367; Portion 2 of Farm Oude Post No. 367; Remainder Farm Kreefte Baay No. 368; and Portion 3 of Farm Kreefte Baay No. 368 (collectively commonly known as “Postberg”) to be included in list of Special Zones.	List to be updated.
2	GT	Chapter 1: Definitions	Building line definitions should be revised to make provision for clarity on how building lines are determined for panhandle erven.	All building lines on panhandle erven aside from the street building line should be deemed side building lines
3	GT	Chapter 1: Definitions (Page 28) & Schedule 2, Section 3 (Page 89)	A semi-detached dwelling to only be allowed under Residential Zone 1 when it is located on separate adjoining land units.	Definition of semi-detached dwelling to be amended to indicate “In the case of a Residential Zone 1 property, each house must be on its own cadastral portion sharing a common wall on the common boundary.” Development directives under Residential Zone 1 to be updated to deal with Semi-detached dwellings as a separate point and indicate: (i) A semi-detached dwelling in this zone are only allowed when the houses are on separate land units sharing a common wall on the common boundary. (ii) The extent of land units for this use are to be relevant in size to those of the immediate surrounding area. The side building line allowance under Section 3.3.2(d) to be moved to this point and a reference to be inserted under Section 3.3.2(b) Reasoning: The ad hoc development of semi-detached dwellings in low density residential areas should be discouraged unless it forms part of a development which has been planned as such, as these types of dwellings has the potential to

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				degrade the character of a neighbourhood if the dwellings are not strictly developed and maintained in a coherent manner with regard to aesthetical design and finishes.
4	GT/MB	Schedule 1, Table A (Page 62)	Table A to be updated to include Semi-detached dwelling as consent use under Residential Zone 1	Table to be updated.
5	GT/MB	Chapter 3, Section 46, Table 1 (Page 49)	Parking requirements for creche/day care facility in low cost housing areas to be revised.	Requirements for Day care facility (more than 6 children) to remain unchanged. Requirement for Home child care (6 children and less) to be reduced to one parking bay for drop-off and pick-up (in addition to normal requirement for dwelling house under the relevant zoning), as follows in Table 1 of Section 46 and Paragraph 8.9 under Schedule 3: 8.9 At least one off-street parking bay must be provided, plus One additional parking bay which is suitable is required for drop off and collection of children. Reasoning: The restricted size of residential erven in subsidised housing developments does not promote care for more than 6 children on a property and day care services should therefore be relegated to properties of sufficient extent, while the requirements for home child care are eased for smaller properties.
6	GT	Chapter 3, Section 46, Table 1 (Page 49)	Dwelling house parking requirement for informal/subsidised housing to be amended to 1 in accordance with the zoning category in Schedule 2, Point 6.3.4	Table to be amended.
7	GT	Schedule 1, Para 9.4.2 (Page 111)	Development rules for flats under Business Zone 1 should be corrected to refer to Section 5.3 and not 4.3	Reference to be amended.
8	GT	Schedule 1, Para 9.2 (Page 111) & Section 10.2 (Page 115)	The objectives for Business Zone 2 are the same as for Business Zone 1. The objectives of both must be amended to create better differentiation.	Objectives for Business Zone 1 to be amended to reflect the following: The purpose of this zone is to make provision for – A variety of general business and other land uses to address needs in the wider area.

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				- Development with a high intensity and high activity normally situated within a central business district. - An urban form with high intensity built-up areas, generally consisting of high buildings compacted together, generating high activity. Objectives for Business Zone 2 to be amended to reflect the following: The purpose of this zone is to make provision for – - lower intensity business and mixed-use development that serves a local neighbourhood or area. - an intermediate zone that may, if required, act as a buffer or interface between high-intensity business zones and residential zones. - The development should be more limited in scale and nature than for a central business district and capable of integration into the adjacent residential neighbourhood.
9	GT/BH	Schedule 1, Table A (Page 65), Table C10 (Page 114) & Para 10.3.1 (Page 115)	Offices should be included as primary use under Business Zone 2.	Tables and list of primary uses to be updated for Business Zone 2.
10	GT	Schedule 3, Para 1.1(m), (Page 168)	Reference to lodgement of application for use of wendy house as additional dwelling unit to be removed	1.1(m) to be amendment as follows: Where a wendy house or similar unconventional structure is used for accommodation purposes, such wendy-house or structure is regarded as an additional dwelling unit and the necessary application must be made to the Municipality for approval where required.
11	GT/BH	Schedule 1, Table A (Page 62), Table C2 (Page 84) & Para 2.2.1 (Page 85)	Agricultural Building to be moved from consent use to primary use for the Smallholding Zone.	Tables and list of primary uses to be updated for Smallholding Zone.

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12	GT	Chapter 1: Definitions (Page 21)	Micro-brewery to be excluded from Noxious industry definition to allow establishment in light industrial areas to the municipality's discretion. Explosive industries and major hazard installations (MHI's) to be specifically listed under Noxious industry definition.	Definition to be amended as follows: "Noxious industry" means an industry that is offensive, poisonous or a potentially harmful use or activity that, because of the fumes, emissions, smell, vibration, noise, waste products, nature of material used, processes employed, or other cause, is considered by the Municipality to be a potential source of danger, nuisance or offence to the general public or persons in the surrounding area, and includes but are not restricted to: i) Abattoirs; ii) Breweries and distilleries (excluding micro-breweries); iii) Brick works; iv) Cement works; v) Chemical works; vi) Open air depositing yards for raw minerals; vii) Open air depositing yards for sand, dirt, gravel and crushed stone; viii) Destructors, depositing sites or other works for the disposal or treatment of household refuse, trade refuse, street refuse or sewerage; ix) Fish curing or fish canning works; x) Metallurgical works; xi) Oil refineries and works concerned with the processing of products of petroleum refining; xii) Paint works; xiii) Paper mills or paper works; xiv) Reduction works and ore-dressing works; xv) Rubber works, including re-treading of tyres; xvi) Sawmills; xvii) Stone crushing and stone dressing works; - xviii) Works or premises used for the manufacture, storage or mixing of meal derived from fish, poultry, meat, offal from animals or poultry, or other matter derived from animals or poultry; xix) Works or premises used for the storing or mixing of manure or fertilizers.

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				xx) Works or premises used for the manufacture, storage or mixing of explosive materials or using significant quantities of such material in a manufacturing process, including any installation classified as a major hazard installation.
13	GT	Chapter 1: Definitions	Definition to be added for micro-brewery. Micro brewery to be added to consent and primary uses in relevant zoning categories.	Following definition to be added: “Micro-brewery” means a brewery which produces limited quantities of speciality alcoholic beverages, normally less than 15000 barrels per year, with limited distribution and typically for consumption on its own premises. A micro-brewery can be a craft brewery as well. Micro brewery to be added as consent use in Business Zone I and II, and Industrial I, and as primary use in Industrial II.
14	GT	Chapter 3, Section 20 (Page 40)	Allow encroachments of roof overhangs up to 500mm in building line exclusions.	Section 20(1)(a) to be amended as follows: 20.(1) Where a building line is required regarding any existing or proposed street or street widening boundary, rear boundary, side boundary or any other boundary line, no building or structure may be erected between such building line and the boundary provided that: (a) boundary walls, fencing-walls, fences, uncovered patio (stoep) on ground level (which have not been manipulated to exceed the surrounding natural ground level), paving, access gates (including one access gate with a roof not exceeding 2.1m and not larger than 5m²), decorative characteristics, roof overhangs not exceeding 1m, and similar structures may be erected between a building line and a land unit boundary;
15	GT	Chapter 1: Definitions	Update the definition of building line to refer to the general rules of section 20 where exclusions are listed.	Definition of building line to be updated as follows: “Building line” means an imaginary line on a land unit that delimits the boundary of a building prohibition area, which is determined as the distance from the boundary of a land unit and inside of which area the erection of buildings and

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				structures is completely or partially prohibited, as set out in Section 20 of this scheme.
16	GT	Schedule 1, Table C3 (Page 87) & Para 3.2.2 (Page 88)	Residential Zone 1 primary uses and table to be corrected to include Home care facility as consent use.	Tables and list of primary uses to be updated for Residential Zone 1.
17	GT	Chapter 3, Section 46, Table 1 (Page 50) & Schedule 1, Para 18.3.5 (Page 144)	The parking requirements for institutions, specifically hospitals should be updated to specify staff parking requirements as well.	Parking requirement for hospitals to be updated to additionally require 1 parking for staff per 6 beds. Uses ancillary to a hospital such as radiology, haematology and dispensaries require parking provision at a ratio of 2,5 bays per 100m². The parking requirement for other institutional uses to be “as determined by municipality”. Section 46 of Chapter 3 (Parking) to be updated to include the following general provision for uses not specified in Table 1: The Municipality may on approval of a land use application or with evaluation of a building plan specify parking requirements in addition to the parking required in Table 1. Table 1 under Section 46 and Paragraph 18.3.5 of Schedule 2 (Institutional Zone III) to be amended to include the following parking requirement for institutional uses not listed: Other institutional uses: ADM
18	GT	Schedule 4: Overlay zones	Business zone III should give recognition to properties in St Helena Bay zoned Special Business where the previous zoning scheme specified primary and consent uses. The current scheme does not prescribe any development parameters, as it is to be determined on approval of the use.	Paragraph 11.3.1 of Schedule 2 to be amended as follows: (b) The development rules for Business III land shall be as determined by the Municipality when approving land use applications. The Municipality may use the development rules of Business Zone I or II as a guideline.
19	GT	Schedule 1, Para 4.3.12, (Page 94)	The open space requirement for group and town housing should be adapted to reflect current day norms used by other municipalities. The zoning scheme currently requires the provision of 80m ² communal open space per unit and	Section 4.3.12(a) to be amended to reflect a requirement of 50m ² communal open space per dwelling unit.

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			restricts the total coverage of the development in the case of both uses. The municipalities of Stellenbosch, Bergrivier and Swartland requires the provision of 50m ² communal open space per unit for group housing and in the case of town housing only relies on a coverage restriction for the development. Drakenstein Municipality requires 25m ² open space per unit for group housing development.	Section 4.3.12(c) to be amended to reflect a requirement of 90m ² combined open space per dwelling unit.
20	GT	Schedule 1, Para 4.3.4, (Page 93)	It should be made clear that the coverage restriction applies to the development site as whole and not the individual group housing erven.	Section 4.3.4 to be amended to read: "The maximum coverage for all buildings is 60% of the area of the land unit total group housing development site ."
21	GT	Schedule 5, Special Zone 14 (Paternoster Middelorp – Portions of Remainder Farm A no. 34) (Page 198)	Paternoster Middelorp - Status quo for uses allowed should be investigated to check if any changes have occurred due to amendments of approval.	Special zone 14 to be amended with changes approved in March 2026, as follows: Paragraph 14.2 – substitute the plan no. with the amended plan no. as approved and change portion 56 from refuse area to private parking. Paragraph 14.3.1 – substitute the plan no. with the amended plan no. as approved. Paragraph 14.4.2 – change portion 57 to 56.
22	GT/MB/BH	Schedule 2, Para 9.4.8 (Page 112) & Para 10.4.7 (Page 116) & Para 12.3.7 (Page 123) & Para 13.3.5 (Page 127)	Parking requirement for restaurant in Business zone I and II and Industrial Zone I and II categories must be amended to concur with Table 1 in Chapter 3, Section 46	Paragraphs 9.4.8 & 10.4.7 & 12.3.7 & 13.3.5 to be amended to reflect the following requirement for Restaurant parking: "Business (Restaurant): 1 parking space per 4 seats plus 1 for every two staff members of the restaurant. "
23	GT	Schedule 3, Para 11.8 (Page 175)	The reference to "Place of Instruction" must be changed to "Place of Education" to align with the definition contained in the scheme, and no ancillary activities may be allowed.	Section 11.8 to be amended as follows: A "place of instruction education " may be operated as an occupational practice, provided that no more than six students may be accommodated at any given time and no ancillary activities are allowed.
24	GT	Chapter 3, Section 20(1)(a), (Page 40)	Provision should be made for inclusion of the following inside building line restriction areas as of right: Steps, uncovered sections of walls, decks not higher than 30cm above ground level, swimming pools not closer than 1,0m, roof eaves, etc	Section 20(1)(a) to be amended as follows: "Where a building line is required regarding any existing or proposed street or street widening boundary, rear boundary, side boundary or any other boundary line, no

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			Provision should be made for certain inclusions which can occur with the neighbours consent.	building or structure may be erected between such building line and the boundary provided that the following is excluded from this requirement: (a) boundary walls, fences; (b) gates and doors (which may not open over a cadastral boundary); (c) open uncovered stoeps that are less than 300mm above the natural level of the ground; (d) decks not higher than 300mm above ground level (e) steps at ground level between varying site levels (not staircases); (f) a gatehouse (not exceeding 5m²); (g) eaves, awnings, and sunscreens projecting no more than 1 m from the wall of a building; (h) cornices, chimney breasts, flower boxes, water pipes, drain pipes and minor decorative features not projecting more than 500mm from the wall of a building; (i) screen-walls not exceeding 2,1m in height above the natural ground level abutting such wall; (j) swimming pools not closer than 1m from any boundary; (k) electrical substations (l) any structures deemed by the Municipality not to impact on the amenity or privacy of neighbouring properties; Structures or equipment associated with or related to the operations of the building, such as permanent braai structures, tool or storage sheds, pool pumps, air conditioner units, water storage tanks and extractor vents may be erected between the building line and the common boundaries only with the affected neighbours' permission as determined by the Municipality and, in the case of a street building line, only with the permission of the Municipality.
25	GT	Schedule 2, Para 5.3.4 (Page 98)	Parking requirement to be corrected to reflect that visitors' parking is required in the case of all types of units, not just for 4-bedroomed units.	Section 5.3.4(c) to be amended as follows: "Flats: One bedroom: 1 parking space per dwelling unit Two bedrooms: 1.25 parking space per dwelling unit"

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				Three bedrooms: 1.5 parking space per dwelling unit Four bedrooms: 1.75 parking space per dwelling unit plus 0.25 parking spaces per dwelling unit for visitors 0.25 Parking spaces per dwelling unit to be provided for visitors in all cases."
26	GT	Chapter 3, Section 46 (Page 48)	Add a note that where parking requirements are based on floor area, the floor area is calculated as per section 31 over the outer perimeter of walls.	Section 46 to be amended and subsections to be re-numbered with the insertion of a new subsection (5) reading as follows: "Where the parking is based on the floor space of a land use, such floor area is calculated as per section 31 over the outer perimeter of walls."
27	GT	Schedule 2, Para 1.3.2 (Page 78) & 2.3.2 (Page 85) & Schedule 4, Para 5.2 (Page 188)	The extent of farms and smallholdings is problematic in the determination of the height plane for structures as the topography may have extreme variances resulting in an average natural ground level which disadvantageous the placement of buildings.	Section 34 (Height of buildings) to be amended and renumbered to add the following subsection: "(2) In the Agricultural and Smallholding zones, the height of buildings is measured from the average natural ground level occurring over the footprint of the building."
28	GT	Schedule 2, Para 3.3.4 (Page 89)	Consideration should be given to allow the intrusion of double storey additions to existing houses into the building line where it follows the setback allowed in terms of previous zoning schemes.	Paragraph 3.3.4 to be amended as follows: On application the Municipality can, at their discretion, relax a building line restriction where special circumstances warrant such relaxation. provided that In no circumstance the encroachment of the full extent of a double storey structure will be allowed into the building line, unless the encroachment constitutes an extension of an existing approved building which followed a lesser setback allowed in terms of a previous applicable zoning scheme and the proposed extension is maintaining the same setback.
29	GT	Chapter 1, Definitions (Page 27) & Chapter 3, General Development Rules (Page 34 & 42)	Distinction must be made between renewable energy structures for large scale commercial gain and small scale domestic household use with regard to the consent use required. The control measures for the height of such structures must be addressed.	Definition of dwelling house already includes "renewable energy structures for household purposes" as of right. Amend the definition to refer to "domestic energy generation" to align with the heading to be included in the General Development Rules under Chapter 3. Definition of renewable energy structure thus to be amended as follows:

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				“(a) means any wind turbine, solar energy generating apparatus, including solar photo-voltaic and concentrated solar thermal, hydro turbines or biomass facility or any grouping thereof, that captures and converts wind, solar radiation or biomass into energy for commercial gain or domestic use; and” Under Chapter 3, General Development Rules, on Page 42 add section dealing with Domestic Energy Generation as follows: (a) The installation of apparatus on roofs to generate solar energy for any on-site consumption is permitted in any zone in this Scheme, provided that in the case of photovoltaic installations all photovoltaic panels shall be mounted flush with and parallel to the pitch of the roof with no raised framing or tilt structures permitted, unless otherwise approved by the Municipality. (b) Installation of wind power generation apparatus on roofs for on-site use only is permitted with the permission of the neighbours. (c) Wind power generation apparatus is restricted to a height of 1m above the ridge of the roof. (d) Excess electricity generated by such apparatus may be fed into the electricity network, subject to relevant legislation, provided that energy generation apparatus continues to serve the land uses on the property, it does not adversely affect the continued primary permitted use of the property and does not have an adverse impact on the surrounding land uses or character of the area. (e) The Municipality may limit the scale of such solar and wind energy apparatus on any land unit to ensure that it primarily serves the energy needs of the land unit concerned and does not have an adverse impact on the character of the area or neighbouring properties.

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				(f) The Municipality may grant permission for the erection of freestanding solar and wind apparatus which are not attached to the roofs of buildings to generate solar energy for any on-site use, subject to the same conditions as above. (g) This section does not provide for renewable energy structures which sole purpose is to feed into the national grid and thus provide for energy generation on a commercial basis. Amend Section 34 on page 44 to allow for the exclusion of such structures from the height determination. Amend the height definition on page 16 as follows: “Height”, of a structure means a vertical dimension of the structure from the average natural ground level to the wall plate or, in the case of a pitched roof, the ridge of the roof or the highest point of a building, measured in metres, provided that— (a) the height of a structure does not include chimneys, flues, masts or antennae; (b) elevator motor rooms, satellite dishes, ventilation shafts, water tanks, air conditioning plant and equipment on top of a building and energy generation structures are excluded when determining the height of a structure, subject to the provisions of section 29 of this Bylaw. Refer furthermore to definition of “average natural ground level”. Amend Section 29, Equipment on top of building, on page 42 to include the following provision: In the case of renewable energy structures located on top of a building, the height of wind power generation apparatus is restricted to 1m above the ridge of the roof and photovoltaic panels must be mounted flush with and parallel to the pitch of the roof with no raised framing or

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				tilt structures permitted, unless otherwise approved by the Municipality.
30	GT	Chapter 3, General Development Rules (Page 39)	Add a general requirement that the access arrangements to a property must be to the satisfaction of the Municipality.	Under Chapter 3, General Development Rules, on Page 39 add section dealing with Access Requirements as follows: “Vehicle and pedestrian access to a property shall be to the satisfaction of the Municipality and the relevant roads authority.”
31	GT	Chapter 1, Definitions (Page 9 & 14)	Definition for Farm labourer housing to be added and definition for Agricultural building to be amended to exclude farm worker accommodation, in order to introduce the use as a stand-alone use.	Definition for Agricultural building to be amended as follows: “Agricultural building” means a building designed to accommodate and support an activity directly related to the agricultural use of the same property, such as farm worker accommodation, the storage of agricultural implements and vehicles used on the property in support of the agricultural activity on the property, or a pump house, drying yard, stables, animal pens, etc. It does not include an agricultural industry, dwelling house, or additional dwelling unit or farm labourer housing. Definition for Farm labourer housing to be added in Chapter 1 on Page 14 reading as follows: Farm labourer housing means a dwelling unit provided for farm labourers by an employer which is ancillary and subservient to the primary activity on the property, includes accommodation for labourers, caretakers and supervisory staff, provided that the employee housing is for the accommodation of one household only, of which at least one household member is employed on the property, is located on the same land unit on which the employment activity takes place, and may not be sold separately;
32	GT	Schedule 1, Table A (Page 61), & Schedule 2, Table C1 (Page 76) &	Farm labourer housing to be listed as primary use under Agricultural zone and reference to be removed from Smallholding zone.	List of primary uses in Table A, Table C1 and Paragraph 1.2 to be updated with Farm labourers housing. Paragraph 2.3.5 to be omitted under the Smallholding zone. Paragraph 2.3.4(d) to be omitted under the Smallholding zone.

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		Para 1.2 (Page 77) & Paras 2.3.4, 2.3.5 & 2.3.6 (Page 86)		Paragraph 2.3.6(b) to be omitted under the Smallholding zone.
33	GT	Schedule 2, Para 1.3.11	Land use provisions for Farm labourer housing under Agriculture zone to be moved to follow on Additional dwelling unit and to include size restriction and building plan description requirement.	Paragraph 1.3.11 to be moved to follow on Paragraph 1.3.6 on Page 78. The land use provisions for Farm labourer housing (Paragraph 1.3.11) to be amended to include the following: “Farm labourer housing is limited to a floor area of 120m² each.” “Building plans for farm labourer housing must clearly indicate the purpose of the structure as such.”
34	GT	Schedule 2, Para 2.3	In the Smallholding zone, a determination should be included that the municipality can restrict the size and number of agricultural buildings on a property and that it may not be used for purposes unrelated to the smallholding.	New development rule to be included under Paragraph 2.3 to dictate the following: Agricultural buildings “(a) The Municipality may determine the number and size of agricultural buildings on a smallholding. The number and size may not detract from or be in conflict with the general character in the area.” (b) An agricultural building may not be used for commercial storage purposes or for unusual storage of products unrelated to the smallholding.
35	GT	Chapter 3, Section 42 (Page 47)	The general development rules for outbuildings should guide size determination and use restriction.	Section 42 to be amended as follows: 42.(1) The Municipality may determine the size and number of outbuildings. The number and size may not detract from or be in conflict with the general character in the area. (2) Outbuildings must be constructed in relation to and must relate to the main building. (3) An outbuilding is regarded as being in the same category as the building in regard of which it forms part as an outbuilding. An outbuilding may not be used for commercial storage purposes or for unusual storage of products unrelated to the

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				primary use on the property, unless the permission of the Municipality has been obtained. (4) A Wendy house is regarded as an outbuilding unless used for occupational purposes in which case it is regarded as an additional dwelling unit. (5) An outbuilding which encroaches a building line may not exceed 4 metres in height to the top of the roof. (6) Garages may not be used for occupational purposes. (7) Except with the Municipality's permission: (a) no outbuilding may be used for any other purpose except as approved in the building plans, and (b) no outbuilding may be used until the main building has been completed or occupied.
36	GT	Chapter 3, Section 61 (Page 57)	Section 61 can be omitted as the provision is already included in Section 42.	Section 61 to be omitted.
37	GT	Schedule 2, Para 9 & 10 (Pages 111 & 115)	Rectify numbering to add in 9.1 and 10.1.	Correct the numbering in Paragraph 9 and 10 (Business Zone I and II).
38	GT	Schedule 2, Para 2.3.6 (Page 86) & Schedule 3, Para 1.1 (Page 168)	The parameters for an additional dwelling unit in the Smallholding zone should refer to Paragraph 1.1 of Schedule 3. Paragraph 1.1 (Additional dwelling unit - Smallholding and Residential zones) of Schedule 3 should be updated to indicate the parameters apply to all zones. Allowance should be made under Para 1.1 (Additional dwelling unit - Smallholding and Residential zones) to exclude additional dwellings in the Agricultural Zone from the restriction on use for tourism accommodation.	Paragraph 2.3.6(a) in Schedule 2 to be updated as follows: "Notwithstanding the provisions of this subsection, the provisions of schedule 3, point 1.1 are applicable." The intro to Paragraph 1.1 of Schedule 3 to be updated as follows: "The following development parameters apply to additional dwelling units in the Smallholding and Residential zones:" Paragraph 1.2(k) to be amended as follows: (k) An additional dwelling unit may not be converted into tourism accommodation (excluding in the Agricultural Zone) or for any other purpose, unless the necessary application in this regard has been approved by the Municipality.

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39	GT	Schedule 3, Para 1.2 (Page 169)	Paragraph 1.2 (Additional dwelling unit – agricultural zone) of Schedule 3 should be updated to reflect that the provisions are in addition to that of Paragraph 1.1. Paragraph 1.2(Additional dwelling unit – agricultural zone) of Schedule 3 should be updated to remove parameters that is already contained in Paragraph 1.1. Paragraph 1.2 (Additional dwelling unit – agricultural zone) should also include the restrictions of the Provincial Rural Guidelines for placement of an additional dwelling unit in the Agricultural zone.	The intro to Paragraph 1.2 to be updated as follows: “The following development parameters apply in addition to that of Paragraph 1.1 to additional dwelling units in the Agricultural zone:” Paragraph 1.2(f) and (i) of Schedule 3 to be omitted. (Size restriction and restriction on alienation already included in Paragraph 1.1 Paragraph 1.2 of Schedule 3 to be updated with the addition of the following: An additional dwelling unit is not permitted below the 1:100 flood line or within 100m of a river bank. Where the flood line has not been determined or is out of date, a flood line study is required.
40	GT	Schedule 3, Para 1.1 (Page 168)	In Schedule 3, Paragraph 1 (Additional dwelling unit) expand on the nature of inclusions for the determination of floor area of the main dwelling in the case of an additional dwelling unit.	Paragraph 1.1(a) of Schedule 3 to be amended as follows: The additional dwelling unit may have a maximum floor area of 50% of that of the main dwelling house on the land unit, and for the calculation of such maximum floor area, undercover parking provision for the main dwelling where the cover is of an impermeable , permanent nature (not shade cloth, pergola or similar) is included in the calculation.
41	GT	Schedule 2, Paras 16.3.5, 17.3.5 & 18.3.5	Correct the parking requirement for place of worship under Institutional Zones I, II and III to be in accordance with Table 1 of Section 46 in Chapter 3.	Paragraph 16.3.5, 17.3.5 & 18.3.5 of Schedule 2 to be amended to read as follows: Place of worship: 1 parking space per 4 seats
42	GT/BH	Schedule 1, Table 1 (Page 66) & Schedule 2, Table C12 & Para 12.2.1 (Page 122) & Table C13 & Para 13.2.1 (Page 126)	Service station to be included as a primary right in light industrial and general industrial zones.	List of primary uses for Industrial Zone I and II to be amended to include Service station as a primary right. Consent uses to be amended to exclude service station.

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43	GT	Schedule 2, Table C3 & Para 3.2.2 (Page 88)	Include Home care facility and Utility services as consent uses under Residential Zone 1	Home care facility and Utility services to be added as consent uses in Table C3 & Paragraph 3.2.2 of Schedule 2
44	GT	Chapter 1, Definitions & Chapter 3, Section 46, Table 1 & Schedule 2, Para 3.3.6 (Page 90)	Amend the definition for a home care facility to provide for a wider range of care. Bring in specific land use provisions under Schedule 3 for Home care facility and amend definition to exclude the parameters, in order to make provision for departures if required. Specify parking requirements for a home care facility.	Home care facility definition to be amended to reflect the following: "Home care facility" means the use of a dwelling house, additional dwelling unit, or a portion thereof for accommodation or overnight care facilities on a limited scale for people in need of special care, other than hospitalisation, and includes an orphanage, old-age home, medical recovery and care, hospice, and any other use or service deemed applicable by the Municipality, but excludes medical consulting rooms, -facilities or -services for non-residents." The following specific land use provisions to be inserted in Schedule 3 for a Home Care Facility: • The scale of the dwelling house or additional dwelling unit used for this purpose shall not exceed that of a normal dwelling in the area. • The primary use of the property shall remain a residence for the operator. • No more than 6 persons and three bedrooms be used for such facility. • The operator of the enterprise shall permanently reside on the property. • Parking must be provided at a ratio of 0.75 parking bays per bedroom dedicated to the use, in addition to the normal requirement for a dwelling. Table 1 of Section 46 and Paragraph 3.3.6 of Schedule 2 to be updated with the following parking requirement: Home care facility – 0.75 parking bays per bedroom dedicated to the use, in addition to the requirement for a dwelling.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
45	GT	Chapter 3, Section 46, Table 1 (Page 50) & Schedule 2, Para 5.3.4(c) (Page 98)	Parking requirement for flats to reflect that visitors parking is applicable to all instances.	Table 1 in Section 46 and Paragraph 5.3.4(c) in Schedule 2 to be amended as follows: Flats: One bedroom: 1 parking space per dwelling unit Two bedrooms: 1.25 parking space per dwelling unit Three bedrooms: 1.5 parking space per dwelling unit Four bedrooms: 1.75 parking space per dwelling unit plus Visitors parking: 0.25 parking spaces per dwelling unit required in all cases
46	GT	Chapter 1, Definitions (Page 29)	The definition for shop should include the restriction that manufacturing activities may not cause a nuisance.	The definition for shop to be amended as follows: “Shop” means a building or portion of a building where goods are displayed and sold, and: (a) includes a place where goods sold from the premises are manufactured or repaired provided that the manufacture or repair may not be the dominant use, and the manufacturing may not include activities which generate noise levels out of the ordinary, to the satisfaction of the Municipality. (b) excludes a restaurant, supermarket, place of entertainment, institution, service station, service industry, filling station, industry, pornographic / adult entertainment enterprise, crematorium, workshop, place of assembly, the sale of motor vehicles and any other use the Municipality may deem not to be in accordance with this definition.
47	GT	Chapter 3, General Development Rules	Include a restriction that shipping containers are not allowed on a residential property.	Amend Chapter 3 to include a section dealing with the use of shipping containers, stipulating the following: Shipping containers (a) Shipping containers are not allowed on a residential property unless so authorised by the Municipality, or except in the case of Residential Zone IV zoned properties.
48	GT	Schedule 2, Para 4.3.12(a) (Page 94)	Specify the requirement that the provision of open space in group and town housing developments must be functional in terms recreational and aesthetical value	Paragraph 4.3.12(a) to be amended as follows: Communal open space: At least 80m ² must be provided per dwelling unit. The provision of communal open space must be functional in terms of desirable recreational and aesthetical value, to the satisfaction of the Municipality, and may not be used

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				for parking or traffic circulation without the permission of the Municipality.
49	GT	Schedule 2, Para 5.3.5(a) (Page 98)	Specify the requirement that the provision of open space in flats development excludes parking and traffic circulation areas.	Paragraph 5.3.5(a) to be amended as follows: Open space (a) An area equal to at least 10% of the net erf area shall be provided for open space and may include private-communal open space or public open space. In the case of the latter the permission of the Municipality is required and the open space must be located adjoining the development and be accessible from the development (b) Such open space must be functional open space to the Municipality's satisfaction, for example open space which can be developed as a garden area or used for recreation. The provision of open space must be functional in terms of desirable recreational and aesthetical value, to the satisfaction of the Municipality, and may not be used for parking or traffic circulation without the permission of the Municipality.
50	GT	Chapter 3, Section 40 (Page 46)	Allowance for certain occasional events to be conducted from certain properties without the need for a land use application require consideration.	Section 40 of Chapter 3 to be amended as follows: Occasional uses 40.(1) The occasional use of land for specific events not accommodated in the zoning applicable to the property may be accommodated by means of a temporary departure granted in terms of the Land Use Planning Bylaw with the permission of the Municipality and includes: (a) church and craft markets; (b) circuses; (c) religious gatherings; (d) film shoots; (e) builder's yards; (f) seasonal camping sites; and (g) other outdoor events (2) The Municipality must record the relevant information relating to the permission for occasional uses

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				applicable to a land unit in the zoning scheme register. (2) The permission of the Municipality must be obtained in terms of the By-law Relating to Events. (3) Approval of a temporary departure for an occasional use in terms of the Land Use Planning Bylaw must specify the development parameters and measures applicable to the use. (3) The Municipality may require the permission of neighbours and/or notice to be served of the event on interested and affected parties. (4) The applicant must provide parking and toilet facilities to the satisfaction of the Municipality. (4) The municipality may impose specific conditions relating to the use of the land for the event. (5) Where the nature or occurrence of an occasional use is such that it is deemed to fall outside of the normal parameters for an occasional use, the approval of a land use application in terms of the Land Use Planning Bylaw may be required. (6) The temporary activities may not extend for a continuous period of more than 30 7 days; (7) Despite paragraph (6), the Municipality may determine a longer period for specific uses such as a builder's yard; and (8) The Municipality may withdraw the approval by written notice to the applicant if any condition of approval is not complied with or if, in the opinion of the Municipality, the occasional use concerned creates a public nuisance.
51	GT	Chapter 1, Definitions (Page 22)	The definition for occasional use should be expanded to emphasize that it is not intended for regular occurrence.	The definition for occasional use to be amended as follows: "Occasional use" means a right to utilise land for a purpose granted on a temporary basis for a specific occasion or event, where the occurrence of such use of the land is irregular and does not affect or substitute the primary use of the land, and includes: (a) church and craft markets; (b) circuses;

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				(c) religious gatherings; (d) film shoots; (e) builder's yards; (f) seasonal camping sites; and (g) other outdoor events.
52	GT	Chapter 1, Definitions (Page 33)	The definition of a workshop is insufficient to clarify the type of use.	The definition of workshop to be amended as follows: "Workshop" means a building or portion of a building in which the repair, modification or manufacturing of mechanical items are undertaken and are subservient and ancillary to a factory use. any one or more of the activities referred to in paragraph (a) of the definition of 'Industry' are conducted. Offices relating to the use, and accommodation for caretakers and security personnel, may also be provided.
53	GT	Chapter 1, Definitions (Page 32)	Definition of truck stop should include overnight parking	The definition of truck stop to be amended as follows: "Truck stop" means a facility with direct access from a freeway, inner city road or major transport route that— (a) provides a range of rest, service and fuelling facilities for heavy duty, long haul vehicles and trucks: and (b) may provide for overnight parking but does not include accommodation.
54	GT	Chapter 1, Definitions (Page 10)	Consider the exclusion of pan handles from the average natural ground level in the calculation of the height determination for pan handle erven.	The definition for average natural ground level to be amended as follows: "Average natural ground level" means the average level between the highest and lowest natural surface points within the boundaries of a land unit, with the exception that in the case of panhandle erven the panhandle section is excluded from such calculation. (Also refer to the definition of "natural ground level".)
55	GT	Chapter 1, Definitions (Page 12)	Specify that decks above ground floor is included in the calculation of coverage. The panhandle section of a panhandle erf should be excluded from the calculation of coverage as it is not developable area.	The definition of coverage to be amended as follows: "Coverage" means the area of a land unit that is covered by buildings, expressed as a percentage of the total erf area of the land unit, and (a) includes— stairs and associated landings leading up to storeys above ground floor, decks constituting a storey above ground floor , canopies, verandas, porches, balconies, terraces and similar features (b) excludes –

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				provided that the following portions of buildings must be disregarded in the calculation of coverage, namely— (i) stoeps less than 1,5m above natural ground level, entrance steps and landings; (ii) cornices, chimney breasts, pergolas, flower boxes, water pipes, drainpipes and minor decorative features not projecting more than 500 millimetres from the wall of the building; (iii) eaves not projecting more than 1,0 metres from the wall of the building; and (iv) a basement, provided that the basement ceiling does not project above the ground level; (v) the panhandle portion of a property accessed by a panhandle.
56	GT	Chapter 1, Definitions (Page 19)	Amend the definition of Lodger and Lodging to provide a distinction from tourism accommodation.	Definition of Lodger to be amended as follows: “Lodger” means a person who pays rent in return for accommodation on a medium and long term basis. Definition of Lodging to be amended as follows: “Lodging” means the provision of bedroom or bed accommodation (other than tourism accommodation) that is made available on a medium and long term basis for payment and the services ordinarily related to such accommodation.
57	GT	Chapter 3, Section 47 (Page 51)	Specify the size of a parking bay and circulation space required behind it.	Section 47(1) to be amended with the inclusion of the following: (a) A parking bay must be at least 2,6 x 5,5 metres for 90° parking, and 2,6 x 6,0 metres for parallel parking. (b) An area of at least 7m deep must be made available for vehicle circulation behind 90° parking bays.
58	GT	Schedule 2, Paras 12 and 13	Industrial premises should have a minimum building line on one side for firefighting purposes	Industrial and business premises are subject to specific fire safety requirements including submission of a fire plan, aimed at addressing the accessibility to the building on the premises. No change recommended.
59	GT	Chapter 1, Definitions (Page 26)	Public open space to also make allowance for Urban agriculture	The definition of Public Open Space to be amended as follows:

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				"Public open space" means land of which ownership vests in the Municipality or another public authority, which is not leased on a long term basis and which is set aside for the public primarily for recreational use as an open space, park, garden, picnic area, playground or square, but could serve just an aesthetic purpose or serve to promote pedestrian circulation and could include use for urban agriculture purposes (with the permission of the Municipality), and additional to the main use, any facilities for use by the public (e.g. ablution facilities, parking, etc) which are ancillary to the main use.
60	GT	Chapter 1, Definitions (Page 32)	Definition to be added for Urban agriculture	Definition of Urban agriculture to be added to Chapter 1 and to read as follows: "Urban agriculture" means the cultivation of crops in areas within the urban edge or in urban areas, for own consumption or sale, provided that for the purposes of this Scheme, the cultivation of a garden by the occupant of a land unit in an urban area shall not be regarded as urban horticulture.
61	GT	Schedule 2, Paras 9, 10 & 11 (Business zones)	The sale and/or distribution of gas products from a business property should be limited, if it constitutes a dominant or significant use it should be relegated to industrial zones.	Paragraph 9, 10 & 11 (Business zones) to be amended to include the following sub-paragraph: Retail sale of liquid petroleum gas and similar: The retail sale of liquid petroleum gas and similar hazardous products may not be the dominant activity on a business zoned property, as determined by the Municipality.
62	GT	Schedule 5 (Special zones)	Special zone to be created for the Fossil Park as per its original approval	Special Zone 18 to be introduced under Schedule 5 as follows: 18. SPECIAL ZONE 18 18.1 Property description: Portion of Portion 1 of Farm 188 and portion of Portion 29 of Farm 185 (commonly known as "Fossil Park") 18.2 Uses allowed:

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				Nature area Visitors complex, theme park and picnic area Mountain bike trial Games and Equestrian area The distribution and extent of use areas are as per the approved subdivision plan, titled "Former CHEMFOS phosphate mining area: A portion of portion 29 and a portion of portion 15 of the farm Langeberg no. 185 and portion 1 of the farm Langeberg no. 188, Langebaanweg", Plan no. 5 dated September 2000, drafted by BCD Town Planners 18.3 Land use restrictions: As above. 18.4 Additional provisions: As per the undated letter of approval under reference no. issued by the former Provincial Administration of the Western Cape for the rezoning, consolidation and subdivision of portions 15 and 29 of the Farm Langeberg and a portion of the Farm Langeberg 188 Malmesbury, as well as the amendment of the Vredenburg-Saldanha and Environs Structure Plan. (No specific land use parameters included.)
63	GT	Schedule 4, Overlay 5 Brittanica Heights (Page 188)	Additional provisions as stipulated in the former St Helena Bay zoning scheme amendment for smallholdings to be included in the Brittanica Heights overlay zone.	The following sub-paragraphs to be added under Brittanica Heights Small Holding overlay zone: 5.2.3 Building lines: No building or any portion thereof, excluding boundary fencing may be erected on a premises closer than: - 5m from the street boundary - 10m from the side and rear boundaries 5.2.4 Fencing: No concrete and/or stone fencing are allowed. Only natural round or half-round wooden poles may be

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				used. The latter are restricted to a maximum of 1,5m above natural ground level.
64	GT	Schedule 2, Para 2 (Page 86)	Minimum size requirement to be stipulated for smallholdings	The following sub-paragraph to be added to the development rules for Smallholding Zone: Minimum size of land unit: The minimum size of a smallholding may not be less than 2ha.
65	GT	Schedule 3, Para 6, (Page 172)	Clarify that the height restriction for a green house applies to all relevant zones.	Paragraph 6.3 under Schedule 3 to be amended as follows: "The maximum allowable height is: 2.4m in all applicable zones "
66	GT	To be inserted in zoning scheme	A separate zoning category should be introduced to accommodate utility services as a stand-alone, primary land use and not just as a consent use under other zonings. This will avoid creating a misrepresentation of erven in a residential development, e.g. in group housing where it can only be accommodated under a Residential zone II zoning whilst not being a usable residential erf.	The following zoning category to be introduced into the zoning scheme under Schedule 2: Utility Services Zone Objective The purpose of this zone is to make provision for the use of land for the provision and protection of any infrastructure services, whether in public or private ownership. Development parameters <u>Primary uses:</u> Utility services Existing land uses <u>Consent uses:</u> Authority use Renewable energy structures Special use Telecommunication infrastructure Development rules <u>General:</u> (a) More than one primary land use may be conducted from the property.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				(b) Where the property is existing developed with a lawful land use which appears in the consent column, it is considered to be a primary permitted use and does not require the Municipality's consent for further development. (c) The Municipality may determine additional development rules when approving a land use application for this zone. <u>Building lines:</u> Street, side and rear building lines: 5m. Underground infrastructure is exempted from this rule. <u>Height:</u> The height of buildings may not exceed 8m. The height of services infrastructure is as per the specialised requirement for the infrastructure or, in the case of consent uses, as per determination of the Municipality. <u>Coverage:</u> The maximum coverage for all buildings and structures is 70% of the area of the land unit. <u>Site development:</u> (a) The Municipality may require the submission of a site development plan for evaluation. (b) The Municipality may require the screening of the property or parts thereof, and/or the submission of a landscaping plan for evaluation. (c) Landscaping requirements may extend to land units abutting the property. (d) Access arrangements to the property must be to the satisfaction of the Municipality. (e) The extent of the property and the site development layout must make provision for sufficient on-site circulation of vehicles and loading/off-loading.
67	GT	Chapter 1, Definitions	Telecommunication infrastructure definition to include fibre and cable networks and rooftop base stations	Telecommunication infrastructure definition to be amended to include transmission via cable and optical systems, i.e.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				(b) includes voice, data and video telecommunications via wireless, cable and optical systems, including antennae, any support structure, equipment room, radio equipment or optical communications equipment (laser or infra-red); (c) includes ancillary structures needed for the operation of telecommunication infrastructure; and (d) does not include fibre optic installations and point-to-point copper (cable) installation and rooftop base telecommunication stations.
68	GT	Chapter 1, Definitions (Page 33)	The definition of Utility services to be amended to exclude telecommunications infrastructure as it is proposed to be a consent use under the Utility Services Zone	The definition of Utility services to be amended as follows: “Utility services” means a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and— (a) includes a water reservoir, water purification works, electricity substation, storm water management facilities, waste-water pump station and waste-water treatment works; rooftop base telecommunication station and freestanding base telecommunication station; and any other use deemed such by the Municipality, but (b) does not include power stations and other uses accommodated under industrial zonings, telecommunication infrastructure, renewable energy structures or transport purposes; and (c) provided that a road is not regarded as a utility service.
69	GT	Schedule 2, Para 16.3.5 (Page 137)	Institutional Zone I - parking requirements to be corrected in accordance with Table 1 of section 46	The parking requirement in Paragraph 16.3.5 of Schedule 2 to be corrected as follows: Place of education – Early childhood development (ECD): 1 parking bay per staff member, plus 1 parking bay per 6 children or drop and go facility to satisfaction of Municipality. Place of education – School: 2 parking spaces per classroom plus 1 parking bay per staff member, plus drop and go facility to satisfaction of Municipality.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				Place of education – Tertiary education and training: 1 parking bay per 4 students plus 1 parking bay per staff member. Place of worship: 1 parking bay per 4 seats Institution – Hospital: 1 parking space per bed Institution – Clinic and medical rooms: 4 parking spaces per consulting room Place of assembly: 1 parking bay per 4 seats or as determined by the Municipality
70	GT	Chapter 3, Section 46, Table 1 (Page 49)	Parking for an ECD must also be addressed under community facilities column together with place of education. Requirements for ECD and school must include drop and go facility.	Table 1 of section 46 to be amended with the following under Communal facilities: Place of education – Early childhood development (ECD): 1 parking bay per staff member, plus 1 parking bay per 6 children or drop and go facility to satisfaction of Municipality. Place of education – School: 2 parking spaces per classroom plus 1 parking bay per staff member, plus drop and go facility to satisfaction of Municipality. Place of education – Tertiary education and training: 1 parking bay per 4 students plus 1 parking bay per staff member.
71	GT	Schedule 2, Table C4 (Page 91) & Para 4.2.2 (Page 92)	Residential building to be excluded from Residential zone II. A boarding house/hostel/backpackers accommodation is not desirable in the context of medium density residential development	Table C4 and Paragraph 4.2.2 in Schedule 2 to be amended to exclude Residential building as a consent use.
72	GT	Chapter 1, Definitions (page 27)	Provision for residential rooms to be excluded from definition of Residential building.	Definition to be amended.
73	GT	Schedule 3, Para 19 (Page 179)	Include the stipulation that the height and aesthetics of telecommunication infrastructure will be as determined by the municipality.	The following to be added to Schedule 3, Paragraph 19: 19.1 The location of Telecommunication infrastructures, the design, aesthetics, safety and health aspects as well as the rehabilitation of the premises on removal of the installation, must be in accordance with Council's

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				sectoral plan or policy the determination by the Municipality as well as national and provincial legislation. 19.2 The allowable height of telecommunication infrastructure will be as determined by the municipality.
74	GT	Schedule 3, Para 10 (Page 174)	Clearly stipulate the restriction that caravans may not be used as dwelling unit in residential or smallholding zones (excluding areas used for incremental housing purposes).	Paragraph 10 of Schedule 3 to be amended as follows: 10.1 A recreation vehicle, including a mobile home or caravan, may not be used for permanent habitation i.e. as a dwelling unit, without the approval permission of the Municipality, unless the zoning lawfully allows the permanent habitation. 10.2 The Municipality may impose additional development parameters with regard to mobile homes or caravans approved for habitation. The following additional development parameters apply with regard to mobile homes and caravans approved to be placed on a land unit zoned for residential purposes: (a) the mobile home or caravan must be sited on a foundation slab and properly anchored; (b) solid perimeter skirting, of material and colour complementary to the mobile home or caravan, must be provided from the bottom of the mobile home to the ground surface; (c) the roof and exterior siding of the mobile home or caravan must be of a non-reflective material; and (d) any structural additions must be of materials which, in the opinion of the Municipality, are compatible with the mobile home or caravan.
75	GT	Schedule 4, Para 4, (Page 184)	The Eenzaamheid smallholdings overlay zone must be amended to include an additional dwelling unit as primary right and not a consent use, in accordance with the general provisions of the zoning scheme.	In the Eenzaamheid smallholdings overlay zone in Schedule 4, the development rule under paragraph 4.4 requiring a consent use application to the Council for an additional dwelling unit must be omitted.
76	GT	Chapter 3, Section 31 (Page 43)	The covered pedestrian walkway area in front of a shop to be excluded from calculation of floor area.	Section 31(2) in Chapter 3 to be amended as follows: (j) Any covered, paved area outside or directly adjoining a building or below ground floor level where such paved area forms part of a courtyard, pedestrian road walkway

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				(including an undercover shopfront walkway), parking area or vehicular access
77	GT/BH	Schedule 2, Para 6 (Page 102)	Residential Zone IV to include reference to open space provision required.	The development rules under Paragraph 6.3 for Residential Zone IV to include the following: 6.3.5 Open space provision Open space is to be provided in accordance with the requirements of Section 41.
78	GT	Chapter 3, Section 42 (Page 47)	Use of the roof structure of an outbuilding encroaching into the building line is not allowed.	Section 42 of Chapter 3 to be amended to include the following: 42(8) The use of the roof structure of an outbuilding encroaching into the building line is not allowed (for example flat roofed garages where the roof can be used as a deck area).
79	GT	Schedule 3, Para 5, (Page 171)	The restriction for outbuildings or other structures not to be built on the common boundary together with a semi-detached dwelling should be removed.	Paragraph 5.8, reading as follows, to be omitted from Schedule 3: 5.8 Where a semi-detached dwelling has been erected on a land unit, a loose standing additional dwelling unit and/or loose standing outbuildings may not also be erected on the common boundary.
80	GT	Schedule 3, Para 1, (Page 168)	Additional dwelling units should not be allowed on the property boundary due to the potential impact of habitable rooms.	Paragraph 1 of Schedule 3 to be amended and renumbered to include the following: 1.1(g) An additional dwelling unit may not be located on the property boundary.
81	GT	Schedule 2, Para 8 (Page 109)	In the Resort Zone, reference to Tourism accommodation should be removed from General provisions, it is not applicable.	Reference to Tourism accommodation to be omitted from the General provisions in the Resort Zone in Paragraph 8.4 in Schedule 2.
82	GT	Schedule 3, Para 18 (Page 178)	Paragraph 18.6 (Tourism accommodation) in Schedule 3 should refer to paragraph 18.5 and not to 18.6.	Rectify Paragraph 18.6 in Tourism accommodation in Schedule 3 as follows: 18.6 The requirement in paragraph 18.6 18.5 is also applicable where a land unit contains both a tourism accommodation establishment and rooms which are available for letting to lodgers;
83	GT	Chapter 1, Definitions (Page 12)	Coffee shop should be defined in more detail to distinguish from normal restaurant.	The definition of coffee shop to be amended as follows: "Coffee shop" refer to definition of restaurant has the same meaning as restaurant with the exception that the business operates on a smaller scale with an emphasis on lighter

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION		
				meals served from a more restricted menu and the operating hours is restricted to normal business hours.		
84	GT	Chapter 3, Section 41, Open space (Page 47)	The question was raised whether the requirement for open space provision should be reduced from 1,8ha per 1000 people (18m ² /person) to 1,2ha (12m ² /person)	The reduction of the open space requirement is not recommended. Global benchmarks indicate the following: Minimum threshold (common in dense cities): 9–10 m² per person. Preferred standard (typical in international planning): 15–20 m² per person. High-quality provision (wealthier or well-planned cities): 20–25 m² per person and above. The current requirement of 1,8ha per 1000 people (18m²/person) is thus in line with the global preferred standard. The alternative requirement of open space provision at 10% of the development area as provided for the zoning scheme, in practice very closely equals the former and is therefore also recommended to be retained as is.		
85	GT	Chapter 3, Section 20 (Page 40)	Expand the provision in the general provisions for Building lines, section 20(1) to specify that historical structures referred to must have building plan approval.	In the general provisions for Building lines, section 20(1) of Chapter 3 to be amended as follows: “buildings which were in use before this Scheme came into effect and have remained so in use, may be located between the building line and land unit boundary provided they have been approved in terms of the National Building Regulations and Building Standards Act ”		
86	GT/MM	Schedule 2, Para3.3.5 (Page 90)	Consideration should be given to increasing the coverage for Residential Zone I properties with an additional dwelling	Para 3.3.5 to be amended to include additional coverage when additional dwelling unit is applicable. The table to be amended with the inclusion of the following column:		
				Property (m ²)	Maximum coverage (% of the area of the land unit)	Maximum coverage incl. additional dwelling unit

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION		
				smaller than 250	75%	80%
				250 – under 500	60%	65%
				500 – under 750	50%	60%
				750 – under 1500	40%	50%
				1500 and larger	30%	40%
87	GT	Schedule 1, Table A (Page 64)	Remove dwelling house as primary use under Resort Zone from Table A	Remove dwelling house from the primary uses under Resort Zone from Table A in Schedule 2 as follows: • Resort accommodation • Dwelling house • Nature conservation • Private open space		
88	GT	Chapter 1, Definitions (Page 27)	Provide for the inclusion of a managers residence in the definition of Resort accommodation.	The definition of Resort accommodation to be amended as follows: “Resort accommodation” means a harmoniously designed and built holiday development, used for holiday or recreational purposes, whether in private or public ownership, that— (a) consists of a single enterprise that provides overnight accommodation by means of short term rental or time sharing only; (b) excludes the alienation of units by means of sectional title ownership, the sale of block shares and subdivision of the particular land unit,		

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION												
				(c) may include the provision of a camping site, caravan park, chalets or mobile home park, resort shop, private or public roads; and manager's residence (d) does not include a hotel or wellness centre.												
89	GT	Chapter 3, Section 16 (Page 39)	The zoning scheme should include a directive to rectify discrepancies between the scheme and approved architectural guidelines	Section 16 of Chapter 3 to include the following provision: 16(7) Where architectural guidelines approved by the Municipality allow development parameters that is less restrictive than that of the zoning scheme, such parameters are deemed to constitute an approved departure from the provisions of the zoning scheme.												
90	GT/RF	Chapter 3, Section 42 (Outbuildings) (Page 47)	Extent of garaging on street frontages should be restricted.	Section 42 (Outbuildings) of Chapter 3 to include the following: With the exception of properties with a street frontage of 10m and less, the extent of garaging in the residential zones may not take up the full street frontage unless otherwise permitted by the Municipality.												
91	MB	Chapter 3, Section 55 (Page 54)	The restriction on Carriage way crossings in site access and exits section (section 55) to be amended to allow double garage access width for residential properties.	Section 55 (Site access and exits) to be amended for residential carriage way crossings to provide more clarity, as follows: WIDTH OF MOTOR VEHICLE CARRIAGEWAY CROSSINGS <table><tr><th>Type of carriageway crossing</th><th>Minimum width</th><th>Maximum width</th></tr><tr><td>Dwelling units</td><td>2.5 metres</td><td>8.0 metres</td></tr><tr><td>Single entrance or exit way for other land uses</td><td>2.5 metres</td><td>4.0 metres</td></tr><tr><td>Combined entrance and exit way for other land uses</td><td>5.0 metres</td><td>8.0 metres</td></tr></table>	Type of carriageway crossing	Minimum width	Maximum width	Dwelling units	2.5 metres	8.0 metres	Single entrance or exit way for other land uses	2.5 metres	4.0 metres	Combined entrance and exit way for other land uses	5.0 metres	8.0 metres
Type of carriageway crossing	Minimum width	Maximum width														
Dwelling units	2.5 metres	8.0 metres														
Single entrance or exit way for other land uses	2.5 metres	4.0 metres														
Combined entrance and exit way for other land uses	5.0 metres	8.0 metres														
92	GT		Consideration should be given to regulating the noise impact of sporting activities such as padel tennis courts	Recommendation that restrictions on use of sporting facilities such as padel courts or golf driving ranges be imposed as conditions of approval depending on the place specific circumstances of each application. The definition of public and private open space to be amended to require the permission of the Council to be used for sport facilities, in order to allow opportunity for evaluation of site proposals and placement in the context of potential impact on residential uses, as follows:												

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				“Private open space” means land not designated as public open space that is used primarily as a private site for sport, play or rest or recreation facilities or as a park, botanical garden, nature conservation area, and includes any ancillary buildings, infrastructure, and public land that is or will be leased on a long-term basis, but does not include shops, restaurants and gymnasiums. Sport facilities may only be erected with permission granted in terms of the zoning scheme. “Public open space” means land of which ownership vests in the Municipality or another public authority, which is not leased on a long term basis and which is set aside for the public primarily for recreational use as an open space, park, garden, picnic area, playground or square, but could just serve an aesthetic purpose or serve to promote pedestrian circulation and could include use for urban agriculture purposes with the permission of the Municipality, and includes, additionally to the main use, any facilities for use by the public (e.g. ablution facilities, parking, etc) which are ancillary to the main use. Sport facilities may only be erected with permission granted in terms of the zoning scheme.
93	GT	Chapter 1, Definitions (Page 26) & Chapter 3, Section 44 (Page 48)	The building line on panhandle properties should be set as either rear or side building lines	See registry entry 3. Section 44 of Chapter 3 to be amended to include the following: 44(4) On a property serviced by a panhandle access, all boundaries except for the street boundary are considered to be side boundaries for the purpose of determining building lines. The definition of rear boundary in Chapter 1 to be amended as follows:

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				"Rear boundary" means any boundary of a land unit which is furthest away from a street boundary of such land unit and which does not join a street boundary. Where panhandle properties are concerned, the Municipality must determine where the rear boundary is.
94	GT	Schedule 2, Para 3 (Page 90)	Specify under Residential Zone I that no sectional title is allowed as it conflicts with the objective of low density, single residential development.	Paragraph 3 of Schedule 2 to be amended with the addition of the following sub-paragraph: Alienation of property No sectional title development is allowed.
95	GT	Chapter 3, Section 16 (Page 39)	Allowance should be made for the public advertisement of architectural proposals, where deemed required, to allow input on aesthetics, as determined by the municipality.	Section 16 of Chapter 3 to be renumbered and include the following provision: 16(3) Where architectural proposals are submitted for consideration of the aesthetics, the Municipality may require the advertisement of such proposals for public comment.
96	GT		Consider the introduction of a residential zoning category aimed at facilitating GAP housing, allowing for density and/or bulk bonuses, parking reduction, etc, with a discount on development charges for affordable housing components.	The proposal requires further discussion and investigation/research, specifically with regard to the arrangements and process required for reducing development charges which would be a critical factor for successful implementation.
97	GT	Chapter 1, Definitions (Page 18)	The provision of gender based violence facilities should be accommodated in the zoning scheme.	It is recommended that the use be accommodated as follows: Definition for Gender based violence facility to be added to Chapter 1 as follows: "Gender based violence facility" means dedicated spaces or centres established to provide comprehensive support, protection, and services to individuals who have experienced violence based on their gender, sex, or perceived gender identity, and includes shelters and safe houses offering temporary housing or safe spaces for survivors, and care centres offering a range of integrated services.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				The definition of “Institution” to be amended as follows: “Institution” means a charity institution, hospital, nursing institution, clinic, frail care centre, children’s home, home for the aged, retired, indigent or handicapped, a social facility including a counselling centre, orphanage, and rehabilitation centre, and gender based violence facility or any other similar or ancillary use that promotes the health and welfare of the community and may, additional to the main use, include ancillary facilities, shops, medical offices, ancillary accommodation, administrative, health care, training and support services and facilities or any other buildings/uses normally associated with the main use, whether private or public. The following uses are, however, excluded: (a) a sanatorium, public dispensary or clinic for the treatment of infectious or contagious diseases; (b) premises licensed under relevant health legislation for the caring of mentally handicapped persons; (c) a psychiatric hospital, and (d) a correctional facility. Medical offices not forming part of an institution, are offices (refer to “Offices” and “Business”) Gender based violence facility to be added as primary use to Business Zone I and II and as consent use to Industrial Zone I. The following specific land use provisions to be added to Schedule 3: GENDER BASED VIOLENCE FACILITIES Gender based violence facilities must be accredited with the Department of Social Development.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				Gender based violence facilities are allowed in the Residential Zone I and IV zoning categories subject to the following: a) The facility shall provide temporary shelter and safehouse accommodation only. b) The permission of the municipality must be obtained for a dwelling house to be utilised for this purpose. c) The primary use of the property must remain residential. d) Accommodation at the facility shall be limited to victims of gender based violence. e) A register of victimised persons accommodated including dates of admission and discharge must be kept. f) Accommodation provided at the facility shall be temporary in nature and no person making use of the service may reside at the facility for a continuous period exceeding six (6) months without the prior written approval of the Municipality. g) The number of victimised persons accommodated on the property shall not exceed the capacity approved by the Municipality. h) The operator of the facility or the land owner shall permanently reside on the property. i) The facility shall comply with all applicable health, safety, fire, building and municipal service requirements to the satisfaction of the Municipality and other competent authorities. j) The facility shall not be utilised as a boarding house, commune, guesthouse, lodging establishment, residential building or any other form of long-term residential accommodation without the necessary consent from the Municipality. k) The Municipality may, at any stage, call for a cessation of the activity or impose conditions in

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				order to minimise any nuisance to surrounding neighbours or the general public.
98	GT	Chapter 1, Definitions (Pages 28 & 11) & Schedule 1, Table A (Page 65) & Schedule 2, Para 10 (Pages 114)	The definition of service industry to be amended to also specify a carwash, and the definition of carwash should be updated to differentiate between a manual and automated carwash. Business Zone II should be updated to also include a service industry as a consent use in order to make allowance for a carwash, bakeries, etc. The use of automated carwashes in business zones should be carefully regulated due to noise.	The definition of “Service industry” to be amended as follows: “Service industry” means an enterprise or trade primarily aimed at the rendering of a service for the local community or the local retail market (e.g. the repair of household appliances, a laundry business, a bakery, a car wash, and similar use types), and: (a) is not a source of disturbance to surrounding properties; (b) employs at most 15 people, and (c) is not liable, in the event of fire, to cause excessive combustion, give rise to poisonous fumes or cause explosions; and includes, in addition to the primary use, trade relating to the primary use, but excludes an abattoir, a brick- or cement-making site, sewage works, a filling station and a service station, and any other use not deemed as such in the opinion of the Municipality. The definition of “Car wash” to be amended as follows: “Car wash” means a building or structure equipped with or without mechanical equipment for the purpose of washing motor vehicles where the washing can occur on a manual basis by hand or automated with mechanical equipment. Service industry to be added as consent use to Business Zone II in Table A of Schedule 1, and Table C10 and Paragraph 10.3.2 of Schedule 2. Note: A carwash is thus accommodated as a service industry consent use under Business Zones and primary use in Industrial zones.
99	GT	Schedule 3, Para 4.2 (Page 170)	Under the provisions for day care facility, the allowance for day care for 6 children or less as a primary right should also refer to the stipulations of home child care.	Paragraph 4.2 of Schedule 3 to be amended as follows: 4.2 The provision of day care for six or fewer children (including any day-care-age children of the resident family) is allowed as a primary right subject to the

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				provisions for Home Child Care as stipulated under paragraph 8 of this schedule. An application for consent must be submitted to the Municipality for a day care facility with more children and is subject to the requirements contained in this section.
100	GT	Chapter 3, Page 57	The zoning scheme must provide clarity on the use of a dwelling house for short term stay opportunities (leasing for self-catering purposes)	Chapter 3 to be supplemented with the following and renumbered accordingly: Use and leasing of dwelling house 61.(1) Nothing in this Scheme shall be construed to prohibit the leasing of a residential property and a dwelling house in its entirety for residential purposes, whether on a short, medium or long term basis. (2) Where bedrooms in a dwelling house are rented out on an individual basis, the provision of Schedule 3, Paragraph 18 will apply.
101	GT	Schedule 2, Para 9 (Page 113)	Provision should be made under a Business Zone I category to accommodate the development of flats on ground floor for example behind the primary business building.	The following to be added under Paragraph 9 of Schedule 2: Development of flats Flats may be developed on the ground floor of a business property in this zone, provided the street frontage is utilised for business and no more than 50% of the ground floor area of the site is utilised for flats.
102	GT	Schedule 2, Para 6.3.5 (Page 102)	The safety responsibility for the use of a shelter in Residential Zone IV should be made clear as it is not subject to the requirements of the National Building Regulations.	The use provisions in Paragraph 6.3 of Schedule 2 to be amended as follows: Use (a) An occupant of a shelter, dwelling house, double dwelling, semi-detached dwelling or additional dwelling unit may use it for any social, lodging, educational, religious, occupational or business purposes subject to the following conditions: (i) the dominant use of the property must remain residential; (ii) the relevant use may not disturb the neighbours; (iii) the relevant use may not disturb the appearance of the immediate environment.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				(b) It shall be the sole responsibility of the owner or occupant of a shelter to ensure the structural stability, safety and fire resistance of a shelter.
103	GT	Schedule 2, Para 9 (Page 113)	The use of a business structure as sleeping quarters must be addressed.	Schedule 2, Paragraph 9 and 10 to be supplemented with the following provision: Use A business building or portion thereof may not be used as sleeping quarters unless the permission of the Municipality has been obtained, or unless the relevant portion has been approved as a dwelling unit.
104	GT	Schedule 3, Para 11 (Page 174)	Must it be a requirement for the proprietor of an occupational practice to stay on the property?	The requirement to be retained to ensure a vested interest for the oversight of impact control of the occupational use.
105	GT	Schedule 3, Para 12 (Page 175)	The numbering under Paragraph 12 (Place of entertainment) in Schedule 3 should be corrected to reflect sub-paragraph 12.2 and not 16.2	The numbering under Paragraph 12 (Place of entertainment) in Schedule 3 to be corrected to reflect sub-paragraph 12.2 and not 16.2 as follows: 16.2 12.2 A place of entertainment may not, in the Municipality's opinion, cause a public nuisance or be detrimental to the residential character or ambience of the neighbourhood.
106	GT	Schedule 2, Para 3 (Residential 1) (Page 90)	Impose a minimum size requirement for single residential erven to maintain the low density objective.	The following development rule to be added to the Residential Zone I category: Minimum size Aside from properties where a lesser extent has been established by previous Municipal approval, the minimum extent of properties in this zone is restricted to 450m². Notwithstanding the former, the existing character of an area will be the determining factor as determined by the Municipality, or as guided by the municipal spatial development framework.
107	GT	Schedule 2, Para 3 (Residential 1) (Page 88)	Elaborate on the objectives of the Residential Zone I zone to include the provision for historic approvals of developments with erven of average extent less than the minimum now required.	The following to be added to the objectives for Residential Zone I under subparagraph 3.1: The purpose of this zone is to make provision for: ... - Historic township extensions where erven with reduced extents outside of the accepted norm for this zoning were allowed due to shortcomings in former zoning schemes.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
108	GT	Schedule 1, Table A (Page 68) & Schedule 2, Table C20 (Page 148) & Para 20 (Page 149)	The provision of parking on a private open space should require the municipality's consent to ensure the functionality of the open space remains intact.	Private parking to be removed as a primary use from Open Space Zone II and moved to consent uses as follows: 20.2.1 Primary uses Private open space Private parking Nature conservation 20.2.2 Consent uses Animal sanctuary Camping site Cemetery Private parking Special use Sports facility Tourism facility Telecommunication infrastructure Utility services
109	GT	Chapter 3, Section 41 (Page 47)	A general provision should be included that the provision of open space must be functional.	The following to be added to the general development rules in Section 41 (Open space) under Chapter 3: 41(4) The provision of open space in all required zoning categories must be functional to the satisfaction of the Municipality.
110	GT	Schedule 2, Para 3 (Page 89)	Provision should be considered to allow buildings in Residential Zone I to be extended on former side building lines where the property was developed in terms of a former zoning scheme which allowed lesser building lines.	The following to be added under Residential Zone I to Paragraph 3.3.2 Side building lines: (e) Allowance for continuance of former building line requirements: Where a property has been developed in accordance with the side and rear building line requirements of a former zoning scheme which provided for lesser setbacks, extensions to such existing, approved buildings on the property may follow the former requirements, provided that any new stand-alone development on the property must comply with the current zoning scheme parameters. This provision does not extend to lesser building lines established by way of departures approved in terms of a former zoning scheme.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
111	GT	Chapter 2 – General overview (Page 35)	The process and validity period for permissions in terms of the zoning scheme need to set out.	The following to be added to Chapter 4 – Zoning administration with renumbering to occur: Permission in terms of the zoning scheme 69(1) An owner of land or his or her agent may, in terms of the Saldanha Bay Municipality Land Use Planning Bylaw, apply for a permission in terms of the zoning scheme where such provision is made in the scheme, or where a condition of approval of a land use application requires such permission to be obtained. (2) The Municipality may require the submission of additional information as deemed necessary, and depending on the deemed impact of the permission, undertake public participation and internal circulation to gain comment on the application. (3) Any permission granted in terms of this zoning scheme will lapse after five years, or a shorter period as the Municipality may determine if the activity has not commenced. (4) In this section, commencement means that the land or buildings are utilised in accordance with the permission, or a building plan approval has been implemented to the satisfaction of the Municipality.
112	MB	Chapter 2, Section 11 (Page 36)	It should be made clear that definitions or land use descriptions cannot be departed from.	Section 11 of Chapter 2 to be amended as follows: Definitions and descriptions 11.(1) The definitions of words and descriptions of land uses that apply in this Bylaw are set out in Chapter 1. (2) No departure from the land use descriptions may be granted by the Municipality.
113	MB	Schedule 3, Para 1.1 (Page 168)	Reference to “second dwelling” to be changed to additional dwelling in paragraph 1(b) of Schedule 3	Paragraph 1.1(b) of Schedule 3 to be amended as follows: (b) The total floor space of a second an additional dwelling may not exceed 150 m² including verandas and lean-tos and the floor space of all ancillary buildings;

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
114	MB	Schedule 3, Para 1.2 (Page 169)	Consider increasing the size of an additional dwelling unit to 175m ² in the Agricultural Zone (in line with the Rural Areas Guidelines, Western Cape Government).	Paragraph 1.2(f) of Schedule 3 to be amended as follows: An additional dwelling unit on a land unit zoned agricultural are restricted to a maximum floor area of 175m² including garaging.
115	MB	Chapter 3, Section 52 (Page 53)	Consider allowing for refuse areas on street boundaries for flats / group housing / town housing developments (0m street boundary building line) for ease of refuse collection purposes. On SDP's conditions can be imposed w.r.t design for aesthetic purposes, to protect the public realm.	Section 52 (Refuse rooms) of Chapter 3 to be amended as follows: 52.(1) The Municipality may, for the purposes of collecting refuse, require the owner to install a refuse receptacle on a property and require the refuse receptacle to— (a) be of sufficient size to accommodate the refuse generated from the property for one week; (b) be located adjacent to a public street, or in a position which will provide acceptable access to a refuse collection vehicle; (c) be designed in a manner that is architecturally compatible with the other structures on the property and will screen refuse bins from public view; and (d) to comply with any other conditions, standard requirements or applicable bylaw that the Municipality may impose relating to access, health, pollution control, recycling, safety or aesthetics. (2) Notwithstanding anything to the contrary in this scheme, in Residential Zone II and II a refuse collection structure for the combined storage of refuse bins may be erected on the street boundary subject to building plan approval.
116	MB	Chapter 1, Definitions	Add the maximum allowed boundary wall height in the definition for boundary wall.	Boundary walls are dealt with in Section 19 of Chapter 3 which states the following: “The erection of boundary walls and fences are subject to the provisions of the Municipality’s Fences and Walls Bylaw.” The latter bylaw is administered by the Building Control Department and dictates the maximum height of walls based on the construction method applied according to

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				South African National Standards (SANS). The aspect is therefore already addressed in legislation of the Municipality.
117	MB	Chapter 1 (Definitions)	Function venue – include a definition for such a use and stipulate in which zones / uses (such as tourist facilities) it is allowed in.	The following definition to be included in Chapter 1: “Function venue” means a dedicated space designed to host events, gatherings, or meetings such as parties, corporate meetings, workshops, seminars, weddings, or social gatherings, equipped with facilities to accommodate various types of functions and can include catering or dining options. The definition of “Tourist facility” in Chapter 1 to be amended to include function venue as follows: “Tourist facility” means amenities for tourists or visitors and— (a) includes a function venue, conference facility, lecture rooms, restaurants, gift shops, restrooms, farmers’ market and recreational facilities, or such uses as may be defined by the Municipality; and (b) does not include a hotel, wellness centre; or tourist accommodation.
118	MB	Schedule 1, Table A (Page 68) & Schedule 2, Table C19 (Page 145) & Para 19 (Page 146)	Open Space Zone I – Make utility services a primary right in this zone, given that it is municipal land (similar to public streets)	Utility services to be changed from consent use to primary use under Open Space Zone I (Public Open Space).
119	MB	Chapter 1, Definitions (Page 32)	Tourism accommodation: The definition states that the owner or manager must be a resident in the dwelling. However, the afore-mentioned makes it challenging to accommodate tourism accommodation within additional dwelling units (especially on farms where numerous additional dwelling units can be accommodated). Consider changing it to the owner or manager must live on the property.	The definition of Tourism accommodation to be amended as follows: “Tourism accommodation” means the use of individual bedrooms in a dwelling house to provide formal short term stay opportunities characterised by the charging of daily or weekly tariffs and/or the

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				advertising of such opportunities in the general and travel media, where the rooms rented out for such purposes is restricted to a maximum of 8, the rooms do not contain kitchen or cooking facilities but can contain on-suite bathrooms, the owner or a manager is resident in the dwelling resides on the property , meals can be served to guests for whom lodgement is provided, includes a bed-and-breakfast establishment, an air b&b and a guest house and complies with the provisions of schedule 3 of this bylaw.
120	MB	Chapter 1, Definitions & Schedule 1, Table A (Page 65& 66) & Schedule 2, Table C9 (Page 110), Para 9.3.2 (Page 111) & Table C12 (Page 121), Para 12.2.1 (Page 122) & Table C13 (Page 125), Para 13.2.1 (Page 126)	Motor repair garage – include a definition for such a use. Suggestion for a definition: “motor repair garage” means a commercial enterprise where motor vehicles are provided with fuel or major services including engine overhauling, spray-painting, panel beating, black smithery, exhaust fitment, shock absorber fitment or body work. Also state in which zoning it can be accommodated.	Definition for motor repair centre to be added as follows: “Motor repair centre” means a commercial enterprise where the servicing and repair of motor vehicles are the dominant use and can include the supply of fuel, vehicle repairs, spray-painting, panel beating, black smithery, exhaust fitment, shock absorber fitment, tire fitment or body work. The Municipality may restrict the services rendered under this use and the use may not be abutting a residential use. Motor repair centre to be included as consent use in Business Zone I, and primary use in Industrial Zones I and II.
121	MB		Include a parking ratio for a crèche	See register entry no. 5
122	MB		Carwash – if it is a standalone use, in which zone can it be accommodated	See register entry no. 109
123	MB		Section 9.4.2 – reference to 4.3 is incorrect. Must be 5.3.	See register entry no. 7
124	MB	Schedule 2, Para 3.3.2 (Page 89)	Consider making the following a primary right under Residential Zone I, subject to neighbour’s consent on building plan submission:	Para 3.3.2(c) of Schedule 2 to be amended as follows: (c) Garages, carports and outbuildings or an additional dwelling unit: The Municipality may approve the construction of an outbuilding or additional dwelling unit which exceeds a side building line, provided that:

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
			(e) Garages, carports and outbuildings (i) A garage, carport and outbuildings are permitted within the common boundary building line provided that the garage carport, and outbuilding— (aa) do not exceed a height of 4 metres; (bb) does not contain more than a double garage façade facing a public street; (cc) when combined, does not exceed a total length of 12 metres along a common boundary building line; (dd) does not include a braai room or entertainment area.	A garage, carport and/or outbuilding is permitted on one of the common side boundaries on properties with a street frontage of 10m and less, subject to the provisions of subparagraph ? below. On properties with a street frontage of more than 10m, a garage, carport and/or outbuilding is permitted within the side building line on one common boundary of a property, no less than 1m from the side boundary, provided that: (i) the street building line is maintained; (ii) the side building line is maintained on the alternative common boundary, unless deviation has been approved by the municipality. (iii) a maximum height of one storey is applicable to such building; (iv) there is a prohibition on doors and windows in any wall that is built such and faces the side boundary; (v) it does not contain more than a double garage facade facing a public street; (vi) when combined, does not exceed a total length of 12m along the common boundary; (vii) does not include a braai room or entertainment area; (viii) a throughway is provided on the property, not through a building and at least 1m wide, from a street to each vacant portion of the relevant property with the exception of a courtyard, and (ix) permission is obtained from the owners adjoining that particular side boundary as well as from any other owner who, in the opinion of the Municipality, may be detrimentally affected by the placing of the particular portion of the building.
125	MB	Chapter 3, Section 20(2) (Page 40) & Schedule 2, Para 3.3.1 (Page 88)	Residential Zone I: Make the street boundary building line for carports 3m and not 4.5m (only if the carport is not closed by a gate).	Chapter 3, Section 20(2) to be amended as follows: (2) The Municipality may approve a carport which exceeds a side or A carport may be built on the 0m street building line subject to: (a) the conditions of construction contained in section 21, and

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				(b) written permission must be obtained from the owners adjacent to the structure where a building line needs to be exceeded to the effect that they have no objection to the proposed carport. The following to be added to Schedule 2, Paragraph 3.3.1: (c) A carport may be built on the 0m street building line subject to the provisions of Section 20 and 21 of Chapter 3.
126	MB		Allow for swimming pools at a distance of 1m from property boundaries	See register entry no. 27
127	MB	Schedule 1, Table A (Page 64) & Schedule 2, Table C8 (Page 107) & Para 8.2.1 (Page 108)	Suggestion: Make 'resort' and 'tourist facility' (see definition) primary uses under Resort Zone.	Add "Resort" as primary use under the Resort Zoning. Hotel is included in the definition of resort and as such should also be moved from consent use to primary use. Change "Tourist facility" from consent use to primary use under the Resort zoning.
128	MB	Schedule 2, Para 1.3.1 (Page 78) & Para 2.3.1 (Page 85)	Building lines for agriculture. Suggestion: a. 20m street building line and 10m side building lines in respect of properties smaller than 10ha b. 30m from any boundary in respect of properties larger than 10ha	Schedule 2, Paragraph 1.3.1 under the Agriculture zone to be amended as follows: 1.3.1 Building lines Street, side and rear building line: 30 metres (a) 20m street building line and 10m side and rear building lines in respect of properties smaller than 10ha (b) 30m from any boundary in respect of properties larger than 10ha.
129	BH		The definition of truck stop is to include overnight facilities.	See register entry no. 57
130	BH		Should carports be excluded from the definition of outbuildings to enable the 3m street building line under Res I.	See register entry no. 138
131	BH	Schedule 2, Table C3 (Page 87) & Para 3.2.2 (Page 88)	Can "Home Care Facility" be included as a primary right under Res I.	The nature of the use requires additional parking to be provided for visitors and thus necessitates evaluation of an SDP by the Municipality. It is thus recommended that Home Care Facility remain as a consent use under Residential Zone I.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				Table C3 and Paragraph 3.2.2 of Schedule 2 to be updated to include Home Care Facility as consent use in accordance with Table A of Schedule 1.
132	BH	Chapter 3, Section 20(1)(a)	Chapter 3 (20) Building lines - "uncovered patio (stoep) on ground level (which have not been manipulated to exceed the surrounding natural ground level)" . Will this be retained	See register entry no. 27.
133	BH	Chapter 3, Section 20(1)(a)	Chapter 3 (42) Outbuildings - make a differentiation between residential and agricultural/smallholdings	See register entry no. 38.
134	BH		Chapter 3 - parking - school and church parking differs from the development rules parking ratios	See register entries 45 and 74.
135	BH	Schedule 2, Table C1 (Page 76) & Para 1.2.1 (Page 77)	Agriculture Zone : Consent use : Occupational Practice to be a primary right	Occupational Practice to be changed from a consent use to a primary right in the Agricultural zone
136	BH	Schedule 1, Table A (Page 61) & Schedule 2, Table C2 (Page 84) & Para 2.2.1 (Page 85)	Smallholding Zoning : Farm Labourers housing/Agricultural Building to be a primary right. Occupational practice to be a primary right and not a consent use	See register entries no. 12, and 34 to 36. Agricultural building has been moved to primary right and the provision for Farm labourers housing has been removed from the Smallholding zone. Occupational Practice to be changed from a consent use to a primary right in the Smallholding zone
137	GT	Chapter 4, Section 62 (Page 58)	Provision should be made that the Council, instead of appointing an advisory committee, could appoint a specialist or specialists to provide professional advice on any development aspect.	The following to be added to Section 62 (Advisory committee) 62(6) Council may opt to appoint or approach a specialist or specialists instead of an advisory committee to provide professional advice on any development aspect.
138	BH	Schedule 2, Para 4.3.1 (Page 92)	Can the external versus the internal building lines i.t.o. Paragraph 4.3.1, Residential Zone II be defined	Paragraph 4.3.1(a), (b) & (c) to be amended as follows: (a) Street building lines: (i) External streets (where erven border a road outside of the development): 3 metres (ii) Internal streets: Nil, provided that the Municipality may require a street building line to ensure safe

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				traffic movement or for any other reasons considered necessary by the Municipality. b) Side building lines: (i) External boundaries (where erven border development not forming part of the group/town housing development): 3 metres (ii) Internal boundaries: Nil, provided that the Municipality may require a 1m side building line for firefighting purposes. (c) Rear building lines: (i) External boundaries (where erven border development not forming part of the group/town housing development): 3 metres (ii) Internal boundaries: 2 metres (in the case of a sectional title development where no internal cadastral boundaries are applicable, the rear of dwelling units must be spaced at least 4 metres apart)
139	BH	Schedule 2, Para 4.3.7 (Page 93)	Residential Zone II, Paragraph 4.3.7 - amend the requirement “ No site for group or town housing development may exceed an area of 2ha”	To be retained to ensure variety in the urban landscape
140	BH		Residential zone II, Paragraph 4.3.12 - Open Space amend to 50 sqm and combined space of 90sqm	See register entry no. 22.
141	BH	Schedule 2, Para 4.3.14 (Page 95)	Residential zone II: Paragraph 4.3.14 must reference 3.3.8 and not 3.3.7	Paragraph 4.3.14 of Schedule 2 to be amended as follows: 4.3.14 Lodging Lodging in a dwelling house is allowed, subject to the land use management provisions as contained in section 3.3.7. (a) Lodging is allowed inside a group/town housing unit, subject to the following land use management provisions: (i) A maximum of 2 lodgers who are not members of such family are allowed per dwelling house (and per land unit). (ii) Rooms which are utilised for lodging must be inter-accessible to the dwelling house. (iii) No cooking facilities may be provided in bedrooms.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
				(iv) At least 1 additional parking space must be provided for lodgers. (b) Lodging in a dwelling house is allowed, subject to the land use management provisions as contained in Paragraph 3.3.7 3.3.8.
142	BH		Residential Zone III - no density provision?	The development of flats are dictated by the coverage and height allowed, in conjunction with building lines and parking requirements in order to regulate the intensity of development (i.e. the extent of structural development) and not as such the density, i.e. the number of dwelling units. Density specifically regulates population growth.
143	BH		Residential Zone IV has no reference to open space provision	See register entry no. 82
144	BH	Schedule 2, Para 9.4.8 (Page 112)	Business Zone I: Paragraph 9.4.8 - the Business Restaurant and showroom does not correspond with the parking schedule	See register entry no. 25 for restaurant correction. Paragraph 9.4.8 to be amended to reflect the following requirement for Motor showroom parking: Business: (Motor Showroom/Car Dealership) 2 1 Parking space per 100m² 25m² floor area (excluding display areas for motor vehicles)
145	BH	Schedule 2, Para 9.4.8 & 10.4.7(Pages 113 & 116)	Business Zone I and II: Paragraphs 9.4.8 and 10.4.7 : "A loading zone may be required in terms of section 39" should be in terms of section 37	Paragraphs 9.4.8 and 10.4.7 of Schedule 2 to be amended as follows: A loading zone may be required in terms of section 39 37.
146	BH		Business zone II: professional offices to be included as a primary right?	See register entry no. 9
147	BH		Business zone II: Paragraph 10.4.7 - the parking schedule does not align with Table 1 on page 48. "A loading zone may be required in terms of section 39" should be in terms of section 37	See register entries no. 25 and 158
148	BH		Industrial Zone I : should service station be made a primary right ?	See register entry no. 46
149	BH		Industrial Zone I : business restaurant parking ratio does not align with table 1 on page 48	See register entry no. 25 for restaurant correction
150	BH		Institutional Zone I : parking parameters does not align with table 1 on page 48	See register entries no 45 and 74
151	BH	Schedule 2, Para17.3.7 (Page 141)	Institutional Zone II : Paragraph 17.3.7 - the times must be swapped	The times refer to <u>after-hours</u> activity and therefore reflect the time frame from 17h00 in the evening to 08h00 in the morning.

NO.	SUBMITTED BY	SECTION & PAGE IN GAZETTED VERSION	ISSUE	DECISION / ACTION
152	BH		Open Space Zone II: Will a stipulation be included that residential related parking not be permitted on open space i.e. only recreational related parking, and should not impact the functionality of the open space system	See register entry no 119
153	BH	Schedule 3, Para 4.9 (Page 171)	Schedule 3: Day care Facility :Paragraph 4.9 - replace sex with gender	Paragraph 4.9 (day care facility) of Schedule 3 to be amended as follows: 4.9 Relevant and sufficient sanitary facilities must be provided on the premises to the Municipality's satisfaction at a ratio of 1 flushing toilet for each 10 persons of each sex gender . Such toilets must be supplied with sufficient and approved surrounding walls and must be clearly demarcated.
154	BH	Schedule 3, Para 11.14 (Page 175)	Schedule 3: Occupational Practice : Paragraph 11.14 -“ No occupational practice operations are permitted on public holidays or Sundays”. For discussion - is public holidays not excessive?	Schedule 3, Paragraph 11.14 (Occupational Practice) to be amended as follows: 11.14 The hours of operation of an occupational practice may not extend beyond 8:00 to 18:00 from Monday to Friday, and 8:00 to 13:00 on Saturday. No occupational practice operations are permitted on public holidays or Sundays.
155	BH	Schedule 3, Para 16 (Page 177)	Schedule 3: Shebeen: Paragraph 16.3 - what policy is referred to? Shebeen provisions should rather be removed from the zoning scheme. Shebeen as a consent use under Res IV should be excluded.	The inclusion of a shebeen as a land use in a residential area to be excluded. The land use is not seen as desirable within a residential context. Schedule 3, paragraph 16 to be amended as well as Residential Zone IV consent uses.
156	BH	Schedule 5	Saldanha Steel: Farm 1132/0 is a special zone	The rezoning approval of 1995 allowed for Industrial and Special Area. The property has historically been zoned for general industrial purposes which was transitioned to Industrial Zone III (Noxious industry) in the integrated zoning scheme.
157	BH	Schedule 5	Special Zone 11, Erf 8585, LBN is no longer applicable	Erf 8585 has been rezoned to Industrial Zone I in 2022, and the Special Zone is thus not applicable anymore. Special zone 11 to be cancelled.
158	BH	Schedule 5, Para 16.2 (Page 201)	The map reference for Special Zone 16, Mykonos, need to be elaborated on in terms of the letter of approval	Para 16.2 of Schedule 5 to be amended as follows: “The numbered areas shown on Map Drawing No. MTP.002-A-SK.06 (hand notated with the reference F.378/19/4/2 Y1-A) will acquire the following parameters:”

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159	BH	Schedule 5	Special Zone Farm 1054 West Coast National Park must be included in the IZS	Farm 1054 to be included as Special Zone 2 in Schedule 5 as per Council decision PEPS 6/10-16 as follows. Renumbering of the special zones will have to occur. 2. SPECIAL ZONE 2 2.1 Property description: Farm 1054, administrative district of Malmesbury (commonly referred to as "Churchhaven") 2.2 Land use parameters and architectural guidelines: The land use parameters, architectural requirements and definitions as applicable to this development are as set out in Sections 1 and 3 of the municipal approved constitution for the Churchhaven 1054 Home Owners Association, read in conjunction with the approved site development plan forming part of the latter. 2.3 Additional provisions: 2.3.1 The following relevant provisions are applicable as extracted from Council decision PEPS 6/10-16 dated 1 November 2016 (the approval to be consulted for all conditions imposed): (a) That all future extensions be compliant with the Council approved development/guidelines and site development plan. (b) That no additional "exclusive use areas" be permitted. (c) That the premises must comply with the requirements of the National Building Regulations and Building Standards Act, No 103 of 1977. (d) That building plans must be submitted for consideration and be formally approved prior to the erection of new structures, structural changes or any change in use may take place. (e) that a Home Owners' Association (HOA)/Body Corporate shall be established in accordance with the provisions of Section 29 of the Land Use

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				Planning Ordinance no 15 of 1985 (LUPO) and shall come into being before Council will certify in terms of Section 31 of LUPO that any condition on which the subdivision was granted, has been complied with. Failure to establish such will result in Council withholding transfer until proof is submitted that this condition has been complied with; The Constitution shall specifically empower the Association to deal with matters set out above and must contain a provision that certain identified paragraphs thereof may not be altered or amended in any way without the prior written consent of Council. The Home Owners Association shall comprise the registered owners of the land units as per the portions on the approved site development plan. The owners shall become members of the HOA automatically. This requirement will be binding on the said owners and their successors in title and shall be included in the title deed.
160	GT	Schedule 5, Para 2 (Page 190)	Under the special zone for Penguin Place, paragraph 2.4.1 should refer to paragraph 2.3 and not 2.2.	Paragraph 2.4.1 of Schedule 5 to be amended as follows: "2.4.1 Notwithstanding section 2.2 2.3 –"
161	BH		Re-evaluate the panhandle building line	See register entry no. 2
162	BH		Garage lateral building line relaxation to considered	See register entry no. 137
163	BH		Carports that are subject to a 3m street building line, be subject to one 0m boundary only and that adheres to Clause 21, and that have neighbours consent, no departure required.	See register entry no. 138
164	BH		Swimming pools to encroach building lines	See register entry no. 27
165	GT	Schedule 2, Para 11 (Page 119)	The objectives for Business Zone III must allow for designation in any relevant area	Paragraph 11.1 of Schedule 2 to be amended as follows: 11.1 Objective The purpose of this zone is to make provision for: - A variety of business based and other land uses to address needs within a local context.

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				- A zone zoning category where the Municipality can limit business activities to a specific nature and extent in order to achieve a vision for the area or to limit impact of specific uses. - Development with a medium intensity and Business services that can be situated outside or inside development nodes or and central business nodes. - An urban form representative of the character of the surrounding area or in line with a set vision for the area representing medium intensity built areas and which has medium high buildings and a medium fine rural structure in harmony with the existing environment. - Development with which can comprise or set a mixed-use character situated within park developments such as for offices, light industry or business, or in CBD fringe areas and industrial areas.
166	GT	Chapter 1, Definitions (Page 16)	The definition for group housing should not imply no sub-allocations of zonings is required for uses described in the definition when subdivision occurs.	The definition for group housing to be amended as follows: “Group housing” means a group of separate and/or linked dwelling units: (a) that were planned, designed and built as a harmonious architectural entity with a number of unit types; (b) which are arranged in a varied and orderly fashion within or around communal open space and with public and/or private street access; (c) where alienation can occur by means of subdivision into erven or the opening of a sectional title scheme, and in the case of subdivision the different uses are zoned accordingly; (d) with a medium-density character; (e) with structures which may vary between single and double storeys, and (f) of which every dwelling unit has a ground floor.
167	GT	Chapter 1, Definitions (Page 32)	The definition for tourism accommodation to be amended to reflect that it is applicable to additional dwelling unit as well	The definition for tourism accommodation to be amended as follows:

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				"Tourism accommodation" means the use of individual bedrooms in a dwelling house or additional dwelling unit to provide formal short term stay opportunities characterised by the charging of daily or weekly tariffs and/or the advertising of such opportunities in the general and travel media, where the rooms rented out for such purposes is restricted to a maximum of 8, the rooms do not contain kitchen or cooking facilities but can contain on-suite bathrooms, the owner or a manager is resident in the dwelling, meals can be served to guests for whom lodgement is provided, includes a bed-and-breakfast establishment, an air b&b and a guest house and complies with the provisions of schedule 3 of this bylaw.
168	GT	Schedule 3, Para 18 (Page 178)	Schedule 3, Tourism Accommodation: The reference to 18.6 in paragraph 18.6 should be corrected to refer to 18.5	Paragraph 18.6 of Schedule 3 to be amended as follows: 18.6 The requirement in paragraph 18.6 18.5 is also applicable where a land unit contains both a tourism accommodation establishment and rooms which are available for letting to lodgers;
169	GT	Schedule 3, Para 18 (Page 178)	Consideration should be given to allow the use of two rooms in a dwelling for tourism accommodation as a primary right.	Para 18 of Schedule 3 to be supplemented with the following (renumbering to occur): 18.2 No more than two rooms in a dwelling house may be used for bedroom accommodation for paying guests or lodgers without the permission of the Municipality.
170	GT	Schedule 2, Para 3.3.8 (Page 90)	The number of lodgers allowed in a dwelling house should be restricted to two to also conform with the restriction on tourism accommodation.	Paragraph 3.3.8 in Schedule 2 (Residential Zone I) to be amended as follows: (a) A maximum of 3 2 lodgers who are not members of such family are allowed per dwelling house (and per land unit).
171	MB/LG	Schedule 2, Para 9.4.2 & 9.4.4 (Page 112)	Flats in Business Zone I – consider applying the same building lines as for business	Not supported. This could result in a (primarily) flats development occurring on the street boundaries on a corner property with potential detrimental effect on the urban landscape and pedestrian experience.

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172	GT/LG	Schedule 3	Provision of an open space requirement should be considered for a Residential building to provide for recreational area	Para 7.3.7 to be introduced as open space requirement for residential buildings as a separate heading under Schedule 3.
173	MM	Schedule 2, Para 3.3.1 (Page 88)	Garages entrances placed perpendicular to the street boundary should be allowed 3m from street boundary.	Supported. The development rules for Residential Zone I street building lines to be supplemented with the allowance.
174	MM	Schedule 2, Para 2 (Page 86)	Consideration should be given to relax the maximum coverage restriction on residential and smallholding properties, e.g. 1ha smallholding currently only allows 500m ² structural development, and an 800m ² residential property currently only allows 320m ² development.	Residential coverage already addressed. It is recommended that the current restriction on coverage for smallholdings be retained as the average extent of smallholdings in the municipal area is ±2ha which allows coverage of 1000m ² . The Britannica Heights overlay zone is to be updated to include 5% coverage restriction as per the zoning scheme general requirement.
175	GT	Schedule 1, Table A (Page 64)	Residential zone IV to include additional dwelling unit as a primary right	Table A to be amended accordingly
176	GT	Schedule 1, Table A (Page 64) & Schedule 2, Table C3 (Page 87) & Para 3.2.2 (Page 88) & Table C7 (Page 104) & Para 7.2.2 (Page 105)	Utility services to be added as consent use to Residential Zones I and V	Consent uses for Residential Zones I and V to be amended to include Utility Services.
177	GT	Schedule 2, Para 6.3.5 (Page 102)	Para 6.3.5 – The ancillary use allowed in this paragraph for shelters and dwelling houses in Residential Zone IV is in conflict with the provision for it to be accommodated as consent uses– this section should be omitted.	Paragraph 6.3.5 in Residential Zone IV to be amended as follows: Use of a shelter

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				(a) An occupant of a shelter, dwelling house, double dwelling, semi-detached dwelling or additional dwelling unit may use it for any social, lodging, educational, religious, occupational or business purposes subject to the following conditions: (i) the dominant use of the property must remain residential; (ii) the relevant use may not disturb the neighbours; (iii) the relevant use may not disturb the appearance of the immediate environment. (b) It shall be the sole responsibility of the owner or occupant of a shelter to ensure the structural stability, safety and fire resistance of a shelter.
178	GT	Schedule 2, Para 4.3.8 (Page 94)	Reference to the general provisions for owners' associations must be to section 29 of Land Use Planning Bylaw and not in terms of the Zoning Scheme	Paragraph 4.3.8(b) to be corrected as follows: (b) The general provisions for an owners' association are applicable in terms of Chapter 3, section 46 of this Bylaw. An owners' association must comply to the provisions of Section 29 of the Land Use Planning Bylaw.
179	GT	Chapter 1, Definitions (Page 30)	The definition of Special Use should be adapted to allow more flexibility for accommodating special circumstances.	Definition of Special Use to be amended as follows: "Special use" means a land use that is such or of which the development rules are such that the use cannot be accommodated in a specific zone provision is not made therefor in this Scheme, and which is fully described by means of conditions of approval which include the land use measures which are applicable to the particular premises for the exercising of the use.
180	GT	Chapter 1, Definitions	Definition to be added for a kiosk to clarify size and use	Chapter 1 to be updated with a definition for a kiosk as follows: "Kiosk" means a small structure not exceeding $\pm 20m^2$ with one or more open sides from which newspapers, refreshments, take-aways, etc. are sold.

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181	GT	Chapter 1, Definitions	The reference to family in the definition of a dwelling unit and the definition for a family should be removed as this puts an unachievable enforcement responsibility on the municipality by way of the description of "family".	Change the definition of Dwelling unit to reflect the following: "Dwelling unit" means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Remove the definition of family. The definition of Occupational practice to be amended as follows: "Occupational practice" means the practising of an occupation, profession or trade from a dwelling house by the occupants of the relevant dwelling house and their assistants, without disturbances such as noise, traffic hindrance, air pollution, congregation of people, substantial traffic generation, or the lowering of aesthetic levels being caused, provided that: (a) the dominant use of the relevant dwelling house is still the accommodation of a single family, provision of residential living facilities, and (b) the enterprise complies with the conditions contained in this Scheme regarding an occupational practice enterprise (c) occupational practice does not include a house shop. The definition of Semi-detached dwelling to be amended as follows: "Semi-detached dwelling" means a house for a single family, containing a single dwelling unit, built as one of a pair that share one common wall and each house's layout can be a mirror image of the other. Each house can be on its own cadastral portion sharing a common wall on the common boundary. Section 36 (Hobbies in single and general residential zones) on page 45 to be amended as follows:

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				38. When exercising a hobby in all single and general residential zones, the dominant use of the dwelling house or dwelling unit must be for the living accommodation of a single family provision of residential living facilities, provided that— Paragraph 9.1 (Home child care) of Schedule 3 to be amended as follows: 9.1 The dominant use of the property must be for accommodation of a single family the provision of residential living facilities. Paragraph 11.1 (Occupational practice) of Schedule 3 to be amended as follows: 11.1 The dominant use of the property must be for the provision of residential living facilities. Paragraph 5.6 (Semi-detached dwelling) of Schedule 3 to be amended as follows: 5.6. A semi-detached dwelling may only be used to accommodate one family per accommodate one dwelling unit, provided that a maximum of two lodgers are allowed per land unit.
182	BH	Chapter 3, Section 49 (Page 52)	Consideration should be given to allow for a reduction of parking requirements if taxi parking bays are included in the layout of malls and shopping centres.	Section 49 (to be renumbered) of Chapter 3 to be amended with the addition of the following: Taxi, motorcycle and bicycle parking spaces 49.(1) The Municipality may require that parking be provided for taxis, motorcycles and/or bicycles. (2) For every 1 taxi bay parking space provided, a credit of 4 parking bays may be given towards applicable parking requirements, provided that- (a) The allowance for such in lieu provision is up to the discretion of the Municipality, such as in the case of

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				shopping centres and shopping malls or in specific localities where parking for taxis is required.
183	GT	Schedule 2, Para 7.3.11 (Page 106)	Residential Zone V (Guest lodge) should include a requirement for 24h management on-site In Residential Zone V (Guest lodge), the restriction for consumption of alcohol on the premises only, should make allowance for developments where the properties are noterially tied, in order to remove any ambiguity of the meaning of "premises".	The following to be added to Schedule 2, Paragraph 7.3.11 (General use provisions) for Residential Zone V: (g) Provision must be made for full time on-site management for guests. Schedule 2, Paragraph 7.3.11 (c) to be amended as follows: (c) No alcoholic beverages Alcohol may only be served except to resident guests for consumption on the premises.