

SUMMARY OF AMENDMENTS

The following reflects a summary of the primary amendments to the Integrated zoning scheme. The amendment register should be consulted for all the amendments and the detail thereto.

1. Special zones have been added for Postberg Nature Reserve, the Fossil Park, and Farm 1054 Churchhaven
2. The special zone for “Flamingos” in Langebaan has been removed.
3. The building line requirements for panhandle erven have been changed from rear (3m) building lines to side (2,5m) building lines.
4. The rules for semi-detached dwellings have been expanded.
5. The parking requirements for home child care uses have been reduced.
6. The objectives for primary and secondary business zones have been updated.
7. Offices have been added as primary use under Business zone II.
8. The need for a land use application to use a wendy house or similar as additional dwelling unit has been removed.
9. An agricultural building has been moved to a primary use under smallholdings removing the need for a land use application.
10. Provision has been made for micro-breweries to be defined and established in light industrial areas.
11. The encroachments allowed into building lines have been expanded to include certain structures such as swimming pools, braai’s, storage tanks, etc, thereby removing the need for land use applications.
12. The parking requirements for hospitals has been updated to make provision for staff parking as well.
13. The communal open space requirement for group housing has been reduced from 80m²/unit to 50m²/unit.
14. The special zone for the Paternoster “midedorp” (centre of town) development have been updated to include approved amendments.
15. Provision has been made for the height of buildings in the agricultural and smallholding zones to be calculated over average natural ground level of the footprint of the building and not the whole property.
16. Provision has been made that existing buildings can be extended along a setback allowed in terms of a previous zoning scheme.

17. Distinction has been made between renewable energy structures for large scale commercial gain and small scale domestic household use.
18. A requirement has been introduced that access to a property must be to the satisfaction of the Municipality.
19. Farm labourer housing has been introduced as a primary use under the Agricultural zone and removed from the Smallholding zone.
20. Provision has been made that the size and number of agricultural buildings in the smallholding zone can be regulated by the Municipality.
21. The development rules for outbuildings have been updated to better regulate the number, size and use.
22. Provision has been made for additional dwelling units in the Agricultural zone to be used for tourism accommodation without the need for an application.
23. The requirements for additional dwelling units in the Agricultural zone have been brought in line with the Provincial Rural Guidelines.
24. A service station has been changed from a consent use to a primary use in Industrial zones I and II.
25. Specific land use provisions for a home care facility has been added.
26. A restriction that shipping containers are not allowed on a residential property has been introduced.
27. The requirements for open space in medium and high density residential development has been updated to include functionality and may not include parking and traffic circulation.
28. The land use provisions and definition for occasional uses has been updated to link it with the Events bylaw and clarify that it is intended for irregular occurrence.
29. The panhandle section of panhandle erven has been excluded from the calculation of average natural ground level and coverage.
30. A specified size for parking bays have been introduced.
31. Urban agriculture has been introduced as a use allowed under public open space and defined.
32. A minimum size requirement of 2ha has been stipulated for smallholdings.
33. A new zoning category has been introduced for Utility Services to allow the zoning of premises used solely for this purpose.
34. The parking requirements for places of education have been amended to also include a requirement for a drop and go facility.
35. A boarding house has been excluded as an available use from group and town housing development.
36. The use of caravans for habitation in the formal residential zones have been restricted.

37. The Eenzaamheid smallholdings overlay zone has been amended to include an additional dwelling unit as primary right.
38. An undercover shopfront walkway has been excluded from the calculation of floor area.
39. The restriction for outbuildings or other structures not to be built on the common boundary together with a semi-detached dwelling has been removed.
40. A definition for a coffee shop has been introduced to distinguish it from a restaurant.
41. The coverage for single residential properties with an additional dwelling has been increased.
42. A provision has been included to regularise the development parameters in approved architectural guidelines that is less restrictive than the zoning scheme.
43. The extent of garages on a street frontage has been restricted.
44. The provision of sport facilities on open spaces have been moved from a primary right to a consent use.
45. Sectional title has been prohibited for single residential properties.
46. Provision has been made that architectural proposals may be advertised for public input with regard to aesthetics.
47. Provision has been made for gender based violence facilities.
48. Clarification has been included that the zoning scheme does not prohibit the lease of a residential property in its entirety for residential purposes.
49. Provision has been made for flats to be developed on the ground floor of a business property if the street frontage is utilised for business.
50. A minimum extent of 450m² has been introduced for single residential properties.
51. Private parking has been moved to a consent use in the private open space zone.
52. Allowance has been made for the continuation of lesser building lines of former zoning schemes for extension to existing, approved buildings.
53. A process has been added for applications for permissions in terms of the zoning scheme.
54. The allowed size of an additional dwelling unit in the Agricultural Zone has been increased to 175m².
55. Provision has been made that refuse collection structures may be placed on the street boundary in Residential Zone II and III without the need for an application
56. A definition has been added for a function venue and the use has been included as a tourist facility.
57. The requirement in tourism accommodation for a manager to be resident in the dwelling has been changed to being resident on the property.

58. A definition has been added for a motor repair centre and the use has been accommodated as a consent under business and industrial zones.
59. Provision has been made in the single residential zone for garages, carports and outbuildings to be located on a side boundary or 1m away from a side boundary depending on the street frontage and subject to the neighbours consent.
60. Provision has been made for carports to be placed on the street boundary with the neighbours consent.
61. The building lines for agricultural properties less than 10ha has been reduced.
62. Occupational practice has been made a primary right in the agricultural and smallholding zones.
63. The restriction for occupational practice operations on public holidays has been removed.
64. Provision has been made that two bedrooms in a dwelling may be used for tourism accommodation without requiring an application.
65. The number of lodgers allowed in a dwelling house has been reduced from three to two.
66. An open space requirement has been introduced for residential buildings.
67. A definition has been added for a kiosk.
68. Various corrections and amendments have been made to the definition of certain uses to provide for improved clarity and control – please refer to the amendment register for information.
69. Various corrections and amendments have been made to the parking requirement for certain uses to improve provision and control – please refer to the amendment register for information.

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