



LEPELLE-NKUMPI LOCAL MUNICIPALITY

LAND USE SCHEME, 2023

Funded by:



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List of acronyms:

EIA	Environmental Impact Assessment
SDP	Site Development Plan
FAR	Floor Area Ratio
RGB	Red, Green Blue (colour notation)
OZ	Overlay Zone
ECD	Early Childhood Development Centre
RSA	Republic of South Africa
EA	Environmental Authorization
CPA	Communal Property Association
AWTS	Aerated Wastewater Treatment System

1. CHAPTER 1: ADMINISTRATION

1.1 Title

- 1.1.1 This Land Use Scheme shall be known as the **Lepelle-Nkumpi Local Municipality Land Use Scheme, 2023**, promulgated by virtue of Proclamation Notice No: 103 of 2023 dated 26 May 2023 in the Limpopo Provincial Gazette No: 3399 and shall hereafter be referred to as the "Land Use Scheme".

1.2 Enactment

- 1.2.1 The Land Use Scheme has been prepared in terms of Section 24 of the Spatial Planning and Land Use Management Act, 2013, (Act No. 16 of 2013) and enacted in terms of the Lepelle-Nkumpi Spatial Planning and Land Use Management By-Law, 2016 (By-Law).
- 1.2.2 The Land Use Scheme shall come into operation on the date determined by the Municipal Manager by the publication of a notice thereof in the Provincial Gazette.

1.3 Applicable Legislation

- 1.3.1 The following legislation, as may be amended, may apply:
- Advertising on Roads and Ribbon Development Act, 1940 (Act No. 21 of 1940);
 - Biodiversity Act, 2004 (Act No. 10 of 2004);
 - Business Act, 1991 (Act 71 of 1991);
 - Child Care Act 1991;
 - Children's Amendment Act, 2007 (Act No. 41 of 2007);
 - Communal Property Registration Act, 1996 (Act No. 28 of 1996);
 - Constitution of the RSA (Act 200 of 1993);
 - Deeds Registries Act, 1937 (Act No. 47 of 1937);
 - Development Trust and Land Act, 1936 (Act No. 18 of 1936);
 - Electronic Communication Act, 2005 (Act No 36 of 2005);
 - Environmental Impact Assessment Regulations, 2014;
 - Extension of Security of Tenure Act, 1997 (Act no 62 of 1997);
 - Films and Publications Act, 1996;
 - Hazardous Substances Act, 1973 (Act No. 15 of 1973);
 - Land Survey Act, 1997 (Act No. 8 of 1997);
 - Liquor Act, 2003, (Act No. 59 of 2003);
 - Local Government Municipal Systems Act, 2000 (Act No. 32 of 2000);
 - Local Government: Municipal Structures Act, 1998 (Act No. 117 of 1998);
 - Meat Safety Act, 2000 (Act No. 40 of 2000);
 - Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002);
 - Municipal Structures Amendment Act, 2000, (Act No. 33 of 2000);
 - Municipal Systems Act, 2000 (Act 32 of 2000);
 - National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977);
 - National Environment Management Act, (Act No. 107 of 1998)
 - National Environmental Management: Air Quality, 2003 (Act No. 39 of 2003);
 - National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003);
 - Nation Environmental Management: Waste Act, 2008 (Act No. 59 of 2008);
 - National Gambling Act, 2004 (Act No. 7 of 2004);
 - National Heritage Resource Act, 1999 (Act No. 25 of 1999);
 - National Water Act 1998 (Act 36 of 1998);
 - Occupational Health and Safety Act, 1993 (Act No. 85 of 1993);
 - Planning Profession Act, 2002 (Act 36 of 2002);
 - Professional and Technical Surveyors' Act, 1984 (Act No. 40 of 1984);
 - Protected Areas Act, 2003 (Act No. 57 of 2003);
 - Rental Housing Act, 1999 (Act No. 50 of 1999);

- Self-Governing Territories Constitution Act, 1971 (Act No 21 of 1971);
- South African Civil Aviation Authority Act, 1998 (Act No 40 of 1998);
- South African National Roads Agency Limited and National Roads Act, 1998 (Act No. 70 of 1998);
- Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013);
- Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970);
- Tobacco Products Control Act, 1993 (Act No. 83 of 1993)

The above mentioned is not an exhaustive list.

1.4 Land Use Rights

- 1.4.1 Whether or not land is registered in terms of the Deeds Registries Act, 1937 (Act No. 47 of 1937), as may be amended, the land may be used only in accordance with the land use rights held in terms of the Land Use Scheme. Where conditions of title purport to regulate the same subject matter as may be relevant in the Land Use Scheme, and where such regulation differs, the most restrictive of the conditions (either those in the title deed or those in the Land Use Scheme) will apply.

1.5 Authorised Local Municipality

- 1.5.1 The Lepelle-Nkumpi Local Municipality hereafter referred to as the “Municipality”, is the authority responsible for enforcing and carrying out the provisions of the Land Use Scheme.

1.6 Area of the Land Use Scheme

- 1.6.1 The Land Use Scheme is applicable to the area of jurisdiction of the Lepelle-Nkumpi Local Municipality, as proclaimed.

1.7 Purpose of the Land Use Scheme

- 1.7.1 In addition to the purposes of a Land Use Scheme stipulated in section 25(1) of the Act, the Municipality must determine the use and development of land within the municipal area which it relates to in order to promote:
- a) Harmonious and compatible land use patterns;
 - b) Aesthetic considerations;
 - c) Sustainable development and densification;
 - d) The accommodation of cultural customs and practices of traditional communities in land use management; and
 - e) A healthy environment that is not harmful to a person’s health.

1.8 Components of the Land Use Scheme

- 1.8.1 This Land Use Scheme consists of:
- a) Regulations setting out the procedures and conditions relating to the use and development of land in any zone;
 - b) A map indicating the zoning of the municipal area into land use zones;
 - c) A register of all amendments to such Land Use Scheme; and
 - d) A register of all land use rights of all properties.

1.9 Application of the Land Use Scheme

- 1.9.1 This Land Use Scheme binds every owner of land within the Land Use Scheme area and their successor-in-title and every user of land, including the State.

1.10 Status of the Land Use Scheme

- 1.10.1 This Land Use Scheme is prepared in terms of the Spatial Planning and Land Use Management Act of 2013, (Act No. 16 of 2013), as may be amended, and is in substitution of the following Land Use Schemes previously in operation in the Lepelle-Nkumpi Local Municipal area: Lepelle-Nkumpi Land Use Scheme, 2006.
- 1.10.2 The use of all land included in the area of this Land Use Scheme shall be controlled by the Land Use Scheme. No land or building may be used for any purposes other than that permitted in this Land Use Scheme and it's binding to all persons and the State.
- 1.10.3 Nothing in this Land Use Scheme overrides a restrictive condition contained in any title deed of any piece of land located within the Land Use Scheme.

1.11 Rectification of errors on Land Use Scheme map

- 1.11.1 If the zoning of a piece of land is incorrectly indicated on the zoning map or wrongly converted from a zoning map of a former Land Use Scheme, the owner of an affected piece of land may submit an application to the Municipality to correct the error.
- 1.11.2 An owner contemplated in sub-clause 1.11.1 must apply to the Municipality in the form determined by the Municipality and must—
 - 1.11.2.1 Submit a written proof of the lawful land use rights; and
 - 1.11.2.2 Indicate the suitable zoning which should be allocated.
- 1.11.3 The onus of proving that the zoning is incorrectly indicated on the Land Use Scheme map is on the owner.
- 1.11.4 The owner is exempted from paying application fees and from liability for the costs of public participation.
- 1.11.5 If the Municipality approves the application, the Municipality must amend the zoning map.
- 1.11.6 The Municipality may refuse an application to correct the zoning map if the owner fails to submit written proof of the lawful use rights.
- 1.11.7 The Municipality may correct a zoning map if it finds an error on the map after—
 - 1.11.7.1 Notifying the owner in writing of its intention to correct the wrong conversion or error;
 - 1.11.7.2 Inviting the owner to make representations within a specified period in respect of the proposed correction of the errors on the zoning map; and
 - 1.11.7.3 Considering any representations received from the owner.
- 1.11.8 If the Municipality corrects the zoning map, it may only amend the map to show the correct zoning of the piece of land.

1.12 Transitional Arrangements

- 1.12.1 All existing, legal land use rights that were in effect on properties prior to the effective date, are deemed to continue in full force and effect and are hereby incorporated into the Land Use Scheme.
- 1.12.2 Should a mistake or oversight be made in the recording of an existing land use right, such mistake or oversight shall be rectified, on producing of proof of such existing land use right by the land owner.
- 1.12.3 Any application made and accepted in terms of a former zoning Land Use Scheme or town planning Land Use Scheme which is still in process at the commencement date shall be assessed and finalised in terms of such former zoning Land Use Scheme or town planning Land Use Scheme regulations, except where it has been withdrawn by the applicant in writing.
- 1.12.4 Where a rezoning application was approved prior to the commencement of this Land Use Scheme but has not yet been acted on, or where a rezoning was approved within the provisions of a former zoning Land Use Scheme or town planning Land Use Scheme, after the commencement of this Land Use Scheme, the

affected piece of land in such approval shall be deemed to be allocated with a corresponding zone in accordance with this Land Use Scheme, where such an approval is acted on.

- 1.12.5 Where a building plan application was formally submitted and accepted:
 - 1.12.5.1 Before commencement of this Land Use Scheme and which is still being processed; or
 - 1.12.5.2 After commencement of this Land Use Scheme, with the express purpose to act on a valid approval granted for any application in terms of planning law or in terms of a former zoning Land Use Scheme; such building plan will be assessed and finalised within the approval granted and the land use restrictions or provisions of the applicable zone in the former zoning Land Use Scheme.
- 1.12.6 Where any approval in terms of the Town Planning and Townships Ordinance, 1986 (No. 15 of 1986) or a former zoning Land Use Scheme has been acted on and constitutes a contravention of any provision in a zone in this Land Use Scheme, for the purposes of this Land Use Scheme, it will not be considered to be an offence but a lawful nonconforming use.
- 1.12.7 Development applications that, prior to this Land Use Scheme, were submitted and approved, but not proclaimed, are deemed to be proclaimed.
- 1.12.8 On the date of the adoption of this Land Use Scheme, all existing town planning Land Use Schemes operating within the jurisdiction of the Municipality will cease to operate.

1.13 Owner's Responsibility

- 1.13.1 An applicant within the Municipal Area, may apply for any approval required in terms of the Act, Spatial Planning and Land Use Management By-Law or this Land Use Scheme.
- 1.13.2 The fact that land may be used for a specific purpose according to its zoning, or in terms of Municipality's Consent or approval, does not exempt anyone from obtaining the necessary permit, license, authorisation or approval required in terms of any other legislation.

1.14 The Municipality's Responsibility

- 1.14.1 Public Document
 - 1.14.1.1 This Land Use Scheme (i.e. including the zoning maps and the zoning register) must be available for public inspection in the Municipal Offices during normal municipal office hours and extracts from this Land Use Scheme are obtainable at the Municipal Offices against payment of the prescribed tariffs.
- 1.14.2 Keeping of Register
 - 1.14.2.1 The Municipality is responsible for keeping and maintaining a record of all departures and Consent uses approved in terms of this Land Use Scheme. Additional records relating to the use of land in terms of this Land Use Scheme as required by the Municipality may also be included in the register. The register must be computerized.
- 1.14.3 Updating and Amendments
 - 1.14.3.1 The Municipality is responsible for updating the electronic zoning map, the electronic database, the register and this Land Use Scheme regularly, based on approvals granted from time to time. Amendments to the zoning map shall be shown on the official zoning map, which must be updated at least every 6 months.

2 CHAPTER 2: PLANNING FRAMEWORK

2.1 Zoning Explained

- 2.1.1 Zoning is a method of development management that designates a piece of land for a particular development or use category or zone. Within each zone there are provisions and rules setting out the purposes for which the piece of land may be used, and the manner in which it may be developed. These rules (which include both rights and obligations for owners) apply to land, buildings and structures.

2.2 Relationship between the Land Use Scheme and the Spatial Development Framework

- 2.2.1 Zoning is different to spatial development frameworks, precinct plans and policy plans associated with forward planning to guide developers and decision-makers. Spatial planning involves planning guidelines for medium- and long-term development and conservation, but do not allocate or take away rights. Spatial plans include strategies for environmental, economic, spatial, social and infrastructure development, and are essential guidelines for the Municipality and the general public.
- 2.2.2 Zoning has a more precise application as the legal statement of rights and obligations for a piece of land, although other laws may also apply. Zoning should work in conjunction with (and be linked to) policy plans and other tools in the land use management system, to enable the Municipality to manage land and development in the municipal area.

2.3 Status of the Spatial Development Framework

- 2.3.1 In accordance with Section 22(1) of the Act, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision in terms of the Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal Spatial Development Framework.
- 2.3.2 Subject to Section 42 of the Act, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal Spatial Development Framework only if site-specific circumstances justify a departure from the provisions of such municipal Spatial Development Framework.

3 CHAPTER 3: DEFINITIONS

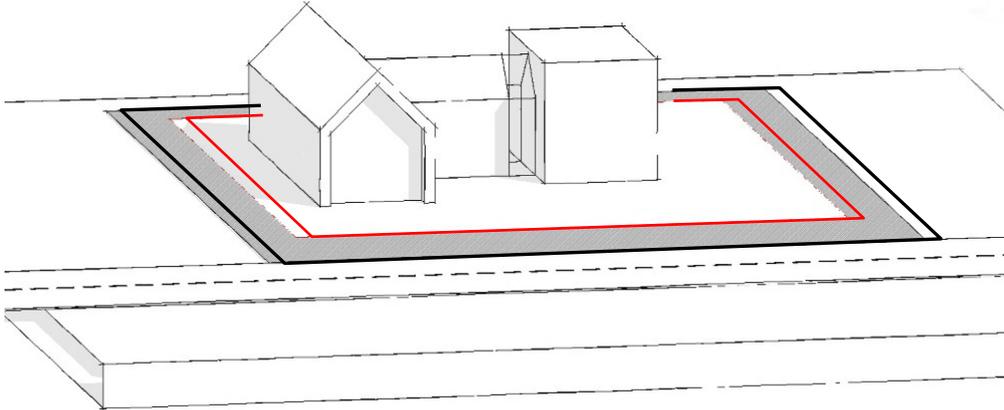
3.1 Interpretation

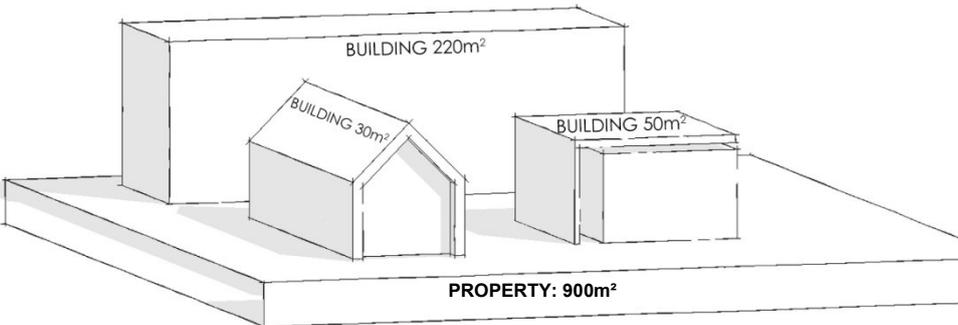
3.1.1 In this Land Use Scheme, annexures, appendixes, registers, any note on the zoning map and in any condition imposed in terms of this Land Use Scheme, the words and expressions shall have the meanings assigned to them in accordance with the definitions contained in Section 3.2. & 3.3 except where another interpretation is clear from the context. Interpretation of words not defined in this chapter will have the meanings assigned to them in the 'New Shorter Oxford English Dictionary' published by Oxford University Press, except where another interpretation is clear from the context.

3.2 General Definitions

Table 1: General Definitions

Terminology	Definition
Column 1	Column 2
Act	Refers to the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013), as may be amended, Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015 and any subsidiary legislation or other legal instruments issued in terms thereof.
Advertisement	When used in the context of outdoor advertising, any sign, model, placard, board, notice, hoarding, poster, flag, banner, bunting, light display, device, structure or representation employed outdoors wholly or partially to: <ul style="list-style-type: none"> a) advertise a facility, business, service or product that is available to the public (information on products and services); b) make known an organisation's or individual's opinion, grievance or protest; or; c) provide information on localities and activities;
Ancillary & Subservient Use	Uses or activities which support and complement the main use on the piece of land and which shall not exist on their own when the main use on the piece of land is discontinued, and the footprint of which shall not exceed the footprint of the main use. In the case of a dispute, the classification or not, by the Municipality, of an ancillary use shall be decisive and final notwithstanding any other provision of this Land Use Scheme.
Annexure	The set of documents showing details of rights permitted and conditions imposed on certain properties marked with a number within a black circle on the Land Use Scheme map, which rights and conditions shall prevail over any other clause or provision of the Land Use Scheme, provided that if rights and conditions are not stipulated in the annexures, the provisions of the Land Use Scheme Regulations shall apply. Rights must be supportive of the main use.
Appeal Authority	The executive authority of the Municipality, the Municipal Appeal Tribunal established in terms of Part A of Chapter 8 of the Lepelle-Nkumpi By-Law on Spatial Planning and Land Use Management, 2016, or any other body or institution outside of the Municipality authorised by the Municipality to assume the obligations of an appeal authority for purposes of appeals lodged in terms of the Act
Applicant	A person who submits/lodges a land development application contemplated in Section 45 of the Spatial Planning and Land Use Management Act, 2013, (Act No. 16 of 2013), as may be amended.
Application(s)	A land development and land use application(s) as contemplated in the Act
Approval	The written approval of the Municipality on an application lodged as per the By-Law.
Approved Township	A township declared an approved township in terms of Section 64 of the By-Law
Awning	<i>See canopy</i>

Terminology	Definition
Column 1	Column 2
Balcony	A floor projecting outside a building at a level higher than that of the ground floor, enclosed only by low walls or railings, or by main containing walls of rooms abutting such projecting floor, and includes a roof, if any, over such floor and pillars supporting such roof.
Basement	Any portion of a building of which the floor area is two metres or more below the mean natural ground level of the ground covered by the building and of which no part of the ceiling is more than one metre above such mean level
Biodiversity	A measure of the number and relative abundance of biological species. The variability among living organisms from all sources including, inter alia, terrestrial, marine, and other aquatic ecosystems and the ecological complexes of which they are a part; this includes diversity within species, between species, and of ecosystems.
Boundary	In relation to a piece of land, means the cadastral line separating such land from another piece of land or from a public street.
Boundary wall	Any wall, fence or enclosing structure erected on or directly next to a cadastral property boundary, and any other structure, including security devices, such as spikes, barbed wire, razor wire or electric fences, affixed to or on top of a boundary wall;
Building	Any construction or structure which, when completed, will be covered with a durable and waterproof roof.
Building line	An imaginary line on a property usually parallel to and at a specific distance from a boundary and between which line and boundary no buildings, except those permitted in the Land Use Scheme, may be erected: provided that where building lines overlap on any property, the most restrictive building line will apply
Building restriction area	<p>An area wherein no building, except those permitted in the Land Use Scheme, may be erected.</p> <div style="text-align: center;"> <p>— BUILDING LINE</p> <p>— ERF BOUNDRY</p> <p>■ BUILDING RESTRICTION AREA</p> </div> 
By-Law	Refers to the Lepelle-Nkumpi Spatial Planning and Land Use Management By-Law, 2016.
Cadastral Line	A line representing the official boundary of a piece of land as recorded on a diagram or general plan approved by the Surveyor-General and registered in the Deeds Office.
Canopy	A cantilevered or suspended roof, slab or covering projecting from the wall of a building, excluding the floor of a balcony.
Carport / shade port	A structure intended to provide sheltered parking for a motor vehicle, caravan or boat and having a water tight roof or shade net cover, which may be fixed to a wall of a permanent building on one side only, but not having any supporting walls of its own.

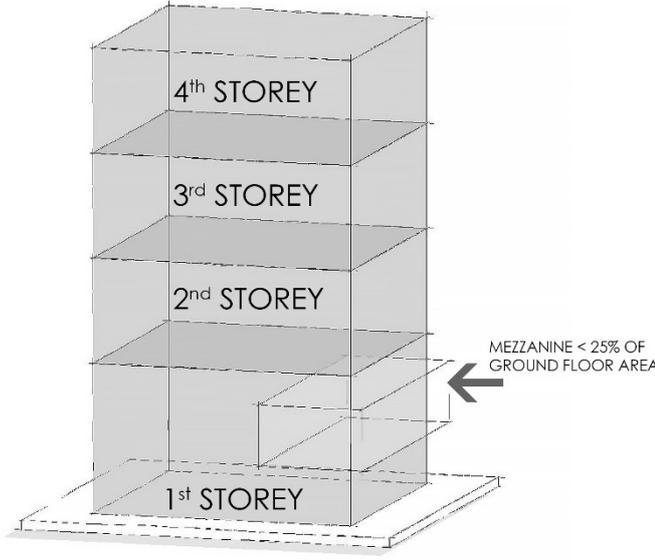
Terminology	Definition
Column 1	Column 2
Common Boundary	In relation to a piece of land means a boundary common with the adjoining piece of land other than a street boundary;
Communal Land	Land under the jurisdiction of a traditional council determined in terms of the Limpopo Traditional Leadership and Governance Act, 2005 (Act No 2 of 2005), as may be amended, and which was at any time vested in – <ul style="list-style-type: none"> a) The government of the South African Development Trust established by Section 4 of the Development Trust and Land Act, 1936 (Act No. 18 of 1936), as may be amended, b) The government of any area for which a legislative assembly was established in terms of the Self-Governing Territories Constitution Act, 1971 (Act No 21 of 1971), as may be amended
Communal Property Association (CPA)	An association which is registered or qualifies for registration in terms of Section 8 of the Communal Property Registration Act, 1996 (Act 28 of 1996) and any amendments thereof.
Consent Use	A land use right that may be obtained by way of Consent from the Municipality and is specified as such in the Land Use Scheme.
Consolidation	The joining of two or more pieces of land into a single entity.
Construction	Applies to building construction where the building has been: <ul style="list-style-type: none"> a) amended, subdivided or converted or any other additions made to it; b) the reconstruction or repair is done to a building in partial or total disrepair or to a building which was totally demolished.
Council	The municipal council of Lepelle-Nkumpi Local Municipality
Coverage	<p>The percentage area of a piece of land, including any servitude area, covered by the roofed area of all buildings as seen vertically from above but does not include a structure or building that has no roof.</p>  $Coverage = \frac{Area\ of\ buildings\ seen\ vertically\ from\ above}{Total\ area\ of\ property} \times \frac{100}{1}$ $Coverage = \frac{220m^2 + 50m^2 + 30m^2}{900m^2} \times \frac{100}{1}$ $Coverage = 33.3\%$
Cultural heritage site	Land identified as a protected area in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999), as may be amended, or any other act concerned with conserving heritage

Terminology	Definition
Column 1	Column 2
	resources of cultural significance for the present community and for future generations and may include <ol style="list-style-type: none"> a) places to which oral traditions are attached or which are associated with living heritage, b) historical settlements, c) landscapes and natural features of cultural or historic significance, d) archaeological and paleontological sites, e) sites with meteoric or fossil debris, f) sites regarded as a source of understanding of the evolution of the earth, life on earth and the history of people, g) graves and burial grounds, h) sites relating to the history of South Africa; and i) Any building, object or art form regarded as of cultural or historic significance.
Day	Means a calendar day, and when any number of days is prescribed in terms of this Land Use Scheme for the doing of any act, it must be calculated by excluding the first day and including the last day, provided that, if the last day falls on a Sunday, Saturday or public holiday, the number of days must be calculated by excluding the first day and also the Sunday, Saturday or public holiday and if the date on which any notice must appear in any media or Provincial Gazette such notice may not appear on a Sunday, Saturday or public holiday and shall for purposes of calculation be excluded.
Density	A measurement of the intensity of a residential development, expressed as a number of dwelling units per hectare of land.
Development	The development of land, changes in the use of land or intensification of that use and includes any matter in relation to land for which a development application is required.
Development Rights	Any approval granted to a land development application.
Diagram	A diagram as defined in the Land Survey Act, 1997 (Act No. 8 of 1997), as may be amended.
Disposal of Mining Materials	The legal disposal of materials that have been mined during mining operations.
Engineering Services	Services installed in the process of developing land for the reticulation of water, electricity and sewerage and the building of streets, roads and storm water drainage systems, including all related services and equipment.
Entertainment Area	Area, attached or detached from the main building, that is mainly used for entertaining and can include a kitchen and a bathroom.
Environmental Impact Assessment (EIA)	A process of examining the environmental effects of development in terms of the requirements of the National Environment Management Act, (Act No. 107 of 1998), as may be amended.
Environmental Legislation	Refers to the National Environmental Management Act, 1998, (Act No. 107 of 1998), as may be amended.
Erection	In relation to a building or structure includes <ol style="list-style-type: none"> a) the construction of a new building or structure;
Erf	<i>Refer to Land</i>
Exercise	To utilise in terms of a use right.
Existing Building	A building erected in accordance with an approved building plan as set out in the Act on National Building Regulations and Building Standards, 1977 (Act No. 103 of 1977), as may be amended, and any amendments thereof, and where the building constructions are completed on or before the "fixed date" or was started before that date and was completed after that date within a reasonable time, as determined by the Municipality.

Terminology	Definition
Column 1	Column 2
Existing Use	The otherwise legal use of land and / or buildings exercised on or before the fixed date and which is contradictory to the stipulations of the Land Use Scheme.
Fence	An artificially constructed linear barrier of wood, masonry, wire, metal or any other manufactured or natural material or combination of materials erected for the enclosure of properties or areas or erected to act as a barrier.
File	The lodgement of a document with the appeal authority of the Municipality.
Flats (see dwelling units)	Two (2) or more dwelling-units of one or more storeys contained in a building with a common entrance or foyer to the dwelling-units and may include other communal ancillary and subservient facilities such as a laundry and vending machines for the residents only
Floodline	The flood line referred to in Section 144 of the National Water Act 1998 (Act 36 of 1998), as may be amended, including any other flood lines that the Municipality may require
Floor Area	<p>The total area of all floors/storeys of a building (including a basement storey), measured over the external walls of each floor/storey in the building, provided that in the calculation of the floor area the following areas shall not be included:</p> <ul style="list-style-type: none"> a) Any area, including the basement storey(s), which is reserved solely for covered parking by the tenants or occupants of the building, provided that only 50% of the parking may be reserved for occupants or tenants; b) Unroofed structures, open roofs and areas occupied by fire-escapes or staircases, whether inside or outside the building; c) Entrance halls, communal corridors and staircases not enclosed by external walls - therefore excluding closed entrance halls and foyers; d) Mezzanine or intermediate floor; e) Areas used to accommodate lift motors, and other mechanical or electrical equipment necessary for the proper use of the building; f) Chimneys, ornamental features, outdoor or uncovered swimming pools, canopies and parking bays covered by shade nets; g) Public toilets; h) Housing for employees on the roof of the building, provided that the floor area thus excluded shall not exceed 3% of the permissible floor area of such building; i) All balconies or verandas in a building, provided that such veranda or balcony shall not be enclosed except by means of a parapet at most one (1) meter high; j) Areas reasonably used for the cleaning, maintenance and care of the building or buildings, excluding dwelling units for supervisors, cleaners and caretakers.
Floor Area Ratio	<p>The ratio obtained by dividing the gross floor area of a building(s) by the total area of the property on which the building(s) is / are erected, thus:</p> <div style="text-align: center;"> <p>The diagram shows a 1000m² plot with two buildings. Building 1 is a 2-story structure with a 200m x 200m footprint. Building 2 is a 3-story structure with a 150m x 150m footprint. The diagram shows the gross floor area for each floor.</p> </div> $F.A.R = \frac{\text{Gross Floor Area of a building(s)}}{\text{Total floor area of the applicable property}} \quad F.A.R = \frac{(200m^2 + 200m^2 + 150m^2 + 150m^2 + 150m^2)}{1000m^2}$

Terminology	Definition
Column 1	Column 2
	$F.A.R = \frac{850m^2}{1000m^2}$ <p>$F.A.R = 0.85$</p> <p>Maximum floor area = Total area of property on which the building(s) is / are erected or is / are to be erected x F.A.R $= 1000m^2 \times 0.85$ $= 850m^2$</p>
Garage	A building/s for the parking of motor vehicles, but does not include a filling station or motor repair garage. May include a storeroom, shower and toilet.
Ground floor	The floor of a building which is the entry point to the building and which is at or closest to the natural ground level of the property on which such building stands and excludes a basement.
Group Housing (see dwelling unit)	A group of separate and/or connected individual residential units which were planned, designed and built as a harmonious architectural entity with a medium density character and with units that may vary between single and double storeys and of which each has a ground floor, whether such units are cadastrally divided or not.
Guest	A person who stays overnight for a short period away from his/her normal place of residence.
Habitable Room	A room designed or used for human habitation in accordance with standards prescribed by the By-Laws but excludes a storeroom.
Hazardous Substance	Has the same meaning as "grouped hazardous substance" as defined in Section 1 of the Hazardous Substances Act, 1973 (Act No. 15 of 1973), as may be amended.
Height	The height of a building means a vertical dimension of the building from the natural ground level to the highest point of the building, measured in meters or number of storeys; provided that: <ul style="list-style-type: none"> a) height restrictions referring to number of storeys do not apply to roofs, domes, chimneys, flues, masts and antennae; b) and elevator motor rooms, satellite dishes, ventilation shafts, water tanks, air conditioning plant and equipment on top of a building, shall not be deemed to constitute a storey, unless enclosed within the roof or hidden behind parapet walls
Household	A household is limited to a nuclear family (two parents and their children) plus a maximum of four additional persons (extended family members or unrelated persons). Occupation is limited to one household per dwelling house or dwelling unit.
Informal Structure	A shelter of a temporary nature in accordance with the provisions of the Act on National Building Regulations and Building Standards, 1977 (Act No. 103 of 1977), as may be amended.
Inspector	A person designated or appointed as an inspector under Section 32 of the Spatial Planning and Land Use Management Act, 2013, (Act No. 16 of 2013) as may be amended.
Keeping of animals	The accommodation of animals not for commercial farming purposes, subject to the conditions set out in Clause 13.9 of this Land Use Scheme.
Kitchen	A room or any portion of a room equipped with cooking facilities and used for the preparation of meals, including a kitchenette, but excluding outside entertainment areas. Cooking facilities include any stove, hotplate, oven, microwave oven, toaster oven or electric griddle, as well as any wiring or piping containing the energy or power source for such facilities. A water kettle, coffee percolator and bread toaster are not regarded as cooking facilities.
Land or Piece of Land	Any erf, agricultural holding or farm portion, and includes any improvements or building on the land and any real right in land; and

Terminology	Definition
Column 1	Column 2
	The area of communal land to which a household holds an informal right recognised in terms of the customary law applicable in the area where the land to which such right is held is situated and which right is held with the Consent of, and adversely to, the registered owner of the land.
Land Development	The erection of buildings or structures on land, or the change of use of land, including township establishment, the subdivision or consolidation of land or preparation and submission of building and Site Development Plans, or any deviation from the land use or uses permitted in terms of an applicable Land Use Scheme;
Land Development Area	Land which is delineated in an application submitted in terms of the Lepelle-Nkumpi Spatial Planning and Land Use Management By-Law, 2016, or any other legislation governing the change in land use and "land area" has a similar meaning;
Land Development Officer	The authorised official defined in Regulation 1 of the Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015.
Land Surveyor	A person registered as a professional land surveyor in terms of the Professional and Technical Surveyors' Act, 1984 (Act No. 40 of 1984), as may be amended.
Land Use	The purpose for which land is or may be used lawfully in terms of a Land Use Scheme, existing Land Use Scheme or in terms of any other authorisation, permit or Consent issued by a competent authority, and includes any conditions related to such land use purposes.
Land Use Restriction	A restriction, in terms of zoning, on the extent of the improvement of land.
Land Use Rights	The inherent rights to use and develop land. The Land Use Rights determine what is allowed on the land in terms of the type of development, the bulk and intensity thereof and the conditions to which the development or land use are subject. The components of the Land Use Rights are: <ul style="list-style-type: none"> a) The land use allowed, as defined in the land use definitions, b) The bulk of development allowed, as defined in the density, Coverage and Height restrictions, and c) The conditions to which the development must comply, as defined in the building lines, parking and loading requirements, site development, urban design, landscaping, servitudes and other conditions. d) A condition imposed on a piece of property in terms of the Land Use Scheme is regarded as a component of the Land Use Rights of that piece of land.
Land Use Scheme	The Land Use Scheme adopted and approved in terms of Chapter 3 of the By-Law and for the purpose of the By-Law includes an existing Land Use Scheme until such time as the existing Land Use Scheme is replaced by the adopted and approved Land Use Scheme.
Land Use Scheme Area	The defined boundaries of the Lepelle-Nkumpi Local Municipality, which is the area across which the Land Use Scheme is applicable.
Land Use Scheme Map	A map indicating all zonings within the area of jurisdiction of the Land Use Scheme.
Landscaping	The planting or placement of plants and garden ornaments for the purpose of protecting, preserving and promoting aesthetic appeal, scenic beauty, character and value of a piece of property as well as promoting public health and safety through the reduction of noise pollution, storm water runoff, air pollution, visual pollution and light glare.
Lapa	Structure that is closed on 3 sides maximum, usually consisting of a thatched roof supported by wooden poles, used for outdoor meals and parties.
Line of no access	A line along a street or piece of land's boundary prohibiting any vehicular access or egress.
Listed Activities	Development actions that are likely to result in significant environmental impact as identified in terms of Section 24D(1)(a) of the National Environmental Management Act, 1998 (Act no 107 of 1998), as may be amended.

Terminology	Definition
Column 1	Column 2
Living Room	A room designed or used for human occupation in accordance with the standards prescribed in the National Building Regulations, but does not include a storeroom, kitchen, scullery, toilet, bathroom or a passage.
Loading Bay	An area, used exclusively for the parking of a delivery vehicle not being for trade or sale, the extent of which area shall comply with the necessary traffic and road engineering standards, used for the loading and off-loading of goods.
Mezzanine	<p>Any mezzanine floor the area of which does not exceed 25% of the floor area below it.</p> 
Mining Rehabilitation Areas	An area designated for the re-engineering process that attempts to restore an area of land back to its natural state after it has been damaged as a result of some sort of disruption.
Minor Structural Alterations	Small structural changes to an existing building for which a building plan is not a requirement.
Motor Vehicle	A wheeled vehicle designed or used for propulsion by means of an internal combustion or electrical engine, and includes a motorcycle, trailer or caravan.
Municipality	The Lepelle-Nkumpi Municipality or its successor in title as envisaged in section 155(1) of the Constitution, established in terms of the Local Government: Municipal Structures Act, 1998 (Act 117 of 1998) and for the purposes of this Land Use Scheme includes a municipal department, the Council, the Municipal Manager or an employee or official acting in terms of a delegation issued under section 59 of the Municipal Systems Act, section 56 of the Act or section 188 of the By-Law.
Municipal Manager	The person appointed as the Lepelle-Nkumpi Municipal Manager in terms of Section 54A of the Municipal Systems Act, as may be amended, and includes any person acting in that position or to whom authority has been delegated.
Municipal Planning Tribunal	Refers to the Lepelle-Nkumpi Municipal Planning Tribunal established in terms of Section 33 of the Lepelle-Nkumpi Spatial Planning and Land Use Management By-Law, 2016, or the joint or district Municipal Planning Tribunal, if established by the Municipality agreement contemplated in section 34 of the Act.
Municipal Purposes	Such purposes as the Municipality may be authorised to carry out in terms of any law governing municipalities, including but not limited to the Local Government Municipal Structures, 1998 (Act No. 117 of 1998), as may be amended, and the Local Government Municipal Systems Act, 2000, (Act No. 32 of 2000), as may be amended.

Terminology	Definition
Column 1	Column 2
Municipal Services	Infrastructure services such as electricity cables, water pipes, sewage pipes, street furniture, electricity poles, light poles, traffic signs.
National Building Regulations	The National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977), as may be amended.
Notice	Unless otherwise specifically provided in terms of this Land Use Scheme or any other law, means a written notice and notify means to give a notice in writing in accordance with the provisions of the Municipal Systems Act, 2000 (Act 32 of 2000), as may be amended, shall apply.
Notification	In relation to making known a matter, means any one or more of the following methods of making known which, according to the Municipality's policy, or in the absence thereof, in the opinion of the Municipal Manager or his delegates, is the most suitable method to reach as many people as possible, who may have an interest or is possibly affected in the matter: <ul style="list-style-type: none"> a) serving a notice that complies with the provisions as set out in this Land Use Scheme b) holding public meetings, whether before or after the submission of an application c) displaying a notice on a piece of land d) publishing of a notice in the press e) consultative forums or entering into social compacts before a decision is taken by Municipality;
Objector	A person who has lodged an objection with the Municipality to a draft municipal Spatial Development Framework, draft Land Use Scheme or an application.
"Occupant" or "Occupier"	In relation to any building, structure, or land, means and includes the following; <ul style="list-style-type: none"> a) any person occupying such building, structure, b) or land or legally entitled to occupy it, c) or anybody entrusted with the control or supervision thereof; d) and includes the agent of such a person who is absent from the area or whose whereabouts are unknown.
Occupational Health and Safety Law	Refers to the Occupational Health and Safety Act, 1993, (Act No. 85 of 1993), as may be amended, or municipal By-Laws governing occupational health and safety, whichever is applicable.
Outbuilding	A building other than the main building, which is ordinarily necessary in connection with the use of the main building, including a rondavel and an entertainment area. In the case of a dwelling house, it will include a garage(s) and caretakers flat, but without a kitchen in the latter case and limited to 40m ² .
Overlay Zone	A mapped overlay superimposed on one or more established zoning areas which may be used to impose supplemental restrictions on uses in these areas or permit uses otherwise disallowed.
Owner	The person registered in a deeds registry as the owner of land or who is the beneficial owner in law, including the registered holder of a right of leasehold, permission to occupy or deed of grant.
Panhandle	That portion of a piece of land which is – <ul style="list-style-type: none"> a) at least 3.5m wide and not more than 8m wide; and b) used exclusively as an access to a public/private street.
Panhandle Erf	An L-shaped piece of land, formed by either subdivision or township establishment, consisting of a narrow portion, which is known as the panhandle and which abuts on a street, and a broader buildable portion.
Parapet	A low projection, wall or moulding which finishes the uppermost edge of a building with a flat or low pitched roof.

Terminology	Definition
Column 1	Column 2
Parking Bay	An area, used exclusively for the parking of a motor vehicle not being for trade or sale, the extent of which shall be a minimum of 2.5metres wide and a minimum of 5 metres long for perpendicular or angled parking and a minimum of 2.5 metres wide and a minimum of 6 metres long for parallel parking, excluding access or manoeuvring space, ramps and columns.
Pergola	Any unroofed horizontal or approximately horizontal grille or framework, such that the area of the solid portions of the horizontal projection does not exceed 25% of the total area thereof.
Permitted Use	In relation to land, means any land use specified in this Land Use Scheme as a primary use, being a use that is permitted within a zoning without the need to obtain the Municipality's approval.
Planning Law or Planning Legislation	Refers to the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013), as may be amended.
Pollution	Any change in the environment caused by substances, radioactive or other emissions, noise, odour, heat or dust emitted from any activity, including the storage or treatment of waste or other substances, construction and the provision of services, whether engaged in by any person, organs of state and where the change has an adverse effect on human health or well-being or on the composition, resilience and productivity of natural or managed ecosystems, or on material useful to people, or will have such an effect in future.
Porch	A roof (not being the floor of a balcony) projecting from the outside of a building above a doorway, and forming a covered entrance to such building, and includes any paved area there under, and any low walls or railings enclosing such paved area and any pillars supporting such roof.
Prescribed	Means prescribed in terms of legislation or By-Law.
Previous planning legislation	Any planning legislation that is repealed by the Act or the provincial legislation.
Principles	A set of values and guiding rules that should guide and inform ongoing planning and development.
Profession	Any occupation that requires membership to a professional institution, council or controlling body, before practising the required profession but excluding any trade or commercial business activities.
Property	<i>Refer to Land.</i>
Protected Areas	An area of land, water or sea especially dedicated to the protection and maintenance of biological diversity and of natural and associated cultural resources and managed through legal or other effective means and shall have the same meaning as assigned to it in terms of the National Environmental Management: Protected Areas Act, 57 of 2003, as may be amended.
Public nuisance	Any act, omission or condition in the Municipality's opinion, which is offensive, which is injurious or dangerous to health, which materially interferes with the ordinary comfort, convenience, peace or quiet of the general public or which adversely affects the safety of the public.
Public Purposes	Purposes normally or otherwise reasonably associated with the use of land as open spaces, public parks, public gardens, recreation sites, sport fields or public squares or for religious gatherings.
Rear boundary	Any boundary opposite to a street boundary: Provided that, where a piece of land has two or more street boundaries, the boundaries opposite to such street boundaries shall be deemed the side boundaries.

Terminology	Definition
Column 1	Column 2
Refuse area	A defined screened refuse receptacle from where refuse is collected from time to time, usually on a weekly basis.
Register	A record of all: <ul style="list-style-type: none"> a) departures; b) conditions of rezoning that affect the land use right of any piece of land, and c) Consent uses and nonconforming uses; d) applicable to a piece of land as prescribed or required under this Land Use Scheme
Register of Land Use Rights	A register where all land use rights issued as a result of applications to the Municipality that have been approved are captured and recorded.
Registrar of Deeds	Refers to the Registrar of Deeds as defined in the Deeds Registries Act.
Regulations	Refers to the Spatial Planning and Land Use Management Regulations: Land Use Management and General Matters, 2015, as may be amended.
Renewable Energy	Infrastructure or land for the energy that is collected from resources which are naturally replenished on a human schedule, such as sunlight, wind, rain, waves and heat.
Restrictive Condition	A servitude or condition registered against the title deed of immovable piece of land restricting the use, development or subdivision of the land concerned; and any other statutory restriction on the planning, development or utilisation of immovable piece of land.
Rezoning	The amendments of a zoning Land Use Scheme in terms of the By-Law in order to effect a change of zoning in relation to a particular piece of land.
Rights	Land use rights obtained in terms of this Land Use Scheme.
Road Reserve	The designated area of land that contains a public street or private road (including the road and associated verge), which land may or may not be defined by cadastral boundaries;
Row Housing (see dwelling unit)	A house having at least one side wall in common with a neighbouring dwelling.
Schedules	Supplement(s) to the Land Use Scheme containing special procedures and/or some areas or properties to which specific rights or provisions are applicable and such schedules may from time to time be amended by the Municipality. Where any discrepancy exists between the Schedules and the provisions of the Clauses and Tables, the most prohibitive conditions shall prevail.
Semi Detached housing (see dwelling unit)	A single Household dwelling unit built as one of a pair that share one common wall. Often, each house's layout is a mirror image of the other (often abbreviated to semi).
Service Provider	A person lawfully appointed by the Municipality or other Organ of the State to carry out, manage or implement any service, work or function on behalf of or by the direction of the Municipality or organ of state.
Services Agreement	A written agreement which is concluded between a developer of land and the Municipality and in terms of which the respective responsibilities of the two parties for the planning, design, provision, installation, financing and maintenance of internal and external engineering services and the standard of such services, are determined.
Servitude	A servitude registered against a title deed of land.
Shelter	A unit of accommodation intended for human occupation, constructed of any material whatsoever, even though such material does not comply with the standards of durability intended by the National Building Regulations, as applicable to the area of jurisdiction.
Side Boundary	Any boundary of a piece of land, which does not constitute the common boundary with a public street or public road.
Site	In relation to a building, includes the area of any building, yard, court of garden and in relation to either land or a building; may include more than one piece of land or portion of land, if

Terminology	Definition
Column 1	Column 2
	such erven or portions of land are abutting and have been notarially tied to the satisfaction of the Municipality.
Site Development Plan	A plan that shows the proposed development of a property and any salient natural features thereof in accordance with the guidelines contained in the Land Use Scheme. Subject to the provisions of Clause 8.3 of this Scheme.
Slope	The degree of deviation of a surface from the horizontal, expressed as a ratio and calculated for the purpose of this Land Use Scheme, as follows: Slope = vertical height as a ratio to horizontal distance.
Spatial Development Framework	Refers to the Lepelle-Nkumpi Spatial Development Framework prepared and adopted in terms of sections 20 and 21 of the Act and Chapter 2 of the By-Law.
Consent Use	The use of a building or piece of land granted with the Consent of the Municipality.
Special Development Zone	A clearly defined geographical area that the Municipality has delineated for focused planning and development intervention and investment.
Storey	The vertical space in a building between one floor level and the following floor level or ceiling or roof above, provided that a storey shall not exceed 6 meters in height in respect of the ground storey and 4,5 meters in respect of any other storey.
Stormwater	Water resulting from natural processes, the precipitation or accumulation thereof, and includes groundwater and spring water ordinarily conveyed by the storm water system, as well as sea water within estuaries, but excludes water in a drinking-water or waste-water reticulation system.
Street Boundary	The boundary between a piece of land and a public street or private road; provided that the boundary of a pedestrian way or service lane that cannot or will never be used by motor vehicles, may be regarded as a common boundary for the purpose of determining building lines, a street centre line setback and site access requirements.
Street or road	The area or portion of any street, road, bridge, subway, tunnel, avenue, lane, driveway, sanitary lane, thoroughfare or rights of way, shown on the General Plan of a township, agricultural holdings or other division of land or in respect of which the public has acquired a right of way by prescription or any other means.
Structure	Without in any way limiting its ordinary meaning, includes any building, shelter, wall, fence, pillar, tower, pergola, steps, landing, terrace, sign, ornamental architectural feature, swimming pool, fuel pump or underground tank, any building ancillary to service infrastructure provision, and any portion of a structure.
Subdivision	The division of a piece of land into two or more portions.
Subletting	Allowing someone to use an apartment, house, etc. for a period of time in return for payment.

Terminology	Definition
Column 1	Column 2
Surrounding owners	<p>The registered owners of the properties abutting or sharing a common boundary with the relevant piece of land, even though it may be separated by a road or panhandle and also such owners that the Municipality may specify.</p> <p>The diagram illustrates two types of erf layouts: 'Comer erf' and 'Midblock erf'. In the 'Comer erf' layout, a central property (1) is surrounded by other properties (2, 3, 4, 5, 6, 7, 8) and a street. In the 'Midblock erf' layout, a central property (1) is surrounded by other properties (2, 3, 4, 5, 6, 7, 8) and a street. A legend indicates that a white box represents a 'Property' and a grey box represents 'Surrounding owners'.</p>
Surveyor-General	The Surveyor-General as defined in the Land Survey Act, 1997 (Act No. 8 of 1997), as may be amended.
Systems Act	The national Local Government: Municipal Systems Act, 2000, (Act No 32 of 2000), as may be amended.
Temporary Departure	<p>The temporary Consent provided by the Municipality, in terms of Section 82 of the By-Law and Clause 11.6 of this Land Use Scheme, that envisaged for the temporary use of a piece of land for:</p> <ol style="list-style-type: none"> the erection and use of temporary structures, or the use of existing buildings for site offices, storage rooms, workshops or such other uses as may be necessary during the erection of any permanent building or structure on the <u>land</u>; Provided that such Consent shall ipso facto lapse upon completion of the permanent structure or on the expiry date thereof as determined by the Municipality; the occasional use of land or buildings for public religious exercises, place of instruction, institution, place of amusement / entertainment or social hall; the use of land or buildings thereon for State or Municipal purposes; the use of land or the erection of buildings necessary for the purpose of informal retail trade.
Temporary Structure	Any building or structure that is so declared by the owner and that is being used or is to be used for a specific purpose for a specified limited period of time, but does not include a builder's yard, subject to the provisions of Clause 13.4 of this Land Use Scheme. Structures included in this definition are caravans, containers, marquees, wendy houses and trailers.
Temporary Use	A land use granted to the owner or occupant of a piece of land or building for a temporary period as determined by the Municipality.
Terrace	An area to which occupants of a building have access, created on a flat roof over a portion of a storey, resulting from the setting back of part of the building above such a storey.
Title Deed	Any deed registered in a Deeds Registry recording the ownership of land or a real right in land.
Top of the Roof	The top of the roof ridge in the case of a pitched roof, or the top of the parapet where a parapet extends above the roof; defined for the purpose of height control.
Total Floor Space	The sum of the floor space of all the levels of a particular building, including basements.

Terminology	Definition
Column 1	Column 2
Town House (refer to dwelling unit)	A group of separate and/or linked dwelling units: <ol style="list-style-type: none"> a) which are 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 a communal open space and with public and/or private access road; c) with a medium-density character; d) with structures which may vary between single- and double storeys and cadastrally subdivided or not; e) of which every single residential unit has a ground floor.
Township	An area of land divided into erven, or developed for intensive or mixed uses as a single property, and may include public places and roads indicated as such on a General Plan.
Township Register	An approved subdivision register of a township in terms of the Deeds Registries Act, as may be amended.
Traditional Community	Community recognised in terms of the Limpopo Traditional Leadership and Institutions Act, 2005 Act 6 of 2005 (Act No. 2 of 2005), as may be amended.
Traffic impact assessment	A study of demand for travel generated by a proposed development in relation to the existing and planned road system, provided that such a study must be conducted by a competent, registered civil or traffic engineer.
Unrelated person	A person who lives on a piece of land or in a building independently from other persons.
Use Zone	When used as a noun, means land which has been designated for a particular zoning, irrespective of whether it consists of one or more properties or a portion of a piece of land. When used as a verb in relation to land, means to set aside the land for a particular zoning.
Veranda	A covered area (not being an area which is part of a yard or parking area) or projecting floor outside and immediately adjoining a building at or below the level of the ground floor thereof, and includes both such area or floor and the roof or other feature covering it, as well as any low walls or railings enclosing such paved area or floor.
Watercourse	As defined in the National Water Act, 1998 (Act no 36 of 1998), as may be amended, a watercourse means: <ol style="list-style-type: none"> a) a river or spring, b) a natural channel in which water flows regularly or intermittently, c) a wetland, lake or dam into which, or from which water flows, and d) a collection of water which the Minister may, by notice in the Gazette, declare to be a watercourse, and a reference to a watercourse includes, where relevant, it's bed and banks.
Wetland Area	Land which is transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is periodically covered with shallow water, and which land in normal circumstances supports or would support vegetation typically adapted to life in saturated soil.
Zoning	Area shown on a planning Land Use Scheme map by distinctive colouring or edging in some other distinctive manner, for the purpose of indicating the restrictions imposed by a Land Use Scheme on the erections and use of buildings or structures, or the use of land.
Zoning Map	An approved map or maps (A and B series) showing the erven/sites within the Municipality's area of jurisdiction and applicable use/height and density zoning.

3.3 Land Use Definitions

Table 2: Land Use Definitions

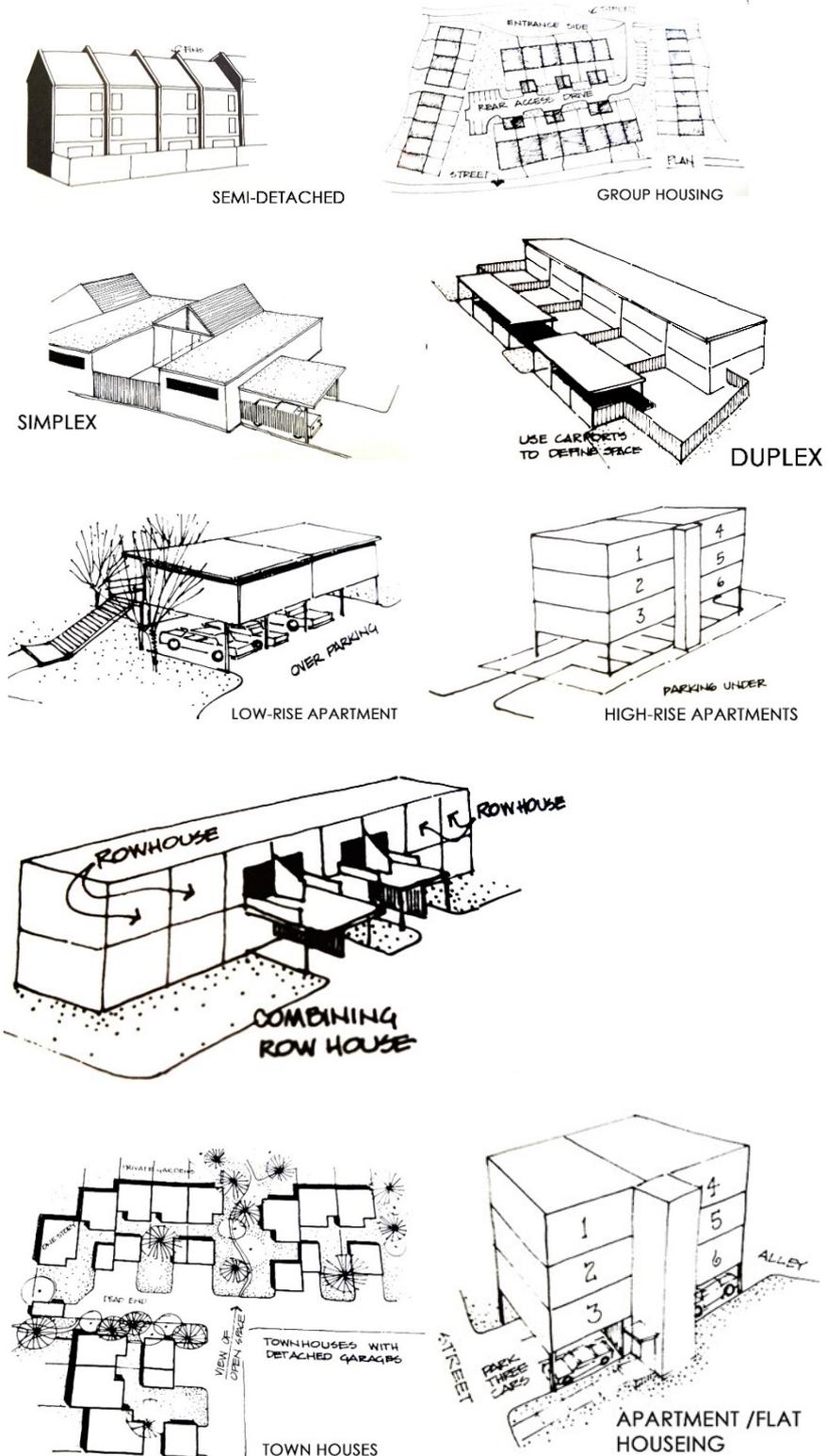
Terminology	Definition
Column 1	Column 2
4x4 trail	A series of roads, tracks, and routes, designed for use by off-road vehicles as a recreation or adventure facility, and includes buildings normally required for the administration and maintenance thereof, but does not include tourist accommodation or tourist facilities.
Abattoir	Land and/or a building where animals are slaughtered, processed and prepared for distribution to butchery shops and food markets, and where meat and offal may be sold to the public in the wholesale trading area. a) The use shall be authorized in terms of relevant health regulations. b) All development on site shall be in accordance with an approved Site Development Plan and environmental authorization.
Adult entertainment	A business where, for any form of consideration, films, photographs, books, magazines or live performances are hired, sold or occur, which are characterised by an emphasis upon the display or description of pornographic or erotic sexual activities or human genitalia. It includes an escort agency.
Aerodrome	Land used or a building designed or used for the landing, departure, storage and maintenance of aircraft and may include landing fields, runways, taxiways, heliport, hangers, control towers, fuel storage and supply areas, public enclosures as well as such training facilities approved by the Municipality appurtenant to the use of the piece of land for the purposes of an aerodrome, provided that the establishment and operation of an aerodrome shall be subject to the provisions of the Aviation Act, 1962 (Act 74 of 1962) as amended and any regulations made thereunder. All landing strips must at all times meet the requirements of the South African Civil Aviation Authority (SACAA).
Aerated Wastewater Treatment System (AWTS)	A plant used for, but not limited to, chemical treatment, sedimentation, flocculation, filtration or purification of wastewater.
Agricultural Use	Horticulture, the cultivation of crops (including cereals, fruit, and vegetable or flower crops) for human or animal consumption, horticultural irrigation and dry land farming, and includes: (a) the keeping or breeding of (grazing) livestock, bees or poultry and other birds (excluding intensive livestock keeping establishments, such as a feedlot and chicken hatcheries, the retail sale of animal products and the sale of any agricultural product not cultivated on the land, for which Consent must be obtained from the Municipality); (b) the cultivation of plants in a wholesale plant nursery; (c) aquaculture; (d) dwelling houses (including dwelling houses for farm workers) and any other buildings which are reasonably necessary to conduct such activities; and (e) game farming and breeding provided that the required permits are obtained from the relevant authority.
Agri-Industry	The handling, treating, processing, packing, alienating and transporting of primary agricultural related products or an enterprise or occupation based on or reasonably associated with agricultural activities and includes an agricultural warehouse and processing facility, a fuel depot, agricultural related financial services, an auction facility and servicing of equipment in a workshop, of plant and equipment used for farming purposes.
Airfield	Land and/or a building thereon used for the landing, take-off, parking, fuelling, and maintenance of aircrafts, limited to aircrafts used for Domestic flights, pleasure flights or training, crops spraying, firefighting or emergency rescue services and uses related and

Terminology	Definition
Column 1	Column 2
	subservient to the main use, including a national air-force base. An airfield includes a heliport. All landing strips must at all times meet the requirements of the South African Civil Aviation Authority (SACAA).
Alcoholic Production Facility	A production (in the form of a brewery and/or a distillery) and storage facility reserved for the brewing and distilling of alcoholic beverages for commercial purposes and distribution, but does not include on-site consumption other than a tasting room.
Amusement park	Land and/or a building used as a playground or theme park providing for a variety of recreational activities and structures typical to an amusement or theme park, including picnic and braai areas, ablution facilities, kiosk and an entrance building for ticket sales and administrative offices, but excluding any dance/ entertainment halls or open concert areas. This includes a theme park, an amusement park with a particular theme. All development on site shall be in accordance with an approved Site Development Plan.
Animal Establishment	Land and/or a building used for breeding, boarding, training, keeping or caring for animals, and includes a riding school, touch farm and veterinary clinic, but excludes an intensive livestock keeping establishment. May include an animal welfare society e.g. SPCA.
Auction Mart	A business conducted with a view to sales to the public by means of public or judicial auctions, and includes retail trade sales of goods which were offered for sale at auctions but were not sold, but does not include the purchase or sale of perishable goods on the premises.
Auto body repair centre	Land and/or a building used for the repair of body parts of light motor vehicles which have sustained minor damage. Such repair work shall include dent removal and specialized spray painting: Provided that all repair work shall be conducted within the confines of an enclosed building, all specialized spray-painting shall be conducted within a dedicated enclosed spray painting booth with specialized air extraction and filtering apparatus to the satisfaction of the Municipality and the placing, installation and use of machinery on the property that radiate noise shall be subject to acoustical requirements and screening measures to the satisfaction of the Municipality.
Bakery	Land and/or a building in which bread, rusks, biscuits, pies, pastries, confectionery and other baked products are produced in bulk for distribution to wholesalers and/or retailers, as well as such retail as may be approved by the Municipality.
Bed And Breakfast Accommodation	Accommodation provided in a family (private) home with a maximum of 6 bedrooms of which 4 bedrooms may be let out, which mainly serves as an overnight visitors and tourist accommodation facility where the owner lives in the house or on the property. Breakfast is usually served. Bathroom facilities may or may not be en-suite and/or private. In general, the guest shares the public areas with the host household. Furthermore subject to the provisions of Clause 13.10 of this Land Use Scheme.
Boarding House	A dwelling house which may not include more than one (1) kitchen, with a maximum of 10 bedrooms / suites of which bedrooms /suites may be let out on a permanent basis, provided that: (a) no such premises be licensed in terms of the Liquor Act, 2010 (No 6 of 2010), as may be amended (b) no overnight and tourist accommodation be provided on the premises; (c) a maximum of two bedrooms may form part of any outbuilding; (d) no self-sustaining (kitchen) facilities be provided as part of a bedroom / suite; (e) parking must be provided according to Table 4: On-site parking and loading requirements

Terminology	Definition
Column 1	Column 2
	<p>(f) occupancy must be strictly according the permissible occupancy rate determined in the National Building Regulations and Standards Act, 1977 (No 103 of 1977), as may be amended, and any Regulations promulgated in terms of said Act; and</p> <p>(g) a boarding house may not be established on a residential erf smaller than 1 000 m². The minimum floor area allowed per person for a bedroom is 10m² and a maximum of one person per minimum 60m² ground area shall be permitted on the erf. A boarding house includes student accommodation and a building in which rooms are rented for residential purposes, but does not include an institution, place of education, hotel, bed and breakfast accommodation or flats.</p>
Brick Works	An industry conducted with the purpose of manufacturing bricks or other products made of clay, which are removed from a quarry on the premises or that originates from another site and which are baked there.
Builders yard	<p>Land and/or a building used for the storage of materials:</p> <p>(a) required for or normally used in building operations; or</p> <p>(b) derived from demolition or excavation operations; or</p> <p>(c) required or normally used for improvements to land, such as material for the construction of streets, the installation of essential services, or for any other building works, whether used for public or private purposes; or</p> <p>(d) land or buildings used for the preparation for use of materials thus stored but does not include a builders yard established for the purpose of temporarily storing of such materials in connection with and for the duration of construction or building works, in the vicinity of such builders yard and does not include the storage at a "Shop" or a "Warehouse".</p>
Business purposes	<p>Land used for business activities and related uses such as:</p> <p>a) shops,</p> <p>b) offices, office parks, postal services, auction premises,</p> <p>c) showrooms, vehicle showroom, vehicle sales lot,</p> <p>d) restaurants, fast food restaurants, bakeries, fast food outlets, places of refreshment,</p> <p>e) dry-cleaners, hair dressers, beauty salons, tailors,</p> <p>f) dispensing chemists, medical consulting rooms / medical suite,</p> <p>g) hotels, boutique hotels, residential hotels, guesthouses, communal residential buildings, boarding houses and flats,</p> <p>h) dwelling units,</p> <p>i) places of worship,</p> <p>j) places of instruction, institution, social halls,</p> <p>k) transport uses (bus and taxi rank), or</p> <p>l) similar business activities and any other use permitted with the Consent of the Municipality, other than industrial uses.</p> <p>Other uses may be permitted in terms of the land use table with the Municipality in terms of an approved Site Development Plan.</p>
Cafeteria	A building or a part thereof used for the preparation and supply of food, non-alcoholic beverages, sweets, snacks, refreshments, tobacco products, reading matter and similar ancillary convenience items for the exclusive use of employees of a firm on the same site and/or the use of visitors to a private or public resort, sports club, recreation area and / or mass transport facility provided that the establishment and operation of a Cafeteria for the sale or supply to customers of any foodstuff in the form of meals for consumption on or away from the property (excluding a cafeteria exclusively used for employees) shall be subject to a licence in terms of the Business Act, 1991 (Act 71 of 1991).

Terminology	Definition
Column 1	Column 2
Camping site / Caravan Park	<p>An area used for the purpose of:</p> <p>(a) placing and parking of caravans, motor homes, moveable dwellings for temporary overnight accommodation of tourists and visitors, or long-term temporary accommodation not exceeding 4 months; or</p> <p>(b) the erection, assembly or placement of cabins, chalets or huts for temporary overnight accommodation of tourists and visitors; or</p> <p>(c) a camping ground; and must adhere to the requirements of the South African Bureau of Standards (Publication SABS 092/1971- Code of Practice for Caravan Parks), as may be amended.</p> <p>A camping site may include a caravan park, whether public or privately owned, but excludes a hotel or mobile homes. May include one dwelling house or flat for the use of a caretaker or manager.</p>
Caretaker Accommodation	A dwelling unit (not exceeding 75 m ²) for a person and his household who is responsible for the care and supervision of land and main buildings on the same property.
Car wash	Land and/or a building used for the washing, polishing and cleaning of vehicles by means of mechanical apparatus or by hand. There shall be a hard surface (cement or paving) in the wash and dry areas and provision shall be made for proper drainage and treatment of dirty water and oil to prevent pollution.
Cemetery	Any site used exclusively for the burial of the dead (excluding a crematorium) and includes the essential buildings for administrative and ecclesiastical purposes associated with it, as well as a chapel, wall of remembrance for the storage of human ashes in a manner and format determined by the Municipality, whether for public or private utilisation. Furthermore, subject to the conditions of Clause 13.14 of this Land Use Scheme.
Clinic	In relation to the definition of an institution, a place where patients receive medical treatment or medical related advice and may include a wellness centre, health posts, mobile clinic, out-patients centre or a medical centre, provided that live-in facilities for not more than 20 persons (including staff and patients) are provided.
Club house	<p>Land and buildings used solely by the members of a sport or private club or by residents of an estate, resort, retirement resort, etc., and their guests, for sport, recreation and other similar purposes.</p> <p>a) The following uses are permitted: a reception area, change rooms, kitchen, place of refreshment (with or without bar facilities), offices for the use by management, toilets and meeting facilities.</p> <p>b) All development on site shall be in accordance with an approved Site Development Plan.</p>
Commercial Use	Uses such as alcoholic production facility, distribution centres, wholesale trade, storage, warehouses, cartage and transport services, laboratories and computer centres and may include offices that are ancillary and subservient to the commercial use of the land, and, industries, as well as such retail trade that in the opinion of the Municipality, can be practised as Consent use where the nature and extent thereof justifies it.
Commonage	Land and/or a building that is held in common by a specific community or group of people for the purposes of communal farming and agricultural purposes incidental thereto. It shall exclude any noxious practices or uses which will interfere with the amenity of the surrounding properties or be of nuisance value by virtue of noise, appearance, smell or activities or for any other reason whatsoever.
Community garden	Is a single piece of land gardened collectively by a group of people. Community gardens utilize either individual or shared plots on private or public land while producing fruit, vegetables, and/or plants that are grown for attractive appearances.

Terminology	Definition
Column 1	Column 2
Conference facility	A place of assembly used for the conducting of conferences, seminars, gatherings, indoor recreation, exhibitions and such other uses which are ancillary to or reasonably necessary for the use of the building as a conference center, including the supply of meals and alcoholic beverages to delegates only, provided that conference remains the primary use on or in the center. A conference facility may include administrative offices directly related and subservient to the main concern.
Conservancy	Informally protected area that has been established on a voluntary basis including a registered game farm but excluding facilities included in the definition of a "Place of Refreshment" and "Place Of Amusement / Entertainment", "Guesthouse", "Bed and Breakfast Accommodation", "Resort" or "Conference Facility".
Conservation purpose / usage	Any use normally or otherwise reasonably associated with the use of land for the preservation or protection of the natural or built environment, including the preservation or protection of the physical, ecological, cultural or historical characteristics of land against undesirable change or human activity or any building or plot or part thereof, which, in the opinion of the Municipality or, on appeal or objection, the Premier whose decision will be final, is worthy of preservation.
Crematorium	A building equipped with the necessary specialised equipment used for a cremation, including all equipment reasonably necessary or appurtenant thereto and includes any structure approved by the Municipality under special circumstances as cremation subject to the provision of the Crematoriums Act, 1965 (Act 18 of 1965).
Cultural activities	Activities of a cultural nature. These include but not limited to, animal slaughtering, initiation ceremonies/school, honouring ancestors, wedding celebrations and burials etc. subject to approval by the Municipality for a temporary departure from the Scheme.
Dry Cleaner	A building, other than a state or provincial laundry, designed or used for the dry cleaning, dyeing or bleaching of clothes, linen, carpets, mats, blankets, curtains or other similar domestic woven fabrics and may include the normal retail laundry, subject to the following: <ul style="list-style-type: none"> (a) that perchloroethylene or any other non-flammable liquid, approved by the Municipality may be used as cleaning agent; (b) that steam or hot water is generated by electricity, gas or solar energy; (c) that the public is prohibited in the work division and that such entrance is out of sight of the general public; and (d) that provision is made for the outlet and control of smoke and fumes to the satisfaction of the Municipality. (e) Furthermore subject to the provisions of Clause 13.7 of this Land Use Scheme.
Dwelling House	A separate, undivided building with a kitchen and the applicable ablutions, designed for use as a single person or single-household residence by an owner or tenant, together with such outbuildings as are reasonably used therewith. A second kitchen may be provided with the written Consent of the Council. An entertainment, reception and/or living area within a dwelling house or part of a reasonably required and ancillary outbuilding may include a wash-up area used exclusively for that purpose.
Dwelling Unit	A self-contained inter-leading group of rooms, for the living accommodation and housing of one household or extended household, that shall contain a kitchen with or without an ancillary scullery and with the appropriate ablutions, irrespective of whether the dwelling unit is a single building or forms part of a building containing 2 or more dwelling units. A second kitchen, which is to be used for religious and/or lifestyle purposes and which is physically connected with the first kitchen, may be provided to the satisfaction of the Municipality. A dwelling unit includes such outbuildings and domestic staff accommodation as are ordinarily used therewith, but excludes a residential building.

Terminology	Definition
Column 1	Column 2
	<p>Dwelling units may include cluster/group housing, maisonettes, duplex housing, flats, duet dwellings, row housing, simplexes and townhouses.</p>  <p>The sketches illustrate various housing forms: <ul style="list-style-type: none"> SEMI-DETACHED: A row of three houses with shared side walls. GROUP HOUSING: A cluster of houses with a central courtyard, showing entrance, rear access, and street views. SIMPLEX: A single house with a gabled roof and a small porch. DUPLEX: A two-story house with a central staircase, labeled 'USE CARPORTS TO DEFINE SPACE'. LOW-RISE APARTMENT: A two-story building with an external staircase and 'OVER PARKING' area. HIGH-RISE APARTMENTS: A multi-story building with 'PARKING UNDER' the ground level. COMBINING ROW HOUSE: A row of houses with a shared courtyard area. TOWN HOUSES: A plan view showing 'TOWNHOUSES WITH DETACHED GARAGES' and 'PRIVATE YACHTS'. APARTMENT /FLAT HOUSING: A multi-story building with an 'ALLEY' and 'STREET' access, showing 'PARK THESE LANS'. </p>
<p>Early childhood development centre</p>	<p>Any building or land maintained or used, whether or not for gain, for the admission, protection and temporary or partial care of 6 and more than six children away from their</p>

Terminology	Definition
Column 1	Column 2
	parents. Centres with 24 children and less are classified as small-scale facilities and those with 25 children and more constitute large-scale centres. Depending on registration, an ECD centre can admit babies, toddlers and/or pre-school aged children. The term ECD centre can refer to a crèche, day care centre for young children, a playgroup, a preschool, after school care etc. ECD centres are sometimes referred to as ECD sites. Furthermore subject to the provisions of Clause 13.14 of this Land Use Scheme.
Farm Stall	A building or structure used for the selling of fresh farm produce produced on site, including homemade items. It may also include the sale of convenience goods. a) The use will only be permitted with the Consent of the Municipality. b) The floor area shall not exceed 250 m ² . c) The farm stall and access thereto shall be in accordance with an approved Site Development Plan.
Farmworkers' dwelling units	A dwelling unit for an employee located on a farm or smallholding that is not the primary dwelling house, and that is only occupied by a person engaged in legal farming occupations on that land and this person's household. The unit shall be a single building designed and used for habitation by one household containing one kitchen. a) This excludes domestic staff accommodation. b) A maximum of four bona fide farm workers' dwelling units is permitted per farm or smallholding. c) The written Consent of the Municipality is required for more than four farm workers' dwelling units. d) The dwelling units may not be sectionalised.
Fast-food restaurant	The preparation and sale of meals, refreshments and confectionery primarily for consumption off the premises itself and may include a drive through facility. a) The service area must contain an on-site waiting area of adequate size, which area can include a sit-down section for the consumption of food. b) This excludes the sale of any form of alcoholic beverages, a shop and a place of amusement / entertainment. c) All development on site shall be in accordance with an approved Site Development Plan.
Filling Station	Also known as a public garage means land used or a building designed or used for the purposes of the fuelling, washing, polishing and lubrication of motor vehicles, including incidental and routine maintenance but excluding panel beating, spray-painting and major repairs and can include the retail trade of emergency spare parts and auxiliary items as a complimentary subservient service as well as a convenience shop of which the area, including store rooms, shall not exceed a total area of 100m ² (or such other floor area as approved by the Municipality with Consent), provided that if any other area is stipulated by any approving authority, the most prohibitive condition shall prevail. An automatic teller machine (ATM) shall be regarded as part of a convenience shop. Furthermore subject to the provisions of Clause 13.6 of this Land Use Scheme.
Funeral Parlour / Funeral undertaker / Funeral services	A building used or designated for use as a mourning or funeral chapel and includes such other buildings designed for use in connection therewith and which is normally ancillary to or reasonably necessary for the business of a funeral undertaker but shall exclude a crematorium: Provided that the establishment and operation of a funeral parlour shall be subject to the provisions of the Regulations relating to Funeral Undertaker's Premises promulgated in the Government Gazette by virtue of Notice No. R237 on 08 February 1985 in terms of sections 33 and 39 of the Health Act, 1977 (Act 63 of 1977).
Game reserve	Land or a place reserved for wild life; exclusive occupation and use.

Terminology	Definition
Column 1	Column 2
Government Purposes	Land and buildings designed or used for Government offices, depots, workshops, stores, communication centres, police stations, post offices etc. and includes incidental uses such as a cafeteria solely for Government Departments but excludes industries and noxious industries.
Guesthouse	<p>A permanently inhabited dwelling house and/or management driven dwelling house of which a maximum of 8 bedrooms / suites may be let out, which mainly serves as an overnight visitors and tourist accommodation facility and where meals are served in a central dining room by the residing household and/or manager to overnight guests only, provided that:</p> <p>(a) accommodation may only be made available in the short term on an overnight basis, in which instance the maximum number of persons that may reside on an erf be not more than the number of rooms multiplied by the factor 2;</p> <p>(b) the building may only be licensed for on-site liquor consumption for residing guests in terms of the presiding Liquor Act;</p> <p>(c) no self-sustaining accommodation, with the exception of a kettle or coffee machine, small fridge and a microwave oven, no separate facilities for the preparation of meals, besides a central kitchen, may be provided on the premises; and</p> <p>(d) no conference or public bar be permitted on the premises, except for a single lounge with a maximum floor area of 36 m² which may only be utilised by residing guests.</p> <p>Furthermore subject to the provisions of Clause 13.11 of this Land Use Scheme.</p>
Gymnasium	A building used for physical training and exercise with or without apparatus and may include swimming pools, squash courts and other sporting activities, administrative offices, steam baths, Turkish baths, sauna's, and a single place of refreshment for patrons only not exceeding 100m ² , as well as a child care/play facility restricted for use by gymnasium members whilst exercising in the gymnasium.
Hawker's Stall	A non-permanent structure or place approved by the Municipality (excluding fast foods carts) not exceeding 15 m ² in floor area.
Homestead	Land, buildings and structures used for the accommodation of an extended traditional family, who has been allocated the land by means of customary law, and may include subservient and ancillary uses such as the cultivation of trees and crops, a kraal for livestock and an enclosure for poultry.
Home Occupation / business	The practice of a profession, occupation or business, of a maximum of 60m ² or, if the total floor area of the dwelling is less than 100m ² , 40% thereof, in or from a part of any dwelling unit or residential building which is practiced by a maximum of three (3) persons, of which at least one is a full-time resident of the property. Home occupations/businesses typically have a low frequency of client visits, are not traffic generating and blend in with the surrounding residential character so as to be almost imperceptible. A home occupation/business does not include medical suites, service or repair of engines and heavy equipment, commercial stables, kennels, welding or the parking and repair of industrial, commercial or construction vehicles, a tavern or a tuck shop. Typical home occupation / business include, but are not limited to, a home office or professional service such as an insurance broker, a hairdresser, a tailor or the limited baking of confectionaries for sale off-site. Home occupation/business are subject to the provisions contained in Clause 13.9 of this scheme.
Hospital	Land used for the diagnosis and treatment of human illness and providing health care services (such as preventative or convalescent care, emergency / casualty treatment, diagnosis, medical or surgical treatment, care for people with development disabilities, psychiatric care or counselling and services provided by health care professionals).

Terminology	Definition
Column 1	Column 2
	<p>a) This may include:</p> <ul style="list-style-type: none"> (i) a dispensing pharmacy; (ii) integrated facilities such as operating theatres and live-in accommodation for patients or for their visitors; (iii) ancillary facilities for the accommodation of doctors, nurses or other health care workers, as well as medical offices and a helicopter landing platform; (iv) public transport facilities; (v) ancillary shops/restaurants or place of refreshment, (vi) facilities used for educational and research purposes; and (vii) a clinic, primary health care facility and medical suites. <p>b) May be developed under Institutional, Mining and Municipal use zone.</p> <p>c) All development on site shall be in accordance with an approved Site Development Plan.</p>
Hotel	A building which is used as a temporary residence for transient guests, which use exceeds the restrictions of a guest house / guest lodge where personal services, lodging and meals are provided and may include activities reasonably and ordinary related to a hotel, including conference facilities, lecture rooms, a place of refreshment, tourist facilities, sport and recreation facilities, banquet hall, spa / hydro and wellness centre, and in respect of which a hotel liquor license has been, or is intended to be, issued under the Liquor Act, 1989 (Act No. 27 of 1989), as amended, but excludes any off-sales facilities.
Industry	The use of land or a building for a factory, distributing depot, wholesale, storage, warehouse for the storage of wholesale merchandise, carting and transport services, laboratories, workshop and vehicle workshop and may also include offices which are normally associated with or which are reasonably essential for the main use as well as the sale of goods wholly or partially manufactured, processed or packed on the property.
Informal Business	The conducting of a business which, with the Consent of the Municipality after consultation with the surrounding owners, is conveyed from place to place, whether by vehicle or otherwise, in a street or at any other place accessible to the public, at any open property or in, on or from any vehicle or moveable structure, subject to such requirements laid down by the Municipality. Informal Business does not include fast food carts and may not exceed 15m ² .
Initiation school	A place where people spend time as part of the process of becoming adults, including being circumcised.
Internet café	Land and buildings or part of a building used for hiring of computers to customers for use on the premises.
Institution	<p>Land and buildings or part of a building used or intended to be used as a social or welfare institution or for the administration thereof, and includes a hospital, nursing home/old age home, frail care, sanatorium, correctional institution, clinic, reformatory or place of detention, whether private or public, and includes shops, medical offices or any other buildings or use reasonably connected with such use, but does not include:</p> <ul style="list-style-type: none"> (a) premises that are registered or licensed under the relevant Health Act, as may be amended, for the treatment and accommodation of mentally handicapped people; (b) a psychiatric hospital; (c) a jail or prison. <p>May include one dwelling house or flat for the use of a caretaker or manager.</p>
Kennels	Land used for the purpose of keeping, breeding, accommodating and lodging of any domestic animal.
Kiosk	See Place of Refreshment.

Terminology	Definition
Column 1	Column 2
Light Industry	A use, which, in the opinion of the Municipality is a small-scale industry, with emphasis on non-noxious production activities, maintenance and repair, as well as retail trade in connection therewith, that shall not cause the deterioration of the amenity of the neighbourhood or cause disturbance in consequence of noise, appearance, odour or activities or any reason whatsoever and may include offices which are related directly to and are complementary to the main use.
Liquor Enterprise	Land used or a building designed or used for the purpose of carrying on retail trade in liquor products as defined in terms of section 2(1)(xv) of the Liquor Act, 1989 (Act 27 of 1989) and in any amendments thereof, for consumption off the licensed premises and includes uses requiring brewers licenses, liquor store licenses, sorghum beer brewer's licenses, sorghum beer licenses for off-consumption and special licenses for off-consumption as defined in terms of Chapter 8 of the Liquor Act, 1989 (Act 27 of 1989) but excludes uses requiring grocers' wine licenses as defined in terms of Chapter 8, Sections 87 to 90 of the Liquor Act, 1989 (Act 27 of 1989) and in any amendments thereof.
Livestock Yard	Land used or a building designed or used for the keeping of and retail / wholesale in livestock including inter alia horses, mules, goats, pigs, poultry, ostriches and other animals or birds for human consumption or of a domestic nature but excludes activities included in the definition of 'Agriculture' and 'Abattoirs'.
Lodge	An accommodation facility located in the urban environment or in natural surroundings comprising a minimum of 8 and a maximum of 30 overnight rooms and may include back packers and hostelling accommodation, conference facilities, chapel, dining room, entertainment and recreational area and reception area and bar accessible to the outside public, place of refreshment, self-catering rooms, but excludes a hotel, guesthouse and resort. Furthermore subject to the provisions of Clause 13.12 of this Land Use Scheme.
Medical consulting rooms / medical suite	A building designed for the use as consulting rooms or offices for medical purposes that is used by a medical doctor, traditional healer, herbalist, physiotherapist, homeopath, optometrist or any other medical related use that serves the purpose of consultation, but excludes a clinic or any other medical use that provides overnight accommodation for patients. This use will only be valid on a residential erf where such person also resides on the erf. It excludes any noxious practices or uses which will interfere with the amenity of the surrounding properties or be of nuisance value by virtue of noise, appearance, smell or activities or for any other reason whatsoever.
Mine And Quarrying Activities	Land and buildings for the use of: (a) any excavation in the earth, including any portion under the sea or under other water or in any residue deposit, as well as any borehole, whether being worked or not, made for the purpose of searching for or winning a mineral; (b) any other place where a mineral resource is being extracted, including the mining area and all buildings, structures, machinery, residue stockpiles, access roads or objects situated on such area and which are used or intended to be used in connection with such searching, winning or extraction or processing of such mineral resource; (c) used as a verb, in the mining of any mineral, in or under the earth, water or any residue deposit, whether by underground or open working or otherwise and includes any operation or activity incidental thereto, in, on or under the relevant mining area; and (d) including all ancillary uses that may include office uses, fuel depot, clinic, hospital, vehicle workshop, workshop, place of refreshment, social hall, dwelling house, tenements or flats for key employees.

Terminology	Definition
Column 1	Column 2
Municipal Purposes	Land and buildings utilised by the local and district municipality to carry out its mandatory functions and includes uses such as municipal offices, power distribution installations, pump stations, water reticulation, cemetery, sewage disposal works, waste management and disposal facilities, transfer stations or for any building or land which renders essential services to the community and also includes agricultural purpose, airport, caravan park, club, dwelling house (for staff rental only), extractive industry (government use only), livestock sale yard, plant nursery (government use only), public-private utility undertakings, public use, residential units (for staff rental only), rifle- and shooting range (government use only), utility installation, racetrack (municipal and government use only) and showground.
Noxious Industry	An offensive, poisonous or potentially harmful trade, use or activity which, because of smell, fumes, emissions, vibrations, noise, waste products, nature of materials used, processes employed, or other causes, is deemed by the Municipality to be a potential source of danger, nuisance, threat, or offence to the general public, persons in the surrounding area and the surrounding natural environment, and include industries listed in Schedule 1 included in Chapter 14, as may be amended.
Office	A building (or portion thereof) for professional / administrative / general services provision, excluding a clinic, commercial pharmacy, clinic or hospital, provided that only sales, repair, manufacturing and storage of specialised goods specifically, directly and bona fide necessary for the provision of a professional service will be permitted (to the Consent of the Municipality), and that no goods may be visibly displayed for the general public and that no retail sales, repairs, manufacturing, storing or distribution of any other goods, whether obtainable in the general and retail trade, or not, will be permitted. May include a post office or magistrate's offices and includes a bank, insurance company and a building society.
Place Of Amusement / Entertainment	Land used or a building designed for or used as a public hall, theatre, cinema, music hall, concert hall, billiards saloon, sports arena / stadium, skating rink, dance hall, amusement park, gambling place or non-residential club - or for other recreational purposes, or for trade- or industrial exhibitions or for pinball machines or electric games with more than three (3) machines, provided that the use of land or a building designed for or used for an amusement facility as contained in Schedule 1 (Item 2) of the Business Act, 1991 (Act 71 of 1991), as may be amended, (Refer Schedule E) shall be subject to a licence as set out in the Act. Provided further that the use of the land or a building for the purposes of a gambling place shall be subject to a license in terms of the Limpopo Province Gambling Act, Act No. 4 of 1996 as amended from time to time / or in any amendments thereof.
Place Of Instruction	A building designed for use as a school, college, technical or academic institution, crèche, lecture hall, nursery school, after school care centre, gymnasium, or other educational centre and a hostel in connection therewith and includes a convent or monastery, a library, art gallery and a museum.
Place of Refreshment	Includes inter alia a restaurant, "Shisa nyama", teagarden or coffee shop which is designed and used for the preparation and serving and/or retail sale of meals, food, beverages and refreshments and may include the retail sale of cold drinks, tobacco, reading material, dainties and sweets, but excluding a hotel, bed and breakfast accommodation, guesthouse, residential building and fast food restaurant provided that the establishment and operation of a Place of Refreshment for the sale or supply to customers of any foodstuff in the form of meals for consumption on or away from the property shall be subject to a licence in terms of the Business Act, 1991 (Act 71 of 1991), as may be amended. It may also include a Canteen, Kiosk and Cafeteria.

Terminology	Definition
Column 1	Column 2
Place Of Worship	Land or a building designed for use or used as a church, chapel, oratory, prayer house, mosque, synagogue or other place of public devotion, and includes a building designed to be used as a place of religious institution and / or a building designed for social intercourse and recreation on the same property as and associated with any of the foregoing buildings, and also not more than two dwelling units for occupancy by office bearers connected with public worship and may also with the written Consent of the Municipality include a wall of remembrance subject to such conditions imposed by the Municipality.
Plant Nursery	An enterprise, which buys and sells plants, trees, seeds and garden accessories, as well as cultivating and growing plants on the premises of the enterprise, and includes the selling of refreshments as part of a tea garden, a petting zoo and playground as secondary to the main enterprise.
Private Club	Land used or a building designed or used for the private gathering of a group of persons being members of that club with a common objective but does not include uses included in the definition of a "Place Of Amusement / Entertainment" or "Place of refreshment".
Private Open Space	Private land used for open space of for a sport-, play-, rest- and recreational ground or as an ornamental garden to which the general public does not have right of access except by Consent.
Private Road	Land set aside for the passage or parking of motor vehicles, which is privately owned, excludes a public street and may include private open space.
Protected Area	An area of land, water or sea especially dedicated to the protection and maintenance of biological diversity and of natural and associated cultural resources and managed through legal or other effective means.
Public Open Space	Land used or intended for use by members of the public as undeveloped land, a park, garden, conservation area, a playground, a square or recreation ground, with unrestricted access for the general public, and may be indicated as such on a registered General Plan as park.
Public Road	Any road or street for public use or any land intended for such purposes.
Railway Purpose	The use of land or buildings for the transport, loading and off-loading of passengers and goods by rail, including storage of goods, stations, container depots, marshalling yards, terminal facilities, equipment servicing facilities, as well as other associated buildings.
Renewable Energy Structure	Any wind turbine or solar voltaic apparatus, or grouping thereof, which captures and converts wind or solar radiation into energy for commercial gain irrespective of whether it feeds onto an electricity grid or not, and includes any appurtenant structure or any test facility or structure which may lead to the generation of energy on a commercial basis.
Reservoir	Land and buildings designed for the storage of water and pumping equipment and may include toilets, storerooms and ancillary and subservient municipal uses.
Residential Building	A building, other than a dwelling house, dwelling unit, mobile dwelling unit, group housing, hotel, flat and institution that is designed for and used as a boarding house, residential club, hostel, residential hotel or rooms to let.
Resort	A place of rest, holiday place, tenting or camping ground, caravan park, game park, pleasure resort or picnic spot intended for public recreation with the view to profit or gain and includes a "Place of refreshment" and other buildings ancillary and subservient to such a resort, as approved by the Municipality, provided that no facility within the resort shall be occupied by any person for a period exceeding four (4) months within a period of twelve (12) months, except with the Consent of the Municipality. May include ancillary facilities to resident guests only which are reasonably and ordinarily related to resorts such as ablution facilities, tourist facilities, recreation facilities, sport facilities, lecture rooms, a place of

Terminology	Definition
Column 1	Column 2
	refreshment, conference facilities, spa / hydro and wellness centre and a shop, which does not exceed 100m ² in floor space, including storage space. Furthermore subject to the provisions of Clause 13.18 of this Land Use Scheme.
Retirement Village	A group of free standing and/or attached residential units which provides housing to aged and retired persons and includes facilities such as a place of worship, recreational establishments and -facilities, medical care facilities, dining hall, aid centre, library, lounge, tuck shop, and the like, which is secondary and related to the housing on the same site and which is provided exclusively for the benefit of the residents.
Rural Workers' Dwelling	A dwelling that is not the primary residence on a property on which there is a single dwelling and that is only occupied by persons engaged in rural occupations.
Scrapyard	A building or land, which is used for one or more of the following purposes; <ul style="list-style-type: none"> (a) the storing, stacking, depositing or collecting of junk or scrap material or articles of which the value depends entirely or partially on the material out of which they are manufactured, whether or not intended for the purpose of disposal or recycling of such waste (b) the dismantling or demolition of second-hand vehicles that have been written off or machines to recover components or material; and (c) the storing or sale of second hand pipes, poles, steel sections, wire, lumber, tyres, bricks, containers or other articles which are suitable to be left in the open without any serious damage being incurred.
Second Dwelling Unit	A second dwelling unit may only be erected on a residential property if the following development regulations are adhered to; <ul style="list-style-type: none"> (a) The erection of a second dwelling unit is subject to payment of a municipal bulk service contribution to the Municipality; (b) Title ownership of the second dwelling unit may not be separated from the primary dwelling house by means of sectional title ownership; and (c) No second dwelling unit shall exceed the floor area of more than 100 m², or 50% of the main dwelling house whichever is the lesser, excluding other outbuildings or garages <p>(Also referred to as an Additional Dwelling Unit). Furthermore subject to the provisions of Clause 13.17 of this Land Use Scheme.</p>
Self-Storage Facility	A facility comprising rentable units, secured by the tenant's own lock and key, offering storage units in different sizes and may include storage for a single vehicle (caravan, trailer, vintage car etc.) but excludes storage of any hazardous goods, repairing and manufacturing of any goods or products and any business activity.
Service Enterprise	Land and / or buildings used for the supply of personal services and goods incidental thereto for compensation and which is excluded in the definition of "Shop", "Bakery", "Office", "Institution", "Public Garage", "Noxious Use", "Commercial" and " Medical consulting rooms / medical suite " and include such activities as for example hairdressers, beauty parlours, slimming centres, provided that the provision of personal services as listed in Schedule 1 (Item 2) of the Business Act, 1991 (Act 71 of 1991), as may be amended, shall be subject to a license in terms of the said Act.
Service Industry	A small scale industrial activity, related to the needs of the local community and retail trade and, will not interfere with the amenity of the surrounding properties or be a nuisance by virtue of noise, appearance, smell or activities or for any other reason whatsoever, but excludes a filling station, gardening service and plant nursery. Typical examples of a service industry include, but are not limited to, catering services, cool-chambers for fruit and

Terminology	Definition
Column 1	Column 2
	vegetables, dress-makers and tailors, electricians, engravers, joineries, key-makers, laundries, arts and crafts workshops, photographic studios (for development and printing), plumbers, registration number plates, sign writers, tyres, exhaust systems, tow-bars and vehicle spare parts and accessories, upholsterers, auto electricians, repair workshops for air conditioners, blinds, roll-up doors, boats, caravans, trailers, computers, cash registers, type writers, electrical fittings and fixtures, jewellers, lawnmowers, radios, televisions, video recorders, shoes and leather articles, tents, canvases, tarpaulins, vehicles, motorcycles and bicycles.
Shop / Shopping centre	Land or portion of a building or structure used for the purpose of carrying on a retail concern and the necessary accompanying storage and packaging and includes a café and supermarket and also includes a use on the same site which is ordinarily incidental to the conduct of the retail trade ,place of refreshment, a laundrette, dry cleaners or a retail where goods are manufactured or repaired; provided that the floor area relating to such manufacturing or repair, comprises not more than one third of the floor area of the shop (and provided further that such accompanying storage, packaging and other accompanying use shall not give rise to any disturbance or nuisance.); “shop” does not include an industry, filling station, bottle-store or adult entertainment. The following uses shall not be considered as incidental to a “Shop”: A noxious industry, drive-in restaurant, place of refreshment, scrap yard, commercial use, warehouse, filling station, parking garage, place of amusement / entertainment, motor dealer and a fish fryer.
Social Hall	A building designed for use, or used for cultural activities, social meetings, gatherings and recreational purposes, that is not profit seeking in its primary purpose, and includes a non-residential / private club but excludes a place of amusement / entertainment.
Spa / hydro and wellness centre	A purposely built building for human relaxation and body regeneration by making use of facilities such as pools, baths, sauna’s, where treatment is provided by professional practitioners.
Spaza Shop	See Tuck Shop.
Special building	A building designed or used for any use other than described in this land use scheme. a) A special building should be seen as the exception rather than the rule, e.g. a greenhouse. b) Depending on the nature of the special building, the Municipality may require development on site to be in accordance with an approved Site Development Plan.
Sport, Playgrounds and Recreation	Land and buildings thereon intended for providing recreation or entertainment to the public at outdoor and indoor sport and recreational events, which are held primarily for public entertainment, where patrons attend on a recurring basis, and may include the following: showground, sport stadiums, indoor & outdoor shooting range, arenas, gymnasiums, animal racing tracks, putt-putt, vehicle racing tracks, public swimming pools, squash court, skating rink, golf course, including retail for patrons only and offices ancillary and subservient to the main use.
Street	The area or part of any street, road, bridge, subway, avenue, lane, sanitary lane, thoroughfare or right-of-way, as shown on the general plan of a township or in respect of which the public has acquired a right-of-way by prescription or otherwise and “ROAD” shall have a corresponding meaning.
Tavern (Business)	A building in which the on-site consumption of liquor has been legalised by means of a liquor license issued, in terms of Section 23 of the Liquor Act, 1989 (Act 27 of 1989), as may be amended, and includes a restaurant, café or pub designed and used for the preparation and or retail trade of meals, refreshments and liquor and may in addition also mean the retail sale of cold drink and smoking requisites, but excluding a hotel, residential use and drive in restaurant. It may include a Place Of Amusement / Entertainment. It may not

Terminology	Definition
Column 1	Column 2
	interfere with the amenity of surrounding properties or be of nuisance value by virtue of noise, appearance, smell or activities or for any other reason whatsoever. Parking shall be provided on the site to the satisfaction of the Municipality in terms of Table 4: On-site Parking and Loading requirements. Furthermore, subject to the provisions of Clause 13.8 of this Land Use Scheme.
Tavern (Residential)	Land or a building designed for or a portion of a building used for the purposes of selling and serving liquor, other beverages and subservient prepared food/snacks, to be consumed on the premises but excluding a place of amusement / entertainment provided that the establishment and operation of a tavern shall be subject to a license in terms of the Liquor Act, 1989 (Act No 27 of 1989) as well as a license in terms of the Business Act, 1991 (Act No. 71 of 991) in respect of the sale or supply to consumers of any foodstuff in the form of meals for consumption on the property, not exceeding 40m ² of land or part of a building. Furthermore, subject to the provisions of Clause 13.8 of this Land Use Scheme.
Taxi parking area	A demarcated part of a parking lot which may be used by minibuses (taxis) aiming to provide a public transport service; the provision of parking places for taxis shall form part of the parking spaces for the purposes of determining parking provision on any property.
Taxi Rank	A place usually within the road reserve at which mini buses (taxis) are allowed to wait and / or stop for passengers boarding or alighting.
Telecommunication infrastructure	Telecommunication (including cellular telecommunication) infrastructure includes any one or more of the following services and or structures accommodated on a property, inside a building or fixed to a building: a) Cell phone base station, b) Antenna support structure, including any solid lattice structure, mast pole, monopole, guyed tower, lattice tower, freestanding tower or any other structure designed and primarily used to support an antenna; c) Antenna structure, including any system of wires, poles, rods, or similar devices, used for the transmission or reception of electromagnetic waves, attached to a building or a mast, and includes cabling between the equipment room and the antenna; d) Base station, antenna support structure and all associated infrastructure such as antenna, microwave dish, equipment room and access road; e) Equipment room including a structure to house telecommunication equipment, or a container, or a room or rooms within a building with another permanent use; f) Microwave dish, including any device incorporating a reflective surface that is solid, open mesh, or bar configured that is the shape of a shallow dish, cone, horn, or other, and is used to transmit and/or receive electromagnetic waves subject to the provisions of Clause 13.19 of this Land Use Scheme.
Traditional settlement area	The section of a traditional authority area that is occupied by traditional homesteads, dwelling houses and dwelling units. This may include community facilities, as well as cropping and grazing land.
Transport Uses	The use of land and / or buildings for the operation of a business consisting of the transportation of goods and/or passengers by rail, air, road and pipelines and includes uses such as stations, transportation amenities and facilities, parking, administrative offices and ancillary and subservient uses such as warehouses, container parks, workshops as well as residential uses and amenities for personnel, and may further include any uses such as shops or offices which are of service and convenience to passengers, as approved by the Municipality.
Truck Stop	A building or land used primarily as a stop-over facility for commercial vehicles, with facilities for the maintenance or repair of commercial vehicles, dispensing of fuel or other

Terminology	Definition
Column 1	Column 2
	petroleum products, ablution facilities and convenience shop for travellers: Provided that the gross floor area of the workshop does not exceed 100 m ² and retail department (motor related products and general merchandise) does not exceed 150 m ² in total. Furthermore subject to the provisions of Clause 13.17 of this Land Use Scheme.
Tuck shop	A shop on a residential property owned and managed by at least one full-time resident of the property, only for the selling of daily convenience goods and prepared and pre-wrapped food, excluding alcoholic beverages, table games or electronic games. A tuck shop is not a general business or retail function on a residential erf and the residential component remains the main use of the erf, provided that no person is allowed to sleep in the tuck shop overnight. The area used for a tuck shop shall not exceed 40% of the area of the property, not exceeding 40m ² (storage area included). A spaza shop is regarded as a tuck shop and is included in this definition. Furthermore subject to the provisions of Clause 13.16 of this Land Use Scheme.
Urban Agriculture	The production, processing, marketing and distribution of crops in an urban environment using resources available in that urban area for the benefit largely of residents from that area.
Utility	Land, buildings, structures or infrastructure required and used for the provision of water, sewer, stormwater or electricity engineering and associated services for the proper functioning of urban development and includes, but is not limited to renewable energy structures, water reservoirs, purification works, electricity substations and transmission lines, waste water pump stations and conveyer belts to transport mining produce. A utility does not include a waste management site, AWTS or telecommunication infrastructure.
Vehicle Showroom	A building or place used for display and/or sale of motor vehicles, motor cycles, caravans or boats, whether or not motor vehicle accessories, caravan accessories or boat accessories are sold or displayed in it or not.
Vehicle workshop	Land used for the repair, servicing, washing, cleaning, panel beating or spray painting of motor vehicles and includes facilities connected with these activities including storage of fuel and lubricants, ancillary office, storeroom, workshop, grease pit and machinery.
Veterinary clinic	Land use for a facility where animals receive medical treatment and stay overnight if necessary, excluding kennels for long term accommodation. All development on the site shall be in accordance with an approved Site Development Plan.
Wall of remembrance	A structure where containers with the ashes of the deceased are inserted in openings or niches in the structure and thereafter sealed and/or on which appropriate commemorative plaques can be attached. Such uses are part of a cemetery and/or religious sites and should enjoy public access during the day.
Warehouse	A building or place used for the storage of goods, merchandise or materials pending their sale and distribution to persons engaged in the retail trade, with limited retail only permitted with the approval of the Municipality.
Waste Management Facility	Any building, land or works used for the storage, treatment, reprocessing, sorting or disposal of waste and, without limiting the generality of the foregoing, includes: <ul style="list-style-type: none"> (a) waste management and disposal centres, including landfill sites and waste transfer stations; (b) recycling facilities, including material recovery facilities and waste processing facilities; and (c) parking or storage areas for equipment and plant associated with the Municipality's waste management program.
Wholesale trade	The sale in large quantities to the trade, but excluding any form of retail trade.

Terminology	Definition
Column 1	Column 2
Wildlife estate	<p>A low density formal residential development (created through township establishment) which may form part or include a country estate, private nature reserve or game farm.</p> <p>a) The residential component of a wildlife estate is usually clustered to ensure minimum impact on the natural environment.</p> <p>b) All development on the site shall be in accordance with an approved Site Development Plan.</p> <p>c) The provisions relating to the use of land or buildings for more than one purpose in this scheme apply.</p> <p>d) The engineering service provision, streets, lanes and communal open spaces must be transferred to a company established in terms of section 21 of the Companies Act 71 of 2008, as may be amended, acting on behalf of the owners. These functions are the responsibility of the Section 21 Company for maintenance purposes.</p> <p>e) A guard house may be constructed on the communal property.</p>
Workshop	<p>Land used or a building designed or used for the purposes of bulk retail or services regarding goods that are wholly or partially manufactured, processed, mounted or repaired on the property, and may also include ancillary offices which is subsidiary to the main use, but excludes any noxious activities.</p>
Zoo	<p>Land and buildings designed and used for the collection, care, breeding and display of animals in cages or enclosures and may include a place of refreshment and a place of instruction, which are ancillary and subservient to the main use on the same property.</p>

4 CHAPTER 4: LAND USE ZONES AND DEVELOPMENT REGULATIONS

4.1 Land Use Zones

4.1.1 All developments must comply with the regulations contained in the applicable zone and all applications for land use rights shall be considered against the regulations.

4.1.2 The municipal area is divided into the following Land Use Zones:

Table 3: Land Use Zones

Code	Zone	RGB (Red / Green / Blue)
1	Residential 1A	R = 255 G = 255 B = 0
2	Residential 1B	R = 255 G = 255 B = 183
3	Residential 2	R = 219 G = 214 B = 0
4	Residential 3	R = 255 G = 204 B = 0
5	Tourism/Leisure Residential	R = 204 G = 255 B = 204
6	Special	R = 255 G = 102 B = 0
7	Business 1	R = 255 G = 0 B = 0
8	Business 2	R = 255 G = 80 B = 80
9	Industrial 1	R = 255 G = 170 B = 212
10	Industrial 2	R = 204 G = 102 B = 255
11	Mining & Quarrying	R = 153 G = 102 B = 51
12	Institutional	R = 170 G = 191 B = 255
13	Educational	R = 0 G = 191 B = 255
14	Municipal	R = 204 G = 102 B = 0
15	Government	R = 0 G = 0 B = 255
16	Agricultural	R = 212 G = 255 B = 170
17	Public Open Space	R = 204 G = 255 B = 102
18	Private Open Space	R = 0 G = 128 B = 0
19	Conservation	R = 146 G = 208 B = 80
20	Transportation Services	R = 190 G = 190 B = 190
21	Public Road	R = 127 G = 127 B = 127
22	Private Road	R = 89 G = 89 B = 89

CODE: 1	RESIDENTIAL 1A	R= 255, G= 255, B= 0		
<p>Objectives of this zone:</p> <ul style="list-style-type: none"> To provide adequate land for residential purposes at a low density within formal proclaimed towns; To create integrated, safe and sustainable residential environments for communities; and To protect the residential use and amenity by limiting the compatible uses allowed to those that can be accommodated within the residential fabric with minimal impact or disruption. 				
USE OF LAND AND BUILDINGS:				
Column 1: Permitted Uses	Column 2: Consent Uses	Column 3: Temporary Uses		
Caretaker Accommodation Dwelling House Home Occupation / Business	Bed and Breakfast Accommodation Boarding House Early Childhood Development Centre Guesthouse Institution Lodge Place of Instruction Place of Worship Residential Building Second Dwelling Unit Tavern (Residential) Social hall Tuck Shop	Cultural Activities		
		Column 4: Prohibited Uses		
		Noxious industry		
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:				
Maximum Density	Maximum Coverage	Maximum FAR	Maximum Height	Other
1 unit per erf, except with the Consent of the Municipality.	50%	1.0	2 storeys	As may be approved by the Municipality.
BUILDING LINE CONTROLS:			PARKING AND LOADING REQUIREMENTS:	
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On-site parking & loading requirements.
Larger than 500m ²	5	2	**	
Less than 500m ²	2	2	**	
Single storey**			2	
Multi storey**			3	
OTHER CONTROLS / REGULATIONS:				
<ol style="list-style-type: none"> Properties smaller than 350m² are allowed coverage of 70%. For properties smaller than 500m², application can be made to relax the building lines to 1m. For properties 500m² and larger, application can be made to relax the building lines to 0m on one side and 2m on the street front. For properties larger than 500m², garages may be erected 3m from the street boundary. A liquor license is required for tavern uses in terms of the Liquor Act, 1989 (Act No. 27 of 1989), as may be amended, and other ruling prescripts. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended. 				

CODE: 2	RESIDENTIAL 1B	R = 255 G = 255 B = 183
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Objectives of this zone:				
<ul style="list-style-type: none"> To provide adequate land for residential purposes under traditional rule. To create integrated, safe and sustainable residential environments for rural settlement. To protect the residential use and amenity by limiting the compatible uses allowed to those that can be accommodated within the residential fabric with minimal impact or disruption. 				
USE OF LAND AND BUILDINGS:				
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses
Caretaker Accommodation Community Garden Dwelling House Homestead Home Occupation / Business Livestock Yard		Bed and Breakfast Accommodation Boarding House Early Childhood Development Centre Guesthouse Institution Place of Instruction Place of Worship Second dwelling unit Tavern (Residential) Social hall Tuck Shop		Cultural Activities
				Column 4: Prohibited Uses
				Noxious industry
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:				
Maximum Density	Maximum Coverage	Maximum FAR	Maximum Height	Other
1 homestead per erf, except with the Consent of the Municipality.	50%	0.5	2 storeys	As may be approved by the Municipality.
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On-site parking and loading requirements.
Larger than 500m ²	5	2	**	
Less than 500m ²	2	2	**	
Single storey**			2	
Multi storey**			3	
OTHER CONTROLS / REGULATIONS:				
<ol style="list-style-type: none"> Properties smaller than 350m² are allowed coverage of 70%. For properties smaller than 500m², application can be made to relax the building lines to 1m. For properties larger than 500m², application can be made to relax the building lines to 0m on one side and 2m on the streetfront. For properties less than 500m², garages may be erected 3m from the street boundary. A liquor license is required for tavern uses in terms of the Liquor Act, 1989 (Act No. 27 of 1989), as may be amended, and other ruling prescripts. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended. 				

CODE: 3	RESIDENTIAL 2	R = 219 G = 214 B = 0		
Objectives of this zone: <ul style="list-style-type: none"> To provide adequate land for residential purposes at a medium to high density. To create integrated, safe and sustainable residential environments for communities. To protect the residential use and amenity by limiting the compatible uses allowed to those that can be accommodated within the residential fabric with minimal impact or disruption. 				
USE OF LAND AND BUILDINGS:				
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses
Caretaker accommodation Dwelling House Dwelling Unit Private Road Residential building Retirement village		Bed and Breakfast accommodation Boarding House Early Childhood Development Centre Guesthouse Home Occupation / Business Institution Place of Instruction Place of Worship Social hall Tavern (Residential) Telecommunication infrastructure Tuck Shop		Cultural Activities
				Column 4: Prohibited Uses
				Noxious industry
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:				
Maximum Density	Maximum Coverage	Maximum FAR	Maximum Height	Other
44 dwelling units per hectare, except with the Consent of the Municipality.	60%	1.2	2 storeys	As may be approved by the Municipality.
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements
Larger than 500m ²	5	2	**	
Less than 500m ²	2	2	**	
Single storey**			2	
Multi storey**			3	
OTHER CONTROLS / REGULATIONS:				
<ol style="list-style-type: none"> Properties that are smaller than 300m² are allowed coverage of 70%. For properties smaller than 500m², application can be made to relax the building lines to 1m. For properties larger than 500m², application can be made to relax the building lines to 0m on one side and 2m on the streetfront. For properties less than 500m², garages may be erected 3m from the street boundary. A liquor license is required for tavern uses in terms of the Liquor Act, 1989 (Act No. 27 of 1989), as may be amended, and other ruling prescripts. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended. 				

CODE: 4		RESIDENTIAL 3		R = 255 G = 204 B = 0	
<p>Objectives of this zone:</p> <ul style="list-style-type: none"> To provide adequate land for residential purposes at a high density. To create integrated, safe and sustainable residential environments for communities. To protect the residential use and amenity by limiting the compatible uses allowed to those that can be accommodated within the residential fabric with minimal impact or disruption. 					
USE OF LAND AND BUILDINGS:					
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses	
Caretaker accommodation Dwelling House Dwelling Units Private Road Residential building Retirement village		Bed and Breakfast accommodation Boarding House Early Childhood Development Centre Guesthouse Home Occupation Institution Place of Instruction Place of Worship Telecommunication infrastructure		Cultural Activities	
				Column 4: Prohibited Uses	
				Noxious industry	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:					
Maximum Density	Maximum Coverage	Maximum FAR	Maximum Height	Other	
66 dwelling units per hectare, except with the Consent of the Municipality.	60%	1.2	3 storeys	As may be approved by the Municipality.	
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS	
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements	
Single storey	5	As may be approved by the Municipality.	As per Building Regulations		
Multi storey	5		As per Building Regulations		
OTHER CONTROLS / REGULATIONS:					
<ol style="list-style-type: none"> A Site Development Plan shall be submitted. The Municipality may relax the provisions of building lines during the evaluation of the Site Development Plan to the extent that it deems it fit in its opinion that such relaxation shall not harm the amenity of the neighbourhood and is deemed to result in a more desirable development of the property. Subdivision of the property shall only be permitted in Residential 3 under special circumstances to the satisfaction and the discretion of the Municipality. 					

CODE: 5	<u>TOURISM / LEISURE RESIDENTIAL</u>	R = 204 G = 255 B = 204		
Objectives of this zone:				
<ul style="list-style-type: none"> To provide opportunities for the development of the tourism sector, inclusive of tourism facilities, recreation and accommodation. To ensure that the underlying agricultural potential and use of the land is protected. 				
USE OF LAND AND BUILDINGS:				
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses
4x4 trail Agricultural use Agri-Industry Bed and Breakfast Accommodation Boarding house Camping site / Caravan park Caretakers accommodation Community Garden Conference facility Conservation purposes Craft Alcoholic production facility Dwelling house Gymnasium Game reserve Guesthouse Hotel Lodge Place of refreshment Plant nursery Private Road Resort Residential Building Showgrounds Social hall Spa / hydro and wellness centre Tourism Tuck shop		Second dwelling unit Car wash Cemetery Dwelling unit Early childhood development centre Farm stall Helipad Home occupation Informal business (fast food carts) Institution Place Of Amusement / Entertainment Place of Instruction Shop Sport, playgrounds, and recreation Tavern Telecommunication infrastructure Utility Zoo		Cultural Activities Initiation school
				Column 4: Prohibited Uses
				Noxious Industry
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:				
Maximum Density	Maximum Coverage	Maximum FAR	Maximum Height	Other
1 unit per hectare, except with the Consent of the Municipality	5%	As may be approved by the Municipality.	2 storeys	As may be approved by the Municipality.
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Table 4: On-Site Parking & Loading Requirements
Single storey	As may be approved by the Municipality.			
Multi storey				
OTHER CONTROLS / REGULATIONS				
1. There must be compliance with National and Provincial environmental legislation in the development of nature reserves, land for conservation purposes, cultural heritage sites, protected areas, and listed activities.				
2. Any use for a heliport or helipad is subject to compliance with the South African Civil Aviation Authority Act, 1998 (Act No. 40 of 1998), as may be amended.				

3. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure.
4. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended.
5. If full title ownership is proposed this will be subject to a township establishment.

CODE: 6		SPECIAL			R = 255 G = 102 B = 0	
Objectives of this zone:						
<ul style="list-style-type: none"> To accommodate land uses with special characteristics not catered for under any other use zone. The special zone shall only be applied in extraordinary circumstances. 						
USE OF LAND AND BUILDINGS:						
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses		Column 4: Prohibited Uses
As may be approved by the Municipality.		As may be approved by the Municipality.		As may be approved by the Municipality.		Noxious industry
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:						
Maximum Density		Maximum Coverage		Maximum F. A. R		Maximum Height
As may be determined by Municipality.						As may be approved by the Municipality.
BUILDING LINE CONTROLS:						PARKING AND LOADING REQUIREMENTS
ERF SIZE		STREET (m)	REAR (m)	SIDE (m)		Table 4: On-Site Parking & Loading Requirements
One storey		As may be determined by Municipality.				
More than one storey						
OTHER CONTROLS / REGULATIONS						
1. As may be determined by Municipality.						

CODE: 7		<u>BUSINESS 1</u>		R= 255, G= 80, B= 80	
Objectives of this zone:					
<ul style="list-style-type: none"> To encourage the development of a typical central business district or large retail developments to accommodate a full range of compatible land uses. To encourage, where appropriate, the use of detailed urban design criteria to achieve specific urban environments and mix of uses. To ensure that the spatial development and sustained functioning of the central business district is supported by the appropriate levels of transportation and pedestrian access ways. 					
USE OF LAND AND BUILDINGS:					
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses	
Auction Mart Business purposes Cafeteria Carwash Clinic Commercial Use Conference Facility Dwelling Unit Fast food restaurant Filling Station Funeral Parlour Government Purposes Guesthouse Gymnasium Hawker's stall Hotel Informal Business Internet café Institution Liquor Enterprise Medical consulting rooms / medical suite Motor Showroom Office Place Of Amusement / Entertainment Place of Refreshment Place of Instruction Place of Worship Private Road Residential Building Service Enterprise Shop Spa / Hydro and Wellness Centre Telecommunication Infrastructure Tuck Shop Vehicle Showroom Veterinary clinic Wholesale trade		Adult Entertainment Business Auto body repair centre Bakery Boarding House Builders yard Club house Dry Cleaner Early Childhood Development Centre Private Club Renewable Energy Structure Service Industry Social Hall Tavern (Business) Workshop Warehouse		Cultural Activities	
				Column 4: Prohibited Uses	
				Noxious industry	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:					
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other	
64 units per hectare	60 - 90%	1.6 - 3.0	3 storeys	As may be approved by the Municipality.	

BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On-Site Parking & Loading Requirements
Larger than 500m ²	5	3	2	
Less than 500m ²	3	3	2	
Single storey	5	3	2	
Multi storey	5	3	2	

OTHER CONTROLS / REGULATIONS:

1. The Liquor Act, 2003, (Act No. 59 of 2003), as may be amended, requires a liquor license for land uses where liquor is sold.
2. Business Act, 1991, (Act No. 71 of 1991), as may be amended, requires business licenses for the following types of business:
 - Food provision
 - Turkish baths, saunas and health baths; massage or infra-red treatments; male and female escorts; three or more slot machines and electronic games; three or more snooker or billiard tables; nightclubs and discotheques, where live or loud music is played; cinemas and theatres; and adult premises.
3. The National Gambling Act, 2004, (Act No. 7 of 2004), as may be amended, may also require a gambling license depending on the nature of gambling activities.
4. Any use for a heliport or helipad is subject to compliance with the South African Civil Aviation Authority Act, 1998 (Act No. 40 of 1998), as may be amended.
5. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure.
6. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended.

CODE: 8		BUSINESS 2		R= 255, G= 80, B= 80	
<p>The objective of this zone is to:</p> <ul style="list-style-type: none"> • Provide for low intensity commercial and mixed-use development, which serves local neighbourhood and traditional areas needs for convenience goods and personal services. Such development should be limited in scale and nature and capable of integration into the adjacent residential neighbourhood, without adversely affecting the amenity of the residential neighbourhood. • While mixed use development is encouraged, care must be taken not to compromise business operations • To create independent mixed use corridors along major spine roads. 					
USE OF LAND AND BUILDINGS:					
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses	
Action Mart Business Purposes Cafeteria Carwash Clinic Commercial Use Conference Facility Fast Food Restaurant Government Purposes Guesthouse Gymnasium Internet Café Liquor Enterprise Medical consulting rooms / medical suite Motor Showroom Office Place Of Instruction Place Of Refreshment Private Road Residential Building Service Enterprise Service Industry Shop Social Hall Spa/Hydro And Wellness Centre Telecommunication Infrastructure Vehicle Showroom		Boarding House Dry Cleaner Filling Station Funeral Parlour Hawker's Stall Hotel Place Of Amusement / Entertainment Place Of Worship Private Club Renewable Energy Structure Tavern (Business) Tuck Shop Warehouse Wholesale Trade Workshop		Cultural Activities	
				Column 4: Prohibited Uses	
				Noxious industry	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:					
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other	
44 units per hectare	60%	1.5	3 storeys	As may be approved by the Municipality	
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS	
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements	
All erven	6	2	2		
OTHER CONTROLS / REGULATIONS					
1. A liquor license is required for Business Tavern uses in terms of the Liquor Act, 1989 (Act No. 27 of 1989), as may be amended, and other ruling prescripts.					
2. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended.					

CODE: 9		<u>INDUSTRIAL 1</u>		R= 255, G= 170, B= 212	
Objectives of this zone:					
<ul style="list-style-type: none"> To provide appropriate locations for light and service industries that has limited impact; To provide appropriate locations for a range of industrial, warehousing and related activities in specific areas; To provide a proper balance for employment and sectoral growth and sustainable development; and To ensure that there is sufficient on-site space to accommodate the proposed uses, traffic and any potential impact resulting from these developments. 					
USE OF LAND AND BUILDINGS:					
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses	
Abattoir Agri-Industry Alcoholic Production Facility Auction Mart Auto Body Repair Centre Bakery Brick Works Builders Yard Carwash Dry Cleaner Filling Station Funeral Parlour Governmental Purposes Industry Informal business Light Industry Place Of Amusement / Entertainment Private road Railway Purpose Renewable Energy Structure Scrapyard Self-Storage Facility Service Industry Telecommunication Infrastructure Transport Uses Truck Stop Vehicle Workshop Veterinary clinic Warehouse Wholesale trade Workshop		Business purposes Caretakers accommodation Commercial Use Crematorium Gymnasium Office Private club Service Enterprise Shop / Shopping centre Tavern (Business) Vehicle Showroom		None	
				Column 4: Prohibited Uses	
				None	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:					
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other	
Not applicable	70%	1.2	3 storeys	As may be approved by the Municipality	
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:	
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)		
All erven	6	2	2	Refer to Table 4: On-site parking & loading requirements.	

OTHER CONTROLS / REGULATIONS

1. Compliance with National and Provincial environmental legislation.
2. Notwithstanding the fact that an activity constitutes a Permitted Use right in terms of this zone, no activity or use which includes the on-site storage of hazardous substances shall be permitted unless a risk management and prevention plan has been submitted and Municipality has given approval thereto.
3. Building lines may be relaxed to 0m, subject to approval by the Municipality and the provision of a fire wall.
4. Any use for a heliport or helipad is subject to compliance with the South African Civil Aviation Authority Act, 1998 (Act No. 40 of 1998), as may be amended.
5. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure.
6. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended.
7. Compliance with the Meat Safety Act, 2000 (Act No. 40 of 2000), as may be amended, for abattoir uses.
8. An atmospheric emission license in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004), as may be amended, may be required for some uses;
9. All uses that are listed activities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as may be amended, requires an environmental authorisation including compliance with the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), as may be amended, for processing and storage of waste.

CODE: 10	<u>INDUSTRIAL 2</u>			R= 204, G= 102, B= 255
Objectives of this zone: <ul style="list-style-type: none"> To provide appropriate locations for noxious industries. To provide opportunities for local economic development and employment opportunities. To ensure that the location and development of these sites do not negatively impact on the natural environment or watercourses located near them 				
USE OF LAND AND BUILDINGS:				
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses
Abattoir Agri-Industry Alcoholic Production Facility Auction Mart Auto Body Repair Centre Bakery Brick Works Builders Yard Carwash Dry Cleaner Filling Station Funeral Parlour Governmental Purposes Industry Informal business Light Industry Noxious industry Place Of Amusement / Entertainment Private road Railway Purpose Renewable Energy Structure Scrapyard Self-Storage Facility Service Industry Telecommunication Infrastructure Transport Uses Truck Stop Vehicle Workshop Veterinary clinic Warehouse Wholesale trade Workshop		Business Purposes Caretakers accommodation Commercial Use Crematorium Gymnasium Office Private club Shop / Shopping Centre		None
				Column 4: Prohibited Uses
				None
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:				
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other
Not applicable	70%	1.2	3 storeys	As may be approved by the Municipality
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Table 4: On-Site Parking & Loading Requirements
All erven	6 meters	2 meters	2 meters	

OTHER CONTROLS / REGULATIONS

1. Compliance with National and Provincial environmental legislation.
2. Notwithstanding the fact that an activity constitutes a Permitted Use right in terms of this zone, no activity or use which includes the on-site storage of hazardous substances shall be permitted unless a risk management and prevention plan has been submitted and Municipality has given approval thereto.
3. Building lines may be relaxed to 0m, subject to approval by the Municipality and the provision of a fire wall.
4. Any use for a heliport or helipad is subject to compliance with the South African Civil Aviation Authority Act, 1998 (Act No. 40 of 1998), as may be amended.
5. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure.
6. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended.
7. Compliance with the Meat Safety Act, 2000 (Act No. 40 of 2000), as may be amended, for abattoir uses.
8. An atmospheric emission license in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004), as may be amended, may be required for some uses;
9. All uses that are listed activities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as may be amended, requires an environmental authorisation including compliance with the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), as may be amended, for processing and storage of waste.

CODE: 11		MINING & QUARRYING		R= 153, G= 102, B= 51	
Objectives of this zone:					
<ul style="list-style-type: none"> To provide appropriately zoned land to allow the extraction of minerals and raw materials and associated business operations. To ensure that the extraction is carried out in a manner that takes cognizance of its impact on the site and surrounding properties and seeks to minimise the long term effects of the activity. To ensure that the relevant environmental considerations are adhered to regarding the actual extraction process, its impact on the environment, and to the rehabilitation of a site or sites once the activity has ceased. 					
USE OF LAND AND BUILDINGS:					
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses	
Agricultural Use Agri-Industry Airfield Builders Yard Caretakers accommodation Clinic Conference Facility Dwelling House Filling Station Hospital Industry Medical Consulting Rooms / Medical suite Mine And Quarrying Activities Private Road Residential Building		4x4 Trail Aerodrome Auction Mart Auto Body Repair Centre Brick Works Carwash Dwelling Unit Guesthouse Hotel Institution Office Place Of Instruction Place Of Worship Renewable Energy Structure Resort Shop / Shopping Centre Transport Uses Vehicle Workshop Workshop		Cultural Activities	
				Column 4: Prohibited Uses	
				Noxious industry	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:					
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other	
As may be approved by the Municipality.	10%	As may be approved by the Municipality.	3 storeys	As may be approved by the Municipality.	
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:	
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements	
Larger than 500m ²	10	5			
Less than 500m ²	10	5			
Single storey			5		
Multi storey			5		
OTHER CONTROLS / REGULATIONS:					
<ol style="list-style-type: none"> All land within this zone is subject to regulation in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), as may be amended, unless such land is excluded from the act. A mining right, mining permit, exploration right or production right may be required in terms of the Mineral and Petroleum Resources Development Act, 2002, (Act No. 28 of 2002), as may be amended. An atmospheric emission license in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004), as may be amended, may be required for some uses. 					

4. There must be compliance with National and Provincial environmental legislation.
5. A water use licence/authorisation may be required in terms of the National Water Act, 1998, (Act No. 36 of 1998), as may be amended.
6. Any use for a heliport or helipad is subject to compliance with the South African Civil Aviation Authority Act, 1998 (Act No. 40 of 1998), as may be amended.
7. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure.
8. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended.

CODE: 12	<u>INSTITUTIONAL</u>	R= 170, G= 191, B= 255		
<p>Objectives of this zone:</p> <ul style="list-style-type: none"> To provide an adequate number of accessible social and civic facilities to meet the needs of communities in the fields of health, Education, social and cultural services, which includes public and private service providers and administrative or government functions including education, health, pension offices, museums, libraries, community halls, prisons, juvenile facilities. To ensure that such facilities are designed to address the special needs of the physically challenged, elderly, women, and children. 				
USE OF LAND AND BUILDINGS:				
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses
Caretaker Accommodation Carwash Clinic Club house Community Garden Conference Facility Cultural activities Dwelling House Early Childhood Development Centre Government purposes Gymnasium Hospital Institution Place of Instruction Place of Worship Private road Residential Building Retirement Village Social Hall Sport, Playgrounds and Recreation Warehouse		Aerodrome Boarding House Cafeteria Dwelling Unit Hawker's stall Place of Refreshment Plant nursery Private club Telecommunication Infrastructure		Cultural Activities
				Column 4: Prohibited Uses
				Noxious industry
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:				
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other
As may be approved by the Municipality.	70%	1.0	3 storeys	As may be approved by the Municipality.
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Table 4: On-Site Parking & Loading Requirements
Larger than 500m ²	3	2	2	
Less than 500m ²	3	2	2	
Single and Multi storey	3	2	2	
OTHER CONTROLS / REGULATIONS:				
1. The Municipality may consider utilising vacant, underutilised or over-provided community facility land for residential infill. Such development shall require an amendment of the Scheme to a suitable zone.				
2. Any use for a heliport or helipad is subject to compliance with the South African Civil Aviation Authority Act, 1998 (Act No. 40 of 1998), as may be amended.				
3. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure.				

4. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended.

CODE: 13	<u>EDUCATIONAL</u>			R=0, G= 191, B= 255
Objectives of this zone: <ul style="list-style-type: none"> • To provide opportunities for the development of educational facilities; • To ensure that these facilities are accessible to the surrounding community; and • To ensure that such facilities are designed to address the special needs of children and the physically challenged. 				
USE OF LAND AND BUILDINGS:				
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses
Caretakers accommodation Dwelling House Dwelling unit Early childhood development centre Institution Place of instruction Place of public worship Private road Residential building Social hall Sport, playgrounds, and recreation		Conference facility Institution Parking lot Place of refreshment Telecommunication infrastructure		Cultural Activities
				Column 4: Prohibited Uses
				Noxious industry
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:				
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other
1 unit per erf, except with the Consent of the Municipality	70%	1.0	3 storeys	As may be approved by the Municipality.
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements
Larger than 500m ²	3	2	2	
Less than 500m ²	3	2	2	
Single storey	3	2	2	
Multi storey	3	2	2	
OTHER CONTROLS / REGULATIONS:				
1. Sufficient services must be available for the approval of an application.				
2. All new erven zoned "Educational" in new townships establishments must have the comments and approval of Department Education and must comply with their specifications.				
3. No person may operate a childcare service (early childhood development centre) on any premises unless he or she is in possession of a health certificate to the effect that the premises and the general health facilities comply with the applicable By-Laws. Such health certificate must state:				
<ul style="list-style-type: none"> - The number of children permitted to be cared for on the premises; - The minimum and the maximum ages of the children permitted to be cared for on the premises; and - The hours during which the childcare service may operate. 				

CODE: 14		MUNICIPAL		R= 204, G= 102, B= 0	
Objective of this zone:					
<ul style="list-style-type: none"> To provide appropriate locations for municipal functions. 					
USE OF LAND AND BUILDINGS:					
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses	
Aerated Wastewater Treatment System Agricultural use Airfield Camping site / caravan park Caretakers accommodation Cemetery Conference Facility Community Garden Dwelling House Dwelling unit Farm stall Institution Municipal purposes Place of instruction Public open space Public road Railway purposes Sport, playgrounds, and recreation Taxi rank Telecommunication infrastructure Utility Veterinary clinic Waste management site Workshop		Resort		Cultural Activities	
				Column 4: Prohibited Uses	
				Noxious industry	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:					
Maximum Density		Maximum Coverage	Maximum F. A. R	Maximum Height	Other
1 unit per erf, except with the Consent of the Municipality.		70%	As may be approved by the Municipality.	As may be approved by the Municipality.	As may be approved by the Municipality from time to time.
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:	
ERF SIZE		STREET (m)	REAR (m)	SIDE (m)	Table 4: On-Site Parking & Loading Requirements.
Larger than 500m ²		5	3	2	
Less than 500m ²		5	3	2	
Single storey		5			
Multi storey		5			
OTHER CONTROLS / REGULATIONS:					
1. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended. 2. Compliance with National and Provincial environmental legislation. 3. A water use licence/authorisation may be required in terms of the National Water Act, 1998, (Act No.36 of 1998).					

CODE: 15	GOVERNMENT		R=0, G= 0, B= 255	
Objective of this zone:				
<ul style="list-style-type: none"> Provides for utility services such as electrical substations and water reservoirs, which may be supplied by government or parastatal; and makes provision for government or authority uses, such as prisons and military bases, that are not covered by another use or zoning category. 				
USE OF LAND AND BUILDINGS:				
Column 1: Permitted Uses	Column 2: Consent Uses		Column 3: Temporary Uses	
Agricultural Use Airfield Builders yard Caretakers accommodation Cemetery Clinic Conference facility Conservation purposes Dwelling house Game reserve Hospital (public) Institution Place of instruction Public open space Public road Railway purpose Renewable energy structure Social hall Sport, playgrounds and recreation Telecommunication infrastructure Utility Vehicle workshop Veterinary clinic	Abattoir Dwelling unit Industry Light Industry Resort		Cultural Activities	
			Column 4: Prohibited Uses	
			Noxious Industry	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:				
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other
1 unit per stand, except with the written Consent of the Municipality	70%	As may be approved by the Municipality	As may be approved by the Municipality	As may be approved by the Municipality from time to time
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements
Larger than 500m ²	5	3	3	
Less than 500m ²	5	3	3	
Single storey	5	3	3	
Multi storey	5	3	3	
OTHER CONTROLS / REGULATIONS:				
1. Compliance with National and Provincial environmental legislation. 2. A water-use licence/authorisation may be required in terms of the National Water Act, 1998, (Act No. 36 of 1998), as may be amended. 3. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure. 4. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended. 5. Any application may be subject to compliance with another Act deemed relevant but not listed above, or any Act that replaces any of the above-mentioned Acts.				

CODE: 16	<u>AGRICULTURAL</u>	R= 212, G= 255, B= 170
<p>Objectives of this zone:</p> <ul style="list-style-type: none"> To utilise agricultural land on a sustainable basis. To ensure that land deemed to have high agricultural potential is optimally utilised. To provide mechanisms for the identification and protection of productive agricultural land. To ensure that agricultural practices are consistent with environmental considerations and pollution controls. 		
USE OF LAND AND BUILDINGS:		
Column 1: Permitted Uses	Column 2: Consent Uses	Column 3: Temporary Uses
Agricultural Use Animal establishment Caretakers accommodation Clinic Club house Commonage Communal land Conservancy Conservation Purposes Dwelling House Farm worker’s dwelling units Homestead Hospital Livestock Yard Private open space Sport, playgrounds, and recreation Traditional settlement area	4x4 trail Abattoir Aerodrome Agri-industry Airfield Amusement Park Auction mart Bed and breakfast accommodation Brick works Camping site / caravan park Car wash Cemetery Clubhouse Dwelling unit Early childhood development centre Farm Stall Filling station Game reserve Government purposes Guesthouse Helipad Home occupation / Business Institution Kennels Light Industry Lodge Mine and mining activities Place Of Amusement / Entertainment Place of instruction Place of refreshment Place of worship Plant Nursery Renewable energy structure Resort Self-storage facility Shop / Shopping Centre Social hall Spa / hydro and wellness centre Telecommunication infrastructure Transport Uses Tuck shop Vehicle Workshop Veterinary clinic	Column 4: Prohibited Uses
		Cultural Activities Initiation school Noxious industry

	Wildlife Estate Workshop Zoo			
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:				
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other
1 per erf/ portion of land	30%	0.3	2 storeys	As may be approved by the Municipality from time to time
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements
Larger than 500m ²	As approved by the Municipality			
Less than 500m ²				
Single storey				
Multi storey				
OTHER CONTROLS / REGULATIONS:				
<ol style="list-style-type: none"> All land within this zone is subject to regulation in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), as may be amended, unless such land is excluded from the act. There must be compliance with National and Provincial environmental legislation. A water use licence/authorisation may be required in terms of the National Water Act, 1998, (Act No. 36 of 1998), as may be amended. Any use for a heliport or helipad is subject to compliance with the South African Civil Aviation Authority Act, 1998 (Act No. 40 of 1998), as may be amended. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended. Compliance with the Meat Safety Act, 2000 (Act No. 40 of 2000), as may be amended, for abattoir uses. 				

CODE: 17	<u>PUBLIC OPEN SPACE</u>	R= 204, G= 255, B= 102		
<p>Objectives of this zone:</p> <ul style="list-style-type: none"> To provide adequate numbers of appropriately situated sites that are easily accessible for recreational purposes and activities for local and wider communities. To ensure that such parks address the special needs of the physically challenged, elderly, women, and children. To ensure that such facilities are located and maintained to attract visitors and tourists. To set aside areas of land for the provision of parks, botanical gardens and other open spaces as well as corridor linkages between open areas for passive recreational purposes 				
USE OF LAND AND BUILDINGS:				
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses
Conservancy Conservation purposes Social Hall Sport, playgrounds, and recreation Urban Agriculture		4x4 trail Cemetery Plant nursery Telecommunication infrastructure		Cultural Activities
				Column 4: Prohibited Uses
				Noxious industry
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:				
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other
As may be approved by the Municipality.	As may be approved by the Municipality.	As may be approved by the Municipality.	As may be approved by the Municipality.	As may be approved by the Municipality from time to time
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements
Larger than 500m ²	As approved by the Municipality			
Less than 500m ²				
Single storey				
Multi storey				
OTHER CONTROLS / REGULATIONS:				
<ol style="list-style-type: none"> The Municipality may consider utilizing over-provided public open spaces for residential infill or other uses. Such development will require the amendment of the Scheme to a suitable zone. Urban agricultural uses may be considered on larger open space systems, subject to environmental legislation. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended. 				

CODE: 18		<u>PRIVATE OPEN SPACE</u>		R= 0, G= 128, B= 0	
Objective of this zone:					
<ul style="list-style-type: none"> To provide adequate numbers of appropriately situated sites of a private nature that are easily accessible for recreational purposes and activities for certain communities. 					
USE OF LAND AND BUILDINGS:					
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses	
Conservation purposes Private open space Private road Social hall Sport, playgrounds, and recreation Urban Agriculture		4x4 trail Cemetery Game reserve Place of refreshment Plant nursery Resort Telecommunication infrastructure		Cultural Activities	
				Column 4: Prohibited Uses	
				Noxious industry	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:					
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other	
As may be approved by the Municipality.	As may be approved by the Municipality.	As may be approved by the Municipality.	As may be approved by the Municipality.	As may be approved by the Municipality from time to time	
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:	
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements	
Larger than 500m ²	As approved by the Municipality				
Less than 500m ²					
Single storey					
Multi storey					
OTHER CONTROLS / REGULATIONS:					
<ol style="list-style-type: none"> There must be compliance with National and Provincial environmental legislation in the development of nature reserves, land for conservation purposes, cultural heritage sites, protected areas and listed activities. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended. 					

CODE: 19		CONSERVATION		R = 146 G = 208 B = 80	
Objective of this zone:					
<ul style="list-style-type: none"> To provide areas of conservation to protect certain natural habitats. 					
USE OF LAND AND BUILDINGS:					
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses	
Caretakers accommodation Conservancy Conservation purposes Private Open Space Private Road Protected area Urban Agriculture Wildlife Estate		Lodge Resort Telecommunication infrastructure		Cultural Activities	
				Column 4: Prohibited Uses	
				Noxious industry	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:					
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other	
As may be approved by the Municipality.	As may be approved by the Municipality.	As may be approved by the Municipality.	As may be approved by the Municipality.	As may be approved by the Municipality.	
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:	
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements	
Larger than 500m ²	As may be approved by the Municipality.				
Less than 500m ²					
Single storey					
Multi storey					
OTHER CONTROLS / REGULATIONS:					
<ol style="list-style-type: none"> There must be compliance with National and Provincial environmental legislation in the development of nature reserves, land for conservation purposes, cultural heritage sites, protected areas and listed activities. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended. Any use for a heliport or helipad is subject to compliance with the South African Civil Aviation Authority Act, 1998 (Act No. 40 of 1998), as may be amended. 					

CODE: 20	<u>TRANSPORTATION SERVICES</u>			R= 190, G= 190, B= 190
<p>Objectives of this zone:</p> <ul style="list-style-type: none"> To accommodate transportation service functions and land uses such as airports, railway stations, filling stations and truck stops, bus and taxi ranks and other depots. To ensure that transportation service developments serve the national, provincial and local economy and provide the correct levels of service to both tourists and broader community. To locate these strategic developments such that they provide the catalyst for local economic development. To ensure that the location and development of these sites are undertaken in accordance with EIA requirements and ongoing environmental management monitoring procedures. 				
USE OF LAND AND BUILDINGS:				
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses
Car wash Municipal purposes Private road Public road Railway purposes Taxi Parking Area Taxi rank Transport uses Truck stop Utility Waste Management Facility		Hawker's Stall Informal Business		Cultural Activities
				Column 4: Prohibited Uses
				Noxious industry
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:				
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other
As may be approved by the Municipality.	10%	As may be approved by the Municipality.	2 storeys	As may be approved by the Municipality.
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements
Larger than 500m ²	As approved by the Municipality			
Less than 500m ²				
Single storey				
Multi storey				
OTHER CONTROLS / REGULATIONS:				
<ol style="list-style-type: none"> Any use for a heliport or helipad is subject to compliance with the South African Civil Aviation Authority Act, 1998 (Act No. 40 of 1998), as may be amended. Compliance with the Electronic Communication Act, 2005 (Act No. 36 of 2005), as may be amended, is required for all telecommunication infrastructure. Any application may be subject to compliance with the requirements of the National Heritage Resources Act, 1999 (Act No 25 of 1999), as may be amended. 				

CODE: 21		<u>PUBLIC ROADS</u>		R= 127, G 127, B= 127	
<p>Objectives of this zone:</p> <ul style="list-style-type: none"> To make provision for freeways, toll road, major arterial roads, and minor roads to accommodate vehicular traffic. To make provision for the activities and buildings associated with road construction and maintenance, e.g. toll booths, construction camps and road depot sites. To ensure that road depots and road fill sites are operated and maintained with due cognisance to the environmental impacts they may have on surrounding areas. 					
USE OF LAND AND BUILDINGS:					
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses	
Municipal Purposes Public roads		Informal business		Cultural Activities	
				Column 4: Prohibited Uses	
				Noxious industry	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:					
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other	
Not Applicable	As approved by the Municipality	As approved by the Municipality	As approved by the Municipality	As may be approved by the Municipality from time to time	
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:	
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements	
As approved by the Municipality					
OTHER CONTROLS / REGULATIONS:					
<ol style="list-style-type: none"> Site Development Plan should be submitted for all developments in this zone; The municipality may relax the provisions of building lines during the evaluation of the Site Development Plan to the extent that it deems it fit in its opinion that such relaxation shall not harm the amenity of the neighbourhood and is deemed to result in a more desirable development of the property; Compliance with national health and environmental legislation; Notwithstanding the fact that an activity constitutes a primary use right in terms of this zone, no activity or use which includes the on-site storage of hazardous substances shall be permitted unless a risk management and prevention plan has been submitted and Municipality has given approval thereto; The requirements of the National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), as may be amended, must be complied with; The requirements of the National Environmental Management Act, 1998 (No. 107 of 1998), as may be amended, must be complied with. 					

CODE: 22		PRIVATE ROADS		R= 89, G= 89, B= 89	
<p>Objectives of this zone:</p> <p>To make provision for private access roads to developments, that are not open to the public and maintained by the developer.</p>					
USE OF LAND AND BUILDINGS:					
Column 1: Permitted Uses		Column 2: Consent Uses		Column 3: Temporary Uses	
Private road				Cultural Activities	
				Column 4: Prohibited Uses	
				Noxious industry.	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT:					
Maximum Density	Maximum Coverage	Maximum F. A. R	Maximum Height	Other	
Not Applicable	As approved by the Municipality	As approved by the Municipality	As approved by the Municipality	As may be approved by the Municipality from time to time	
BUILDING LINE CONTROLS:				PARKING AND LOADING REQUIREMENTS:	
ERF SIZE	STREET (m)	REAR (m)	SIDE (m)	Refer to Table 4: On Site Parking & Loading Requirements	
As approved by the Municipality					
OTHER CONTROLS / REGULATIONS:					
<ol style="list-style-type: none"> 1. Site Development Plan should be submitted for all developments in this zone; 2. The municipality may relax the provisions of building lines during the evaluation of the Site Development Plan to the extent that it deems it fit in its opinion that such relaxation shall not harm the amenity of the neighbourhood and is deemed to result in a more desirable development of the property; 3. Compliance with national health and environmental legislation; 4. Notwithstanding the fact that an activity constitutes a primary use right in terms of this zone, no activity or use which includes the on-site storage of hazardous substances shall be permitted unless a risk management and prevention plan has been submitted and Municipality has given approval thereto; 5. The requirements of the National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), as may be amended, must be complied with; 6. The requirements of the National Environmental Management Act, 1998 (No. 107 of 1998), as may be amended, must be complied with. 					

5 CHAPTER 5: PARKING AND LOADING REQUIREMENTS

5.1 On-site parking and loading requirements

- 5.1.1 Effective and paved on-site parking and loading spaces together with the necessary manoeuvring area shall be provided for a development as set out in Table 4: On-site Parking and Loading requirements.
- 5.1.2 In the case of a discrepancy between Table 4 and the zone with regards the parking and loading requirements, the zone regulation shall have precedence.
- 5.1.3 The floor area per parking bay shall be calculated on a minimum of 12.5m² (2.5m wide x 5m long), excluding manoeuvring and road areas, and shall be applicable to all new buildings (except a single dwelling unit) and/or extensions to existing buildings (except a single dwelling unit).
- 5.1.4 The loading and off-loading of goods shall take place only within the boundaries of the piece of land to the satisfaction of the Municipality unless the Municipality has provided loading facilities in the street reserve
- 5.1.5 The floor area per loading space shall be calculated at 50m² and shall be applicable to new buildings and/or additions.
- 5.1.6 Visitors' parking bays may not be reserved temporarily or permanently whether it is for payment or not.
- 5.1.7 The on-site parking and loading requirements for developments are set out in Table 4: On-site Parking and Loading Requirements, hereunder. The Municipality may, at its discretion, either decrease or increase the requirements contained in the table for specific developments.
- 5.1.8 Effective and paved parking and loading bays as indicated under in Table 4: On-Site Parking and Loading Requirements together with the necessary manoeuvring area, disabled parking bays and where applicable emergency parking bays, shall be provided on the piece of land to the satisfaction of the Municipality, provided that:-
- 5.1.9 The Municipality may, on receipt of a Consent Use and an accompanied site plan relax or waive the provisions of this Clause in the Central Business District (CBD) (as demarcated from time to time), if the Municipality is of opinion that adequate parking already exists in the vicinity of the site, provided further that:
- 5.1.10 In the event of such relaxation or waiving, the applicant shall pay a cash contribution, as determined by the Local Municipality, to the Local Municipality in lieu of the provision of such parking bays, that will be used solely for the provision of parking in the vicinity of the site; and
- 5.1.11 Any owner may provide the parking area required in terms of this clause on any alternative site approved by the Municipality.
- 5.1.12 The owner of a building in respect of which parking or loading bays are required in terms of this Clause shall keep such parking bays in a proper condition for such purpose to the satisfaction of the Municipality and may erect such parking bays as required in this Clause and approved by the Municipality at the cost of the applicant, to the satisfaction of the - Municipality;
- 5.1.13 The facilities to be provided for parking in terms of this clause shall not be used for the purposes of exhibition, sale, repair or maintenance of vehicles or for any purpose other than the parking of vehicles.
- 5.1.14 If additions to any existing building (other than a single dwelling unit) are undertaken which, in the opinion of the Municipality, are not of such extent as to warrant the provision of parking and manoeuvring bay,

- the Municipality may, in its discretion, relax the requirement of Table 4: On-Site Parking & Loading Requirements.
- 5.1.15 The Municipality may, after receipt of building plans submitted in terms of its By-Laws, require the owner to submit, for its approval, proposals for the provision of suitable and sufficient facilities on the piece of land for the loading, unloading, fuelling, parking of vehicles or for the storage of refuse containers.
- 5.1.16 If the Municipality requires the submission of any proposals in terms of this clause or if the owner submits proposals together with any building plan, the Municipality shall within a reasonable period, either approve the proposals with or without modification or disapprove of them and, in the event of refusal, furnish reasons for such refusal to the applicant in writing.
- 5.1.17 No owner or occupant of a building in respect of which proposals in terms of this clause are required, shall undertake or knowingly permit the loading, unloading, parking, fuelling of vehicles or permit the storage of refuse containers other than in accordance with approved proposals unless such requirements have been relaxed or altered by Municipality.
- 5.1.18 The parking and loading bays required in terms of this Land Use Scheme may be reduced by the Municipality in special circumstances. Parking for residential purposes in the residential use zones must, except where the Municipality permits otherwise, be provided on the ground floor or in the basement only.
- 5.1.19 Further parking and site access requirements:
- 5.1.19.1 The vehicular access/exit ways will be restricted to not more than one each per site per street abutting the site.
 - 5.1.19.2 The vehicular access/exit ways will be restricted to a maximum total width of 6 metres where they cross the street boundary.
 - 5.1.19.3 If the corner at a street intersection is not splayed, vehicular access/exit ways will not be closer than 10 metres to such a corner.
 - 5.1.19.4 If the corner at a street intersection is splayed, vehicular access/exit ways will not be closer than 10 metres to such a corner or 5 metres measured from the point where the splay reaches the road boundary, whichever is the greater distance from the corner.
 - 5.1.19.5 Such parking areas will only be used for the parking of vehicles which are lawfully allowed on them and may not be used for trading or any other purposes.
 - 5.1.19.6 The way in which it is intended that vehicles should park in and gain access to or exit from such parking areas will be indicated on a plan which should be submitted to the Municipality, who may approve or reject it or lay down any conditions deemed necessary by it.
 - 5.1.19.7 The Municipality may lay down more restrictive requirements than those mentioned if deemed necessary from a traffic point of view.

Table 4: On Site Parking & Loading Requirements¹

Table 4: On Site Parking & Loading Requirements				
COLUMN 1	COLUMN 2		COLUMN 3	
BUILDING AND LAND USE TYPES FOR WHICH PARKING IS REQUIRED	PRIMARY REQUIREMENTS - NUMBER OF PARKING SPACES REQUIRED		ADDITIONAL OR ALTERNATIVE PARKING REQUIREMENTS AND ON-SITE PARKING LOADING REQUIREMENTS (*).	
	Number	Unit	Number	Unit
4x4 trail	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Abattoir	5.00 2.00	per first 1000m ² floor area or part thereof; and for every 1000m ² thereafter, or part thereof.	2.00* 1.00*	per first 1000m ² floor area, or part thereof; and per every 1000m ² floor area thereafter.
Adult Entertainment	6.00	per 100m ² floor area.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² floor area thereafter.
Aerodrome	n/a	As determined by the Municipality.	n/a	Parking to the satisfaction of the Municipality, at a ratio to be determined by the Municipality, in conjunction with the relevant agency (e.g. ACSA, etc.).
Aerated Wastewater Treatment System (AWTS)	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Agricultural Use	n/a	As determined by the Municipality.	n/a	As determined by the Municipality
Agri-industry	1.00 3.00	per first 100m ² ; and per 100m ² office floor area.	2.00* 1.00*	per first 1000m ² floor area, or part thereof; and per every 1000m ² floor area thereafter.
Airfield	n/a	As determined by the Municipality.	n/a	Parking to the satisfaction of the Municipality, at a ratio to be determined by the Municipality, in conjunction with the relevant agency (e.g. ACSA, etc.).
Alcoholic Production Facility	n/a	As determined by the Municipality.	n/a	As determined by the Municipality
Amusement park	n/a	As determined by the Municipality.	n/a	As determined by the Municipality

¹ When referring to floor area, the definition provided in Chapter 3 should be considered.

Table 4: On Site Parking & Loading Requirements				
COLUMN 1	COLUMN 2		COLUMN 3	
BUILDING AND LAND USE TYPES FOR WHICH PARKING IS REQUIRED	PRIMARY REQUIREMENTS - NUMBER OF PARKING SPACES REQUIRED		ADDITIONAL OR ALTERNATIVE PARKING REQUIREMENTS AND ON-SITE PARKING LOADING REQUIREMENTS (*).	
	Number	Unit	Number	Unit
Animal Establishment	n/a	As determined by the Municipality.	n/a	As determined by the Municipality
Auction Mart	n/a	40% of property reserved for parking and loading requirements.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Auto body repair centre	1.00	per 100m ² floor area.		At least 1 bay
Bakery	3.00	per 100m ² floor area.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Bank and ATM	4.00 3.00	per 100m ² floor area. Spaces per ATM	n/a	Sufficient dedicated on-site loading and delivery space to the satisfaction of the Municipality.
Bed And Breakfast Accommodation	1.00 1.00	per bedroom; and for the owner/manager/occupier.	1.00	Loading bay per establishment.
Boarding House	1.00 1.00	per lettable bedroom; and per three (3) lettable bedrooms for visitors.	1.00*	Loading bay per establishment.
Brick Works	n/a	40% of property reserved for parking and loading requirements.	n/a	40% of property reserved for parking and loading requirements.
Builders Yard	n/a	40% of property reserved for parking and loading requirements.	n/a	40% of property reserved for parking and loading requirements.
Business Purposes	4.00	per 100 m ² floor area.	1.00 1.00	Loading bays per first 2000m ² floor area, or part thereof; and Loading bay per every 2000m ² floor area thereafter.
Cafeteria	2.00	per 100 m ² floor area.	1.00 1.00	Loading bays per first 1000m ² floor area, or part thereof; and Loading bay per every 1000m ² floor area thereafter.
Camping Site / Caravan Park	2.00 3.00	per caravan and / or tent site (1 space per caravan / tent site and 1 space per vehicle); per 100 m ² office floor area;	n/a	Sufficient dedicated on-site loading and delivery space to the satisfaction of the Municipality.

Table 4: On Site Parking & Loading Requirements				
COLUMN 1	COLUMN 2		COLUMN 3	
BUILDING AND LAND USE TYPES FOR WHICH PARKING IS REQUIRED	PRIMARY REQUIREMENTS - NUMBER OF PARKING SPACES REQUIRED		ADDITIONAL OR ALTERNATIVE PARKING REQUIREMENTS AND ON-SITE PARKING LOADING REQUIREMENTS (*).	
	Number	Unit	Number	Unit
	1.00	per 4 seats for Place of Refreshment public floor area; and		
	6.00	per 100m ² retail floor area.		
Caretaker Accommodation	1.00	per dwelling unit.	n/a	Not applicable
Carwash	6.00	per 100m ² floor area or part thereof.	1.00 1.00	per first 1000m ² floor area, or part thereof; and for every 1000m ² area thereafter.
Cemetery	n/a	As determined by the Municipality.	n/a	As determined by the Municipality
Clinic	2.00 4.00	Per bed; and per 100m ² floor area	n/a	Sufficient dedicated on-site loading and delivery space to the satisfaction of the Municipality.
Clubhouse	n/a	As determined by the Municipality.	n/a	As determined by the Municipality
Commercial Use	2.00	per 100m ² floor area or part thereof.	2.00 1.00	per first 1000m ² floor area, or part thereof; and for every 1000m ² area thereafter.
Commonage	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Community Garden	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Conference Facility	6.00 1.00	per 100m ² floor area; and per 4 seats.	2.00 1.00	per first 1000m ² floor area, or part thereof; and for every 1000m ² area thereafter.
Conservancy	n/a	As determined by the Municipality	n/a	As determined by the Municipality
Conservation Purposes / usage	n/a	As determined by the Municipality	n/a	As determined by the Municipality
Crematorium	3.00	per 100m ² area or part thereof.	1.00 1.00	per first 1000m ² floor area, or part thereof; and for every 1000m ² area thereafter.
Cultural Activities	n/a	As determined by the Municipality	n/a	As determined by the Municipality

Table 4: On Site Parking & Loading Requirements				
COLUMN 1	COLUMN 2		COLUMN 3	
BUILDING AND LAND USE TYPES FOR WHICH PARKING IS REQUIRED	PRIMARY REQUIREMENTS - NUMBER OF PARKING SPACES REQUIRED		ADDITIONAL OR ALTERNATIVE PARKING REQUIREMENTS AND ON-SITE PARKING REQUIREMENTS (*).	
	Number	Unit	Number	Unit
Dry Cleaner	3.00	per 100m ² floor area or part thereof.	2.00 1.00	per first 1000m ² floor area, or part thereof; and for every 1000m ² area thereafter.
Dwelling House	2.00	per dwelling house (Res 1A and Res 1B), and for vehicles not exceeding 2,500 kg; and	n/a	As determined by the Municipality
	1.00	per dwelling house (all other use zones).		
Dwelling Unit or Flats	1.00	per dwelling unit; and	n/a	As determined by the Municipality
	1.00	per three (3) dwelling units for visitors.		
Early Childhood Development Centre	2.00	Per classroom;	n/a	Drop-off and manoeuvring space on site to the satisfaction of the Municipality.
	1.00	Per 4 learners for creche and day care centre;		
	1.00	Per five (5) learners for higher education institutions including universities and technical colleges; and		
	3.00	per 100m ² of office floor area.		
Farm Stall	6.00	per 100m ² floor area.	n/a	As determined by the Municipality
Farmworkers' dwelling units	n/a	As determined by the Municipality	n/a	As determined by the Municipality
Fast-food restaurant	10.00	per 100m ² floor area.	n/a	As determined by the Municipality
Fuelling Station	n/a	40% of site (fuel pump area incl, workshop, display rooms, work levels & lubrication service levels, washing levels excl to be provided with parking); and	1.00* 1.00	per first 1000m ² floor area, or part thereof; and for every 1000m ² area thereafter.
Car wash (within filling station)	4.00	per washing bay.		
Funeral Parlour / Funeral undertaker / Funeral services	3.00	per 100m ² floor area.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Game Reserve	1.00	per dwelling unit; and	n/a	As determined by the Municipality
	3.00	per 100m ² office floor area.		

Table 4: On Site Parking & Loading Requirements				
COLUMN 1	COLUMN 2		COLUMN 3	
BUILDING AND LAND USE TYPES FOR WHICH PARKING IS REQUIRED	PRIMARY REQUIREMENTS - NUMBER OF PARKING SPACES REQUIRED		ADDITIONAL OR ALTERNATIVE PARKING REQUIREMENTS AND ON-SITE PARKING LOADING REQUIREMENTS (*).	
	Number	Unit	Number	Unit
Government Purposes	n/a	As determined by the Municipality	n/a	As determined by the Municipality
Guesthouse	1.00	per lettable room.	n/a	As determined by the Municipality
Gymnasium	6.00	per 100m ² floor area.	1.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Hawker's Stall	6.00	per 100m ² floor area.	n/a	As determined by the Municipality
Homestead	n/a	As determined by the Municipality	n/a	As determined by the Municipality
Home Occupation / Business	2.00	per 100m ² floor area, or part thereof.	n/a	As determined by the Municipality
Hospital	6.00	per 100m ² floor area, or part thereof.	1.00* 1.00*	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Hotel:	4.00	per 100m ² floor area, or part thereof;	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
 Related Conference Facilities	10.00	per 100m ² public room floor area; and		
 Related Restaurants	10.00	per 100m ² floor area.		
Industry	1.00 2.00	per first 100m ² floor area; and per 100m ² office floor area.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Informal Business	n/a	As determined by the Municipality	n/a	As determined by the Municipality
Initiation school	3.00	per 100m ² floor area, or part thereof.	n/a	As determined by the Municipality
Internet Cafe	n/a	As determined by the Municipality	n/a	As determined by the Municipality
Institution	2.00 3.00 4.00	per bed; per 100m ² of office floor area; per 100m ² of medical consulting rooms; and	1.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.

Table 4: On Site Parking & Loading Requirements				
COLUMN 1	COLUMN 2		COLUMN 3	
BUILDING AND LAND USE TYPES FOR WHICH PARKING IS REQUIRED	PRIMARY REQUIREMENTS - NUMBER OF PARKING SPACES REQUIRED		ADDITIONAL OR ALTERNATIVE PARKING REQUIREMENTS AND ON-SITE PARKING LOADING REQUIREMENTS (*).	
	Number	Unit	Number	Unit
		all other uses as determined by the Municipality.		
Kennels	3.00	per 100m ² floor area, or part thereof.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Light Industry	1.00 1.00	per 100m ² light industry floor area; and per 100m ² office floor area or part thereof.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Liquor Enterprise	5.00	per 100m ² floor area or part thereof.	1.00 0.50	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Livestock Yard	n/a	As determined by the Municipality	n/a	As determined by the Municipality
Lodge	1.00 6.00	per lettable bedroom per 100m ² public floor area	1.00 1.00	per first 2000m ² floor area, or part thereof; and per every 2000m ² area thereafter.
Medical consulting rooms / medical suite	6.00	per 100m ² floor area or part thereof.	1.00 1.00	per first 2000m ² floor area, or part thereof; and per every 2000m ² area thereafter.
Mine And Quarrying Activities	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Vehicle Showroom	4.00	per 100m ² floor area or part thereof.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Municipal Purposes	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Noxious Industry	1.00 3.00	per first 100m ² ; and per 100m ² office floor area.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Office	4.00	per 100m ² floor area or part thereof.	1.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Place of Amusement / Entertainment	1.00 6.00	per four seats; and / or per 100m ² floor area	2.00* 1.00*	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Place of Instruction	2.00 1.00 5.00	per 100m ² office floor area; per classroom; and	n/a	As determined by the Municipality

Table 4: On Site Parking & Loading Requirements				
COLUMN 1	COLUMN 2		COLUMN 3	
BUILDING AND LAND USE TYPES FOR WHICH PARKING IS REQUIRED	PRIMARY REQUIREMENTS - NUMBER OF PARKING SPACES REQUIRED		ADDITIONAL OR ALTERNATIVE PARKING REQUIREMENTS AND ON-SITE PARKING LOADING REQUIREMENTS (*).	
	Number	Unit	Number	Unit
		drop-off spaces for passenger vehicles per 100 students.		
Place of Refreshment	10.00	per 100m ² public floor area or part thereof.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Place of Worship	0.4 25.00	per seat with seating provision; and per 100m ² of net prayer /mediation area.	n/a	As determined by the Municipality.
Plant Nursery	4.00	per 100m ² floor area or part thereof.	1.00 0.50	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Private Club	6.00 1.00	per 100m ² floor area; and per 4 seats.	2.00 1.00	per first 2000m ² floor area, or part thereof; and per every 2000m ² area thereafter.
Private Open Space	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Private Road	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Protected Area	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Public Open Space	1.00	Per 100m ² sport, recreation or play area.	n/a	As determined by the Municipality.
Public Road	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Railway Purpose	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Renewable Energy Structure	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Reservoir				
Residential Building	1.00 1.00	per lettable unit; and for every 2 residential units for visitors.	n/a	As determined by the Municipality.
Resort	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.

Table 4: On Site Parking & Loading Requirements				
COLUMN 1	COLUMN 2		COLUMN 3	
BUILDING AND LAND USE TYPES FOR WHICH PARKING IS REQUIRED	PRIMARY REQUIREMENTS - NUMBER OF PARKING SPACES REQUIRED		ADDITIONAL OR ALTERNATIVE PARKING REQUIREMENTS AND ON-SITE PARKING LOADING REQUIREMENTS (*).	
	Number	Unit	Number	Unit
Retirement Village	1.00 3.00	per unit; and per 100m ² office floor area.	1.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Rural Workers' Dwelling	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Scrapyard	3.00	per 100m ² floor area.	2.00* 1.00*	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Second Dwelling Unit More than one bedroom One bedroom unit	2.00 1.00	Per additional unit Per additional unit.	n/a	As determined by the Municipality.
Self-Storage Facility	2.00	per 100m ² floor area.	n/a*	As determined by the Municipality.
Service Enterprise	4.00	per 100m ² floor area.	n/a	Sufficient dedicated on-site loading and delivery space to the satisfaction of the Municipality.
Service Industry	1.00 3.00	per 100m ² floor area; and per 100m ² office floor area.	n/a	Sufficient dedicated on-site loading and delivery space to the satisfaction of the Municipality.
Shop / shopping centre: Retail floor area Ancillary Storage floor area Ancillary office floor area	6.00 1.00 2.00	per 100m ² retail floor area; per 100m ² floor area; and per 100m ² floor area.	2.00* 3.00*	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Social Hall	4.50 6.00 1.00	per 100m ² office floor area; and per 100m ² public floor area; and 4 seats.	1.00 1.00	per first 2000m ² floor area, or part thereof; and per every 2000m ² area thereafter.
Spa / Hydro And Wellness Centre	3.00	per 100m ² floor area.	n/a	Sufficient dedicated on-site loading and delivery space to the satisfaction of the Municipality.
Special Building	n/a	As determined by the Municipality	n/a	As determined by the Municipality
Sport, Playgrounds and Recreation	6.00 1.00	per 100m ² floor area; and per 4 seats.	1.00 1.00	per first 2000m ² floor area, or part thereof; and per every 2000m ² area thereafter.

Table 4: On Site Parking & Loading Requirements				
COLUMN 1	COLUMN 2		COLUMN 3	
BUILDING AND LAND USE TYPES FOR WHICH PARKING IS REQUIRED	PRIMARY REQUIREMENTS - NUMBER OF PARKING SPACES REQUIRED		ADDITIONAL OR ALTERNATIVE PARKING REQUIREMENTS AND ON-SITE PARKING LOADING REQUIREMENTS (*).	
	Number	Unit	Number	Unit
Tavern (Business)	6.00	per 100m ² floor area or part thereof.	n/a	As determined by the Municipality.
Tavern (Residential)	2.00	per 50m ² floor area or part thereof.	n/a	As determined by the Municipality
Taxi Parking Area	n/a	As determined by the Municipality.	n/a*	As determined by the Municipality.
Taxi Rank	n/a	As determined by the Municipality.	n/a*	As determined by the Municipality.
Telecommunication Infrastructure	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Temporary uses / Temporary building	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Traditional Settlement Area	n/a	As determined by the Municipality.	n/a*	As determined by the Municipality.
Transport Uses	2.00	per 100m ² floor area or part thereof.	2.00* 1.00*	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Truck Stop	6.00	40% of property reserved for parking; and Per 100m ² retail floor area.	1.00 1.00	per first 2000m ² floor area, or part thereof; and per every 2000m ² area thereafter.
Tuck Shop	1.00	Space on-site	n/a	As determined by the Municipality.
Urban Agriculture	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Utility	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Vehicle Showroom	n/a	As determined by the Municipality.	n/a*	As determined by the Municipality.
Vehicle Workshop	2.00	per 100m ² floor area or part thereof.	1.00 1.00	per first 2000m ² floor area, or part thereof; and per every 2000m ² area thereafter.
Veterinary Clinic	6.00	per 100m ² floor area or part thereof.	2.00* 1.00*	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.

Table 4: On Site Parking & Loading Requirements				
COLUMN 1	COLUMN 2		COLUMN 3	
BUILDING AND LAND USE TYPES FOR WHICH PARKING IS REQUIRED	PRIMARY REQUIREMENTS - NUMBER OF PARKING SPACES REQUIRED		ADDITIONAL OR ALTERNATIVE PARKING REQUIREMENTS AND ON-SITE LOADING REQUIREMENTS (*).	
	Number	Unit	Number	Unit
Wall of Remembrance	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Warehouse	2.00	per 100m ² floor area or part thereof.	2.00* 1.00*	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Waste Management Facility	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Wholesale Trade	3.00	per 100m ² floor area or part thereof.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Wildlife Estate	n/a	As determined by the Municipality.	n/a	As determined by the Municipality.
Workshop	4.00 2.00	Per service bay; and per 100m ² office floor area or part thereof.	2.00 1.00	per first 1000m ² floor area, or part thereof; and per every 1000m ² area thereafter.
Zoo	10.00	per 100m ² of total site area excluding parking area.	n/a	As determined by the Municipality

6 LAND USE SCHEME MAPS

6.1 Purpose of the Land Use Scheme Maps

- 6.1.1 The Land Use Scheme Maps depict—
- a) The zoning of land in accordance with the use zone in which the land is located; and
 - b) Overlay zones, if applicable to the land.

6.2 Responsibility of the Municipality

- 6.2.1 The Municipality must update the Land Use Scheme Map within a reasonable time (not later than 6 months) after use rights have been granted or have lapsed.
- 6.2.2 The Municipality may keep the Land Use Scheme Map in an electronic format.
- 6.2.3 The Municipality may provide an extract of the Land Use Scheme Map to members of the public on payment of a fee determined by the Municipality in terms of the tariff policy of the Municipality.

6.3 Uncertainty regarding Zone Boundary

- 6.3.1 Should uncertainty or disputes arise relative to the precise location of any zone boundary as depicted on a map, the location thereof shall be determined by applying the following rules:
- a) Where a zone boundary is shown as approximately following the centre of streets or other public thoroughfares, pipelines, railway lines or servitudes, it shall be deemed to follow the centreline thereof;
 - b) Where a zone boundary is shown as approximately following the boundary of a piece of land, the property boundary shall be deemed to be the boundary of the zone for that portion of the zone boundary which approximates the property boundary;
 - c) Where a zone is shown as approximately following the edge or shore line of bodies of water or floodlines, it shall be deemed to follow such lines, and in the event of change in such edge or shorelines or floodlines, it shall be deemed as moving with the same.
 - d) Where a zone boundary is shown as being parallel to or an extension of features noted above, it shall be so construed;
- 6.3.2 Where a zone boundary is shown as approximately following the topographical contour line or top-of-the-bank line, it shall be deemed to follow such line, and in the event of the change in such line, it shall be deemed as moving with that line, provided further that:
- a) Where features on the ground are at a variance with those shown on the relevant map or in other circumstances not mentioned above, the Municipality shall interpret the zone boundaries; and
 - b) Where a zone boundary is not located in conformity to the above provisions and in effect divides or splits a piece of land, or where a zone boundary does not relate to a piece of land or other formal cadastral land parcel, the disposition of such zone boundary shall be determined by dimensions indicated on the relevant map or by measurements directly scaled from the map.
- 6.3.3 In the case of any conflict between the text or clauses of this Land Use Scheme and any maps or drawings used to illustrate any aspect of this Land Use Scheme, the text or clause of this Land Use Scheme shall prevail;
- 6.3.4 Where any public street is closed, the land contained therein shall thereupon be deemed to carry the same zone as the adjacent land and where such adjacent lands are governed by different zones, the centreline on the public street shall be deemed to be the zone boundary;
- 6.3.5 Where a land use zone is assigned to an area or portion of land other than a piece of land or formal cadastral land parcel, this shall not be construed as assigning a legal, cadastral status such as a piece of

land, public street or township to the relevant area or piece of land but shall be interpreted to direct the use of the relevant portion of land and buildings thereon.

7 OVERLAY ZONES

7.1 Purpose of Overlay Zones

- 7.1.1 Overlay zones provide a mechanism for land use management whereby the Municipality may give effect to specific guidelines contained in a spatial development framework or policy plan. These guidelines could promote development, require a limitation to or set additional land use types, stipulate more or less restrictive development rules, or identify specific development rules. It provides a mechanism for elevating specific policy guidelines, as approved by the Municipality, to land use regulations.
- 7.1.2 An overlay zone will apply in addition to the base zone of a piece of land. An overlay zone may only be introduced if it complies with the requirements set out in this Land Use Scheme, and may not be introduced for the purposes of promoting, causing or facilitating social exclusion and separation.

7.2 Requirements and Procedures

- 7.2.1 The Municipality may prepare any overlay zone as provided for in this Land Use Scheme.
- 7.2.2 Preparation of an overlay zone shall take into consideration the following requirements where applicable:
- a) the principles contained in planning law;
 - b) the Municipality's planning vision and principles as set out in its Spatial Development Framework and Integrated Development Plan;
 - c) desired spatial form, including but not limited to the development of public and private land, infrastructure investment, utilisation of bay, spatial reconstruction, location and nature of development, urban edge, scenic routes, areas of strategic intervention, mitigation of development impacts;
 - d) the principles as set out in an approved spatial development framework or a policy plan;
 - e) environmental and heritage protection and conservation; and
 - f) the principles of co-operative governance and the duties and objectives of local government as set out in the Municipal Systems Act, 2000 (Act 32 of 2000) as may be amended, and the National Constitution.
- 7.2.3 An overlay zone must not detract from Municipality's ability to serve the needs of the municipal area as a whole.
- 7.2.4 The Municipality may adopt, replace, amend or recommend overlay zones that provide for development directives by following the rezoning procedures stipulated in planning law.

7.3 Overlay Zone 1: Agricultural Potential Zone

- 7.3.1 This overlay zone is indicated on all the Scheme Maps as Agriculture.
- 7.3.2 The purpose of this overlay zone is to protect areas of high agricultural potential against non-agricultural land uses.
- 7.3.3 The Preservation and Development of Agricultural Land Bill (PDALP) makes provision for the demarcation of "Protected Agricultural Areas" (PAA) that are regarded of specific importance to the agricultural sector given its capability and potential to contribute towards the production of food. Specific emphasis is placed on High Potential (arable) land due to the scarcity thereof.
- 7.3.4 PDALB defined the "Protected Agricultural Areas" as:
 - 7.3.4.1 "cartographic delineated area of agricultural land –
 - (a) Preserved for purposes of ensuring high value agricultural land is protected against non-agricultural land uses in order to promote long-term agricultural production and food security;
 - (b) Includes all areas demarcated as such"
- 7.3.5 PAA's are therefore regarded as large, relatively homogenous portions of high potential agricultural land that has the potential to sustainably, in the long-term, contribute significantly to the production of food.
- 7.3.6 Any application for the change of land use zone or obtaining of supplementary land use rights on land deemed "High Potential Agricultural Land" can only be considered by the Municipality on submission of written confirmation from the Department of Agriculture, Land Reform and Rural Development or its successor in title that the land to which the application applies is no longer deemed as high potential agricultural land or that the change of land use zone or obtaining of supplementary land use rights will not negatively affect the production capacity of the subject property;
- 7.3.7 Any application for the subdivision of land deemed "High Potential Agricultural Land" can only be considered by the Municipality on submission of written approval from the Department of Agriculture, Land Reform and Rural Development or its successor in title that the proposed subdivision will not negatively affect the production capacity of the subject property.
- 7.3.8 Map depiction:

OZ1: AGRICULTURAL POTENTIAL ZONE		
Feature:	Zone	RGB
1.1	High – very high	R = 0, G = 97, B = 0
1.2	High	R = 122, G = 171, B = 0
1.3	Moderate	R = 255, G = 255, B = 0

7.4 Overlay Zone 2: Environmental Management Zone

- 7.4.1 This overlay zone indicated on the Zoning Map as OZ2: Environmental Management
- 7.4.2 The overlay zone makes provision for the protection of Critical Biodiversity Areas (CBA's). CBA's are areas required to meet biodiversity targets for ecosystems to function, whereas ESA's play an important role in supporting the ecological functioning of CBA's. The importance of mapping these areas is to guide decision-making to inform land-use planning, environmental assessment and authorisations (SANBI, 2016).
- 7.4.3 The overlay zone provides a mechanism for the protection of biodiversity, which the Municipality considers conservation-worthy in terms of its environmental protection strategies.
- 7.4.4 Conditions applicable to the Environmental Management Zone
- The overlay zone depicts such farm portions that may be subject to critical terrestrial and freshwater sensitive areas.
 - Applicable processes should be followed, subject to any change of land use applications.
- 7.4.5 Map depiction:

OZ2: ENVIRONMENTAL MANAGEMENT ZONE		
Feature:	Zone:	RGB:
	Makapan Valley WHS Buffer	No Fill Colour - Outline Thickness: 2pt with RGB: (R: 181 . G:39 . B:195)
	Makapan Valley WHS Core	R = 232, G = 190, B = 255
	CBA Area 1	R = 38, G = 155, B = 0
	CBA Area 2	R = 76, G = 230, B = 0
	Ecological Support Area 1	R = 255, G = 167, B = 127
	Ecological Support Area 2	R = 230, G = 230, B = 0
	Protected Area	R = 115, G = 255, B = 223

8 CHAPTER 8: GENERAL PROVISIONS

8.1 Conditions applicable to all properties

8.1.1 The following conditions shall be applicable to all erven and/or properties:

- a) Where, in the opinion of the Municipality it is impracticable for storm water to be drained from higher lying erven direct to a public street system, the owner of the lower lying land shall be obliged to accept and/or permit the passage over the land of such stormwater: Provided that the owners of any higher lying erven from which storm water is discharged over any lower lying land, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of the lower lying land may find necessary to lay or construct for the purpose of conducting the water so discharged over the land.
- b) The siting of buildings, including outbuildings, erected on the piece of land, and entrances to and exits from the piece of land shall be to the satisfaction of the Municipality.
- c) No material or goods of any nature shall be dumped or stored within the building restriction area along the boundary of any existing or proposed street, and such portion shall not be used for any purpose other than laying out and maintaining lawns, gardens, parking or access.
- d) A screen wall shall be erected as and when required by the Municipality to its satisfaction.
- e) If the piece of land is fenced, the fence shall be erected and maintained to the satisfaction of the Municipality.
- f) No informal structures may be erected on any piece of land within the area of the Land Use Scheme, provided that the Municipality, in consultation with the community, may Consent to the erection of an informal structure on "Residential 1A"/ "Residential 1B" in certain areas.

8.2 Building Lines and Restriction Areas

- 8.2.1 No building or structure other than boundary walls, fences or temporary buildings or structures that are required in connection with building operations being executed on the piece of land shall be erected within any building restriction area.
- 8.2.2 Any building line along a proposed new road or widening shall be measured from that boundary of such proposed road or widening which is the common boundary of the road or widening and the remaining part of the piece of land to which the building line applies.
- 8.2.3 Except with the written approval of the Municipality, no building shall be erected closer to a boundary. The Municipality may Consent to the relaxation of building lines, following a written application by the owner of the piece of land.
- 8.2.4 The area between the property boundary and the building line applying to such boundary shall be open bay and shall allow unobstructed access to authorised persons at all times: Provided that such area may be landscaped and also be used for the parking of motor vehicles.
- 8.2.5 Building lines imposed in terms of the provisions of this Land Use Scheme shall not be construed as replacing building lines laid down by title conditions, the controlling authority or stipulated by other legislation.
- 8.2.6 Where shops, service industries, office uses, and (if permitted) commercial uses, light industrial uses and industrial uses erected in any business use zone conform to a building line allowed by the Municipality, no goods, merchandise, wares or other obstructions excluding the parking of motor vehicles shall be

placed, deposited, kept, stored or displayed, on the area between the street boundary and any such building line.

- 8.2.7 The Municipality may permit the erection of a gate house and/or refuse yard between the building line and the street boundary of a piece of land between the building line and the road boundary, subject to such conditions as it may deem fit.
- 8.2.8 Except when otherwise indicated on the Map or Schedules the properties adjacent to provincial or national roads shall be subject to the following conditions:
- a) The registered owner of the land shall erect and maintain a physical barrier to the satisfaction of the Municipality or a fence of such other material as may be approved by the Municipality in accordance with the standards prescribed by the Controlling Authority, prior to or during the development of the piece of land along the boundaries of the piece of land adjacent to the National Road or Provincial Road.
 - b) Except for the physical barrier referred to in (a) above, a swimming pool or any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the land from the boundary of the piece of land adjacent to the National Road or Provincial Road and no alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the Consent in writing of the Controlling Authority.

8.3 Site Development Plans

- 8.3.1 The land-owner shall submit a Site Development Plan for approval on all developments other than a single dwelling house on a piece of land.
- 8.3.2 The Site Development Plan shall be approved by the Municipality prior to the approval of building plans for the development. The Municipality may request that the Site Development Plan be submitted in support of- and to be considered and decided simultaneously with the consideration and deciding of the application for land use rights.
- 8.3.3 The Municipality may, at its sole discretion, accept a "draft" Site Development Plan submitted in support of an application and approve of both the "draft" Site Development Plan and the concerned application. Such draft Site Development Plan may digress from the regulations under Clause 8.3.7 but must contain sufficient information to enable the consideration of the application.
- 8.3.4 The Municipality shall not approve any building plan which does not comply with the proposals in the approved Site Development Plan with particular reference to the elevational and architectural treatment of the proposed building or structure.
- 8.3.5 No building shall be erected on the piece of land before such Site Development Plan has been approved by the Municipality, and the whole development on the piece of land shall be in accordance with the approved Site Development Plan, with the understanding that the Municipality may approve building plans that deviate within reason from the approved Site Development Plan.
- 8.3.6 Buildings may be sited contrary to any provision of the Municipal building By-Laws, if such siting is in accordance with an approved Site Development Plan.
- 8.3.7 The Site Development Plan shall be presented in A3 book format or any other permitted format and drawn to a scale of 1:500, or such other scale as may be acceptable to the Municipality, and shall show at least the following:
- a) A key plan with a north arrow
 - b) The property lines and dimensions of the site
 - c) The 1:100 year floodline, if applicable;

- d) The layout of the piece of land, indicating the use of different portions thereof;
 - e) Existing and proposed cadastral boundaries;
 - f) The existing and final site grading of an applicable contour interval
 - g) The siting, extent, height and coverage of all existing and intended buildings and structures
 - h) Overhead, surface and underground utilities, if any
 - i) A clear description and indication of the different land uses, existing and intended, on the piece of land, including the grouping of the uses within the same building or on a portion of the land
 - j) The extent, FAR, coverage and height of all different land uses envisaged in the development
 - k) Open areas, children's play grounds, screen walls, security fencing, entrance structures, boom gates, refuse and storage areas, gate-houses and methods of screening and landscaping
 - l) Areas and features of environmental and cultural value, if any
 - m) Vehicular and pedestrian entrances and exits to and from the land to a public street system
 - n) The proposed parking and loading bays
 - o) Entrances and access roads to buildings, parking areas and loading areas, including on-site vehicular and pedestrian traffic systems and access control points
 - p) Building restriction areas, if any
 - q) Servitudes and other encumbrances to development, including physical, if any,
 - r) The proposed subdivision lines if the piece of land is to be subdivided or the existing boundaries if properties are to be consolidated
 - s) The elevation and architectural treatment of buildings and structures and
 - t) The programming of the phasing of the development, if the development is to be phased
 - u) Any other details as may reasonably be required by the Municipality.
- 8.3.8 The Municipality may require that the area covered by a Site Development Plan must extend beyond the site under consideration if, in its opinion, the proposed development will have a wide impact.
- 8.3.9 The Municipality may determine the extent of the area covered by a Site Development Plan.
- 8.3.10 An applicant must submit a Site Development Plan to the Municipality if it is required in terms of this Land Use Scheme, before any development on the relevant piece of land may commence.
- 8.3.11 A Site Development Plan may not be rejected if it is consistent with the development parameters of a base zone, overlay zone, or condition of approval.
- 8.3.12 The Municipality may require amendments of detail to the Site Development Plan to address reasonable concerns relating to access, parking, architectural form, urban form, landscaping, environmental management, engineering services or similar concerns.
- 8.3.13 The following provisions apply with regard to Site Development Plans:
- a) an approved building plan must be in accordance with an approved Site Development Plan;
 - b) if the Municipality considers it necessary, a transport or traffic impact statement or assessment may be required in conjunction with a Site Development Plan, the extent of which must be determined by the Municipality depending on the magnitude of the development;
 - c) if the Municipality considers it necessary, a stormwater impact assessment or storm water management plan or both may be required in conjunction with a Site Development Plan, the extent of which must be determined by the Municipality depending on the magnitude of the development.
- 8.3.14 In considering an application for the approval of a Site Development Plan, the Municipality shall take into account any objections, comments and/or representation timeously lodged in writing by any interested

party in respect of such application, and when it has taken a decision on such application, it shall forthwith notify the applicant and any such interested party of such decision in writing.

- 8.3.15 An applicant may at any time before an application has been decided amend the application in writing in accordance with Municipal procedures.

8.4 Hazardous Substance

8.4.1 Any use or ancillary activity that involves the storage or keeping of hazardous substances that may result in an installation being declared a major hazardous installation in terms of occupational health and safety law is not permitted, unless a risk management and prevention plan has been submitted by the owner, and the Municipality has given approval thereto.

8.4.2 The Municipality's approval in terms of Clause 8.4.1 above does not exempt the owner from applying for permission or authorisation in an environmental legislation or any other applicable legislation.

8.5 Maintenance of a piece of land

8.5.1 Land must be properly maintained by the owner or occupier and may not:

- a) be left in a neglected or offensive state, as may be determined by the Municipality;
- b) contain an unsightly accumulation of papers, cartons, garden refuse, rubble or other waste material, as may be determined by the Municipality; contain an accumulation of motor wrecks or un-roadworthy vehicles or used motor parts, unless these are part of a permitted or Consent use in terms of this Land Use Scheme;
- c) contain outdoor storage of building material, appliances or similar items unless these:
 - i. forms part of a permitted or Consent use in terms of this Land Use Scheme;
 - ii. are temporarily being stored for the purpose of construction in accordance with a valid building plan approval; or
 - iii. are being stored in conjunction with the holding of a yard or garage sale with a duration of not more than two consecutive days.

8.6 Placement of vehicles in residential zones

8.6.1 A motor vehicle of an occupant of a dwelling unit and used for commercial activities conducted away from the dwelling unit, may be parked on the piece of land where the occupant resides, provided that:

- a) there is adequate bay on the piece of land concerned;
- b) no more than three commercial vehicles per dwelling unit may be parked on the piece of land; and
- c) the gross weight of any such commercial vehicle may not exceed 2 722kg.

8.7 Splay of Corners

8.7.1 Except where shown on the map, the corners of all streets and street junctions shall be splayed from the junction of the street boundaries for a distance of 5 metres (calculated to the nearest metre, distance by distance): Provided that this provision shall not be applied to townships established before the adoption of this Land Use Scheme.

8.8 Lines of No Access

8.8.1 Entrance to and exit from a piece of land from or to a public street or road may be prohibited across any boundary. Provided that:-

- a) the Municipality may, on receipt of a written application, relax the access restriction subject to such conditions as it may deem desirable, if as a result of exceptional circumstances, observance of the

- access restriction would interfere with the development of the piece of land to an unreasonable degree;
- b) Consent granted in terms of this clause shall not be construed as a relaxation of any restriction on access imposed by any other law, or contained in the title deed of the piece of land or imposed by the controlling authority.
 - c) Entrance to and exit from or to a public street or road prohibited across any boundary is not allowed unless Consent has been granted by the Municipality

8.9 Height

- 8.9.1 No building shall be higher than the number of storeys set out by the Municipality in Chapter 4, provided that:
- a) the maximum height of the ground storey shall not exceed 6,0 metres and any other storey shall not exceed 4,5 metres;
 - b) a building shall have only one ground storey and, save for a building consisting of only one storey, the building plans of a building shall indicate which storey is the ground storey;
 - c) all storeys below the natural ground level shall be indicated as basement storeys on building plans and shall comply with the provision as set out in the definition of "Basement";
 - d) any chimney, ornamental tower or similar projection, telecommunication mast or lift servicing room or room wherein mechanical or electrical equipment is installed or similar architectural features shall be included for the purpose of this clause;
 - e) the Municipality may, after receipt of a written application, Consent to the relaxation of the height restriction if in its opinion such Consent shall result in a more desirable development of the piece of land and will not harm the amenity of the area; and
 - f) basements shall be excluded for the purpose of this clause.

8.10 Density

- 8.10.1 The density zoning of a piece of land refers to the maximum number of dwelling units that may be erected.
- 8.10.2 The density zoning of a piece of land is related to its land use zoning and is stipulated in Chapter 4.
- 8.10.3 Only one dwelling unit per piece of land shall be permitted in use zones where dwelling units may be erected and where no density zone is applicable, further provided that in such cases, more dwelling units may be permitted with the Consent of the Municipality.
- 8.10.4 In the "Residential 1A" & "Residential 1B" use zone where one dwelling unit per piece of land is the applicable density, the Municipality may, if the permissible coverage is not exceeded, after receipt of a written application, Consent to the:
- a) Subdivision of a piece of land into two portions, provided that no portion thus created shall be smaller than 40% of the average size of the surrounding erven and no portion smaller than 500m².
 - b) Provided that the provisions of the Municipality shall not apply to the subdivision of a piece of land in the "Residential 1A"/"Residential 1B" use zone with a density zoning of one dwelling unit per piece of land, where the subdivided portion is to be consolidated with an adjacent piece of land provided that the remainder of the land shall not be smaller than 40% of the average size of the surrounding erven with a minimum size of 500m²
- 8.10.5 An owner may erect and use a maximum of one second dwelling unit on a piece of land zoned "Residential 1A" & "Residential 1B" notwithstanding the density provision of this Land Use Scheme subject to the conditions contained in Chapter 4 of this Land Use Scheme

9 CHAPTER 9: COMPLIANCE AND ENFORCEMENT

9.1 Enforcement

- 9.1.1 The Municipality must adopt fines and contravention penalties to be imposed in the enforcement of this Land Use Scheme as determined by the section of the By-Law that deals with enforcement.

9.2 Complaints on suspected unlawful activities

- 9.2.1 Any member of the public may lodge a complaint to the Municipality regarding a suspected unlawful activity or contravention of this Land Use Scheme
- 9.2.2 All complaints should be in writing in a manner prescribed by the Municipality.
- 9.2.3 The Municipality may not accept or investigate a verbal or telephonic complaint from any person or anonymous person unless it is convinced by valid reasons to do so.
- 9.2.4 The Municipality shall acknowledge receipt of a complaint within a reasonable time and also after undertaking an investigation inform the complainant about whether there is non-compliance or action to be taken on the reported case.

9.3 Power of entry for enforcement purposes

- 9.3.1 An authorised employee may, with the permission of the occupier or owner of land, at any reasonable time, and without a warrant, and without previous notice, enter upon land or enter a building or premises for the purpose of ensuring compliance with this Land Use Scheme if it has received a complaint or has reasons to believe that there could be a non-compliance on a specific piece of land. An authorised employee must be in possession of proof that he or she has been designated as an authorised employee for the purposes of this Land Use Scheme.
- 9.3.2 An authorised employee may be accompanied by an interpreter, a police official or any other person who may be able to assist with the inspection, if a complaint has been received or there is reason to believe that there could be a noncompliance on a specific piece of land.
- 9.3.3 In a case where an owner of a piece of land refuses an authorised official access to a piece of land, the Municipality can obtain a warrant.

9.4 Serving of Notices

- 9.4.1 Any order, notice or other document required or authorised to be served under the Land Use Scheme, may be signed by the Municipal Manager or other official authorised thereto, as determined by the section of the By-Law that deals with the serving of the notices.

9.5 Findings and Appeals

- 9.5.1 Any objector or the applicant who is aggrieved by the decision of the Municipality or any condition of such decision, can appeal against the decision or condition in the manner prescribed in the section of appeals in the By-Law.

9.6 Advertising Signs

- 9.6.1 No advertising sign or display board that is visible from the outside of the piece of land, may be displayed or erected without the Consent of the Municipality.
- 9.6.2 The Municipality will disallow such application if it is convinced that the proposed sign or board will be injurious to the amenity of the neighbourhood. Provided further that this Clause does not prohibit the

display of a name-plate not exceeding 0.2 square metres on a fence, entrance, entrance hall or front door of a piece of land or building in use zone "Residential 1A" and 'Residential 1B' provided that such name-plate be utilised exclusively to indicate the name and occupation of the occupant.

9.7 Permission Granted Before Approval of this Land Use Scheme

9.7.1 Any permission granted for the use of land, or the erection of, alteration of or addition to any building or the carrying out of any works in terms of the provisions of the previous Lepelle-Nkumpi Land Use Scheme (2006) prior to the approval of this Land Use Scheme shall be deemed to be a consent granted in terms of the relevant provisions of this Land Use Scheme.

9.8 Annexures to the Land Use Scheme

9.8.1 The land use, restrictions, requirements, conditions and provisions as set out in the Land Use Scheme are subject to the conditions as set out below:

- a) Where an entry has not been made in the use zones and development parameters Tables, the Municipality may in its discretion specify a restriction when granting its Consent to an application;
- b) Special rights, conditions and restrictions that may apply to any piece of land within any use zone, may be indicated in an Annexure to the Land Use Scheme.
- c) The special conditions and restrictions referred to in sub-clause 9.8.1.b shall:
 - i. be in addition to the general conditions, restrictions and other provisions of the Land Use Scheme; and
 - ii. prevail should they conflict with any such other condition, restriction or provisions as set out in this Land Use Scheme.
- d) An annexure contemplated in sub-clause (b) shall consist of:
 - i. a sheet upon which is inscribed the number of such annexure, a description of the piece of land to which it applies, the special rights, conditions and restrictions applying to the piece of land and the number and name of the relevant Land Use Scheme in terms of which the annexure was prepared;
 - ii. a diagram of the piece of land concerned, which diagram shall accord with the layout shown on the Map; and
 - iii. the number of the relevant annexure sheet that will be inscribed in a double circle within or next to the figure of the relevant piece of land on the Zoning Map and if it be inscribed next to such figure, it shall be joined to the figure by means of a line.
- e) Upon approval of an amendment Land Use Scheme the effected piece of land or building shall, in addition to the requirements of the Land Use Scheme, be entitled to the use and further be subject to special conditions, restrictions, densities, open space requirements, height, coverage, building lines and parking and loading requirements as shown on the relevant Annexures to the Land Use Scheme, if any.

9.9 Contravention of the Land Use Scheme

9.9.1 Any person who contravenes, or deliberately allows the contravention of any stipulation or conditions of the Land Use Scheme, or the provisions of any notice or directive by virtue of any stipulation of the Land Use Scheme, is guilty of an offence and punishable under the Act.

10 USE OF BUILDING AND LAND

10.1 Zoning

- 9.1.1 All land parcels within the area of the Land Use Scheme have been allocated a zone indicated on the Land Use Scheme Map.
- 9.1.2 Land may be zoned as follows:
- a) With a single zoning;
 - b) With split zoning;
 - c) With an overlay zoning over and above the zoning referred in (a) and (b)

10.2 Categories of Uses

- 10.2.1 **Permitted Uses** (indicated as PU in Land Use and Zoning Matrix)

The use of land or buildings for a purpose which is stipulated as a Permitted Use in a relevant use zone is permissible without any approval from the Municipality.

- 10.2.2 **Consent Use** (indicated as CU in Land Use and Zoning Matrix)

Consent Use as listed under a relevant use zone in the Land Use Scheme is permitted if the Municipality grants such approval.

- 10.2.3 **Temporary Use** (Indicated as TU in Land Use Table)

Temporary departures from the Land Use Scheme as listed under a relevant use zone in the Land Use Scheme is permitted if the Municipality grants such approval.

- 10.2.4 **Uses not permitted** (Indicated as X in Land Use and Zoning Matrix)

Subject to any provisions to the contrary in the Act, land or buildings subject to this Land Use Scheme shall not be used for any purpose which is not specified in this Land Use Scheme.

10.3 Protection of Existing Buildings

- 10.3.1 Save that the rebuilding or addition to existing buildings, with the exception of any structural alteration which is of a limited extent; such as the removal of non-weight bearing internal walls, the erection of removable partitioning, safes and toilets inside an existing building, or repair work inside or outside a building, shall conform to the provisions of the Land Use Scheme.
- 10.3.2 Existing buildings shall not be affected by the provisions of the Land Use Scheme which would otherwise make such buildings illegal: Provided that in cases where alterations of or additions to existing buildings are not of a limited extent, the provisions of the Land Use Scheme shall apply only to the parts of the building which are being altered or extended.

10.4 Uses Permitted

- 10.4.1 No person shall use or cause or permit any building or portion thereof to be used for a purpose other than that for which it has been erected unless the necessary Consent of the Municipality has been obtained therefore.
- 10.4.2 Nothing herein contained shall be deemed to grant exemption from any of the Municipality's By-Laws inconsistent herewith.
- 10.4.3 Notwithstanding anything to the contrary in this Land Use Scheme, no land in a residential use zone may be used for the purposes of parking, storage or garaging of more than three (3) commercial vehicle (which may include inter alia a bus with more than 12 seats, light delivery van, tractor, construction machine and truck with a carrying capacity of more than 3 ton) or taxi/mini bus taxi, except with the Consent of the Municipality;
- 10.4.4 Notwithstanding anything to the contrary in this Land Use Scheme, no land in a residential use zone may be used for the purposes of parking, storage or garaging of any motor vehicle of which the gross vehicle mass exceeds 2722kg except with the Consent of the Municipality provided that the Municipality may grant Consent in respect of the parking, storage or garaging of a motor vehicle or an articulated motor vehicle of which the gross vehicle mass exceeds 2722kg but does not exceed 4536kg; provided that no vehicle parked, stored or garaged in terms of Clause 10.4.3 and 10.4.4 shall carry hazardous materials or flammable substances.
- 10.4.5 No land shall be used for the purposes of refuse tipping, sewage disposal, scrap yard, stock yard, ash dump, motor grave yard or cemetery without the Consent of the Municipality.
- 10.4.6 The removal of soil, sand, clay or stone from any piece of land shall not be permitted except with the Consent of the Municipality and subject to such requirements and guarantees that the surface shall be restored satisfactorily as the Municipality may determine.
- 10.4.7 Notwithstanding anything to the contrary in this Land Use Scheme, application may be made to establish an animal refuge, riding stables or a plant nursery, on any piece of land in an agricultural zone.

11 LAND USE AND LAND DEVELOPMENT APPLICATIONS

11.1 Planning Application

11.1.1 Application in terms of this Land Use Scheme may be submitted by:

- a) The registered owner of land, including the State or Municipality, in terms of land owned by it;
- b) An authorised agent acting on behalf of the owner of the land;
- c) And the executor of the estate of the deceased land owner.

11.1.2 Should there be a change in ownership of the piece of land or site, either during or after the approval of the application, the new owner shall be deemed to take over the rights as granted or be deemed to be the applicant, in the latter instance, the owner shall notify the Municipality in writing of the said change.

11.2 Application for Land Development Requirements

11.2.1 Application for land development requires that:

- a) No person may commence with a land development application without the approval of the Municipality as legislated by the Lepelle-Nkumpi Spatial Planning and Land Use Management By-Law, 2016, as may be amended.
- b) When an applicant or owner exercises a use right granted in terms of an approval he or she must comply with the conditions of the approval and the applicable provisions of the Land Use Scheme, Site Development Plan, building plans and any other applicable legislation.

11.3 The Land Use Scheme and the Spatial Planning and Land Use Management By-Law, 2016.

11.3.1 The Lepelle-Nkumpi Land Use Scheme of 2023 divides the municipal area of Lepelle-Nkumpi into zones and provides information as to what may and may not be used for in any of the zones.

11.3.2 The Lepelle-Nkumpi Spatial Planning and Land Use Management By-Law, 2016 is legislation applicable to the municipal area that provides for all spatial planning and use management activities.

11.4 Land Use and Land Development Applications

11.4.1 The distinction is made between land development and land use applications. Land Development Applications are considered by the Municipal Planning Tribunal and are explained in the By-Law.

11.4.2 Land Use Applications are applications for other compatible rights that the land does not yet possess but which are permitted in terms of the Land Use Scheme and which may be obtained by lodging an application with the Municipality.

- a) Land Use Applications-
 - i. The subdivision of any land where such subdivision is expressly provided for in a Land Use Scheme;
 - ii. The consolidation of any land;
 - iii. The simultaneous subdivision, under circumstances contemplated in paragraph (i) and consolidation of land;
 - iv. The Consent of the Municipality for any land use purpose or departure or variance in terms of a Land Use Scheme or existing Land Use Scheme which does not constitute a land development application;
 - v. The removal, amendment or suspension of a restrictive title condition relating to the density of residential development on a specific piece of land where the residential density is regulated by a Land Use Scheme in operation; and
 - vi. A temporary departure application.

- b) Land Development Applications are applications for:
- i. the establishment of a township or the extension of the boundaries of a township;
 - ii. the amendment of an existing Land Use Scheme or Land Use Scheme by the rezoning of land;
 - iii. the removal, amendment or suspension of a restrictive or obsolete condition, servitude or reservation registered against the title of the land;
 - iv. the amendment or cancellation in whole or in part of a general plan of a township;
 - v. the subdivision and consolidation of any land other than a subdivision and consolidation which is provided for as an application;
 - vi. permanent closure of any public place;
 - vii. any Consent or approval required in terms of a condition of title, a condition of establishment of a township or condition of an existing Land Use Scheme or Land Use Scheme;
 - viii. instances where the Municipality acting on its own accord wishes to remove, amend a restrictive or obsolete condition, servitude or reservation registered against the title deed of a piece of land or properties which may also arise out of a condition of establishment of a township or any other legislation;
 - ix. any Consent or approval provided for in a provincial law; and
 - x. any development on communal land that will have a high impact on the community

11.4.3 A person may make an application in terms of the By-Law for any Land Use/Development Applications.

11.5 Procedure for Consent Use applications in terms of the provisions of the Land Use Scheme

11.5.1 Any person (hereinafter referred to as "the applicant"), intending to apply to the Municipality for its Consent for the erection and use of a building or to use land for any purpose requiring the Local Municipality's Consent, shall submit such application to the Local Municipality in writing and in accordance with Section 80 of the By-Law, as may be amended.

11.6 Procedure for permanent or temporary departure of the Land Use Scheme

11.6.1 Any person (herein after referred to as "the applicant") intending to apply to the Municipality for a permanent or temporary departure of the Land Use Scheme, shall submit such application to the Local Municipality in writing and in accordance with Section 82 of the By-Law, as may be amended.

12 MISCELLANEOUS

12.1 Appeal against the decision of the Municipality

12.1.1 Appeals may be lodged, in terms of the By-Law, against any decision of the Municipality.

12.2 Binding Force of Conditions

12.2.1 Where permission to erect any building or execute any works or to use any buildings or land for a particular purpose granted in terms of the Land Use Scheme and conditions have been imposed, the conditions shall have the same force and effect as if they were part of the Land Use Scheme and shall be regarded as though they were part of this Land Use Scheme.

12.3 Property Description

12.3.1 The property descriptions referred to in the Land Use Scheme Map(s) or in any Schedule(s) to the Land Use Scheme are allocated either by the Surveyor-General or by the Municipality irrespective of whether such property has been registered as such in a Deeds Registry or not.

12.4 Use of Annexures

12.4.1 Special rights, conditions and restrictions which may apply to any piece of land within a use zone, may be included as an Annexure to the Land Use Scheme and indicated on an appropriate map

12.4.2 The special rights, conditions and restrictions contained in Annexures shall:

12.4.2.1 Be in addition to the general conditions, restrictions and other provisions of the Land Use Scheme

12.4.2.2 prevail should they conflict with any such conditions, restrictions or provisions of this Land Use Scheme

12.4.3 An Annexure contemplated in Clause 12.4.1 consists of a sheet upon which is shown:

12.4.3.1 the number of such annexure;

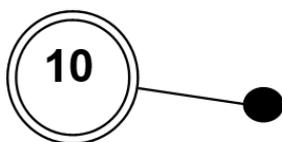
12.4.3.2 a description of the property to which it applies;

12.4.3.3 the number of the relevant scheme map on which such property is located;

12.4.3.4 the special rights, conditions and restrictions applicable to the property

12.4.3.5 the name and number of the relevant Land Use Scheme in terms of which the annexure was prepared.

12.4.4 The number of the Annexure contemplated in Sub-clause 12.4.3.1 shall be inscribed inside a circle within or adjacent to the figure of the relevant property on the Scheme Map and, if adjacent to such figure, shall be joined thereto by means of a line as indicated below.



- 12.4.5 An Annexure to the Scheme as contemplated in Clause 12.4.1 shall be in the format as set out in Clause 12.4.3 and any supplementary Annexures shall be in the same format as the relevant Annexure.

12.5 Binding Force of Conditions

- 12.5.1 Where permission to erect any building or execute any works or to use any piece of land for any particular purpose or to do any other act, is granted under this Land Use Scheme, and conditions have been imposed, the conditions shall have the same force and effect as if they were part of the Land Use Scheme and shall be regarded as though they were part of this Land Use Scheme.

12.6 Availability of the Land Use Scheme for purposes of inspection

- 12.6.1 The Municipality shall permit any interested person to inspect at any reasonable time the Land Use Scheme available in the offices of the Municipality.

13 DEVELOPMENT CONDITIONS

13.1 Conditions applicable to all use zones

13.1.1 Nothing in this Land Use Scheme shall be deemed to prevent the Municipality:-

- a) from erecting, maintaining, or using any building or work, or land, in any part of the area of this Land Use Scheme for the purpose of any undertaking which it may be empowered to carry out under any legislation; or
- b) from allowing the occasional letting of a site in the area of this Land Use Scheme for the purpose of amusement parks, circuses, church gatherings, sales, etc. subject to such conditions as the Municipality may think fit; or
- c) from allowing the owner of any land or building to temporarily use such land or building for purposes not contemplated for that use zone or by any other provision of this the Land Use Scheme, subject to compliance with the provisions of this Land Use Scheme relating to the granting of the Consent of the Municipality and subject further to such conditions as the Municipality may impose: Provided that such Consent shall, in addition to any condition imposed by the Municipality, be subject to the following conditions:-
 - i. no building or structure of a permanent nature which may hinder the use of the land for the purpose contemplated in the zoning thereof in this Land Use Scheme shall be erected on the land;
 - ii. the Municipality shall be entitled to withdraw the approval issued in terms of this sub-clause by a written notice of not less than 30 days to the owner if the use of such piece of land is inconsistent with the purposes for which approval was granted or where the exercising of the approved use adversely effects the amenity of the neighbourhood;
 - iii. if the rights obtained by virtue of the grant by the Municipality of its Consent to the erection and use of a building or for the use of land are not exercised within 24 months of the grant of such Consent or, the rights having been exercised, the use permitted thereunder is interrupted for a continuous period of 18 months, the Consent shall *ipso facto* lapse, unless any condition upon which such Consent was granted specifically provides otherwise in regard to the lapsing of such Consent.
 - iv. the period of validity of a Consent granted by the Municipality to the erection and use of a building shall not extend beyond the life of the building used, or erected for such use, pursuant to the Consent and may not be transferred when the piece of land is sold to another owner.
- d) from allowing the letting of any part of the house, or separate building not being an second dwelling unit on the same piece of land, in a Residential 1A, Residential 1B and Residential 2 zone, to a maximum of four(4) unrelated persons, subject to the following conditions:-
 - i. every lessee shall have sufficient access to a closet pan and a washbasin or shower;
 - ii. the minimum floor area per person for a bedroom is 10m² (ten square metres);
 - iii. no kitchen or equipment for the preparation of food, shall be constructed or provided in outbuildings either by the owner or the lessee;
 - iv. in addition the Municipality may impose any conditions it may deem necessary; and
 - v. shall comply to the Rental Housing Act, 1999, (Act No. 50 of 1999) as may be amended.

13.2 Conditions applicable to High Biodiversity Areas

13.2.1 Development within high and medium to high hyper diversity areas, important habitat types identified and areas with a vast number of species with a high conservation status as indicated on the Overlay Zone 2: Environmental Management of the Municipality shall be subject to the following:

- a) a full ecological investigation in which functional and compositional aspects are dealt with;
- b) an alien and invasive vegetation investigation as stated in the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) (Section 71(41) and in any amendments thereof and should include:
 - i. detailed list and descriptions of alien and invasive species;
 - ii. description of infested sites;
 - iii. assessment of extent of infestation;

- iv. status report on efficiency of previous control methods and future eradication measures.
- 13.2.2 The information referred to in Clauses 13.2.1.a and 13.2.1.b shall be submitted to the Department of Economic Development, Environment, Conservation and Tourism (Limpopo Province) or its successor in title for evaluation and commenting purposes.
- 13.2.3 In addition to the requirements set out in Clause 13.2.1, development within an area of high hyper-diversity, as indicated on the Overlay Zone 2: Environmental Management of the Municipality, shall be subject to the following:
- a) the area within which the habitat type occurs shall be zoned as a potential conservation and protection area;
 - b) identify taxon species lists;
 - c) identify which taxon (organism group – herpe to fauna, mammals, flora, avifauna, Lepidoptera, aquatic fauna) exhibits high or medium to high biodiversity;
 - d) a specialist within the field of the identified taxon must execute a full investigation on the taxon – including the identification of possible / current threats and perceived impacts of the development on the species in the taxon;
 - e) for a taxon with a low confidence level, a full investigation should be performed;
 - f) if any species of high conservation status is recorded in the area, a full Red Data assessment will be required.
- 13.2.4 The information referred to in Clauses 13.2.3 (a) to (f) shall be submitted to the Department of Economic Development, Environment, Conservation and Tourism (Limpopo Province) or its successors in title and should comply with the methodology as prescribed by the Limpopo Department of Environmental Affairs and Tourism or its successor in title.
- 13.2.5 Spatial Development Framework (SDF) of the Municipality may indicate land uses deemed appropriate in the various biodiversity category areas.

13.3 Conditions applicable to the establishment of Tourism Areas

- 13.3.1 The applicant will demonstrate the need and desirability for such use,
- 13.3.2 A range of well-designed and located tourist facilities including integrated resorts, hotel accommodation and smaller scale operations such as host farms, bed and breakfast accommodation and other tourism oriented facilities will be encouraged,
- 13.3.3 Retail and other tourist orientated uses such as conference facilities may be allowed if such use will result in increased convenience and amenity to the tourist and is ancillary to and subservient to the main use,
- 13.3.4 Tourism establishments and facilities should be provided with adequate services of high quality that are appropriate to the development,
- 13.3.5 Tourism establishments and facilities should build upon the assets and qualities of surrounding urban and rural activities and cultural and natural attractions, and
- 13.3.6 The land parcel should possess significant and sufficient primary and/or secondary aesthetical and recreational value.

13.4 Conditions applicable to the establishment of a Temporary Structure

- 13.4.1 Structures included are caravans, containers, marquees, wendy houses and trailers.
- 13.4.2 Any person who wishes to establish a temporary structure must have written permission from the Municipality approving the type of structure to be used, the placement of the structure, and the duration for which the structure is allowed.
- 13.4.3 Temporary structures will only be allowed where infrastructure is adequate.
- 13.4.4 Aesthetical considerations will be regarded when an application is considered. All temporary structures shall be painted and maintained to the satisfaction of the Municipality,
- 13.4.5 In the case of Municipal owned land, the Consent of the service provider must be submitted before an application for a kiosk will be considered and the first person to provide the Consent will be granted the lease. However, the Municipality may grant different leases on the same land to different service providers,
- 13.4.6 Lease agreements entered into with the Municipality will be valid for 24 months, after which it may be extended,
- 13.4.7 A maximum of two temporary structures will be allowed per applicant,
- 13.4.8 The temporary structure must be erected within 6 months from the date of approval of the application, failing which the rights shall lapse,
- 13.4.9 The on-site placement of the temporary structure must be verified by the Municipality,
- 13.4.10 The Municipality will be under no obligation to provide any engineering service to the temporary structures
- 13.4.11 Temporary structures should not obstruct or block:
 - a) pedestrians in sidewalks
 - b) vehicular traffic
 - c) pedestrian crossings
 - d) parking / loading bays
 - e) facilities for vehicular and pedestrian traffic

- f) road traffic signs
- g) access to street furniture
- h) building entrances and exits
- i) a fire hydrant;
- j) displayed goods in shops from view

13.4.12 The structures should not be on a verge next a formal business that sells the same goods without Consent of that business owner.

13.4.13 Temporary structures shall not be placed for purposes of trading in a public garden or park.

13.4.14 The following locational criteria exist:

- a) CBD
Container trading is restricted, it shall only be allowed and exempted by Lepelle-Nkumpi Local Municipality due to the demand and need for the goods and services; the suitability of the temporary structure and/ or any other valid concern. Temporary structures allowed in the CBD must be mobile, and removed at the end of each business day.
- b) Taxi Ranks
Temporary structure trading is permitted in designated areas inside or next to taxi ranks. The approval of trading sites should be done in consultation with Lepelle-Nkumpi Municipality. Taxi ranks in the CBD areas should be treated as restricted areas that require Municipal exemption.
- c) Residential Town Areas
Temporary structures are permitted in designated areas and should be in line with the requirements for issuing sites.
- d) Rural Areas
Temporary structures will be permitted per municipal discretion on certain sites.

13.5 Conditions applicable to businesses in respect of which a license is required

13.5.1 Sale or supply of meals or perishable foodstuffs

- a) The carrying on of business by the sale or supply to consumers of -
 - i. any foodstuff in the form of meals for consumption on or off the business premises; or
 - ii. any perishable foodstuff.
- b) For the purposes of sub-item (13.5.1.a.ii) "perishable foodstuff" means any foodstuff or category of foodstuffs declared by a Premier by notice in the Official Gazette to be a perishable foodstuff in the Province concerned for the purposes of this item.

13.5.2 Provision of certain types of health facilities or entertainment

- a) The carrying on of business by –
 - i. providing Turkish baths, saunas or other health baths;
 - ii. providing massage or infra-red treatment;
 - iii. making the services of an escort, whether male or female, available to any other person;
 - iv. keeping three or more mechanical, electronic or electrical contrivances, instruments, apparatus or devices which are designed or used for the purpose of the playing of any game or for the purpose of recreation or amusement, and the operation of which involves the payment of any valuable consideration, either by the insertion of a coin, token coin or disc therein or in an appliance attached thereto or in any other manner;
 - v. keeping three or more snooker or billiard tables;
 - vi. keeping or conducting a night club or discothèque;
 - vii. keeping or conducting a cinema or theatre;
 - viii. conducting adult premises referred to in Section 24 of the Films and Publications Act, 1996, as may be amended.

13.5.3 Hawking in meals or perishable foodstuffs

- a) The carrying on of business, whether as principal, employee or agent, by selling any foodstuff in the form of meals or any perishable foodstuff -
- i. which is conveyed from place to place, whether by vehicle or otherwise;
 - ii. on a public road or at any other place accessible to the public; or
 - iii. in, or from a movable structure or stationary vehicle,

unless the business is covered by a license for a business referred to in item 12.2.1. of this Schedule.

13.6 Conditions applicable to a Filling Station

13.6.1 Site access requirements:

- a) The vehicular access and exit ways to and from the premises of a filling station shall not be more than 10m wide where it crosses the street boundary.
- b) A wall, fence or landscaping must be erected or provided on the road boundary of the piece of land concerned between such points of access and exit, to the satisfaction of the Municipality in respect of its height and aesthetic appearance.
- c) The vehicular access and exit ways to and from the premises of a filling station, where they cross the boundary, must not be less than:
 - i. 30m of the nearest intersection of a primary distributor or district distributor road or any other road of a similar status;
 - ii. 30m of the nearest intersection where traffic is controlled or is proposed to be controlled by a traffic signal or traffic island; and
 - iii. 10m of any other intersection not referred to in sub-section (i) or (ii) in the case of a splayed or unsplayed corner or 5m from the point where the line of splay meets the road boundary.

13.6.2 Storage

- a) Any part of the premises of a filling station which is used for the storage of empty containers (such as oil drums and packing cases) or any other scrap whatsoever shall be enclosed with a suitable brick or concrete screen wall at least 2m high.
- b) Storage of any hazardous materials will be subject to the guiding legislation.

13.6.3 A Site Development Plan.

- a) All applications for a filling station shall be accompanied by a Site Development Plan.
- b) Site Development Plan must indicate the following:
 - i. Vehicular access.
 - ii. Risk management in respect of fuel pumps and fuel storage areas.
 - iii. Screening of any storage area.
 - iv. Minimising any visual intrusion or operational disturbance with adjoining properties.
 - v. The extent of the various activities
- c) The Municipality also requires an EIA, if necessary, to determine the risk involved to the surrounding environment and to determine contingency plans in place.
- d) No major repairs or servicing of motor vehicles, panel beating and spray painting will be allowed on the site.

13.7 Conditions applicable to a dry cleaner

13.7.1 Dry cleaners may be established in Business zones 1 and 2 provided that they comply with the following provisions.

- a) The floor area of the shop for receiving and returning clothes, the workshop and the space used for the clothes- rack together will not exceed 275 m².

- b) Only gas, electricity, illuminating paraffin, or other approved liquid fuel may be used for the production of steam or hot water.
- c) The solution used in the cleaning process must be non-flammable.
- d) The combined capacity of the dry cleaning machines that may be installed may not exceed 20 kg dry weight of clothing or other articles per cleaning operation per half hour cycle.
- e) The combined capacity of the washing machines that may be installed may not exceed 27 kg dry weight of clothing or other articles per washing operation.
- f) Each individual application for the establishment of a dry cleaner in this zone must be submitted to the Municipality for its Consent and the Municipality must be furnished with full information as to the maximum and minimum capacities of the machines to be operated and floor space to be occupied.

13.8 Conditions applicable to Residential and Business Taverns

13.8.1 In the case of any permission or Consent use granted by the Municipality to utilize properties for purposes of a Residential or Business tavern, it is subject to the following conditions in addition to the conditions set out in the definition and the base use zone:

- a) A non-transparent screen wall at least 1,8 meters high, must be erected around the entire perimeter of the site and shall comply to National Building Regulations SABS 0040, 1990 as revised;
- b) The public and residential areas on the site must be separated effectively where a residential tavern is concerned;
- c) The floor area used in conducting the residential tavern, including storage of any goods, may not exceed 40m², or if the sum of the floor area of the dwelling house, second dwelling unit and ancillary building on the piece of land is less than 100m², 40% thereof.
- d) Taverns may not operate in mobile structures. The Liquor Authority requires the structures in which a tavern is operated to be permanently fixed on the ground.
- e) Taverns will not be allowed to operate within a 500m radius of a similar licence or a 500m radius of a place of worship, place of instruction or early childhood development centre.
- f) If food is served it may be prepared in the residential kitchen and served through a lockable service hatch and shall comply with National Health Regulations and any other applicable legislation
- g) Separate toilets and ablution facilities for males and females must be provided in the tavern;
- h) A suitable storeroom must be provided for all liquor and container stock not required for immediate sale;
- i) A properly constructed drinking area must be provided;
- j) For a residential tavern, the main use of the land shall remain residential and the occupant shall reside in the dwelling unit.
- k) Where a portion of a dwelling unit is used as a residential tavern, it should have a separate entrance.
- l) Reasonable side and rear spaces must be provided to limit the impact on neighbouring properties.
- m) If liquor is served in the garden, then dividing walls must be erected to ensure the effective separation of the public and residential areas;
- n) Name boards shall be non-illuminated and not be bigger than 2000 mm (horizontal) x 1500 mm (vertical);
- o) Sufficient parking, as determined by the Municipality in terms of Table 4: On-site parking and loading requirements, shall be provided on site;
- p) Smoking in the premises should adhere to the regulations of the Tobacco Products Control Act, 1993 (Act No. 83 of 1993), as may be amended;
- q) It shall exclude any noxious practices or uses which will interfere with the amenity of the surrounding properties or be of nuisance value by virtue of noise, appearance, smell or activities or for any other reason whatsoever;
- r) The Liquor Act, 2003, (Act No. 59 of 2003), as may be amended, the Department of Trade and Industry's National Liquor Norms and Standards as well as the Limpopo's Province's liquor policy are applicable to all taverns; and
- s) The Limpopo Liquor Authority determines the hours and days of business.
- t) In accordance with the stipulations of Section 24 of the Constitution of the RSA (Act 200 of 1993), as may be amended, the permission shall be withdrawn without payment of any compensation

whatsoever, where the general amenity of the neighbourhood is harmed in the opinion of the Municipality or a nuisance is created.

13.9 Conditions for Home Occupation / Business

13.9.1 The following conditions apply if a portion of a dwelling house is used for purposes of a home occupation/business:

- a) The dwelling house, flat or residential building or any portion thereof may not be used for purposes of an industry or noxious trade.
- b) Goods for sale may not be displayed on the land in such a manner that it is visible from a public street.
- c) The only advertising signs permitted are non-illuminated signs or notices not projecting over a street, not exceeding 65cm (horizontal) X 45cm (vertical) and indicating only the name and profession or occupation of the occupant.
- d) No activity which is or may be a source of disturbance or nuisance to occupants of other dwelling houses (e.g. noise pollution, traffic congestion, air pollution, the congregation of people, excessive traffic generation, etc.) are permitted.
- e) The Permitted Use of the piece of land is still for residential purposes and should be occupied by the person practicing the home occupation/business.
- f) The home occupation/business may also be conducted from an ancillary building, second dwelling unit or a new extension to an existing building,
- g) The conducting of a home occupation/business, including any alterations or extensions to the buildings required for the home occupation/business may not deviate in appearance from the residential character of the existing buildings on the piece of land. The Municipality reserves the right not to approve any building plans where the elevation of the buildings or proposed extensions to buildings as a result of the intended home occupation/business will result in a noticeable deviation from the existing residential character of the piece of land,
- h) The occupation may not adversely affect the amenity of the neighbourhood in any way including:
 - i. The appearance of any building, works or material used,
 - ii. The parking of motor vehicles,
 - iii. The transporting of materials or goods to or from the dwelling,
 - iv. The hours of operation,
 - v. Electrical interference,
 - vi. The storage of chemicals, gasses or other hazardous materials, and
 - vii. Emissions from the site,
- i) A maximum of 3 people may be employed at a time, of which at least one is a full-time resident of the piece of land
- j) The occupation may not impose a load on any municipal service greater than normally required for domestic use,
- k) No motor vehicle may be serviced or repaired for gain
- l) A home occupation/business is regarded as an as-of-right use, subject to compliance with the provisions listed above
- m) The floor area used in conducting the home occupation/business, including storage of any material or goods, may not exceed 60m², or if the sum of the floor area of the dwelling house, second dwelling unit and ancillary building on the piece of land is less than 100m², 40% thereof. If a larger floor area is required, the application must be made for approval to carry on a home occupation/business.

13.9.2 The following activities will not be permitted as a home occupation / business:

- a) A funeral undertaking and/or funeral parlour and/or crematorium and/or any related activity;
- b) A visitor's information bureau;
- c) A building society agency;
- d) Kennels;
- e) An escort agency;
- f) A place of amusement / entertainment;
- g) A tow-in service;
- h) A vehicle workshop;
- i) A medical rescue (paramedic) service;
- j) A slimming clinic;
- k) A car wash;
- l) A cash loan business;
- m) A panel-beater;
- n) A parcel delivery service;
- o) A gymnasium, except a gymnasium for private use by household occupying the dwelling unit;
- p) A shooting range;
- q) A blasting contractor;
- r) A butcher;
- s) A spray-painter;
- t) A taxi business;
- u) A pet salon;
- v) A fish-fryer;
- w) A vehicle sales lot for the hiring and selling of vehicles and/or trailers;
- x) Manufacturing and or storage of concrete products;
- y) A packaging contractor;
- z) A transport undertaking;
- aa) A plumber business;
- bb) A building contractor business;
- cc) A builder's yard and/or storage of building equipment;
- dd) Firefighting business;
- ee) Security company and vehicle tracing agents;
- ff) Any other uses deemed unfit by the Municipality

13.10 Conditions applicable to a Bed And Breakfast Accommodation

13.10.1 A maximum of 4 rooms for a maximum of 8 occupants shall be permitted;

13.10.2 The maximum floor area will be restricted to the current existing dwelling unit(s) on the land: Provided that any addition, extension, alteration or modification to an existing building shall only be permitted in

accordance with an approved site plan and with consideration to the character and architecture of the existing building(s);

- 13.10.3 The Bed & Breakfast shall be managed and used as a permanent residence by the owner;
- 13.10.4 Any refreshment room on the premises may only be used by the occupants or overnight guests, with the understanding that conference, entertainment and a place of refreshment are not approved and that no activity will be permitted which is likely to create a public nuisance;
- 13.10.5 A Site Development Plan shall be submitted to the Municipality for approval, prior to operation;
- 13.10.6 Demarcated, paved parking spaces and ancillary vehicle manoeuvre area, shall be provided to the satisfaction of the Municipality in terms of Table 4: On-site parking and loading requirements. Provided that at least 1 parking space shall be provided per bedroom;
- 13.10.7 All surfaces on the land that will accommodate vehicle movement shall be paved, drained and maintained to the satisfaction of the Municipality;
- 13.10.8 Ingress to and egress from the land will be placed, constructed and maintained by the owner, subject to the prior approval of such ingress or egress by the Municipality;
- 13.10.9 Loading and off-loading shall only be permitted within the boundaries of the property. No loading and off-loading will be permitted in the street;
- 13.10.10 Name boards should not be bigger than 650mm (horizontal) X 450mm (vertical); and should not restrict pedestrian movement or visibility whatsoever along the street reserves and should be non-illuminated and provided on the stand.
- 13.10.11 The municipal health department's approval must be obtained before operation can commence;
- 13.10.12 The Municipality can instruct the owner/ operator to mitigate the impact of the activity and impose such conditions it deems appropriate. Should such conditions not be complied with, the Municipality may instruct the owner / operator to cease the activity forthwith.

13.11 Conditions applicable to a Guesthouse

- 13.11.1 Not more than 16 people or 8 rooms are permitted per piece of land, whichever is the most restrictive; provided that the Municipality may restrict such numbers if considered necessary in the interest of the area or neighbourhood.
- 13.11.2 This use may be conducted from a converted dwelling house or a purposely built facility that may consist of a single structure for guesthouse purposes or free standing.
- 13.11.3 Parking must be provided in any event not less than at a ratio of 1 parking bay per guest bedroom and that no vehicles be permitted to park in public areas.
- 13.11.4 The land use may not create a public nuisance or, in the Municipality's opinion, detract from the residential character or amenity of the neighbourhood.
- 13.11.5 Meals and beverages may be supplied to transient guests only.
- 13.11.6 A Site Development Plan, indicating the layout and number of rooms and units, entertainment areas, communal areas, parking, landscaping, signage and streetscape, must accompany applications to Municipality.
- 13.11.7 The Municipality must assess the potential impact of the proposed land use on the character of the surrounding area, before granting its Consent.

- 13.11.8 In assessing an application, Municipality must ensure that the potential impact of the development will not materially detract from residential character and amenities of the street and neighbourhood.
- 13.11.9 The owner / manager can live either off-site or in a separate area on-site.
- 13.11.10 Ancillary activities include a place of refreshment (not for the general public) and conference facilities for use by transient guests only.

13.12 Conditions applicable to a Lodge

- 13.12.1 A minimum of 8 rooms and a maximum of 30 rooms are permitted per piece of land, provided that the Municipality may restrict such numbers if considered necessary in the interest of the area or neighbourhood.
- 13.12.2 This use may be conducted from a converted dwelling house or a purposely built facility that may consist of a single structure or free-standing units.
- 13.12.3 Parking must be provided in any event not less than at a ratio of 1 parking bay per guest bedroom and an additional 6 parking bays for every 100m² public area.
- 13.12.4 No vehicles be permitted to park in public areas.
- 13.12.5 Meals and beverages may be supplied to transient guests only.
- 13.12.6 A Site Development Plan, indicating the layout and number of rooms and units, entertainment areas, communal areas, parking, landscaping, signage and streetscape, must accompany applications to Municipality.
- 13.12.7 In assessing an application, Municipality must ensure that the potential impact of the development will not materially detract from residential character and amenities of the street and neighbourhood.
- 13.12.8 Ancillary activities include a place of refreshment (not for the general public) and conference facilities for use by transient guests only as well as entertainment facilities, a chapel, a gymnasium and beauty salon, but excluding liquor sale outlets.
- 13.12.9 A lodge may provide self-catering facilities and/or units.

13.13 Conditions applicable to the establishment of a Resort

- 13.13.1 Site Development Plan must be submitted to the Municipality for approval. The plan may from time to time be amended with the Consent of the Municipality.
- 13.13.2 The rights, after they have been exercised, shall lapse if discontinued for a period of twenty four consecutive months.
- 13.13.3 Building plans of all buildings must be submitted to the Municipality for approval.
- 13.13.4 The applicant must comply with the stipulation of the National Environmental Management Act, 1998 (Act 107 of 1998) as amended.
- 13.13.5 Services must be installed and maintained to the satisfaction of the Municipality and an engineering services agreement as contemplated in the SPLUMA By-Law must be signed.
- 13.13.6 No buildings or structure and no facilities which form part of the development (excluding access facilities, parking, lawns and gardens), shall be erected or provided within the limits of any building line which may be applicable.
- 13.13.7 No buildings / structure may be built / erected within the 1:100 year flood line area.
- 13.13.8 Effective parking places, together with the necessary manoeuvring area, shall be provided on the property to the satisfaction of the Municipality.
- 13.13.9 The loading and off- loading of goods shall take place only within the boundaries of the property.
- 13.13.10 Fencing and/or screening of the site as and when required by the Municipality, shall be erected and maintained and such maintenance shall be at the cost of the registered owner.
- 13.13.11 The registered owner shall be responsible for the maintenance of the whole development on the property. If the Municipality is of the opinion that the property or any portion of the development is not being satisfactorily maintained, the Municipality shall direct the registered owner to take such steps as it deems necessary to bring the property to proper maintenance. The costs of such maintenance shall be done by the registered owner.
- 13.13.12 The entrances to and exits from the property shall be to the satisfaction of the Municipality or relevant road authority where applicable.
- 13.13.13 No person, excluding the owner of the development and his staff may occupy the property or any building thereon for a period longer than 4 months during any calendar year, except with the consent from the Municipality.
- 13.13.14 The owner of the resort must, to the satisfaction of the Municipality, make arrangements to provide any information or any other documents which the Municipality may require as proof, that the period of occupation by any visitor to the resort, does not exceed the prescribed period as stated above.
- 13.13.15 No stand, portion of/or share in the resort, ground or building or share in the holding company which conveys right of residence for a period of longer than 4 months, may be sold, leased or alienated except with the consent of the Municipality.
- 13.13.16 Should the development be alienated by means of sectional title, share block Land Use Scheme, time sharing or similar Land Use Scheme, the Municipality must be furnished with guarantees of essential services i.e. water (internal and external), sewer (internal and external), roads and refuse removal services (waste depositing site included)

13.14 Conditions applicable to a Cemetery

- 13.14.1 An application for the establishment of a new cemetery shall include a layout plan, which indicates the use of the land.
- 13.14.2 All relevant legislation relating to the establishment of cemetery will be adhered to as contemplated in National Environment Management Act, (Act No. 107 of 1998), as may be amended.
- 13.14.3 Land identified for use as a cemetery should be 350m from surface water bodies and not less than 350m from wells and boreholes used for domestic purposes.
- 13.14.4 A geotechnical and geo-hydrological investigation should be carried out.
- 13.14.5 Land or portion of land selected for a cemetery should be certified by a geo-hydrologist that the water table is at least 2.5m below ground level.
- 13.14.6 The design of the cemetery and the grave or burial plot sizes should be to the satisfaction of the Municipality.
- 13.14.7 A dedicated site may be allocated within the cemetery for the temporary erection of marques for on-site funeral services.
- 13.14.8 An internal road system, parking and loading areas for buses, taxis and hearses will be provided on site together with adequate turning circles.

13.15 Conditions applicable to Early Childhood Development Centres (ECD)

- 13.15.1 The specified maximum number of children is to be adhered to.
- 13.15.2 If more than six children are to be cared for, application for registration in terms of the Child Care Act, as may be amended, must be lodged with the Provincial Government.
- 13.15.3 Application to amend this condition of approval will be required should the applicant wish to increase the attendance at the facility.
- 13.15.4 The operator is to be the owner or lessee of the piece of land.
- 13.15.5 For small-scale centres, the operator is to reside on the piece of land, except if the facility operates from the premises of a place of worship, school or community centre.
- 13.15.6 The Municipality may, if it is of the opinion that the ECD centre is being conducted in such a manner which is or is likely to be detrimental to the surrounding residential environment or a source of nuisance, serve a notice in writing on the operator calling upon him/her to –
 - 13.15.6.1 Comply with the instructions set out in such notice, and
 - 13.15.6.2 Cease using the premises in question for an ECD centre by a date specified in such notice.
- 13.15.7 For small-scale centres, the residential appearance of the building is to be retained to a standard that does not detract from the residential character and streetscape of the surrounding area.
- 13.15.8 Hours of operation are to be adhered to as specified.
- 13.15.9 Except with the Consent of the Municipality, no advertising sign or notice other than a single un-illuminated sign or notice not projecting over a street and not exceeding 0.2m² in area, and which indicates only the name of the ECD centre, shall be erected.

- 13.15.10 The operator must comply with all licencing, health and building regulations.
- 13.15.11 The approval of a Site Development Plan shall be required. The operator shall not deviate from this plan (which must be dated and numbered) without prior Consent from the Municipality.
- 13.15.12 Each child must have enough space to move about freely, meaning there must be 1,5 m² of indoor play space per child and 2 m² of outdoor play space per child.
- 13.15.13 The outdoor area must be fenced with a gate that children cannot open. Children should not be able to leave the premises alone.
- 13.15.14 There must be windows that give adequate light and, if possible, allow the children to see the outside world.
- 13.15.15 Where more than 50 children are enrolled for a full day, a separate office must be provided. The office should be large enough to accommodate a sickbay for at least two children.
- 13.15.16 Where more than 50 children are enrolled for a full day, provision must be made for a separate area where staff are able to rest and lock up their personal possessions.
- 13.15.17 There must be somewhere for children to wash their hands.
- 13.15.18 For older children (ages three to six years) one toilet and one hand washing facility must be provided for every 20 children, irrespective of gender.
- 13.15.19 Separate adult toilet and hand washing facilities must be provided for the staff in terms of the National Building Regulations.
- 13.15.20 Alterations and additions, as well as new buildings, must comply with the National Building Safety Regulations.
- 13.15.21 Where food is prepared on the premises, there must be an area for preparation, cooking and washing up.

13.16 Conditions applicable for the approval of a Tuck (Spaza) Shop

- 13.16.1 A Tuck shop must be operated from a building or associated immovable structure, approved, in terms of the National Building Regulations and Building Standards, 1997, (Act No.103 of 1977), as may be amended. Any person who wishes to establish a temporary structure for the use of a tuck shop must have written permission from the Municipality approving the type of structure to be used, the placement of the structure, and the duration for which the structure is allowed.
- 13.16.2 Only the registered owner will be allowed to apply.
- 13.16.3 The applicant shall obtain written comments from the surrounding neighbours. The Municipality will determine the affected neighbours.
- 13.16.4 Tuck shops will not be allowed to operate within a 500m radius of each other.
- 13.16.5 The amenity of the neighbourhood must not unduly be interfered with by the proposed use.
- 13.16.6 In accordance with the stipulations of Section 24 of the Constitution of the RSA (Act 200 of 1993), as may be amended, the permission shall be withdrawn without payment of any compensation whatsoever, where

- the general amenity of the neighbourhood is harmed in the opinion of the Municipality or a nuisance is created.
- 13.16.7 The main use of the piece of land shall remain residential and the owner shall reside only in the dwelling unit.
- 13.16.8 The floor area used in conducting the Tuck shop, including storage of any material or goods, may not exceed 40% of the total floor area, not exceeding 40m².
- 13.16.9 Tuck shops that sell perishable goods and flammable substances must comply with health and fire regulations and bylaws. The availability of suitable and adequate storage facilities is of utmost importance in this regard.
- 13.16.10 The activity shall not interfere with or negatively influence the amenities of the surrounding area.
- 13.16.11 All vehicular and pedestrian access shall be to the satisfaction of the Municipality.
- 13.16.12 No stock delivery by heavy delivery trucks will be allowed and the owner must collect stock from the depots themselves.
- 13.16.13 The applicant must indicate how parking would be provided in a manner that does not disturb traffic flow and/or cause inconvenience to the neighbours.
- 13.16.14 The Municipality may impose any other condition/s that is deemed necessary to protect the amenities of the area or neighbourhood.
- 13.16.15 No alcohol drinks/beverages shall be sold from tuck shops.
- 13.16.16 A notice or sign displayed on the piece of land to indicate and advertise the business being conducted from the dwelling shall be to the satisfaction of the Municipality in terms of size, position and design.
- 13.16.17 A trading license must be obtained from the relevant Department, where applicable.
- 13.16.18 All health By-Laws shall be adhered to and complied with.
- 13.16.19 A tuck shop shall be used for the sale of convenience goods to the local community.
- 13.16.20 No tobacco products shall be sold to persons under the age of 18.
- 13.16.21 Adequate facilities for the disposal of waste must be provided and provision shall be made for the recycling of cans and bottles.
- 13.16.22 All sale or supply of meals or perishable foodstuffs, or any business that requires a license, shall be in terms of Schedule 1 of the Business Act, 1991, (Act No. 71 of 1991), as may be amended.

13.17 Conditions applicable to the establishment of a Truck Stop

- 13.17.1 An application for the establishment of a truck stop must include the following supportive documents and reports:
- a) Approval from the relevant roads authorities for access to the truck stop along national or provincial roads;
 - b) A feasibility study to illustrate the economic viability of a truck-stop, with special reference to the fuelling component or filling station, as well as the impact of such a facility on other similar uses, filling stations or service stations in close proximity to the application site;
 - c) Official support from an oil company for the fuelling component or filling station, as part of the truck-stop on the application site;
 - d) An Environmental Authorisation (EA) in terms of the provisions of the National Environment Management Act, (Act No. 107 of 1998), as may be amended, authorising the establishment of a truck-stop on the application site;
 - e) The workshop or vehicle servicing areas must be screened off to the satisfaction of the Municipality; and
 - f) Parking and fuelling facilities for heavy-duty vehicles, long haul vehicles, trucks and buses shall be separated from parking and fuelling facilities for light motor vehicles.

13.18 Conditions applicable to the establishment of a Second dwelling unit

- 13.18.1 A second dwelling unit may only be erected in relation to an existing dwelling house. It is also known as an additional dwelling unit.
- 13.18.2 An applicant wishing to apply to erect a second dwelling unit shall do so by submitting a Consent Use application in terms of the By-Law, as may be amended.
- 13.18.3 A building plan in accordance with the requirements of the National Buildings Regulations and Building Standards Act, 1977, as may be amended, must be included with the Consent Use application to the Municipality and the normally prescribed application fee required for the submission of such building plan must be paid.
- 13.18.4 **The written Consent of** all adjoining owners shall be obtained which shall include the endorsement of signatures, full names and addresses on the relevant building plans, save that in the event of one or more adjoining owners refusing endorsement followed by receipt by the Municipality of written particulars of the dissenting owner/s, reasons for such refusal within 28 days from date of dispatch by the Municipality of a letter calling for such particulars, the written Consent of the Municipality shall be required;
- 13.18.5 Upon approval of such building plan to erect a second dwelling unit, the piece of land concerned shall forfeit the rebate on assessment rates, typically applicable to appropriately zoned erven, used solely for residential purposes. The rebate on assessment rates shall only be re-instated upon request by the owner, and after the confirmation that no second dwelling unit has been erected.
- 13.18.6 No outbuildings may be erected in relation to a subsidiary dwelling unit other than a garage or garages.
- 13.18.7 In the case of any Consent Use granted by the Municipality, the erection of a second dwelling unit shall be subject to the following conditions in addition to the conditions set out in the definition and the base use zone:
- a) Number of units:
One second dwelling unit shall be allowed per piece of land (or subdivided erf), with a minimum land area of 500 m². Erven with an area of 500 m² and smaller on which a second dwelling unit has been erected, will not be allowed to be subdivided and all other development controls must be adhered to. Second dwelling units erected in terms of these conditions shall not be sold by means of sectional title.

- b) Size of units:
No second dwelling unit shall exceed the floor area of more than 100 m², or 50% of the main dwelling house whichever is the lesser, excluding other outbuildings or garages.
- c) Coverage:
The coverage of the first and second dwelling unit combined shall not exceed the maximum coverage allowed in terms of Chapter 4 of this document.
- d) Height:
No second dwelling units shall be higher than 2 storeys or be built on a level higher than the second storey of the first dwelling unit.
- e) Side spaces:
No second dwelling unit that is more than one storey in height shall be erected closer than 2 meters from any side boundary of the piece of land, or in contravention of this Land Use Scheme.
- f) Building restriction line:
As per this document.
- g) Parking:
An additional two parking spaces shall be provided on the piece of land for the use of the occupants of the second dwelling unit, provided that the second dwelling unit has only one bedroom, only one parking space will be required.
- h) Service Connections:
Electricity supply for the second dwelling unit must be taken from the main dwelling as only one sewerage, water and electricity connection shall be provided per piece of land (or subdivided piece of land, agricultural holding or farm portion). The applicant is to apply for an electrical connection upgrade if the existing supply is inadequate for both dwellings.

13.19 Conditions for the establishment of Telecommunication Infrastructure

13.19.1 In considering locational criteria for Telecommunication Infrastructure, the Municipality will consider that such uses will not be favoured:

- a) in residential zones,
- b) in environmentally sensitive areas, such as:
 - i. An area with rivers, streams, wetlands and pans,
 - ii. An area within the 1:100 year floodline of a water body,
 - iii. A bird sanctuary or adjoining,
 - iv. A proclaimed nature reserve or adjoining,
 - v. An environmentally protected area,
 - vi. An area with ridges or koppies, particularly if the mast may break the skyline,
 - vii. An area identified as an area of conservation significance or environmental importance as regarded by the authorities,
- c) in areas of culturally significant heritage,
- d) in localities where the use is likely to have a significant visual impact,
- e) in localities where it may affect air traffic or vehicular movement,
- f) in close proximity to architectural landmarks, such as monuments or historical buildings,
- g) in close proximity to town squares, formal open spaces or cityscapes, and
- h) along scenic routes.

13.19.2 Nor will the locality of such facilities be favoured unless it is clear that the developer has made reasonable efforts to co-locate with other users on existing or proposed sites in the vicinity of the proposed installation.

13.19.3 If the proposal is contrary to any of the above, the applicant will have to demonstrate that the installation is of strategic importance.

13.19.4 The Municipality encourages the establishment of masts and antennas in the following manner:

- a) The co-location of masts, antennas and other infrastructure, not only at the same site but also on the same structure, such as combining satellite dishes, radio antennas and cell masts on one structure,

supported by a certificate on the expected emissions from the site, prepared by a suitably qualified individual,

- b) The incorporation of noise reduction measures, especially if generators will be employed,
- c) Making use of “stealth masts”, thereby camouflaging the mast as a tree or other natural feature,
- d) Erecting masts on- or in close proximity to other unsightly structures such as power lines, building rooftops, water towers, highway lampposts, overpasses, bridges and smokestacks,
- e) All structures will be fenced or walled with a locked gate to limit public access and access to the support structure,
- f) Erecting masts in close proximity to natural features such as trees in order to shield the visual impact, and
- g) If lighting will be installed for security or other reasons, lights must be screened in such a way as to prevent light pollution.

13.19.5 The following visual guidelines will aid the Municipality when considering applications for the establishment of telecommunication infrastructure

a) General Design Principles

The following principles should be kept in mind when assessing applications for telecommunication masts:

- i. Scenic Integrity
The preservation of landscape features, particularly skylines, scenic corridors, important view sites and historic precincts.
- ii. Site Responsiveness
The siting of structures in accordance with visual absorption capacity and screening capabilities of the land
- iii. Compatibility
The provision of installations that are in harmony with the surrounding buildings and uses.
- iv. Appropriateness
- v. The design and detailing of installations in terms of a sympathetic architectural theme.
- vi. Sense of Place
A response in the siting and design installations to the particular natural, rural, urban or historic qualities of the place.
- vii. Local Character
The use of indigenous plants, local materials and design idiom that are an expression of the locality or region.

b) General Guidelines

- i. Use existing masts or buildings to carry antennae where possible, to avoid the need for separate masts.
- ii. Consider the possible multiple use of masts for viewing towers, landmark structures etc. Take the particular needs and character of the area into account. Obtain urban design expertise where necessary.
- iii. Ensure that the design of the mast and base station allows for future sharing. Avoid duplication of tall masts within a 3km radius. Phase out the existing duplication of masts as these come to the end of their operational life, or are replaced.
- iv. Ensure that the design of masts, structures and fences is in keeping with the character of the area in order to retain the particular visual quality or ambience of a place. Obtain architectural expertise where necessary.
- v. Disguise antennae by using flat panels on buildings, and slender „branch“ type aerials among trees, where possible.
- vi. Use a light grey or natural metal colour where masts are viewed against the sky, and dark green for masts against a backdrop of trees.
- vii. Minimise general clutter on masts and container buildings such as platforms, struts and cables, etc.
- viii. Conceal ducts and cabling where possible, and preferably locate these underground. Avoid overhead ducts, wires and cabling, as these add to untidy clutter.
- ix. Accommodate base station equipment within buildings, where possible, instead of using separate containers.

- x. Accommodate kiosks, distribution boards and air conditioners within the container structure. Design these to be integral or flush with the structure surface. Avoid free standing kiosks or other mechanical plant.
 - xi. Attach signage to buildings to minimise clutter. Avoid free standing signboards or signs that are visible against the skyline.
 - xii. Signs should be discreet, and bold advertising signage generally avoided in visually sensitive areas.
 - xiii. Use planting to visually absorb or screen masts and base stations use only appropriate plant species. Obtain landscape architectural expertise where necessary.
 - xiv. Ensure that methods of disguising masts and containers are appropriate in the local and regional context, e.g. "palm tree" type masts should be typical of palms found in a particular area.
- c) Guidelines for Urban Areas
- i. Consider using tall structures such as church steeples, fire station tower etc. where these are available to attach antennae, instead of separate mast structures.
 - ii. Investigate the possibility of using proposed new buildings in a particular area to make provision for antennae and equipment as an integral part of the building design.
 - iii. Ensure that planners and architects of new developments are aware of the needs of the communication industry, so that early provision is made for masts or antennae.
 - iv. Ensure that the type of mast is appropriate to the urban context. For example, historical precincts would have a different design theme to that of an industrial area.
 - v. Avoid masts super-imposed on top of buildings, particularly where these clutter the skyline. Integrate antennae with the architecture of the building.
 - vi. Attach antennae to the sides of the building, and avoid panels projecting above the roof line or parapet. Colour-match the antennae with the building where appropriate.
- d) Guidelines for Rural Areas
- i. Ensure that the type of mast is appropriate to the rural context. This may vary from a natural or pastoral setting to that of industrialised farming activity.
 - ii. Avoid siting masts in stark open fields, particularly on hill crests. Relate the mast to other structures or clumps of trees in the area.
 - iii. Avoid siting masts in close proximity to historically important farmsteads or "werf" enclosures.
 - iv. Consult the Limpopo Provincial Heritage Resources Agency where buildings are more than 60 years old.
 - v. Use artificial "tree" forms only where similar trees exist nearby, or where the particular "tree" type is appropriate to the region.
 - vi. Consider attaching antennae to windmills, silos etc. where possible, instead of separate mast structures. The "windmill" prototype mast may be an appropriate symbol in some areas.
 - vii. Avoid kitsch disguises for the containers as these are often not appropriate. Consider using simple farm shed forms in proximity to farmsteads.
 - viii. Ensure that the disguised containers area appropriate in the site context, e.g. artificial „rock" forms should only be used where similar rocks can be expected in the environment.
 - ix. Ensure that the impact of access roads and power or telephone lines are minimised. Roads should be carefully constructed to blend in with the terrain.
 - x. Utility lines should be located underground, where possible. Where overhead lines cannot be avoided, these should not be visible against the skyline.

14 SCHEDULES

14.1 Schedule 1 – List of Noxious Industries

14.1.1 The use of buildings or land for any of the following purposes:

- a) asbestos-processing;
- b) the burning of building bricks;
- c) chromium-plating;
- d) cement production;
- e) carbonisation of coal in coke ovens;
- f) charcoal-burning;
- g) converting, reheating, annealing, hardening or carburizing, forging or casting of iron or other metals;
- h) crushing or screening of stone or slag or plants for the preparation of road-surfacing material;
- i) distilling, refining or blending of oils;
- j) galvanising;
- k) lime- and dolomite-burning;
- l) lead-smelting;
- m) pickling and treatment of metal in acid;
- n) recovery of metal from scrap;
- o) smelting, calcining, sintering or other reduction of ores or minerals;
- p) salt glazing; and
- q) sintering of sulphur-bearing materials and viscose works.

14.1.2 The use of buildings or land for the production of or the employment in any process of:

- a) carbon bisulphite, cellulose lacquers, hot pitch bitumen, pyridine, or pulverised fuel (except when used for a spray-painting trade);
- b) cyanogen or its compounds;
- c) liquid or gaseous sulphur dioxide; and
- d) sulphur chlorides or calcium carbide.

14.1.3 The use of buildings or land for the production of:

- a) amyl acetate, aromatic esters, butyric acid, caramel, enamelled wire, hexamine, iodoform, Bnaphthol, salicylic acid, lamp-black, sulphurated organic compounds, sulphur dyes, glass and resin products (except synthetic resins, plastic-moulding or extrusion compositions and plastic sheets, rods, tubes, filaments or optical components produced by casting, calendaring, moulding, shaping or extrusion);
- b) paint or varnish manufacture (excluding mixing, milling and grinding);
- c) rubber from scrap; and
- d) ultra-marine, zinc chloride and oxide.

14.1.4 For the purpose of:

- a) an abattoir, animal bristle sterilizing and storing, and animal charcoal manufacture;
- b) a bacon factory, a brewery or distillery, blood-albumen making, blood-boiling, bone-boiling, -steaming, -burning, -storing or -grinding, breeding of maggots from putrescible matter;
- c) candle-making, catgut manufacture, boiling of chitterlings of pigs or other animals which are not subsidiary to a retail business or trade;
- d) dealing in rags or bones (including receiving, storing or manipulating of rags in, or likely to become in, an offensive condition, or any bones, rabbit skins, fat or putrescible animal products of a like nature);
- e) fellmongery, fat-melting or -extracting, fish-curing (other than a subsidiary to the business or trade as a fishmonger), fish-skin dressing or scraping, fish-canning;
- f) glue-making, gut-cleaning or -scraping;
- g) a knacker's yard;
- h) leather-dressing;

- i) the making of meal for feeding poultry, dogs, cattle or other animals from any fish, blood, bone, fat or animal offal, either in an offensive condition or subjected to any process causing noxious or injurious effluvia, manufacturing or storing of manure from bones, fish, fish offal, blood, spent hops, beans or other putrescible animal or vegetable matter, manufacturing of malt;
- j) parchment-making, a paper mill;
- k) size-making, skin-drying, -storing and -curing, soap-boiling, a slaughter-house, a sugar-mill or -refinery;
- l) tallow-melting or -refining, tanning, tripe-boiling or -cleaning;
- m) wool-scouring, wattle-bark grinding or extracting;
- n) yeast-making; and
- o) taxidermist.

14.2 Schedule 2 – Land Use & Zoning Matrix

Table 5: Land Use & Zoning Matrix

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
TABLE 5: USES PERMITTED IN USE ZONES	RESIDENTIAL 1A	RESIDENTIAL 1B	RESIDENTIAL 2	RESIDENTIAL 3	TOURISM/LEISURE RESIDENTIAL	SPECIAL	BUSINESS 1	BUSINESS 2	INDUSTRIAL 1	INDUSTRIAL 2	MINING & QUARRYING	INSTITUTIONAL	EDUCATIONAL	MUNICIPAL	GOVERNMENT	AGRICULTURAL	PUBLIC OPEN SPACE	PRIVATE OPEN SPACE	CONSERVATION	TRANSPORTATION SERVICES	PUBLIC ROADS	PRIVATE ROADS
4x4 Trail					P	CU					CU					CU	CU	CU				
Abattoir						CU			P	P					CU	CU						
Adult Entertainment business						CU	CU															
Aerodrome						CU					CU	CU				CU						
Aerated Wastewater Treatment System (AWTS)						CU								P								
Agricultural Use					P	CU					P			P	P	P						
Agri-industry					P	CU			P	P	P			P	P	CU						
Airfield						CU					P			P	P	CU						
Alcoholic Production Facility						CU			P	P												
Amusement park					P	CU										CU						
Animal Establishment						CU										P						
Auction Mart						CU	P	P	P	P	CU					CU						
Auto body repair centre						CU	CU		P	P	CU											
Bakery						CU	CU		P	P												
Bed And Breakfast Accommodation	CU	CU	CU	CU	P	CU										CU						
Boarding House	CU	CU	CU	CU	P	CU	CU	CU				CU										
Brick Works						CU			P	P	CU					CU						
Builders Yard						CU	CU		P	P	P				P							
Business purposes						CU	P	P	CU	CU												
Cafeteria						CU	P	P				CU										
Camping Site / Caravan Park					P	CU								P		CU						
Caretaker Accommodation	CU	P	P	P		CU						P										
Car wash					CU	CU	P	P	P	P	CU	P				CU					P	
Cemetery					CU	CU								P	P	CU	CU	CU				
Clinic						CU	P	P			P	P			P	P						
Club house					CU	CU						P				CU						
Commercial Use						CU	P	P	CU	CU												
Commonage						CU										P						
Communal land						CU										P						
Community Garden		P			P	CU						P		P								
Conference Facility					P	CU	P	P			P	P	CU	P	P							
Conservancy					P	CU										P	P	P	P			
Conservation Purposes / usage					P	CU									P	P	P	P	P			
Crematorium						CU				CU	CU											
Cultural Activities	TU	TU			TU	CU					TU	P		TU	TU	TU	TU	TU			TU	TU
Dry Cleaner						CU	CU	CU	P	P												
Dwelling House	P	P	P	P	P	CU					P	P	P	P	P	P						
Dwelling Unit			P	P	CU	CU	P				CU	CU	P	P	CU	CU						
Early Childhood Development Centre	CU	CU	CU	CU	CU	CU	CU						P			CU						
Farm Stall					CU	CU								P		CU						
Farmworkers' dwelling units						CU										P						
Fast-food restaurant						CU	P	P														
Filling Station						CU	P	CU	P	P	P					CU						
Funeral Parlour						CU	P	CU	P	P												
Game reserve					P	CU									P	CU						
Government Purposes						CU	P	P	P	P		P				CU						
Guesthouse	CU	CU	CU	CU	P	CU	P	P			CU					CU						
Gymnasium					P	CU	P	P	CU	CU		P										
Hawker's Stall						CU	P	CU				CU									CU	

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
TABLE 5: USES PERMITTED IN USE ZONES	RESIDENTIAL 1A	RESIDENTIAL 1B	RESIDENTIAL 2	RESIDENTIAL 3	TOURISM/LEISURE RESIDENTIAL	SPECIAL	BUSINESS 1	BUSINESS 2	INDUSTRIAL 1	INDUSTRIAL 2	MINING & QUARRYING	INSTITUTIONAL	EDUCATIONAL	MUNICIPAL	GOVERNMENT	AGRICULTURAL	PUBLIC OPEN SPACE	PRIVATE OPEN SPACE	CONSERVATION	TRANSPORTATION SERVICES	PUBLIC ROADS	PRIVATE ROADS	
Helipad					CU																		
Homestead		P				CU										P							
Home Occupation / Business	P	P	CU	SC	CU	CU										CU							
Hospital						CU					P	P			P								
Hotel					CU	CU	P	CU			CU												
Industry						CU			P	P	P				CU								
Informal Business					CU	CU	P		P	P										CU	CU		
Initiation school					TU	CU										TU							
Internet café						CU	P	P															
Institution	CU	CU	CU	CU	CU	CU	P				CU	P	CU	P	P	CU							
Kennels						CU										CU							
Light Industry						CU			P	P				P	CU	CU							
Liquor Enterprise						CU	P	P															
Livestock Yard		P				CU										P							
Lodge	CU				P	CU										CU			CU				
Medical Consulting Rooms / medical suite						CU	P	P			P												
Mine and Mining Activities						CU					P					CU							
Municipal Purposes						CU								P							P	P	
Noxious Industry	X	X	X	X	X	X	X	X	X		X	X				X	X		X	X	X	X	X
Office						CU	P	P	CU	CU	CU												
Place of Amusement / Entertainment					CU	CU	P	CU	P	P						CU							
Place of Instruction	CU	CU	CU	CU	CU	CU	P	P			CU	P	P	P	P	CU							
Place of Refreshment					P	CU	P	P					CU			CU							
Place of Worship	CU	CU	CU	CU	CU	CU	P	CU			CU	P	P			CU							
Plant nursery					P	CU						CU				CU	CU						
Private Club					CU	CU	CU	CU	CU	CU		CU											
Private Open Space						CU										P		P	P				
Private Road			P	P	P	CU	P	P	P	P	P	P	P					P	P	P			P
Protected Area						CU													P				
Public Open Space						CU								P	P		P						
Public Road						CU								P	P						P	P	
Railway Purpose						CU			P	P				P	P						P		
Renewable Energy Structure						CU	CU	CU	P	P	CU				P	CU							
Reservoir						CU																	
Residential Building	CU		P	P		CU	P	P			P	P	P			CU							
Resort					P	CU					CU			CU	CU	CU			CU				
Retirement Village			P	P		CU						P											
Rural Workers' Dwelling						CU																	
Scrapyard						CU			P	P													
Second Dwelling Unit	CU	CU				CU																	
Self-Storage Facility						CU			P	P						CU							
Service Enterprise						CU	P	P	CU	CU													
Service Industry						CU	CU	P	P	CU													
Shop Shopping Centre					CU	CU	P	P	CU	CU	CU					CU							
Social Hall	CU	CU	CU			CU	CU	P				P	P	P	P	CU	P	P					
Spa / Hydro And Wellness Centre						CU	P	P								CU							
Special building						P																	
Special development zone						P																	
Sport, Playgrounds and Recreation					CU	CU						P	P	P	P	P	P	P					
Street						CU																	
Tavern (Business)						CU	CU	P															
Tavern (Residential)	CU	CU	CU			CU																	
Taxi Parking Area						CU															P		
Taxi Rank						CU								P							P		

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
TABLE 5: USES PERMITTED IN USE ZONES PU - Permitted Use CU - Consent Use TU - Temporary Use X - Prohibited	RESIDENTIAL 1A	RESIDENTIAL 1B	RESIDENTIAL 2	RESIDENTIAL 3	TOURISM/LEISURE RESIDENTIAL	SPECIAL	BUSINESS 1	BUSINESS 2	INDUSTRIAL 1	INDUSTRIAL 2	MINING & QUARRYING	INSTITUTIONAL	EDUCATIONAL	MUNICIPAL	GOVERNMENT	AGRICULTURAL	PUBLIC OPEN SPACE	PRIVATE OPEN SPACE	CONSERVATION	TRANSPORTATION SERVICES	PUBLIC ROADS	PRIVATE ROADS
Telecommunication Infrastructure			CU		CU	CU	P	P	P	P		CU	CU	P	P	CU	CU	CU	CU			
Temporary Uses						CU																
Temporary Structure						CU																
Traditional settlement area						CU										P						
Transport Uses						CU			P	P	CU					CU					P	
Truck Stop						CU			P	P											P	
Tuck Shop	CU	CU	CU			CU	P	CU								CU						
Urban Agriculture					P	CU											P	P	P			
Utility					CU	CU								P	P						P	
Vehicle Showroom						CU	P	P	CU													
Vehicle Workshop						CU			P	P	CU				P	CU						
Veterinary clinic						CU	P		P	P				P	P	CU						
Wall of Remembrance						CU																
Warehouse						CU	CU	CU	P	P		P									P	
Waste Management Facility						CU								P							P	
Wholesale trade						CU	P	CU	P	P												
Wildlife estate					CU	CU										CU			P			
Workshop						CU	CU	CU	P	P	CU			P		CU						
Zoo					CU	CU										CU						

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 103 OF 2023****LEPELLE-NKUMPI LOCAL MUNICIPALITY
LEPELLE-NKUMPI LAND USE SCHEME, 2023****NOTICE: LEPELLE-NKUMPI LAND USE SCHEME TO GIVE EFFECT TO SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 2013 (ACT 16 OF 2013)**

Notice is hereby given in terms of Section 24(1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013 - SPLUMA) AND Section 13 of Local Government: Municipal Systems Act (Act No. 32 of 2000) that the Council of Lepelle-Nkumpi Local Municipality officially adopted the new **LEPELLE-NKUMPI LAND USE SCHEME, 2023**.

The approval took place during the Council meeting of the 28th April 2023 (Resolution 7.24.04/2022/2023 dated 28 April 2023) and the implementation of the Land Use Scheme will commence on the date of publication of this notice.

The **LEPELLE-NKUMPI LAND USE SCHEME, 2023**, can be viewed during normal office hours at the office of Mr P.P Setsiba and / or Me T.P Chauke at the Lebowakgomo Civic Centre (*170 BA Civic Centre*), Lepelle-Nkumpi.

Lebowakgomo Civic Centre
170 BA Civic Centre
CHUENESPOORT
0745

M.A. Monyepao
MUNICIPAL MANAGER