

# NDLAMBE MUNICIPALITY

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### RESOLUTION

MINUTES OF AN OPEN NDLAMBE COUNCIL MEETING HELD ON WEDNESDAY,  
27 MARCH 2019 AT 10H00 IN THE COUNCIL CHAMBERS, CAMPBELL STREET,  
PORT AFLRED.

NCM024/03/2019

REPORT DATED 25 MARCH 2019 FROM PROJECT STEERING COMMITTEE FOR  
THE NDLAMBE INTEGRATED LAND USE SCHEME ADOPTION TO COUNCIL:  
INTEGRATED LAND USE SCHEME FOR NDLAMBE MUNICIPALITY IN TERMS OF  
SPLUMA

#### COUNCIL RESOLVED

1. THAT, in terms of Section 24(1) of the Spatial Planning & Land Use Management Act, 2013 (Act 16 of 2013) and Section 24(2) of the Ndlambe Spatial Planning & Land Use Management By-laws No. 3613, dated 4 March 2016 the Ndlambe Integrated Land Use Scheme be **APPROVED & ADOPTED**.
2. THAT, the notice of Council's decision be given to all Interested & Affected Parties (as registered) and be **PUBLISHED** in the Local Newspaper and the Government Gazette as per the Municipal Planning Bylaw.
3. THAT, the minutes of the Project Steering Committee meeting held on the 5th MARCH 2019 **BE NOTED**.
4. THAT, the Public Participation Response Report dated March 2019 **BE NOTED**.
5. THAT, the Ndlambe Integrated Land Use Scheme shall come into operation on 1 June 2019.

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Signature : .....

A handwritten signature in black ink, appearing to read 'David', written over a dotted line.

Date : .....

04/04/2019



## **LAND USE SCHEME**

**Report : NLUS/1573/3**

**ADOPTED BY COUNCIL  
27 MARCH 2019**

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## CHAPTER 1 : PURPOSE AND STATUS OF THE LAND USE SCHEME

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### 1. Title and Commencement

- (1) This Land Use Scheme shall be known as the Ndlambe Municipality Land Use Scheme, as approved in terms of Section 24(1) of the Spatial Planning & Land Use Management Act, 2013 (Act 16 of 2013), herein after referred to as SPLUMA, and Section 24(2) of the Ndlambe Spatial Planning & Land Use Management By-laws, herein after referred to as Ndlambe SPLUM By-laws No. 3613, dated 4 March 2016.
- (2) The Land Use Scheme commenced on the date as published in the Provincial Gazette (Schedule 2).

### 2. Scheme Area

The Land Use Scheme applies to the entire municipal area, as indicated in Schedule 1.

### 3. Purpose and Legal Effect of the Land Use Scheme

- (1) The purpose of the Land Use Scheme is to :
  - (a) give effect to Section 25(1) and Section 26 of SPLUMA;
  - (b) function as a component of the Ndlambe SPLUM By-laws;
  - (c) promote harmonious and compatible land use patterns;
  - (d) promote aesthetic considerations;
  - (e) promote sustainable development and densification; and
  - (f) promote a healthy environment that is not harmful to a person's health.

### 4. Components of the Land Use Scheme

The Land Use Scheme consists on the following components :

- (a) this integrated Land Use Scheme document;
- (b) the zoning map; and
- (c) the register.

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## CHAPTER 2 : UTILISATION OF LAND AND USE ZONES

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### 5. Use Zones

- (1) The municipal area is divided into the land use categories and zonings as referred to in Columns 1 and 2 of the use zone table as set out in Chapter 6.
- (2) All properties within the municipal area shall be allocated a use zone and be zoned, as listed in the use zone table of this Land Use Scheme (Chapter 6).
- (3) The purpose of the zones is to manage land use, the use of buildings and the extent of development.
- (4) The description of the primary and consent uses applicable to each use zone is referred to in Columns 4 and 5, respectively, as set out in Chapter 6.
- (5) The location, boundaries and extent of each use zone is depicted on the zoning map.
- (6) The primary and consent uses applicable to each use zone is subject to the development parameters specified for that zone, as set out in Chapter 7.
- (7) In addition to the provisions of the use zone table, the general provisions and development parameters of the Land Use Scheme shall apply in all zones, as set out in Chapter 8.
- (8) A land unit may be zoned :
  - (a) with a single use zone that applies to the entire land unit;
  - (b) with a split-zoning, where one use zone applies to a portion of the land unit and one or more other use zones apply to other portions of the land unit; and
  - (c) with one or more overlay zones over and above the use zone(s).

### 6. Zoning Map

- (1) The zoning map depicts :
  - (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.
- (2) The Municipality must update the zoning map after use rights have been amended, granted or have lapsed.

### 7. Land Use Scheme Register

- (1) The Municipality must keep and maintain a land use scheme register to give effect to Section 29 of the Ndlambe SPLUM By-laws.
- (2) The Land Use Scheme Register must record all rezonings, departures, consent uses, permissions granted, non-conforming and all other applications granted in terms of the Ndlambe SPLUM By-laws.
- (3) The Municipality must keep the register from the date of commencement of the Land Use Scheme.

### 8. Primary Uses

Primary use in relation to a land unit, means the permitted use of property for the purpose specified as a primary use in Column 4 of the use zone table as set out in Chapter 6, without the need to obtain municipal approval.

## 9. Consent Uses

Consent use in relation to a land unit, means the permitted use of a property for the purpose specified as a consent use in Column 5 of the use zone table as set out in Chapter 6, with the need to obtain approval from the Municipality prior to development.

## 10. Uses not Permitted

Any use not reflected as a primary or consent use for a particular zone shall, unless otherwise stipulated in the Land Use Scheme, not be permitted in the zone concerned.

## 11. Special Uses

- (1) Special use means a use or combination of uses which is such, or in respect of which the land use restrictions are such, that provision is not made therefore in this land use scheme, and which is defined in detail by means of conditions of approval or by means of provisions applicable to the special zone.
- (2) All special uses approved shall be listed in Schedule 5.

## 12. Temporary Uses

Temporary departures relate to applications as contemplated in Section 76 of the Ndlambe SPLUM By-laws and shall be listed in Schedule 6.

## 13. Non-conforming Uses

- (1) Non-conforming use means the use of land that was lawful before the commencement date of this Land Use Scheme, but which does not conform to the use, land use or development parameters stipulated in this Land Use Scheme.
- (2) The lawful non-conforming use of land or buildings does not constitute an offence. Any approval, consent or authorisation issued or granted in terms of the provision of any regulations repealed by this Scheme, shall be deemed to have been issued or granted in terms of this Scheme and shall remain in force.
- (3) Nothing in this Scheme shall prevent the erection of a building or the carrying out of works in accordance with the terms of any permission granted by the Municipality prior to the promulgation of these regulations, subject to the requirements of Sections 180 and 181 of the Ndlambe SPLUM By-laws.
- (4) The Municipality may require that when a building is extended or altered, that the affected building on the site be brought into line with the land use restrictions contained in this Land Use Scheme, with the By-laws of the Municipality, and with any other laws which are applicable.

## 14. Combined Use of Buildings, Split Zoning and Multiple Use of Land

- (1) Application for and approval for combined use of buildings, split zoning, or multiple zoning on one land unit or building are permitted in terms of this Land Use Scheme.
- (2) Where more than one zoning or consent use is approved for the same land unit or building, the requirements with regard to height, coverage and building lines, as prescribed for the primary use of the relevant zone or zones, shall be applicable.
- (3) The Municipality may, in writing, require a land owner to submit a survey diagram or such other plans as the Municipality may regard as appropriate, indicating the different approved or deemed zonings and/or approved uses of the various portions of the land and/or buildings on a specified land unit.
- (4) Parking shall be provided in accordance with the parking requirements as contained in this Land Use Scheme for each of the uses and set out in Chapter 8.

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## CHAPTER 3 : IMPLEMENTATION AND ENFORCEMENT

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### 15. Transition to New Use Zones

- (1) Transitional arrangements for implementation of the Land Use Scheme are subject to Section 180 of the Ndlambe SPLUM By-laws.
- (2) Upon the date of commencement of this Land Use Scheme, land that is zoned in terms of the previous Zoning Schemes is translated or reclassified to one of the use zones referred to in Schedule 3 and depicted on the new Zoning Maps.
- (3) The zoning transition table, in Schedule 3, summarises the translation or reclassification of the use zones used in the previous zoning regulations to the use zones used in this Land Use Scheme.

### 16. Determination of Zoning and Rectification of Errors

- (1) Determination of zoning is subject to Section 181 of the Ndlambe SPLUM By-laws.
- (2) If the zoning of a land unit is incorrectly indicated on the zoning map or wrongly converted from a zoning map of a former Zoning Scheme, the owner of an affected land unit may submit an application to the Municipality to correct the error.
- (3) An owner must apply to the Municipality in the form determined by the Municipality and must :
  - (a) submit written proof of the lawful land use rights; and
  - (b) indicate the suitable zoning which should be allocated.
- (4) The onus of proving that the zoning is incorrectly indicated on the zoning map is on the owner.
- (5) If the Municipality approves the application, the Municipality must amend the zoning map.
- (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.
- (7) The Municipality may correct a zoning map if it finds an error on the map.
- (8) If the Municipality corrects the zoning map, it may only amend the map to show the correct zoning of the property.

### 17. Compliance and Enforcement

Compliance and enforcement of the Land Use Scheme is subject to Section 32 of SPLUMA and Chapter 9 of the Ndlambe SPLUM By-laws.

### 18. Interpretation

- (1) In this Land Use Scheme, including the register and the zoning map, the words and expressions shall have the meanings assigned to them in accordance with the definitions contained in Chapter 5, except where a contrary interpretation is clear from the context and case law.
- (2) Interpretation of words not defined in Chapter 5 will have the meanings assigned to them in the "New Shorter Oxford English Dictionary" published by Oxford University Press, except where a contrary interpretation is clear from the context.
- (3) The masculine gender includes the feminine and neuter, and vice versa, and the singular include the plural, unless the context indicated otherwise.

- (4) Whenever reference is made to a law, ordinance or by-law, the reference applies to all substitutions, amendments and additions of that law, ordinance or by-law.
- (5) Whenever reference is made to the use of a building, the reference applies also to the erection of a building, to the use of part of a building and to the use of land unit, whether a building is erected on the land unit or not.
- (6) It is understood that the terms "*must*" and "*shall*" are mandatory, and the term "*may*" is not mandatory, unless the context clearly indicates otherwise.
- (7) The Municipality's interpretation of the text shall prevail unless the contrary is proven.

## **19. Conflict of Laws**

The Land Use Scheme does not grant exemption from the requirements of any Act, Ordinance, Regulation, By-law and/or any other law or legal requirement.

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## CHAPTER 4 : APPLICATIONS AND PROCEDURES

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### 20. Types of Applications

Types of applications are stipulated in Section 57 of the Ndlambe SPLUM By-laws.

### 21. Development Parameters Applicable to Use Rights

- (1) Land use and development rights are subject to Section 58 of the Ndlambe SPLUM By-laws.
- (2) Development parameters are applicable to the use zone of the property, provided that the Municipality may impose specific conditions on approval of an application in terms of Section 54 of the Ndlambe SPLUM By-laws.

### 22. Application Requirements, Advertising, Decision Making and Conditions of Approval

Application requirements, advertising, decision making and conditions of approval are subject to Sections 42 and 43 of the SPLUMA and Chapter 6 of the Ndlambe SPLUM By-laws.

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## CHAPTER 5 : DEFINITIONS

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In this Land Use Scheme, unless the context indicates otherwise :

**Abattoir** means a building where animals are slaughtered and prepared for distribution to wholesale or retail outlets, as defined in the relevant legislation.

**Additional Dwelling Unit** means a dwelling unit which may be erected on the same cadastral land unit on which a dwelling unit exists or are in the process of being erected, provided that :

- (a) in the case of land zoned for Residential Zone 1 and Residential Zone 4 purposes, only one additional dwelling unit can be permitted and the additional dwelling unit shall be smaller than the primary unit;
- (b) in the case of land zoned for Agriculture Zone purposes, additional dwelling units can be permitted at a density of one unit per 10 ha to a maximum of 5 additional dwelling units;
- (c) in the case of land zoned for Agriculture Zone purposes, one additional dwelling unit can be permitted in all cases notwithstanding the size of the land unit; and
- (d) the additional dwelling unit may be attached to or separate from the main dwelling unit.

**Agricultural Industry** means an enterprise or concern for the processing of agricultural products on a farming unit owing to the nature, perishableness and fragility of such agricultural products and includes farm pack stores and processing facilities.

**Agriculture** means the cultivation and/or utilisation of land for crops and plants, the keeping and breeding of animals, operation of a game farm, the utilisation of the natural veld or land on a limited or extensive basis and includes only such activities and buildings directly related to the main farming activities, but excludes abattoirs, intensive animal farming and agricultural industries.

**Agriculture Worker Accommodation** means accommodation provided for bona fide agricultural workers, including accommodation for labourers and farm managers, as determined by the Municipality based on the extent of the bona fide agricultural activities on the land unit.

**Airfield** means any portion of land, building or structure or part thereof which has been demarcated and approved by the Civil Aviation Authority for the purposes of landing or taking off of helicopters and fixed wing aircraft and ancillary uses.

**Ancillary** means a land use, purpose, building, structure or activity which is directly related to and subservient to the lawful dominant use of the property.

**Applicant** means a person who makes application in terms of the Ndlambe SPLUM By-law.

**Authority Use** means a use which is practised by the organs of State or a public body, including military training centres, installations, police, jails, road stations, road camps, municipal uses such as fire services, treatment facility, dumping grounds, reservoirs, composting installations, water purification works, electrical substations, community facilities, municipal clubs, municipal storage facilities, museums, institutions, telecommunication masts and ancillary uses.

**Balcony** means 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 containing walls of rooms abutting the projecting floor, and may include a roof over the projecting floor and pillars supporting the roof.

**Basement** means any storey with a floor level at least 2 m lower than the ground level associated with the building.

**Bottle Store** means a shop in which mainly alcoholic beverages are sold in the retail trade and includes an off-sales facility.

**Boundary Wall** means any wall, fence or enclosing structure erected on or directly next to a cadastral property boundary, including entrance gates and doors.

**Building** without in any way limiting its ordinary meaning, includes :

- (a) any structure, whether of a temporary or permanent nature irrespective of the materials used in the erection thereof;
- (b) any roofed structure;
- (c) any external stairs providing access between different floors, balcony, stoep, veranda, porch or similar feature of a building;
- (d) any walls or railings enclosing any feature referred to in paragraph (c); and
- (e) any wall, swimming bath, swimming pool, fireplace, reservoir or bridge or any other structure connected therewith.

**Building Line** means the distance from a cadastral line within which no building or structure, excluding a boundary wall, pergola or fence, may be erected.

**Cadastral Line** means a line representing the official boundary of a land unit as recorded on a diagram or general plan approved by the Surveyor General and registered in the Deeds Office.

**Canopy** means a cantilevered or suspended roof, slab or covering projecting from the wall of a building, excluding the floor of a balcony.

**Caravan** means a vehicle that has been equipped or converted for living and sleeping purposes and that can readily be moved.

**Care Facility** means accommodation or overnight care facilities for people in need of special care, other than hospitalisation and includes an orphanage, old-age home, medical recovery and care facility, hospice, halfway house, hostel and includes ancillary services for in-house residents such as medical or frail care, counselling and communal recreation facilities, but excludes a retirement village, hotels and medical consulting rooms, facilities or services for non-residents.

**Cemetery** means land or a building used for the burial of the dead and includes a crematorium, chapel, memorial wall for keeping of human ashes and other uses directly related thereto, whether for public or private benefit.

**Club House** means a place of assembly usually associated with sports facilities used by a sports club or group for social, recreational or sporting facilities for members of the club or association, and includes changing rooms, pro-shop, restaurant or licensed provision of alcoholic beverages for consumption on the property.

**Conference Facility** means a business where information is presented to or ideas and information exchanged among groups of people and includes the supply of meals to attendees.

**Consent Use** means a land use that may be permitted with the consent of the Municipality as contemplated in this land use scheme.

**Coverage** means the percentage area of a land unit that may be covered by buildings, roofs or projections, expressed as a percentage of the area of the land unit.

**Crèche** means land or a building used to provide day care for young children and can include a pre-school, play group or after school services.

**Crematorium** means a place for the incineration of corpses in a furnace and includes buildings that are necessary for the administrative and clerical uses associated therewith.

**Dwelling Unit** means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and permit a home occupation for a single household.

**Erection** in relation to a building or structure includes :

- (a) the construction of a new building or structure;
- (b) the alteration or conversion of, or addition to, a building or structure; and
- (c) the re-construction of a building or structure which has completely or partially been demolished.

**Erf** has the same meaning as land unit.

**Flat** means a dwelling unit in a block of flats.

**Floor Factor** means the factor, expressed as a proportion of 1, which is prescribed for the calculation of the maximum floor space of a building or buildings permissible on an erf.

**Floor Space** in relation to a building or structure, means the area covered by a roof, slab or projection, excluding a projection not exceeding 1 m over an exterior wall or support. Floor space shall be measured from the outer face of the exterior walls or supports of such building or structure, and where a building or structure consists of more than one storey, the total floor space for the purposes of the definition of "floor factor" shall be the sum of the floor space of all the storeys, including that of basements. Provided that the following shall not be included in determining total floor space :

- (a) any floor areas, including basement storeys, reserved exclusively for the parking of vehicles;
- (b) any balconies, terraces, stairs, stair-wells, communal foyers and communal passages, irrespective of the fact that they are covered by a roof; and
- (c) areas for lift motors and other electronic equipment necessary for the proper functioning of the building.

**Function Venue** means a building or structure used for functions, weddings, receptions, exhibitions and similar uses.

**Funeral Parlour** means a building or portion of land used for the purpose of funeral management and is inclusive of services ordinarily ancillary to funeral management, retail facilities for sale or display of commodities required for cemetery purposes, a public reception venue or a mortuary, but excludes a monumental mason, coffin assembly or crematorium.

**Gambling Activity** means any business which entails the wagering of money or something of value on an event with an uncertain outcome with the primary intent of winning money and/or material goods and includes totalisators (totes) and gambling machines.

**Garage** means a building for the storage of one or more motor vehicles, but does not include a motor repair garage or service station.

**Gate House** means a roofed structure located at the entrance to a property used for the controlling of access to the property.

**General Business** means the use of a property for mixed use purposes of retail, commercial or professional operation, which may, inter alia, include restaurants, shops, offices, financial institutions, gymnasiums or any other which is reasonably connected to a business.

**General Residential Building** means a building for human habitation, together with such outbuildings and support facilities relating to the operation and sustainability of the scheme or building, and includes a boarding house, backpackers facility, residential rooms, guest house, children's home, retirement village, hostel, hotel, group housing, dwelling units, flats and a gate house.

**Ground Level** means the average between the highest and the lowest natural undisturbed level of the land unit, as determined by a registered surveyor.

**Group Housing** means a group of separate and/or linked dwelling units, designed, planned and built as a harmonious architectural entity and includes support facilities relating to the operation and sustainability of the scheme or building, functional communal open space, gate house, public and/or private roadway, of which every dwelling unit has a ground floor and such dwelling units may be cadastrally subdivided.

**Gross Density** means a measure of the number of dwelling units in a specified area, and is calculated as follows :

$$\text{Gross dwelling density (units per hectare) = } \frac{\text{Total number of dwelling units in a specified area}}{\text{Extent of specified area in hectares}}$$

**Guest House** means a dwelling unit, managed by a resident owner or a resident agent, which may supply tourist accommodation and meals for resident guests. Provided that :

- (a) not more than 10 individual bedrooms or suites may be utilised or marketed by means of short term renting (being a period of not more than 3 months within one calendar year); and
- (b) the building may, in terms of the Liquor Act, 1989 (Act 27 of 1989), be licensed only for the purposes of on-site consumption and subject to any conditions or restrictions which the Municipality may impose.

**Gymnasium** is a business where people pay to make use of specialised equipment to exercise and may include swimming pools, changing facilities, the sale of refreshments for users of the facility and areas for fitness training classes.

**Health Care Facility** means a facility where human medical diagnosis, care, treatment, services and procedures are administered, such as a clinic, hospital, medical or substance abuse rehabilitation facility, and may include one or more of associated land uses such as medical consulting rooms, pathologists' rooms, operating theatres, pharmacy, pathologist laboratories, trauma and emergency units.

**Height** means the maximum permissible vertical dimension of any building to be constructed on a land unit, which vertical dimension shall be measured from the determined ground level to the highest externally visible point of the building and shall not exceed a parallel line drawn at the maximum height above the ground level, and a horizontal line drawn at the maximum height above the ground level, as illustrated in Schedule 8 : Height Illustration, provided that :

- (a) Chimneys, flues, satellite dishes, masts and antennae having a total accumulated diameter of less than 1.5 metres shall be excluded from the calculation of the height of the structure.
- (b) Elevator motor rooms, ventilation shafts, water tanks, air conditioning plants vehicles and equipment attached to or parked on top of a structure are included when determining the height of the structure.

The diagram included as Schedule 8 should be consulted for purposes of height calculation.

**Holiday Accommodation** means a harmoniously designed and built holiday development with an informal clustered layout which may include the provision of a camping sites, caravan sites, mobile homes or dwelling units, whether in private or public ownership, which shall only be marketed by means of short term renting or time sharing, but does not include a hotel.

**Holiday Housing** means a harmoniously designed and built holiday development with an informal clustered layout which may include mobile homes or dwelling units, and where the housing may be rented out or may be separately alienated by means of time sharing, sectional title, the selling of block shares or the subdivision of the property on condition that a home owners' association be established, but does not include a hotel.

**Home Enterprise** means an activity which is carried out in or from a dwelling house on an erf where the dominant use is and remains residential and is subject to the following provisions :

- (a) includes a house shop;
- (b) does not include an industry, restaurant, bottle store, tavern or noxious industry;
- (c) the display of any notice, sign or goods must be to the satisfaction of the Municipality;
- (d) occupies no more than 30% of the floor area of the buildings on the erf;
- (e) does not involve the regular parking or storing on the premises of any vehicle used for the transporting of goods, materials or passengers for hire or reward, other than the vehicle required for the personal use of the resident in connection with the home-enterprise;
- (f) does not create a volume of traffic inconsistent with the level of traffic on the street on which the dwelling unit is located;
- (g) the occupant shall be entitled to be assisted by not more than 4 persons who are not resident on the property; and
- (h) conditions and restrictions as imposed by the Municipality.

**Hospital** means a purpose built and equipped building which is used exclusively for the medical treatment and care of sick people, but excludes a sanatorium.

**Hostel** means residential establishment in a custom built or converted building other than a dwelling house or dwelling unit, where lodging accommodation is provided in rooms against payment, and where communal facilities are shared, with or without the provision of meals, such as student accommodation, school hostels, staff hostels and commercial boarding houses.

**Hotel** means a building which is used as a temporary residence for guests and tourists, where lodging and meals are provided and includes activities directly related to the hotel, including a conference facility, lecture room, restaurant, place of assembly and recreational facilities. Alcoholic beverages can only be sold and consumed subject to the requirements of the Liquor Act.

**Household** means one or more persons who occupy a dwelling unit on a permanent basis and who share the ancillary facilities in a dwelling unit under the control of a member of the household who accepts responsibility for the occupational affairs of the household without the objective of financial gain.

**House Shop** means the use of a portion of dwelling house or outbuildings for the sale of convenience goods to the public in a structure or portion of building on the premises that allow for the serving of goods to customers.

**Incremental Housing** means a unit of accommodation which does not necessarily comply with the standards of durability intended by the National Building Regulations.

**Informal Trading** means the legal selling of products in outdoor areas which may be from temporary structures, in accordance with the Municipality's policy.

**Industry** means the use of land or building as a factory within the meaning of relevant other legislation controlling the use of land for a manufacturing and may include other activities incidental and subordinate to the main use such as offices, caretaker's accommodation and employee restaurants, but does not include a noxious industry or activity.

**Institution** means land or a building used as a charity institution, social or welfare building, hospital, nursing home, clinic, frail care, sanatorium, correctional institution or any other institution, library, multi-purpose centre, place of assembly, community hall and facilities and similar uses, whether private or public, and includes uses directly related thereto, but does not include a facility for the treatment for infectious or contagious diseases, a facility as defined in the relevant act for the detention of mentally handicapped persons, a psychiatric hospital, jail or prisoner reformatory.

**Intensive Animal Farming** means a concentrated, intensive and confined animal keeping or growing operation, for production of meat, milk, eggs, or other animal products, located in open air pens, structures or buildings wherein the animals are provided with externally sourced feed and where the concentration of animals in a confined area has the potential to cause a public nuisance or health hazard, and includes enterprises such as aqua-culture, battery chicken farming and piggeries.

**Kitchen** means a room or part of a room equipped for preparing and cooking meals and excludes a braai room, drinks preparation area and domestic bar facilities in a bona fide home entertainment area.

**Landscaping** means the placement of plants, contoured features, water features, paving, street furniture and other soft and hard elements for the purposes of enhancing the aesthetic appeal, environmental management, amenity and value of a property.

**Land Unit** means a portion of land registered in the Deeds Registry or shown on a valid plan of subdivision approved by the Municipality or another competent authority as an erf, stand, lot, plot or farm.

**Land Use Scheme of the Ndlambe Municipality** means a Land Use Scheme as defined in SPLUMA and includes the components referred to in Section 28 of the Ndlambe SPLUM By-law.

**Lateral Boundary** means every common boundary of an erf, excluding a rear boundary.

**Liquor Act** means the Eastern Cape Liquor Board, established in terms of Section 4 of the Eastern Cape Liquor Act of 2003, as amended from time to time.

**Liquor Outlet** means any place, land, building or conveyance or any part thereof that is registered to permit trade in liquor, subject to the requirements of the Liquor Act.

**Loading Bay** means an area which is clearly demarcated for the loading and off-loading of goods from commercial vehicles, and which has vehicular access to a public street to the satisfaction of the Municipality.

**Medical Use** means a building used for medical consultation, examination or treatments of humans or animals by members of the medical or allied professions but does not include overnight or live-in facilities for humans or an institution.

**Mining** means an enterprise which practices the extraction of raw materials from the earth, whether by means of surface or underground methods, including stone, sand, clay, kaolin, ores, minerals or precious stones and includes buildings connected with such operations, but does not include manufacturing, industrial activity or mining industries.

**Mining Industry** means land or a building on used as an industry but are directly related to the mining activity or the same land.

**Mortuary** means a place where corpses are kept, stored, examined, laid out or prepared for identification, burial or cremation and may also include an ancillary place of assembly and/or funeral parlour.

**Motor Showroom** means a building or property used solely for the display and sale of motor vehicles and excludes a shop.

**Municipality** means the Ndlambe Municipality, established in terms of the Municipal Structures Act, 1998 (Act 117 of 1998) and where the context so requires, includes any political structure, political office bearer, councillor, duly authorised agent, any employee or the Tribunal acting in connection with this Land Use Scheme by virtue of a power vested in the Municipality and delegated or sub-delegated to such political structure, political office bearer, Councillor, agent, employee or Tribunal.

**Museum** means a place used for displaying and/or conserving art, and artefacts of a social, engineering, scientific or historic nature, which are not offered for sale, and may include an ancillary restaurant and shop to serve patrons of the museum.

**Nature Reserve** means land used for the conservation, biodiversity and protection of natural areas, whether publicly or privately owned, or which has been declared a nature park or reserve and includes a game park, reserve for fauna and flora and includes buildings and facilities directly related to management of the conservation area or nature reserve, inclusive of facilities for day visitors, but does not include overnight accommodation and tourist facilities.

**Ndlambe SPLUM By-laws** means the Ndlambe Spatial Planning & Land Use Management By-laws No. 3613, dated 4 March 2016.

**Noxious Use** means a facility or land use which, because of fumes, ignitions, smells, vibration, noise, waste products, nature of the material used, processes employed or any other cause, as deemed by the Municipality to be a potential source of danger, public nuisance, or offensive to the general public or environment of the surrounding area and includes uses as defined in the relevant legislation as noxious or a nuisance, hazard or health risk.

**Nursery** means a property or part thereof which is utilised for the propagation and sale of plants and gardening products and includes a shop utilised exclusively for the sale of gardening products.

**Occupant** means any person who occupies a land unit.

**Office** means a building used only for professional, clerical, administrative work, medical uses and includes storage areas ancillary to the office use.

**Outbuilding** means a building, whether separate from or attached to the dwelling unit, utilised or intended to be utilised as a motor vehicle garage, storage space, entertainment area, laundry or staff accommodation in so far as these uses are usually and reasonably required in connection with the main dwelling unit.

**Outdoor Storage** means land used for the storage of materials and goods outdoors or in the open that is generally visible from the outside, but excludes a scrap yard.

**Parking Bay** means the space provided for the parking of a motor vehicle which is accessible and designed to the satisfaction of the Municipality.

**Place of Assembly** means a building used for gatherings, meetings and include a public hall, a hall for social functions, a music hall, a concert hall, an exhibition hall, a public art gallery or a town or civic centre.

**Place of Entertainment** means land or a building used as a multi-purpose facility for the purpose of sport, recreation, entertainment and includes a hall, theatre, sports stadium, private club, place of assembly, amusement park, cinema, public hall and skating rink or similar use.

**Place of Instruction** means land or a building used as a crèche, nursery school, school, college, technical institution, university, academy, lecture hall, convent, public library, art gallery, museum or other such facility which is utilised for education purposes and includes facilities directly related thereto.

**Place of Worship** means land or a building used as a church, mosque, temple, chapel, synagogue or facility for practising religion or devotion and includes uses directly related thereto, but does not include a funeral parlour.

**Policy Plan** means a policy adopted by the Municipality, Spatial Development Framework or other policy plan approved by the Municipality.

**Primary Use** in relation to property means any land use specified in this By-law as a primary use, being a use that is permitted within a zoning without the need to obtain the Municipality's approval.

**Private Open Space** means land which is for private use and is used as an open area, park, playground, natural and protected areas, recreation ground or square and can form part of a residential development.

**Private Roads and Parking** means a private land which is reserved exclusively for the parking and movement of vehicles and pedestrians and which is under the control of a private individual or agency or Body Corporate.

**Public Open Space** means a park, public garden, square, sports field, sports facility, children's' playground, amusement park, skate park, place of recreation, beach area or any similar amenity, in respect of which the ownership as such vests in the local authority.

**Public Roads and Parking** means a gravel, paved or surfaced road which may be a separate cadastral entity, a registered right of way servitude, or exist by means of other legislation, and which is set aside to provide for vehicular access and movement, and which vest in or is owned by the Municipality or another public road or transport authority and may also include on-street parking.

**Rear Boundary** means every common boundary of an erf which is parallel to, or is within less than 45° of being parallel to, every street boundary of such erf and which does not link up with a street boundary thereof.

**Renewable Energy Structure** means any wind turbine, solar energy generating apparatus (including solar photovoltaic and concentrated solar thermal), small scale hydro turbines or bio mass facility and/or any grouping thereof, that captures and converts wind, solar radiation or bio mass energy for commercial gain irrespective of whether it feeds onto an electricity grid or not and may include administration facilities and any associated infrastructure that may lead to the generation, transmission and distribution of electricity on a commercial basis. Such infrastructure may also include but is not limited to workshops and stores, offices, site canteen, medical station, fire station, a tourist facilitation centre, ambulance garage, compressor house buildings, water supply infrastructure, research facilities, guard houses and recreational facilities for personnel.

**Resort Shop** means a shop that functions within a resort for the purpose of providing a service to the resort.

**Restaurant** means a shop, cafeteria, tea garden, coffee shop or other similar facility in which mainly prepared food and refreshments are sold and served. Alcoholic beverages can only be sold and consumed subject to the requirements of the Liquor Act.

**Retirement Village** means a group housing or town housing scheme which conforms to the following additional conditions :

- (a) each dwelling unit shall only be occupied by a retired person or by a family of whom at least one member is a retired person;
- (b) a full spectrum of care and other recreational facilities shall be provided to the satisfaction of the Municipality;
- (c) development rules other than those applicable in a group housing zone may in respect of a retirement village be determined by the Municipality; and
- (d) as defined in Section 1 of the Housing Development Schemes for Retired Persons Act, 1988 (Act 65 of 1988).

**Scrap Yard** means land or a building used for the storage, collecting, demolition, dismantling of scrap, waste and second-hand material, motor vehicles or machinery for the purpose of recovering spare parts or for the resale thereof and excludes a builders yard.

**Service Station** means land or a building used for the supply of fuel and lubricants for motor vehicles, maintenance, repair and cleaning of motor vehicles, trading in motor vehicles, oils and tyres, a shop, car wash, restaurant, rest facilities and offices, but does not include spray painting, panel beating or body work facilities.

**Service Trade** means the utilization of a building or of premises for an enterprise which is primarily involved in the rendering of a service for the local environs.

**Setback** means the line delimiting the area measured from the centre line of a particular street, within which no building or other structure, including a boundary fence, may be erected.

**Shop** means land or a building used for retail or trade, including a workshop and/or store which is directly related to but subordinate to the retail or trade use and does not exceed more than 30% of the total floor area of the retail or trade use.

**Social Facility** means a building which is used by the owner or proprietor on a temporary basis as a place of education, place of worship or place of assembly. The character and primary use should remain in accordance with the zoning.

**Spatial Development Framework** means the Municipality's Spatial Development Framework approved in terms of SPLUMA.

**Special Use** means a use or combination of uses which is such, or in respect of which the land use restrictions are such, that provision is not made therefore in this land use scheme, and which is defined in detail by means of conditions of approval or by means of provisions applicable to the special zone.

**SPLUMA** means the Spatial Planning & Land Use Management Act, 2013 (Act 16 of 2013).

**Sport Facility** means land or a building planned, designed and used for sport activities, whether indoors or outdoors, and includes a gymnasium, club house, high-mast lights and uses directly related or incidental thereto.

**Storm Water** means water resulting from natural processes, the precipitation or accumulation of the water, 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** means the boundary, as surveyed or proclaimed, between an erf and the adjoining street.

**Tavern** means a licensed business where liquor is sold retail to patrons for consumption on site, but :

- (a) excludes the retail trade of alcoholic beverages for off-site consumption;
- (b) may include a restaurant or café designed and used for the preparation and sale of means and refreshments; and
- (c) alcoholic beverages can only be sold and consumed subject to the requirements of the Liquor Act.

**Telecommunication Mast** means a structure on land or a building and used for telecommunication infrastructure to transmit or receive electronic communication signals.

**Tourist Facility** means land or a building used for tourists or day visitors such as a tea garden, farm stall, touch farm, game viewing facilities, gift shop, place of entertainment, outdoor activity, restaurant, wellness centre or a rest room on a scale and combination of uses as determined by the Municipality for the tourist or day visitor industry, fitting with the character of the surrounding area, but does not include overnight accommodation.

**Town Housing** means a group of separate and/or linked dwelling units, designed, planned and built as a harmonious architectural entity and includes support facilities relating to the operation and sustainability of the scheme or building, functional communal open space, gate house, public and/or private roadway and such dwelling units may be cadastrally subdivided.

**Transport Facility** means a facility for vehicles used for transportation of goods and the associated administrative facilities and includes a truck depot, and truck stop, but does not include a container depot.

**Transport Use** means land or buildings used for the operation of a service for the benefit of the public providing for transportation of goods or passengers by rail, air, sea, road or pipeline and any uses ancillary thereto which are directly related or incidental to the service of the interest of the commuting public, including communication networks, stations, harbours, transportation amenities and facilities, warehouses, container parks, workshops, offices, shops, recreational, business and residential uses.

**Urban Edge** means the demarcated line which in an approved spatial development framework or similar approved municipal policy document, defines the outer limits of urban areas and separates urban areas from rural areas.

**Warehouse** means a building used for the storage of goods, or as a depot for a wholesale business, or as a place for the storage of commercial material, in so far as such a building does not fall within the scope of a shop.

**Zoning** includes base zoning and overlay zoning.

## CHAPTER 6 : LAND USE ZONES

### 23. Use Zone Table

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
<b>Agriculture</b>	<b>Agriculture Zone</b>	<i>Agriculture</i>	<ul style="list-style-type: none"> <li>• <i>To provide for the use of land for the purposes of bona fide agricultural production and for sustainable agricultural units.</i></li> <li>• <i>Preserving suitable agricultural land by imposing stricter control of subdivision of land.</i></li> <li>• <i>Provide for land to be developed and buildings erected for the reasonable and ordinary use of buildings that is generally associated with bona fide agricultural purposes.</i></li> </ul>	<i>Agriculture</i>	<ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Additional Dwelling Unit</li> <li>• Agricultural Industry</li> <li>• Agriculture Worker Accommodation</li> <li>• Airfield</li> <li>• Function Venue</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Intensive Animal Farming</li> <li>• Nursery</li> <li>• Renewable Energy Structure</li> <li>• Service Trade</li> <li>• Social Facility</li> <li>• Telecommunication Mast</li> <li>• Tourist Facility</li> </ul>

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
<b>Residential</b>	<b>Residential Zone 1</b>	Single Residential	<ul style="list-style-type: none"> <li>• Use of land for single residential purposes.</li> <li>• Protection of the quality and character of residential neighbourhoods and the well-being of its citizens.</li> <li>• Limit multiple use of buildings to minimize adverse impact on the residential environment.</li> <li>• Densities that are compatible with existing surrounding land uses and are generally situated inside the urban edge.</li> <li>• Site sizes to be guided by relevant subdivision / densification policy.</li> </ul>	Dwelling Unit	<ul style="list-style-type: none"> <li>• Additional Dwelling Unit</li> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Medical Use</li> <li>• Social Facility</li> </ul>
	<b>Residential Zone 2</b>	Medium Density Residential	<ul style="list-style-type: none"> <li>• Medium density residential development up to a maximum gross density of 50 units per hectare.</li> <li>• Use of land for the purposes of harmonious architectural designed development, sharing common areas such as roads and open space.</li> <li>• Residential developments of a medium scale and limited height and it could be single, semi-detached, row or linked residential units, including retirement villages.</li> <li>• Limited non-residential uses to protect the residential character.</li> </ul>	Group Housing	<ul style="list-style-type: none"> <li>• Care Facility</li> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Retirement Village</li> <li>• Social Facility</li> <li>• Town Housing</li> </ul>
	<b>Residential Zone 3</b>	High Density Residential	<ul style="list-style-type: none"> <li>• High density residential developments with a gross density of more than 30 units per hectare.</li> <li>• Residential developments of medium to large scale that can consist of multiple stories or levels.</li> <li>• Areas identified for densification and high intensity mixed use, including areas along major corridors and business nodes.</li> <li>• Residential development in this category can include flats, boarding house, hotels (consent use) and backpackers.</li> <li>• High density residential development can be combined with commercial activity in areas identified by the SDF as mixed use.</li> <li>• Increased height and coverage parameters should be based on the SDF proposals and possible overlay zones.</li> </ul>	General Residential Building	<ul style="list-style-type: none"> <li>• Care Facility</li> <li>• Crèche</li> <li>• Home Enterprise</li> <li>• Medical Use</li> <li>• Restaurant</li> <li>• Social Facility</li> </ul>
	<b>Residential Zone 4</b>	Incremental Housing	<ul style="list-style-type: none"> <li>• The zone facilitates upgrading and incremental housing from an informal settlement to a formal settlement.</li> <li>• May apply to individual land units or to blocks containing an informal settlement.</li> <li>• In recognition of the realities of poor and marginalised communities, development rules are not very restrictive. Once upgrading of an area has reached an appropriate stage, as determined by the Municipality, it is contemplated that the area may be rezoned to Residential Zone 1 or another appropriate zone.</li> <li>• All properties zoned as Informal Residential Zone in former Zoning Schemes are converted to Residential Zone 4 in this Land Use Scheme.</li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling Unit</li> <li>• Incremental Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Additional Dwelling Unit</li> <li>• Care Facility</li> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Medical Use</li> <li>• Service Trade</li> <li>• Social Facility</li> <li>• Tavern</li> </ul>

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
<b>Business &amp; Commercial</b>	<b>Business Zone 1</b>	High Intensity Business	<ul style="list-style-type: none"> <li>• The variety of business and related land use types representing the needs within a sub-regional and regional context.</li> <li>• Key objective if this zone is to promote economic development, employment and mixed use through the inclusion of a wide range of uses.</li> <li>• Generally located within the existing strong commercial nodes, central business district and areas identified for a wide range of commercial uses and mixed use activity in the SDF.</li> <li>• For inclusion of storage, goods handling and general residential purposes above ground floor.</li> <li>• Industrial and manufacturing uses are restricted.</li> </ul>	<ul style="list-style-type: none"> <li>• General Business</li> <li>• General Residential Building above ground floor.</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Gambling Activity</li> <li>• Institution</li> <li>• Liquor Outlet</li> <li>• Place of Assembly</li> <li>• Place of Entertainment</li> <li>• Place of Instruction</li> <li>• Place of Worship</li> <li>• Service Station</li> <li>• Telecommunication Mast</li> <li>• Tourist Facility</li> <li>• Transport Facility</li> <li>• Warehouse</li> </ul>
	<b>Business Zone 2</b>	Low Intensity Business	<ul style="list-style-type: none"> <li>• Business uses, including shops and offices to be accommodated on neighbourhood level and in areas identified by the SDF.</li> <li>• Provision for a variety of land uses for convenient shopping and associated requirements, restricting high impact uses, i.e. warehousing, garage, workshops.</li> <li>• Development can be restricted with respect to height and scale, limiting overall impact on surrounding softer land uses, i.e. Residential and community facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• General Residential Building</li> <li>• Institution</li> <li>• Place of Assembly</li> <li>• Place of Entertainment</li> <li>• Place of Instruction</li> <li>• Place of Worship</li> <li>• Restaurant</li> <li>• Telecommunication Mast</li> <li>• Tourist Facility</li> </ul>
	<b>Business Zone 3</b>	Office	<ul style="list-style-type: none"> <li>• Specifically restricting land use for office purposes to protect the character of certain areas.</li> <li>• Can act as a buffer between high/ low intensity business and residential components.</li> <li>• Provision, as a content use, is made to accommodate small display or showroom areas generally associated with the predominant use i.e. office.</li> </ul>	Office	<ul style="list-style-type: none"> <li>• General Residential Building</li> <li>• Licensed Hotel</li> <li>• Place of Assembly</li> <li>• Place of Entertainment</li> <li>• Place of Instruction</li> <li>• Place of Worship</li> <li>• Restaurant</li> <li>• Telecommunication Mast</li> </ul>

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
<b>Industrial &amp; Mining</b>	<b>Industrial Zone 1</b>	General Industrial	<ul style="list-style-type: none"> <li>• The use of land for manufacturing purposes and general industrial and light industrial activity.</li> <li>• Provision in this zone can be made for non-industrial activity but these should not compromise the general use of the land for industrial purpose.</li> <li>• It is accepted, given the intensive nature of industrial activity, that this land use could generate negative impact on adjacent properties and the immediate environment.</li> <li>• Noxious uses and risk industries are not allowed within this land use zone.</li> <li>• Industrial ancillary should generally be permitted in areas demarcated by the SDF and support the principles of job creation and accessibility.</li> </ul>	Industry	<ul style="list-style-type: none"> <li>• Crematorium</li> <li>• General Business</li> <li>• Place of Entertainment</li> <li>• Scrap Yard</li> <li>• Service Station</li> <li>• Telecommunication Mast</li> <li>• Transport Use</li> <li>• Warehouse</li> </ul>
	<b>Industrial Zone 2</b>	Noxious Use	<ul style="list-style-type: none"> <li>• To make specific provisions for noxious and offensive land uses.</li> <li>• Areas for implementation to be carefully considered.</li> <li>• All relevant legislative compliance to be adhered to prior to implementation.</li> </ul>	<ul style="list-style-type: none"> <li>• Industry</li> <li>• Noxious Use</li> </ul>	<ul style="list-style-type: none"> <li>• General Business</li> <li>• Scrap Yard</li> <li>• Service Station</li> <li>• Telecommunication Mast</li> <li>• Transport Use</li> <li>• Warehouse</li> </ul>
	<b>Industrial Zone 3</b>	Mining	<ul style="list-style-type: none"> <li>• The use of land for mining, extraction of minerals and raw materials.</li> <li>• Includes industrial and associated activities directly connected and incidental to the mining and mineral extraction operations.</li> </ul>	Mining	<ul style="list-style-type: none"> <li>• Mining Industry</li> <li>• Telecommunication Mast</li> </ul>

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
<b>Community</b>	<b>Community Zone 1</b>	Education	<ul style="list-style-type: none"> <li>• Provision of education and related uses.</li> <li>• Includes schools, crèches, tertiary facilities and support activities.</li> </ul>	Place of Instruction	<ul style="list-style-type: none"> <li>• Care Facility</li> <li>• Place of Assembly</li> <li>• Telecommunication Mast</li> </ul>
	<b>Community Zone 2</b>	Worship Assembly	<ul style="list-style-type: none"> <li>• Provision for worship facilities and related uses.</li> <li>• Includes places of assembly.</li> </ul>	<ul style="list-style-type: none"> <li>• Place of Assembly</li> <li>• Place of Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Care Facility</li> <li>• Place of Assembly</li> <li>• Telecommunication Mast</li> </ul>
	<b>Community Zone 3</b>	Institution	<ul style="list-style-type: none"> <li>• Provision of a wide range of community facilities, including institutions.</li> <li>• Institutions include health care facilities, facilities for social welfare and physical health, clinics, community halls, multi-purpose centres.</li> </ul>	Institution	<ul style="list-style-type: none"> <li>• Telecommunication Mast</li> </ul>

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
<b>Authority</b>	<i>Authority Zone</i>	<i>Authority Use</i>	<ul style="list-style-type: none"> <li>• Land reserved for uses normally undertaken by National, Provincial and Municipal Government, providing a service to the general public (museum and places of cultural significance and heritage).</li> <li>• Land owned by organs of state including infrastructure, utilities and public amenities which do not qualify for inclusion into any other zone, i.e. electrical sub-stations, waste water treatment works, landfill sites, cemeteries &amp; crematorium.</li> <li>• Including land uses relating to public services, i.e. police services, correctional facilities, fire protection, special uses that is not compatible within a single residential environment.</li> </ul>	<i>Authority Use</i>	<ul style="list-style-type: none"> <li>• None</li> </ul>

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
<b>Open Space &amp; Conservation</b>	<b>Open Space Zone 1</b>	<i>Public Open Space</i>	<ul style="list-style-type: none"> <li>• Land for the provision of active and passive recreational areas on public owned land.</li> <li>• Generally to promote public recreation, enhance aesthetical appearance and promote the maintenance of a functional open space system.</li> <li>• Land for protection of heritage resources and cultural activities.</li> </ul>	<i>Public Open Space</i>	<ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Place of Entertainment</li> <li>• Restaurant</li> <li>• Sport Facility</li> <li>• Tourist Facility</li> </ul>
	<b>Open Space Zone 2</b>	<i>Private Open Space</i>	<ul style="list-style-type: none"> <li>• Land for the provision of active and passive recreational areas on private owned land.</li> <li>• Generally to promote private recreation, enhance aesthetical appearance and promote the maintenance of a functional open space system.</li> </ul>	<i>Private Open Space</i>	<ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Place of Entertainment</li> <li>• Restaurant</li> <li>• Sport Facility</li> <li>• Tourist Facility</li> </ul>
	<b>Open Space Zone 3</b>	<i>Conservation</i>	<ul style="list-style-type: none"> <li>• The use of land for conservation and natural areas.</li> <li>• Include statutory and non-statutory conservation areas and provision for these land uses.</li> <li>• Protection of the natural environment and for conservation and biodiversity purposes for areas which is regarded as conservation worthy.</li> </ul>	<i>Nature Reserve</i>	<ul style="list-style-type: none"> <li>• Airfield</li> <li>• Function Venue</li> <li>• Holiday Accommodation</li> <li>• Place of Entertainment</li> <li>• Tourist Facility</li> </ul>

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
<b>Transport</b>	<b>Transport Zone 1</b>	<i>Public Roads and Parking</i>	<ul style="list-style-type: none"> <li>• Land use for the purpose of providing infrastructure for public use, including motorised/non-motorised transport (road ways).</li> <li>• Including uses generally associated with the primary uses in this zone.</li> <li>• To accommodate railway, harbour and airport facilities and associated uses for the benefit of the public, including uses normally associated with these activities.</li> </ul>	<ul style="list-style-type: none"> <li>• Public Roads and Parking</li> <li>• Transport Use</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
	<b>Transport Zone 2</b>	Private Roads and Parking	<ul style="list-style-type: none"> <li>• Use of land for private access and private roads, including private parking facilities.</li> <li>• Generally associated with private residential estates and group housing facilities.</li> </ul>	Private Roads and Parking	<ul style="list-style-type: none"> <li>• None</li> </ul>

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
<b>Resort</b>	<b>Resort Zone</b>	<i>Resort</i>	<ul style="list-style-type: none"> <li>• The use of land for the purpose of short term or long term tourism accommodation, including caravan parks, chalets, mobile dwellings etc.</li> <li>• The use of land for purposes and purposes aligned towards utilising the aesthetic and bio-physical qualities of the area.</li> </ul>	<i>Holiday Accommodation</i>	<ul style="list-style-type: none"> <li>• Holiday Housing</li> <li>• Licensed Hotel</li> <li>• Place of Entertainment</li> <li>• Resort Shop</li> <li>• Social Facility</li> <li>• Sport Facility</li> <li>• Tourist Facility</li> </ul>

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
<b>Special</b>	<b>Special Zone</b>	<i>Specialised Land Uses</i>	<ul style="list-style-type: none"> <li>• <i>To accommodate specialised land uses which are not included or defined in the Land Use Scheme.</i></li> <li>• <i>To afford the opportunity to impose specific conditions that are unique to the relevant land use.</i></li> </ul>	<i>Special Use</i>	<ul style="list-style-type: none"> <li>• None</li> </ul>

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
<b>Undetermined</b>	<b>Undetermined Zone</b>	<i>Undetermined Zoning</i>	<ul style="list-style-type: none"> <li>• <i>To make provision for land that has not obtained zoning in terms of the previous Zoning Schemes.</i></li> <li>• <i>Generally land in Municipal ownership and part of the commonage.</i></li> </ul>	<i>Existing Buildings &amp; Use</i>	<ul style="list-style-type: none"> <li>• None</li> </ul>

## CHAPTER 7 : USE ZONE DEVELOPMENT PARAMETERS

### 24. Zoning, Primary Uses and Consent Use

Land Use Category	Zoning & Primary Use	Colour & GIS Notation	Consent Use	Building Lines			Height	Coverage	Floor Factor	
				Street	Lateral	Rear				
Agriculture	<b>Agriculture Zone</b> <i>Agriculture</i>		<ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Additional Dwelling Unit</li> <li>• Agricultural Industry</li> <li>• Agriculture Worker Accommodation</li> <li>• Airfield</li> <li>• Function Venue</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Intensive Animal Farming</li> <li>• Nursery</li> <li>• Renewable Energy Structure</li> <li>• Service Trade</li> <li>• Social Facility</li> <li>• Telecommunication Mast</li> <li>• Tourist Facility</li> </ul>	10m	10m		11m	20%	N/A	
Residential	<b>Residential Zone 1</b> <i>Dwelling Unit</i>		<ul style="list-style-type: none"> <li>• Additional Dwelling Unit</li> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Medical Use</li> <li>• Social Facility</li> </ul>	<ul style="list-style-type: none"> <li>&lt; 600m<sup>2</sup></li> <li>&gt; 600m<sup>2</sup></li> </ul>	4m	1.5m	2m	8.5m	70%	1.0
	<b>Residential Zone 2</b> <i>Group Housing</i>		<ul style="list-style-type: none"> <li>• Care Facility</li> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Retirement Village</li> <li>• Social Facility</li> <li>• Town Housing</li> </ul>	1m	1m		8.5m	70%	1.0	
	<b>Residential Zone 3</b> <i>General Residential Building</i>		<ul style="list-style-type: none"> <li>• Care Facility</li> <li>• Crèche</li> <li>• Home Enterprise</li> <li>• Medical Use</li> <li>• Restaurant</li> <li>• Social Facility</li> </ul>	8m	4m		11m	40%	1.0	
	<b>Residential Zone 4</b> <ul style="list-style-type: none"> <li>• Dwelling Unit</li> <li>• Incremental Housing</li> </ul>		<ul style="list-style-type: none"> <li>• Additional Dwelling Unit</li> <li>• Care Facility</li> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Medical Use</li> <li>• Service Trade</li> <li>• Social Facility</li> <li>• Tavern</li> </ul>	1m	1m	0m	8.5m	80%	1.0	

Land Use Category	Zoning & Primary Use	Colour & GIS Notation	Consent Use	Building Lines			Height	Coverage	Floor Factor
				Street	Lateral	Rear			
Business & Commercial	<b>Business Zone 1</b> <ul style="list-style-type: none"> <li>General Business</li> <li>General Residential Building above ground floor.</li> </ul>		<ul style="list-style-type: none"> <li>Funeral Parlour</li> <li>Gambling Activity</li> <li>Institution</li> <li>Liquor Outlet</li> <li>Place of Assembly</li> <li>Place of Entertainment</li> <li>Place of Instruction</li> </ul>	<ul style="list-style-type: none"> <li>Place of Worship</li> <li>Service Station</li> <li>Telecommunication Mast</li> <li>Tourist Facility</li> <li>Transport Facility</li> <li>Warehouse</li> </ul>	0m	0m	11m	100%	3.0
	<b>Business Zone 2</b> <ul style="list-style-type: none"> <li>Office Shop</li> </ul>		<ul style="list-style-type: none"> <li>Funeral Parlour</li> <li>General Residential Building</li> <li>Institution</li> <li>Place of Assembly</li> <li>Place of Entertainment</li> </ul>	<ul style="list-style-type: none"> <li>Place of Instruction</li> <li>Place of Worship</li> <li>Restaurant</li> <li>Telecommunication Mast</li> <li>Tourist Facility</li> </ul>	0m	0m	8.5m	100%	1.5
	<b>Business Zone 3</b> Office		<ul style="list-style-type: none"> <li>General Residential Building</li> <li>Place of Assembly</li> <li>Place of Entertainment</li> </ul>	<ul style="list-style-type: none"> <li>Place of Instruction</li> <li>Place of Worship</li> <li>Restaurant</li> <li>Telecommunication Mast</li> </ul>	4m	3m	11m	70%	1.5
Industrial & Mining	<b>Industrial Zone 1</b> Industry		<ul style="list-style-type: none"> <li>Crematorium</li> <li>General Business</li> <li>Place of Entertainment</li> <li>Scrap Yard</li> </ul>	<ul style="list-style-type: none"> <li>Service Station</li> <li>Telecommunication Mast</li> <li>Transport Use</li> <li>Warehouse</li> </ul>	3m	3m	11m	75%	1.5
	<b>Industrial Zone 2</b> <ul style="list-style-type: none"> <li>Industry</li> <li>Noxious Use</li> </ul>		<ul style="list-style-type: none"> <li>General Business</li> <li>Scrap Yard</li> <li>Service Station</li> </ul>	<ul style="list-style-type: none"> <li>Telecommunication Mast</li> <li>Transport Use</li> <li>Warehouse</li> </ul>	3m	3m	11m	75%	1.5
	<b>Industrial Zone 3</b> Mining		<ul style="list-style-type: none"> <li>Mining Industry</li> </ul>	<ul style="list-style-type: none"> <li>Telecommunication Mast</li> </ul>	Site and Development Specific as imposed by the Municipality or Mining / Exploration Permit				
Community	<b>Community Zone 1</b> Place of Instruction		<ul style="list-style-type: none"> <li>Care Facility</li> <li>Place of Assembly</li> </ul>	<ul style="list-style-type: none"> <li>Telecommunication Mast</li> </ul>	8m	8m	11m	50%	N/A
	<b>Community Zone 2</b> <ul style="list-style-type: none"> <li>Place of Assembly</li> <li>Place of Worship</li> </ul>		<ul style="list-style-type: none"> <li>Care Facility</li> <li>Place of Assembly</li> </ul>	<ul style="list-style-type: none"> <li>Telecommunication Mast</li> </ul>	8m	8m	11m	50%	N/A
	<b>Community Zone 3</b> Institution		<ul style="list-style-type: none"> <li>Telecommunication Mast</li> </ul>		8m	8m	11m	50%	N/A
Authority	<b>Authority Zone</b> Authority Use		<ul style="list-style-type: none"> <li>None</li> </ul>		Site and Development Specific as imposed by the Municipality				

Land Use Category	Zoning & Primary Use	Colour & GIS Notation	Consent Use	Building Lines			Height	Coverage	Floor Factor
				Street	Lateral	Rear			
Open Space & Conservation	<b>Open Space Zone 1</b> <i>Public Open Space</i>		<ul style="list-style-type: none"> <li>Cemetery</li> <li>Place of Entertainment</li> <li>Restaurant</li> </ul>	<ul style="list-style-type: none"> <li>Sport Facility</li> <li>Tourist Facility</li> </ul>	Site and Development Specific as imposed by the Municipality				
	<b>Open Space Zone 2</b> <i>Private Open Space</i>		<ul style="list-style-type: none"> <li>Cemetery</li> <li>Place of Entertainment</li> <li>Restaurant</li> </ul>	<ul style="list-style-type: none"> <li>Sport Facility</li> <li>Tourist Facility</li> </ul>	Site and Development Specific as imposed by the Municipality				
	<b>Open Space Zone 3</b> <i>Nature Reserve</i>		<ul style="list-style-type: none"> <li>Airfield</li> <li>Function Venue</li> <li>Holiday Accommodation</li> </ul>	<ul style="list-style-type: none"> <li>Place of Entertainment</li> <li>Tourist Facility</li> </ul>	Site and Development Specific as imposed by the Municipality				
Transport	<b>Transport Zone 1</b> <ul style="list-style-type: none"> <li>Public Roads &amp; Parking</li> <li>Transport Use</li> </ul>		<ul style="list-style-type: none"> <li>None</li> </ul>	Site and Development Specific as imposed by the Municipality					
	<b>Transport Zone 2</b> <i>Private Roads &amp; Parking</i>		<ul style="list-style-type: none"> <li>None</li> </ul>	Site and Development Specific as imposed by the Municipality					
Resort	<b>Resort Zone</b> <i>Holiday Accommodation</i>		<ul style="list-style-type: none"> <li>Holiday Housing</li> <li>Licensed Hotel</li> <li>Place of Entertainment</li> <li>Resort Shop</li> </ul>	<ul style="list-style-type: none"> <li>Social Facility</li> <li>Sport Facility</li> <li>Tourist Facility</li> </ul>	5m	5m	11m	20%	N/A
Special	<b>Special Zone</b> <i>Special Use</i>		<ul style="list-style-type: none"> <li>None</li> </ul>	Site and Development Specific as imposed by the Municipality					
Undetermined	<b>Undetermined Zone</b> <i>Existing Buildings &amp; Use</i>		<ul style="list-style-type: none"> <li>None</li> </ul>	Site and Development Specific as imposed by the Municipality					

## 25. Agriculture Zone

<b>LAND USE CATEGORY</b>		<b>Agriculture</b>	
<b>ZONING</b>		<b>Agriculture Zone</b>	
<b>PURPOSE</b>		<b>Agriculture</b>	
<b>Objectives</b>			
<ul style="list-style-type: none"> <li>To provide for the use of land for the purposes of bona fide agricultural production and for sustainable agricultural units.</li> <li>Preserving suitable agricultural land by imposing stricter control of subdivision of land.</li> <li>Provide for land to be developed and buildings erected for the reasonable and ordinary use of buildings that is generally associated with bona fide agricultural purposes.</li> </ul>			
<b>USE OF THE PROPERTY</b>			
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>	
<i>Agriculture</i>	means the cultivation and/or utilisation of land for crops and plants, the keeping and breeding of animals, operation of a game farm, the utilisation of the natural veld or land on a limited or extensive basis and includes only such activities and buildings directly related to the main farming activities, but excludes abattoirs, intensive animal farming and agricultural industries.	<ul style="list-style-type: none"> <li>Abattoir</li> <li>Additional Dwelling Unit</li> <li>Agricultural Industry</li> <li>Agriculture Worker Accommodation</li> <li>Airfield</li> <li>Function Venue</li> <li>Guest House</li> <li>Home Enterprise</li> <li>Intensive Animal Farming</li> <li>Nursery</li> <li>Renewable Energy Structure</li> <li>Service Trade</li> <li>Social Facility</li> <li>Telecommunication Mast</li> <li>Tourist Facility</li> </ul>	
<b>DEVELOPMENT PARAMETERS</b>			
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>
<i>Street</i>	<i>Lateral &amp; Rear</i>		
10m	10m	11m	20%

## 26. Residential Zone 1

<b>LAND USE CATEGORY</b>		<b>Residential</b>				
<b>ZONING</b>		<b>Residential Zone 1</b>				
<b>PURPOSE</b>		<b>Single Residential</b>				
<b>Objectives</b>						
<ul style="list-style-type: none"> <li>• Use of land for single residential purposes.</li> <li>• Protection of the quality and character of residential neighbourhoods and the well-being of its citizens.</li> <li>• Limit multiple use of buildings to minimize adverse impact on the residential environment.</li> <li>• Densities that are compatible with existing surrounding land uses and are generally situated inside the urban edge.</li> <li>• Site sizes to be guided by relevant subdivision / densification policy.</li> </ul>						
<b>USE OF THE PROPERTY</b>						
<b>Primary Use</b>	<b>Definition</b>				<b>Consent Use</b>	
<i>Dwelling Unit</i>	means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and permit a home occupation for a single household.				<ul style="list-style-type: none"> <li>• <i>Additional Dwelling Unit</i></li> <li>• <i>Crèche</i></li> <li>• <i>Guest House</i></li> <li>• <i>Home Enterprise</i></li> <li>• <i>Medical Use</i></li> <li>• <i>Social Facility</i></li> </ul>	
<b>DEVELOPMENT PARAMETERS</b>						
<b>Building Lines</b>				<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
	<b>Street</b>	<b>Lateral</b>	<b>Rear</b>			
<i>Erven &lt; 600m<sup>2</sup></i>	4m	1.5m	2m	8.5m	70%	1.0
<i>Erven &gt; 600m<sup>2</sup></i>	5m	1.5m	3m	8.5m	50%	

## 27. Residential Zone 2

<b>LAND USE CATEGORY</b>		<b>Residential</b>		
<b>ZONING</b>		<b>Residential Zone 2</b>		
<b>PURPOSE</b>		<b>Medium Density Residential</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• Medium density residential development up to a maximum gross density of 50 units per hectare.</li> <li>• Use of land for the purposes of harmonious architectural designed development, sharing common areas such as roads and open space.</li> <li>• Residential developments of a medium scale and limited height and it could be single, semi-detached, row or linked residential units, including retirement villages.</li> <li>• Limited non-residential uses to protect the residential character.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
<i>Group Housing</i>	means a group of separate and/or linked dwelling units, designed, planned and built as a harmonious architectural entity and includes support facilities relating to the operation and sustainability of the scheme or building, functional communal open space, gate house, public and/or private roadway, of which every dwelling unit has a ground floor and such dwelling units may be cadastrally subdivided.	<ul style="list-style-type: none"> <li>• Care Facility</li> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Retirement Village</li> <li>• Social Facility</li> <li>• Town Housing</li> </ul>		
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
1m	1m	8.5m	70%	1.0
Additional building lines may be imposed based on surrounding land uses or safety controls				

## **General Provisions**

### **▣ Common Open Space**

- A minimum of 40m<sup>2</sup> per dwelling unit shall be provided and in this context “*common open space*” means public or private open space, excluding roads, service yards, private outdoor spaces and undevelopable land steeper than 1:5 and/or below the 1:50 years flood line of a river or a stream.
- The required provision of common open space may be relaxed if :
  - public open space is provided in the immediate vicinity; and
  - internal street reserves are planned and can be used as part of the open space system.

### **▣ Private Outdoor Space**

- Private outdoor space, having a total area of at least 40% of the ground floor area of the dwelling unit concerned, excluding garages and carports, shall be provided for every group housing erf, provided that the private outdoor space shall be out of sight of anyone else than the occupants of the dwelling unit concerned.
- For the purposes of this subsection, “*private outdoor space*” means the area adjoining any given dwelling unit in a group or town housing scheme which is reserved for the exclusive use of the occupants of the dwelling unit concerned and intended to be used for private outdoor living and recreation and the drying of laundry, storing of a rubbish bin and other household store and service functions.

### **▣ Aesthetics**

- The objectives reflected in the definition of “*group housing*” shall be closely followed and implemented in the design.
- A Site Development Plan, shall be submitted for approval for every new group or town housing scheme, before any building plans are approved or any building operations commence.
- A garden and environmental plan may be required for approval and subsequent implementation.

### **▣ Street Width**

- The minimum street width shall be 7 m for private streets and 10 m for public streets.

## 28. Residential Zone 3

<b>LAND USE CATEGORY</b>		<b>Residential</b>		
<b>ZONING</b>		<b>Residential Zone 3</b>		
<b>PURPOSE</b>		<b>High Density Residential</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• High density residential developments with a gross density of more than 30 units per hectare.</li> <li>• Residential developments of medium to large scale that can consist of multiple stories or levels.</li> <li>• Areas identified for densification and high intensity mixed use, including areas along major corridors and business nodes.</li> <li>• Residential development in this category can include flats, boarding house, hotels (consent use) and backpackers.</li> <li>• High density residential development can be combined with commercial activity in areas identified by the SDF as mixed use.</li> <li>• Increased height and coverage parameters should be based on the SDF proposals and possible overlay zones.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
<i>General Residential Building</i>	means a building for human habitation, together with such outbuildings and support facilities relating to the operation and sustainability of the scheme or building, and includes a boarding house, backpackers facility, residential rooms, guest house, children's home, retirement village, hostel, hotel, group housing, dwelling units, flats and a gate house.	<ul style="list-style-type: none"> <li>• Care Facility</li> <li>• Crèche</li> <li>• Home Enterprise</li> <li>• Medical Use</li> <li>• Restaurant</li> <li>• Social Facility</li> </ul>		
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
8m	4m	11m	40%	1.0

### General Provisions

#### ▣ Common Open Space

- A minimum of 25% of the land or erf shall be set aside as common open space. This area excludes roads, service yards, private outdoor spaces and undevelopable land steeper than 1:5 and/or below the 1:50 years flood line of a river or a stream.
- The required provision of common open space may be relaxed if :
  - public open space is provided in the immediate vicinity; and
  - internal street reserves are planned and can be used as part of the open space system.

## 29. Residential Zone 4

<b>LAND USE CATEGORY</b>		<b>Residential</b>			
<b>ZONING</b>		<b>Residential Zone 4</b>			
<b>PURPOSE</b>		<b>Incremental Housing</b>			
<b>Objectives</b>					
<ul style="list-style-type: none"> <li>The zone facilitates upgrading and incremental housing from an informal settlement to a formal settlement.</li> <li>May apply to individual land units or to blocks containing an informal settlement.</li> <li>In recognition of the realities of poor and marginalised communities, development rules are not very restrictive. Once upgrading of an area has reached an appropriate stage, as determined by the Municipality, it is contemplated that the area may be rezoned to Residential Zone 1 or another appropriate zone.</li> <li>All properties zoned as Informal Residential Zone in former Zoning Schemes are converted to Residential Zone 4 in this Land Use Scheme.</li> </ul>					
<b>USE OF THE PROPERTY</b>					
<b>Primary Use</b>		<b>Definition</b>		<b>Consent Use</b>	
<i>Dwelling Unit</i>		means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and permit a home occupation for a single household.		<ul style="list-style-type: none"> <li><i>Additional Dwelling Unit</i></li> <li><i>Care Facility</i></li> <li><i>Crèche</i></li> <li><i>Guest House</i></li> <li><i>Home Enterprise</i></li> <li><i>Medical Use</i></li> <li><i>Service Trade</i></li> <li><i>Social Facility</i></li> <li><i>Tavern</i></li> </ul>	
<i>Incremental Housing</i>		means a unit of accommodation which does not necessarily comply with the standards of durability intended by the National Building Regulations.			
<b>DEVELOPMENT PARAMETERS</b>					
<b>Building Lines</b>			<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral</b>	<b>Rear</b>			
1m	1m	0m	8.5m	80%	1.0
Additional building lines may be imposed based on surrounding land uses or safety controls					

### General Provisions

- Notwithstanding any provisions to the contrary in these regulations any occupier of any unit of accommodation may utilise such unit for any social, educational, religious, occupational or business purposes, subject to the following conditions :
  - The dominant use of the property shall remain residential;
  - The use concerned shall not be disturbing to neighbours; and
  - The use concerned shall not interfere with the amenity of the direct neighbourhood.

### 30. Business Zone 1

<b>LAND USE CATEGORY</b>		<b>Business</b>		
<b>ZONING</b>		<b>Business Zone 1</b>		
<b>PURPOSE</b>		<b>High Intensity Business</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• The variety of business and related land use types representing the needs within a sub-regional and regional context.</li> <li>• Key objective if this zone is to promote economic development, employment and mixed use through the inclusion of a wide range of uses.</li> <li>• Generally located within the existing strong commercial nodes, central business district and areas identified for a wide range of commercial uses and mixed use activity in the SDF.</li> <li>• For inclusion of storage, goods handling and general residential purposes.</li> <li>• Industrial and manufacturing uses are restricted.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
<i>General Business</i>	means the use of a property for mixed use purposes of retail, commercial or professional operation, which may, inter alia, include restaurants, shops, offices, financial institutions, gymnasiums or any other which is reasonably connected to a business.	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Gambling Activity</li> <li>• Institution</li> <li>• Liquor Outlet</li> <li>• Place of Assembly</li> <li>• Place of Entertainment</li> <li>• Place of Instruction</li> <li>• Place of Worship</li> <li>• Service Station</li> <li>• Telecommunication Mast</li> <li>• Tourist Facility</li> <li>• Transport Facility</li> <li>• Warehouse</li> </ul>		
<i>General Residential Building above ground floor.</i>	means a building for human habitation, together with such outbuildings and support facilities relating to the operation and sustainability of the scheme or building, and includes a boarding house, backpackers facility, residential rooms, guest house, children's home, retirement village, hostel, hotel, group housing, dwelling units, flats and a gate house.			
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
0m	0m	11m	100%	3.0
Additional building lines may be imposed based on surrounding land uses or safety controls				

**General Provisions**

▣ **Basements**

The building line restrictions need not be complied with in so far as basements are concerned.

▣ **Projections**

Projections, excluding advertising signs, approved by the Municipality in accordance with the provisions of any other law over streets and building lines, shall be limited to minor architectural features and one cantilevered one canopy to within 0.5 m of the pavement edge, provided that no portion of a projection shall be less than 3 m above the pavement and there shall be no access from the building to the canopy.

▣ **Loading & Unloading**

The Municipality may stipulate the provision of additional space for loading or unloading of goods if the particular nature or extent of development contemplated for that erf should, in the opinion of the Municipality, justify such a step.

### 31. Business Zone 2

<b>LAND USE CATEGORY</b>		<b>Business</b>		
<b>ZONING</b>		<b>Business Zone 2</b>		
<b>PURPOSE</b>		<b>Low Intensity Business</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• Business uses, including shops and offices to be accommodated on neighbourhood level and in areas identified by the SDF.</li> <li>• Provision for a variety of land uses for convenient shopping and associated requirements, restricting high impact uses, i.e. warehousing, garage, workshops.</li> <li>• Development can be restricted with respect to height and scale, limiting overall impact on surrounding softer land uses, i.e. Residential and community facilities.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
Office	means a building used only for professional, clerical, administrative work, medical uses and includes storage areas ancillary to the office use.	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• General Residential Building</li> <li>• Institution</li> <li>• Place of Assembly</li> <li>• Place of Entertainment</li> <li>• Place of Instruction</li> <li>• Place of Worship</li> <li>• Restaurant</li> <li>• Telecommunication Mast</li> <li>• Tourist Facility</li> </ul>		
Shop	means land or a building used for retail or trade, including a workshop and/or store which is directly related to but subordinate to the retail or trade use and does not exceed more than 30% of the total floor area of the retail or trade use.			
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
0m	0m	8.5m	100%	1.5
Additional building lines may be imposed based on surrounding land uses or safety controls				

**General Provisions**

**▣ Loading & Unloading**

The Municipality may stipulate the provision of additional space for loading or unloading of goods if the particular nature or extent of development contemplated for that erf should, in the opinion of the Municipality, justify such a step.

### 32. Business Zone 3

<b>LAND USE CATEGORY</b>		<b>Business</b>		
<b>ZONING</b>		<b>Business Zone 3</b>		
<b>PURPOSE</b>		<b>Office</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>Specifically restricting land use for office purposes to protect the character of certain areas.</li> <li>Can act as a buffer between high/ low intensity business and residential components.</li> <li>Provision, as a content use, is made to accommodate small display or showroom areas generally associated with the predominant use i.e. office.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
Office	means a building used only for professional, clerical, administrative work, medical uses and includes storage areas ancillary to the office use.	<ul style="list-style-type: none"> <li>General Residential Building</li> <li>Licensed Hotel</li> <li>Place of Assembly</li> <li>Place of Entertainment</li> <li>Place of Instruction</li> <li>Place of Worship</li> <li>Restaurant</li> <li>Telecommunication Mast</li> </ul>		
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
4m	3m	11m	70%	1.5
Additional building lines may be imposed based on surrounding land uses or safety controls				

### 33. Industrial Zone 1

<b>LAND USE CATEGORY</b>		<b>Industrial</b>		
<b>ZONING</b>		<b>Industrial Zone 1</b>		
<b>PURPOSE</b>		<b>General Industrial</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• The use of land for manufacturing purposes and general industrial and light industrial activity.</li> <li>• Provision in this zone can be made for non-industrial activity but these should not compromise the general use of the land for industrial purpose.</li> <li>• It is accepted, given the intensive nature of industrial activity, that this land use could generate negative impact on adjacent properties and the immediate environment.</li> <li>• Noxious uses and risk industries are not allowed within this land use zone.</li> <li>• Industrial ancillary should generally be permitted in areas demarcated by the SDF and support the principles of job creation and accessibility.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
<i>Industry</i>	means the use of land or building as a factory within the meaning of relevant other legislation controlling the use of land for a manufacturing and may include other activities incidental and subordinate to the main use such as offices, caretaker's accommodation and employee restaurants, but does not include a noxious industry or activity.	<ul style="list-style-type: none"> <li>• Crematorium</li> <li>• General Business</li> <li>• Place of Entertainment</li> <li>• Scrap Yard</li> <li>• Service Station</li> <li>• Telecommunication Mast</li> <li>• Transport Use</li> <li>• Warehouse</li> </ul>		
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
3m	3m	11m	75%	1.5

**General Provisions**

▣ **Building Lines**

- Where an industry bounds on any residential or business erf, a lateral building line of 5 m shall apply to the industry, with reference to the boundaries abutting the residential and business erven.
- Where servitudes for municipal services exist along lateral and rear boundaries, these will form the lateral and rear building lines.

▣ **Loading & Unloading**

- For the purpose of loading and unloading vehicles the following spaces shall be provided :

Total floor space of building	Required loading and unloading area
0 - 2500 m <sup>2</sup>	1 bay
2501 - 5000 m <sup>2</sup>	2 bays
5001 - 10000 m <sup>2</sup>	3 bays
Every additional 10 000 m <sup>2</sup> or portion thereof	1 additional bay

- No loading bay shall be less than 24 m<sup>2</sup> in area, nor shall its length be less than 6 m, nor its width be less than 3m.
- The location, design, access to and egress from the loading bays shall be to the satisfaction of the Municipality and all such bays shall be demarcated "*loading and unloading only*".
- Neither the owner nor any occupant of a building shall permit any vehicle transporting goods to and from the building to be loaded, unloaded or fuelled in the street, except in designated bays.
- The provisions of this regulation may be relaxed or waived by the Municipality where its application is not considered to be practicable by reason of the nature or situation of the erf.

### 34. Industrial Zone 2

<b>LAND USE CATEGORY</b>		<b>Industrial</b>		
<b>ZONING</b>		<b>Industrial Zone 2</b>		
<b>PURPOSE</b>		<b>Noxious Use</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To make specific provisions for noxious and offensive land uses.</li> <li>• Areas for implementation to be carefully considered.</li> <li>• All relevant legislative compliance to be adhered to prior to implementation.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
<i>Industry</i>	means the use of land or building as a factory within the meaning of relevant other legislation controlling the use of land for a manufacturing and may include other activities incidental and subordinate to the main use such as offices, caretaker's accommodation and employee restaurants, but does not include a noxious industry or activity.	<ul style="list-style-type: none"> <li>• <i>General Business</i></li> <li>• <i>Scrap Yard</i></li> <li>• <i>Service Station</i></li> <li>• <i>Telecommunication Mast</i></li> <li>• <i>Transport Use</i></li> <li>• <i>Warehouse</i></li> </ul>		
<i>Noxious Use</i>	means a facility or land use which, because of fumes, ignitions, smells, vibration, noise, waste products, nature of the material used, processes employed or any other cause, as deemed by the Municipality to be a potential source of danger, public nuisance, or offensive to the general public or environment of the surrounding area and includes uses as defined in the relevant legislation as noxious or a nuisance, hazard or health risk.			
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
3m	3m	11m	75%	1.5

**General Provisions**

▣ **Building Lines**

- Where a noxious use bounds on any residential or business erf, a lateral building line of 5 m shall apply to the noxious use, with reference to the boundaries abutting the residential and business erven.
- Where servitude reserves for municipal services exist along lateral and rear boundaries, these will form the lateral and rear building lines.

▣ **Loading & Unloading**

- For the purpose of loading and unloading vehicles, the following spaces shall be provided :

Total floor space of building	Required loading and unloading area
0 - 2500 m <sup>2</sup>	1 bay
2501 - 5000 m <sup>2</sup>	2 bays
5001 - 10000 m <sup>2</sup>	3 bays
Every additional 10 000 m <sup>2</sup> or portion thereof	1 additional bay

- No loading bay shall be less than 24 m<sup>2</sup> in area, nor shall its length be less than 6 m, nor its width be less than 3m.
- The location, design, access to and egress from the loading bays shall be to the satisfaction of the Municipality and all such bays shall be demarcated "*loading and unloading only*".
- Neither the owner nor any occupant of a building shall permit any vehicle transporting goods to and from the building to be loaded, unloaded or fuelled in the street, except in designated bays.
- The provisions of this regulation may be relaxed or waived by the Municipality where its application is not considered to be practicable by reason of the nature or situation of the erf.

### 35. Industrial Zone 3

<b>LAND USE CATEGORY</b>		<b>Industrial</b>		
<b>ZONING</b>		<b>Industrial Zone 3</b>		
<b>PURPOSE</b>		<b>Mining</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>The use of land for mining, extraction of minerals and raw materials.</li> <li>Includes industrial and associated activities directly connected and incidental to the mining and mineral extraction operations.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
<i>Mining</i>	means an enterprise which practices the extraction of raw materials from the earth, whether by means of surface or underground methods, including stone, sand, clay, kaolin, ores, minerals or precious stones and includes buildings connected with such operations, but does not include manufacturing, industrial activity or mining industries.	<ul style="list-style-type: none"> <li><i>Mining Industry</i></li> <li><i>Telecommunication Mast</i></li> </ul>		
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<i>Street</i>	<i>Lateral &amp; Rear</i>			
Site and Development Specific as imposed by the Municipality or Mining / Exploration Permit				

**General Provisions**

This zone shall be subject to all relevant statutory restrictions which apply to the exploitation of raw materials.

### 36. Community Zone 1

<b>LAND USE CATEGORY</b>		<b>Community</b>	
<b>ZONING</b>		<b>Community Zone 1</b>	
<b>PURPOSE</b>		<b>Education</b>	
<b>Objectives</b>			
<ul style="list-style-type: none"> <li>• Provision of education and related uses.</li> <li>• Includes schools, crèches, tertiary facilities and support activities.</li> </ul>			
<b>USE OF THE PROPERTY</b>			
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>	
<i>Place of Instruction</i>	means land or a building used as a crèche, nursery school, school, college, technical institution, university, academy, lecture hall, convent, public library, art gallery, museum or other such facility which is utilised for education purposes and includes facilities directly related thereto.	<ul style="list-style-type: none"> <li>• Care Facility</li> <li>• Place of Assembly</li> <li>• Telecommunication Mast</li> </ul>	
<b>DEVELOPMENT PARAMETERS</b>			
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>		
8m	8m	11m	50%

### 37. Community Zone 2

<b>LAND USE CATEGORY</b>		<b>Community</b>	
<b>ZONING</b>		<b>Community Zone 2</b>	
<b>PURPOSE</b>		<b>Worship / Assembly</b>	
<b>Objectives</b>			
<ul style="list-style-type: none"> <li>• Provision for worship facilities and related uses.</li> <li>• Includes places of assembly.</li> </ul>			
<b>USE OF THE PROPERTY</b>			
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>	
<i>Place of Assembly</i>	means a building used for gatherings, meetings and include a public hall, a hall for social functions, a music hall, a concert hall, an exhibition hall, a public art gallery or a town or civic centre.	<ul style="list-style-type: none"> <li>• Care Facility</li> <li>• Place of Assembly</li> <li>• Telecommunication Mast</li> </ul>	
<i>Place of Worship</i>	means land or a building used as a church, mosque, temple, chapel, synagogue or facility for practising religion or devotion and includes uses directly related thereto, but does not include a funeral parlour.		
<b>DEVELOPMENT PARAMETERS</b>			
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>		
8m	8m	11m	50%

### 38. Community Zone 3

<b>LAND USE CATEGORY</b>		<b>Community</b>	
<b>ZONING</b>		<b>Community Zone 3</b>	
<b>PURPOSE</b>		<b>Institution</b>	
<b>Objectives</b>			
<ul style="list-style-type: none"> <li>• Provision of a wide range of community facilities, including institutions.</li> <li>• Institutions include health care facilities, facilities for social welfare and physical health, clinics, community halls, multi-purpose centres.</li> </ul>			
<b>USE OF THE PROPERTY</b>			
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>	
<i>Institution</i>	means land or a building used as a charity institution, social or welfare building, hospital, nursing home, clinic, frail care, sanatorium, correctional institution or any other institution, library, multi-purpose centre, place of assembly, community hall and facilities and similar uses, whether private or public, and includes uses directly related thereto, but does not include a facility for the treatment for infectious or contagious diseases, a facility as defined in the relevant act for the detention of mentally handicapped persons, a psychiatric hospital, jail or prisoner reformatory.	<ul style="list-style-type: none"> <li>• <i>Telecommunication Mast</i></li> </ul>	
<b>DEVELOPMENT PARAMETERS</b>			
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>		
8m	8m	11m	50%

### 39. Authority Zone

<b>LAND USE CATEGORY</b>		<b>Authority</b>		
<b>ZONING</b>		<b>Authority Zone</b>		
<b>PURPOSE</b>		<b>Authority Use</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>Land reserved for uses normally undertaken by National, Provincial and Municipal Government, providing a service to the general public (museum and places of cultural significance and heritage).</li> <li>Land owned by organs of state including infrastructure, utilities and public amenities which do not qualify for inclusion into any other zone, i.e. electrical sub-stations, waste water treatment works, landfill sites, cemeteries &amp; crematorium.</li> <li>Including land uses relating to public services, i.e. police services, correctional facilities, fire protection, special uses that is not compatible within a single residential environment.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
Authority Use	means a use which is practised by the organs of State or a public body, including military training centres, installations, police, jails, road stations, road camps, municipal uses such as fire services, treatment facility, dumping grounds, reservoirs, composting installations, water purification works, electrical substations, community facilities, municipal clubs, municipal storage facilities, museums, institutions, telecommunication masts and ancillary uses.	None		
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
Site and Development Specific as imposed by the Municipality				

## 40. Open Space Zone 1

<b>LAND USE CATEGORY</b>		<b>Open Space</b>		
<b>ZONING</b>		<b>Open Space Zone 1</b>		
<b>PURPOSE</b>		<b>Public Open Space</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• Land for the provision of active and passive recreational areas on public owned land.</li> <li>• Generally to promote public recreation, enhance aesthetical appearance and promote the maintenance of a functional open space system.</li> <li>• Land for protection of heritage resources and cultural activities.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
Public Open Space	means a park, public garden, square, sports field, sports facility, children's' playground, amusement park, skate park, place of recreation, beach area or any similar amenity, in respect of which the ownership as such vests in the local authority.	<ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Place of Entertainment</li> <li>• Restaurant</li> <li>• Sport Facility</li> <li>• Tourist Facility</li> </ul>		
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
Site and Development Specific as imposed by the Municipality				

### General Provisions

- No building or structure shall be erected or use practiced except if same is compatible with "public open space", as defined.
- The Municipality shall in each case, depending on unique circumstances, stipulate land use restrictions and additional conditions.

## 41. Open Space Zone 2

<b>LAND USE CATEGORY</b>		<b>Open Space</b>		
<b>ZONING</b>		<b>Open Space Zone 2</b>		
<b>PURPOSE</b>		<b>Private Open Space</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• Land for the provision of active and passive recreational areas on private owned land.</li> <li>• Generally to promote private recreation, enhance aesthetical appearance and promote the maintenance of a functional open space system.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
<i>Private open space</i>	means land which is for private use and is used as an open area, park, playground, natural and protected areas, recreation ground or square and can form part of a residential development.	<ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Place of Entertainment</li> <li>• Restaurant</li> <li>• Sport Facility</li> <li>• Tourist Facility</li> </ul>		
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
Site and Development Specific as imposed by the Municipality				

### General Provisions

- No building or structure shall be erected or use practiced, except if same is compatible with "private open space", as defined.
- The Municipality shall in each case, depending on unique circumstances, stipulate land use restrictions and additional conditions.

## 42. Open Space Zone 3

<b>LAND USE CATEGORY</b>		<b>Open Space</b>		
<b>ZONING</b>		<b>Open Space Zone 3</b>		
<b>PURPOSE</b>		<b>Conservation</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• The use of land for conservation and natural areas.</li> <li>• Include statutory and non-statutory conservation areas and provision for these land uses.</li> <li>• Protection of the natural environment and for conservation and biodiversity purposes for areas which is regarded as conservation worthy.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
Nature Reserve	means land used for the conservation, biodiversity and protection of natural areas, whether publicly or privately owned, or which has been declared a nature park or reserve and includes a game park, reserve for fauna and flora and includes buildings and facilities directly related to management of the conservation area or nature reserve, inclusive of facilities for day visitors, but does not include overnight accommodation and tourist facilities.	<ul style="list-style-type: none"> <li>• Airfield</li> <li>• Function Venue</li> <li>• Holiday Accommodation</li> <li>• Place of Entertainment</li> <li>• Tourist Facility</li> </ul>		
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
Site and Development Specific as imposed by the Municipality				

### General Provisions

The relevant authorities shall in each case, depending on unique circumstances, stipulate land use restrictions and additional provisions.

### 43. Transport Zone 1

<b>LAND USE CATEGORY</b>		<b>Transport</b>		
<b>ZONING</b>		<b>Transport Zone 1</b>		
<b>PURPOSE</b>		<b>Public Roads &amp; Parking</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• Land use for the purpose of providing infrastructure for public use, including motorised/non-motorised transport (road ways).</li> <li>• Including uses generally associated with the primary uses in this zone.</li> <li>• To accommodate railway, harbour and airport facilities and associated uses for the benefit of the public, including uses normally associated with these activities.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>		
<i>Public Roads &amp; Parking</i>	means a gravel, paved or surfaced road which may be a separate cadastral entity, a registered right of way servitude, or exist by means of other legislation, and which is set aside to provide for vehicular access and movement, and which vest in or is owned by the Municipality or another public road or transport authority and may also include on-street parking.	None		
<i>Transport Use</i>	means land or buildings used for the operation of a service for the benefit of the public providing for transportation of goods or passengers by rail, air, sea, road or pipeline and any uses ancillary thereto which are directly related or incidental to the service of the interest of the commuting public, including communication networks, stations, harbours, transportation amenities and facilities, warehouses, container parks, workshops, offices, shops, recreational, business and residential uses.			
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
Site and Development Specific as imposed by the Municipality				
Additional building lines may be imposed based on surrounding land uses or safety controls				

#### 44. Transport Zone 2

<b>LAND USE CATEGORY</b>		<b>Transport</b>		
<b>ZONING</b>		<b>Transport Zone 2</b>		
<b>PURPOSE</b>		<b>Private Roads &amp; Parking</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• Use of land for private access and private roads, including private parking facilities.</li> <li>• Generally associated with private residential estates and group housing facilities.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>		<b>Consent Use</b>	
<i>Private Roads &amp; Parking</i>	means a private land which is reserved exclusively for the parking and movement of vehicles and pedestrians and which is under the control of a private individual or agency or Body Corporate.		None	
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<i>Street</i>	<i>Lateral &amp; Rear</i>			
Site and Development Specific as imposed by the Municipality				

## 45. Resort Zone

<b>LAND USE CATEGORY</b>		<b>Resorts</b>	
<b>ZONING</b>		<b>Resort Zone</b>	
<b>PURPOSE</b>		<b>Resort</b>	
<b>Objectives</b>			
<ul style="list-style-type: none"> <li>The use of land for the purpose of short term or long term tourism accommodation, including caravan parks, chalets, mobile dwellings etc.</li> <li>The use of land for purposes and purposes aligned towards utilising the aesthetic and bio-physical qualities of the area.</li> </ul>			
<b>USE OF THE PROPERTY</b>			
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>	
<i>Holiday Accommodation</i>	means a harmoniously designed and built holiday development with an informal clustered layout which may include the provision of a camping sites, caravan sites, mobile homes or dwelling units, whether in private or public ownership, which shall only be marketed by means of short term renting or time sharing, but does not include a hotel.	<ul style="list-style-type: none"> <li><i>Holiday Housing</i></li> <li><i>Licensed Hotel</i></li> <li><i>Place of Entertainment</i></li> <li><i>Resort Shop</i></li> <li><i>Social Facility</i></li> <li><i>Sport Facility</i></li> <li><i>Tourist Facility</i></li> </ul>	
<b>DEVELOPMENT PARAMETERS</b>			
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>		
5m	5m	11m	20%

### General Provisions

Conditions with regard to density, layout, parking, landscaping, building design, etcetera, and a layout plan shall be approved by and filed with the Municipality, clearly indicating the position of all structures, stands and internal roads.

## 46. Special Zone

<b>LAND USE CATEGORY</b>		<b>Special</b>		
<b>ZONING</b>		<b>Special Zone</b>		
<b>PURPOSE</b>		<b>Specialised Land Uses</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>To accommodate specialised land uses which are not included or defined in the Land Use Scheme.</li> <li>To afford the opportunity to impose specific conditions that are unique to the relevant land use.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>		<b>Consent Use</b>	
<i>Special Use</i>	means a use or combination of uses which is such, or in respect of which the land use restrictions are such, that provision is not made therefore in this land use scheme, and which is defined in detail by means of conditions of approval or by means of provisions applicable to the special zone.		None	
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<i>Street</i>	<i>Lateral &amp; Rear</i>			
Site and Development Specific as imposed by the Municipality				

### General Provisions

If special factors justify the creation of a new zone on the zoning map for a site or sites, without justifying the creation of a new zone in the scheme regulations, such site shall be zoned as a special zone on the zoning map. Every such portion of land which has been zoned as such and in respect of which the land use restrictions differ from those of other land which has been zoned as such, shall be given a separate number on the zoning map. A special zone may consist of different portions of land, provided the land use restrictions are the same. Each special zone, in respect of which the land use restrictions differ from those of other special zones, shall be given a separate number (from 1 onwards), and each number with the accompanying land use restrictions shall be described as a separate special zone in a schedule to these scheme regulations.

## 47. Undetermined Zone

<b>LAND USE CATEGORY</b>		<b>Undetermined</b>		
<b>ZONING</b>		<b>Undetermined Zone</b>		
<b>PURPOSE</b>		<b>Undetermined Zoning</b>		
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>To make provision for land that has not obtained zoning in terms of the previous Zoning Schemes.</li> <li>Generally land in Municipal ownership and part of the commonage.</li> </ul>				
<b>USE OF THE PROPERTY</b>				
<b>Primary Use</b>	<b>Definition</b>		<b>Consent Use</b>	
<i>Existing Buildings &amp; Use</i>	Existing improvements and use on date of Land Use Scheme implementation.		None	
<b>DEVELOPMENT PARAMETERS</b>				
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>
<b>Street</b>	<b>Lateral &amp; Rear</b>			
Site and Development Specific as imposed by the Municipality				

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## CHAPTER 8 : GENERAL PROVISIONS

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### 48. Conditions Applicable to all Properties

The following conditions shall apply to all erven or properties in the Land Use Scheme area :

- (a) the positioning of buildings, including outbuildings erected on the property, as well as access to and exits from the property, shall be to the satisfaction of the Municipality;
- (b) the main building, which shall be a completed building and not one partially erected and to be completed at a later date, shall be erected simultaneously with or before the outbuildings, provided that the Municipality may relax this requirement in writing subject to any condition it may deem fit;
- (c) the loading or off-loading of goods shall take place within the boundaries of the erven to the satisfaction of the Municipality unless the Municipality has made provision for loading facilities in the street reserve, provided that this condition shall not apply to properties accommodating one or two dwelling units only;
- (d) a screen wall shall be erected if required by and to the satisfaction of the Municipality, the extent, material, design, height, position and maintenance of which shall also be to the satisfaction of the Municipality;
- (e) if the property is fenced or enclosed in some other way, the extent, material, design, height, position and maintenance of such enclosure shall be to the satisfaction of the Municipality;
- (f) the registered owner shall be responsible for the maintenance of the entire development of the property, provided that, if the Municipality is of the opinion that the property or any part of the development is not maintained in a satisfactory manner, the Municipality shall be entitled to undertake such maintenance at the expense of the registered owner which expense shall be paid to the Municipality on demand;
- (g) evaluation of all buildings shall conform to a good standard of architecture and shall be to the satisfaction of the Municipality;
- (h) the internal roads and/or driveways on the erf shall be constructed and maintained by the owner to the satisfaction of the Municipality;
- (i) any part of a site not utilised for building or parking purposes shall within six months from the date on which the buildings are completed or on which the site is first used for the approved use, be landscaped at the owners cost to the satisfaction of the Municipality, and shall thereafter be maintained to the satisfaction of the Municipality at the cost of the owner; and
- (j) no goods or materials whatsoever shall be stored or stacked to such a height or in such a manner that it is visible from outside the property, unless prior written approval from the Municipality is granted.

### 49. Guidelines for Protection of the Built Environment

The Municipality may request detailed information in respect of a place, building, structure or feature of the built environment which, in the opinion of the Municipality, is regarded as a heritage resource or conservation worthy. The Municipality may make land use provisions, impose conditions, policies or guidelines with regard to the following kinds of work :

- (a) any addition or alteration to the structure which changes the floor area or otherwise alters its size, height or outline, particularly the street façade;
- (b) alteration to the roof line;
- (c) restoration of the structure to its architectural style during a previous period or any other change to its style;
- (d) internal alterations by the removal of walls or the construction of new walls which substantially change the plan and structure;
- (e) any alterations to the external doors, windows or other external openings;

- (f) addition or removal of shutters, awnings, pergolas, verandas and other similar features;
- (g) repainting with a different type of paint, or in a different colour in a conservation area may only be undertaken after an application for, the Municipality's approval has been lodged with and approved by, the Municipality;
- (h) application or use of external materials or finishes of a different kind, type, colour or texture which will change the appearance of the building. This applies to the roof as well as the walls;
- (i) any other alterations which change the appearance of the building, whether or not a municipal permit is required;
- (j) application or erection of signage;
- (k) any major site work involving excavation or a change in site level;
- (l) major re-landscaping which will alter the appearance of the structure;
- (m) changes to boundary walls, fences and gates;
- (n) the demolition of all or part of the structure;
- (o) change of use or rezoning of a property on which a national monument is situated;
- (p) subdivision of a property on which a national monument is situated;
- (q) in the case of new construction work to be undertaken on a vacant site or on a portion of a vacant site, or the replacement of an existing building, the Municipality may prescribe a building line in order to protect any trees within the street boundary, and to the building line generally observed in the vicinity; and
- (r) consent for any alterations or extensions to a building resulting in an increased height of the structures or if such increased height would, in the opinion of the Municipality, interfere with the growth of any tree within the street boundary, or if it could necessitate the pruning or removal of any portion of the tree or branches, may be withheld.

## 50. Designation of Conservations Areas

The Municipality may designate an area to be a conservation area and :

- (a) shall depict such area on the zoning map;
- (b) shall record the designation in Schedule 6; and
- (c) shall record the development management provisions for each area in a schedule to this Scheme.

## 51. Guidelines for the Protection of the Sensitive Biophysical Environment

The Municipality may request detailed information in respect of a sensitive biophysical environment and make development rules and impose policies or guidelines, if deemed necessary, for inclusion in a development agreement with regard to the following :

- (a) Environmental Management Plans to be submitted for municipal approval to ensure the following :
  - (i) protection of the natural environment and conservation worthy elements of the biophysical environment;
  - (ii) minimum disturbance of the site as a result of earth moving, installation of services and construction of structures and roads;
  - (iii) rehabilitation program after development;
  - (iv) fire protection program;
  - (v) management program for public open spaces;
  - (vi) mitigating aesthetic impact;

- (vii) guidelines for management of private indigenous gardens;
  - (viii) alien eradication program on an ongoing basis; and
  - (ix) management of storm water and sewage.
- (b) Management requirements during a development, including the following :
- (i) supervision of the construction phase by an appointed Municipal Manager;
  - (ii) ensuring that all conservation worthy indigenous vegetation and other sensitive biophysical areas or systems are marked and identified by the Municipal Manager;
  - (iii) minimum disturbance of the environment during surveying;
  - (iv) eradication of alien vegetation;
  - (v) regular inspection of proceedings and site meetings by the Municipal Manager; and
  - (vi) monitoring of construction and regular environmental audit reports should be submitted to the Municipality and relevant government departments. After construction, depending on the specific requirements, an annual audit of the effected environment should be compiled by the Municipal Manager.
- (c) The directives, development parameters and conditions of an environmentally sensitive area which may include :
- (i) the submission of an environmental management plan;
  - (ii) restrictions to the size and nature of development including restrictions of height, coverage, floor factor, parking, building lines, advertising, density;
  - (iii) restriction of development or use of a property, group of erven or area based on its environmental sensitivity; and
  - (iv) the provision of a checklist of identified environmental characteristics in accordance to the Integrated environmental management guidelines document, which may potentially be affected by development actions and which needs to be preserved.

## 52. Maintenance of Property

- (1) Property shall be properly maintained by the owner or occupier and shall 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 and/or other waste material, as may be determined by the Municipality;
  - (c) contain an accumulation of motor wrecks or un-roadworthy vehicles or used motor parts, unless these are part of a primary or consent use in terms of this Land Use Scheme; and
  - (d) contain outdoor storage of building material, appliances or similar items unless these are :
    - (i) forming part of a primary or consent use in terms of this Land Use Scheme;
    - (ii) being temporarily stored for the purpose of construction in accordance with a valid building plan approval for the property; or
    - (iii) stored in conjunction with the holding of a yard or garage sale with a duration of not more than two consecutive days.

### **53. National Building Regulations**

The provisions of the National Building Regulations and Building Standards Act, 1977 (Act 107 of 1977) as amended from time to time is applicable to all matters regulated by the Ndlambe Land Use Scheme and will take preference in cases of conflicted or more restrictive provisions.

### **54. Development Changes**

Development changes to be implemented in terms of Sections 121 – 125 of the Ndlambe SPLUM By-laws.

### **55. Provision of Engineering Services**

Provision of Engineering Services to be implemented in terms of Sections 116 – 120 of the Ndlambe SPLUM By-laws.

### **56. Title Conditions**

Nothing in the provisions of this Scheme shall be construed as permitting or enabling the Municipality to permit, in any area, the erection or use of any building or the use of any land, for the purpose which is prohibited under any approved conditions of title applying to such area or the conditions of title under which any land may be held.

### **57. Storm Water**

Where it is impracticable for storm water to be drained from higher lying erven direct to a public street, the owner of the lower erf shall be obliged to accept and/or permit the passage over the erf of such storm water, provided that the owner of any higher lying erf, the storm water from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay in order to drain storm water from his property.

### **58. Spatial Development Framework and Policy Alignment**

- (1) The Municipality must prepare, amend and review the Spatial Development Framework for the municipal area in terms of Section 8 of the Ndlambe SPLUM By-laws.
- (2) Land development decisions in terms of Section 5 of the Ndlambe SPLUM By-laws must be considered in terms of Sections 22 and 42 of SPLUMA and Section 53 of the Ndlambe SPLUM By-laws.
- (3) Decisions should be aligned with National, Provincial policy and legislation applicable to the specific application.

### **59. Occasional Uses**

- (1) Occasional use means a temporary departure granted for a specific occasion or event by the Municipality that includes craft markets, circuses, religious gatherings, film shoots, builder's yards (on construction sites), seasonal camping sites and other outdoor events.
- (2) Occasional uses to be permitted as temporary departure in terms of Section 76 of the Ndlambe SPLUM By-laws.

## 60. Home Occupation

- (1) Home occupation means the practising of an occupation (a person's usual or principal work or business, especially as a means of earning a living) by one or more occupants who reside on the property, provided that the dominant use of the property concerned must remain for the living accommodation of the occupants and home occupation does not include a house shop.
- (2) The practice of a home occupation is permitted on all residential zoned properties, subject to the development parameters below :
  - (a) The dominant use of the property must be for accommodation of a single family;
  - (b) The proprietor of the home occupation concerned must live on the property;
  - (c) Any new structure or alteration to the property to accommodate a home occupation must be compatible with the residential character of the area, particularly with regard to the streetscape, and must be capable of reverting to use as part of the dwelling house, second dwelling or outbuilding concerned;
  - (d) Not more than three employees may be engaged by the occupant in the home occupation concerned;
  - (e) No home occupation may include a noxious trade, risk activity, adult entertainment business, adult services, adult shop, sale of alcoholic beverages, motor repair garage, funeral parlour or activities that are likely to generate a public nuisance, including but not limited to panel beating and spray painting, auto electrician, builder's yard, welding works or joinery;
  - (f) No advertising sign may be displayed other than a single, un-illuminated sign or notice not projecting over a public street in accordance with the Municipality's outdoor advertising and signage by-law, and the sign may not exceed 0.2 m<sup>2</sup> in area;
  - (g) Off-street parking must be provided for home occupation; and
  - (h) The total area used for all home occupation activity on a land unit, including storage, may not consist of more than 25% of the total floor area of the dwelling unit.

## 61. Subdivisions

- (1) The Municipality may grant or refuse an application for the subdivision of land in terms of Part B of the Ndlambe SPLUM By-laws within, and subject to the conditions applicable to a subdivisional area, as well as an application for the subdivision of land involving no change in zoning.
- (2) In the process of the creation of new streets in any subdivision in terms of these regulations, the general principles in regard to layout, street intersections and gradients, as set out in the document "*Guidelines for the Provision of Engineering Services in Residential Townships*", published by the former Department of Community Development and as amended from time to time, shall be complied with.
- (3) The granting of an application for subdivision with a view to permitting two or more attached dwelling units to be held under separate title, shall be subject to the following conditions which shall be complied with before the issuing of a written authority by the Municipality :
  - (a) where restoration or improvement is considered necessary by the Municipality, the buildings shall be fully restored or improved to its satisfaction; and
  - (b) where considered necessary by the Municipality, one parking bay shall be provided and constructed to the satisfaction of the Municipality on each of the land units.

- (4) The Municipality shall not grant a new subdivision unless it is satisfied that, for each land unit created, there is adequate and lawful means of :
  - (a) access to and from a public street;
  - (b) water supply if required;
  - (c) sewage disposal if required and in particular specific attention has been given to the disposal of sewerage from higher lying across lower lying erven; and
  - (d) electricity if required.
- (5) Where a minimum subdivision size is specified for a land unit :
  - (a) the nett erf area of a new subdivision and any remainder, shall not be less than the minimum size specified; and
  - (b) the narrowed access portion of a panhandle subdivision shall not be taken into account in the calculation of minimum subdivision size.
- (6) Panhandle subdivisions :
  - (a) the minimum width of a panhandle, not exceeding 50m in length shall be 4m wide along its entire length, or 6m if longer than 50m;
  - (b) the average slope of a panhandle may not exceed 1:4, provided that Municipality may approve a greater slope;
  - (c) the owner of the panhandle property shall construct a dust free driveway along the width and length of the panhandle to the satisfaction of Municipality, prior to or simultaneous with the erection of any building on such property, and shall maintain the driveway to the satisfaction of Municipality; and
  - (d) servitude access ways in the place of panhandles are not be permitted.
- (7) Subsequent to the granting of a subdivision, the person who at any time is the owner of any land unit directly involved in the subdivision, shall be required, without compensation :
  - (a) to allow gas mains, electricity, telephone and television cables and/or wires, main and/or other waterpipes and foul sewers and storm water pipes, ditches or channels of any other land unit or units to be conveyed across the land unit concerned, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon, if considered necessary by the Municipality and in such manner and position as may from time to time be reasonably required; this shall include the right of access to the land unit at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above; and
  - (b) to receive such material or permit such excavation on the land unit as may be required to allow use of the full width of an abutting street and provide a safe and proper slope to its bank necessitated by differences between the level of the street as finally constructed and the level of the land unit, unless he/she elects to build retaining walls to the satisfaction of and within a period to be determined by the Municipality.

## **62. Advertisements and Hoardings**

- (1) No advertising hoarding may be erected and no advertisement may be displayed without the permission of the Municipality, provided that the Municipality's permission, given in terms of this regulation, shall in no way be deemed to constitute an exemption from any other legislation relating to the erection and display of advertising hoardings and advertisements.
- (2) The Municipality may impose such conditions as it may deem fit in regard to the erection and use of such hoarding or advertisement, provided that consideration shall be given, inter alia, to whether the proposed advertising hoarding or the display of the proposed advertisement is likely to cause injury or offense to the amenities of the neighbourhood.

- (3) Subject to the provisions of this regulation the Municipality may authorise the display of any particular type of advertisement, subject to any conditions pertaining to the place, manner, or period of the display of the advertisement.

### **63. Relaxation of Building Lines**

- (1) The Municipality may approve the erection of a building or structure which exceeds a building line provided that no doors or windows are permitted in any wall of such building fronting onto the lateral boundary when such building is closer than 1 m to the lateral or rear boundary.
- (2) The Municipality may refuse, approve, or partially approve the application subject to such conditions as it may deem fit and shall notify the applicant of its decision in writing.

### **64. Departure from Maximum Height**

The Municipality may approve an increase in the permissible building height on a portion of a land unit, provided that :

- (a) due to the physical constraints and gradient of the land unit, access by motor vehicles into a garage structure is not practically possible within the height restriction.
- (b) the increase height will only be applicable to the portion of the building used for garaging of motor vehicles, to a maximum of 60 m<sup>2</sup> floor space.
- (c) a detailed Site Development Plan must be submitted, indicating all vertical and horizontal dimensions and proposed height departure.
- (d) the Municipality must obtain comment from all neighbours and assess the application on its merit.

### **65. Taverns**

- (1) No one may use land and existing structures for the purposes of a tavern or may sell liquor or permit liquor to be sold on such land if he or she is not the holder of a current liquor license.
- (2) Taverns are allowed to sell alcohol on the premises, only for the purposes of retail trade.
- (3) Taverns shall also comply with the following :
  - (a) all relevant safety, fire and health regulations;
  - (b) complete site development plans must be submitted to the Municipality for approval in respect of any proposed new buildings or any proposed extensions alternations to existing buildings;
  - (c) parking must conform to the requirements of this Scheme;
  - (d) All building and drainage work must be satisfactorily completed in accordance with the stipulations of the Municipality's by-laws and regulations;
  - (e) no one may cause, and the owner of the property concerned may not permit anyone to cause any noise which creates a public nuisance;
  - (f) buildings must be furnished in a manner which mitigates against any possible noise generating from the activities within the buildings; and
  - (g) the approval for the use of a building for the purposes of a tavern or similar operation will only be regarded as having been granted once all the stipulations and relevant legal requirements have been complied with.
- (4) The location of a tavern shall comply with the relevant regulations and policies of the Municipality or the Spatial Development Framework.

- (5) The Municipality may impose conditions of use to mitigate against the potential nuisance impact, such as sound proofing, hours of operation, boundary / screening walls, signage or any other conditions as the Municipality may deem necessary.
- (6) The comments of the abutting neighbours must be obtained prior to the Municipality's consideration of an application.

## 66. Parking

The following parking requirements shall apply, unless otherwise stated in the Land Use Scheme or by a Municipal decision.

### 66.1 Provision of Parking Space

- (1) The owner of an erf shall provide on his erf at his own cost sufficient parking spaces, the minimum number of which shall be in accordance with the standards in this Section.
- (2) In the event of the owner being unable to provide the on-site parking required, the Municipality may require such owner to :
  - (a) Pay to the Municipality a financial contribution in lieu thereof, which shall be deposited in a capital parking fund out of which running costs shall not be recovered, the amount of which is to be calculated on the following basis :
 

**25P(V+C)**

Where :

“P” represents the number of parking bays that the owner is required to provide, but which he is unable to provide;

“V” represents the estimated market value at the time the contribution is to be paid, of the land on which the parking should have been provided, expressed in Rands per square metre; and

“C” represents the costs per m<sup>2</sup> of constructing a single parking bay, as determined by the Municipality at its sole discretion from time to time.
  - (b) Provide the number of parking bays required in Paragraph 46 on another erf in the vicinity of the erf to be developed at his own cost, subject to :
    - (i) the two erven being notarially tied to prevent either being alienated independently of the other; and
    - (ii) the other erf being appropriately zoned.
- (3) The parking spaces, provided in terms of this regulation, shall not be used for any purpose other than for parking of motor vehicles in working order.
- (4) The Municipality may require the owner of an erf to provide a lesser number of parking spaces than is required, in which event the owner of the erf shall pay to the Municipality a financial contribution calculated in terms of this Section for the number of parking spaces by which his obligation is reduced.

## 66.2 Designing of Parking Areas

- (1) Any parking space provided need not necessarily be under cover, but if forming part of an area not built upon, shall be constructed with such material as may be allowed by the Municipality in its sole discretion and provided with an entrance from or exit to a street upon which the building abuts. Furthermore, the whole of such area shall be satisfactorily maintained and, if required by the Municipality, marked out for the parking of motor vehicles and designed in such a manner that any individual vehicle can conveniently be parked or removed without distributing other parked vehicles, unless provision is made and maintained for mechanical or manual parking by the building proprietors. Such provision of on-site parking facilities shall be to the satisfaction of the Municipality which may at its discretion require the provision of more than one vehicle entrance and exit to such parking garage or parking area.
- (2) The design standards provided by the Department of Transport shall be applied.

## 66.3 Minimum Off-street Parking Requirements

<b>Minimum Off-street Parking Requirements</b>	
<b>Additional Dwelling Unit</b>	1 space / additional dwelling unit
<b>Agricultural Industry</b>	1 space / 200m <sup>2</sup> floor space
<b>Agriculture</b>	0 space
<b>Authority Uses</b>	Subject to Municipality's decision
<b>Bottle Store</b>	2 spaces / 100m <sup>2</sup> floor space
<b>Business</b>	2 spaces / 100m <sup>2</sup> floor space
<b>Cinemas</b>	1 space / seat
<b>Conference Facility</b>	1 space / seat
<b>Crèche</b>	1 space / classroom area, office
<b>Dwelling Unit</b>	1 space / dwelling unit
<b>Funeral Parlours</b>	2 spaces / 100m <sup>2</sup> floor space
<b>Garage</b>	1 space / working space + 6 spaces / 100m <sup>2</sup> retail floor space + 2 spaces / car wash unit
<b>General Residential Buildings</b>	1 space / dwelling Unit
<b>General Residential Buildings (Rooms)</b>	0.5 spaces / room
<b>Group Housing</b>	1 space / dwelling unit
<b>Guest House</b>	0.7 spaces / guest room
<b>Halls</b>	1 space / 8 seats
<b>Holiday Accommodation</b>	As required by the Municipality
<b>Holiday Housing</b>	As required by the Municipality
<b>Home Enterprise</b>	1 space / dwelling unit
<b>Hospital</b>	2 spaces / 100m <sup>2</sup> consulting room + 1 space / bed
<b>Incremental Housing</b>	0 space
<b>Industry</b>	1 space / 200m <sup>2</sup> floor space
<b>Institution</b>	As required by the Municipality
<b>Libraries</b>	1 space / 100m <sup>2</sup> floor space
<b>Licensed Hotel</b>	0.7 space / room
<b>Light Industry</b>	1 space / 200m <sup>2</sup> floor space
<b>Medical Use</b>	2 spaces / 100m <sup>2</sup> consulting room + 1 space / bed

<b>Minimum Off-street Parking Requirements</b>	
<b>Mining</b>	0 space
<b>Mining industry</b>	1 space / 200m <sup>2</sup> floor space
<b>Museums</b>	1 space / 200m <sup>2</sup> floor space
<b>Noxious use</b>	1 space / 200m <sup>2</sup> floor space
<b>Nursery</b>	1 space / 400m <sup>2</sup> nursery
<b>Office</b>	4 spaces / 100m <sup>2</sup> floor space
<b>Place of Assembly</b>	1 space / 8 seats
<b>Place of Entertainment</b>	1 space / 8 seats
<b>Place of Instruction</b>	1 space / classroom area, office
<b>Place of Worship</b>	1 space / 8 seats
<b>Public open space</b>	Subject to Municipality's decision
<b>Restaurant</b>	2 spaces / 100m <sup>2</sup> floor space
<b>Retirement Villages</b>	1 space / dwelling unit
<b>Shop</b>	2 spaces / 100m <sup>2</sup> floor space
<b>Social Facility (Residential related)</b>	1 space / 50m <sup>2</sup> public assembly area
<b>Tavern</b>	2 spaces / 100m <sup>2</sup> floor space
<b>Tourist Facility (excluding restaurant)</b>	2 spaces / 100m <sup>2</sup> floor space
<b>Town Housing</b>	1 space / dwelling unit
<b>Transport</b>	Subject to Municipality's decision
<b>Warehouse</b>	1 space / 200m <sup>2</sup> floor space

## 67. Site Development Plans

The following further conditions shall apply to all erven in all use zones :

A site development plan, compiled to a scale of 1:500 or any other scale as may be approved by the Municipality, shall be submitted for approval to the Municipality and no building shall be erected on the site until such site development plan and building plans in accordance with the site development plan, have been approved by the Municipality. The entire development of the erf shall be in accordance with the approved site development plan, provided that :

- (a) the plan may be amended from time to time with the approval of the Municipality;
- (b) the Municipality may exempt the owner from submission of all or certain provisions contained within this regulation; and
- (c) the site development plan shall indicate at least the following :
  - (i) the location and height of all buildings and structures;
  - (ii) a landscape plan that indicates the type and position of existing trees, trees to be retained, landscaped areas and recreational areas;
  - (iii) vehicular and pedestrian entrances to and exits from the site and all buildings;
  - (iv) proposed subdivision lines, if the erf is to be subdivided;
  - (v) building lines and all existing and proposed servitudes;
  - (vi) treatment of all storm water in relation to the site as well as flood lines where applicable;
  - (vii) provision and location of all infrastructure;
  - (viii) parking, loading and unloading areas;

- (ix) vehicular and pedestrian circulation;
- (x) elevation of all buildings and structures as well as materials and finishes to be used;
- (xi) the phasing of the development, if it is envisaged that the total development will not take place simultaneously;
- (xii) the position of all structures on adjacent sites;
- (xiii) proposals for site boundaries including fences, walls or other edge proposals;
- (xiv) a land use schedule which specifies the zoning of the property, applicable controls and controls used for the development;
- (xv) a certificate by a registered architect if required by the Municipality;
- (xvi) a contour map indicating 0.5 meter contour intervals; and
- (xvii) any other requirement deemed necessary by the Municipality.

## **68. Overlay Zones**

### **68.1 The Purpose of Overlay Zones**

The Municipality may prepare, review and amend overlay zones for specific areas in the Municipality with the objective of :

- (a) Giving expression, in a planning context, to the local needs and values of the communities concerned;
- (b) Promoting particular types of development, urban form, landscape character, environmental features, heritage values, development incentives or strategic intervention; and
- (c) Giving effect to specific guidelines contained in an approved Spatial Development Framework or Policy Plan.

### **68.2 Status of Overlay Zones**

- (1) An overlay zone does not change the underlying zoning of the properties to which it relates, but may vary the development rules relating to these properties.
- (2) The development rules of an overlay zone may be more restrictive or more permissive than the development rules applicable to the underlying zoning of the land concerned as recorded in this Land Use Scheme.
- (3) The provisions of an overlay zone do not in any way detract from any obligations in terms of national, provincial and planning legislation.
- (4) The provisions of an overlay zone may apply to a land unit or land units or an area as a whole, as stipulated in the adoption of the overlay zone.

### **68.3 Identification and Numbering of Overlay Zones**

- (1) The Municipality shall approve a distinctive name and number for each overlay zone when adopting such overlay zone.
- (2) The Municipality shall indicate the area of an overlay zone on the zoning map.
- (3) The Municipality shall record the detailed provisions of the overlay zone in a separate document with a cross reference to that document in the schedule to the Land Use Scheme.
- (4) Overlay zones shall be inserted in Schedule 7 of this Land Use Scheme.

#### **68.4 Procedures for Adoption, Amendment, Review or Replacement of Overlay Zones**

The procedure for change of use, form or function of land as contemplated in Section 41 of SPLUMA shall apply for the adoption, amendment, revision or replacement of an overlay zone.

# CHAPTER 9 : SCHEDULES

## Schedule 1 : Land Use Scheme Area



## Schedule 2 : Notice of Adoption

### Schedule 3 : Zoning Transition Table

The comparable zoning table indicates zonings as per the Zoning Schemes applicable before the introduction of the Ndlambe Land Use Scheme and the associated zoning in this Land Use Scheme. This table should be used as a guide only and the determination of zoning should be done in terms of the Ndlambe Land Use Scheme.

NDLAMBE LAND USE SCHEME			PREVIOUS ZONING SCHEMES COMPARABLE ZONING			
Zoning		Primary Use	Section 8	Port Alfred	Kenton-on-Sea	Nkwenkwezi
<b>AGRICULTURE</b>	Agriculture Zone	<ul style="list-style-type: none"> <li>Agriculture</li> </ul>	<ul style="list-style-type: none"> <li>Agriculture Zone I</li> <li>Agriculture Zone II</li> </ul>		<ul style="list-style-type: none"> <li>Agricultural</li> </ul>	
<b>RESIDENTIAL</b>	Residential Zone 1	<ul style="list-style-type: none"> <li>Dwelling Unit</li> </ul>	<ul style="list-style-type: none"> <li>Residential Zone I</li> </ul>	<ul style="list-style-type: none"> <li>Single Residential Zone</li> <li>Special Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Single Residential Zone</li> </ul>	
	Residential Zone 2	<ul style="list-style-type: none"> <li>Group Housing</li> </ul>	<ul style="list-style-type: none"> <li>Residential Zone II</li> <li>Residential Zone III</li> </ul>			
	Residential Zone 3	<ul style="list-style-type: none"> <li>General Residential Building</li> </ul>	<ul style="list-style-type: none"> <li>Residential Zone IV</li> <li>Residential Zone V</li> </ul>	<ul style="list-style-type: none"> <li>General Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>General Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>Residential II Zone</li> </ul>
	Residential Zone 4	<ul style="list-style-type: none"> <li>Dwelling Unit</li> <li>Incremental Housing</li> </ul>	<ul style="list-style-type: none"> <li>Informal Residential</li> </ul>			<ul style="list-style-type: none"> <li>Residential I Zone</li> </ul>
<b>BUSINESS &amp; COMMERCIAL</b>	Business Zone 1	<ul style="list-style-type: none"> <li>General Business</li> <li>General Residential Building above ground floor.</li> </ul>	<ul style="list-style-type: none"> <li>Business Zone I</li> <li>Business Zone IV</li> <li>Business Zone V</li> </ul>	<ul style="list-style-type: none"> <li>Central Business Zone</li> <li>Commercial Zone</li> </ul>	<ul style="list-style-type: none"> <li>Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>Business Zone</li> </ul>
	Business Zone 2	<ul style="list-style-type: none"> <li>Office</li> <li>Shop</li> </ul>	<ul style="list-style-type: none"> <li>Business Zone II</li> </ul>	<ul style="list-style-type: none"> <li>Local Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>Minor Business Zone</li> <li>Specific Business Zone</li> </ul>	
	Business Zone 3	<ul style="list-style-type: none"> <li>Office</li> </ul>	<ul style="list-style-type: none"> <li>Business Zone III</li> </ul>			
<b>INDUSTRIAL &amp; MINING</b>	Industrial Zone 1	<ul style="list-style-type: none"> <li>Industry</li> </ul>	<ul style="list-style-type: none"> <li>Industrial Zone I</li> </ul>	<ul style="list-style-type: none"> <li>General Industry Zone</li> </ul>	<ul style="list-style-type: none"> <li>Industrial Zone</li> </ul>	<ul style="list-style-type: none"> <li>Industrial Zone</li> </ul>
	Industrial Zone 2	<ul style="list-style-type: none"> <li>Industry</li> <li>Noxious Use</li> </ul>	<ul style="list-style-type: none"> <li>Industrial Zone II</li> </ul>	<ul style="list-style-type: none"> <li>Noxious Industry Zone</li> </ul>		
	Industrial Zone 3	<ul style="list-style-type: none"> <li>Mining</li> </ul>	<ul style="list-style-type: none"> <li>Industrial Zone III</li> </ul>			
<b>Community</b>	Community Zone 1	<ul style="list-style-type: none"> <li>Place of Instruction</li> </ul>	<ul style="list-style-type: none"> <li>Institutional Zone I</li> </ul>	<ul style="list-style-type: none"> <li>Education</li> </ul>		<ul style="list-style-type: none"> <li>Institutional I Zone</li> </ul>
	Community Zone 2	<ul style="list-style-type: none"> <li>Place of Assembly</li> <li>Place of Worship</li> </ul>	<ul style="list-style-type: none"> <li>Institutional Zone III</li> </ul>	<ul style="list-style-type: none"> <li>Public Assembly</li> </ul>	<ul style="list-style-type: none"> <li>Religious Zone</li> </ul>	<ul style="list-style-type: none"> <li>Institutional II Zone</li> </ul>
	Community Zone 3	<ul style="list-style-type: none"> <li>Institution</li> </ul>	<ul style="list-style-type: none"> <li>Institutional Zone III</li> </ul>	<ul style="list-style-type: none"> <li>Institutional</li> </ul>		<ul style="list-style-type: none"> <li>Institutional III Zone</li> </ul>

NDLAMBE LAND USE SCHEME			PREVIOUS ZONING SCHEMES COMPARABLE ZONING			
Zoning		Primary Use	Section 8	Port Alfred	Kenton-on-Sea	Nkwenkwezi
AUTHORITY	Authority Zone	<ul style="list-style-type: none"> <li>Authority Use</li> </ul>	<ul style="list-style-type: none"> <li>Authority Zone</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Purposes Zone</li> <li>Government Zone</li> <li>Cemetery Zone</li> <li>Amenity Zone</li> </ul>		<ul style="list-style-type: none"> <li>Services Zone</li> </ul>
	Open Space Zone 1	<ul style="list-style-type: none"> <li>Public Open Space</li> </ul>	<ul style="list-style-type: none"> <li>Open Space Zone I</li> </ul>	<ul style="list-style-type: none"> <li>Public Open Space Zone</li> <li>Private Open Space Zone</li> </ul>		<ul style="list-style-type: none"> <li>Open Space I Zone</li> <li>Open Space II Zone</li> </ul>
OPEN SPACE & CONSERVATION	Open Space Zone 2	<ul style="list-style-type: none"> <li>Private Open Space</li> </ul>	<ul style="list-style-type: none"> <li>Open Space Zone II</li> </ul>			
	Open Space Zone 3	<ul style="list-style-type: none"> <li>Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>Open Space Zone III</li> </ul>	<ul style="list-style-type: none"> <li>Crematorium Zone</li> </ul>		
TRANSPORT	Transport Zone 1	<ul style="list-style-type: none"> <li>Public Roads &amp; Parking</li> <li>Transport Use</li> </ul>	<ul style="list-style-type: none"> <li>Transport Zone I</li> <li>Transport Zone III</li> <li>Transport Zone III</li> </ul>	<ul style="list-style-type: none"> <li>Parking Area Zone</li> </ul>		<ul style="list-style-type: none"> <li>Street Zone</li> <li>Parking Zone</li> </ul>
	Transport Zone 2	<ul style="list-style-type: none"> <li>Private Roads &amp; Parking</li> </ul>				
RESORT	Resort Zone	<ul style="list-style-type: none"> <li>Holiday Accommodation</li> </ul>	<ul style="list-style-type: none"> <li>Resort Zone I</li> <li>Resort Zone II</li> </ul>			
SPECIAL	Special Zone	<ul style="list-style-type: none"> <li>Special Use</li> </ul>	<ul style="list-style-type: none"> <li>Special Zone</li> </ul>			<ul style="list-style-type: none"> <li>Special Zone</li> </ul>
Undetermined	Undetermined Zone	<ul style="list-style-type: none"> <li>Existing Buildings and Uses</li> </ul>	<ul style="list-style-type: none"> <li>Undetermined</li> </ul>	<ul style="list-style-type: none"> <li>Undetermined</li> </ul>	<ul style="list-style-type: none"> <li>Undetermined</li> </ul>	<ul style="list-style-type: none"> <li>Undetermined</li> </ul>

**Schedule 4 : Register of Amendments to the Land Use Scheme**

The following change in land uses have been approved in terms of the Ndlambe Land Use Scheme.

Property Description	Resolution and Reference Number	Use and Zoning	Commencement Date

### Schedule 5 : Special Uses

The following special use zones have been approved in terms of the Ndlambe Land Use Scheme.

Reference	Erf Number / Description	Resolution and Reference Number
1	Kowie Mental Hospital	Port Alfred Zoning Scheme
2		
3		
4		
5		
6		

**Schedule 6 : Temporary Uses**

The following temporary uses have been approved in terms of the Ndlambe Land Use Scheme.

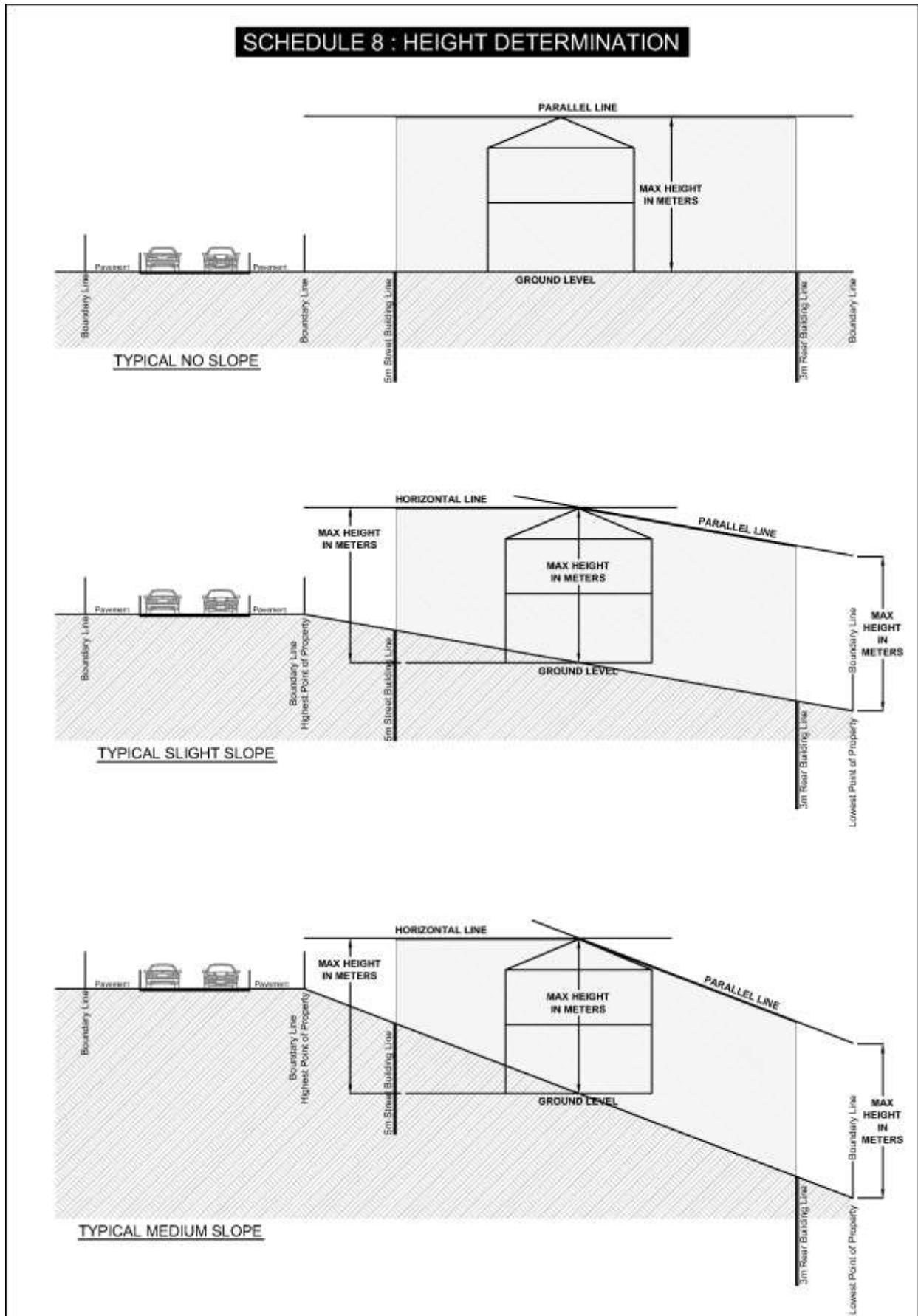
Property Description	Resolution and Reference Number	Temporary Use	Commencement Date	End Date

### Schedule 7 : Overlay Zones

The following overlay zones have been approved in terms of the Ndlambe Land Use Scheme.

Overlay Zone Name and Description	Resolution and Reference Number	Commencement Date
Conservation Zone	Port Alfred Zoning Scheme Section 1	
Additional Conditions applying to Erf 3043	Port Alfred Zoning Scheme Section 2	
Additional Conditions applying to Erf 3045	Port Alfred Zoning Scheme Section 3	
Additional Conditions applying to Erven 1983, 2450 and 3377	Port Alfred Zoning Scheme Section 4	
Additional Conditions applying to Erf 2339	Port Alfred Zoning Scheme Section 5 & 6	
Additional Conditions applying to Erf 276	Port Alfred Zoning Scheme Section 7	
Additional Conditions applying to Erven 1653, 1654, 2313, 2314, 2315, 2637 and 3449	Port Alfred Zoning Scheme Section 8	
Additional Conditions applying to The Royal Alfred Marina	Port Alfred Zoning Scheme Section 10	
Riet Rivier Shareblock		
Kleinemonde West Shareblock		

### Schedule 8 : Height Determination



**ALEXANDRIA**

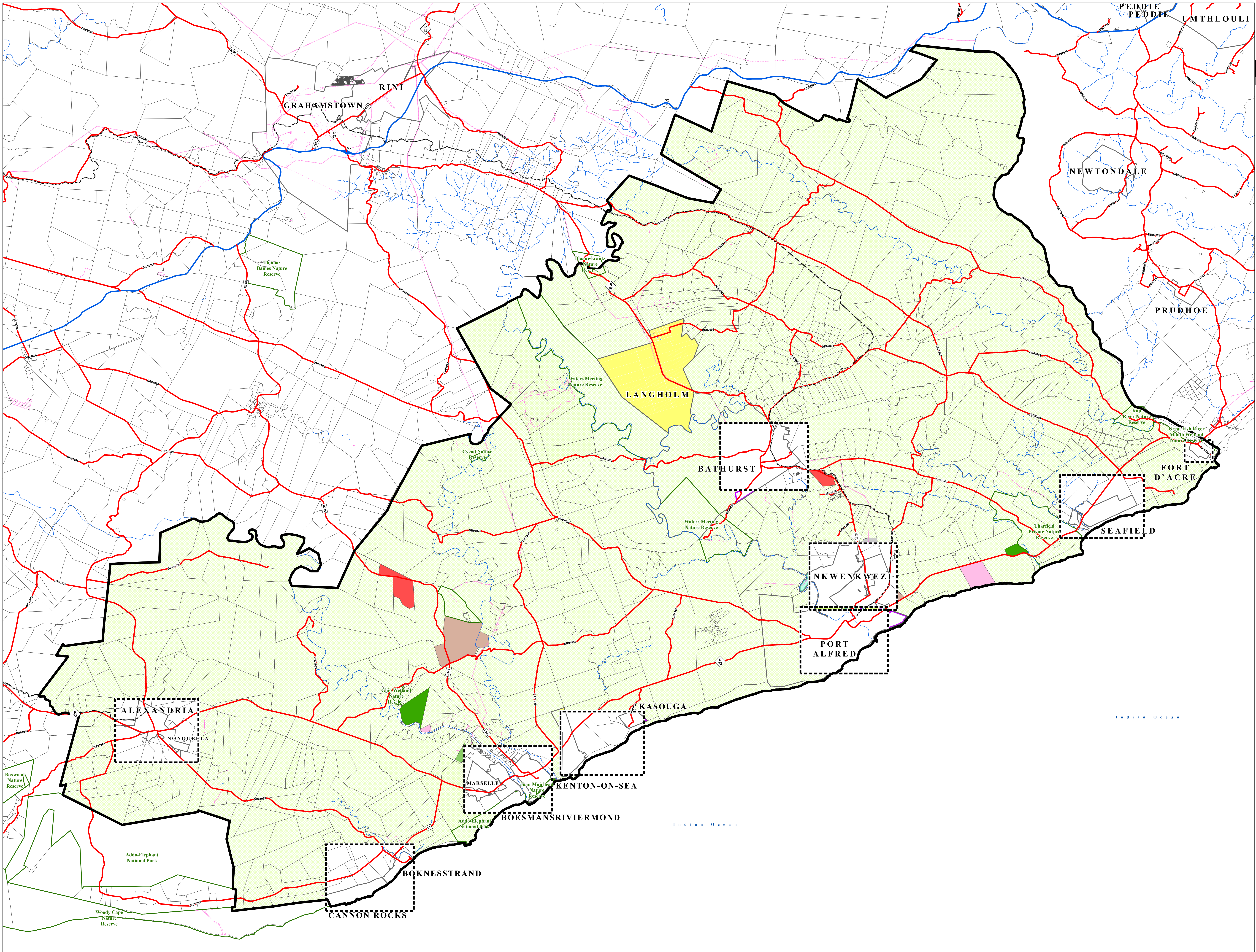
MARCH 2019

**SHEET 1 of 1**

- Agriculture Zone  
*Agriculture*
- Residential Zone 1  
*Dwelling Unit*
- Residential Zone 2  
*Group Housing*
- Residential Zone 3  
*General Residential Building*
- Residential Zone 4  
*Dwelling Unit  
Incremental Housing*
- Business Zone 1  
*General Business  
General Residential Building*
- Business Zone 2  
*Office  
Shop*
- Business Zone 3  
*Office*
- Industrial Zone 1  
*Industry*
- Industrial Zone 2  
*Industry  
Noxious Use*
- Industrial Zone 3  
*Mining*
- Community Zone 1  
*Place of Instruction*
- Community Zone 2  
*Place of Assembly  
Place of Worship*
- Community Zone 3  
*Institution*
- Authority Zone  
*Authority Use*
- Open Space Zone 1  
*Public Open Space*
- Open Space Zone 2  
*Private Open Space*
- Open Space Zone 3  
*Nature Reserve*
- Transport Zone 1  
*Public Roads and Parking  
Transport Use*
- Transport Zone 2  
*Private Roads and Parking*
- Resort Zone  
*Holiday Accommodation*
- Special Zone  
*Special Use*
- Undetermined Zone  
*Existing Buildings and Use*

- Allotment Boundary
- Cadastral Line
- Unsurveyed Cadastral Line
- Protected Areas
- District Roads Centerline (Transport Zone 1)
- Railway Line
- River Line
- River Line (Non-Perennial)
- Servitude Line
- Servitude Area

Note:  
Rectification of errors on the zoning map should be done in accordance with Section 18 of the Ndlambe Land Use Scheme. Approved 07 March 2019.



**ALEXANDRIA**

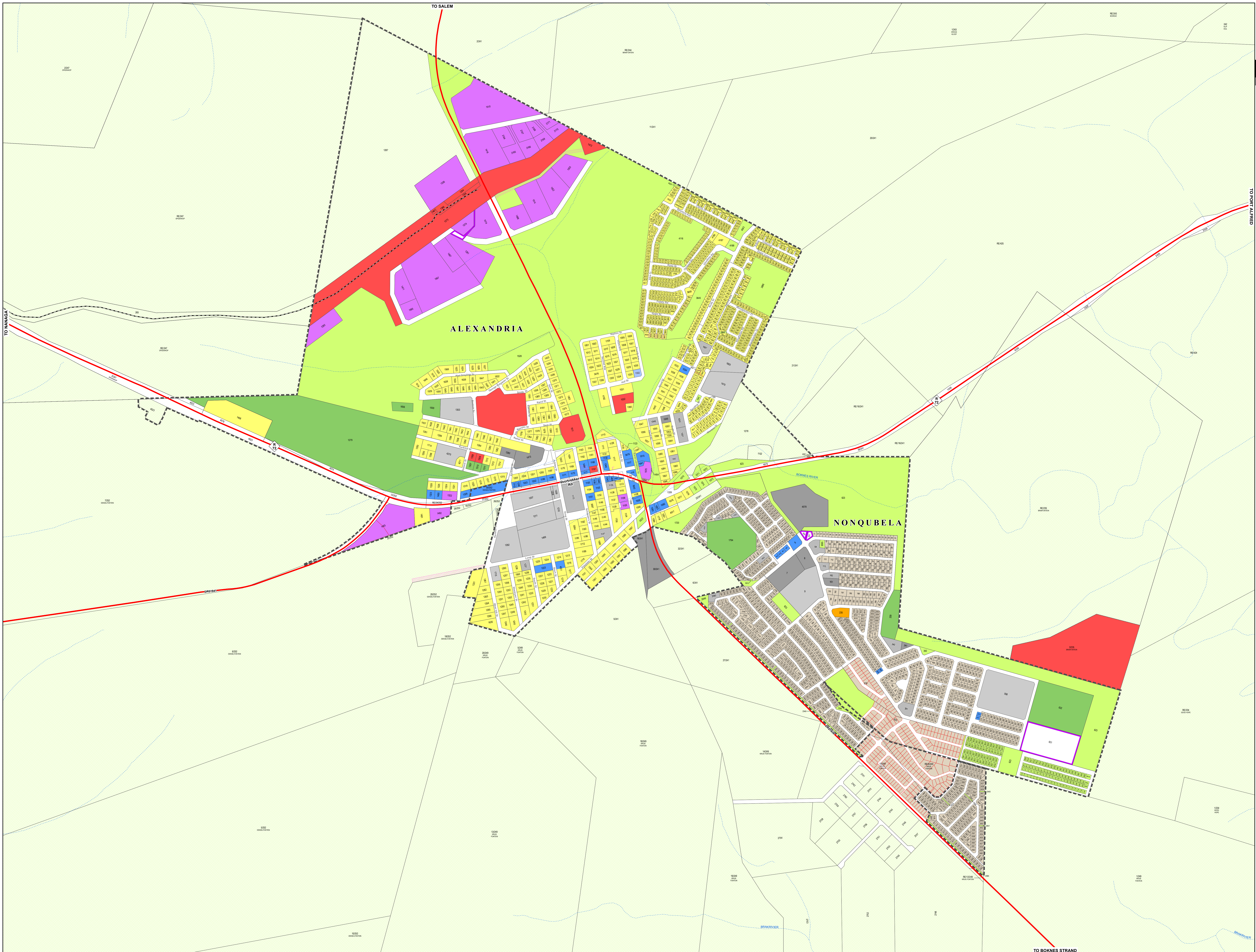
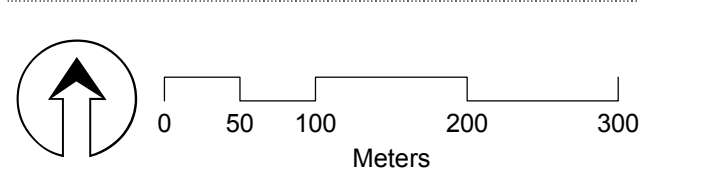
MARCH 2019

**SHEET 1 of 1**

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- Special Zone  
*Special Use*
- Undetermined Zone  
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- River Line
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- Servitude Line
- Servitude Area

Note:  
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Approved 07 March 2019



**CANNON ROCKS  
& BOKNESSTRAND**

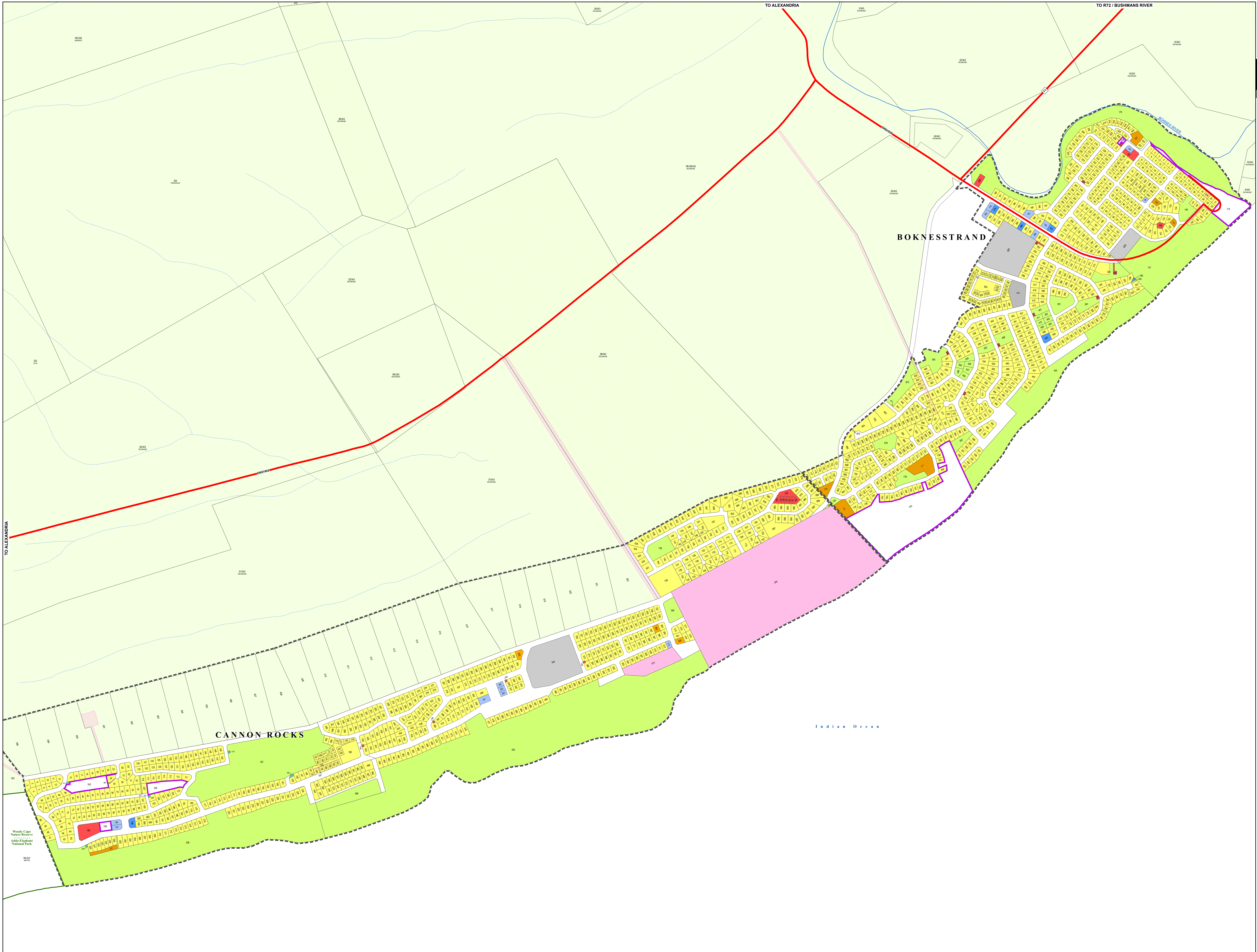
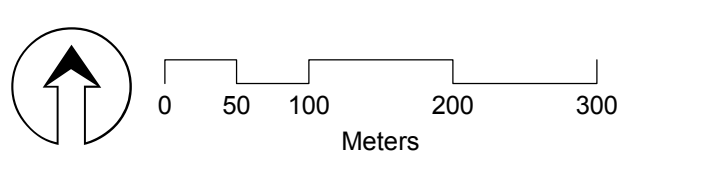
MARCH 2019

**SHEET 1 of 1**

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- Residential Zone 2  
*Group Housing*
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*Holiday Accommodation*
- Special Zone  
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- Undetermined Zone  
*Existing Buildings and Use*

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- Protected Areas
- District Roads Centerline (Transport Zone 1)
- Railway Line
- River Line
- River Line (Non-Perennial)
- Servitude Line
- Servitude Area

Note:  
• Rectification of errors on the zoning map should be done in accordance with Section 16 of the Ndlambe Land Use Scheme  
• Approved 07 March 2019



**BUSHMANS RIVER & KENTON-ON-SEA**

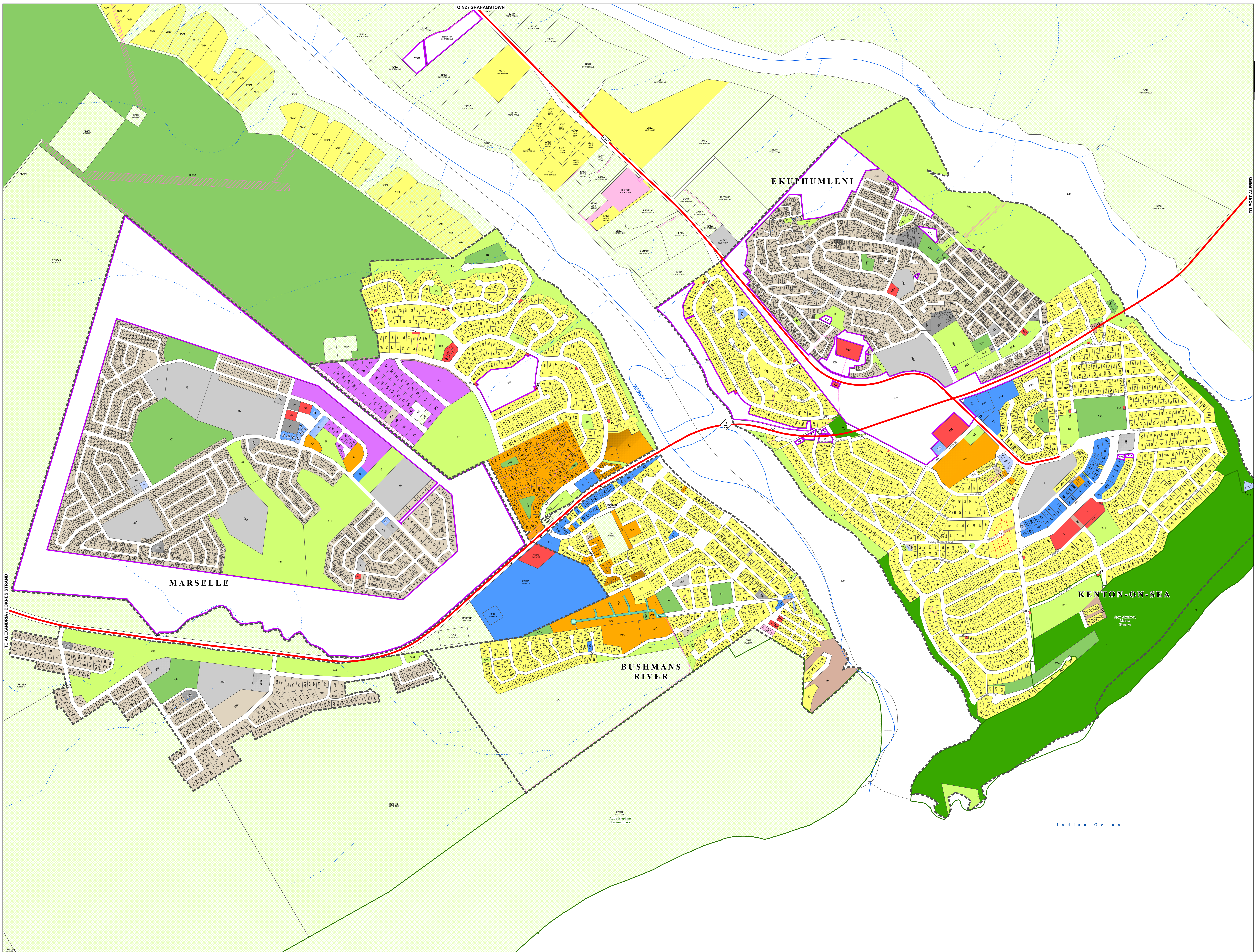
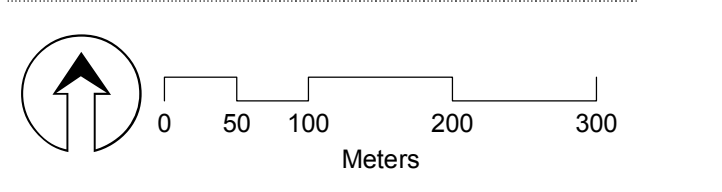
MARCH 2019

**SHEET 1 of 1**

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*Industry*  
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- Undetermined Zone  
*Existing Buildings and Use*

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- Railway Line
- River Line
- River Line (Non-Perennial)
- Servitude Line
- Servitude Area

Note:  
Rectification of errors on the zoning map should be done in accordance with Section 18 of the Ndlambe Land Use Scheme.  
Approved 07 March 2019



TO ALEXANDRIA / BOKIES STRAND

TO N2 / GRAHAMSTOWN

TO PORT ALFRED

MARSELLE

EKUPHUMLENI

BUSHMANS RIVER

KENTON-ON-SEA

Indian Ocean

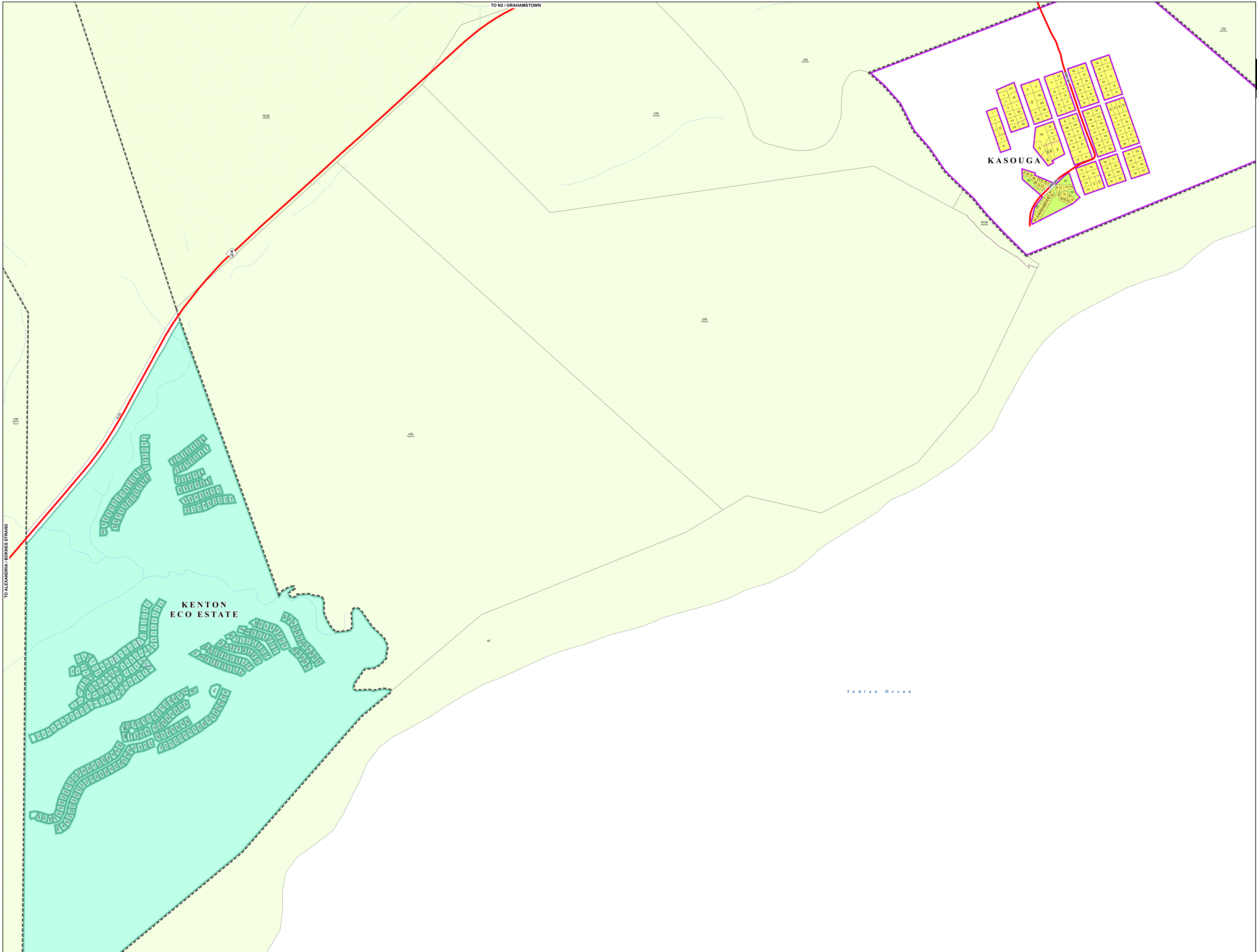
Abdullah National Park

**KASOUGA AND  
KENTON-ON-SEA**

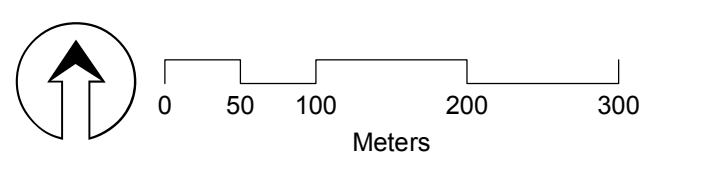
MARCH 2019

**SHEET 1 of 1**

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Note:  
• Rectification of errors on the zoning map should be done in accordance with Section 15 of the Ndlambe Land Use Scheme  
• Approved 07 March 2019

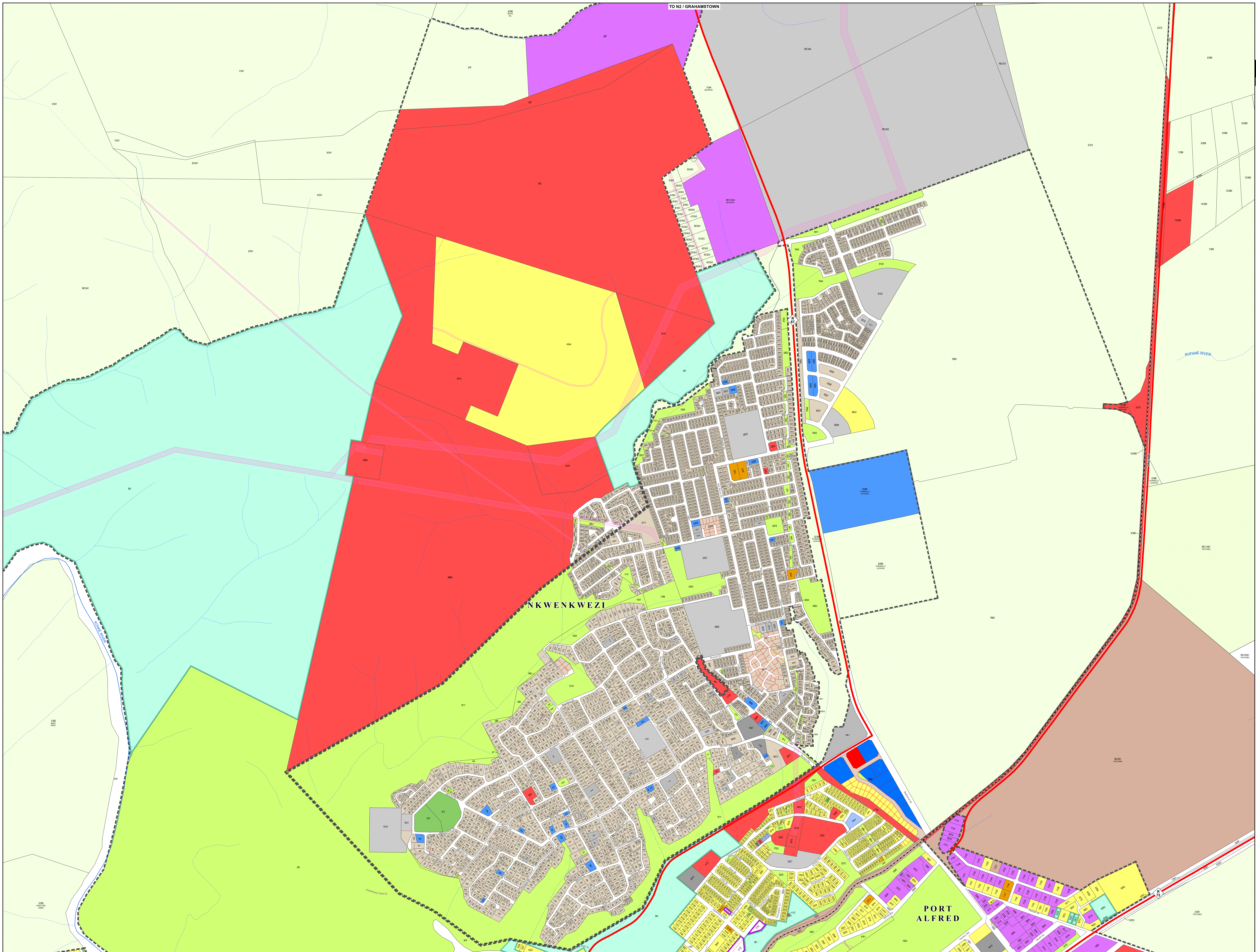
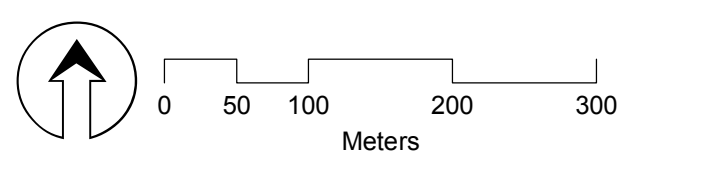




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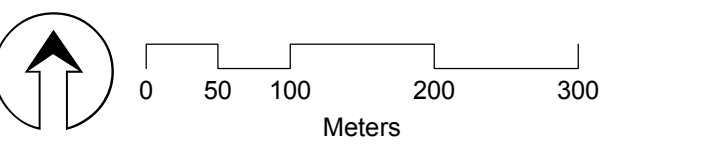
Note:  
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Approved 07 March 2019



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*Existing Buildings and Use*
- 
- Allotment Boundary
  - Cadastral Line
  - Unsurveyed Cadastral Line
  - Protected Areas
  - District Roads Centerline (Transport Zone 1)
  - Railway Line
  - River Line
  - River Line (Non-Perennial)
  - Servitude Line
  - Servitude Area



Note:  
• Rectification of errors on the zoning map should be done in accordance with Section 154 of the Ndlambe Land Use Scheme  
Approved 07 March 2019

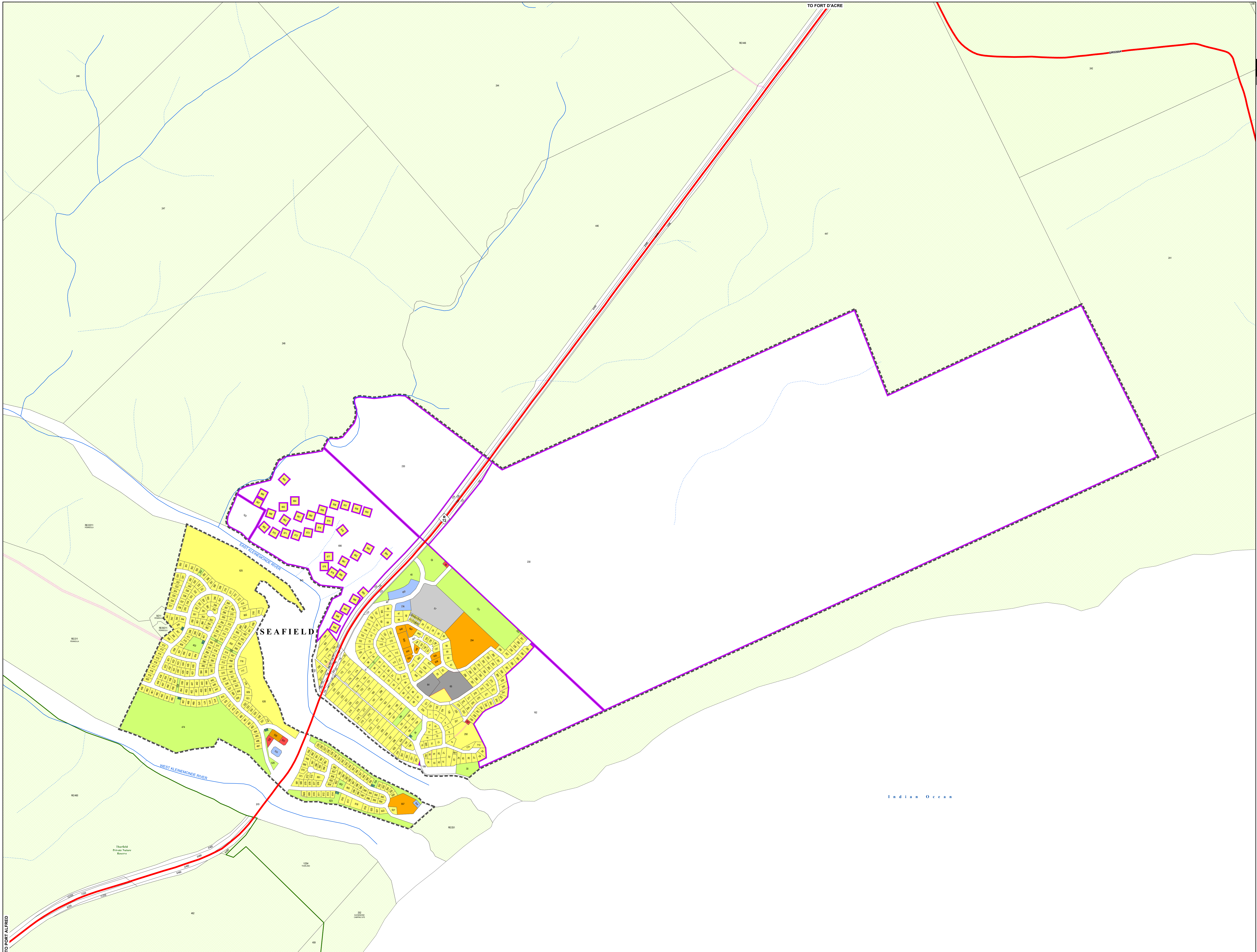


**SEAFIELD**

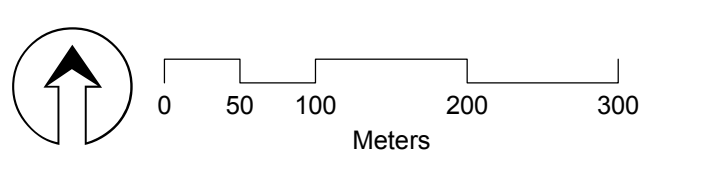
MARCH 2019

**SHEET 1 of 1**

- Agriculture Zone  
*Agriculture*
  - Residential Zone 1  
*Dwelling Unit*
  - Residential Zone 2  
*Group Housing*
  - Residential Zone 3  
*General Residential Building*
  - Residential Zone 4  
*Dwelling Unit*  
*Incremental Housing*
  - Business Zone 1  
*General Business*  
*General Residential Building*
  - Business Zone 2  
*Office*  
*Shop*
  - Business Zone 3  
*Office*
  - Industrial Zone 1  
*Industry*
  - Industrial Zone 2  
*Industry*  
*Noxious Use*
  - Industrial Zone 3  
*Mining*
  - Community Zone 1  
*Place of Instruction*
  - Community Zone 2  
*Place of Assembly*  
*Place of Worship*
  - Community Zone 3  
*Institution*
  - Authority Zone  
*Authority Use*
  - Open Space Zone 1  
*Public Open Space*
  - Open Space Zone 2  
*Private Open Space*
  - Open Space Zone 3  
*Nature Reserve*
  - Transport Zone 1  
*Public Roads and Parking*  
*Transport Use*
  - Transport Zone 2  
*Private Roads and Parking*
  - Resort Zone  
*Holiday Accommodation*
  - Special Zone  
*Special Use*
  - Undetermined Zone  
*Existing Buildings and Use*
- 
- Allotment Boundary
  - Cadastral Line
  - Unsurveyed Cadastral Line
  - Protected Areas
  - District Roads Centerline (Transport Zone 1)
  - Railway Line
  - River Line
  - River Line (Non-Perennial)
  - Servitude Line
  - Servitude Area



Note:  
• Rectification of errors on the zoning map should be done in accordance with Section 18 of the Ndlambe Land Use Scheme  
Approved 07 March 2019





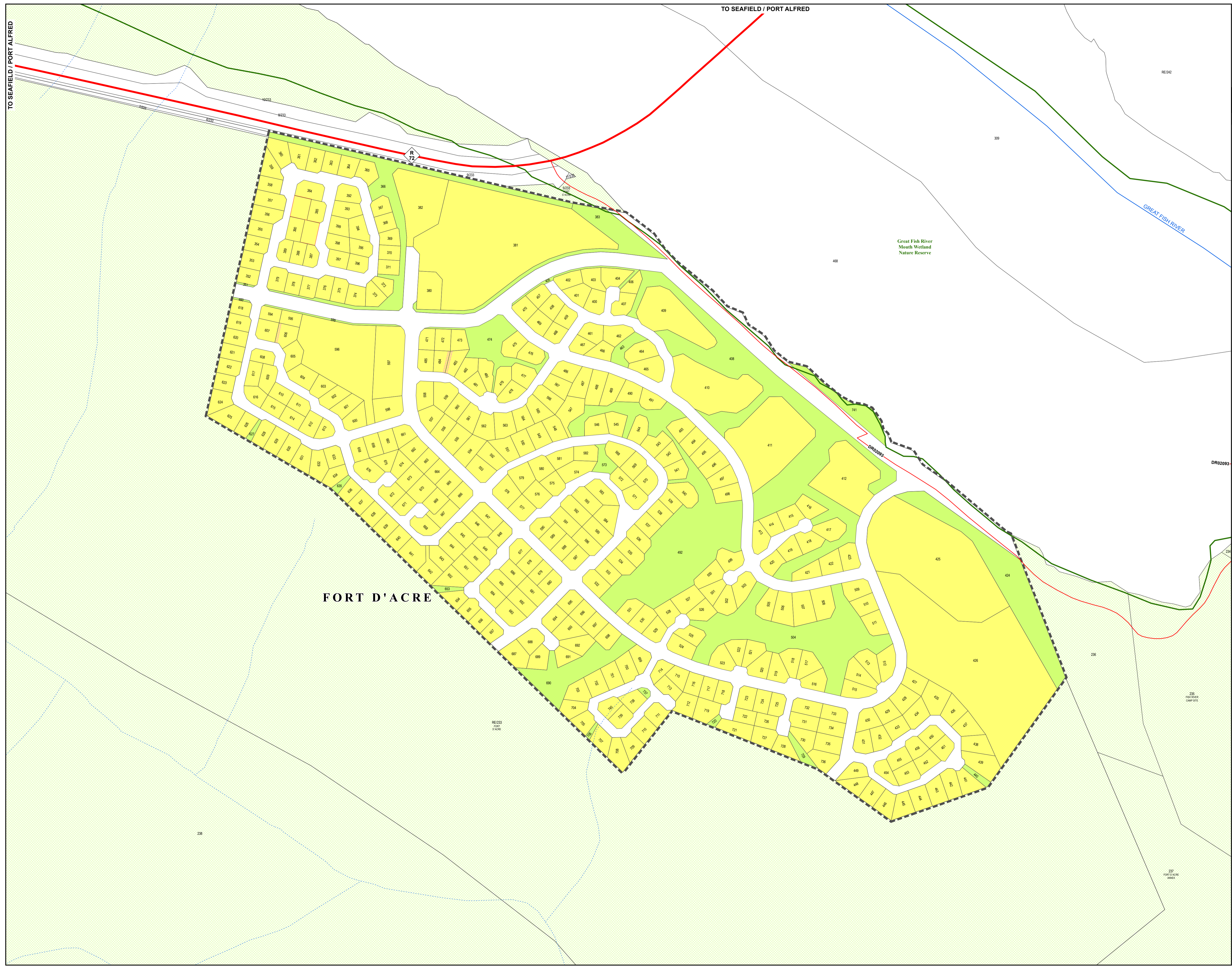
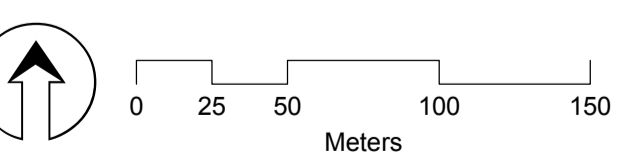
**Fort D'Acre**

MARCH 2019

**SHEET 1 of 1**

- Agriculture Zone  
*Agriculture*
- Residential Zone 1  
*Dwelling Unit*
- Residential Zone 2  
*Group Housing*
- Residential Zone 3  
*General Residential Building*
- Residential Zone 4  
*Dwelling Unit*  
*Incremental Housing*
- Business Zone 1  
*General Business*  
*General Residential Building*
- Business Zone 2  
*Office*  
*Shop*
- Business Zone 3  
*Office*
- Industrial Zone 1  
*Industry*
- Industrial Zone 2  
*Industry*  
*Noxious Use*
- Industrial Zone 3  
*Mining*
- Community Zone 1  
*Place of Instruction*
- Community Zone 2  
*Place of Assembly*  
*Place of Worship*
- Community Zone 3  
*Institution*
- Authority Zone  
*Authority Use*
- Open Space Zone 1  
*Public Open Space*
- Open Space Zone 2  
*Private Open Space*
- Open Space Zone 3  
*Nature Reserve*
- Transport Zone 1  
*Public Roads and Parking*  
*Transport Use*
- Transport Zone 2  
*Private Roads and Parking*
- Resort Zone  
*Holiday Accommodation*
- Special Zone  
*Special Use*
- Undetermined Zone  
*Existing Buildings and Use*

**Note:**  
 • Rectification of errors on the zoning map should be done in accordance with Section 16 of the Ndlambe Land Use Scheme  
 • Approved 27 March 2019



**FORT D'ACRE**

TO SEAFIELD / PORT ALFRED

TO SEAFIELD / PORT ALFRED

GREAT FISH RIVER

Great Fish River Mouth Wetland Nature Reserve

DR02093

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