

**INTEGRATED
LAND USE SCHEME
FOR
NGQUSHWA LOCAL
MUNICIPALITY**

**IN TERMS OF THE
Spatial Planning and Land Use Management Act 16 of 2013**

Version 2 - SEPT 2021

DRAFT LAND USE REGULATIONS



**Cnr N2 & R345, Peddie
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1. PREAMBLE

These land use scheme regulations cover the towns of Peddie and Hamburg, the other identified nodes of Nonibe, Kwa-Madliki, Lovers Twist, Wesley, Prudhoe and Glenmore. It extends to coastal nodes of Gqutywa, Bira Mouth, Mgwalana, Mpekweni Resort and Fish River Resort as well as all rural settlements within Ngqushwa Local Municipality. The basis of these regulations is the ***Spatial Planning and Land Use Management Act 16 of 2013*** as well as other related Ngqushwa Local Municipality's land use policies and guidelines as well as the Municipality's vision for this area.

The administrative processes contained herein are also based on *Spatial Planning and Land Use Management Act 16 of 2013* and Land Use Scheme guidelines as well as good administrative practices with some good policies, regulations and restrictions learnt from other municipalities.

The regulations also take into cognizance principles of existing National and Provincial legislations and policies, like National Development Plan: Vision 2030 and other related ones. Land use rights and restrictions contained herein have the primary purpose of facilitating a coordinated and harmonious use of land which will positively contribute to the promotion of:

- Economic growth
- Social inclusion
- Efficient Land Development
- Minimum impact on public health, environment and natural resources

2. AREA OF STUDY

The '**NGQUSHWA LOCAL MUNICIPALITY INTEGRATED LAND USE SCHEME REGULATIONS**' will be applicable to all areas within the boundary of Ngqushwa Local Municipality.

NB: The scheme shall also be in force in the rural/communal areas upon endorsement and receiving support from the Traditional Leadership within the municipality!

3. COMPONENTS OF THE SCHEME

- **Zoning Regulations** – consists of development parameters applicable to each applicable zoning category and serves as a guideline for land use and development management.
- **Zoning Maps** – consists of zoning maps with unique colour notations for each zoning category within the scheme area.
- **Scheme Register** – consists of all records for each land parcel in so far as approved land use applications (rezoning, departures, or special consent) are concerned.

4. TITLES

These regulations shall be referred to as the '**NGQUSHWA LOCAL MUNICIPALITY INTEGRATED LAND USE SCHEME REGULATIONS**'.

5. STRUCTURE OF THE INTEGRATED MUNICIPAL LAND USE SCHEME REGULATIONS

The Municipal Land Use Scheme Regulations are structured as follows:

PART 1: Definitions - contains definitions which are a guide to what is being meant by the terms as used in the Zoning Regulations.

PART 2: Zoning Regulations - contains provisions in so far as the intent of each zoning category as follow:

Agricultural zones: *To create zones that regulate agricultural activities*

Authority and Utility zone: *To create zones that regulate municipal and government activities*

Business zones: *To create zones that regulate various types of businesses*

Community zones: *To create zones that regulates education and community uses*

Energy and Telecommunications zone: *To create a zone that regulates generation of electricity and telecommunication*

Industrial zones: *To create zones that regulates various industrial activities*

Open Space zones: *To create a zone that regulates open spaces*

Residential (Single) zones: *To create zones that regulate various residential dwelling units*

Residential (General) zones: *To create zones that regulate various accommodation types*

Resort zones: *To create zones that regulate resorts and other related activities*

Special zone: *To create a zone for special purposes*

Transport zones: *To create a zone that regulates transport usage*

PART 3 - contains general provisions for building lines.

PART 4 - contains general provisions for all properties.

PART 5 - Approval of Subdivisions, Departures, Removal of Restrictive Conditions and special consents

PART 6 - contains all relevant land use policies.

Annexures:

- **Parking Provisions**
- **B&B and Guesthouses Establishments**
- **Taverns / Informal Alcohol Businesses**
- **Spaza shops**
- **Salons and Laundromats**
- **Second Dwellings**
- **Early Childhood Development Centres**
- **Energy and Telecommunication Facilities**
- **Places of worship**
- **Containers in residential and business sites**

6. COMPLIANCE WITH OTHER LAWS AND REGULATIONS

- No provision of these regulations shall be interpreted as superseding any registered Title Deed condition(s).
- In the event that the provisions of these regulations are in conflict with a Provincial or National legislation, the provisions of the Provincial or National legislation shall prevail. This provision also includes the provisions of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977).
- In the event where an application approved in terms of these regulations further requires other authorizations, permits, licences or approvals in terms of other legislations, the applicant is in terms of these regulations not exempt from obtaining such authorizations.

PART 1

DEFINITIONS AS PER THE MEANING APPLICABLE TO THE MUNICIPAL LAND USE SCHEME

Additional Dwelling unit: Dwelling Unit that may be erected with the consent of the Municipality.

Agricultural Building: A building designed for use in connection with the land on which on which the building is sited as agricultural land, and may include a dwelling house.

Agricultural Land: Includes arable, meadow or pasture land, market gardens, poultry farms, pig farms, bee-keeping, nursery gardens, plantations, and orchards, but shall not include:

- land used for park
- land used or zoned for purpose of sport and recreation or racecourse

Agricultural Purposes: Means purposes normally or otherwise reasonably associated with the use of land for agricultural activities, including the use of land for structures, buildings and dwelling units reasonably necessary for or related to the use of the land for agricultural activities.

Annexure to Scheme: Added documents containing conditions among others, special rights, restrictions and conditions applicable to those properties shown on the Land Use series of the map.

Bakery: An establishment which produces or/and sells bread, pies, pastries, cakes & cupcakes, biscuits, cookies, muffins, doughnuts and other baked goods prepared by bakers.

Basement: One or more floors of a building that are either completely or partially below the ground floor.

Beauty Parlour/Salon: A business which provides cosmetic and/or hair treatment services for men and women.

Bed and Breakfast (B&B): A dwelling unit in which the bedrooms are provided for temporary overnight guests for compensation, on daily or weekly basis, with or without meals.

Bottle Store: A shop in which mainly, alcoholic beverages are sold in the retail trade and includes an off-sales facility that is under the same management as a licensed hotel.

Building: Any building or structure or erection or alteration or addition to an existing building structure or erection above, below or at ground level but shall not include boundary walls, fences or garden ornamentation.

Building Character: The external appearance of the building, the extent, materials used, compatibility of the building with the surrounding urban fabric.

Building Line: A line indicating the furthest boundary or a building restriction area from a street, rear, side boundary or any other boundary of a property other than a street boundary and which is at a fixed distance from a boundary of the property.

Building Restriction Area: An area within which no building may be erected except where the Scheme permits.

Building Usage / Building Use: The specific purpose for which a building may be used for.

Business: A use that can be performed in a building and/or on land as an office, warehouse or for other business purposes, but does not include place of instruction or place of entertainment.

Business Premises: A site, building or structure on or in which business is done and includes shops, offices, financial institutions or restaurant.

Business Purposes: Means purposes normally or otherwise reasonably associated with the use of land for business activities, including shops, offices, showrooms, restaurants or similar businesses other than places of instruction, public garages, builder's yards, scrap yards and industrial activities.

Butchery: A shop in which meat and poultry (and sometimes fish) is sold.

By-laws: Municipal laws which are in force within the scheme area. Laws imposed by the municipality to manage and control its area of jurisdiction.

Camping Site: A property utilized for erection of tents or parking of caravans and includes ablution, cooking and other related facilities.

Caravan: Any vehicle permanently fitted out for use by people for living or sleeping purposes, whether or not such vehicle is a trailer.

Car Wash: A site or property or portion of a site used for purposes of washing cars and associated facilities.

Central Business District (CBD): The heart of the urban area where various kinds and levels of vibrant economic activities are concentrated.

Church /Place of Worship /House of Worship: An establishment or other location where a group of people (congregation) comes to perform acts of religious praise, honour or devotion.

Club /Night club: Means a place where entertainment is provided which includes loud music, dancing and provision of alcohol. Mostly the provision of this entertainment is during the night.

Commercial Purposes: Means purposes normally or otherwise reasonably associated with the use of land for distribution centres, wholesale trade, storage warehouses, carriage and transport services, laboratories or computer centres, including offices and other facilities that are subordinate and complementary to such use

Commercial Uses: Land usage where high impact businesses are performed.

Community Purposes: means purposes normally or otherwise reasonably associated with the use of land for cultural activities, social meetings, gatherings, non-residential clubs, gymnasiums, sport clubs or recreational or other activities where the primary aim is not profit-seeking, excluding a place of amusement.

Conference Facility: A building, or group of buildings including associated land, used for conferences, gatherings, indoor recreation, commercial exhibition hall, related catering facilities, and such other uses considered by the Municipality to be ancillary to, or reasonably necessary for, the use of the building as a conference centre.

Consent Use /Special Consent Use: Uses that require prior consultation and permission of the Council as they are not primary uses on the specified zone.

Conservation Purposes: Means purposes normally or otherwise reasonably associated with the use of land for the preservation or protection of the natural or built environment, including the preservation or protection of the physical, ecological, cultural or historical characteristics of land against undesirable change or human activity

Consolidation: Combining one or more sites /erven /properties.

Convenience Shop/Store: A small shop limited to selling fast-foods and minimum level of groceries associated with service stations/garages.

Council: The Ngqushwa Local Municipal Council.

Coverage: The proportion of site covered by the roofed area of all buildings expressed as a percentage of the area as defined, e.g. 50% coverage means that only half of the site should be covered by buildings.

Creche /Day Care Facility: A building, excluding a hostel or educational institution, which is maintained and utilized on a profit or non-profit basis, for the acceptance, protection and temporary caring of a maximum of 50 or less children on behalf of their parents and which building or site is registered as a place of care in terms of the Child Care Act (74 of 1983).

Departure: Altered land use restriction which is not covered in the Land Use Scheme, but granted by the Municipality. It may be temporary or permanent.

Doctor's Surgery: An establishment primarily engaged in the provision of health services, but which does not provide overnight care or serve as a base for an ambulance services. Medical offices are operated by doctors, dentists, or similar practitioners.

Dwelling House: A detached building containing only one dwelling unit.

Dwelling Unit: A self-contained inter-leading group of rooms for a single family together with not more than one kitchen and such habitable rooms for the accommodation of bona fide domestic servants, outbuildings and accessories as are of a nature customarily incidental thereto.

Educational Purposes: Means purposes normally or otherwise reasonably associated with the use of land primarily for instruction or teaching purposes, including creches, schools, lecture halls, monasteries, public libraries, art galleries, museums, colleges and universities.

Entertainment: Means enjoyment and amusement due to activity or performance provided. This may include the provision of food, drinks and alcohol.

Erf / Erven: Any portion(s) of site of which the subdivision was approved by the Surveyor-General in terms of *Land Survey Act of 1997* and registered in the Deeds Registry in terms of *Deeds Registries Act of 1937*.

Existing building: - a building erected, constructed, or carried out in the pursuance of a valid approval of the municipality.

Erection of a building: the structural construction of or addition to a building.

Existing Erf: A portion of subdivision that was approved by the Surveyor-General and registered in the Deeds Registry in terms of the respective pieces of legislation.

Existing /Current use: In relation to any building or land which is already used for a particular purpose or activity.

Family: A man or woman, or both with or without their parents, and with or without their children of one or the other or both, who all live together.

Farm Stall: A building or structure which does not exceed 100 m² in floor space including storage facilities, where a farmer sells products produced and processed on his farm whether to his own employees or to the public.

Filling Station: A building or portion of a building, used or constructed or designed for one or more of the following uses; sale of petrol /fuel other than a parking garage, lubricants, motor spares and motor accessories, a convenience shop, a caretaker's cottage, a car wash and provision for the maintenance and /or repair of motor vehicles for reward but shall not include panel beating and spray painting.

Fixed Date: The date on which the notice was given in the Government Gazette that the scheme has been approved.

Flats: A building containing three or more dwelling units for human habitation.

Floor Factor: A factor (expressed as a proportion of 1) that is prescribed for the calculation of the maximum floor space of a building or buildings permissible on a land unit; it is the maximum floor space as a proportion of the net erf area.

Floor Area: The sum of the gross area covered by the building at the floor level of each storey, provided that in the calculation of the floor area the parking areas for the occupants of the building shall not be included.

Floor Area Ratio: The ratio obtained by dividing the floor area of a building(s) by the total area of the property.

Floor Space: The area covered by a roof, slab, or projection.

Frontage: The length of the boundary of a site which fronts onto an existing or proposed street.

Funeral Parlour / Mortuary: A building used for the sale and display of burial commodities and is also used for services ordinarily ancillary to funeral management but does not include a monumental mason or crematorium.

Garage: A building or portion of a building used to store, keep, house or repair, one or more motor vehicles.

Government Purposes: Means purposes normally or otherwise reasonably associated with the use of land by the national government, a provincial government or a municipality to give effect to its governance role.

Group Housing: A group of separate and /or linked dwelling units, designed, planned and built as a harmonious architectural entity and includes communal open space, public and / or private roadway of which every dwelling unit has a ground floor and such dwelling units may be cadastrally subdivided.

Guest House: An owner managed commercial accommodation establishment of not more than 16 guest rooms but not less than five, which has a primary source of business to supply short term accommodation and meals for guests.

General Plan (GP): A layout plan that has been approved by the Surveyor-General in terms of *Land Survey Act of 1997*.

Habitable Room: Any room for human habitation as per approved building plan and excludes bathrooms, toilets, kitchens, veranda, garages, passages and basements.

Height: The height specified in these regulations, of the highest point of such building, above the natural ground level and directly below that point. In all cases the following shall be excluded from the height, chimneys, ventilator shafts, water tanks, stairway or elevator penthouses, steeples, towers, finials or similar parts of the building as constitute only decorative fixtures.

Height Relaxation: Application for the changing /altering of a height restriction subject to conditions that the Council may deem appropriate.

Holiday Accommodation: A harmoniously designed and built holiday development in a unique natural environment with an informal clustered layout which may include the provision of a camp site, mobile homes or dwelling units, whether in a private or public ownership, which comprises a single enterprise and which shall only be marketed by means of short-term renting or time sharing, but does not include hotel or motel.

House of Worship: A church, synagogue, mosque, temple, chapel or other place of practicing religion, but does not include a funeral parlour.

Hotel: A building registered as a hotel in terms of the Hotels Act 1965 (Act 70 of 1965).

Industrial Purposes: Means purposes normally or otherwise reasonably associated with the use of land for the manufacture, altering, repairing, assembling or processing of a product, or the dismantling or breaking up of a product, or the processing of raw materials, including a noxious activity.

Industrial Shop/Café: A building or structure which does not exceed 100m² in floor space, including storage facilities, and where delicacies and fast foods are sold.

Informal Shelter(s) or Informal settlement(s): A unit of residential accommodation of any material whatsoever, which may not comply with the National Building Regulations, as applicable to the area of jurisdiction of the Municipality.

Ingress /Egress: Ingress means the entrance or the way into a property/site. Egress means exit out of a property/site.

Institutional Purposes: Means purposes normally or otherwise reasonably associated with the use of land for charitable institutions, hospitals, nursing homes, old-age homes, clinics and sanatoriums, either public or private.

Land Unit: A portion of land registered or capable of being registered in a deeds registry and may include a servitude right or lease.

Land Use Regulations /Restrictions: A provision made to regulate or restrict the use of the land or the extent of the improvement.

Land Use Scheme: Integrated Municipal Land Use Scheme for NLM, consisting of scheme regulations and a register, with zoning map.

Layout Plan: A plan indicating the structure of the subdivision of land parcels. Also illustrates the uses of those land parcels by notation. The minimum contents thereof should be:

- Erven with erf numbers
- A north point
- A scale
- A legend (guide depicting the colours of land uses), the source of the plan, the client and what type of plan it is.
- Base information i.e. services if any, natural features, structures if any, as well as contours with contour intervals.

The layout plan should be approved by the municipality in terms of *Spatial Planning and Land Use Management Act 16 of 2013*.

Letting /Renting: An agreement where a payment is made for the temporary use of a good or property owned by another person or company. The owner of the property may be referred to as the lessor and the party paying to use the property as the lessee or renter.

Licensed Hotel: A building designed to comply with requirements of a hotel as laid down in the Liquor Act, 1978 (Act 37 of 1978) and includes premises for off-sales of liquor.

Light Industrial Building: Industrial building in which the power-driven machinery is driven by electricity, no single motor being rated at more than 4 kw with a total maximum of 23 kw for all motors per site and in which the processes carried on or the machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that by reason of noise, vibration, smell fumes, smoke, soot, ash dust or grit.

Loading and Off-Loading Bays: A demarcated area where vehicles shall be parked while loading or unloading goods.

Mining: An enterprise which practices the extraction of raw materials, whether by means of surface or underground methods, and include removal of stone, sand, clay, caolin, ores, minerals or precious stones.

Mining Purposes: means purposes normally or otherwise reasonably associated with the use of land for mining.

Mobile Home: A factory-constructed structure, approved by the Municipality and with necessary service connections, which is designed so that it can be used as a permanent dwelling.

Nature Reserve: A national park or some other nature park which in the ownership of public authority or has been declares as such in terms of legislation and remains in private ownership; it consists of an area which is utilized as a game park or reserve for fauna or flora in their natural habitat and includes accommodation facilities for tourists or holidaymakers.

Net erf Area: The total area of land unit, excluding all land zoned or needed for public purposes.

Noxious Trade: An offensive use or another use which constitutes nuisance or a risk to health in neighbouring premises arising from vapours, effluvia, fluids, liquid waste water, solid waste matter, noise, disturbance and dust, including but not limited to chemical, explosives or nuclear- based manufacturing, warehousing, packaging or distribution.

Nursery: A property or part thereof which is utilized for the sale of plants and gardening products.

Occupant: A person who physically inhabits a building, structure or land.

Occupational Practice: The practicing of an occupation, or a trade, or the conducting of an enterprise from a dwelling unit by one or more occupants of the dwelling unit concerned and his or their assistants, without disturbances such as noise, traffic congestion, air pollution, the congregation of people, excessive traffic generation, or a lowering of aesthetics being caused; provided that a general medical practitioner shall be exempt from the condition with regard to occupancy.

Office Building: A room or set of rooms or a building that is used for the performance of an administrative function of an enterprise including a bank, professional offices and public offices, but excludes shops and business premises and does not include the storage, handling, distribution or sale of goods.

Outbuilding: A building, which in the opinion of the Municipality, is reasonably incidental to and required in connection with the use of a dwelling unit or residential building.

Owner: Registered holder of a registered land or building.

Panhandle erf: Any portion created by the subdivision of an erf where access to such portion is gained by a part of the portion not narrower than 4 meters.

Parking Bay: An area determined by the Municipality which is clearly outlined and demarcated for the parking of one motor vehicle, and which is accessible to the satisfaction of the local authority.

Parking Garage: A building designed for the parking of motor vehicles, but does not include a building or any part of which is designed for use as a workshop for the repair of motor vehicles.

Parsonage: A dwelling house of the accommodation of a spiritual leader, who is a full-time employee of an organization which practices religion in a house of worship, including the accommodation of a spiritual leader's family, and includes a monastery or convent.

Place of Assembly: A public hall, a hall for social functions, a music hall, a concert hall or an exhibition hall which is not directly related to a commercial undertaking or a town hall or civic centre.

Place of Entertainment: Any land that is used as or a building designed or use of a public hall, theatre, cinema, music-hall, concert hall, billiard saloon, sports arena, skating rink, dance hall, or for other recreational purposes or for the purpose of exhibitions of trade or industry and which is carried out with the view to profit.

Place of Instruction: A crèche, pre-primary school, primary school, high school, college, university, research centre, convent, public library, public art gallery, or museum or some other centre which is utilized for instruction purposes and includes a hostel appertaining thereto, but does not include building or land unit which is mainly utilized as a certified reformatory or industrial school or as an institution.

Place of Worship: A building designed for use as and is used as a church, chapel, oratory, meeting-house, synagogue, or other place of public devotion, and includes a building designed and used as a place of religious instruction or an institute on the same property as and associated with any of the afore-going buildings which are intended to be used for social intercourse and recreation.

Place of Refreshment: Includes a restaurant or tearoom and means a building which is not a hotel, residential club, road house, or boarding house, but which is designed and used for the preparation and retail sale of fresh produce, mineral waters, tobacco and reading material.

Private Open Space: Any land which has been set aside in this scheme for utilization primarily as a private site for sports, play, rest or recreational facilities or as ornamental garden or a pleasure garden and includes public land which is or will be leased on a long term basis and a cemetery, whether public or private.

Private Parking: A site or building or part of a building that is used for parking purposes that is under control of a private individual or agency.

Professional Usage: Type of use as is normally and reasonable associated with professional people such as doctors, architects, engineers, town planners, where the rendering of a service as against carrying on of a business is one of the distinguishing factors.

Property: Any portion of ground registered as a separate unit in the Deeds Office.

Pub: Means an establishment for the sale soft drinks and alcohol to be consumed on the premises. Food can also be served and also consumed inside.

Public Authority: A state department, local authority or semi state agency, the provincial or national administration.

Public Open Space: Land which is under or will be under the ownership of a local authority, which is not leased nor will be leased on a long term basis, and which is utilized as an open space or a park, garden, picnic area playground or square and includes a public place.

Public Parking: Land or building or part thereof that is accessible to the general public for parking purposes.

Public Purposes: Means purposes normally or otherwise reasonably associated with the use of land as open spaces, public parks, public gardens, recreation sites, sport fields or public squares or for religious gatherings.

Public Road: Any road or street for public use or any land intended for such purpose.

Rear Boundary: Every boundary other than the street boundary which is parallel to and which does not intersect it.

Recreation Purposes: Means purposes normally or otherwise reasonably associated with the use of land primarily for recreation, including entertainment, leisure, sports and amusement facilities.

Register: A document held by a local authority in connection with all departures, rezonings, special consents and subdivisions concerned.

Removal of restriction(s): Permission to have the restrictive title conditions removed and /or adjusted.

Relaxation of building line: A reduction of the distance from the boundary of site /erf.

Residential Building: means a building for human habitation, together with such associated outbuildings and includes a student residence, student commune, boarding house, residential rooms, a hotel, a guest house, retirement village or a children's home.

Residential Purposes: means purposes normally or otherwise reasonably associated with the use of land primarily for human habitation, including a dwelling house, group housing, hotels, flats, boarding houses, residential clubs, hostels, residential hotels and rooms to let.

Resort Accommodation: means a number of short term accommodation units owned by one owner and used by tourists or holidaymakers and comprise a single business enterprise accessible to the public and includes a caravan park or camping site, but excludes a hotel.

Restaurant: a business establishment where meals and liquid beverages are prepared and/or served to paying customers for consumption on the property (could also provide for take-away option), and may include licensed provision of alcoholic beverages for consumption on the premises.

Restricted Use: use that is not permitted on a building or land.

Retirement Village: a residential building that conforms to the following additional conditions:

- Each dwelling unit shall only be occupied by an elderly person or by a family of which at least one member is an elderly person;
- A full spectrum of care and other recreational facilities shall be provided to the satisfaction of the municipality;
- Land Use restrictions in respect of a retirement village be determined by the Council

Revalidation: Any approved application has a period in which development to be implemented. Once the period has lapsed /expired, the applicant re-applies to the relevant body for a revalidation.

Scheme Regulations: The Integrated Municipal Land Use Scheme for Ngqushwa LM Regulations as approved by the Council of Ngqushwa Local Municipality.

Scrap Yard: A building or a land which is utilized for one or more of the following purposes:

- The storing, depositing or collecting of junk or scrap material or articles the value which depends mainly or entirely on the material used in the manufacturing thereof;
- The dismantling of second-hand vehicles or machines to recover components or material;
- The storing or sale of second-hand pipes, poles, steel section, wire, lumber, tyres, bricks, containers, or other articles which are suitable to be left in the open without any serious damage being incurred.

Second Dwelling: A dwelling that may be erected in addition to the primary dwelling unit.

Service Station: A business where motor vehicles are provided with fuel for payment or reward and includes trading in motor vehicles, oil, tyres or motor spares, the repair and overhauling of motor vehicles, or restaurant or café, but does not include spray painting, panel beating, black smithery or body works.

Setback: 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: A building designed and used for the purpose of carrying on retail trade (excluding a public garage and noxious industry) and includes any other use of the same property used in connection with, but which is subordinate to the conduct of the retail business therein.

Side Boundary: Any boundary of a land unit which does not constitute a common boundary of such land unit and a public street or public road.

Signage: Any kind of visual graphics created to display information to a particular audience. This is typically manifested in the form of information in places such as streets or inside /outside of buildings.

Social Hall: A building designed for use as or used for social meetings, gatherings and recreational purposes and includes among others a masonic temple, a church hall, and a non-residential club but does not include a 'place of entertainment'.

Spaza Shop: A portion of a building, used for the retail of low order convenience groceries.

Special Usage: A use which is such or in respect of the land use restrictions are such, that it is not catered for in these regulations, and which is set out in detail, and in respect of which land use parameters are set out in detail, by

means of conditions of applicable to the special zone, and includes a conservation usage.

Statutory Laws: Legal rule of conduct or procedure established by custom, agreement, or authority.

Storage Facility: Store room in which material or equipment may be stored.

Storey: A single level of a building, excluding a basement, which does not exceed a height of 3m, measured from finished floor level to finished floor level or to the ceiling in the case of the top storey, or to a level equivalent to the height of the outside wall of a building if no horizontal ceiling is present provided that:

- a. a roof, or dome which forms part of a roof, shall not constitute a separate storey unless the space within the roof is designed for, or used for human occupation, in which case it is deemed to be a storey; and
- b. any storey which is greater than 3m but equal to or less than 6m in height, shall for the purposes of height measurement be deemed to be two storey, any additional 3m in height or portion thereof, shall be deemed to be an additional storey.

Street Boundary: The boundary of an erf or site which forms the boundary of a street.

Street/road: Includes the whole or part of any street, road, bridge, subway, avenue, lane, sanitary lane, thoroughfare or right of way, shown on the general plan of a township or in respect of which the public has acquired a prescriptive or other right-of-way.

Subdivision (Minor and/or Major): **Minor** - The subdivision of land to not more than 9 sub divisional portions. **Major** - The subdivision of land to more than 9 sub divisional portions.

Supermarket: A self-service store offering a wide variety of food and household merchandise, organized into departments. It is larger in size, not less than 350m², and has a wider selection than a small convenience grocery store and it is smaller than a hypermarket or superstore. A supermarket typically comprises meat, fresh produce, dairy, and baked goods departments along with shelf space reserved for canned and packaged goods as well as for various nonfood items such as household cleaners, pharmacy products, and pet supplies. Most supermarkets also sell a variety of other household products that are consumed regularly, such as alcohol (where permitted), household cleaning products, medicine, clothes, and some sell a much wider range of nonfood products.

Tavern: A building, or portion of a building, used or constructed or designed or adapted to be used for the consumption of liquor on the premises and may include the consumption of non-alcoholic beverages and the preparation and consumption of food.

Title Deed: A document which serves as evidence of ownership of a property.

Title Conditions / Conditions of Title: Are reflected on the title deed and are the rights and restrictions that the owner has on his /her land /site.

Town Planning: A discipline which explores several detailed aspects of the built and social environment.

Town Planner: A professional specializing in the above fields. His job is to:

- Formulate or facilitate the formulation of short, medium and long terms plans to address growth of that area.
- Formulate or facilitation the formulation of renewal of urban and rural communities.
- See to it that all land related laws and policies are complied with.

Township Establishment: Authorization by the Municipal Planning Tribunal for the formalization of either an existing informal settlement or the establishment of a new settlement.

Town Housing: A row or group of linked and / or attached dwelling units planned, designed and built as harmonious architectural entity, of which every unit has a ground floor; such dwelling units may be cadastrally subdivided.

Transport Purposes: Means purposes normally or otherwise reasonably associated with the use of land primarily as a point for the pick-up or off-load of people or goods, including taxi ranks, bus bays, bus stations, bus terminuses, railway stations and ancillary uses, including roads and streets.

Undetermined: Means a whole or portion of land that is not yet zoned for a particular land use purpose.

Urban Edge: A demarcated line that defines a zone within which the municipality will endeavour to upgrade levels of infrastructure over a period of time and according to available resources, to support higher densities of residential, industrial and commercial developments.

Warehouse: A site or building where goods are stored or a wholesale business or service trade is conducted.

Wholesale: The sale and supply in any quantity of goods to a bona fide retailer for resale to the public.

Zone: Land set apart by Land Use Scheme for a particular land uses.

Zoning: A category of directions setting out the purpose of which land may be used and the land use restrictions applicable in respect of the said category of directions, as determined by relevant Land Use Scheme regulations.

Zoning Map: Maps forming part of the Land Use Scheme

PART 2

ZONING REGULATIONS

TABLE A: Zoning Notations

LAND USE ZONING	COLOUR NOTATION
Agricultural Zone 1	Dark Green
Agricultural Zone 2	Dark Green with black outline
Authority Zone 1	Red
Authority Zone 2	Red with black hatch
Business Zone 1	Blue
Business Zone 2	Dark Blue
Business Zone 3	Blue with hatch
Business Zone 4	Navy
Community Zone 1	Pink
Community Zone 2	Pink with hatch
Community Zone 3	Pink with hatch and outline
Energy and Telecommunication Zone	Blue outline
Industrial Zone 1	Purple
Industrial Zone 2	Purple with hatch
Open Space Zone 1	Light Green
Open Space Zone 2	Light Green with hatch
Open Space Zone 3	Light Green with hatch and outline
Residential (Single) Zone 1A - Urban	Yellow (light)
Residential (Single) Zone 1B - Rural	Yellow (light) with black outline
Residential (Single) Zone 2	Yellow (light) with black hatch
Residential (Single) Zone 3	Yellow (dark)
Residential (Single) Zone 4A - Surveyed	Yellow (dark) with black hatch
Residential (Single) Zone 4B - Unsurveyed	Yellow (dark) with black hatch
Residential (General) Zone 1	Orange
Residential (General) Zone 2	Orange with hatch
Resort Zone 1	Orange and Green
Resort Zone 2	Orange and Green with outline
Special Zone	Red outline
Transport Zone 1	Dark Brown
Transport Zone 2	Mid Brown
Transport Zone 3	Light Brown

TABLE B: Zoning Colour Notations

???????????????? - remove mining zone

COLOUR	LANDUSE ZONING	COLOUR NOTATION
	Agriculture	Light Green
	Residential 1	Yellow (light)
	Residential 2	Yellow (light) with black outline
	Residential 3	Yellow (light) with black hatch
	Residential 4	Yellow (dark)
	Residential 5	Yellow (dark) with black hatch
	Residential 6	Orange
	Business 1	Blue (dark)
	Business 2	Blue (dark) with black outline
	Business 3	Blue (dark) with black hatch
	Commercial	Blue light
	Community	Grey light
	Conservation	Green and grey hatch
	Educational	Grey (light) with black hatch
	Government	Red
	Industrial 1	Purple
	Industrial 2	Purple with black hatch
	Institutional	Grey (dark)
	Mining	Black
	Mixed 1	Yellow and Blue
	Mixed 2	Orange and Blue
	Public	Green (dark)
	Recreational	Pink
	Special	Red Outline
	Transport	Brown
	Undetermined	Green Outline

TABLE C: Zoning Categories

ZONING	PRIMARY LAND USE	CONSENT LAND USE
Agricultural Zone 1	Agriculture, Farming, Dwelling-House, 2nd Dwelling, Traditional Dwelling, Nursery, Intensive Agronomy, Conservation Usage, Cultural and Social Ceremonies.	Farm stall, riding school, agricultural industry, abattoir, boarding kennels, nursery, tourist facilities, early childhood care centre
Agricultural Zone 2	Small Holdings, Urban Gardens and farming, Nurseries	Related agricultural uses
Authority Zone 1 (Utility)	Local Municipal Authority Usage, District Municipal Authority Usage	National and Provincial Government Usage
Authority Zone 2 (Utility)	National and Provincial Government Usage	Local Municipal Authority Usage
Business Zone 1	Business premises, supermarket, bottle stores, town houses, flats, residential buildings and funeral parlours, place of worship, shopping centre, offices	Commercial workshop, place of assembly, place of instruction, institution, service station, place of entertainment, adult shop, day care centre, escort agency, mortuary.
Business Zone 2	Shop, offices, professional services, town house, flats and residential building, place of worship, restaurant, car wash, funeral parlour offices	Place of assembly, supermarket, funeral parlours, place of entertainment, adult shop, bottle store, business premises, Early Childhood Care Centre, place of instruction, warehouse.
Business Zone 3	Commercial Premises, Commercial Workshop, Car Wash, Place of Worship, Funeral Parlour, Public	Buildings and uses other than that referred to as primary uses.

	Garage, Adult Shop and Adult, Entertainment, Mortuary, Place of Entertainment, Parking Garage, Utility Services, abattoir	
Business Zone 4	Filling station, restaurant, convenience shop, truck stop	Residential building, flats, town houses
Community Zone 1 - Place of Instruction	University, College, School, Place of Assembly, Early Childhood Care Centre	Place of worship
Community Zone 2 - Place of Worship	Place of worship, Parsonage, Place of assembly, Early Childhood Care Centre	Place of instruction, cemetery
Community Zone 3 - Institutions	Hospital, Institution, Place of Assembly, Early Childhood Care Centre, place of instruction, place of worship	Residential building
Energy and Telecommunication Zone	Wind Farm, Solar Farms, Electrical Stations, Cell Phone Masts, Cell Phone Towers, Electrical Stations	Agriculture, Dwelling-House, Site offices
Industrial Zone 1	Industry, industrial café, service station, commercial workshop, warehouse, public garage, funeral parlour and mortuary.	Agriculture, Aquaculture, rooms used for security guards or caretakers
Industrial Zone 2	Noxious trade, Mining, Quarry	Caretaker and security buildings, Dwelling houses, Residential buildings, Social halls
Open Space Zone 1	Public Parks, Playgrounds, Sport fields	Certain associated structures and activities
Open Space Zone 2	Private Open Space (parks, playfield's etc)	Certain associated structures and activities
Open Space Zone 3	Nature Reserve, Conservation, Heritage Sites, Rivers, Dams,	Dwelling Units, Certain associated structures and activities, place of

	Servitudes, Golf Course, Cottages, Caravan Park	assembly
Residential (Single) Zone 1A - Urban	Shelter, dwelling-house, other uses that can be considered compatible with in-situ residential function, Incremental upgrade	Early Childhood Care Centre
Residential (Single) Zone 1B - Rural	Shelter, Dwelling House, Traditional Dwelling, Other uses (subject to certain conditions)	Early Childhood Care Centre, Institution, Second Dwelling Unit, Short term accommodation, Utility Services, Energy and Telecommunications facilities
Residential (Single) Zone 2	RDP Funded Housing / Low-cost housing	Early Childhood Care Centre
Residential (Single) Zone 3	Dwelling-house, second dwelling	Early Childhood Care Centre
Residential (Single) Zone 4A - Surveyed Rural	Dwelling House, Traditional Dwelling, Informal Dwelling	Second Dwelling Unit, Bed & Breakfast, Telecommunication, Institution and Energy Facilities, Cultural and Social Ceremonies
Residential (Single) Zone 4B - Unsurveyed Rural	Shelter, Dwelling House, Traditional Dwelling, Other uses (subject to certain conditions)	None
Residential (General) Zone 1	Town House up to 50 units/ha, estate housing, dwelling house	Retirement Village, Early Childhood Care Centre, boarding house
Residential (General) Zone 2	Hotels, Flats, Guest Houses, Conference Facilities, Residential building, boarding house	Retirement village, Holiday Accommodation, Early Childhood Care Centre
Resort Zone 1	Tourism Accommodation, Holiday Housing, tourist facilities, Resort accommodation, caravan park, camping site, place of assembly, caretaker's cottage, tourist facilities,	Hotel, conference facilities

	holiday accommodation, recreational uses, convenience shop	
Resort Zone 2	Eco-Housing, caravan park, camping site	Tourism Accommodation, Holiday Housing, tourist facilities
Special Zone	Special usage	As determined by Council
Transport Zone 1	Air Transport Services, Sea Transport, Shipping, Rail, Transport facility, taxi rank, bus terminus, truck stop,	Certain associated structures and activities
Transport Zone 2	Public Road and Parking	Certain associated structures and activities
Transport Zone 3	Private Road	Certain associated structures and activities

AGRICULTURAL ZONE 1

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Agricultural	Green (dark)	Agriculture, Farming, Dwelling-house, 2nd dwelling, Traditional dwelling, Nursery, Intensive Agronomy, Conservation usage, Cultural and Social ceremonies	Farm stall, riding school, agricultural industry, abattoir, boarding kennels, nursery, tourist facilities, early childhood care centre	Coverage: No restriction / 100% subject to neighbouring uses Str. Bldg Line : 10 m Rear Bldg Line: 10 m Side Bldg Line: 10 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: only on-site

Loading and off-loading: all on-site

Maximum height: Not exceed 2 storeys

Minimum size: 1 hectare

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent but the primary use of the property should remain agricultural.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of the municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties

Site Design Details

Design details are to be submitted before any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

AGRICULTURAL ZONE 2

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Agricultural	Green (dark with black outline)	Small holdings, Urban gardens and farming, Nurseries	Related agricultural uses	Coverage: 80% subject to neighbouring uses Str. Bldg Line: 10 m Rear Bldg Line: 10 m Side Bldg Line: 10 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: only on-site

Loading and off-loading: all on-site

Maximum height: Not exceed 2 storeys

Minimum size: 1 hectare

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent but the primary use of the property should remain agricultural.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of Council. Council shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of Council. Council shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties

Site Design Details

Design details are to be submitted before any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

AUTHORITY ZONE 1 (UTILITY)

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Municipal	Red	Local Municipal Authority Usage, District Municipal Authority Usage	National and Provincial Government Usage	To the satisfaction of the Municipality

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Coverage: To the satisfaction of the Municipality

Parking: To the satisfaction of the Municipality

Maximum height: To the satisfaction of the Municipality

Minimum erf size: To the satisfaction of the Municipality

Building lines: To the satisfaction of the Municipality

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays
- Position of buildings on adjacent sites

AUTHORITY ZONE 2 (UTILITY)

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Government	Red	National and Provincial Government Usage	National and Provincial Government Usage	To the satisfaction of the Municipality

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Coverage: To the satisfaction of the Municipality

Parking: To the satisfaction of the Municipality

Maximum height: To the satisfaction of the Municipality

Minimum erf size: To the satisfaction of the Municipality

Building lines: To the satisfaction of the Municipality

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays
- Position of buildings on adjacent sites

BUSINESS ZONE 1

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Business 1	Blue	Business premises, Shopping centre, Supermarket, bottle stores, Town houses, Flats, Residential buildings and Funeral parlours, Place of worship, Offices	Commercial workshop, place of assembly, place of instruction, institution, service station, place of entertainment, adult shop, day care centre, escort agency, mortuary	Coverage : 100% Str. Bldg. Line : 0 m Rear Bldg Line : 0 m Side Bldg Line : 0 m Within Residential Area all building lines : 5m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 10 bays per 2000 sq.m / to the satisfaction of the Municipality

Maximum height: Not exceed 3 storeys

Average erf size: 2000 sq.m

Height Relaxation

Any person who wishes to exceed the stipulated height shall do so with the permission of the municipality. Municipality shall ensure that the rising of the said building shall in no way be a nuisance to the surrounding properties and the consent of the surrounding properties must be sought.

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent but the primary use of the property should remain business.

Loading / off-loading

A loading zone should be provided on site to the satisfaction of the municipality, and at least

2000	-	3000 m ²	2 bays
3001	-	5000 m ²	3 bays

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of the municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays
- Position of buildings on adjacent sites

Rentals or letting

There is nothing preventing an owner from letting or renting out the property but responsibilities of maintenance or payment of levies, unless otherwise indicated, shall remain with the owner.

BUSINESS ZONE 2

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Business 2	Blue (dark)	Offices, Professional services, Town house, Flats and Residential building, Place of worship, Shop, Restaurant, Car wash, Funeral parlour, Offices	Place of assembly, supermarket, funeral parlours, place of entertainment, adult shop, bottle store, business premises, early childhood care centre, place of instruction, warehouse	Coverage : 100% Str. Bldg. Line : 0 m Rear Bldg Line : 0 m Side Bldg Line : 0 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 5 bays per 100 sq.m / to the satisfaction of the municipality

Maximum height: Not exceed 3 storeys

Average erf size: 500 – 1000 sq.m

Height Relaxation

Any person who wishes to exceed the stipulated height shall do so with the permission of the municipality. Municipality shall ensure that the rising of the said building shall in no way be a nuisance to the surrounding properties and the consent of the surrounding properties must be sought.

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent but the primary use of the property should remain business.

Loading / off-loading

A loading zone should be provided on site to the satisfaction of the municipality

500	-	1000 m ²	1 bay
1001	-	3000 m ²	2 bays

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of the municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays
- Position of buildings on adjacent sites

Rentals or letting

There is nothing preventing an owner from letting or renting out the property but responsibilities of maintenance or payment of levies, unless otherwise indicated, shall remain with the owner.

BUSINESS ZONE 3

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Commercial	Blue (with black hatch)	Commercial premises, Commercial workshop, Car wash, Place of worship, Funeral parlour, Public garage, Adult shop and Adult, entertainment, Mortuary, Place of entertainment, Parking garage, Utility services, Abattoir	Buildings and uses that are compatible with this and surrounding zones	Coverage : 100% Str. Bldg. Line : 0 m Rear Bldg Line : 0 m Side Bldg Line : 0 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 5 bays per 100 sq.m / to the satisfaction of the municipality

Maximum height: Not exceed 3 storeys

Average erf size: 500 – 1000 sq.m

Height Relaxation

Any person who wishes to exceed the stipulated height shall do so with the permission of the municipality. Municipality shall ensure that the rising of the said building shall in no way be a nuisance to the surrounding properties and the consent of the surrounding properties must be sought.

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent but the primary use of the property should remain business.

Loading / off-loading

A loading zone should be provided on site to the satisfaction of the Council

500	-	1000 m ²	1 bay
1001	-	3000 m ²	2 bays

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of the municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays
- Position of buildings on adjacent sites

Rentals or letting

There is nothing preventing an owner from letting or renting out the property but responsibilities of maintenance or payment of levies, unless otherwise indicated, shall remain with the owner.

BUSINESS ZONE 4

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Filling Station	Blue (dark)	Filling station, Restaurant, Convenience shop, Truck stop	Business premises, Residential building, flats, town houses	Coverage : 70% Str. Bldg. Line : 5 m Rear Bldg Line : 5 m Side Bldg Line : 5 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 5 bays per 100 sq.m / to the satisfaction of the municipality

Maximum height: Not exceed 2 storeys

Average erf size: 4000 – 10000 sq.m

Height Relaxation

Any person who wishes to exceed the stipulated height shall do so with the permission of the municipality. Municipality shall ensure that the rising of the said building shall in no way be a nuisance to the surrounding properties and the consent of the surrounding properties must be sought.

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent but the primary use of the property should remain business.

Loading / off-loading

A loading zone should be provided on site to the satisfaction of the municipality

4000	-	5000 m ²	1 bay
5001	-	6000 m ²	2 bays

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of the municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays
- Position of buildings on adjacent sites

Rentals or letting

There is nothing preventing an owner from letting or renting out the property but responsibilities of maintenance or payment of levies, unless otherwise indicated, shall remain with the owner.

COMMUNITY ZONE 1

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Place of Instruction	Grey	University, College, School, Place of assembly, Early childhood care centre, Place of instruction	Place of worship	Coverage: 50% Str. Bldg Line: 10 m Side Bldg Line: 10 m Rear Bldg Line: 10 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 10 bays per seat / To the satisfaction of the municipality

Maximum height: Not exceed 3 storeys

Average erf size: 5000 – 20 000 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent but the primary use of the property should remain community purpose.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of Council. Council shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays
- Position of buildings on adjacent sites

COMMUNITY ZONE 2

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Community	Grey (light)	Place of worship, Parsonage, Place of assembly, Early childhood care centre	Place of instruction, Cemetery	Coverage : 50% Str. Bldg Line : 4 m Side Bldg Line : 4 m Rear Bldg Line : 4 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 10 bays per seat / To the satisfaction of the municipality

Maximum height: Not exceed 2 storeys

Average erf size: 4000 – 20 000 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent but the primary use of the property should remain community purpose.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of Council. Council shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays
- Position of buildings on adjacent sites

COMMUNITY ZONE 3

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Institutions	Grey (light with black hatch)	Hospital, Health care, Early childhood care centre, Place of instruction, Place of worship	Residential building	Coverage : 50% Str. Bldg Line : 5 m Side Bldg Line : 5 m Rear Bldg Line : 5 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 10 bays per seat / To the satisfaction of the municipality

Maximum height: Not exceed 2 storeys

Average erf size: 2000 – 10 000 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent but the primary use of the property should remain community purpose.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of Council. Council shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays
- Position of buildings on adjacent sites

ENERGY AND TELECOMMUNICATIONS ZONE

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
As per above	Pink	Wind farm, Solar farms, Electrical stations, Cell phone Masts, Cell phone Towers, Electrical stations	Agriculture, Dwelling-house, Site offices	Coverage : 100% Str. Bldg Line :10 m Side Bldg Line:10 m Rear Bldg Line:10 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: To the satisfaction of the municipality

Maximum height: To the satisfaction of the municipality

Average erf size: To the satisfaction of the municipality

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes

Position of buildings on adjacent sites

INDUSTRIAL ZONE 1

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Industrial	Purple	Industry, Industrial café, Service station, Commercial workshop, Warehouse, Public garage, Funeral parlour and Mortuary	Agriculture, Aquaculture, rooms used for security guards or caretakers	Coverage : 80% Str Bldg Line : 0 m Rear Bldg Line : 0 m Side Bldg Line : 0 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 bay per 100 sq.m / To the satisfaction of the municipality

Maximum height: Not exceed 3 storeys

Minimum erf size: 5000 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent but the primary use of the property should remain industrial.

Loading and unloading

0	-	5000 m ²	2 bays
5001	-	10000 m ²	3 bays
10001	-	15000 m ²	5 bays
Every additional 1000 m ²			1 additional bay

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of the municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays
- Position of buildings on adjacent sites

Rentals or letting

There is nothing preventing an owner from letting or renting out the property but responsibilities of maintenance or payment of levies, unless otherwise indicated, shall remain with the owner.

INDUSTRIAL ZONE 2

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Noxious Trade	Purple (with black hatch)	Noxious trade, Mining, Quarry	Caretaker and security buildings, Dwelling houses, Residential buildings, Social halls	Coverage : 70% Str Bldg Line : 5 m Rear Bldg Line : 5 m Side Bldg Line : 5 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 bay per 100 sq.m / To the satisfaction of the municipality

Maximum height: Not exceed 2 storeys

Minimum erf size: 5000 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent but the primary use of the property should remain industrial.

Loading and unloading

0	-	5000 m ²	2 bays
5001	-	10000 m ²	3 bays
10001	-	15000 m ²	5 bays
Every additional 1000 m ²			1 additional bay

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of Council. Council shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Property Design Details

Property Design details are to be submitted for land use change and should be submitted on maps which cover the following aspects:

- Location and height of buildings
- Vehicular access and circulation (if applicable)
- Existing and proposed building lines and/or servitudes
- Demarcated Parking, loading and off-loading bays
- Position of buildings on adjacent sites

Rentals or letting

There is nothing preventing an owner from letting or renting out the property but responsibilities of maintenance or payment of levies, unless otherwise indicated, shall remain with the owner.

OPEN SPACE ZONE 1

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Public	Green (light)	Public parks, Playgrounds, Sport fields, Golf course	Certain associated structures and activities	Coverage : 30% Str Bldg Line : 10 m Side Bldg Line: 10 m Rear Bldg Line: 10 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: To the satisfaction of the municipality

Minimum erf size: To the satisfaction of the municipality

Building lines: To the satisfaction of the municipality

Maximum Height: 2 storeys

Erection of structure

Most of the land use in this zone is of an open nature, with only few land use related structures only permitted by the municipality.

OPEN SPACE ZONE 2

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Private	Green (light with black hatch)	Private Open Space (parks, playfield's etc)	Certain associated structures and activities	Coverage : 30% Str Bldg Line : 5 m Side Bldg Line : 5 m Rear Bldg Line: 5 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: To the satisfaction of the municipality
Minimum erf size: To the satisfaction of the municipality
Building lines: To the satisfaction of the municipality
Maximum Height: 2 storeys

Erection of structure

Most of the land use in this zone is of an open nature, with only few land use related structures only permitted by the municipality.

OPEN SPACE ZONE 3

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Nature Conservation	Green (with black hatch and outline)	Nature reserve, Conservation, Heritage sites, Rivers, Dams, Servitudes, Cottages, Caravan Park	Dwelling Units, Certain associated structures and activities, place of assembly	Coverage : 20% Str Bldg Line : 10 m Side Bldg Line : 10 m Rear Bldg Line : 10 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: To the satisfaction of the municipality

Minimum erf size: To the satisfaction of the municipality

Building lines: To the satisfaction of the municipality

Maximum Height: 2 storeys

Erection of structure

Most of the land use in this zone is of an open nature, with only few land use related structures only permitted by the municipality.

RESIDENTIAL (SINGLE) ZONE 1A – URBAN

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTONS
Incremental Settlement Upgrade	Yellow (light)	Shelter, Dwelling-house, Other uses that can be considered compatible with in-situ residential function, Incremental upgrade	None	Coverage : 70% Str. Bldg Line : 2 m Rear Bldg Line : 1 m Side Bldg Line : 1 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 parking bay per unit

Maximum height: Not exceed 2 storeys

Minimum erf size: 250 sq.m

Maximum erf size: 500 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent or departure but the primary use of the property should remain residential.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Site Design Details

Design details are to be submitted any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

RESIDENTIAL (SINGLE) ZONE 1B – RURAL

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTONS
Incremental Settlement Upgrade	Yellow (light with outline)	Shelter, Dwelling house, Traditional dwelling, Other uses (subject to certain conditions by council)	Early childhood care Centre, institution, second dwelling Unit, short term accommodation, utility services, energy and telecommunications facilities	Coverage : 50% Str. Bldg Line : 4 m Rear Bldg Line : 2 m Side Bldg Line : 2 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 parking bay per unit
Maximum height: Not exceed 3 storeys
Minimum erf size: 500 sq.m
Maximum erf size: 1000 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent or departure but the primary use of the property should remain residential.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Site Design Details

Design details are to be submitted any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

RESIDENTIAL (SINGLE) ZONE 2

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTONS
Residential	Yellow (light with black hatch))	RDP Funded Housing / Low cost housing	Early childhood care centre	Coverage : 75% Str. Bldg Line : 2 m Rear Bldg Line : 1 m Side Bldg Line : 1 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 parking bay per unit

Maximum height: Not exceed 2 storeys

Minimum erf size: 250 sq.m

Maximum erf size: 350 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent or departure but the primary use of the property should remain residential.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Second Dwelling

Dwelling coverage : Not exceed 35% of the main dwelling

Total site coverage : 80%

Height : 2 Storey

Parking : 1 bay per dwelling

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Site Design Details

Design details are to be submitted any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

RESIDENTIAL (SINGLE) ZONE 3

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTONS
Residential	Yellow	Dwelling-house, Second dwelling	Early childhood care centre	Coverage : 70% Str. Bldg Line : 3 m Rear Bldg Line : 2 m Side Bldg Line : 2 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 parking bay per unit

Maximum height: Not exceed 2 storeys

Minimum erf size: 250 sq.m

Average erf size: 500 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent or departure but the primary use of the property should remain residential.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of Council. Council shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Second Dwelling

Dwelling coverage : Not exceed 35% of the main dwelling

Total site coverage : 80%

Height : 2 Storey

Parking : 1 bay per dwelling

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of Council. Council shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Site Design Details

Design details are to be submitted any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

RESIDENTIAL (SINGLE) ZONE 4A – SURVEYED RURAL SETTLEMENTS

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTONS
Surveyed Rural	Yellow (dark with black hatch)	Dwelling house, Traditional dwelling, Informal dwelling	Second dwelling unit, bed & breakfast, telecommunication, Institution and energy facilities, cultural and social ceremonies, early childhood care centre	Coverage : 80% Str. Bldg Line : 5 m Rear Bldg Line : 5 m Side Bldg Line : 5 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 parking bay per unit

Maximum height: Not exceed 2 storeys

Minimum erf size: 500 sq.m

Average erf size: 1000 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent or departure but the primary use of the property should remain residential.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Site Design Details

Design details are to be submitted any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

RESIDENTIAL (SINGLE) ZONE 4B – UNSURVEYED RURAL SETTLEMENTS

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTONS
Unsurveyed Rural	Yellow (dark with outline)	Shelter, Dwelling house, Traditional dwelling, Other uses (subject to certain conditions)	None	Coverage : 50% Str. Bldg Line : 5 m Rear Bldg Line : 5 m Side Bldg Line : 5 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 parking bay per unit

Maximum height: Not exceed 2 storeys

Minimum erf size: 500 sq.m

Average erf size: 1000 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent or departure but the primary use of the property should remain residential.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Second Dwelling

Dwelling coverage : Not exceed 35% of the main dwelling

Total site coverage : 80%

Height : 2 Storey

Parking : 1 bay per dwelling

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Site Design Details

Design details are to be submitted any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

RESIDENTIAL (GENERAL) ZONE 1

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTONS
General Residential	Orange	Town house up to 50 units/ha, Estate housing, Dwelling house	Retirement village, boarding house, early childhood care centre	Coverage : 70% Str. Bldg Line : 2 m Rear Bldg Line : 1 m Side Bldg Line : 1 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 parking bay per unit

Maximum height: Not exceed 2 storeys

Minimum erf size: 150 sq.m

Average erf size: 200 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent or departure but the primary use of the property should remain residential.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Site Design Details

Design details are to be submitted any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

RESIDENTIAL (GENERAL) ZONE 2

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTONS
General Residential	Orange (with black hatch)	Flats, Hotels, Guest houses, Conference facilities, Residential building, Boarding house	Retirement village, holiday accommodation, early childhood care centre	Coverage : 80% Str. Bldg Line : 5 m Rear Bldg Line : 4 m Side Bldg Line : 4 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 parking bay per dwelling unit

Maximum height: Not exceed 3 storeys

Minimum erf size: 150 sq.m

Average erf size: 2000 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent or departure but the primary use of the property should remain residential.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Site Design Details

Design details are to be submitted any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

RESORT ZONE1

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTONS
Resort	Orange and green	Tourism accommodation, Holiday housing and accommodation, Tourist facilities, Resort accommodation, Caravan park, Camping site, Place of assembly, Caretaker's cottage, Recreational uses, Convenience shop	Hotel, conference facilities	Coverage : 70% Str. Bldg Line : 5 m Rear Bldg Line : 5 m Side Bldg Line : 5 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 parking bay per dwelling unit

Maximum height: Not exceed 3 storeys

Average erf size: 2000 – 10 000 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent or departure but the primary use of the property should remain residential.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Site Design Details

Design details are to be submitted any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

RESORT ZONE 2

LAND USE	COLOUR NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTONS
Eco Tourism	Orange (with hatch)	Eco-housing, Caravan park, Camping site	Tourism accommodation, holiday housing, tourist facilities	Coverage : 50% Str. Bldg Line : 10 m Rear Bldg Line : 10 m Side Bldg Line : 10 m

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Parking: 1 parking bay per unit

Maximum height: Not exceed 3 storeys

Average erf size: 2000 – 10 000 sq.m

Permission to use premises for more than one use

The property could be used for more than one use by way of special consent or departure but the primary use of the property should remain residential.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Affected neighbours

Adjacent neighbours are to be officially notified (with proof provided) of any land use and/or building changes.

Building line Relaxation

Any person who wishes to exceed the stipulated building line shall do so with the permission of municipality. Municipality shall ensure that the building line of the said building shall in no way be a nuisance to the surrounding properties.

Site Design Details

Design details are to be submitted any building development commences and for land use change and should be submitted on maps which cover the following aspects:

- Site plans depicting the following:
 - Existing and/or proposed
 - Vehicular access and circulation (if applicable)
 - Existing and proposed building lines
- Building plans
- Parking
- Position of buildings on adjacent sites

SPECIAL ZONE

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Special	Red outline	Special Usage	None	None

TRANSPORT ZONE 1

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Public Transport	Brown (dark)	Air transport services, Sea transport, Shipping, Rail, transport facility, Taxi rank, Bus terminus, Truck stop	Certain associated structures and activities	To the satisfaction of the Municipality and the Department of Transport

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Erection of structure

Only associated structures can be erected in this zone with the permission of the municipality, and in compliance with the Department of Transport.

TRANSPORT ZONE 2

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Road	Brown (mid)	Public road and parking	Certain associated structures and activities	To the satisfaction of the Municipality and the Department of Transport

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Erection of structure

Only associated structures can be erected in this zone with the permission of the municipality, and in compliance with the Department of Transport.

TRANSPORT ZONE 3

LAND USE	NOTATION	PRIMARY USE	CONSENT USE	LAND USE RESTRICTIONS
Road	Brown (light)	Private streets	None	To the satisfaction of the Municipality and the Department of Transport

ADDITIONAL LAND USE GUIDELINES AND PROVISIONS

Erection of structure

Only associated structures can be erected in this zone with the permission of the municipality, and in compliance with the Department of Transport.

PART 3

GENERAL PROVISIONS FOR BUILDING LINES

3. RELAXATION AND OBSERVATION OF BUILDING LINE REQUIREMENTS

- 3.1 An applicant must submit a written application when wishing to relax building lines and the municipality may permit the erection of a building within the building restriction area in the case of corner erven, or if, on account of the slope of the site or of adjoining land or because of the proximity of buildings which already exist in front of the building line, or if the observance of the building line requirements would interfere with the development of the property to an unreasonable degree. The municipality may relax the building restriction area which is applicable to erven used for Residential purposes on consideration of the site development plan, if, it would, in the opinion, result in an improvement in the development of the erf.
- 3.2 On receipt of a written application, the municipality may permit the erection of a building within the building restriction area. Provided that this provision will not be applicable next to any national roads in so far as it would be contrary to the requirements of the municipality.
- 3.3 In the case of proposed new roads and widening, the building restriction areas shall apply from the boundary of such proposed roads or road widening.
- 3.4 Where application is made to the municipality for the relaxation of building line requirements, it shall be incumbent upon the applicant to notify all owners of the erven abutting the erf to which the application relates, of the proposed application.
- 3.5 Such abutting land owners shall have 30 days from the date of notification with which to lodge written objections with the

municipality, and such time shall be stated in the notification referred to in this clause.

3.6 Objections with valid reasons will be considered by the municipality before a decision is made.

3.7 The municipality may specify minimum building lines or setbacks for certain streets in certain areas as it deems fit.

PART 4

GENERAL PROVISIONS APPLICABLE TO ALL PROPERTIES

4.1 PROVISIONS APPLICABLE TO ALL PROPERTIES

The following conditions shall be applicable to all erven and/or properties within Ngqushwa Local Municipality:

4.1.1 All 'Building Plans', including main building, second dwelling and extensions must be submitted to the municipality for examination and approval.

4.1.2 Building Plans must be approved by the municipality before construction of any building.

4.1.3 No person shall erect any boundary, garden or other wall not being part of the main building otherwise than in accordance with the National Building Regulations and without the prior approval of the municipality. Any person applying for the municipality approval to erect a wall shall submit plans clearly indicating the position of the erf, the foundations, the materials to be used in construction, and the methods of construction, together with adequate dimensions of the wall proposed.

The height of any wall or fence in residential areas shall not exceed 1.8 metres

No person shall erect any boundary wall or fence of the following materials:

- (a) Untreated rough sawn timber
- (b) Steel sheeting of any profile
- (c) Asbestos sheeting of any profile
- (d) Barbed wire or spiked steel

4.1.4 Except with the written consent of the municipality, and subject to any conditions as it may determine:

- i. The owner, occupant, tenant and/or general public do not have the right to excavate any material or minerals from the any area within the boundaries of Nyandeni municipal area.
- ii. The owner or any other person shall not have the right to make, or permit to be made, on the erf for any person whatsoever, any tiles or earthenware pipes or other articles of a like nature.

4.1.5 Where, in the opinion of the municipality, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street the owner of the lower-lying erf shall be obliged to accept and/or permit the passage over the erf of such stormwater provided:

- i. That the owners of any higher lying erven, the stormwater 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 or construct for the purpose of conducting the water so discharged over the erf.
- ii. The sitting of buildings, including outbuilding erected on the property, and entrances to and exits from the property shall be to the satisfaction of the municipality.

4.1.6 The registered owner is responsible for the maintenance of the whole development on the property. If the municipality is of the opinion that the property, or any portion of the development, is not being adequately maintained the municipality shall be entitled to undertake such maintenance at the cost of the registered owner.

4.1.7 The loading and off-loading of goods shall take place only within the boundaries of the property to the satisfaction of the municipality, unless the municipality has provided loading facilities on the street. (This provision is not applicable to residential erven). The loading area space shall be determined by land use and approved by the municipality as per the Guidelines for Off-Street Loading Facilities.

4.1.8 If the property is fenced or enclosed in any other manner, the extent, material, design, height and position and maintenance shall be to the satisfaction of the municipality.

4.1.9 Proposals to overcome possible detrimental soil conditions to the satisfaction of the municipality must be contained in the building plans which are submitted to the municipality for approval and all buildings must be erected in accordance with the preventative measures accepted by the municipality as per the National Building Standards and Regulations.

4.1.10 Maintenance of the property: The owner is responsible for the maintenance of the whole property. If the owner in any way neglects to maintain the property to such an extent that the property is adversely affecting neighbourhood in any way, the municipality may notify the owner of such an issue and give the owner a reasonable time period (at the discretion of municipality) to rectify this, after this period has lapsed, the municipality may decide to maintain the said part of the property at the cost of the owner.

4.2 PROVISIONS APPLICABLE TO RESIDENTIAL AND BUSINESS ERVEN

4.2.1 No goods or material of any nature whatsoever may be stacked or stored to such a height and in such a manner that they are visible from outside the property.

4.2.2 No goods or material of any nature whatsoever may be stacked, advertised or stored on the pavement or road / street reserve.

4.2.3 In the event whereby the municipality so requires landscaping or any aesthetic improvement, such a requirement shall be carried out to the satisfaction of the Municipality at the cost of the owner/developer.

4.3 RIGHTS PERTAINING TO RESIDENTIAL ERVEN

4.3.1 Occupational Practice

- i. Nothing prohibits the registered owner from letting out his /her residential property to a tenant of his /her choice for occupational practice.
- ii. A tenant of a residential property shall stick to the restrictions of that particular erf and the owner shall take upon the responsibility of ensuring this as the municipality shall hold the owner responsible for compliance with the Ngqushwa LM Land Use Scheme Regulations.
- iii. Where a portion of the dwelling unit is utilised for the purposes of occupational practice, the following conditions shall apply:
 - Such portion of the dwelling unit may not be utilised for any use either than those uses stipulated as consent uses and municipality approval should be sort before commencement of such activity
 - No goods sold should be openly displayed and the practicing of the occupational practice should not be visible, except for the display notice in terms of the specified zone
 - No advertising shall be displayed other than an un-illuminated sign or notice not projecting over the road reserve boundary and not exceeding 2000cm² in area and indicating only the name and occupation of the occupant

- No activities shall be carried on which are, or likely to be, a source of disturbance or nuisance to occupants of other dwelling units or portion thereof
- iv. Adequate off-street parking, as per the discretion of the municipality, must be provided for staff vehicles and other vehicles associated with the occupational practice and such parking shall be provided in such a manner that it does not detract from the amenity of the area, where required by municipality, be screened.

4.3.2 Swimming Pools

i. Outdoor Pools

Owners will be required to enclose their pools with a fence or a wall in accordance with the National Building Regulations standard. This wall or fence must not be less than 1, 2 meters in height, and not less than one meter measured horizontally from the waters edge.

ii. Indoor Pools

For indoor swimming pools, a floor glide system in the swimming pool is required, or a floating alarm system device must be fitted. The municipality may appoint an authorized official who may at any reasonable time without prior notice enter any premises to carry out an inspection to see if the provisions of the by-laws are complied with.

4.3.3 Use of Outbuildings

- No outbuilding may be used for any purpose other than that for which the Municipality has approved the plans.

4.3.4 Carports

- The width of a carport, measured parallel to the street boundary, shall not be more than 6m.
- The carport shall be supported by metal, wooden, brick or cement poles.
- No walls, except boundary walls, shall be constructed in such a way as to enclose the carport.

4.4 USE OF ZONED LAND

4.4.1 No person shall damage or destroy zoned land so as to destroy or impair its use for the purpose for which it is zoned, provided that the municipality may consent to the deposit on such land of waste materials or refuse.

4.4.2 In giving its consent under Section 4.1.1 the municipality may impose such conditions as it deems fit.

4.4.3 Subject to the provisions of any other law, nothing contained in Section 4.1.1 shall be construed as prohibiting the reasonable fencing of land.

4.4.4 The provisions contained in a relevant approved Spatial Development Framework or Local Spatial Development Framework in terms of the Municipal Systems Act (Act 32 of 2000), applicable to any part of the area subject to these scheme regulations, shall mutatis mutandis apply as additional land use restrictions in the area of this scheme.

4.5 COMPLIANCE WITH REGULATIONS

Nothing contained in these regulations shall be deemed to grant exemption from compliance with any of municipality regulations or by-laws.

- **NON-CONFORMING ERVEN**

Before written authority is granted in terms of Section 96(1) of the Municipal Ordinance, 1974 (Ordinance 20 of 1974), by the municipality with regard to a site for which there is no valid licence on the date of coming into operation of these scheme regulations, or when a building is extended or changed, the municipality may require that all the buildings on the site as well as the site itself be brought into line with the land use restrictions contained in these regulations, with the by-laws of the municipality and with any other laws which are applicable, provided that in the event of the non-conforming use lapsing, the usage will revert to that contained in the zoning regulations.

4.6 APPLICATIONS FOR CONSENT USE

4.6.1 Subject to the provisions of Section 4.7 of these regulations, the municipality may, where application is made to it for its consent to the erection or utilisation of a building in a zone in which a building of the type proposed may be erected and utilised only with the municipality 's special consent, give or refuse its consent, and shall in giving its consent be entitled to impose such restrictive conditions as it may deem fit governing the erection or use of such building, and notwithstanding the scheme regulations, municipality I shall be entitled to impose other conditions which may override the scheme.

4.6.2 In considering such application, regard shall be given to the question whether the use for which the building is intended or designed is likely to mar the amenity of the neighbourhood, including marring owing to the emission of smoke, fumes, dust, noise or smell.

4.7 ADVERTISEMENT FOR CONSENT USE

4.7.1 Any person intending to make application to the municipality for its consent to the erection or utilisation of a building or to the use of land, whether wholly or partly, for any purpose requiring the municipality 's special consent, shall first advertise the application concerned in the newspaper.

4.7.2 The municipality shall take into consideration any objections received within the period referred to in the advertisement and shall notify the applicant and the persons, if any, from whom objections were received, of its decision.

4.7.3 Any decision of the municipality given in terms of section 4.7.2 shall be by special resolution of the municipality as defined in the Municipal Ordinance, 1974 (Ordinance 20 of 1974).

4.8 CONDITIONS APPLICABLE TO CONSENT USES

4.8.1 Consent uses, as listed in Column 3 of Table B, shall be subject to the following conditions:

(a) Any consent use in a relevant zone, which is a primary use in any other zone, shall be subject to the same conditions applicable to the primary use in the other zone;

(b) Any consent use in a relevant zone which is not a primary use in another zone shall be subject to the same conditions as the primary use in the relevant zone; and

(c) The municipality may, in both of the above-mentioned cases, lay down other conditions with regard to any specific property.

4.9 PERMISSION FOR MINING ACTIVITIES

Permission for mining activities in terms of these scheme regulations shall be obtained by way of a departure application. Conditions of departures granted shall be in accordance with stipulations of the permit and/or license granted by the Department of Mineral and Energy Affairs.

4.10 PERMISSION FOR ERECTING WIND TURBINES

Permission for erecting a wind turbine/s in association with primary uses in all zonings (other than as part of a Renewable Energy Structure) in terms of these scheme regulations shall be obtained by way of a departure application. Conditions of a departure granted, including the validity period of the departure, shall be to the discretion of the Municipality.

4.11 TITLE DEED CONDITIONS

Nothing in the provisions of this scheme shall be construed as permitting or enabling the municipality to permit in any township 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 township or the conditions of title under which any land may be held.

4.12 MIXED-USE BUILDINGS

4.12.1 Where more than one primary and/or consent use is approved in the same building, the maximum requirements with regard to parking, floor factor, height and coverage, as prescribed for any primary use of the relevant zone, shall be applicable, and the following conditions shall apply with regard to all other land use restrictions;

4.12.2 Where a use which is permitted in a combined-use building is a primary use in another zone, the relevant use shall be subject to the same conditions, except those with regard to floor factor, height and coverage, applicable to the primary use in the other zone; and

4.12.3 Where a use that is permitted in a combined-use building is not a primary use in any other zone, the relevant use shall be totally subject to the conditions applicable to the primary use in the relevant zone.

4.12.4 The drawings shall be upon suitable and durable material to a scale of 1:100, except that where the building is so extensive as to render a smaller scale necessary, the drawings may be to a scale of 1:200.

4.12.5 The municipality may require such alteration to the external appearance and building materials as it may deem necessary.

4.12.6 The drawings shall be referred to the Aesthetic Committee for approval.

4.13 OCCUPATION CERTIFICATE

A building completion certificate, in accordance with the National Building Regulations, shall not be issued unless the parking area meets the requirements of this Scheme and has been constructed according to a relevant building plan and to the satisfaction of municipality.

4.14 USE OF OUTBUILDINGS

No outbuilding may be used for any purpose other than that for which the municipality has approved the plans, and no such

outbuilding may be used until the main buildings are completed or occupied, unless otherwise resolved by the municipality.

4.15 CARPORTS

Subject to the municipality 's approval, a carport, which will exceed a street or side building line, may be erected subject to the following conditions:

- 4.15.1 The width of the carport, measured parallel to the street boundary, shall not be more than 6m.
- 4.15.2 The carport shall be supported by metal, wooden, brick or cement poles or pillars. These poles or pillars may have a maximum external dimension of 350mm and at most four poles or pillars may be provided on one side of the carport.
- 4.15.3 No walls, except boundary walls, shall be constructed in such a way as to enclose the carport.
- 4.15.4 The height of the carport, measured from the floor to the top of the roof, may not exceed 3m.
- 4.15.5 The sides of the roof shall be neatly finished with a fascia not exceeding a depth of 300mm.
- 4.15.6 The facade of the carport shall not be closer than 300mm to the street boundary.
- 4.15.7 No gates which open onto the pavement shall be permitted.
- 4.15.8 Provision shall be made for the collection and run-off of rainwater from the carport.
- 4.15.9 Written confirmation, from the adjoining owner(s) of both adjoining land units if a street building line will be exceeded, to the effect that they have no objection to the proposed carport, shall be obtained.

4.16 TOWNSHIPS AND MINOR SUBDIVISIONS

Notwithstanding anything to the contrary contained in these regulations, conditions of ownership imposed by the municipality upon the approval of townships and minor subdivisions, shall be applicable in so far as such conditions are more restrictive than the provisions of the Land Use Management Scheme.

4.17 AESTHETICS AND LANDSCAPING

Where paving, landscaping, other treatment or any aesthetic requirement is deemed necessary by the municipality if the matter is considered by him, in order to prepare land for development, it may be required by the municipality, as the case may be, and such requirement shall be carried out to the satisfaction of the municipality, as the case may be, at the cost of the owner.

4.18 SITE DEVELOPMENT PLANS

A site development plan (SDP) shall be submitted for municipal approval prior to any development/construction taking place on any site. The SDP shall be compiled at a scale of 1:500 or any other scale as may be approved by the municipality. No building works shall take place on any property until such time that the site development plan and building plans have been approved by the municipality. The development of any property shall be in accordance with the approved site development plan, provided that:

4.18.1 The plan may be amended by way of an application for an amendment of the approved site development plan;

4.18.2 The municipality may exempt the owner from submission of all or certain provisions contained within this regulation; and

4.18.3 The site development plan shall indicate at least the following;

- The location and height of all buildings and structures;
- Vehicular and pedestrian entrances to and exists from the site and all buildings;
- Proposed subdivision lines, if the Erf is to be subdivided;
- Building lines and all existing and proposed servitudes;
- 1:100 Year flood lines where applicable;
- Parking (including arrangements for any reservation of parking for employees, disabled persons or the public), loading and unloading areas;
- Vehicular and pedestrian circulation;
- Elevation of all buildings and structures – if required by municipality.
- The phasing of the development, if it is envisaged that the total development will not take place simultaneously;
- A land use schedule which specifies the zoning of the property, applicable controls and controls used for the development;
- A contour map indicating 1-meter contour intervals; and
- Any other requirement deemed necessary by municipality.
- For Townhouse, Business and Office developments, the position of centralised refuse collection points, post boxes and development's name board.

NB: An Occupation Certificate as contemplated in terms of the National Building Regulations shall not be issued until Council has satisfied itself that the development complies with the approved Site Development Plan!

4.22 APPROVAL OF DEPARTURES AND SUBDIVISIONS BY THE MUNICIPALITY

4.22.1 Temporary Departures

4.22.1.1 The Council may in terms of its **SPLUMA By-Law (s76)** respectively grant or refuse an application for a departure or determine an extended period after which such departure shall lapse.

4.22.2 Subdivisions

4.22.2.1 Council may, without reference to the Premier, grant or refuse an application for the subdivision of land in terms of its **SPLUMA By-Law (s59)**.

4.22.3 Removal of Restrictions

Notwithstanding Sections 4.22.1 & 4.22.2 of these regulations, all conditions restricting subdivision, the number of buildings that may be erected or the use of the land, or any other restrictive conditions which may have a bearing on the subdivision or departure applied for and registered against the land unit shall be removed prior to an application being granted.

PART 5

GENERAL PROVISIONS FOR
B & B
AND
GUEST-HOUSE
ESTABLISHMENTS

5.1 PROVISIONS FOR BED & BREAKFAST ESTABLISHMENTS AND GUEST HOUSES

5.1.1 Accommodation must be provided on a temporary basis.

5.1.2 The Environmental Health's regulations must be complied with.

5.1.3 Approximately two persons are to be allowed per guest room.

5.1.4 Applicants must note that:

5.1.4.1 A temporary consent measure, but continuous till the next owner of the property. The next owner will apply for renewal of the existing consent. Renewed consent may not be granted if the Council is not satisfied with the operation of the establishment.

5.1.4.2 Normal application procedures must be complied with (*See Land Use Application Procedure Manual, for Temporary Land Use Departure Application Procedures*).

5.2 BED & BREAKFAST ESTABLISHMENTS AND GUEST HOUSES

5.2.1 Bed and Breakfast Establishments

5.2.1.1 Number of rooms:

- Not more than 6 guest rooms permitted
- The owner should be residing in the property

5.2.1.2 Signage/Advertisement:

- One sign with a maximum size of *60cmX45cm* stating only the name of the establishment and the words "Bed and Breakfast" will be permitted

5.2.1.3 Food and Liquor

- Sale of liquor is not permitted unless by consent of the municipality and liquor board.

5.2.2 Guest houses

5.2.2.1 Number of Rooms

- Not less than 6 guest rooms permitted
- Not more than 16 guest rooms permitted
- The owner may not reside in the property

5.2.2.2 Signage/Advertisement

- One sign with a maximum size of *60cmX45cm* stating only the name of the establishment and the words "Guest House" will be permitted

5.2.2.3 Food and Liquor

- The owner may permit self-catering accommodation.
- Sale of liquor is permitted unless by consent of the municipality and liquor board.

PART 6

GENERAL PROVISIONS FOR TAVERNS, SPAZA SHOPS & SALONS

6. POLICY ON TAVERNS, SPAZA SHOPS AND SALONS ON RESIDENTIAL PROPERTIES

6.1. TAVERNS

6.1.1 The business use shall be the dominant use.

6.1.2 The tavern and its related activities shall in no way affect the surrounding properties and adequate measures should be taken to:

- i. Limit the operating hours – hours of operation should be limited to 09h00 to 23h00 (this should be communicated to neighbours during the application period and they should agree with these operating times. The municipality may consider relaxing them if the neighbours have agreed to them).
- ii. Loading and off-loading of goods – the applicant shall ensure that loading and off-loading does not occur in front of any other property either than that of the tavern.
- iii. Obtrusive goods – the screening of obtrusive goods is all applicable in this activity.
- iv. Proper disposal – more waste is likely to be generated than that of a normal household. Taverns should ensure that refuse does not become a nuisance on the property or to the surrounding properties.
- v. Advertising – advertising should be limited to one flat sign of *60cm X 45cm* which is plastered to the wall/fence or to the house containing only the name of the tavern.
- vi. Provide ample parking space and to ensure that cars do not park on or in front of surrounding properties, or impact on the movement of traffic by parking inadequately on the street.

6.2 SPAZA SHOPS

6.2.1 The residential use shall be the dominant use.

6.2.2 The Spaza and related activities shall in no way affect surrounding properties. Adequate measure shall be taken to:

- i. Limit the operating hours – hours of operation should be limited to 08h00 to 19h00 (this should be communicated to neighbours during the application period and they should agree with these operating times. The municipality may consider relaxing them if the neighbours have agreed to them).
- ii. Loading and off-loading of goods – the applicant shall ensure that loading and off-loading does not occur in front of any other property either than that of the spaza shop.
- iii. Obtrusive goods – the screening of obtrusive goods is all applicable in this activity.
- iv. Proper disposal – more waste is likely to be generated than that of a normal household. Taverns should ensure that refuse does not become a nuisance on the property or to the surrounding properties.
- v. Advertising – advertising should be limited to one flat sign of *60cmX 45cm* which is plastered to the wall/fence or to the house containing only the name of the tavern (this provision can be relaxed with the consent of the neighbours).
- vi. A room or garage not exceeding 30m² shall be used.
- vii. Provide ample parking space and to ensure that cars do not park on or in front of surrounding properties, or impact on the movement of traffic by parking inadequately on the street.

6.3 HAIR/BEAUTY SALONS

6.3.1 The business or residential use shall be the dominant use.

6.3.2 The hair/beauty salon and its related activities shall in no way affect the surrounding properties and adequate measures should be taken to:

- ii. Limit the operating hours – hours of operation should be limited to 08h00 to 17h00 (this should be communicated to neighbours during the application period and they should agree with these operating times. The municipality may consider relaxing them if the neighbours have agreed to them).
- iii. Obtrusive goods – the screening of obtrusive goods is applicable in this activity. This includes the hanging of uniforms, towels and all the salon related clothing or materials. These should not be visible from the street or from the surrounding properties.
- iv. Proper disposal – more waste is likely to be generated than that of a normal household. Should ensure that refuse does not become a nuisance on the property or to the surrounding properties.
- v. Advertising – advertising should be limited to one flat sign of *60cmX45cm* which is plastered to the wall/fence or to the house containing only the name of the salon (this provision can be relaxed with the consent of the neighbours).
- vi. Provide ample parking space and to ensure that cars do not park on or in front of surrounding properties, or impact on the movement of traffic by parking inadequately on the street.