

LUMS B

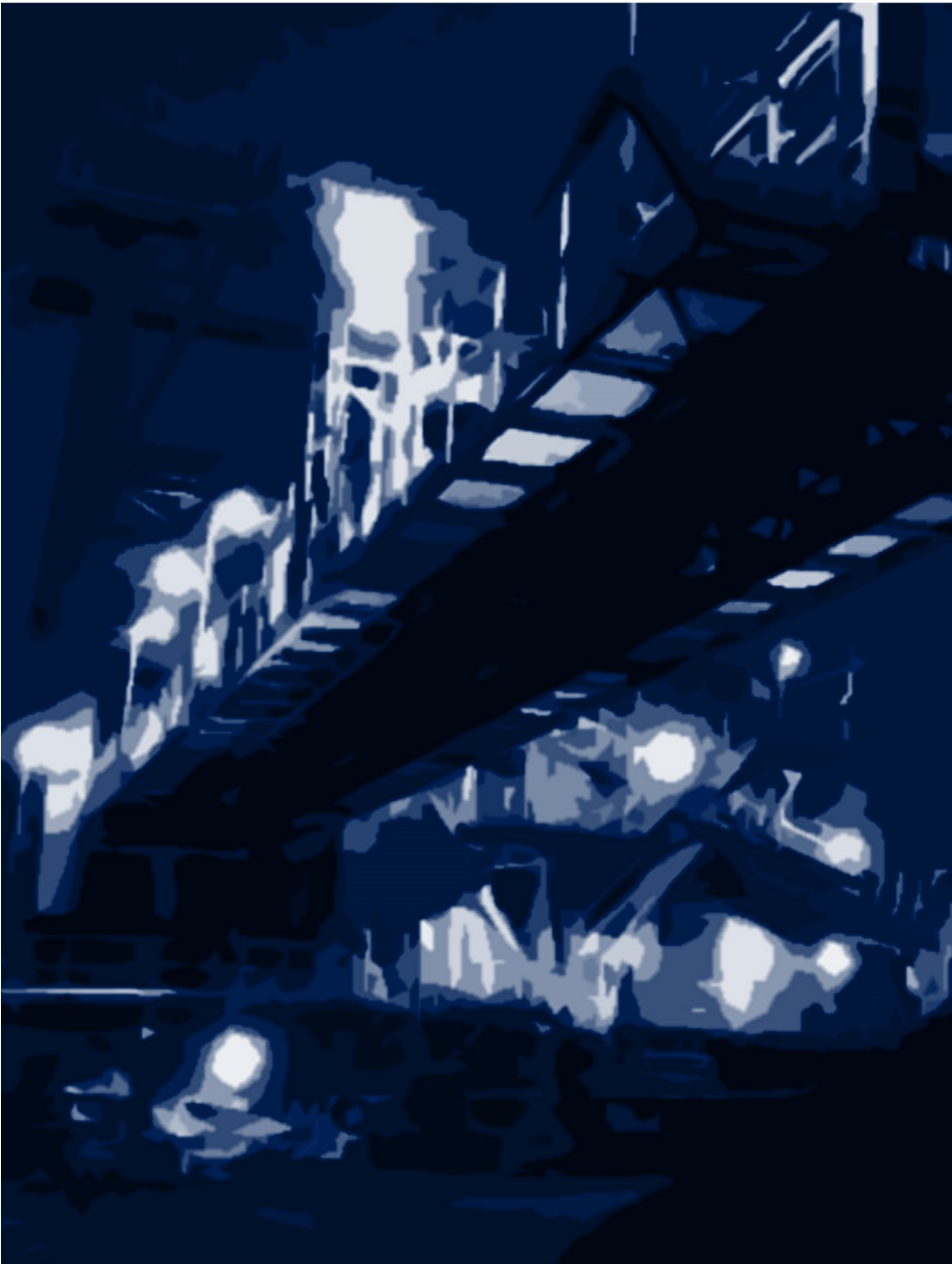
01 JULY 2015

LAND USE MANAGEMENT SYSTEM

Competent Authority



Tsantsabane
Local Municipality



DRAFT

SCHEME REGULATIONS

Compiled By



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LUMS B- SCHEME REGULATIONS FOR TSANTSABANE MUNICIPAL AREA

1. INTRODUCTION AND BACKGROUND

This LUMS commenced on, which herewith supports the date of 1 July 2015, on which date SPLUMA came into effect as promulgated in Government Gazette no 38828, 27 May 2015, Volume no 599. The Council of the Tsantsabane Municipality and/or any institution or official with delegated powers, in accordance with the Act 16 of 2013, acts as the Competent Authority in terms of the application and enforcement of these Scheme Regulations.

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The Scheme Regulations as set out in this document, as part of LUMS B, must be read and understood in conjunction with all other relevant acts, by-laws and policies governing land use change applications as part of land use control. LUMS B focuses on the detail of the Scheme Regulations and includes the descriptive regulations, definitions and general information on land use and development control.

1.1. COMPONENTS OF SCHEME REGULATIONS - LUMS B

The Scheme Regulations (LUMS B) consists of the following sections, namely:

- **Chapter 2: Definitions** - to give an explanation of the meaning of words in the regulations with the purpose of eliminating misunderstandings, and to ensure that all concerned parties attach the same meaning to words and regulations.
- **Chapter 3: General information on Land use control** - is a summary of the application of the regulations and involves the general principal of the primary rights of use, consent uses and the process of the alteration of these rights including general definitions concerning various aspects of detail in terms of certain general matters applicable to more than one zone.
- **Chapter 4: Development control** - discuss each individual zone (land use right) in terms of all relevant control measures within the specific zone.

2. DEFINITIONS

In these regulations, unless the context otherwise indicates, a word or expression to which a meaning has been assigned to, can be identified as follows:

Please Note: Any reference to the male gender includes the female gender and any reference to the plural will include the singular and vice versa, as the context may require.

A

“accommodation facilities” means a dwelling, building or individual units, where the majority of facilities are shared and where a maximum of 10 rooms housing not more than 16 guests, are leased on a short-term basis (maximum 21 days) and may include catering facilities for guests that stays overnight, but does not include self-catering facilities. Facilities making provision for more than 10 rooms or for more than 16 guests in total, falls under the description of a Hotel;

“act” means the Spatial Planning and Land Use Management Act, 16 of 2013 and any regulations enacted in terms thereof;

“adjoining owner” means the owner of land which is contiguous to the land area in any application including land which is separated by a road, or even a shared erf corner peg, from such a land area;

“administrator” means the land development management administrator designated or appointed by the municipal council;

“adopt” in relation to a spatial development framework, zoning scheme, policy or strategy, means the approval thereof by the executive authority;

“adult entertainment” means an enterprise or commercial business that mainly supplies adult entertainment, in trade or selling of articles, and includes enterprises such as escort agencies, sex shops and any other enterprises or shops where persons under the age of 18 are not allowed, including a place of entertainment, but does not include a casino, gambling house, tavern or bottle store;

“advertisement” means to serve a notice of the intended action in terms of the Land Use Management System to interested and affected parties, as may be identified by the Competent Authority;

“agricultural industry” means an industry or enterprise for the processing of agricultural products produced on that or surrounding agricultural unit(s), as a result of the nature, perishability and fragility of the products and includes, amongst others, wine cellars and sheds, packing facilities, juice processing plants, caretaker’s quarters and silos, but excludes any type of abattoir;

“agriculture” means the cultivation of crops and plants and/or the breeding of animals, as well as the operation of a bona-fide game farm on an extensive basis on natural land or veld, stock or auction pens and at most one residential house and other buildings, including bona fide staff housing, which is reasonably connected with the main farming activity;

“airport and related infrastructure” means a use or undertaking with a primary focus on air transport and may include, landing strips, hangars, vehicle (land and/or airborne) rentals and/or washing facilities, offices, business premises, commercial, hotels, restaurants, accommodation facilities, conference facilities, storage facilities,

long term aircraft storing facilities, mothballing of aircraft, as well as courier services. By its nature of being a public transport interchange point, airports may also include single and/or multilevel parking facilities;

"animal hospital" means a site and/or building where animals/birds receive medical treatment and may stay overnight if necessary, excluding kennels for long term accommodation;

"applicant" means a person or body as referred to in section 45(1) of the Act and who makes a land use and development application contemplated in terms of the Act and application has a similar meaning;

"approval" means a written approval of any land use and development application provided for in terms of the Act or a land use scheme by a competent authority and "approved" has the same meaning;

"arcade games centre" means a centre within a shopping complex and/or business or commercial site, focusing on entertainment for children and includes coin and token operated game machines;

"authorised agent" means a person appointed in terms of a power of attorney by an owner and may include the appointment of a qualified professional planner in terms of the Planning Professions Act 36 of 2002;

"authorised employee" means a municipal employee who is authorised by the Municipality to exercise a power or perform a duty in terms of these LUMS or to inspect land and buildings in order to enforce compliance thereto, as contemplated in section 35 (2) of the Act;

B

"basement" means that a portion of a building of which the finished floor level is at least 2m below a height halfway between the highest and lowest natural ground levels immediately next to that portion of the building;

"bio regional planning" means land use planning and management that promotes sustainable development by recognizing the relationship between, and giving practical effect to, environmental integrity, human wellbeing and economic efficiency within a defined geographical space, the boundaries of which were determined in accordance with environmental, social and economic criteria whilst having due consideration for national, provincial and municipal boundaries and its legal implications as prescribed by law;

"bird and animal cages" means permanent structures intended for the confinement/ enclosure of animals/birds, normally associated with breeding, protection and display;

"boarding-house" means a dwelling or building where most of the facilities are shared and used for long term accommodation and of which the rooms are leased, provided that a dwelling of which two rooms or four beds are leased, is not regarded as a boarding-house;

"body" means any organisation or entity, whether a juristic person or not and includes a community association;

"bona-fide game farm" means the breeding of game on natural veld, land or pasture and at most one single residential house and other buildings that is reasonably relevant to the main agricultural activity on the farm, including Accommodation- and Tourist facilities. Four x four routes and bona-fide staff housing;

"bottle store" means a shop in which mainly alcoholic beverages are sold in the retail trade, and includes an off-sales facility which is under the same management as a licensed hotel;

"building" means any structure or erection whatsoever, irrespective of its nature or size, and it also includes windmills, radio masts and dish- or any other antennae and for which building plans are required to be submitted to a Municipality for approval in terms of the National Building Regulations and Standards;

"building line" means the line that indicates the distance from a boundary of a land unit within which no building or other structure, except a boundary fence, or where otherwise indicated in the particular zoning description, may be erected, provided that no boundary fence, erected within the street building line area, shall exceed a height of 1,8m and also includes a line between two zonings on one erf where such line will serve the same point of reference in the calculation of building lines as a boundary;

"building regulations" means the regulations issued in terms of the National Building Regulations and Standards Act 103 of 1977, as amended;

"business premises" means a site and/or building or part thereof used as, or intended to be used as supermarket, shops and/or offices and it includes hotels, licensed hotels, accommodation facilities, bottle stores, taverns, restaurants, a laundrette, dry-cleaners, arcade games centre, undertakers, place of worship, financial institutions, professional offices, places of assembly, doctors' consulting rooms, stock or product exchanges, conference facilities, put-put course, flats above ground floor, caretakers quarters and buildings for similar uses, but it excludes places of entertainment, a casino, adult entertainment, institutional buildings, funeral parlours, service stations, repairing or fitment functions, industrial buildings, offensive industry or any large wholesale business;

"by-law" means a by-law promulgated by a the Tsantsabane Municipality;

C

"camping area" means an area which is laid out/planned in an informal way for camping and/or overnight accommodation of caravans and/or tents on clearly indicated sites or stands, but not intended for mobile homes;

"canals" means permanent constructed waterways, e.g. irrigation canals normally governed by an Irrigation Board, storm water trenches associated therewith, as well as pump stations and relevant infrastructure;

"caravan" means any vehicle permanently fitted out for use by people for living and sleeping purposes, whether or not such vehicle is towed or self-driven, but it does not include a mobile home;

"caretaker's quarters" means an additional approved building that is secondary to a building or practice in the industrial zones, and in such further zones on which the Competent Authority may decide from case to case, and which may only be erected after or at the same time as the establishment of the primary activity for the accommodation of a caretaker, who works on the premises, and his/her family;

"carport" means a building that is open on at least two of the four sides that are not closed by a wall and which satisfies the restrictions in these regulations;

"casino" means an institution, site or enterprise where, irrespective whether it is licensed or not, any form of gambling, cards or other game take place, with the aim of determining the profit or loss of money, other property or credit and may include a hotel, restaurant, recreational facilities, a place of entertainment and a business premises;

"cemetery" means a place where people are buried and may include an ablution facility, security office, wall of remembrance and a mausoleum, but exclude a crematorium;

"commercial" means a site and/or building and/or structure used for carrying on a retail concern and may include offices, nursery, restaurant, accommodation facilities, a laundrette, dry-cleaner, arcade games centre flats above ground floor, caretakers quarters and a retail concern where goods sold are manufactured and/or repaired in such a concern, provided that the floor area relating to such manufacture and/or repair shall not exceed one third of the floor area of the shop, but it does not include any industries, public garages, service stations, tavern, supermarkets (with or without the selling of wine), bottle stores or any other form of the sale of liquor;

"communal area" means land intended to be under the communal right of ownership and for the communal use of the owners of group erven in a group site (or sites), and may include private streets that provide access to all group erven or certain group erven;

"community association" means a duly constituted organisation which represents the interests of a community or a defined group of persons;

"competent authority" means, in relation to land use, the authority that is empowered to grant or approve a right to use land for a specified purpose in terms of the Act or any other relevant legislation applicable to land use management;

"competent person" means a person who is registered in terms of his or her applicable professional act, e.g. an appropriate category of registration in terms of the Architectural Professions Act, 2000 (Act No. 44 of 2000), the Engineering Profession Act, 2000 (Act No. 46 of 2000), the Natural Scientific Professions Act, 2003 (Act No. 27 of 2003) or any other relevant and applicable Act;

"conditions of establishment" means any conditions imposed as contained in either the title deed of land or in the deed of sale or approval by the local authority pertaining to a specific portion of land at the time of township establishment and contains the duties of the developer;

"conference facilities" means a building or erf used primarily for conference facilities catering for business conferences and meetings, including a restaurant, conference area with seating and workspace for conference goers and meeting rooms where individuals and groups gather to promote and share common interests, excluding a place of entertainment and any form of entertainment or functions;

"consent use" means an additional use to the primary use and is temporary as it is not linked to a specific time, but to a certain person or enterprise and to a site or portion thereof. If the relevant site or enterprise should change in ownership or location, or if it should stop functioning, this consent will automatically, with immediate effect, be revoked and the application will, under the changed circumstances, have to be lodged again;

"conservation area" means a premise or area indicated in this scheme to be used by the Competent Authority, a person or an institution, exclusively for the conservation of the natural environment, land, historical buildings, fauna and/or flora and include tourist facilities that forms an integral part;

"constitution" means the Constitution of the Republic of South Africa Act 108 of 1996;

"consolidation", in relation to land, means the merging of two or more adjacent land units into a single land unit, and includes the physical preparation of land for consolidation;

"contiguous" means in relation to land, any areas of land which have a common boundary or boundaries;

"contractual conservation areas" means areas designated for conservation purposes in terms of an agreement with a conservation agency, or between landowners, a lease agreement, or a servitude. This category includes conservancies and biodiversity stewardship sites;

"coverage area" means the total area, expressed as a percentage of the area of a site, that may be covered by buildings measured over the outside walls and covered by a roof or projection, provided that the area covered by maximum eaves of 1m is excluded in the calculation of the maximum permitted coverage, provided that uncovered verandas, boundary walls and covered parking areas are included in coverage area;

"crematorium" means a building where corpses are cremated;

D

"date of notification" means the date on which a notice is served as contemplated in this LUMS and/ or published in the local media and/ or the Provincial Gazette;

"dams, reservoirs, water treatment plants and pump houses" means any infrastructure development which comprises of structures that serves more than the land unit on which it is built;

"day" means a calendar day, and when any number of days are prescribed for finalising any process, it must be calculated by excluding the first day and including the last day, however, should the last day fall on a Sunday, Saturday or public holiday, the number of days must be calculated by excluding the first day and also that Sunday, Saturday or public holiday;

"day-care centre" means a building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight;

"deeds registry" means a deeds registry as defined in section 102 of the Deeds Registry Act 47 of 1937;

"departure" means an altered land use or applicable regulation granted in terms of the provisions of the Act or in terms of an approved zoning scheme and land development procedures and regulations;

"determine" means in relation to any application or appeal, to decide on the approval or refusal of an application and "adjudicate" has a similar meaning;

"develop" means in relation to land or the physical improvement of land, the use of the land or a part thereof or the physical improvement of the land by preparing it for development, including the in-fill of land, draining or levelling of land, the installation of engineering services, the subdivision of land and the erection, alteration or extension of buildings on land and the construction of any structures under the surface of land;

"development" means a process of integrating economic, spatial, social, institutional, environmental, fiscal and other plans and strategies in order to support the optimal allocation and utilisation of scarce resources within and to various sectors, geographical areas and across the jurisdiction of local and provincial government, in a manner that promotes sustainable growth, equity and in particular, but not limited to, the empowerment of the poor and marginalised;

"development contribution" means the payment to be made by the applicant to a Municipality in respect of external engineering services;

"diagram" means a diagram approved by the Surveyor General in terms of the Land Survey Act 8 of 1997;

“directive” means a directive contained in a Provincial Spatial Development Framework;

“dwelling” see definition of single residential house;

E

“engineering service” means a system for the provision of water, sewerage, electricity, municipal roads, storm water drainage, gas and solid waste collection and removal required for the purpose of land development as referred to in the Act;

“environment” means the environment as defined in the National Environment Management Act 107 of 1998;

“environmental legislation” means the National Environment Management Act 107 of 1998 and its subordinate legislation and any other legislation that regulates a specific aspect of the environment on a National and Provincial Level;

“erect” has a corresponding meaning to erection;

“erection” means, with regard to a building or structure -

- a) the erection, alteration, subdivision or converting of, or addition to a building, and
- b) the re-erection or repairing of a building that was wholly or partly destroyed or demolished;

“erf” means an area of land in a township shown on a general plan or diagram as an erf, lot, plot or stand and includes a portion of such erf or consolidation of such erven as registered with a deeds registry in terms of the Deeds Registries Act 47 of 1937;

“equestrian facilities” are created and maintained for the purpose of accommodating, training or competing equids, especially horses. Based on their use may be known as a barn or stables, with commercial operations described by terms such as a boarding stable, livery yard, or livery stable. Larger facilities may be called an equestrian centre and co-located with complementary services such as a riding school, farriers, vets and tack shops or equipment repair.

“executive authority” means the executive committee or executive mayor of the Municipality or if the Municipality does not have aforesaid, committee of councillors appointed by the municipal council;

“executive council” means the Executive Council of a Provincial Government established under Section 132 of the Constitution;

“existing legislation” means land use and planning legislation in existence at the time of commencement of the Act;

“existing scheme” means any land use management scheme approved in terms of legislation repealed in terms of the Act or any land use management scheme approved in terms of any other repealed act;

“external engineering service” means bulk or other engineering service situated outside the boundaries of land, a land area or land unit which is necessary, as prescribed, to serve the use and development of the land, land area or land unit;

“extractive industry” means an industry which practises the extraction of raw materials from the earth, whether by means of surface or underground methods and may include, but not be limited to the refinery of such

extracted materials in order to facilitate in the transportation thereof, as well as any other relevant land uses that are normally associated with an extractive industry, e.g. offices, recreational facilities for staff, caretakers quarters, etc. but does not include the subdivision of individual portions of any unit thereof;

“extramural activities” means the utilisation of a building or premise for any extramural activities (sport, art, cultural, recreational or other) which are not normally associated with the primary use or occupants of the site, without disturbances such as noise, traffic congestion, air pollution, the congregation of people, excessive traffic generation or lowering of aesthetics being caused and may include art classes, dance classes, motivation classes, the writing of exams by students, yoga-, pilates-, aerobics classes or any other fitness related activity;

F

“family” means a parental couple or a single parent with or without own offspring or legally adopted or foster children, that do not have such family relations or legal linkage with the parent or parents;

“farm” means an area of land described as a farm on a diagram in terms of the Land Survey Act 8 of 1997;

“farm stall” means a building and/or structure which functions as part of an agricultural unit and where a farmer can sell his and other agricultural produce, either to his employees or to the general public;

“file” or “filing” means a filing of any document as prescribed in the Act or the Regulations;

“financial institution” means any enterprise that renders mainly financial services to clients and includes banks and home-loan enterprises;

“flat” means a residential unit which:

- a) is part of a building containing two or more residential units, or
- b) is intended for the use of the caretaker of a non-residential building;

“flats” means a building containing more than one residential unit;

“floor area” with regard to any building or structure, means the total area of all the storeys of all buildings covered by a roof, slab or projection, excluding a projection not exceeding 1m over an exterior wall if such a wall exists, provided that the area covered by a canopy or projection on the street side of a business building in the business zone and the local business zone shall not be regarded as floor area. Floor area shall be measured from the outside surface of the walls of the building, and where a building consists of more than one storey, the “total floor area” shall be the sum of the floor area of all the storeys, including the basement, balconies, terraces, corridors, verandas or steps, irrespective if it is covered by a roof, slab or other covering;

“forest wilderness areas / forest nature reserves” means declared forest wilderness areas e.g. natural forests, woodlands and natural habitats or ecosystem components;

“four x four route” means a series of roads, tracks and trails, designed for use by 4x4 vehicles as a leisure or adventure facility, and includes buildings that are normally required for the administration and maintenance, but do not include holiday accommodation and tourist facilities;

“freshwater ecosystem priority areas” means areas identified river and wetland FEPAs and fish support areas, including a generic buffer of 100m, measured from the top of bank of the river or the delineated riparian areas, whichever is larger, and measured from the outside edge of the wetland;

“funeral parlour” means a building where corpses are stored prior to burial or cremation;

G

"GAP Housing" means a housing category that caters for the gap market between the normal private housing market and the subsidiary schemes funded by the state. The GAP housing market comprises people who typically earn too little to enable them to participate in the private property market, yet too much to qualify for state assistance;

"general plan" means a general plan approved by the Surveyor General in terms of the Land Survey Act 8 of 1997;

"government uses" means a building or site for government use of which the extent thereof is such that it cannot be classified or defined under other uses in these regulations and includes uses practised by the State, such as military training centres and installations, telecommunication facilities, research facilities, police stations, magistrate offices, court houses and state owned prisons; or by the Provincial or District authority, such as road stations and road camps or any other parastatals such as Eskom, Telkom, etc.;

"gross parking area" means the area of one parking bay plus a portion of the circulation space for such a parking bay;

"ground floor" means the lowest floor of a building which is not a basement;

"group erf" means a portion of land in a group site which is approved for the erection of a single dwelling as part of a group housing scheme;

"group housing" means a group of separate and/or connected individual residential units which were planned, designed and built as a harmonious architectural entity with a medium density character and with units that may vary between single and double storeys and of which each has a ground floor, whether such units are cadastrally divided or not;

"group site" means a piece of land that can be subdivided into a number of group erven with or without public or private street and/or open space;

"guest house" means a dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house. A guest house may include catering facilities for guests that stays overnight, but does not include self-catering facilities;

H

"heavy vehicle overnight facilities" means land and/or buildings used for parking of heavy vehicles and/or where such vehicles and their drivers can refresh, rest or overnight and includes a service station;

"height of buildings" as specified and restricted in the different zones, in reality represents multiples of storeys where a storey is defined as a maximum height of 4m in the definition;

"holiday accommodation" means a harmoniously designed and built holiday development, belonging to one owner, with an informal layout of which the individual units are only marketed by means of renting to travellers and holiday-makers for short-term residence (21 days), and may include a camping site, caravan park, holiday flats or built units, but does not include private mobile homes, a hotel or motel;

"**holiday flat**" means a flat used only for holiday purposes, as opposed to permanent occupation;

"**homeowners' association**" means an association as intended by the relevant legislation as found in the Act;

"**hospitality usage**" means a dwelling or building where a combination of land uses are included within identified nodes, corridors and activity streets, including a restaurant, an art gallery and other tourism related sales;

"**hotel**" means a building designed to comply with the requirements of a hotel, which is a commercially run establishment providing accommodation to travellers and tourists, but does not include linked or separate buildings or premises for off-sale facilities and where meals are usually provided for guests, and often containing a public bar;

I

"**industrial development zone**" means a purpose built, industrial estate linked to an international air or sea port, which might contain one or multiple Customs Controlled Areas (CCA) tailored for manufacturing and storage of goods to boost beneficiation, investment, economic growth and, most importantly, the development of skills and employment in these regions"

"**industry**" means a building or use, irrespective of whether it correlates with the meaning of a factory, as defined in the applicable act defining a factory, that is used for any trade regarding the manufacturing, assembling, processing, repairing or dumping of a product or part of a product, the storing of a product or raw material, the repairing, reconstructing or dismantling of vehicles, a transport business, printing, the manufacturing of gas and any relevant office, caretaker's quarters, or any building where the use is additional to, or is usually additional to, or is reasonably necessary regarding the use of such enterprise on the same site, including a warehouse, service station, service trade industry, provided that it excludes buildings where food and beverage are prepared mainly for consumption on the site, a scrap-yard, funeral parlour and noxious industry.

"**informal housing**" means a residential unit that does not comply with the standards of durability as envisaged by the National Building Regulations, as are applicable in the Competent Authority's jurisdiction;

"**information**" means any book, document, map or chart in electronic or printed format and will include physical objects and models irrespective of the format in which it was produced;

"**institution**" means a building or portion thereof used or intended to be used for a charity, health or welfare institution and/or for the administration thereof, and includes community facilities, a place of assembly, a hospital, a pharmacy linked to a hospital, clinic or reformatory, either private or public, a private prison and rehabilitation centre, but does not include a state owned prison or place of detention;

"**interested and affected parties**" means a member of public, organisational body and traditional authority, which must, in the opinion of the Competent Authority, be given the opportunity to scrutinize the documentation regarding the intended action, determine the impact thereof and be given the opportunity to comment .

"**internal engineering service**" means an engineering service within the boundaries of land, land area or land unit which is necessary, as prescribed, for the use and development of the land, land area or land unit and which is to be owned and operated by the Municipality or a service provider as the case may be;

K

"kennels" means the accommodation or sheltering of cats, dogs and/other similar domesticated animals. This includes commercial breeding facilities, boarding kennels, pet motels, dog training facilities and animal shelters;

L

"land" means land with or without improvements and includes land covered with water and any right in or over land and includes any erf, agricultural holding or farm portion, as well as any improvement, alteration or building on the land or there under and any real right in land. Any references to land are restricted to land within the jurisdiction of the Tsantsabane Municipality within this Scheme regulations;

"land area" means the total area of erven and/or farms or farm portions which are the subject of a land use and development application in terms of the Act or a land use scheme;

"land development" means the erection of buildings or structures on land, or the change of use of land, including township establishment, the subdivision or consolidation of land or any deviation from the land use or uses permitted in terms of an applicable land use scheme;

"land unit" means any erf, plot or other portion of land that is registered or can be registered in a deed's registry and may include a servitude right or lease contract;

"land use" means the purpose for which land is or may be used lawfully in terms of a land use scheme, existing scheme or in terms of any other authorisation, permit or consent issued by a competent authority, including any conditions related to such land use purposes;

"land use and development application" means a land use and development application as contemplated in terms of the provisions of the Act;

"land use management system" means the system of regulating and managing land use and conferring land use rights through the use of land use schemes and land development procedures;

"land use restriction" means a restriction, in terms of a zoning, on the extent of the improvement of land;

"land use right" means the right to utilise and/or improve land in concurrence with the zoning thereof or any departure;

"land use scheme" means a land use scheme adopted in terms of the Act for the regulation of land use and shall include, where the context so requires, an existing land use scheme that was adopted prior to commencement of the Act and an amendment scheme;

"landscaped areas" means any land which has been set aside in this scheme for use as a private site for playing, rest and recreation facilities or as an ornamental garden or pleasure-garden, provided that the land is under the long term management of a private person or authority;

"licensed hotel" means a building designed to provide mainly short-term accommodation to visitors and includes an off-sales facility for liquor;

"light industry" means a building or site which include light industrial activities, bakery, dry-cleaners, including Service Trade Industry, a warehouse, caretakers quarters and service station, but excludes normal industrial development;

"linked" in relation to the definition of "group housing", means to be connected by means of a communal wall and/or garage;

M

"main roads" means provincial and regional roads proclaimed in terms of the Roads Ordinance;

"map" means the map on which the various zones that are currently valid and provided for in these regulations are visually demarcated, and "zoning map" has a corresponding meaning;

"marine protected areas" means areas for the protection of communities, populations or species of fauna and the biophysical features on which they depend, facilitate fishery management by protecting spawning stock, allowing stock recovery, enhancing stock abundance in adjacent areas, and providing pristine communities for research and to mitigate any conflict that may arise from competing uses in that area;

"MEC" means a member of the Executive Council of the Province responsible for the provincial department as managed by the head of the Department within the Province charged with the responsibility for the administration of this Act;

"Minister" means the National Minister responsible for spatial planning and land use management;

"minor roads" means regional and local roads proclaimed in terms of the Roads Ordinance;

"mixed use development" means a building or erf that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated;

"mobile home" means a factory-assembled structure, approved by the Provincial Legislator, and with the necessary service connections, which can be moved on the site and designed in such a way that it can be used as a permanent home, but does definitely not include any extensions constructed with building materials;

"mothballing of aircraft" means the long term storing of aircraft and the disassembly thereof for reuse and possible future reassembling;

"motor vehicle" means a vehicle designed or intended for propulsion by other than human or animal power, and includes a motor cycle and a trailer or caravan, but does not include a vehicle moving exclusively on rails;

"mountain catchment areas" means areas declared as mountain catchment areas that provide for the conservation, use, management and control of such land;

"municipal area" means the area of jurisdiction of a Municipality in terms of the Local Government Demarcation Act 27 of 1998;

"municipal council" means a Municipal Council referred to in Section 157 of the Constitution;

"municipal manager" means the accounting officer of a Municipality as duly appointed in terms of the Local Government: Municipal Systems Act 32 of 2000;

"municipal planning tribunal" means the Municipal Planning Tribunal as referred to in chapter 6 of SPLUMA;

"municipal systems act" means the Local Government: Municipal Systems Act 32 of 2000;

"municipal uses" means a usage practised by a local government and of which the extent thereof is of such nature that it cannot be classified or defined under another usage in these regulations, for example fire-brigade services, vehicle test centre or any services installation, such as power stations, water reservoirs, mini-substations, substations, etc.;

"municipality" means a Municipality as envisaged in sections 155(1) of the Constitution that is situated within the Province and shall include a Municipal the Competent Authority, executive authority, Municipal Manager, Municipal Department and Municipal Planning Tribunal where the context so requires;

N

"national parks" means areas of national or international biodiversity importance; or containing a representative sample of South Africa's natural systems, scenic areas or cultural heritage sites; or the ecological integrity of one or more ecosystems. National parks provide spiritual, scientific, educational, recreational and tourism-related opportunities which are mutually and environmentally compatible and can contribute to local and regional economic development, including any activities that forms part of 'Resort and Tourism related areas';

"national roads" means roads proclaimed in terms of the National Roads Act;

"natural ground level" means the natural ground level as indicated on a contour plan before any ground construction works or landscaping took place;

"nature reserves" means provincial, local authority and registered private nature reserves and include areas of significant ecological, biophysical, historical, or archaeological interest or that are in need of long-term protection for the maintenance of its biodiversity or for the provision of environmental goods and services.

"NCPDA" means the Northern Cape Planning and Development Act 7 of 1998;

"net plot area" means the full area of a plot, excluding all land zoned for public purposes;

"Northern Cape Provincial Spatial Development Framework" means a framework prepared and adopted in terms of this Act for the Province or a framework prepared and adopted in terms of the NCPDA;

"noxious industry" means any building or premise or portion thereof, designed or used for any known potentially offensive, damaging or repulsive activity, or the usage or storage of such a substance which is a nuisance or can cause a nuisance, as regulations announced from time to time in terms of the relevant legislation and, without limiting the generality of aforementioned, include the following: any chemical works, distillery, brewery, caretaker's quarters, manure or chemical manure works, treatment of bones, horns or hooves, processing or storage of hides or skins other than in dry conditions, abattoirs, stone crushing, a crematorium, any treatment or manufacturing of cement, a premise for the storage, sorting or any other activity in any form concerning refuse, sewerage or night-soil, oil or other petroleum processing or any other usage which the Competent Authority may regard as an noxious industry;

"nursery" means a building and/or structure where plants are grown and/or sold to the public;

O

"occupant" means any person who legally physically inhabits a building, structure or land on a permanent base;

"occupational practice" means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises;

"office usage" means a building used specifically only for offices by professional individuals;

"old-age home" means a group of separate and/or interlinked individual residential units or rooms with communal facilities and which is planned, designed and built as an entity for the housing of and/or caring for old persons;

"open space" in relation to a land area means land set aside or to be set aside for the use by a community as a recreation area of whatsoever nature, irrespective of the ownership of such land as open space;

"organ of state" means an organ of state as defined in Section 239 of the Constitution;

"other natural areas" means areas included as Sensitive Coastal Areas, Tracts of natural vegetation that form part of, or link ecosystem components (i.e. tracts of natural vegetation acting as a buffer zone between rivers located in FEPA Fish Support Areas and Fish Sanctuaries, and Category C and D areas) and any other natural areas that are conservation-worthy and which form linkages to natural areas within Category C and D areas;

"outbuilding" means an additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters and/or covered braai areas;

"Owner", in relation to land or a building includes:

- a) any person in whose name the land in question is registered in a deed's registry,
- b) the holder of a registered right or lease or any successor in title of such a person, or
- c) for the purpose of processing of any application, the written assignee of the owner (letter of authority must be handed to the Competent Authority);

P

"parking area" means a site that accommodates more than one parking bay and normally includes holding areas as well as ablution facilities;

"parking bay" means a site with a minimum area of 5,5m by 2,5m that is clearly outlined and marked out for the parking of one motor vehicle, as well as any such areas that are needed for circulation and landscaping, and are accessible to the Competent Authority's satisfaction;

"parks and open spaces" means any land which falls under, or is intended to come under the ownership of the local authority and which is utilised by the public as an open space, park, garden, square, playground or recreational site, but does not appear on an approved general plan as a "public open space and/or public place";

"part of land" means an area of land which is part of an erf, agricultural holding or a farm portion which is not separately defined in a diagram or general plan in terms of the Land Survey Act 8 of 1997;

"person" means any natural or juristic person including an organ of state;

"place of assembly" means a public hall, a town hall or community hall for social functions, music hall, concert hall or exhibition hall which is not directly related to a commercial undertaking;

"place of entertainment" means any building or premise where people assemble for entertainment or social relaxation or sport purposes, where entertainment is provided and alcoholic beverages are sold as part of the main activity, including a public or private sport-club facility, recreational facilities, a dance hall, night club and restaurant, but does not include any building or site for a casino or adult entertainment;

"place of instruction" means a school, industrial school, college, technical institute, academy, university, lecture hall or other centre of instruction, and includes a hostel appertaining thereto, and a convent, public library, art gallery, museum, sport grounds and facilities, gymnasium, place of assembly and crèche, but does not include a building used or intended to be used wholly or primarily as a certified reformatory or as a school for the mentally handicapped;

"place of worship" means a church, synagogue, mosque, temple, chapel or other place for practising religion. It also includes any building in connection therewith, for instance a hall, Sunday school classes, crèche, a wall of remembrance and parsonage, but does not include funeral parlours;

"power lines" means a structure or structures used in electric power transmission and distribution to transmit electrical energy over long distances, whether above or underneath the ground. Above the ground it normally consists of one or more conductors (most often three or four) suspended by towers or utility poles. This may also include mini-stations, sub-stations, offices related to maintenance and vacant land as part of the servitude;

"power of attorney" means a written document signed by the owner of land, a land area or a land unit in terms of which the owner appoints an authorised agent to act on his or her behalf to comply with the provisions of the Act and the Planning Professions Act 36 of 2002;

"pre-application consultation" means a consultation between an owner, agent or applicant and the Competent Authority to determine the way forward regarding any application in terms of the LUMS;

"premier" means the head of the Executive Council of the province and includes an MEC acting under delegation by the Premier;

"prescribed" means prescribed in the Act and by regulations enacted and published in terms of the Act;

"primary use" means a land use that is permitted, as contemplated in Table A as described in these regulations, that may be executed by the owner of any land without any consent;

"private conservation areas" means any land which has been set aside in this scheme for use as a private site for recreation facilities or as an ornamental garden or pleasure-garden, provided that the land is under the long-term management of a private person or authority, for the primary use of conservation and includes areas unofficially designated and managed for conservation purposes by the relevant land owner.

"private road" means a road or section of a road zoned to be used by a specific land owner or group of land owners and normally will be governed by a Home Owners Association;

"professional offices" means such types of uses as that is normally and reasonably associated with the concept "professional", e.g. doctors, dentists, architects, engineers, etc. – the rendering of services, in contrast with carrying on a business, is one of the distinguishing factors;

“professional planner” means a person registered as a professional planner in terms of the Planning Profession Act 36 of 2002;

“protected environments” areas as a buffer zone for the protection of a wilderness area, special natural reserve, national park, world heritage site or nature reserve, to enable owners to conserve biodiversity, protect specific ecosystem and control land use;

“province” means the Northern Cape Province;

“public facilities” means amenities that are:

- a) intended for the use of the general public;
- b) used to offer a service or for recreation; and
- c) ordinarily owned by the state or a municipality;

“public holiday” means a public holiday referred to in section 1 and proclaimed as such in terms of section 2 of the Public Holidays Act 36 of 1994;

“public open space” and/or “public place (POR/POS)” means any land which is governed by or intended to be governed by the local authority, which is not leased or intended to be leased on a long-term basis and is registered on an approved general plan as a public open space/ public place, POS or POR;

“public park” means any land which falls under, or is intended to come under the ownership of the local authority, which is utilised by the general public as an open space, park, garden, square, playground or recreational site and appears on an approved general plan as a “public open space and/or public place”;

“public parking” means a portion of land and/ or a building or part thereof which is accessible to the general public for parking purposes;

“public participation” means inclusive participation in terms of which any interested party may participate, comment or object to the application;

“public streets” means public streets and on-street parking provision within urban and rural settlements with the key objective of facilitating both vehicular (motorised and/or non-motorised) and pedestrian traffic circulation. Furthermore, it encompasses any land intended on a plan or map for the purpose of public streets, or where such land is registered as a public street and ownership is vested in a competent authority. This land use may include facilities for public transportation, such as on-route bus or taxi stops and other pavement decorations. It does not, however, include private streets with the intent to facilitate circulation within an enclosed estate/development. May include informal street vending areas, where such informal trading has been designated and is managed by a competent authority;

“publish” means the publication of a general notice or any other notice in the Provincial Government Gazette of the Province;

“put-put course” means any land or buildings used as extramural miniature golf course;

R

"racecourse" means a site or structure used mainly for races or practising for any form of races, and include vehicle racecourses, motor-cycle racecourses, horse racecourses and any other similar uses;

"railway facilities" means a use or undertaking with a primary focus on railway transport and may include railway lines, side lines, offices, shops/retail, restaurants, conference facilities, storage facilities as well as courier services as part of the railway station. By its nature of being a public transport interchange point, railway stations may also include single and/or multilevel parking facilities;

"rational design" means any design by a competent person involving a process of reasoning and calculation and which may include a design based on a standard or other suitable document;

"rear boundary" of a site or plot means every one of its boundaries (street boundary excluded) that is parallel or within 45 degrees of parallel to any street boundary of such premises or plot and does not join a street boundary;

"recreational facilities" means any building or premise where people assemble for entertainment or social relaxation, excluding the sale of alcoholic beverages, including sporting purposes, a sport centre, a theatre, bioscope, amusement park and skating ring, but does not include any building or site for a casino, place of entertainment or adult entertainment;

"region" in relation to spatial planning means a circumscribed geographical area as defined in terms of a bio regional approach characterised by distinctive economic, social or natural features which may or may not correspond to the administrative boundary of a Municipality or Municipalities, but is limited to the boundaries of the Province;

"regional planning" means a co-operative bio regional planning approach to the needs of a region as jointly identified by the National Government, Provincial Government and the Municipalities whose areas of jurisdiction fall within the region agreed upon;

"register" means documents held by a local authority in connection with all concerned zonings, departures, concessions and restrictions and includes a record of all

- a) departures from the town planning conditions,
- b) rezoning conditions that influence the land use right of any land unit, and
- c) concessions approved by the Competent Authority;

"registrar of deeds" means the Registrar of Deeds in terms of the Deeds Registries Act 47 of 1937;

"regulations" means the written supplement to the map in terms of which town planning control should be practised and it refers to this document and which was published in terms of the Act;

"renewable energy structures" means a plant that utilises renewable energy (wind turbines, trough system, power tower system and photovoltaic system) and where agricultural activities can be practised on areas which are not utilised for the renewable energy plant. It includes all plant and equipment, and other miscellaneous infrastructure associated with the generation, transmission and distribution of renewable energy whether it feeds into the national grid or not. Such infrastructure includes but is not limited to workshops and stores, offices, site canteen, medical station, fire station, a tourist facilitation centre, ambulance garage, compressor house buildings, water supply infrastructure, guard houses, accommodation facilities, as well as recreational facilities for personnel, excluding temporary housing. No subdivision of any section thereof will be allowed;

"residential building" means a building consisting of one or more residential units (excluding a residential house, with/ or without a second residential unit) for human habitation, together with the outbuildings used therewith, and it includes boarding-houses, guest houses, group housing, flats, hotels (without off-sales facility), residential clubs, old-age homes, children's homes and hostels, but excludes buildings that are defined as "place of education" or "institution";

"residential estate" means a housing development with a high degree of flexibility for low, medium and higher density residential projects which have integrated site and design features, including internal special land uses such as a club house, golf course, entertainment area, and which require individual design features and unique development control provisions. Such a development must have a central architectural theme, but individual layout options can be formulated in order to include low, medium and higher density units. Such an estate must be governed by a property owners association and is subject to a Site Development Plan, indicating individual zonings, whether it is subdivided or not;

"residential unit" means a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a "family", together with such outbuildings as are ordinarily used therewith;

"resort and tourism related areas" means a harmoniously designed and built holiday development, with an informal layout of which the individual units are only marketed by means of renting to travellers and holiday-makers for short-term residence, and may include a guest house, accommodation facilities, a restaurant, a café, camping site, caravan park, conference facilities, holiday flats or built units, but does not include private mobile homes, place of entertainment, recreational facilities a hotel or motel;

"Competent Authority" see competent authority;

"restaurant" means an enterprise or place that mainly prepares food and refreshments on the site which is served to clients who consume it on the site, and where alcoholic beverages are only served with meals;

"restrictive condition" means any restriction or obligation which is binding on the owner of land by virtue of a restrictive condition registered against the title deed of the land restricting the use, development or subdivision of the land concerned;

"retirement centre" means a group of separate and/or connected individual residential units or rooms with communal amenities that is planned, designed and built as an entity to accommodate and/or care for old people;

"rezone" means an amendment of a land use scheme in respect of a specified area of land to change the land use of that specified area of land and include the change of rights in respect of that land and "rezoning" has the same meaning;

"rivers and riverbeds" means all perennial and non-perennial rivers and wetlands;

"road" means a municipal road, any other public road, a servitude for public road purposes and a road established by law;

S

"scrap-yard" means a building or land used for one or more of the following purposes:

- a) the storing, depositing, or collecting of junk or scrap material or articles of which the value depends entirely or partially on the material out of which they are manufactured,

b) the dismantling of second-hand vehicles or machines with the aim to recover components or material;

“secondary use” means a land use which is an additional use to the primary use and becomes a permanent use and cannot be linked to ownership or a specific timeframe. If the new owner or owners of an erf want the approved secondary use to be cancelled, a written motivation and descriptive plans must be submitted to the Competent Authority for the subsequent adjustments that needs to be made to the LUMS;

“second residential unit” means a secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of “family”;

“serve” or “notify” means to serve any document in accordance with the Act and the regulations and “service” or “to give notice” shall have a similar meaning;

“service station” means a commercial business or concern where the sale of motor vehicles, oil, tyres and motor spares are traded in and includes a business where motor vehicles are provided with fuel for payment, a restaurant and café, as well as the repair and overhaul of motor vehicles, but excludes spray-painting, panel beating, blacksmith work and body work;

“service trade industry” means a commercial business or concern mainly geared for service to the public and includes the replacing of car tyres, exhaust systems, shock absorbers, the fitting of car radios and similar practises, bakery, dry-cleanette, carwash service, carpet wash service, dressmaking, framing, printing and any similar work shops or enterprises at the discretion of the Competent Authority, but does not include any trade that resorts under the definition of industry, service station, offensive trade or business, unless listed above;

“servitude” means a servitude registered against a title deed, general plan or recognized by a South African Court of Law;

“sewerage plants and refuse areas” means areas designated as municipal and private sewerage treatment plants and refuse areas, including recycling facilities, guard houses, ablution facilities and relevant infrastructure;

“site development plan” means a scaled and dimensioned plan that shows details of the proposed land development, including the site layout, positioning of buildings and structures, property access, building designs and landscaping;

“side boundary” means a boundary of a site or erf which is not also a street boundary or rear boundary;

“single residential house” means a building consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a “family”, together with such outbuildings as are ordinarily used therewith;

“small holding” means an agricultural unit, smaller than 10000m² that is used for the breeding of animals on a small scale on pasture, stock or auction pens, the cultivation of crops and at most one single residential house and other buildings that is reasonably relevant to the main agricultural activity on the farm, including bona-fide staff housing, nursery and equestrian facilities;

“SMME incubators” means areas that includes designated areas for a combination of small, medium and micro enterprises (SMME), including associated infrastructure to the satisfaction of the relevant authority, focusing on community bases service, trade and retail;

“spatial planning and land use management appeal tribunal” means the Spatial Planning and Land use Management Appeal Tribunal established in terms of the Act;

“special nature reserves” means areas characterised by sensitive, ecologically outstanding ecosystems or natural habitats, natural communities, populations or species, or unique geological or biophysical features conserved primarily for scientific research, educational and limited nature-based recreational purposes;

“special zone” means a land use which is such, or of which the land use restrictions are such that it is not catered for in these regulations, and of which the uses and land use parameters are fully described by means of the conditions as contained in the special zone;

“SPLUMA” means the Spatial Planning and Land Use Management Act 2013, Act 16 of 2013 and any regulations enacted in terms thereof;

“sports fields and related infrastructure” means a portion of land, or land unit, which is utilised for the practice of outdoor and/or indoor sporting activities. This may include ancillary structures to sporting activities, such as ablution facilities, dressing rooms, show-grounds, sports club buildings (licensed or not), kiosks, ticket offices, spectator stands, parking facilities, where the provision of parking and complimentary uses not listed in this definition will be subject to the consideration of the Competent Authority;

“storey” means a single floor of a building, including a basement, which does not exceed a height of 4m, measured from finished floor level to finished floor level or to the ceiling in the case of the top storey;

“street boundary” means the common boundary of a site or land unit and a street and/or any erf boundary closest and parallel to any street from which access is obtained;

“street building line” in connection with a land unit, means a building line applicable on a setback or, where no setback is applicable, in connection with a common boundary between the concerned land unit and any adjoining street;

“subdivide” in relation to land, land area or land unit, means to subdivide the land, whether by means of:

- a) survey; or
- b) the allocation, with a view to the separate registration of land units, of undivided portions thereof, in a manner which includes the marketing and conclusion of contracts with regard to the alienation, sale or exchange of portions of the property; or
- c) Its preparation for subdivision.

“subsidised housing” means a Government funded low-cost housing scheme, consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a “family”, together with such outbuildings as are ordinarily used therewith and may include temporary structures;

“supermarket” means a retail business with a retail floor area of not less than 350m², utilized for the sale of goods mainly consisting of food, toiletries, and other household goods on a basis of self-service;

“surveyor general” means the Surveyor General as defined in the Land Survey Act, 8 of 1997;

“suspensive condition” means a condition requiring another or a further approval to be granted, or agreement to be concluded, or requiring that the applicant should first do something before the approval is made final;

T

"tavern" means a building in which the on-site consumption of liquor has been legalised by means of a liquor licence, issued in terms of section 20 of the Liquor Act, 1989 (Act 27 of 1989) or by means of the Sorghum Beer Act, 1962 (Act 63 of 1962);

"telecommunication- and data infrastructure" means land or a portion of land accommodating any part of the infrastructure of a telecommunication network for radio/wireless communication including, voice, data and video telecommunications, which may include antennae; any support structure, equipment room, radio equipment and optical communications equipment provided by cellular network operators or any other telecommunication providers and all ancillary structures needed for the operation of telecommunication infrastructure;

"temporary housing" means temporary housing provided for the construction phase of a project, and may include tent structures, mobile homes and other structures that is not permanent and can be removed from the property, including temporary ablution facilities, site offices and catering facilities"

"the Act" means the Northern Cape Planning and Development Act (1998) and/or any other Act or Ordinance that may follow or replace this Act;

"title deed" means any deed registered in a Deeds Registry recording the ownership of land or a real right in land;

"to serve a notice/notification" means a notice, as the example included in "Procedures for Application", by the applicant to each land owner who has an interest or who may have an interest in the matter, according to the opinion of the Municipal Manager, and whose address is recorded with the Competent Authority:

- a) specifying the place where and the hours during which particulars of the matter will be available for inspection,
- b) stating that objections may be lodged with a person specified in the notice before a date likewise specified, being not less than 21 days after the date on which the notice is so published, and to give proof of service to the Competent Authority with the application;

"tourist facilities" means facilities created in a rural area for the recreation and entertainment of tourists and may include overnight facilities such as a guesthouse, restaurant and Farm Stall;

"township" means an area of land divided into erven, and may include public places and roads and which is indicated as such on a general plan;

"township register" means an approved subdivision register of a township in terms of the Act as read with the Deeds Registries Act, 47 of 1937;

"traditional area" means an area in terms of which a traditional authority may exercise the power and functions conferred upon it in terms of national and provincial legislation;

"traditional authority" means an authority recognised by law in terms of which traditional leadership, irrespective of the structures concerned, are clothed with power and functions in terms of national and provincial legislation pertaining to land use;

"transport use" means a use or undertaking based on the provision of a transport service (rail- and air transport included) and includes public as well as private undertakings, but does not include courier services;

"tuck shop" means a small commercial business run by a member/members of the household from a part of the house or outbuilding, provided that stock shall be limited to the volume that can be accommodated in the tuck shop and no stock may be stored outside of the tuck shop;

U

"unspecified zone" means a land unit or section of land unit with no identifiable use assigned to it in accordance with this zoning scheme;

"undertaker" means an enterprise that provides coffins and arranges funerals, but does not include a funeral parlour or crematorium;

W

"warehouse" means a building for storage of goods as well as the running of a large wholesale business in connection with such goods (including alcoholic beverages), provided the 'warehouse' excludes retail trade and wholesalers may only sell or deliver to dealers;

"weddings, functions and similar facilities" means an area, building or erf that is used primarily to cater for weddings and similar functions and may include a function hall, restaurant, catering facilities, a chapel (whether covered or open air) and reasonable relevant activity connected to the main activity, including the sale of alcoholic beverages as part of the main activity;

"wilderness areas" means areas characterised by their intrinsically wild and pristine appearance and character, or that are capable of being restored to such, and which are undeveloped, without permanent improvements or human habitation;

"world heritage site" means cultural or natural areas that has been:

- a) Included on the World Heritage List, or the tentative list of the Republic, and has been proclaimed as a World Heritage Site, or
- b) Proclaimed to be a special heritage site for management in accordance with the Act (such areas cannot be referred to as a World Heritage Site);

Z

"zone" means a portion of land set apart on the map for a particular zoning, irrespective of whether it comprises one or more land units or a portion of a land unit;

"zoning" means a category of prescriptions which state firstly the purpose for which land may be used, and secondly the land use restrictions applicable in respect of the said land uses, as determined in these regulations;

"zoning map" means the map on which the different land use zones, as listed in table A of these regulations, are demarcated in colour;

"zoning scheme" means the scheme consisting of these regulations, the register and the zoning map;

3. GENERAL INFORMATION ON LAND USE CONTROL

3.1. AREA OF LUMS

The area on which this scheme is applicable, is the whole municipal area of Tsantsabane, as indicated and contained in the compliant zoning maps, and includes any area that may in future become part of the municipal area.

3.2. COMPETENT AUTHORITY AND LEGAL POWERS

The Council of the Tsantsabane Municipality and/or any institution or official with delegated powers, in accordance with the Act 16 of 2013, acts as The Competent Authority in terms of the application and enforcement of these Scheme Regulations.

3.3. DATE OF COMMENCEMENT

This LUMS commenced on, which herewith supports the date of 1 July 2015, on which date SPLUMA came into effect as promulgated in Government Gazette no 38828, 27 May 2015, Volume no 599. The Council of the Tsantsabane Municipality and/or any institution or official with delegated powers, in accordance with the Act 16 of 2013, acts as the Competent Authority in terms of the application and enforcement of these Scheme Regulations.

3.4. GENERAL NOTES ON LUMS

The definitions set out in Chapter 2 shall be used and applied to all matters referred to in the Act and shall apply to all regulations published in terms of the Act, unless the regulations indicate otherwise. Notations on the zoning map are intended to indicate land use and not land ownership. Land falling under ownership of a public authority, shall only be included in the authority zones if the use thereof is such that no other zone is appropriate.

Primary land use:

The purpose for which land may be utilised without the approval of the Competent Authority within the various zoning categories as indicated in Column 2 of Table A.

Secondary and Consent land uses:

The purpose for which land may only be utilised with the approval of the Competent Authority within Columns 3 and 4 of Table A.

Any land use that does not appear in Columns 2, 3 and 4 and detail description of Chapter 2 (Definitions) and Chapter 4 (Development Control) may, excluding differently worded definitions of the Act and these regulations, not be allowed in the relevant zone. Applicable zonings have been allocated to all land within the municipal area for the purposes of the management and use of land and buildings. Land situated within a specific zone is subject to the provisions specified for that zone, as well as to the general provisions applicable to all zones. The zoning or general land use of land can be confirmed by the issuing of a zoning certificate by the Municipality. This can be obtained from the Town Planning department and land may not be used for any other purpose if it is not specifically permitted by the zoning of the land in question. Where a land use is permitted in a specific land use zone, the land must be rezoned to obtain that specific land use (secondary and consent uses included) and will not be permitted to be used in any other land use zone, as a departure.

Without derogation of any powers of the Competent Authority under any other law, no regulation contained in this zoning scheme shall be construed as prohibiting or restricting, or enabling the Competent Authority to prohibit or restrict the following:

- i. The letting, subject to the Competent Authority's regulations relating to guest houses (see the Competent Authority By-Law/ Policy on Guest Houses), by any occupier of a residential house or of any part of such house; provided that not more than two rooms or four beds may be let in this manner;
- ii. The occasional utilisation of a public place of worship, place of instruction or institution built as a hall for social functions; or
- iii. The utilisation of a part of a residential unit for the purpose of occupational practising by the occupant, subject to the regulations of "Occupational Practice" as described in each zoning category.

It should be noted that the buildings and uses allowed in terms of columns 2, 3 and 4 of Table A, which may be approved by the Competent Authority, may be subject to departures and or restrictions, as determined by the Competent Authority on approval, which may in effect render the rights incident to a land unit more or less limiting, as appears from the notation on the map. In such cases the relevant information with regard to the land unit should be recorded in the register that is kept up to date for this purpose.

Table A: Zoning Categories, Primary, Secondary and Consent Uses

COLUMN 1 - ZONING CODE	COLUMN 2 - PRIMARY USE	COLUMN 3- SECONDARY USE	COLUMN 4 - CONSENT USES	COLUMN 5 – COLOUR CODE ON MAPS
A - CORE AREAS				
A.a.1	Wilderness Areas	None	None	Solid Fill: Light Green R=111: G=217: B=117
A.a.2	Special Nature Reserves	None	None	Hatch: Light Green (hatch = Diagonal 2) R=111: G=217: B=117
A.a.3	National Parks	None	None	Hatch: Light Green (hatch = Diagonal) R=111: G=217: B=117
A.a.4	Nature Reserves	None	None	Hatch: Light Green (hatch Grass 2) R=111: G=217: B=117
A.a.5	Protected Environments	None	None	Hatch: Light Green (hatch = Fill) R=111: G=217: B=117
A.a.6	Forest Wilderness Areas/ Forest Nature Reserves	None	None	Hatch: Light Green (hatch = Palm Trees) R=111: G=217: B=117
A.a.7	Marine Protected Areas	None	None	Hatch: Light Green (hatch = Waves 1) R=111: G=217: B=117
A.a.8	World Heritage Site	None	None	Hatch: Light Green (hatch = Parquet Floor) R=111: G=217: B=117
A.a.9	Mountain Catchment Areas	None	None	Hatch: Light Green (hatch = Dots) R=111: G=217: B=117

COLUMN 1 - ZONING CODE	COLUMN 2 - PRIMARY USE	COLUMN 3- SECONDARY USE	COLUMN 4 - CONSENT USES	COLUMN 5 – COLOUR CODE ON MAPS
B - BUFFER AREAS				
B.a.1	Contractual Conservation Areas	None	None	Hatch: Medium Blue (hatch = Grid 2) R=51: G=102: B=255
B.a.2	Private conservation areas	None	None	Hatch: Medium Blue (hatch = Diagonal 4) R=51: G=102: B=255
B.b.1	Freshwater Ecosystem Priority Areas	None	None	Hatch: Medium Blue (hatch = Swamp 2) R=51: G=102: B=255
B.b.2	Rivers or riverbeds	None	None	Hatch: Medium Blue (hatch = Swamp 1) R=51: G=102: B=255
B.b.3	Other Natural Areas	None	None	Hatch: Medium Blue (hatch = Swamp 3) R=51: G=102: B=255
B.c.1	Public Park - POS	None	None	Solid Fill: Green R=0: G=255: B=0
B.c.2	Landscaped Areas	None	None	Hatch: Green (hatch = Angle) R=0: G=255: B=0
B.c.3	Parks and Open Spaces	None	None	Hatch: Green (hatch = Weave 1) R=0: G=255: B=0
C - AGRICULTURAL AREAS				
C.a.1	Bona-fide Game Farms	Second Residential unit	Occupational Practice	Hatch: Dark Green (hatch = Diagonal 4) R=200: G=255: B=146
		Farm Stall		
		Nursery		
		Equestrian Facilities		
		Animal Hospital		
C.a.2	Agriculture	Recreational Facilities	Occupational Practice	Solid Fill: Dark Green R=200: G=255: B=146
		Second Residential Unit		
		Farm Stall		
		Nursery		
		Equestrian Facilities		
		Tourist Facilities		
		Guest House		
		Four x four routes		
Animal Hospital				
Kennels				
Day-Care centre				

COLUMN 1 - ZONING CODE	COLUMN 2 - PRIMARY USE	COLUMN 3- SECONDARY USE	COLUMN 4 - CONSENT USES	COLUMN 5 – COLOUR CODE ON MAPS
		Recreational Facilities		
C.b.2	Plantations and Woodlots	Second Residential unit	Occupational Practice	Hatch: Dark Green (hatch = Weave 1) R=200: G=255: B=146
		Farm Stall		
		Nursery		
		Equestrian Facilities		
		Tourist Facilities		
		Guest House		
		Animal Hospital		
		Recreational Facilities		
D - URBAN AREAS				
D.f.1	Place of Instruction	Place of assembly	Extramural Activities	Solid Fill: Light Blue R=0: G=255: B=255
D.f.2	Place of Worship	Place of assembly	Extramural Activities	Hatch: Black (Hatch = Crosses 1) R=0: G=0: B=0
D.f.3	Institution	None	None	Hatch: Red (Hatch = Crosses 1) R=255: G=0: B=0
D.g.1	Government Uses	None	None	Solid Fill: Red R=255: G=0: B=0 and Hatch: Black (Hatch =Diagonal 4) R=0: G=0: B=0
D.g.2	Municipal Uses	None	None	Solid Fill: Red R=255: G=0: B=0
D.h.1	Single Residential House	Second Residential unit	Occupational Practice	Solid Fill: Yellow R=255: G=255: B=0
		Guest House	Tuck Shop	
		Day-Care centre	Birds and Animal Cages	
D.h.2	Group Housing	Single Residential House	Occupational Practice	Solid Fill: Orange R=255: G=204: B=0
		Old-Age Home		
		Day-Care centre		
D.h.3	Accommodation Facilities	Hospitality Usage	None	Hatch: Orange (hatch = Cork) R=255: G=204: B=0
		Conference Facilities		
		Hotel		
D.h.4	Residential Building	Hospitality Usage	Occupational Practice	Solid Fill: Orange R=255: G=204: B=0 and Hatch: Black (hatch = Diagonal 4) R=0: G=0: B=0
			Birds and Animal Cages	
D.h.5	Mixed Density Residential	None	Occupational Practice	Hatch: Orange (hatch = Grid 2) R=255: G=204: B=0

COLUMN 1 - ZONING CODE	COLUMN 2 - PRIMARY USE	COLUMN 3- SECONDARY USE	COLUMN 4 - CONSENT USES	COLUMN 5 – COLOUR CODE ON MAPS
D.h.6	GAP Housing	None	Occupational Practice	Hatch: Orange (hatch = Weave 1) R=255: G=204: B=0
			Tuck Shop	
			Bird and Animal Cages	
D.h.7	Subsidised Housing	Second Residential unit	Occupational Practice	Solid Fill: Yellow R=255: G=255: B=0 and Hatch: Black (hatch = Diagonal 4) R=0: G=0: B=0
		Guest House	Tuck Shop	
		Day-Care centre	Birds and Animal Cages	
D.h.8	Informal Housing	Guest House	Occupational Practice	Solid Fill: Yellow R=255: G=255: B=0 Hatch: Black (hatch = fill) R=0: G=0: B=0
		Day-Care centre	Tuck Shop	
			Birds and Animal Cages	
D.h.9	Small Holding	Second Residential unit	Occupational Practice	Hatch: Dark Green (hatch = Grid 2) R=16: G=163: B=69
		Farm Stall		
		Nursery		
		Equestrian Facilities		
		Tourist Facilities		
		Animal Hospital		
D.h.10	Residential Estate	Second Residential unit	Occupational Practice	Solid Fill: Orange R=255: G=204: B=0 and Hatch: Black (hatch = Weave 1) R=0: G=0: B=0
		Accommodation Facilities	Birds and Animal Cages	
		Day-Care centre		
D.i.1	Business Premises	Single Residential House	None	Solid Fill: Blue R=0: G=0 B=255
		Residential Building		
		Bottle Store		
		Tavern		
		Service station		
		Service Trade Industry		
		Funeral Parlour		
		Institution		
		Animal Hospital		
		Warehouse		
		Weddings, Functions and similar facilities		
Place of Entertainment				
D.i.2	Commercial	Single Residential House	None	Solid Fill: Blue R=0: G=0 B=255 and
		Flats		

COLUMN 1 - ZONING CODE	COLUMN 2 - PRIMARY USE	COLUMN 3- SECONDARY USE	COLUMN 4 - CONSENT USES	COLUMN 5 – COLOUR CODE ON MAPS
		Conference Facilities		Hatch: Black (hatch = Diagonal 4) R=0: G=0: B=0
D.j.1	Service Trade Industry	Flats	None	Solid Fill: Purple R=128: G=0 B=128
D.j.2	Service Station	None	None	Solid Fill: Purple R=128: G=0 B=128 and Hatch: Black (hatch = Diagonal 4) R=0: G=0: B=0
D.k.1	Casino	Service Station	None	Solid Fill: Blue R=0: G=0 B=255 and Hatch: Black (hatch = Diagonal Grid 1) R=0: G=0: B=0
D.k.2	Adult Entertainment	None	None	Solid Fill: Blue R=0: G=0 B=255 and Hatch: Black (hatch = Weave 1) R=0: G=0: B=0
D.l.1	SMME Incubators	None	None	Hatch: Blue (hatch = Fill) R=0: G=0 B=255
D.m.1	Mixed Use Development	None	None	Solid Fill: Blue R=0: G=0 B=255 and Hatch: White (hatch = Diagonal 4) R=255: G=255 B=255
D.n.1	Cemetery	None	None	Hatch: Green (hatch = Crosses 1) R=0: G=255: B=0
D.o.1	Sports fields & Related Infrastructure	None	None	Solid Fill: Green R=0: G=255: B=0 and Hatch: Black (hatch = Diagonal 4) R=0: G=0: B=0
D.p.1	Airport and Related Infrastructure	None	None	Solid Fill: Light Pink R=255: G=182: B=168
D.q.1	Resort & Tourism Related Areas	Recreational Facilities	None	Hatch: Light Green (hatch = Cork) R=111: G=217: B=117
		Hotel		
		Weddings, Functions and similar facilities		

COLUMN 1 - ZONING CODE	COLUMN 2 - PRIMARY USE	COLUMN 3- SECONDARY USE	COLUMN 4 - CONSENT USES	COLUMN 5 – COLOUR CODE ON MAPS
E- INDUSTRIAL AREAS				
E.a.1	Agricultural industry	Agriculture	None	Solid Fill: Dark Green R=16: G=163: B=69 and Hatch: Black (hatch = Diagonal 4) R=0: G=0: B=0
E.b.1	Industrial Development Zone	None	None	Hatch: Pink (hatch = Weave 2) R=255: G=42 B=127
E.c.1	Light Industry	None	None	Solid Fill: Pink R=255: G=42 B=127
E.c.2	Industry	Funeral Parlour	None	Solid Fill: Pink R=255: G=42 B=127 and Hatch: Black (hatch = Diagonal 4) R=0: G=0: B=0
		Scrap Yard	None	
E.d.1	Noxious industry	Scrap Yard	None	Solid Fill: Pink R=255: G=42 B=127 and Hatch: Black (hatch = Grid 2) R=0: G=0: B=0
E.e.1	Extractive industry	None	Temporary Housing	Solid Fill: Pink R=255: G=42 B=127 and Hatch: Black (hatch = Weave 1) R=0: G=0: B=0
F - SURFACE INFRASTRUCTURE AND BUILDINGS				
F.a.1	National roads	None	None	Solid Fill: Dark Grey R=88: G=88 B=88
F.b.1	Main roads	None	None	Solid Fill: Dark Grey R=88: G=88: B=88 and Hatch: White (hatch = Diagonal 4) R=255: G=255 B=255
F.c.1	Minor roads	None	None	Solid Fill: Dark Grey R=88: G=88: B=88 and Hatch: White (hatch = Grid 2) R=255: G=255 B=255
F.d.1	Public Streets	None	None	Solid Fill: Grey R=176: G=176: B=176

COLUMN 1 - ZONING CODE	COLUMN 2 - PRIMARY USE	COLUMN 3- SECONDARY USE	COLUMN 4 - CONSENT USES	COLUMN 5 – COLOUR CODE ON MAPS
F.d.2	Public Parking	None	None	Solid Fill: Grey R=176: G=176: B=176 and Hatch: Black (hatch = Diagonal 4) R=0: G=0: B=0
F.d.3	Private Road	None	None	Hatch: Grey (hatch = Brick Wall 1) R=176: G=176: B=176
F.e.1	Heavy Vehicle Overnight Facilities	Accommodation Facilities	None	Solid Fill: Dark Brown R=127: G=51: B=0
F.f.1	Railway facilities	None	None	Hatch: Dark Grey (hatch – Diagonal 2) R=88: G=88 B=88
F.g.1	Power lines	None	None	Hatch: Red (Hatch = Weave 1) R=255: G=0: B=0
F.h.1	Telecommunication- and data infrastructure	None	None	Hatch: Red (Hatch = Flexible) R=255: G=0: B=0
F.i.1	Renewable energy structures	None	Temporary Housing	Solid Fill: Turquoise R=51: G=204 B=204 and Hatch: Black (hatch = Diamond Chain Link) R=0: G=0 B=0
F.j.1	Dams, Reservoirs Water Treatment Plants and Pump Houses	None	None	Hatch: Turquoise (Hatch = Cork) R=51: G=204 B=204
F.k.1	Canals	None	None	Hatch: Turquoise (Hatch = Waves 2) R=51: G=204 B=204
F.l.1	Sewerage Plants and Refuse Areas	None	None	Hatch: Red (Hatch = Fill) R=255: G=0: B=0
G - OTHER				
G.a.1	Unspecified Zone	None	None	Hatch: Red (Hatch = Diagonal 4) R=255: G=0: B=0
G.a.2	Special Zone	None	None	Solid Fill: Purple R=128: G=0 B=128 and Hatch: White (hatch = Grid 3) R=255: G=255 B=255

3.5. GENERAL NOTES ON LAND USE AND DEVELOPMENT APPLICATIONS**3.5.1. LAND USE AND DEVELOPMENT APPLICATIONS**

All development applications for rezoning, subdivision, secondary and or consent use or any other relevant application in terms of the Act and/or these regulations will be executed strictly according to the LUMS D - Procedures of Applications of these regulations.

A Land Use and development application shall be made for any of the following purposes:

- i. Rezoning and subdivision application for the establishment of a township or the extension of a township.
- ii. The removal, amendment or suspension of a restrictive condition, servitude or reservation registered against the title of land.
- iii. The amendment or cancellation of a general plan of a township and SG diagram.
- iv. The rezoning of land.
- v. The permanent closure of a municipal road (public road) or a public open space (POR).
- vi. The subdivision of any land.
- vii. The consolidation of any land.
- viii. The secondary use as described in these regulations.
- ix. The consent use as described in these regulations.
- x. The relaxation, variation or amendment of original approval conditions, conditions of establishment and/or restrictive regulations and procedures.
- xi. The relaxation, variation or amendment of building lines, heights of building, floor area, coverage, density and any of the matters prescribed in these regulations as part of the planning control described in Development Control.

3.5.2. MORE THAN ONE ZONING ON LAND OR BUILDINGS

Specific zones and use rights are mainly linked to individual land units and all buildings and structures on it. It is, however, possible that a building or land unit can be used for more than one purpose. Appropriate zonings /secondary and consent uses are allocated individually to each portion, indicated on the relevant zoning map and applied accordingly. The land indicated on the zoning map, as indicated in the different categories of Development Control, is zoned for the respective purposes mentioned, and barring differently worded definitions of the Act and these regulations, may not be used for any other purpose.

In the case of combined buildings and/or sites, the provisions with regard to each storey, building or part of the building or land unit, shall apply for the purpose it is to be used for. Where it is the intention to use a single storey of a building for more than one purpose, the more restrictive provision shall be applicable.

3.5.3. UTILISATION OF OUTBUILDINGS

No outbuildings may be utilised for any other purpose than that for which the plans have been approved by the Competent Authority.

3.6. GENERAL NOTES ON SECONDARY AND CONSENT USES**3.6.1. APPLICATIONS FOR SECONDARY USES**

If a specific use of a building and/or erf is not stipulated in Column 2 of Table A, as part of the Primary use category, an application may be launched to the Competent Authority for evaluation and consideration of such a secondary use listed for that category. The Competent Authority may grant or refuse permission for the secondary use, and when it grants permission, it may make any conditions as it deems fit, regarding the erection or use of such a building or erf. When such an application is considered, the question whether the use for which the building or erf was intended and designed, or the proposed building, should be kept in mind, whether the proposed building and land use will harm the amenity of the environment, including emission of smoke, fumes, dust, noise or odours.

3.6.2. NATURE AND PERIOD OF SECONDARY USES

Secondary land uses becomes a permanent use and cannot be linked to ownership or a specific timeframe. If the new owner or owners of an erf want the approved secondary use to be cancelled, a written motivation and descriptive plans must be submitted to the Competent Authority for the subsequent adjustments that needs to be made to the LUMS.

3.6.3. CONDITIONS FOR IMPLEMENTATION OF SECONDARY USES

Secondary uses are subject to the same restrictions and conditions as the primary uses in a specific zone, unless specifically differently indicated as part of the "further restrictions applicable to specific uses/ buildings" segment, in which case the differently worded restrictions specifically applicable, will enjoy preference, irrespective of being more or less restrictive than the primary usage.

3.6.4. APPLICATIONS FOR CONSENT USES

If a specific use of a building and/ or erf is not stipulated in Column 2 of Table A, as part of the Primary use category, an application may be launched to the Competent Authority for evaluation and consideration for a consent use listed for that category. The Competent Authority may grant or refuse permission for the consent use, and when it grants permission, it may make any conditions as it deems fit, regarding the erection or use of such a building or erf. When such an application is considered, the question whether the use for which the building or erf was intended and designed, or the proposed building, should be kept in mind and whether the proposed building and land use will harm the amenity of the environment, including emission of smoke, fumes, dust, noise or odours.

3.6.5. NATURE AND PERIOD OF CONSENT USES

Any consent use is temporary as it is not linked to a specific time, but to a certain person or enterprise and to a site or portion thereof. If the relevant site or enterprise should change in ownership or location, or if it should stop functioning, the owner of the property has to inform the Competent Authority, in writing, of the said changed circumstances. If a new owner or owners of an erf wants the approved consent use to be extended, a new application must be submitted to the Competent Authority for evaluation and consideration. This application must be launched as soon as the sales agreement between the respective owners has been signed and the Competent Authority retains the power to approve or not approve such an application.

3.6.6. CONDITIONS FOR IMPLEMENTATION OF CONSENT USES

Consent uses are subject to the same restrictions and conditions as the primary uses in a specific zone and therefore do not permit any structural changes to any building or part thereof and unless specifically differently indicated as part of the “further restrictions applicable to specific uses/ buildings’ segment, in which case the differently worded restrictions specifically applicable, will enjoy preference, irrespective of being more or less restrictive than the primary usage.

3.7. APPROVAL OF APPLICATIONS**3.7.1. DECISION-MAKING-STRUCTURES**

Land Use and Development Application decisions will be made in accordance with the applicable legislation to the Competent Authority.

3.7.2. APPEAL PROCESS

Any applicant or objector with regard to any application in terms of the Act, may, if he/she believes that they are wronged by the relevant decision of the Competent Authority, lodge an appeal against the decision in accordance with the relevant legislation and prescribed appeal process.

3.7.3. NON-PERFORMANCE

If no decision is made in the prescribed timeframe by the Competent Authority and if all necessary procedures and prescribed actions have been completed by the applicant, it shall be deemed to be an undue delay according to the Act. In such a case the applicant must refer to the National Regulations for detail on the necessary steps to be taken.

3.8. UTILISATION AND CONDITIONS**3.8.1. UTILISATION OF ZONED LAND**

Any land use that does not appear in Columns 2, 3 and 4 and detail description of Chapter 2 (Definitions) and Chapter 4 (Development Control) may, excluding differently worded definitions of the Act and these regulations, not be allowed in the relevant zone. A zoning has been allocated to all land within the municipal area for the purposes of the management and use of land and buildings.

No person may damage or destroy zoned land so as to destroy or impair its utilisation for the purpose for which it is zoned; provided that the Competent Authority may consent to the deposit of waste materials or building rubble on such land. When the Competent Authority gives its consent under these regulations, it may impose any conditions as it deems fit. Subject to the provisions of any other Act, no provision in these regulations may be construed as prohibiting the reasonable fencing of land.

3.8.2. IMPOSED CONDITIONS

Where permission to erect a building or execute any works or to use a building or land for any particular purposes or to perform any other activity that has been granted under this LUMS, and conditions have been imposed, such conditions shall have the same force and effect as if they were part of this LUMS.

3.8.3. COMPLIANCE WITH REGULATION

No provision in these regulations shall be deemed to grant exemption from compliance with any of the Competent Authority's applicable regulations.

3.8.4. ERRORS ON ZONING MAPS

In the event that a zoning has been wrongly allocated on the zoning map or wrongly converted from a former zoning map associated with a former zoning scheme, the owner of the property, or Municipal Employee, after consultation with the owner, may submit an application to the Competent Authority to correct such error, subject to the following provisions:

- i. The applicant must submit material proof of an error and proof of the lawful land use rights;
- ii. The applicant must propose a suitable zoning to be allocated to the property;
- iii. The applicant will be exempted from the payment of any application fee.

The Competent Authority shall consider an application submitted in terms of 3.8.4 and if such application is approved, shall amend its zoning maps in accordance with the approval.

3.8.5. NON-CONFORMING SITES

Before any written authority or any business or other licences are issued by the Competent Authority with regard to a site for which there is no valid license on the date of commencement of these scheme regulations, or when a building is extended or changed, the Competent Authority 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 Competent Authority and with any other laws which are applicable.

3.8.6. USES NOT PERMITTED

Subject to any provisions to the contrary in Planning Law, property may not be used for any purpose which is not specified in this zoning scheme. A property shall only be used for the purposes set out in the primary, secondary and consent use provisions for a particular zone.

3.8.7. SPECIAL USES

A special use (Zoning code G.a.2) may be permitted in the Special Zone with the approval of the Competent Authority. The classification of any special use shall be included as a supplement to the zoning scheme, and listed in the LUMS documentation by the Administrator.

3.8.8. OCCASIONAL USES

The Competent Authority may permit the occasional use of a property for infrequent, short term activities such as craft markets, farmers markets, public meetings, festivals, religious gatherings, fund raising projects, garage sales, bazaars, shows, film shoots or other events even though these are not in accordance with the use rights of the property concerned provided that, in the Competent Authority's opinion:

- i. The occasional use will not have a significant negative impact on surrounding areas, or on the natural and cultural environment;
- ii. The occasional use is genuinely of a temporary and short term nature; and it is not appropriate to process an application for the use as a temporary departure; and

- iii. The occasional use conforms to the Competent Authority's policy, if such policy exists, provided that the approval does not absolve the applicant from compliance with any other relevant legislation.

Approval granted under 3.8.8 shall be subject to such conditions as the Competent Authority may impose, which may include, but are not limited to, the following:

- i. That the applicant provides parking and toilet facilities to the satisfaction of the mentioned authority;
- ii. That such occasional use does not extend beyond the hours of operation or duration in terms of days as determined by the Competent Authority; and
- iii. That such approval may be withdrawn by written notice to the applicant, if in the opinion of the Competent Authority, any condition of approval is not complied with or if a public nuisance is created.

3.8.9. USES SHOWN ON BUILDING PLANS

A building plan may not be considered and approved in terms of the National Building Act where the uses indicated on the property or within the proposed building or structures are in contradiction with the LUMS, or any other legislation. If any building plan is approved showing uses on a property, such uses are not considered to have been approved in terms of this zoning scheme, and uses indicated on a building plan do not constitute a limitation on the use of the property permitted in terms of this zoning scheme.

3.8.10. GENERAL PENALTY CLAUSE

The Competent Authority will, according to the annual approved tariff structure of Council, impose a monthly or occasional levy for unauthorised land uses as part of the municipal account, until such time as the owner of the said property provides written proof that the contravention has been rectified.

In addition to the above, any person and or body, who contravenes any provisions of this LUMS are guilty of an offence and Council may take further legal actions and if convicted, will further be punishable in terms of SPLUMA.

3.9. COMPETENT AUTHORITY DUTIES

Where permission to erect a building or to perform any works or to use a building or land for any stipulated aim or to perform any other deed or thing is granted in accordance with this scheme and conditions are imposed, these conditions shall have the same force and effect as if they are part of this scheme. The Competent Authority shall keep a register containing all approvals, secondary and consent uses, authorisations or departures granted by the Competent Authority, or after an appeal granted against its decision by virtue any provision of this scheme, and any condition imposed or whereto the Competent Authority has agreed upon, or imposed or agreed upon by the Legislator, or refusals by the Competent Authority or the Legislator and the name of the applicant involved. The Competent Authority shall allow any person at any reasonable time to examine such register.

The Competent Authority shall allow any person at any reasonable time to examine any scheme regulations, zoning map or register which is kept in the office of the Municipality and the Competent Authority; provided that any information in connection with the zoning scheme which is given to any person, shall only be valid if it is in writing and signed by the official duly authorised thereto by the Competent Authority.

3.9.1. SERVICE OF DOCUMENTS

The provisions of section 211 of the Municipal Ordinance, 1974 (Ordinance 20 of 1974) or any other legislation which may replace this Ordinance shall mutatis mutandis apply to this zoning scheme.

3.10. AESTHETICS

3.10.1. EXTERNAL APPEARANCE OF BUILDINGS

Anyone or any person intending to erect a building or to change the appearance of an existing building shall, if the Competent Authority so requires (in addition to any plans and particulars required to be submitted under any of the Competent Authority's regulations), provide drawings or other sufficient indication of the external appearance of the relevant building, including a description of the building materials to be used for the purpose. 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. The Competent Authority may insist on any alteration to the external appearance and building materials, as it may deem necessary.

3.10.2. AESTHETICS AND LANDSCAPING

Where paving, landscaping, other treatment or any aesthetical requirements is deemed necessary by the Competent Authority or by the Provincial Legislator, if the matter is considered by him, in order to prepare land for development, it may be required by the Competent Authority or the Provincial Legislator, as the case may be, and such requirements shall be executed to the satisfaction of the Competent Authority or the Provincial Legislator, as the case may be, at the cost of the owner.

3.10.3. ADVERTISING AND PUBLICITY ON BUILDINGS AND/OR LAND UNITS

All property (land units, buildings and structures) is subject to the Competent Authority's advertising policy and regulations. This advertising policy shall therefore be regarded and applied as part of these regulations.

3.10.4. HEIGHT OF BUILDINGS, BOUNDARY WALLS AND FENCES

3.10.4.1. GENERAL

The height of buildings as specified and restricted in the different zones, in reality represents multiples of storeys where a storey is defined as a maximum height of 4m in the definition. Therefore, although indicated in metres, the restriction on height shall also be read as a restriction on a specific number of storeys. For example, where the height restriction is 8m, only two storeys may be erected, notwithstanding the fact that the owner may make a storey only 2,5m high. The number of storeys permitted in a zone (excluding industries) is therefore the number of times the height restriction can be fully divided by 4.

Notwithstanding the building line requirements set out in this section, the following structures or portions of structures may, provided they do not extend beyond the boundaries of the land unit, be erected within the prescribed building lines:

- i. Boundary walls, retaining walls, screen walls, fences and gates not exceeding 1.8m in height above the existing ground level abutting such wall;
- ii. Open and uncovered stoeps lower than 1,0 m above the existing ground level;
- iii. Entrance steps, landings and entrance porches; lower than 1m above the existing ground level;
- iv. A covered pedestrian entrance or gatehouse that has a roofed area not exceeding 5,0 m² and a roof height not exceeding 3,0 m from floor to highest point of the roof;
- v. Eaves and awnings projecting no more than 1,0 m from the wall of the building;
- vi. Cornices, chimney breasts, flower boxes, water pipes, drain pipes and minor decorative features not projecting more than 500 mm from the wall of the building;

- vii. Swimming pools not closer than 1,0 m from any boundary, provided that where a swimming pool is designed closer to the erf boundary, an engineering certificate and consent from affected neighbours are required;
- viii. A basement, provided that the top of the basement roof slab does not project above the existing ground level;
- ix. A refuse room that has an area not exceeding 5 m² and if covered a roof height not exceeding 3,0 m or as required by the Competent Authority; and
- x. Built braais up to a maximum of 1,0 m in height above the existing ground level, with the consent of affected neighbours.

3.10.4.2. ENCROACHMENT OF SIDE AND REAR BUILDING LINES

The Competent Authority may approve the erection of an outbuilding, which encroaches into the side and rear building lines, provided that:

- i. No building exceeds a height of one storey;
- ii. No wall on the property boundary may be higher than 3,50 m above the existing ground level, provided that the height may increase at a 40 degree angle away from such boundary;
- iii. The length of the structure does not exceed one third of the boundary concerned or 9,0 m, whichever is the lesser distance
- iv. No doors and windows shall be permitted in any wall closer than 1,5 m to the rear or side boundary;
- v. In the event of a property being accessed via a private street an access way of at least 1,0 m shall be provided from the private street to every vacant portion of the land unit concerned other than a courtyard;
- vi. No runoff of rainwater from a roof shall be discharged directly onto adjoining properties;
- vii. The outbuilding shall be included in the calculation of coverage on the land unit;
- viii. The Competent Authority may request a minimum distance of 1m for reasons of aesthetics and health and safety reasons;
- ix. The Competent Authority is satisfied that the structure does not pose a fire hazard and is constructed of appropriate material to its satisfaction; and
- x. Where the written consent of the immediate neighbours is obtained the Competent Authority need not advertise the application further.

3.10.4.3. THE HEIGHT OF BOUNDARY WALLS AND BOUNDARY FENCES

The height of boundary walls and boundary fences shall:

- i. In the instance where it is erected on the street boundary, not exceed a height of 1,8m, except in cases where it is intended to ensure privacy or to hide unsightly backyards from view, in which case the Competent Authority shall consider a higher wall and the consent of affected neighbours must be obtained.
- ii. If the street reserve of any area is only 8m wide, the boundary walls may not exceed 1.8m.
- iii. In the instance where it is erected on side or rear boundaries, not exceed a height of 1,8m unless approval is given on plans compiled by an engineer in accordance with the National building regulations.
- iv. In all instances, regardless of the regulations contained in (i) and (ii) above, maintain the visibility distance at street junctions to the Competent Authority's satisfaction, and the Competent Authority may require a reduction of the height and/or length of such boundary walls or boundary fences, if necessary for sufficient visibility distance as determined by the Competent Authority.

3.10.4.4. TYPES OF BOUNDARY WALLS AND FENCES

Only the following types of material for boundary walls and fences shall be accepted by the Competent Authority, namely:

- i. Face brick walls, including walls of any brick, e.g. rock face bricks that are normally not plastered;
- ii. Normal brick or building block walls (plastered and painted on street side);
- iii. Prefabricated panel walls;
- iv. Pattern walls, with or without brickwork;
- v. Wire (chicken or diamond); and
- vi. Any other material, including electrical fences, specifically approved by the Competent Authority.

3.10.4.5. ENCROACHMENT OF THE STREET BUILDING LINE

The Competent Authority may relax the street building line under the following circumstances:

- i. In the case of a garage or carport subject to 3.10.4.6;
- ii. If, in its opinion, the architectural effect of the building line relaxation will enhance the appearance of a street;
- iii. If, in its opinion, there are special circumstances, motivated to its satisfaction by the property owner, such as the topography of the site; and
- iv. All other buildings and outbuildings to comply with the street building line applicable within the zone concerned.

3.10.4.6. GARAGES AND CARPORTS WITHIN BUILDING LINES

The following development rules apply with regard to garages and carports within building lines:

- i. The Competent Authority may permit the erection of a garage over a street building line, if in the mentioned authority's opinion:
 - a. the garage cannot reasonably be sited at the prescribed distance due to the slope of the land unit, or for other reasons provided;
 - b. The height of such garage from the natural ground level to the top of its roof does not exceed 4,5 m; and
- ii. A carport may be erected on the street boundary provided that:
 - a. The width of such carport shall not exceed 6,5 m;
 - b. The roof of the carport shall be supported by metal or timber post or brick, concrete or masonry pillars;
 - c. The carport shall not be enclosed on any side except by:
 - i. a boundary fence or wall;
 - ii. wall which forms the external wall of a building; or
 - iii. a security or automated gate.

The height of such carport measured from the natural ground level to the highest point of the structure over the building line may not exceed 3,0 m, but the height may increase at a 40 degree angle away from such boundary(roof); and

- d. The edges of the roof sheeting must be trimmed with a fascia board not less than 150 mm in width.

3.11. LOADING AND UNLOADING FACILITIES

Except in the industrial zones, the Competent Authority may, in order to prevent the obstruction of traffic on any street or proposed street on which a proposed building will front or abut, require the owner to submit proposals for the approval of the Competent Authority for ensuring, to the Competent Authority's satisfaction, suitable and sufficient space on the site, for any loading or unloading of vehicles or the provision of fuel to

vehicles, which the utilisation of the building will normally be likely to entail. No owner or occupant, of the building in respect of which proposals under these regulations have been required, shall undertake or knowingly permit the continued loading or unloading or fuelling of vehicles, except in accordance with approved proposals.

3.12. SCREENING

The Competent Authority may require screening in accordance with the following:

- i. Any part of the land unit which is used for the storage or loading of goods, shall be enclosed with a suitable wall and/or landscape screening; and
- ii. Any external utility service or equipment which is required for a building, shall be appropriately screened from view from a public street, and such screening shall be integrated with the building in terms of materials, colour, shape and size, and shall be to the satisfaction of the Competent Authority.

3.13. MAINTENANCE

Property shall be properly maintained by the owner or occupant and shall not be left in a neglected or offensive state;

- i. Contain an unsightly accumulation of papers, cartons, garden refuse rubble and/or other waste material;
- ii. Contain an accumulation of motor wrecks or used motor parts, unless these are part of a primary or consent use in terms of this zoning scheme; or
- iii. Contain outdoor storage of building material, appliances or similar items unless these are:
 - a. Part of a primary, secondary or consent use in terms of this zoning scheme;
 - b. Being temporarily stored for the purpose of construction in accordance with a valid building plan approval; or
 - c. In conjunction with a yard or garage sale with a duration of not more than 2 (two) consecutive days.

3.14. PLACEMENT OF VEHICLES IN RESIDENTIAL ZONES

The following development rules apply to the placement of vehicles in the Single Residential Zones and General Residential Zones:

- i. A motor vehicle owned by an occupant of a dwelling unit and used for commercial activities conducted away from the dwelling unit, may be parked on the property where the occupant resides provided that:
 - a. There is adequate space on the property concerned;
 - b. No more than one commercial vehicle per dwelling unit shall be parked on the property;
 - c. The gross weight of any such commercial vehicle shall not exceed 3 500 kg; and
 - d. No such vehicle may be parked in the street.
- ii. A recreation vehicle, such as a caravan, may not be used for habitation by the occupant or guests for more than 60 days during any 12-month period.
- iii. No livestock may be kept on any parked vehicle overnight in any residential area.

3.15. INFRASTRUCTURE AND AVAILABILITY OF SERVICES

- i. Engineering services installed by an owner or developer shall comply with the minimum standards for the provision of engineering services as laid down by the Competent Authority from time to time.
- ii. The installation and provision of engineering services for less than 4 erven shall not be subject to a services agreement being entered into with the Competent Authority, subject to (v), and in the absence

of a services agreement, the responsibility for the installation and provision of services shall be placed on:

- a. The owner or developer for all internal engineering services within the boundaries of the property concerned;
 - b. The owner or developer for connecting internal roads and services to the municipal network adjacent to but outside the boundaries of the property; and
 - c. The Competent Authority for external engineering services which are located outside the boundaries of the property concerned, and to which the internal services connect, provided that where the upgrading or provision of external services are required, it shall be the responsibility of the developer at his cost, except when the Competent Authority decides otherwise.
- iii. The owner or developer may install external services to the satisfaction of the Competent Authority, or may make a contribution in whole or in part for the cost of external services:
 - a. If the Competent Authority does not have sufficient funds; or
 - b. If the installation of such external services does not conform to the Competent Authority's current capital expenditure programme; and
 - c. The conditions relating to such contribution shall be negotiated between Competent Authority and the owner or developer, and shall be recorded in a services agreement.
 - iv. The Competent Authority may impose a levy on any new development, departure use, secondary or consent use in order to provide for public open space, or to recover the cost of funding the provision of or upgrading of external services, or for some other purposes, provided such levy is consistently applied.
 - v. The Competent Authority shall not issue clearance certificates for the transfer of individual erven within any development prior to the submission and acceptance by the mentioned authority of certificates issued and duly endorsed by a professional engineer that all services to be provided for as set out in the approved services agreement, or otherwise agreed upon, has been properly installed.
 - vi. Further to and forthcoming (v), the Competent Authority shall not consider for consideration any building plans, except building plans relating to services infrastructure or associated structures, prior to the necessary clearance certificates having been issued for the individual erf within a development.
 - vii. Subdivision certificates shall not be issued by the Competent Authority, prior to the payment of the standard development levies pertaining to services whether towards internal or external services, unless formally otherwise agreed upon with the mentioned authority.
 - viii. The provisions of (iii) shall be applicable to each phase of a development, unless formally otherwise agreed upon with the Competent Authority.
 - ix. Where bulk meter installations are being provided for a development, the Competent Authority will only be responsible for the reading of the bulk meters, and the body corporate shall be responsible for internal administration.

3.16. MUNICIPAL SERVICES, REFUSE REMOVAL, WASHING LINES AND OUTSIDE TOILET FACILITIES FOR ALL LAND USES

Special consideration regarding all the above-mentioned facilities will be given by the Competent Authority when considering the building plans. This is to ensure that the best functional and aesthetic results are obtained with a proposed development.

3.17. FLOOD LINES

3.17.1. GENERAL

Within the Tsantsabane Municipality, any area below the 1:50 year flood line of any river or stream, will be subject to special scrutiny and consideration before any form of land use change can be considered in accordance with the LUMS by the Competent Authority. The local authority may at all times request that the flood line be indicated on plans accompanying any land development application in order to inform their decision-making. Furthermore, it remains the prerogative of the decision-making authority to limit any development in such areas, as has been designated within the SDF. All applications, where flood lines are present and where such flood lines influence the development proposal, will be subject to the inputs and approval from all applicable National & Provincial Departments.

3.17.2. APPLICATIONS FOR CONSIDERATION

Applications for Rezoning, Secondary and Consent Use, including subdivision and consolidation applications, as discussed in zoning categories C, D.q.1 and certain F categories, that fall within the above mentioned limited development areas within flood lines, may be considered by the Competent Authority for approval under the following conditions set out for each category, namely:

- i. Applications to D.q.1: Resort and Tourism Related areas within flood lines:
 - a. The guidelines stipulated as part of the SDF documentation must be adhered to at all times.
 - b. Only areas earmarked for development in this regard in the SDF will be considered.
 - c. No buildings or permanent structures will be allowed below the flood lines without the written consent of all relevant state and para-statal departments, e.g. Department of Water Affairs and forestry.
 - d. With each application, the relevant flood lines must be determined and indicated on the detail Site Development Plan, when submitting an application to the Competent Authority.
- ii. Applications for subdivision, secondary and consent use applications of Category C may also be considered, under the same conditions as (i) as already discussed.

3.17.3. APPROVAL CONDITIONS

It is imperative that a comprehensive study and assessment regarding the flood-proofing of buildings be undertaken as part of the mandatory Scoping and Environmental Impact Assessment (EIA) process. The following factors related to flood characteristics must be investigated in accordance with the guidelines of the SDF, namely:

- i. Height of maximum flood level: The lower the depth of flooding the easier it is to flood-proof.
- ii. Velocity of water flow during flood peaks: The lower the flow velocity the easier it is to design a building that would resist flood waters.
- iii. Duration and frequency of floods: The longer the area is flooded, the more difficult and expensive is the flood-proofing.
- iv. Other factors such as floating debris.

Any applicant and or developer must focus on the guidelines for flood line development as stated in die SDF document, as well as any guiding documentation from the Department of Water Affairs and Forestry.

3.18. ENVIRONMENTAL MANAGEMENT PLANS

The following provisions shall apply with regard to environmental management plans:

- i. An environmental management plan shall contain the information specified in the definition of 'environmental management plan', unless the Competent Authority agrees to waive certain requirements;
- ii. An environmental management plan must be compiled by a suitably qualified or registered environmental specialist;
- iii. If an environmental management plan is required in terms of environmental legislation, no site works are permitted, and no application for subdivision of land, transfer of land units, or building plan approval in terms of the National Building Act, shall be granted by the Competent Authority, until it has first approved an environmental management plan;
- iv. The property shall be developed and managed generally in accordance with the environmental management plan as approved;
- v. The Competent Authority shall process an application to approve or amend an approved environmental management plan in accordance with its policy for transparency, public consultation and administration of such applications; and
- vi. When approving an environmental management plan or amendment to an environmental management plan, the Competent Authority may impose conditions of approval.

3.19. INTERPRETATION

3.19.1. RULES FOR INTERPRETATION

The following rules of interpretation shall apply:

- i. In this zoning scheme, in the register, in any note on the zoning map and in any condition imposed in terms of this zoning scheme, the words and expressions shall have the meanings assigned to them in accordance with the definitions contained in these zoning scheme regulations, except where a contrary interpretation is clear from the context. Interpretation of words not defined in this chapter will have the LUMS will have the meanings assigned to them in the Oxford English Dictionary, published by the Oxford University Press, except where a contrary interpretation is clear from the context;
- ii. Headings contained in this zoning scheme shall be used for reference purposes, but shall not be construed to govern, limit or modify the meaning or intent of any provision of the zoning scheme;
- iii. The masculine gender includes the feminine and neuter, and visa versa, and the singular includes the plural, unless the context indicates otherwise;
- iv. Whenever reference is made to a law, ordinance or by-law, the reference applies to all substitutions, amendments and additions of that law, ordinance or by-law;
- v. Whenever reference is made to the use of a building, land unit or property, the reference applies also to the erection of a building, to the use of part of a building and to the use of a land unit, whether a building is erected on the land unit or not;
- vi. It is understood that the terms 'must' and 'shall' are mandatory, and the term 'may' is not mandatory, unless the context clearly indicates otherwise; and
- vii. The Competent Authority interpretation of the text shall prevail unless the contrary is proven.

3.19.2. METHODS OF MEASURING DISTANCES, LEVELS AND HEIGHTS

The following provisions apply with regard to measuring distances, levels or heights:

- i. If required by the Competent Authority, the owner or applicant shall appoint a registered surveyor to supply or verify information necessary for the mentioned authority to make a decision about compliance with distances or heights required in terms of this zoning scheme;
- ii. Where reference is made or implied to the distance between boundaries or between a building and a boundary, this distance shall be measured in the following manner:

- a. The boundary or boundaries and all points of the building shall be projected onto a horizontal plane, and all measures shall be made in such a plane; and
 - b. The distance between a point on a building and a boundary shall be measured at the shortest distance between the point and the boundary.
- iii. Where reference is made to a portion of a boundary opposite a building, such portion shall be defined by drawing lines in a manner described in (ii), from points on such building, at right angles to such boundary; and
 - iv. Where reference is made to a distance, ground level, height of a point on a building or other measurement, then such distance, level or height shall be calculated in accordance with recognised geometric principles. In any case where the distance, level or height involved is so irregular that calculation in accordance with these principles is impractical or leads to a result which is clearly not in accordance with the intent of the zoning scheme, the Competent Authority shall determine the distance, level or height concerned for the purpose of administering this scheme.

3.19.3. INTERPRETATION OF BOUNDARIES

Where uncertainty exists as to the boundaries of use zones, the following rules apply in the order listed:

- i. Boundaries shown as following or approximately following any public street or road shall be construed as following the street or road cadastral boundary;
- ii. Boundaries shown as following or approximately following any land unit boundary shall be construed as following such cadastral boundary;
- iii. Boundaries shown as following or approximately following natural features shall be construed as following such features; and
- iv. In the event of further uncertainty as to the boundaries of a use zone, the Competent Authority shall make a determination, or may appoint a professional land surveyor of his choice to determine the boundaries at the cost of the land owner.

3.19.4. INTERPRETATION OF CATEGORY OF USE AND ZONING

The Competent Authority shall determine the category of use or zoning, and its decision shall be final unless the contrary is proven, where:

- i. There is uncertainty or dispute about zoning categories;
- ii. There is conflict between the provisions of a zoning map, this zoning scheme and the register; and
- iii. There is uncertainty or dispute about the zoning of property.

4. DEVELOPMENT CONTROL

The development control chapter has been link directly to the 6 SPC categories as described in die SDF Guidelines and SDF of Tsantsabane Municipality and includes the following main categories:

- A. Core Areas.
- B. Buffer Areas.
- C. Agricultural Areas.
- D. Urban Areas.
- E. Industrial Areas.
- F. Surface Infrastructure and Buildings.
- G. Other Land Uses (not part of the SDF categories)

SPATIAL PLANNING CATEGORIES







	A CORE	A.a Statutory Protected Areas
	B BUFFER	B.a Non-Statutory Conservation Areas B.b Ecological Corridors B.c Urban Green Areas
	C AGRICULTURAL AREAS	C.a Extensive agricultural areas C.b Intensive agricultural areas
	D URBAN RELATED	D.a Main Towns D.b Local Towns D.c Rural Settlements D.d Tribal Authority Settlements D.e Communal Settlements D.f Institutional Areas D.g Authority Areas D.h Residential Areas D.i Business Areas D.j Service Related Business D.k Special Business D.l SMME Incubators D.m Mixed Use Development Areas D.n Cemeteries D.o Sports fields & Infrastructure D.p Airport and Infrastructure D.q Resorts & Tourism Related Areas D.r Farmsteads & Outbuildings
	E INDUSTRIAL AREAS	E.a Agricultural industry E.b Light industry E.c General industry E.d Nuisance industry E.e Extractive industry
	F SURFACE INFRASTRUCTURE & BUILDINGS	F.a National roads F.b Main roads F.c Minor roads F.d Public Streets F.e Heavy Vehicle Overnight Facilities F.f Railway lines F.g Power lines F.h Telecommunication Infrastructure F.i Renewable Energy Structures F.j Dams & Reservoirs F.k Canals F.l Sewerage Plants and Refuse Areas

Figure 1: The SDF Categories as it is to be found in the SDF documentation of Tsantsabane Municipality.

4.1. CORE AREAS - CATEGORY A

General Description for A.a Categories:

Statutory Protected Areas: Areas designated in terms of legislation for biodiversity conservation, defined categories of outdoor recreation and resource use. Conservation purposes are purposes normally or reasonably associated with, the use of land for the protection of the natural and/or built environment, including the protection of the physical, ecological, cultural and historical characteristics of land against undesirable change.

4.1.1. A.a.1: Wilderness Areas

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
A.a.1	Wilderness Areas	Wilderness Areas include areas characterised by their intrinsically wild and pristine appearance and character, or that are capable of being restored to such, and which are undeveloped, without permanent improvements or human habitation.	None	None	None	None

4.1.1.1. Land Use Restrictions for A.a.1

4.1.1.1.1. Primary Usage – Wilderness Areas

Restriction:	Detail description for Wilderness Areas
Wilderness Areas:	Wilderness Areas include areas characterised by their intrinsically wild and pristine appearance and character, or that are capable of being restored to such, and which are undeveloped, without permanent improvements or human habitation.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.1.2. A.a.2: Special Nature Reserves

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
A.a.2	Special Nature Reserves	Areas characterised by sensitive, ecologically outstanding ecosystems or natural habitats, natural communities, populations or species, or unique geological or biophysical features conserved primarily for scientific research, educational and limited nature-based recreational purposes.	None	None	None	None

4.1.2.1. Land Use Restrictions for A.a.2

4.1.2.1.1. Primary Usage – Special Nature Reserves

Restriction:	Detail description for Special Nature Reserves
Special Nature Reserves:	Areas characterised by sensitive, ecologically outstanding ecosystems or natural habitats, natural communities, populations or species, or unique geological or biophysical features conserved primarily for scientific research, educational and limited nature-based recreational purposes.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.1.3. A.a.3: National Parks

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
A.a.3	National Parks	Areas of national or international biodiversity importance; or containing a representative sample of South Africa's natural systems, scenic areas or cultural heritage sites; or the ecological integrity of one or more ecosystems. National parks provide spiritual, scientific, educational, recreational and tourism-related opportunities which are mutually and environmentally compatible and can contribute to local and regional economic development, including any activities that forms part of 'Resort and Tourism related areas', including the consent uses stipulated as part of D.q.1.	None	None	None	None

4.1.3.1. Land Use Restrictions for A.a.3

4.1.3.1.1. Primary Usage – National Parks

Restriction:	Detail description for National Parks
National Parks:	Areas of national or international biodiversity importance; or containing a representative sample of South Africa's natural systems, scenic areas or cultural heritage sites; or the ecological integrity of one or more ecosystems. National parks provide spiritual, scientific, educational, recreational and tourism-related opportunities which are mutually and environmentally compatible and can contribute to local and regional economic development, including any activities that forms part of 'Resort and Tourism related areas', including the consent uses stipulated as part of D.q.1.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.1.4. A.a.4: Nature Reserves

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
A.a.4	Nature Reserves	Nature Reserves, including provincial, local authority and registered private nature reserves and include areas of significant ecological, biophysical, historical, or archaeological interest or that are in need of long-term protection for the maintenance of its biodiversity or for the provision of environmental goods and services.	None	None	None	None

4.1.4.1. Land Use Restrictions for A.a.4

4.1.4.1.1. Primary Usage – Nature Reserves

Restriction:	Detail description for Nature Reserves
Nature Reserves:	Nature Reserves, including provincial, local authority and registered private nature reserves and include areas of significant ecological, biophysical, historical, or archaeological interest or that are in need of long-term protection for the maintenance of its biodiversity or for the provision of environmental goods and services.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.1.5. A.a.5: Protected Environments

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
A.a.5	Protected Environments	Areas as a buffer zone for the protection of a wilderness area, special natural reserve, national park, world heritage site or nature reserve, to enable owners to conserve biodiversity, protect specific ecosystem and control land use.	None	None	None	None

4.1.5.1. Land Use Restrictions for A.a.5

4.1.5.1.1. Primary Usage – Protected Environments

Restriction:	Detail description for Protected Environments
Protected Environments:	Areas as a buffer zone for the protection of a wilderness area, special natural reserve, national park, world heritage site or nature reserve, to enable owners to conserve biodiversity, protect specific ecosystem and control land use.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.1.6. A.a.6: Forest Wilderness Areas and Forest Nature Reserves

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
A.a.6	Forest Wilderness Areas and Forest Nature Reserves	Areas declared forest wilderness areas e.g. natural forests, woodlands and natural habitats or ecosystem components.	None	None	None	None

4.1.6.1. Land Use Restrictions for A.a.6

4.1.6.1.1. Primary Usage – Forest Wilderness and Forest Nature Reserves

Restriction:	Detail description for Forest Wilderness/ Nature Reserves
Forest Wilderness Areas and Forest Nature Reserves:	Areas declared forest wilderness areas e.g. natural forests, woodlands and natural habitats or ecosystem components.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.1.7. A.a.7: Marine Protected Areas

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
A.a.7	Marine Protected Areas	Areas for the protection of communities, populations or species of fauna and the biophysical features on which they depend, facilitate fishery management by protecting spawning stock, allowing stock recovery, enhancing stock abundance in adjacent areas, and providing pristine communities for research and to mitigate any conflict that may arise from competing uses in that area.	None	None	None	None

4.1.7.1. Land Use Restrictions for A.a.7

4.1.7.1.1. Primary Usage – Marine Protected Areas

Restriction:	Detail description for Marine Protected Areas
Marine Protected Areas:	Areas for the protection of communities, populations or species of fauna and the biophysical features on which they depend, facilitate fishery management by protecting spawning stock, allowing stock recovery, enhancing stock abundance in adjacent areas, and providing pristine communities for research and to mitigate any conflict that may arise from competing uses in that area.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.1.8. A.a.8: World Heritage Site

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
A.a.8	World Heritage Site	World Heritage Site means cultural or natural areas that has been: a) Included on the World Heritage List, or the tentative list of the Republic, and has been proclaimed as a World Heritage Site, or b) Proclaimed to be a special heritage site for management in accordance with the Act (such areas cannot be referred to as a World Heritage Site).	None	None	None	None

4.1.8.1. Land Use Restrictions for A.a.8

4.1.8.1.1. Primary Usage – World Heritage Site

Restriction:	Detail description for World Heritage Site
World Heritage Site:	World Heritage Site means cultural or natural areas that has been: a) Included on the World Heritage List, or the tentative list of the Republic, and has been proclaimed as a World Heritage Site, or b) Proclaimed to be a special heritage site for management in accordance with the Act (such areas cannot be referred to as a World Heritage Site).
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.1.9. A.a.9: Mountain Catchment Areas

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
A.a.9	Mountain Catchment Areas	Mountain Catchment Areas include areas declared as mountain catchment areas that provide for the conservation, use, management and control of such land.	None	None	None	None

4.1.9.1. Land Use Restrictions for A.a.9

4.1.9.1.1. Primary Usage – Mountain Catchment Areas

Restriction:	Detail description for Mountain Catchment Areas
Mountain Catchment Areas:	Mountain Catchment Areas include areas declared as mountain catchment areas that provide for the conservation, use, management and control of such land.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.2. BUFFER AREAS - CATEGORY B

General Description for Non-Statutory Conservation Areas - B.a Categories:

Non-Statutory Conservation Areas: Areas voluntarily set aside by land owners and managed for conservation purposes in terms of the legislation applicable to the current zoning of such land and not in terms of dedicated conservation legislation.

4.2.1. B.a.1: Contractual Conservation Areas

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
B.a.1	Contractual Conservation Areas	Areas designated for conservation purposes in terms of an agreement with a conservation agency, or between landowners, a lease agreement, or a servitude. This category includes conservancies and biodiversity stewardship sites.	None	None	None	None

4.2.1.1. Land Use Restrictions B.a.1

4.2.1.1.1. Primary Usage – Contractual Conservation Areas

Restriction:	Detail description for Contractual Conservation Areas
Contractual Conservation Areas:	Areas designated for conservation purposes in terms of an agreement with a conservation agency, or between landowners, a lease agreement, or a servitude. This category includes conservancies and biodiversity stewardship sites.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.2.2. B.a.2: Private Conservation Areas

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
B.a.2	Private conservation areas	Means any land which has been set aside in this scheme for use as a private site for recreation facilities or as an ornamental garden or pleasure-garden, provided that the land is under the long-term management of a private person or authority, for the primary use of conservation and includes areas unofficially designated and managed for conservation purposes by the relevant land owner.	None	None	None	None

4.2.2.1. Land Use Restrictions for B.a.2

4.2.2.1.1. Primary Usage – Private Conservation Areas

Restriction:	Detail description for Private Conservation Areas
Private conservation areas:	Means any land which has been set aside in this scheme for use as a private site for recreation facilities or as an ornamental garden or pleasure-garden, provided that the land is under the long-term management of a private person or authority, for the primary use of conservation and includes areas unofficially designated and managed for conservation purposes by the relevant land owner.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

General Description for Ecological Corridors B.b Categories:

Ecological Corridors: Linkages between natural habitats or ecosystems that contribute to the connectivity of the latter and to the maintenance of associated natural processes.

4.2.3. B.b.1: Freshwater Ecosystem Priority Areas

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
B.b.1	Freshwater Ecosystem Priority Areas	Identified river and wetland FEPAs and fish support areas, including a generic buffer of 100m, measured from the top of bank of the river or the delineated riparian areas, whichever is larger, and measured from the outside edge of the wetland.	None	None	None	None

4.2.3.1. Land Use Restrictions for B.b.1**4.2.3.1.1. Primary Usage – Freshwater Ecosystem Priority Areas**

Restriction:	Detail description for Freshwater Ecosystems Priority Areas
Freshwater Ecosystem Priority Areas	Identified river and wetland FEPAs and fish support areas, including a generic buffer of 100m, measured from the top of bank of the river or the delineated riparian areas, whichever is larger, and measured from the outside edge of the wetland.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.2.4. B.b.2: Rivers and Riverbeds

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
B.b.2	Rivers and riverbeds	Means all perennial and non-perennial rivers and wetlands.	None	None	None	None

4.2.4.1. Land Use Restrictions for B.b.2

4.2.4.1.1. Primary Usage – Rivers and Riverbeds

Restriction:	Detail description for Rivers and Riverbeds
Rivers and riverbeds:	Means all perennial and non-perennial rivers and wetlands.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.2.5. B.b.3: Other Natural Areas

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
B.b.3	Other Natural Areas	This area include Sensitive Coastal Areas, Tracts of natural vegetation that form part of, or link ecosystem components (i.e. tracts of natural vegetation acting as a buffer zone between rivers located in FEPA Fish Support Areas and Fish Sanctuaries, and Category C and D areas) and any other natural areas that are conservation-worthy and which form linkages to natural areas within Category C and D areas.	None	None	None	None

4.2.5.1. Land Use Restrictions for B.b.3

4.2.5.1.1. Primary Usage – Other Natural Areas

Restriction:	Detail description for Other Natural Areas
Other Natural Areas:	This area include Sensitive Coastal Areas, Tracts of natural vegetation that form part of, or link ecosystem components (i.e. tracts of natural vegetation acting as a buffer zone between rivers located in FEPA Fish Support Areas and Fish Sanctuaries, and Category C and D areas) and any other natural areas that are conservation-worthy and which form linkages to natural areas within Category C and D areas.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

General Description for Urban Green Areas - B.c Categories:

Urban Green Areas: Municipal open spaces (including playgrounds) that form in integral part of the urban structure.

4.2.6. B.c.1: Public Park

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
B.c.1	Public Park	Any land which falls under, or is intended to come under the ownership of the local authority, which is utilised by the general public as an open space, park, garden, square, playground or recreational site and appears on an approved general plan as a “public open space and/or public place”.	None	None	None	None

4.2.6.1. Land Use Restrictions for B.c.1

4.2.6.1.1. Primary Usage – Public Park

Restriction:	Detail description for Public Park
Public Park:	Any land which falls under, or is intended to come under the ownership of the local authority, which is utilised by the general public as an open space, park, garden, square, playground or recreational site and appears on an approved general plan as a “public open space and/or public place”.
Special consideration:	No structure shall be erected or use practised other than those included in the definition of a “public park”.

4.2.7. B.c.2: Landscaped Areas

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
B.c.2	Landscaped Areas	Any land which has been set aside in this scheme for use as a private site for playing, rest and recreation facilities or as an ornamental garden or pleasure-garden, provided that the land is under the long term management of a private person or authority.	None	None	None	None

4.2.7.1. Land Use Restrictions for B.c.2

4.2.7.1.1. Primary Usage – Landscaped Areas

Restriction:	Detail description for Landscaped Areas
Landscaped Areas:	Any land which has been set aside in this scheme for use as a private site for playing, rest and recreation facilities or as an ornamental garden or pleasure-garden, provided that the land is under the long term management of a private person or authority.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.2.8. B.c.3 Parks and Open Spaces

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
B.c.3	Parks and Open Spaces	Any land which falls under, or is intended to come under the ownership of the local authority and which is utilised by the public as an open space, park, garden, square, playground or recreational site, but does not appear on an approved general plan as a “public open space and/or public place”.	None	None	None	None

4.2.8.1. Land Use Restrictions for B.c.3**4.2.8.1.1. Primary Usage – Parks and Open Spaces**

Restriction:	Detail description for Parks and Open Spaces
Parks and Open Spaces:	Any land which falls under, or is intended to come under the ownership of the local authority and which is utilised by the public as an open space, park, garden, square, playground or recreational site, but does not appear on an approved general plan as a “public open space and/or public place”.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.3. AGRICULTURAL AREAS - CATEGORY C

General Description for Extensive Agricultural Areas C.a Categories:

Extensive Agricultural Areas: Agricultural areas covered with natural vegetation, used for extensive agricultural enterprises, e.g. indigenous plant harvesting, extensive stock-farming, game-farming, eco-tourism and cultivated areas.

4.3.1. C.a.1: Bona-Fide Game Farms

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
C.a.1	Bona-Fide Game Farms	The breeding of game on natural veld, land or pasture and at most one single residential house and other buildings that is reasonably relevant to the main agricultural activity on the farm, including Accommodation- and Tourist facilities. Four x four routes and bona-fide staff housing;	Second Residential unit	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of "family".	Occupational Practice	See Definition
			Farm Stall	A building and/or structure which covers an area not exceeding 100m ² and where a farmer can sell his and other agricultural produce, either to his employees or to the general public;	None	None
			Nursery	A building and/or structure where plants are grown and/or sold to the public.	None	None
			Equestrian Facilities	Equestrian facilities are created and maintained for the purpose of accommodating, training or competing equids, especially horses. Based on their use may be known as a barn or stables, with commercial operations described by terms such as a boarding stable, livery yard, or livery stable. Larger facilities may be called an equestrian centre and co-located with complementary services such as a riding school, farriers, vets and tack shops or equipment repair.	None	None
			Animal Hospital	A site and/or building where animals/birds receive medical treatment and may stay overnight if necessary, excluding kennels for long term accommodation.	None	None

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
			Recreational Facilities	Any building or premise where people assemble for entertainment or social relaxation, excluding the sale of alcoholic beverages, including sporting purposes, a sport centre, a theatre, bioscope, amusement park and skating ring, but does not include any building or site for a casino, place of entertainment or adult entertainment.	None	None

4.3.1.1. Land Use Restrictions for C.a.1

4.3.1.1.1. Primary Usage – Bona-Fide Game Farm:

Restriction:	Detail description for Game Farm
Bona-Fide Game Farm:	The breeding of game on natural veld, land or pasture and at most one single residential house and other buildings that is reasonably relevant to the main agricultural activity on the farm, including Accommodation- and Tourist facilities. Four x four routes and bona-fide staff housing;
Coverage:	Land units smaller than 5000m ² - 50%. Land units larger than 5001m ² - 30%.
Height:	At most 12m above the natural ground level directly beneath any particular point or portion of the building.
Building Lines:	The street building line is 4.5m and the rear- and side building lines for the primary and secondary residential houses are 3m. No building or part thereof, with the exception of the primary residential house and farm stalls, boundary walls or boundary fences, may, where the premise borders another premise with a different zoning, be erected closer than 20m from the said boundary of the premise and these building lines are 4.5m where the premise borders another premise also zoned as category C.
Parking:	1 parking bay per 25m ² of buildings utilised for Secondary/ Consent uses, including Farm Stall, Nursery, Equestrian Facilities and Animal Hospital.
Fencing Certificate:	Any land unit rezoned to this zone must provide the Competent Authority with a Fencing Certificate.
Slackening of building lines:	Applications for slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.3.1.2. Further restrictions applicable to specific uses/ buildings.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.3.1.2.1. Second residential units for Bona-Fide Game Farm:

Restriction:	Detail description for Second residential units
Second Residential Unit:	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of "family".
Floor area:	At most 60% of the primary dwelling on the premise to a maximum of 120m ² . Car ports and garages are to be included in these calculations.
Other:	Bona fide staff housing are, in applying these regulations, not regarded as second residential units.

4.3.1.2.2. Farm stalls/ Nursery/ Tourist Facilities/ Equestrian Facilities, Animal Hospital and Recreational Facilities for Bona-Fide Game Farm:

Restriction:	Detail description for Farm stalls/ Nursery/ Tourist Facilities/ Equestrian Facilities and Animal Hospital
Farm Stall:	A building and/or structure which covers an area not exceeding 100m ² and where a farmer can sell his and other agricultural produce, either to his employees or to the general public;
Nursery:	A building and/or structure where plants are grown and/or sold to the public.
Tourist Facilities:	<p>Facilities created in a rural area for the recreation and entertainment of tourists and may include overnight facilities such as a guesthouse, restaurant and Farm Stall. The following preconditions for the considering of an application in accordance with tourist facilities, are:</p> <ol style="list-style-type: none"> The correct application procedure, including the necessary advertisement procedures shall be followed. All building and other regulations shall strictly be complied with. No relaxation of building lines or maximum coverage shall thus be allowed. The Engineering department must be convinced of the fact that the service network shall be able to carry the additional load and may, even in both instances, put a limit on the number of beds. Building plans for the concerned buildings or part thereof must be submitted with the application. Proof of separate facilities for guests must also be submitted. Proof that parking (detail layout plan) for 1 vehicle per room, as well as 1 additional parking for every 4 rooms, can be supplied on the premises and must accompany the application. Where food is commercially prepared/sold on the premises to residing guests, the person shall have to register for the preparing and serving of food at the Competent Authority. It is compulsory that the owner/ manager reside on the property.
Equestrian Facilities:	Equestrian facilities are created and maintained for the purpose of accommodating, training or competing equids, especially horses. Based on their use may be known as a barn or stables, with commercial operations described by terms such as a boarding stable, livery yard, or livery stable. Larger facilities may be called an equestrian centre and co-located with complementary services such as a riding school, farriers, vets and tack shops or equipment repair.
Animal Hospital:	A site and/or building where animals/birds receive medical treatment and may stay overnight if necessary, excluding kennels for long term accommodation.
Recreational Facilities	Any building or premise where people assemble for entertainment or social relaxation, excluding the sale of alcoholic beverages, including sporting purposes, a sport centre, a theatre, bioscope, amusement park and skating ring, but does not include any building or site for a casino, place of entertainment or adult entertainment.
Floor area:	At most 100m ² per usage, but can be combined to form a larger complex of up to 500m ² .
Building Lines:	At least 4,5m from any street reserve boundary and 10m from all other boundaries.

4.3.1.2.3. Outbuildings for Bona-Fide Game Farm:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ol style="list-style-type: none"> No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard.

Restriction:	Detail description for Outbuildings
	<ul style="list-style-type: none"> iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way. iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following: <ul style="list-style-type: none"> a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries. b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.3.1.2.4. Occupational practice and other rights for Bona-Fide Game Farm:

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.
Details:	<p>Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice):</p> <ul style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority; ii. The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests; iii. At most a maximum floor area of 25m² may be used for this purpose; iv. No goods for sale will be publicly displayed; v. A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties. vi. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry; vii. All health and other regulations normally associated with the occupational practice shall be complied with; viii. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; ix. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and x. The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of "occupational practice" is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.3.1.2.5. Parking, Car ports and Access gates for Bona-Fide Game Farm:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	A carport and shade nets may be erected within a street or side building line, subject to the approval of the Competent Authority and affected neighbours.
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <ol style="list-style-type: none"> i. The carport shall be supported by metal, wooden, brick or cement poles or pillars. ii. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall. iii. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. iv. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. v. The façade of the carport shall not be closer than 300mm from the street boundary. vi. No gates that open onto the pavement shall be permitted, except in certain circumstances. vii. Standard provision shall be made for the collection and run-off of rainwater from the carports. viii. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. ix. All above-mentioned requirements shall also apply to shade nets. x. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

4.3.2. C.a.2: Agriculture

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
C.a.2	Agriculture	The breeding of animals on natural veld, land and pasture, stock or auction pens, the processing of products produced on the farm, the cultivation of crops and at most one single residential house, one second residential unit and other buildings that is reasonably relevant to the main agricultural activity on the farm, including bona-fide staff housing (permanent or temporary) and a packing shed, but does not include any building, structure of activity described in the definition of Agricultural Industry.	Farm Stall	A building and/or structure which covers an area not exceeding 100m ² and where a farmer can sell his and other agricultural produce, either to his employees or to the general public;	Occupational Practice	See Definition
			Nursery	A building and/or structure where plants are grown and/or sold to the public.	None	None
			Equestrian Facilities	Equestrian facilities are created and maintained for the purpose of accommodating, training or competing equids, especially horses. Based on their use may be known as a barn or stables, with commercial operations described by terms such as a boarding stable, livery yard, or livery stable. Larger facilities may be called an equestrian centre and co-located with complementary services such as a riding school, farriers, vets and tack shops or equipment repair.	None	None
			Tourist Facilities	Facilities created in a rural area for the recreation and entertainment of tourists and may include overnight facilities such as a guesthouse, restaurant and Farm Stall.	None	None
			Four x four routes:	A series of roads, tracks and trails, designed for use by 4x4 vehicles as a leisure or adventure facility, and includes buildings that are normally required for the administration and maintenance, but do not include holiday accommodation and tourist facilities;	None	None
			Animal Hospital	A site and/or building where animals/birds receive medical treatment and may stay overnight if necessary, excluding kennels for long term accommodation.	None	None

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
			Kennels	The accommodation or sheltering of cats, dogs and/other similar domesticated animals. This includes commercial breeding facilities, boarding kennels, pet motels, dog training facilities and animal shelters.	None	None
			Guest House	A dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house. A guest house may include catering facilities for guests that stays overnight, but does not include self-catering facilities:	None	None
			Recreational Facilities	Any building or premise where people assemble for entertainment or social relaxation, excluding the sale of alcoholic beverages, including sporting purposes, a sport centre, a theatre, bioscope, amusement park and skating ring, but does not include any building or site for a casino, place of entertainment or adult entertainment.	None	None
			Day-care centre	Means a building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.	None	None

4.3.2.1. Land Use Restrictions for C.a.2

4.3.2.1.1. Primary Usage - Agriculture:

Restriction:	Detail description for Agriculture
Agriculture:	The breeding of animals on natural veld, land and pasture, stock or auction pens, the processing of products produced on the farm, the cultivation of crops and at most one single residential house, one second residential unit and other buildings that is reasonably relevant to the main agricultural activity on the farm, including bona-fide staff housing (permanent or temporary) and a packing shed, but does not include any building, structure of activity described in the definition of Agricultural Industry.
Coverage:	Land units smaller than 5000m ² - 50%. Land units larger than 5001m ² - 30%.
Height:	At most 12m above the natural ground level directly beneath any particular point or portion of the building.
Building Lines:	The street building line is 4.5m and the rear- and side building lines for the primary and secondary residential houses are 3m. No building or part thereof, with the exception of the primary residential house and farm stalls, boundary walls or boundary fences, may, where the premise borders another premise with a different zoning, be erected closer than 20m from the said boundary of the premise and these building lines are 4.5m where the premise borders another premise also zoned as category C.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.3.2.2. Further restrictions applicable to specific uses/ buildings.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.3.2.2.1. Second residential units for Agriculture:

Restriction:	Detail description for Second Residential unit
Second Residential Unit:	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of "family".
Floor area:	At most 60% of the primary dwelling on the premise to a maximum of 120m ² . Car ports and garages are to be included in these calculations.
Other:	Bona fide staff housing are, in applying these regulations, not regarded as second residential units.

4.3.2.2.2. Farm stalls/ Nursery/ Equestrian Facilities/ Day-Care Centre/ Tourist Facilities/ Four x four routes, Animal Hospital, Kennels, Guest House and Recreational Facilities for Agriculture:

Restriction:	Detail description for Farm Stalls/ Nursery/ Equestrian Facilities/ Four x four Routes and Animal Hospitals
Farm Stall:	A building and/or structure which covers an area not exceeding 100m ² and where a farmer can sell his and other agricultural produce, either to his employees or to the general public;
Nursery:	A building and/or structure where plants are grown and/or sold to the public.
Equestrian Facilities:	Equestrian facilities are created and maintained for the purpose of accommodating, training or competing equids, especially horses. Based on their use may be known as a barn or stables, with commercial operations described by terms such as a boarding stable, livery yard, or livery stable. Larger facilities may be called an equestrian centre and co-located with complementary services such as a riding school, farriers, vets and tack shops or equipment repair.
Day-care centre:	Means a building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.
Tourist Facilities:	Facilities created in a rural area for the recreation and entertainment of tourists and may include overnight facilities such as a guesthouse, restaurant and Farm Stall. The following preconditions for the considering of an application in accordance with tourist facilities, are: <ul style="list-style-type: none"> i. The correct application procedure, including the necessary advertisement procedures shall be followed. ii. All building and other regulations shall strictly be complied with. No relaxation of building lines or maximum coverage shall thus be allowed. iii. The Engineering department must be convinced of the fact that the service network shall be able to carry the additional load and may, even in both instances, put a limit on the number of beds. iv. Building plans for the concerned buildings or part thereof must be submitted with the application. v. Proof of separate facilities for guests must also be submitted. vi. Proof that parking (detail layout plan) for 1 vehicle per room, as well as 1 additional parking for every 4 rooms, can be supplied on the premises and must accompany the application. vii. Where food is commercially prepared/sold on the premises to residing guests, the person shall have to register for the preparing and serving of food at the Competent Authority. viii. It is compulsory that the owner/ manager reside on the property.
Four x four routes:	A series of roads, tracks and trails, designed for use by 4x4 vehicles as a leisure or adventure facility, and includes buildings that are normally required for the administration and maintenance, but do not include holiday accommodation and tourist facilities;
Animal Hospital:	A site and/or building where animals/birds receive medical treatment and may stay overnight if necessary, excluding kennels for long term accommodation.
Kennels:	The accommodation or sheltering of cats, dogs and other similar domesticated animals. This includes commercial breeding facilities, boarding kennels, pet motels, dog training facilities and animal shelters.
Guest House:	A dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house. A guest house may include catering facilities for guests that stays overnight, but does not include self-catering facilities.
Recreational Facilities	Any building or premise where people assemble for entertainment or social relaxation, excluding the sale of alcoholic beverages, including sporting purposes, a sport centre, a theatre, bioscope,

	amusement park and skating ring, but does not include any building or site for a casino, place of entertainment or adult entertainment.
Floor area:	At most 100m ² per usage, but can be combined to form a larger complex of up to 500m ² .
Building Lines:	At least 4,5m from any street reserve boundary and 10m from all other boundaries.

4.3.2.2.3. Outbuildings for Agriculture:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ol style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard. iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way. iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following: <ol style="list-style-type: none"> a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries. b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.3.2.2.4. Occupational practice and other rights for Agriculture:

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.

Restriction:	Detail description for Occupational Practice
Details:	<p>Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice):</p> <ol style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority; ii. The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests; iii. At most a maximum floor area of 25m² may be used for this purpose; iv. No goods for sale will be publicly displayed; v. A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties. vi. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry; vii. All health and other regulations normally associated with the occupational practice shall be complied with; viii. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; ix. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and x. The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of "occupational practice" is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.3.2.2.5. Parking, Car ports and Access gates for Agriculture:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority's approval, a carport and shade nets that will exceed a street or side building line, may be erected.
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <ol style="list-style-type: none"> i. The carport shall be supported by metal, wooden, brick or cement poles or pillars. ii. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall. iii. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. iv. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. v. The façade of the carport shall not be closer than 300mm from the street boundary. vi. No gates that open onto the pavement shall be permitted. vii. Standard provision shall be made for the collection and run-off of rainwater from the carports. viii. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. ix. All above-mentioned requirements shall also apply to shade nets. x. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

General Description for Intensive Agricultural Areas - C.b Categories:

Intensive Agricultural Areas: Agricultural areas used for intensive agricultural practices, e.g. crop cultivation, vineyards, intensive stock farming on pastures.

4.3.3. C.b.2: Plantations and Woodlots

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
C.b.2	Plantations and Woodlots	Plantations, i.e. group of trees cultivated for exploitation of the wood, bark, leaves or essential oils in the trees; forest produce, i.e. anything which appears or grows in such plantation including any living organisms and any product of it and at most one single residential house and other buildings that is reasonably relevant to the main agricultural activity on the farm, including bona-fide staff housing.	Second Residential unit	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of "family".	Occupational Practice	See Definition
			Farm Stall	A building and/or structure which covers an area not exceeding 100m ² and where a farmer can sell his and other agricultural produce, either to his employees or to the general public;		
			Nursery	A building and/or structure where plants are grown and/or sold to the public.		
			Equestrian Facilities	Equestrian facilities are created and maintained for the purpose of accommodating, training or competing equids, especially horses. Based on their use may be known as a barn or stables, with commercial operations described by terms such as a boarding stable, livery yard, or livery stable. Larger facilities may be called an equestrian centre and co-located with complementary services such as a riding school, farriers, vets and tack shops or equipment repair.		
			Tourist Facilities	Facilities created in a rural area for the recreation and entertainment of tourists and may include overnight facilities such as a guesthouse, restaurant and Farm Stall.		

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
			Guest House	A dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house. A guest house may include catering facilities for guests that stays overnight, but does not include self-catering facilities;		
			Animal Hospital	A site and/or building where animals/birds receive medical treatment and may stay overnight if necessary, excluding kennels for long term accommodation.		
			Recreational Facilities	Any building or premise where people assemble for entertainment or social relaxation, excluding the sale of alcoholic beverages, including sporting purposes, a sport centre, a theatre, bioscope, amusement park and skating ring, but does not include any building or site for a casino, place of entertainment or adult entertainment.		

4.3.3.1. Land Use Restrictions for C.b.2

4.3.3.1.1. Primary Usage - Plantations and Woodlots:

Restriction:	Detail description for Plantations and Woodlots
Plantations and Woodlots:	Plantations, i.e. group of trees cultivated for exploitation of the wood, bark, leaves or essential oils in the trees; forest produce, i.e. anything which appears or grows in such plantation including any living organisms and any product of it and at most one single residential house and other buildings that is reasonably relevant to the main agricultural activity on the farm, including bona-fide staff housing..
Coverage:	Land units smaller than 5000m ² - 50%. Land units larger than 5001m ² - 30%.
Height:	At most 12m above the natural ground level directly beneath any particular point or portion of the building.
Building Lines:	The street building line is 4.5m and the rear- and side building lines for the primary and secondary residential houses are 3m. No building or part thereof, with the exception of the primary residential house and farm stalls, boundary walls or boundary fences, may, where the premise borders another premise with a different zoning, be erected closer than 20m from the said boundary of the premise and these building lines are 4.5m where the premise borders another premise also zoned as category C.
Slackening of building lines:	Applications for slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.3.3.2. Further restrictions applicable to specific uses/ buildings

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.3.3.2.1. Second residential units for Plantations and Woodlots:

Restriction:	Detail description for Second residential units
Second Residential Unit:	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of "family".
Floor area:	At most 60% of the primary dwelling on the premise to a maximum of 120m ² . Car ports and garages are to be included in these calculations.
Other:	Bona fide staff housing are, in applying these regulations, not regarded as second residential units.

4.3.3.2.2. Farm stalls/ Nursery/ Equestrian Facilities/ Tourist Facilities, Guest House, Animal Hospital and Recreational Facilities for Plantations and Woodlots:

Restriction:	Detail description for Farm stalls/ Nursery/ Equestrian Facilities/ Tourist Facilities and Animal Hospital
Farm Stall:	A building and/or structure which covers an area not exceeding 100m ² and where a farmer can sell his and other agricultural produce, either to his employees or to the general public;
Nursery:	A building and/or structure where plants are grown and/or sold to the public.
Tourist Facilities:	<p>Facilities created in a rural area for the recreation and entertainment of tourists and may include overnight facilities such as a guesthouse, restaurant and Farm Stall. The following preconditions for the considering of an application in accordance with tourist facilities, are:</p> <ol style="list-style-type: none"> The correct application procedure, including the necessary advertisement procedures shall be followed. All building and other regulations shall strictly be complied with. No relaxation of building lines or maximum coverage shall thus be allowed. The Engineering department must be convinced of the fact that the service network shall be able to carry the additional load and may, even in both instances, put a limit on the number of beds. Building plans for the concerned buildings or part thereof must be submitted with the application. Proof of separate facilities for guests must also be submitted. Proof that parking (detail layout plan) for 1 vehicle per room, as well as 1 additional parking for every 4 rooms, can be supplied on the premises and must accompany the application. Where food is commercially prepared/sold on the premises to residing guests, the person shall have to register for the preparing and serving of food at the Competent Authority. <p>It is compulsory that the owner/ manager reside on the property.</p>
Equestrian Facilities:	Equestrian facilities are created and maintained for the purpose of accommodating, training or competing equids, especially horses. Based on their use may be known as a barn or stables, with commercial operations described by terms such as a boarding stable, livery yard, or livery stable. Larger facilities may be called an equestrian centre and co-located with complementary services such as a riding school, farriers, vets and tack shops or equipment repair.
Animal Hospital:	A site and/or building where animals/birds receive medical treatment and may stay overnight if necessary, excluding kennels for long term accommodation.
Guest House:	A dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house. A guest house may include catering facilities for guests that stays overnight, but does not include self-catering facilities;
Recreational Facilities	Any building or premise where people assemble for entertainment or social relaxation, excluding the sale of alcoholic beverages, including sporting purposes, a sport centre, a theatre, bioscope, amusement park and skating ring, but does not include any building or site for a casino, place of entertainment or adult entertainment.
Floor area:	At most 100m ² per usage, but can be combined to form a larger complex of up to 500m ² .
Building Lines:	At least 4,5m from any street reserve boundary and 10m from all other boundaries.

4.3.3.2.3. Outbuildings for Plantations and Woodlots:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ol style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard. iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way. iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following: <ol style="list-style-type: none"> a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries. b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.3.3.2.4. Occupational practice and other rights for Plantations and Woodlots:

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.

Restriction:	Detail description for Occupational Practice
Details:	<p>Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice):</p> <ol style="list-style-type: none"> The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority; The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests; At most a maximum floor area of 25m² may be used for this purpose; No goods for sale will be publicly displayed; A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry; All health and other regulations normally associated with the occupational practice shall be complied with; All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of "occupational practice" is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.3.3.2.5. Parking, Car ports and Access gates for Plantations and Woodlots:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority's approval, a carport and shade nets that will exceed a street or side building line, may be erected.
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <ol style="list-style-type: none"> The carport shall be supported by metal, wooden, brick or cement poles or pillars. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. The façade of the carport shall not be closer than 300mm from the street boundary. No gates that open onto the pavement shall be permitted. Standard provision shall be made for the collection and run-off of rainwater from the carports. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. All above-mentioned requirements shall also apply to shade nets. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

4.4. URBAN AREAS - CATEGORY D

General Description for Institutional Areas - D.f Categories:

Institutional Areas: Areas designated for schools, colleges, churches and mosques.

4.4.1. D.f.1: Place of Instruction

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.f.1	Place of Instruction	A school, industrial school, college, technical institute, academy, university, lecture hall or other centre of instruction, and includes a hostel appertaining thereto, and a convent, public library, art gallery, museum, sport grounds and facilities, gymnasium, place of assembly and crèche, but does not include a building used or intended to be used wholly or primarily as a certified reformatory or as a school for the mentally handicapped.	Place of assembly	A public hall, a town hall or community hall for social functions, music hall, concert hall or exhibition hall which is not directly related to a commercial undertaking.	Extramural Activities	The utilisation of a building or premise for any extramural activities (sport, art, cultural, recreational or other) which are not normally associated with the primary use or occupants of the site, without disturbances such as noise, traffic congestion, air pollution, the congregation of people, excessive traffic generation or lowering of aesthetics being caused and may include art classes, dance classes, motivation classes, the writing of exams by students, yoga-, pilates-, aerobics classes or any other fitness related activity.

4.4.1.1. Land Use Restrictions for D.f.1

4.4.1.1.1. Primary Usage - Place of Instruction

Restriction:	Detail description for Place of Instruction
Place of Instruction:	A school, industrial school, college, technical institute, academy, university, lecture hall or other centre of instruction, and includes a hostel appertaining thereto, and a convent, public library, art gallery, museum, sport grounds and facilities, gymnasium, place of assembly and crèche, but does not include a building used or intended to be used wholly or primarily as a certified reformatory or as a school for the mentally handicapped.
Coverage:	60%.
Height:	No restriction.
Building Lines:	No building or any part thereof, excluding: <ul style="list-style-type: none"> i. open verandas, ii. eaves for a distance of 1m, but not closer than 0.5m to the erf boundary, iii. boundary walls or boundary fences, iv. entrance steps,

Restriction:	Detail description for Place of Instruction				
	<p>v. flower boxes, pergolas, cornices, water pipes, screen walls not higher than 2,0m and closer than 3m from the street boundary and minor decorations not projecting more than 300mm from the building, may be erected nearer than the following distances to the relevant boundaries:</p>				
	<table border="1"> <tr> <td rowspan="3">Street boundaries:</td> <td>Land units smaller than 400m² - 1.5m Garage – 4m.</td> </tr> <tr> <td>Land units of 400m² and more, but smaller than 700m² - 2m Garage – 4m.</td> </tr> <tr> <td>Land units of 700m² and more - 3m Garage – 4m.</td> </tr> </table>	Street boundaries:	Land units smaller than 400m ² - 1.5m Garage – 4m.	Land units of 400m ² and more, but smaller than 700m ² - 2m Garage – 4m.	Land units of 700m ² and more - 3m Garage – 4m.
Street boundaries:	Land units smaller than 400m ² - 1.5m Garage – 4m.				
	Land units of 400m ² and more, but smaller than 700m ² - 2m Garage – 4m.				
	Land units of 700m ² and more - 3m Garage – 4m.				
	<table border="1"> <tr> <td rowspan="3">Side boundaries:</td> <td>Land units smaller than 400m² - 0m, provided that the combined side space must be 3m.</td> </tr> <tr> <td>Land Units of 400m² and more, but smaller than 700m² - 1m, provided that the combined side space must be 4m.</td> </tr> <tr> <td>Land units of 700m² and more - 2m, provided that the combined side boundaries must be 5m.</td> </tr> </table>	Side boundaries:	Land units smaller than 400m ² - 0m, provided that the combined side space must be 3m.	Land Units of 400m ² and more, but smaller than 700m ² - 1m, provided that the combined side space must be 4m.	Land units of 700m ² and more - 2m, provided that the combined side boundaries must be 5m.
Side boundaries:	Land units smaller than 400m ² - 0m, provided that the combined side space must be 3m.				
	Land Units of 400m ² and more, but smaller than 700m ² - 1m, provided that the combined side space must be 4m.				
	Land units of 700m ² and more - 2m, provided that the combined side boundaries must be 5m.				
	Please Note: the combined side space between adjoining erven may never be less than 3m in total.				
	<table border="1"> <tr> <td rowspan="2">Rear Boundaries:</td> <td>Land units smaller than 700m² - 2m</td> </tr> <tr> <td>Land units of 700m² and more - 3m</td> </tr> </table>	Rear Boundaries:	Land units smaller than 700m ² - 2m	Land units of 700m ² and more - 3m	
Rear Boundaries:	Land units smaller than 700m ² - 2m				
	Land units of 700m ² and more - 3m				
Parking:	On-site parking must be provided at a minimum requirement of 2 parking bays for each classroom				
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.				

4.4.1.2. Further restrictions applicable to specific uses/ building.

4.4.1.2.1. Place of Assembly and Extramural Activities for Place of Instruction:

Restriction:	Detail description for Place of Assembly
Place of assembly:	A public hall, a town hall or community hall for social functions, music hall, concert hall or exhibition hall which is not directly related to a commercial undertaking.
Extramural Activities:	The utilisation of a building or premise for any extramural activities (sport, art, cultural, recreational or other) which are not normally associated with the primary use or occupants of the site, without disturbances such as noise, traffic congestion, air pollution, the congregation of people, excessive traffic generation or lowering of aesthetics being caused and may include art classes, dance classes, motivation classes, the writing of exams by students, yoga-, pilates-, aerobics classes or any other fitness related activity.
Development control:	The same as for the primary building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.1.2.2. Further Restrictions for Place of Instruction:

Restriction:	Detail description for Place of Instruction
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.4.2. D.f.2: Place of Worship

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.f.2	Place of Worship	A church, synagogue, mosque, temple, chapel or other place for practising religion. It also includes any building in connection therewith, for instance a hall, Sunday school classes, crèche, church offices, a wall of remembrance and parsonage, but does not include funeral parlours.	Place of assembly	A public hall, a town hall or community hall for social functions, music hall, concert hall or exhibition hall which is not directly related to a commercial undertaking.	Extramural Activities	The utilisation of a building or premise for any extramural activities (sport, art, cultural, recreational or other) which are not normally associated with the primary use or occupants of the site, without disturbances such as noise, traffic congestion, air pollution, the congregation of people, excessive traffic generation or lowering of aesthetics being caused and may include art classes, dance classes, motivation classes, the writing of exams by students, yoga-, pilates-, aerobics classes or any other fitness related activity.

4.4.2.1. Land Use Restrictions for D.f.2

4.4.2.1.1. Primary Usage - Place of Worship

Restriction:	Detail description for Place of Worship	
Place of Worship:	A church, synagogue, mosque, temple, chapel or other place for practising religion. It also includes any building in connection therewith, for instance a hall, Sunday school classes, crèche, church offices, a wall of remembrance and parsonage, but does not include funeral parlours.	
Coverage:	60%.	
Height:	No restriction.	
Building Lines:	No building or any part thereof, excluding: <ul style="list-style-type: none"> i. open verandas, ii. eaves for a distance of 1m, but not closer than 0.5m to the erf boundary, iii. boundary walls or boundary fences, iv. entrance steps, v. flower boxes, pergolas, cornices, water pipes, screen walls not higher than 2,0m and closer than 3m from the street boundary and minor decorations not projecting more than 300mm from the building, may be erected nearer than the following distances to the relevant boundaries:	
	Street boundaries:	Land units smaller than 400m ² - 1.5m Garage – 4m.
		Land units of 400m ² and more, but smaller than 700m ² - 2m Garage – 4m.
		Land units of 700m ² and more - 3m Garage – 4m.
	Side boundaries:	Land units smaller than 400m ² - 0m, provided that the combined side space must be 3m.
		Land Units of 400m ² and more, but smaller than 700m ² - 1m, provided that the combined side space must be 4m.
		Land units of 700m ² and more - 2m, provided that the combined side boundaries must be 5m.
Please Note: the combined side space between adjoining erven may never be less than 3m in total.		
Rear Boundaries:	Land units smaller than 700m ² - 2m Land units of 700m ² and more - 3m	
Notwithstanding the above-mentioned building lines, the Competent Authority may approve the erection of any residential house, outbuildings or second residential unit that exceeds a building line, subject to the following:		

Restriction:	Detail description for Place of Worship
	<ul style="list-style-type: none"> i. that the said building shall not exceed a height of one storey; ii. that no doors or windows shall be allowed in any wall of such building nearer than 1,5m of the relevant side boundary; and iii. that another access way, other than through a building, at least 1m wide, is provided from a street to every other vacant portion of the relevant land unit other than a court-yard. iv. that under all circumstances there will be complied with the required joint side boundary regulation. v. where a building line is 0m, a firewall will be required as per specifications of the National Building Regulations.
Parking:	On-site parking must be provided at a minimum requirement of one parking bay for every 20 seats provided within the main building. Other buildings on the property do not form part of the calculations.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.4.2.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.2.2.1. Place of Assembly and Extramural Activities for Place of Worship:

Restriction:	Detail description for Place of Assembly
Place of assembly:	A public hall, a town hall or community hall for social functions, music hall, concert hall or exhibition hall which is not directly related to a commercial undertaking.
Extramural Activities:	The utilisation of a building or premise for any extramural activities (sport, art, cultural, recreational or other) which are not normally associated with the primary use or occupants of the site, without disturbances such as noise, traffic congestion, air pollution, the congregation of people, excessive traffic generation or lowering of aesthetics being caused and may include art classes, dance classes, motivation classes, the writing of exams by students, yoga-, pilates-, aerobics classes or any other fitness related activity.
Development control:	The same as for the primary building.

4.4.2.2.2. Further Restrictions for Place of Worship:

Restriction:	Detail description for Place of Worship
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.4.3. D.f.3: Institution

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.f.3	Institution:	A building or portion thereof used or intended to be used for a charity, health or welfare institution and/or for the administration thereof, and includes community facilities, a place of assembly, a hospital, a pharmacy linked to a hospital, clinic or reformatory, either private or public, a private prison and rehabilitation centre, but does not include a state owned prison or place of detention.	None	None	None	None

4.4.3.1. Land Use Restrictions for D.f.3

4.4.3.1.1. Primary Usage – Institution:

Restriction:	Detail description for Institution
Institution:	A building or portion thereof used or intended to be used for a charity, health or welfare institution and/or for the administration thereof, and includes community facilities, a place of assembly, a hospital, a pharmacy linked to a hospital, clinic or reformatory, either private or public, a private prison and rehabilitation centre, but does not include a state owned prison or place of detention.
Coverage:	60%.
Height:	No restriction.
Building Lines:	Street boundaries: As determined by the Competent Authority.
	Side boundaries: As determined by the Competent Authority.
	Rear Boundaries As determined by the Competent Authority.
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>
Parking:	As determined by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.4.3.2. Further restrictions applicable to specific uses/ building

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.3.2.1. Further Restrictions for Institution:

Restriction:	Detail description for Institution
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

General Description for Authority Areas - D.g:

Authority Areas: Areas designated for governmental purposes and other official uses, e.g. municipal offices, offices of parastatals (Telkom, Eskom).

4.4.4. D.g.1: Government Uses

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.g.1	Government Uses	A building or site for government use of which the extent thereof is such that it cannot be classified or defined under other uses in these regulations and includes uses practised by the State, such as military training centres and installations, telecommunication facilities, research facilities, police stations, magistrate offices, court houses and state owned prisons; or by the Provincial or District authority, such as road stations and road camps or any other parastatals such as Eskom, Telkom, etc.	None	None	None	None

4.4.4.1. Land Use Restrictions for D.g.1

4.4.4.1.1. Primary Usage - Government Uses

Restriction:	Detail description for Government Uses
Government Uses	A building or site for government use of which the extent thereof is such that it cannot be classified or defined under other uses in these regulations and includes uses practised by the State, such as military training centres and installations, telecommunication facilities, research facilities, police stations, magistrate offices, court houses and state owned prisons; or by the Provincial or District authority, such as road stations and road camps or any other parastatals such as Eskom, Telkom, etc.
Coverage:	As determined by the Competent Authority.
Height:	No restriction.
Building Lines:	Street boundaries: As determined by the Competent Authority.
	Side boundaries: As determined by the Competent Authority.
	Rear Boundaries: As determined by the Competent Authority.
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>
Parking:	As determined by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.4.4.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.4.2.1. Further Restrictions for Government Uses:

Restriction:	Detail description for Government Uses
Special consideration:	<p>Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.</p>

4.4.5. D.g.2: Municipal Uses

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.g.2	Municipal Uses	A usage practised by a local government and of which the extent thereof is of such nature that it cannot be classified or defined under another usage in these regulations, for example fire-brigade services, vehicle test centre or any services installation, such as power stations, water reservoirs, mini-substations, substations, etc.	None	None	None	None

4.4.5.1. Land Use Restrictions for D.g.2

4.4.5.1.1. Primary Usage – Municipal Uses:

Restriction:	Detail description for Municipal Uses
Municipal Uses	A usage practised by a local government and of which the extent thereof is of such nature that it cannot be classified or defined under another usage in these regulations, for example fire-brigade services, vehicle test centre or any services installation, such as power stations, water reservoirs, mini-substations, substations, etc.
Coverage:	As determined by the Competent Authority.
Height:	No restriction.
Building Lines:	Street boundaries: As determined by the Competent Authority.
	Side boundaries: As determined by the Competent Authority.
	Rear Boundaries: As determined by the Competent Authority.
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>
Parking:	As determined by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.4.5.2. Further restrictions applicable to specific uses/ building

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.5.2.1. Further Restrictions for Municipal Uses:

Restriction:	Detail description for Municipal Uses
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

General Description for Residential Areas - D.h:

Residential Areas: Areas designated for residential purposes, e.g. single title erven, group housing, estates, GAP housing and residential smallholdings

4.4.6. D.h.1: Single Residential House

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.h.1	Single Residential House	A building consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a “family”, together with such outbuildings as are ordinarily used therewith.	Second Residential unit	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of “family”.	Occupational Practice	See Definition
			Guest House	A dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house.;	Tuck Shop	A small commercial business run by a member/members of the household from a part of the house or outbuilding, provided that stock shall be limited to the volume that can be accommodated in the tuck shop and no stock may be stored outside of the tuck shop.
			Day-Care Centre	A building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.	Bird and Animal Cages	Means permanent structures intended for the confinement/ enclosure of animals/birds, normally associated with breeding, protection and display.

4.4.6.1. Land Use Restrictions for D.h.1

4.4.6.1.1. Primary Usage - Single Residential House

Restriction:	Detail description for Single Residential House
Single Residential House:	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of “family”.

Restriction:	Detail description for Single Residential House	
Coverage:	Land units smaller than 400m ² - 80%.	
	Land units 400m ² and larger - 60%.	
Height:	At most 8m above the natural ground level directly beneath any particular point or portion of the building.	
Building Lines:	No building or any part thereof, excluding: <ul style="list-style-type: none"> i. open verandas, ii. eaves for a distance of 1m, but not closer than 0.5m to the erf boundary, iii. boundary walls or boundary fences up to 1.8m in height, iv. entrance steps, v. flower boxes, pergolas, cornices, water pipes, screen walls not higher than 2,0m and closer than 3m from the street boundary and minor decorations not projecting more than 300mm from the building, vi. swimming pools not above ground level may be erected nearer than the following distances to the relevant boundaries:	
	Street boundaries:	Land units smaller than 400m ² - 1.5m Garage – 4m.
		Land units of 400m ² and more, but smaller than 700m ² - 2m Garage – 4m.
		Land units of 700m ² and more - 3m Garage – 4m.
	Side boundaries:	Land units smaller than 400m ² - 0m, provided that the combined side space must be 3m.
		Land Units of 400m ² and more, but smaller than 700m ² - 1m, provided that the combined side space must be 4m.
		Land units of 700m ² and more - 2m, provided that the combined side boundaries must be 5m.
	Please Note: the combined side space between adjoining erven may never be less than 3m in total.	
	Rear Boundaries:	Land units smaller than 700m ² - 2m
		Land units of 700m ² and more - 3m
<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>		
Notwithstanding the above-mentioned building lines, the Competent Authority may approve the erection of any residential house, outbuildings or second residential unit that exceeds a building line, subject to the following: <ul style="list-style-type: none"> i. that the said building shall not exceed a height of one storey; ii. that no doors or windows shall be allowed in any wall of such building nearer than 1,5m of the relevant side boundary; and iii. that another access way, other than through a building, at least 1m wide, is provided from a street to every other vacant portion of the relevant land unit other than a court-yard. iv. that the combined side space between adjoining erven may never be less than 3m in total. v. that under all circumstances there will be complied with the required joint side boundary regulation on the erf itself. vi. where a building line is 0m, a firewall will be required as per specifications of the National Building Regulations. vii. that no slackening of rear boundaries may be granted. 		
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.	

4.4.6.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.6.2.1. Outbuildings for Single Residential House:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ol style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard. iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way. iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following: <ol style="list-style-type: none"> a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries. b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.4.6.2.2. Second residential units for Single Residential House:

Restriction:	Detail description for Second residential unit
Second Residential unit:	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of "family".
Floor area:	At most 60% of the primary dwelling on the premise to a maximum of 120m ² . Car ports and garages are to be included in these calculations.
Coverage:	Maximum coverage for all the buildings on the premises shall not exceed 70% for land units of 400m ² and larger. The coverage stays 80% for land units smaller than 400m ² .
Height:	A height of 8m above natural ground level directly beneath an particular point of portion of the building can be permitted, if the following conditions are adhered to: <ol style="list-style-type: none"> i. The second residential unit must be adjacent to the primary house. ii. The written consent from affected parties and neighbouring owners are obtained.
Building Lines:	The same as for the primary single residential house.

4.4.6.2.3. Day-Care Centres/ Guest houses and Covered Braai Areas for Single Residential House:

Restriction:	Detail description for Day-Care Centres/ Guest Houses and Covered Braai Areas
Guest House	A dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house.
Day-Care Centre	A building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.

Restriction:	Detail description for Day-Care Centres/ Guest Houses and Covered Braai Areas
The Competent Authority policy/ By-law	Guest houses/ Day-Care Centres and Covered Braai Areas must at all times adhere to the relevant the Competent Authority Policies and By-Laws.
Building Lines:	The same as for the main buildings on the erf.
Preconditions:	The following preconditions for the considering of an application in accordance with guest houses are: <ul style="list-style-type: none"> i. The correct application procedure, including the necessary advertisement procedures shall be followed. ii. All building and other regulations shall strictly be complied with. iii. The Engineering department must be convinced of the fact that the service network shall be able to carry the additional load and may, even in both instances, put a limit on the number of beds. iv. Proof of separate facilities for guests must also be submitted. v. Proof that parking (detail layout plan) for 1 vehicle per room, as well as 1 additional parking for every 4 rooms, can be supplied on the premises and must accompany the application. vi. It is compulsory that the owner/ manager reside on the property.

4.4.6.2.4. Occupational practice and other rights for Single Residential House:

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.
Details:	Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice): <ul style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority; ii. The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests; iii. At most a maximum floor area of 25m² may be used for this purpose; iv. No goods for sale will be publicly displayed; v. A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties. vi. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry; vii. All health and other regulations normally associated with the occupational practice shall be complied with; viii. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; ix. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and x. The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.

Restriction:	Detail description for Occupational Practice
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of “occupational practice” is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.4.6.2.5. Tuck Shops for Single Residential House:

Restriction:	Detail description for Tuck Shops
Tuck Shop:	A small commercial business run by a member/members of the household from a part of the house or outbuilding, provided that stock shall be limited to the volume that can be accommodated in the tuck shop and no stock may be stored outside of the tuck shop.
Description:	Where a person wants to use a portion of a residential house for the purpose of a tuck shop, he/she must comply with the requirements of the relevant Competent Authority Policies and By-Laws on tuck shops. Compliance with these regulations at the time of submitting an application, shall at no time guarantee the approval of the application. These are only preconditions for the consideration of an application.
Details:	<p>Where a portion of a residential unit is utilised for the purpose of Tuck Shop, the following conditions are applicable (also see the definition of Tuck Shop):</p> <ol style="list-style-type: none"> The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting a registration form to the Municipality; The occupier shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requires; At most 25% of the total floor area of the residential unit, to a maximum of 25m², may be used for this purpose. Such part of the residential house, flat or residential building shall only be used for a Tuck Shop and not be used for the purpose of Commercial (D.i.2), business Premises (D.i.1), work shop, industry, store, place of entertainment or offensive industry; All health and other regulations normally associated with the Tuck Shop, trade or activity shall be complied with; All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy; No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and <p>The Competent Authority is in a position to, before or at registration, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., it may deem necessary or essential.</p>
Challenge of condition:	If any person or the Competent Authority are of the opinion that any condition mentioned in these regulations or in the definition of “Tuck Shop” is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant act.

4.4.6.2.6. Parking, Car ports and Access gates for Single Residential House:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority’s approval, a carport and shade nets that will exceed a street or side building line, may be erected.
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <ol style="list-style-type: none"> The carport shall be supported by metal, wooden, brick or cement poles or pillars. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall.

Restriction:	Detail description for Parking, Car ports and Access gates
	<ul style="list-style-type: none"> iii. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. iv. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. v. The façade of the carport shall not be closer than 300mm from the street boundary. vi. No gates that open onto the pavement shall be permitted. vii. Standard provision shall be made for the collection and run-off of rainwater from the carports. viii. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. ix. All above-mentioned requirements shall also apply to shade nets. x. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

4.4.7. D.h.2: Group Housing

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.h.2	Group Housing	A group of separate and/or connected individual residential units which were planned, designed and built as a harmonious architectural entity with a medium density character and with units that may vary between single and double storeys and of which each unit has a ground floor, irrespective whether such units are cadastrally divided or not, including a private road network and may incorporate an old-age home.	Single Residential House	A building consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a “family”, together with such outbuildings as are ordinarily used therewith.	Occupational Practice	See Definition
			Day-Care Centre	A building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.		

4.4.7.1. Land Use Restrictions for D.h.2

4.4.7.1.1. Primary Usage - Group Housing:

Restriction:	Detail description for Group Housing
Group Housing	A group of separate and/or connected individual residential units which were planned, designed and built as a harmonious architectural entity with a medium density character and with units that may vary between single and double storeys and of which each unit has a ground floor, irrespective whether such units are cadastrally divided or not, including a private road network and may incorporate an old-age home.
Density:	At most 30 units per gross hectare, provided that a group site does not exceed two hectares. In specific cases (that is, where group housing sites were originally planned as such and open spaces and/or streets are supplied in a suitable manner and do not have to be included in the subdivision of the site) not more than 40 units per gross hectare with the permission of the Competent Authority.
Size:	A complex must adhere to a minimum of 3500m ² in size.
Form:	A complex must have a maximum of 1:2.5 length and width ratio.
Height:	At most 8m above the natural ground level directly beneath any particular point or portion of the building.
Building Lines:	No building or any part thereof, excluding: <ul style="list-style-type: none"> i. open verandas, ii. eaves for a distance of 1m, but not closer than 0.5m to the erf boundary, iii. boundary walls or boundary fences, iv. entrance steps, v. flower boxes, pergolas, cornices, water pipes, screen walls not higher than 2,0m and closer than 3m from the street boundary and minor decorations not projecting more than 300mm from the building,

Restriction:	Detail description for Group Housing						
	<p>vi. swimming pools not above ground level may be erected nearer than the following distances to the relevant boundaries:</p> <table border="1"> <tr> <td>Street boundaries:</td> <td>The public street building line may be zero, but if necessary for safe traffic movements or for other reasons like aesthetics and character of the development in the area, a street building line of 2m may be imposed. The written input from the Traffic department must be obtained. The street building line with regard to the garage or carport is 4m for public streets, or alternatively the design should be such that any motor vehicle can be safely parked outside the street reserve when the garage door is closed.</td> </tr> <tr> <td>Private road boundaries</td> <td>The private road building line within the complex may be zero, but if necessary for safe traffic movements or for other reasons like aesthetics and character of the development in the area, a building line of 2m may be imposed. The building line with regard to the garage or carport is 0m, if the garage is provided with a rolling garage door.</td> </tr> <tr> <td>Side and Rear boundaries:</td> <td>Except as may be necessary for service mains and space to open windows and doors, the building line with regard to the rear boundary and side boundaries can also be zero. However, where this zone borders another zone (B.c categories excluded), a building line of 2m shall apply with regard to the rear and side boundaries.</td> </tr> </table> <p><i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i></p>	Street boundaries:	The public street building line may be zero, but if necessary for safe traffic movements or for other reasons like aesthetics and character of the development in the area, a street building line of 2m may be imposed. The written input from the Traffic department must be obtained. The street building line with regard to the garage or carport is 4m for public streets, or alternatively the design should be such that any motor vehicle can be safely parked outside the street reserve when the garage door is closed.	Private road boundaries	The private road building line within the complex may be zero, but if necessary for safe traffic movements or for other reasons like aesthetics and character of the development in the area, a building line of 2m may be imposed. The building line with regard to the garage or carport is 0m, if the garage is provided with a rolling garage door.	Side and Rear boundaries:	Except as may be necessary for service mains and space to open windows and doors, the building line with regard to the rear boundary and side boundaries can also be zero. However, where this zone borders another zone (B.c categories excluded), a building line of 2m shall apply with regard to the rear and side boundaries.
Street boundaries:	The public street building line may be zero, but if necessary for safe traffic movements or for other reasons like aesthetics and character of the development in the area, a street building line of 2m may be imposed. The written input from the Traffic department must be obtained. The street building line with regard to the garage or carport is 4m for public streets, or alternatively the design should be such that any motor vehicle can be safely parked outside the street reserve when the garage door is closed.						
Private road boundaries	The private road building line within the complex may be zero, but if necessary for safe traffic movements or for other reasons like aesthetics and character of the development in the area, a building line of 2m may be imposed. The building line with regard to the garage or carport is 0m, if the garage is provided with a rolling garage door.						
Side and Rear boundaries:	Except as may be necessary for service mains and space to open windows and doors, the building line with regard to the rear boundary and side boundaries can also be zero. However, where this zone borders another zone (B.c categories excluded), a building line of 2m shall apply with regard to the rear and side boundaries.						
Parking:	At least two parking bays per group house, of which both parking bays must be provided on the group erf, or a portion of the requirement for the project may be provided communally or the entire requirement may be provided in the form of communal parking, provided that at least 50% of the parking bays shall be covered. In addition to the mentioned parking bays, one parking bay for every four units must be provide for guest parking facilities.						
Street widths:	For both public streets and private roads, at least a 10m reserve must be provided, but 8m in cases of a cul-de-sac which does not serve more than 14 group houses.						
Communal Open Space:	At least 80m ² per residential unit for complexes of 15 units and more. These open spaces exclude streets, private outdoor space and communal service areas. This requirement shall fall away if the Competent Authority is of the opinion that sufficient open space is available.						
Private Open Space:	At least 40% of the gross floor area of the relevant unit in a form of which the sides do not exceed a ratio of 2:1.						
Design:	The purpose reflected in the definition of group housing (as included in the definition) should be followed and implemented very closely.						
Slackening of building lines:	Applications for slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.						
General conditions for complexes:	<ol style="list-style-type: none"> i. In addition to the private outdoor space, a communal or private service yard of sufficient area and screened from public view by a wall, shall be provided for each unit, to the satisfaction of the local authority. ii. A garage that can be locked, carport, service yard and atrium are excluded in the calculation of the floor area for the purposes of the calculation of the 40% private outdoor space. iii. A service yard and carport cannot be regarded as part of private outdoor space, while a patio can be regarded as part thereof. iv. The providing of communal services with regard to different group erven in order to save on service costs is permitted, but separate meters shall be installed where applicable. v. Where paving, landscaping, other provisions (such as the provision of public open space outside the site which is applied for or additional open space inside the site which is applied for) or other aesthetic requirements are deemed necessary in order to render the site suitable for group housing, it may be required at the owner's expense. The Competent Authority reserves the right to maintain such a site on an annual tender basis at the expense of the owner(s) or not to become involved at all in such maintenance. vi. Subject to the provisions of the Municipal Building Regulations that may come into effect from time to time, no external additions or building construction work is allowed in this particular scheme, unless the appearance of the scheme is not affected negatively. vii. Where a building line is 0m, a firewall will be required as per specifications of the National Building Regulations. 						
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.						

4.4.7.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.7.2.1. Single Residential House for Group Housing:

Restriction:	Detail description for Single Residential House
Single Residential House:	A building consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a “family”, together with such outbuildings as are ordinarily used therewith.
Development control:	The same as for the primary use in D.h.1.

4.4.7.2.2. Day-Care Centres and Covered Braai Areas for Group Housing:

Restriction:	Detail description Day-Care Centre and Covered Braai Areas
Day-Care Centre	A building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.
the Competent Authority policy/ By-law	Day-Care Centres and Covered Braai Areas must at all times adhere to the Competent Authority Policies/ By-Laws that is updated from time to time.
Building Lines:	The same as for the main buildings.

4.4.7.2.3. Old-Age Home for Group Housing:

Restriction:	Detail description for Old-Age Home
Old-Age Home	A group of separate and/or interlinked individual residential units or rooms with communal facilities and which is planned, designed and built as an entity for the housing of and/or caring for old persons.
Development control:	The same as for the primary use in D.h.2.

4.4.7.2.4. Outbuildings for Group Housing:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority’s written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners’ consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ol style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard. iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way. iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following:

Restriction:	Detail description for Outbuildings
	<ul style="list-style-type: none"> a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries. b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.4.7.2.5. Occupational practice and other rights for Group Housing:

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.
Details:	<p>Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice):</p> <ul style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority; ii. The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests; iii. At most a maximum floor area of 25m² may be used for this purpose; iv. No goods for sale will be publicly displayed; v. A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties. vi. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry; vii. All health and other regulations normally associated with the occupational practice shall be complied with; viii. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; ix. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and x. The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of "occupational practice" is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.4.7.2.6. Parking, Car ports and Access gates for Group Housing:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority’s approval, a carport and shade nets that will exceed a street or side building line, may be erected.
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <ol style="list-style-type: none"> i. The carport shall be supported by metal, wooden, brick or cement poles or pillars. ii. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall. iii. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. iv. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. v. The façade of the carport shall not be closer than 300mm from the street boundary. vi. No gates that open onto the pavement shall be permitted. vii. Standard provision shall be made for the collection and run-off of rainwater from the carports. viii. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. ix. All above-mentioned requirements shall also apply to shade nets. x. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

4.4.8. D.h.3: Accommodation Facilities

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.h.3	Accommodation Facilities	A dwelling, building or individual units, where the majority of facilities are shared and where a maximum of 10 rooms housing not more than 16 guests, are leased on a short-term basis (maximum 21 days) and may include catering facilities for guests that stays overnight. Facilities catering for more than 10 rooms or catering for more than 16 guests, falls under the description of a Hotel;	Hospitality Usage	A dwelling or building where a combination of land uses are included within identified nodes, corridors and activity streets, including a restaurant, an art gallery and other tourism related sales.	None	None
			Conference facilities	A building or erf used primarily for conference facilities catering for business conferences and meetings, including a restaurant, conference area with seating and workspace for conference goers and meeting rooms where individuals and groups gather to promote and share common interests, excluding a place of entertainment and any form of entertainment or functions.	None	None
			Hotel	A building designed to comply with the requirements of a hotel, which is a commercially run establishment providing accommodation to travellers and tourists, but does not include linked or separate buildings or premises for off-sale facilities and where meals are usually provided for guests, and often containing a public bar.	None	None

4.4.8.1. Land Use Restrictions for D.h.3

4.4.8.1.1. Primary Usage - Accommodation Facilities:

Restriction:	Detail description for Accommodation Facilities
Accommodation Facilities	A dwelling, building or individual units, where the majority of facilities are shared and where a maximum of 10 rooms housing not more than 16 guests, are leased on a short-term basis (maximum 21 days) and may include catering facilities for guests that stays overnight. Facilities catering for more than 10 rooms or catering for more than 16 guests, falls under the description of a Hotel;
Coverage:	Land units smaller than 400m ² - 80%. Land units larger than 400m ² - 50%.
Height:	At most 8m above the natural ground level directly beneath any particular point or portion of the building.
Building Lines:	No building or any part thereof, excluding: <ul style="list-style-type: none"> i. open verandas, ii. eaves for a distance of 1m, but not closer than 0.5m to the erf boundary, iii. boundary walls or boundary fences, iv. entrance steps, v. flower boxes, pergolas, cornices, water pipes, screen walls not higher than 2,0m and closer than 3m from the street boundary and minor decorations not projecting more than 300mm from the building, vi. swimming pools not above ground level may be erected nearer than the following distances to the relevant boundaries:

Restriction:	Detail description for Accommodation Facilities	
	Street boundaries:	Land units smaller than 400m ² - 1.5m Garage – 4m.
		Land units of 400m ² and more, but smaller than 700m ² - 2m Garage – 4m.
		Land units of 700m ² and more - 3m Garage – 4m.
	Side boundaries:	Land units smaller than 400m ² - 0m, provided that the combined side space must be 3m.
		Land Units of 400m ² and more, but smaller than 700m ² - 1m, provided that the combined side space must be 4m.
		Land units of 700m ² and more - 2m, provided that the combined side boundaries must be 5m.
	Please Note: the combined side space between adjoining erven may never be less than 3m in total.	
	Rear Boundaries:	Land units smaller than 700m ² - 2m
		Land units of 700m ² and more - 3m
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>	
Notwithstanding the above-mentioned building lines, the Competent Authority may approve the erection of any residential house, outbuildings or second residential unit that exceeds a building line, subject to the following: <ul style="list-style-type: none"> i. that the said building shall not exceed a height of one storey; i. that no doors or windows shall be allowed in any wall of such building nearer than 1,5m of the relevant side boundary; and ii. that another access way, other than through a building, at least 1m wide, is provided from a street to every other vacant portion of the relevant land unit other than a court-yard. iii. that under all circumstances there will be complied with the required joint side boundary regulation. iv. where a building line is 0m, a firewall will be required as per specifications of the National Building Regulations. 		
Detached units:	Detached units/ rooms are not allowed on an erf smaller than 600m ² .	
Parking:	1 Parking bay per room must be provided on site, with 1 guest Parking bay for every 5 rooms and 1 personnel parking for every 5 rooms. For erven smaller than 600m ² , additional arrangements must be adhered to as prescribed by the Competent Authority.	
Slackening of building lines:	Applications for slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties. No slackening of rear buildings lines will be allowed.	
Provisions:	The following preconditions for the considering of an application in accordance with accommodation facilities are: <ul style="list-style-type: none"> i. The correct application procedure, including the necessary advertisement procedures shall be followed. ii. All building and other regulations shall strictly be complied with. No relaxation of building lines or maximum coverage shall thus be allowed. iii. The Engineering department must be convinced of the fact that the service network shall be able to carry the additional load and may, even in both instances, put a limit on the number of beds. iv. Building plans for the concerned buildings or part thereof must be submitted with the application. v. Proof of separate facilities for guests must also be submitted. vi. Proof that parking (detail layout plan) for 1 vehicle per room, as well as 1 additional parking for every 4 rooms, can be supplied on the premises and must accompany the application. vii. Where food is commercially prepared/sold on the premises to residing guests, the person shall have to register for the preparing and serving of food at the Competent Authority. viii. It is compulsory that the owner/ manager reside on the property. 	
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.	

4.4.8.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.8.2.1. Outbuildings for Accommodation Facilities:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ol style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard. iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way. iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following: <ol style="list-style-type: none"> a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries. b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.4.8.2.2. Hospitality Usage for Accommodation Facilities:

Restriction:	Detail description for Hospitality Usage
Hospitality Usage	A dwelling or building where a combination of land uses are included within identified nodes, corridors and activity streets, including a restaurant, an art gallery and other tourism related sales.
Parking:	The following parking requirements will be applicable: <ol style="list-style-type: none"> i. At least one parking bay for every 25m² of the total floor area of the building (excluding any section of the building that is used for accommodation facilities). ii. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand. iii. For erven smaller than 600m², additional arrangements must be adhered to as prescribed by the Competent Authority.
Building Lines:	The same as for the main buildings.

4.4.8.2.3. Conference facilities for Accommodation Facilities:

Restriction:	Detail description for Conference Facilities
Conference facilities:	A building or erf used primarily for conference facilities catering for business conferences and meetings, including a restaurant, conference area with seating and workspace for conference goers and meeting rooms where individuals and groups gather to promote and share common interests, excluding a place of entertainment and any form of entertainment or functions;
Parking:	Each 1.5m ² of the floor area of the buildings and or rooms used for Conference Facilities, equals 1 person. For each 6m ² or four persons, one parking bay must be provided for buildings and rooms used to house the conference facilities.
Building Lines:	The same as for the main buildings.

4.4.8.2.4. Hotels for Accommodation Facilities:

Restriction:	Detail description for Conference Facilities
Hotel	A building designed to comply with the requirements of a hotel, which is a commercially run establishment providing accommodation to travellers and tourists, but does not include linked or separate buildings or premises for off-sale facilities and where meals are usually provided for guests, and often containing a public bar;
Parking:	One parking bay for every room that is rented out. The parking bays must be covered and indicated on building plans. In addition to the parking area and parking bays described above, at least one parking bay for every two residential units (flats) or every four bedrooms, in the case of hotels, boarding-houses and other residential buildings, must be provided on the site, clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Competent Authority, for use by visitors.
Building Lines:	The same as for the main buildings.

4.4.8.2.5. Parking, Car ports and Access gates for Accommodation Facilities:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority’s approval, a carport and shade nets that will exceed a street or side building line, may be erected.
Carports and Access gates Provisions:	Car Ports and Access Gates must adhere to the following conditions: <ul style="list-style-type: none"> i. The carport shall be supported by metal, wooden, brick or cement poles or pillars. ii. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall. iii. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. iv. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. v. The façade of the carport shall not be closer than 300mm from the street boundary. vi. No gates that open onto the pavement shall be permitted. vii. Standard provision shall be made for the collection and run-off of rainwater from the carports. viii. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. ix. All above-mentioned requirements shall also apply to shade nets. x. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

4.4.9. D.h.4: Residential Building

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.h.4	Residential Building	A building consisting of one or more residential units (excluding a residential house, with/ or without a second residential unit) for human habitation, together with the outbuildings used therewith, and it includes boarding-houses, guest houses, group housing, flats, hotels (without off-sales facility), residential clubs, old-age homes, children's homes and hostels, but excludes buildings that are defined as "place of education" or "institution".	Hospitality Usage	A dwelling or building where a combination of land uses are included within identified nodes, corridors and activity streets, including a restaurant, an art gallery and other tourism related sales.	Occupational Practice	See Definition
			None	None		

4.4.9.1. Land Use Restrictions for D.h.4

4.4.9.1.1. Primary Usage - Residential Building:

Restriction:	Detail description for Residential Building	
Residential Building	A building consisting of one or more residential units (excluding a residential house, with/ or without a second residential unit) for human habitation, together with the outbuildings used therewith, and it includes boarding-houses, guest houses, group housing, flats, hotels (without off-sales facility), residential clubs, old-age homes, children's homes and hostels, but excludes buildings that are defined as "place of education" or "institution".	
Coverage:	50% (covered parking not included).	
Height:	At most 16m above the natural ground level directly beneath any particular point or portion of the building.	
Building Lines:	No building or any part thereof, excluding: <ul style="list-style-type: none"> i. open verandas, ii. eaves for a distance of 1m, but not closer than 0.5m to the erf boundary, iii. boundary walls or boundary fences, iv. entrance steps, v. flower boxes, pergolas, cornices, water pipes, screen walls not higher than 2,0m and closer than 3m from the street boundary and minor decorations not projecting more than 300mm from the building, vi. swimming pools not above ground level may be erected nearer than the following distances to the relevant boundaries:	
	Street boundaries:	A street building line of 4,5m shall be applicable,
	Side and Rear boundaries:	The rear and side boundaries shall be 4,5m or half of the height of the building, whichever is the greatest.

Restriction:	Detail description for Residential Building
	Notwithstanding these building lines, outbuildings may be erected (in the side and rear spaces) without advertising, but with the permission of the Competent Authority, provided that: <ol style="list-style-type: none"> i. proof is rendered to the Competent Authority that the neighbouring owner/s involved was consulted by the applicant – the neighbouring owner/s' consent is not essential; ii. the street building line remains valid; iii. the said outbuildings shall not exceed a height of one storey; iv. no door, window or other openings shall be placed in any wall that fronts on the side and/or rear boundary; and v. a minimum access way of 1m wide shall be provided to every vacant portion of the site, but not through a building and except to a court-yard.
Parking:	One parking bay for every residential unit (flat) or, in the case of hotels, boarding-houses and other residential houses, one parking bay for every room that is rented out. The parking bays must be covered and indicated on building plans. In addition to the parking area and parking bays described above, at least one parking bay for every two residential units (flats) or every four bedrooms, in the case of hotels, boarding-houses and other residential buildings, must be provided on the site, clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Competent Authority, for use by visitors.
Open space:	In the case of a block of flats, at least 15% of the site area should be reserved as an uninterrupted unit for gardening or recreation.
Slackening of building lines:	Applications for slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.4.9.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.9.2.1. Outbuildings for Residential Building:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ol style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard. iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way. iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following:

Restriction:	Detail description for Outbuildings
	<ol style="list-style-type: none"> a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries. b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.4.9.2.2. Hospitality Usage and Covered Braai Areas for Residential Building:

Restriction:	Detail description for Hospitality Usage and Covered Braai Areas
the Competent Authority policy/ By-law	Hospitality Usage/ Covered Braai Areas must at all times adhere to the Competent Authority's Policies/ By-Laws that is updated from time to time.
Building Lines:	The same as for the main buildings.

4.4.9.2.3. Occupational Practice and other rights for Residential Building

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.
Details:	<p>Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice):</p> <ol style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority; ii. The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests; iii. At most a maximum floor area of 25m² may be used for this purpose; iv. No goods for sale will be publicly displayed; v. A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties. vi. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry; vii. All health and other regulations normally associated with the occupational practice shall be complied with; viii. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; ix. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and x. The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.

Restriction:	Detail description for Occupational Practice
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of “occupational practice” is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.4.9.2.4. Parking, Car ports and Access gates for Residential Building:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority’s approval, a carport and shade nets that will exceed a street or side building line, may be erected.
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <ol style="list-style-type: none"> i. The carport shall be supported by metal, wooden, brick or cement poles or pillars. ii. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall. iii. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. iv. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. v. The façade of the carport shall not be closer than 300mm from the street boundary. vi. No gates that open onto the pavement shall be permitted. vii. Standard provision shall be made for the collection and run-off of rainwater from the carports. viii. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. ix. All above-mentioned requirements shall also apply to shade nets. x. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

4.4.10. D.h.5: Mixed Density Residential Area

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.h.5	Mixed Density Residential Area	An area comprising a creative mixture of housing styles and types to allow a diverse combination of age and income groups, designed as a whole in an attractive living environment and emphasizing a range of good circulation opportunities for residents.	None	None	Occupational Practice	See Definition

4.4.10.1. Land Use Restrictions for D.h.5

4.4.10.1.1. Primary Usage - Mixed density residential area:

Restriction:	Detail description for Mixed density residential area
Mixed Density Residential Area	An area comprising a creative mixture of housing styles and types to allow a diverse combination of age and income groups, designed as a whole in an attractive living environment and emphasizing a range of good circulation opportunities for residents.
Development control:	The residential area combines the usage of D.h.1, D.h.2, D.h.3, D.h.4 and D.h.6, as well as the respective restrictions and consent uses.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.4.10.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.10.2.1. Outbuildings for Mixed density residential area:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;

Restriction:	Detail description for Outbuildings
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ol style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard. iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way. iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following: <ol style="list-style-type: none"> a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries. b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.4.10.2.2. Occupational Practice and other rights for Mixed density residential area:

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.
Details:	Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice): <ol style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority; ii. The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests; iii. At most a maximum floor area of 25m² may be used for this purpose; iv. No goods for sale will be publicly displayed; v. A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties. vi. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry;

Restriction:	Detail description for Occupational Practice
	<ul style="list-style-type: none"> vii. All health and other regulations normally associated with the occupational practice shall be complied with; viii. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; ix. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and x. The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of "occupational practice" is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.4.10.2.3. Single Residential House for Mixed density residential area:

Restriction:	Detail description for Single Residential House
Single Residential House:	A building consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a "family", together with such outbuildings as are ordinarily used therewith.
Development control:	The same as for the primary use in D.h.1.

4.4.10.2.4. Group Housing for Mixed density residential area:

Restriction:	Detail description for Group Housing
Group Housing:	A group of separate and/or connected individual residential units which were planned, designed and built as a harmonious architectural entity with a medium density character and with units that may vary between single and double storeys and of which each unit has a ground floor, irrespective whether such units are cadastrally divided or not, including a private road network and may incorporate an old-age home.
Development control:	The same as for the primary use in D.h.2.

4.4.10.2.5. Accommodation Facilities for Mixed density residential area:

Restriction:	Detail description for Accommodation Facilities
Accommodation Facilities:	A dwelling, building or individual units, where the majority of facilities are shared and where a maximum of 10 rooms housing not more than 16 guests, are leased on a short-term basis (maximum 21 days) and may include catering facilities for guests that stays overnight. Facilities catering for more than 10 rooms or catering for more than 16 guests, falls under the description of a Hotel;
Development control:	The same as for the primary use in D.h.3.

4.4.10.2.6. Residential Building for Mixed Density Residential Areas:

Restriction:	Detail description for Residential Building
Residential Building:	A building consisting of one or more residential units (excluding a residential house, with/ or without a second residential unit) for human habitation, together with the outbuildings used therewith, and it includes boarding-houses, guest houses, group housing, flats, hotels (without off-sales facility), residential clubs, old-age homes, children's homes and hostels, but excludes buildings that are defined as "place of education" or "institution".
Development control:	The same as for the primary use in D.h.4.

4.4.10.2.7. GAP Housing for Mixed density residential area:

Restriction:	Detail description for GAP Housing
GAP Housing:	A housing category that caters for the gap market between the normal private housing market and the subsidiary schemes funded by the state. The GAP housing market comprises people who typically earn too little to enable them to participate in the private property market, yet too much to qualify for state assistance;
Development control:	The same as for the primary use in D.h.6.

4.4.10.2.8. Parking, Car ports and Access gates Mixed density residential area:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority’s approval, a carport and shade nets that will exceed a street or side building line, may be erected.
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <ol style="list-style-type: none"> i. The carport shall be supported by metal, wooden, brick or cement poles or pillars. ii. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall. iii. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. iv. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. v. The façade of the carport shall not be closer than 300mm from the street boundary. vi. No gates that open onto the pavement shall be permitted. vii. Standard provision shall be made for the collection and run-off of rainwater from the carports. viii. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. ix. All above-mentioned requirements shall also apply to shade nets. x. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

4.4.11. D.h.6: GAP Housing

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.h.6	GAP Housing	A housing category that caters for the gap market between the normal private housing market and the subsidiary schemes funded by the state. The GAP housing market comprises people who typically earn too little to enable them to participate in the private property market, yet too much to qualify for state assistance;	None	None	Occupational Practice	See Definition
			None	None	Tuck Shop	A small commercial business run by a member/members of the household from a part of the house or outbuilding, provided that stock shall be limited to the volume that can be accommodated in the tuck shop and no stock may be stored outside of the tuck shop;
			None	None	Bird and Animal Cages	Means permanent structures intended for the confinement/ enclosure of animals/birds, normally associated with breeding, protection and display.

4.4.11.1. Land Use Restrictions for D.h.6

4.4.11.1.1. Primary Usage - GAP Housing:

Restriction:	Detail description for GAP Housing	
GAP Housing	A housing category that caters for the gap market between the normal private housing market and the subsidiary schemes funded by the state. The GAP housing market comprises people who typically earn too little to enable them to participate in the private property market, yet too much to qualify for state assistance;	
Coverage:	50% (covered parking not included).	
Height:	At most 16m above the natural ground level directly beneath any particular point or portion of the building.	
Building Lines:	No building or any part thereof, excluding: <ul style="list-style-type: none"> i. open verandas, ii. eaves for a distance of 1m, but not closer than 0.5m to the erf boundary, iii. boundary walls or boundary fences, iv. entrance steps, v. flower boxes, pergolas, cornices, water pipes, screen walls not higher than 2,0m and closer than 3m from the street boundary and minor decorations not projecting more than 300mm from the building, vi. swimming pools not above ground level may be erected nearer than the following distances to the relevant boundaries:	
	Street boundaries:	A street building line of 4,5m shall be applicable,
	Side and Rear boundaries:	The rear and side boundaries shall be 4,5m or half of the height of the building, whichever is the greatest.

Restriction:	Detail description for GAP Housing
	Notwithstanding these building lines, outbuildings may be erected (in the side and rear spaces) without advertising, but with the permission of the Competent Authority, provided that: <ul style="list-style-type: none"> i. proof is rendered to the Competent Authority that the neighbouring owner/s involved was consulted by the applicant – the neighbouring owner/s' consent is not essential; ii. the street building line remains valid; iii. the said outbuildings shall not exceed a height of one storey; iv. no door, window or other openings shall be placed in any wall that fronts on the side and/or rear boundary; and v. a minimum access way of 1m wide shall be provided to every vacant portion of the site, but not through a building and except to a court-yard.
Parking:	One parking bay for every residential unit (flat) or, in the case of hotels, boarding-houses and other residential houses, one parking bay for every room that. The parking bays must be covered and indicated on building plans. In addition to the parking area and parking bays described above, at least one parking bay for every two residential units (flats) or every four bedrooms, in the case of hotels, boarding-houses and other residential buildings, must be provided on the site, clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Competent Authority, for use by visitors.
Slackening of building lines:	Applications for slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.4.11.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.11.2.1. Outbuildings for GAP Housing:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ul style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard. iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way. iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following: <ul style="list-style-type: none"> a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries.

Restriction:	Detail description for Outbuildings
	b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.4.11.2.2. Hospitality Usage and Covered Braai Areas for GAP Housing:

Restriction:	Detail description for Hospitality Usage and Covered Braai Areas
the Competent Authority policy/ By-law	Hospitality Usage/ Covered Braai Areas must at all times adhere to the Competent Authority's Policies/ By-Laws that is updated from time to time.
Building Lines:	The same as for the main buildings.

4.4.11.2.3. Occupational Practice and other rights for GAP Housing:

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.
Details:	<p>Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice):</p> <ol style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority; ii. The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests; iii. At most a maximum floor area of 25m² may be used for this purpose; iv. No goods for sale will be publicly displayed; v. A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties. vi. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry; vii. All health and other regulations normally associated with the occupational practice shall be complied with; viii. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; ix. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and x. The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.

Restriction:	Detail description for Occupational Practice
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of “occupational practice” is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.4.11.2.4. Tuck Shop for GAP Housing

Restriction:	Detail description for Tuck Shop
Tuck Shop:	A small commercial business run by a member/members of the household from a part of the house or outbuilding, provided that stock shall be limited to the volume that can be accommodated in the tuck shop and no stock may be stored outside of the tuck shop.
Description:	Where a person wants to use a portion of a residential house for the purpose of a tuck shop, he/she must comply with the requirements of the relevant Competent Authority Policies and By-Laws on tuck shops. Compliance with these regulations at the time of submitting an application, shall at no time guarantee the approval of the application. These are only preconditions for the consideration of an application.
Details:	<p>Where a portion of a residential unit is utilised for the purpose of Tuck Shop, the following conditions are applicable (also see the definition of Tuck Shop):</p> <ol style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting a registration form to the Municipality; ii. The occupier shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requires; iii. At most 25% of the total floor area of the residential unit, to a maximum of 25m², may be used for this purpose. iv. Such part of the residential house, flat or residential building shall only be used for a Tuck Shop and not be used for the purpose of Commercial (D.i.2), business Premises (D.i.1), work shop, industry, store, place of entertainment or offensive industry; v. All health and other regulations normally associated with the Tuck Shop, trade or activity shall be complied with; vi. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy; vii. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and <p>The Competent Authority is in a position to, before or at registration, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., it may deem necessary or essential.</p>
Challenge of condition:	If any person or the Competent Authority are of the opinion that any condition mentioned in these regulations or in the definition of “Tuck Shop” is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant act.

4.4.11.2.5. Parking, Car ports and Access gates for GAP Housing:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority’s approval, a carport and shade nets that will exceed a street or side building line, may be erected.

Restriction:	Detail description for Parking, Car ports and Access gates
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <ol style="list-style-type: none"> i. The carport shall be supported by metal, wooden, brick or cement poles or pillars. ii. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall. iii. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. iv. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. v. The façade of the carport shall not be closer than 300mm from the street boundary. vi. No gates that open onto the pavement shall be permitted. vii. Standard provision shall be made for the collection and run-off of rainwater from the carports. viii. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. ix. All above-mentioned requirements shall also apply to shade nets. x. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

4.4.12. D.h.7: Subsidised Housing

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.h.7	Subsidised Housing	A Government funded low-cost housing scheme, consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a “family”, together with such outbuildings as are ordinarily used therewith and may include temporary structures.	Second Residential unit	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of “family”.	Occupational Practice	See Definition
			Guest House	A dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house.	Tuck Shop	A small commercial business run by a member/members of the household from a part of the house or outbuilding, provided that stock shall be limited to the volume that can be accommodated in the tuck shop and no stock may be stored outside of the tuck shop;
			Day-Care Centre	A building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.	Bird and Animal Cages	Means permanent structures intended for the confinement/ enclosure of animals/birds, normally associated with breeding, protection and display.

4.4.12.1. Land Use Restrictions for D.h.7

4.4.12.1.1. Primary Usage – Subsidised Housing:

Restriction:	Detail description for Single Residential House
Subsidised Housing:	A Government funded low-cost housing scheme, consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a “family”, together with such outbuildings as are ordinarily used therewith and may include temporary structures.
Coverage:	80%.
Height:	At most 8m above the natural ground level directly beneath any particular point or portion of the building.
Building Lines:	No building or any part thereof, excluding: <ul style="list-style-type: none"> i. open verandas, ii. eaves for a distance of 1m, but not closer than 0.5m to the erf boundary, iii. boundary walls or boundary fences up to 1.8m in height, iv. entrance steps,

Restriction:	Detail description for Single Residential House
	<ul style="list-style-type: none"> v. flower boxes, pergolas, cornices, water pipes, screen walls not higher than 2,0m and closer than 3m from the street boundary and minor decorations not projecting more than 300mm from the building, vi. swimming pools not above ground level may be erected nearer than the following distances to the relevant boundaries:
Street boundaries:	House and Outbuildings - 1.5m Garage – 4m.
Side boundaries:	0m, provided that the combined side space must be 3m.
Please Note: the combined side space between adjoining erven may never be less than 3m in total.	
Rear Boundaries:	2m.
<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>	
Notwithstanding the above-mentioned building lines, the Competent Authority may approve the erection of any residential house, outbuildings or second residential unit that exceeds a building line, subject to the following: <ul style="list-style-type: none"> i. that the said building shall not exceed a height of one storey; ii. that no doors or windows shall be allowed in any wall of such building nearer than 1,5m of the relevant side boundary; and iii. that another access way, other than through a building, at least 1m wide, is provided from a street to every other vacant portion of the relevant land unit other than a court-yard. iv. that the combined side space between adjoining erven may never be less than 3m in total between buildings. v. that under all circumstances there will be complied with the required joint side boundary regulation on the erf itself. vi. where a building line is 0m, a firewall will be required as per specifications of the National Building Regulations. vii. that no slackening of rear boundaries may be granted. 	
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.4.12.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.12.2.1. Outbuildings for Subsidised Housing:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.

Restriction:	Detail description for Outbuildings
Boundaries:	<ul style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard. iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way. iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following: <ul style="list-style-type: none"> a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries. b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.4.12.2.2. Second residential units for Subsidised Housing:

Restriction:	Detail description for Second residential units
Second Residential unit:	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of "family".
Floor area:	At most 60% of the primary dwelling on the premise to a maximum of 120m ² . Car ports and garages are to be included in these calculations.
Coverage:	Maximum coverage for all the buildings on the premises shall not exceed 70% for land units of 400m ² and larger. The coverage stays 80% for land units smaller than 400m ² .
Height:	A height of 8m above natural ground level directly beneath an particular point of portion of the building can be permitted, if the following conditions are adhered to: <ul style="list-style-type: none"> i. The second residential unit must be adjacent to the primary house. ii. The written consent from affected parties and neighbouring owners are obtained.
Building Lines:	The same as for the primary single residential house.

4.4.12.2.3. Guest houses/ Day-Care Centres and Covered Braai Areas for Subsidised Housing:

Restriction:	Detail description for Guest Houses, Day-Care Centres and Covered Braai Areas
Guest House	A dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house.
Day-Care Centre	A building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.
the Competent Authority policy/ By-law	Guest houses/ Day-Care Centres and Covered Braai Areas must at all times adhere to the relevant the Competent Authority Policies and By-Laws.
Building Lines:	The same as for the main buildings on the erf.

4.4.12.2.4. Occupational practice and other rights for Subsidised Housing:

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.

Restriction:	Detail description for Occupational Practice
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.
Details:	<p>Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice):</p> <ol style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority; ii. The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests; iii. At most a maximum floor area of 25m² may be used for this purpose; iv. No goods for sale will be publicly displayed; v. A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties. vi. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry; vii. All health and other regulations normally associated with the occupational practice shall be complied with; viii. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; ix. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and x. The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of "occupational practice" is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.4.12.2.5. Tuck Shop for Subsidised Housing

Restriction:	Detail description for Tuck Shop
Tuck Shop:	A small commercial business run by a member/members of the household from a part of the house or outbuilding, provided that stock shall be limited to the volume that can be accommodated in the tuck shop and no stock may be stored outside of the tuck shop.
Description:	Where a person wants to use a portion of a residential house for the purpose of a tuck shop, he/she must comply with the requirements of the relevant Competent Authority Policies and By-Laws on tuck shops. Compliance with these regulations at the time of submitting an application, shall at no time guarantee the approval of the application. These are only preconditions for the consideration of an application.
Details:	<p>Where a portion of a residential unit is utilised for the purpose of Tuck Shop, the following conditions are applicable (also see the definition of Tuck Shop):</p> <ol style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting a registration form to the Municipality; ii. The occupier shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requires; iii. At most 25% of the total floor area of the residential unit, to a maximum of 25m², may be used for this purpose.

Restriction:	Detail description for Tuck Shop
	<ul style="list-style-type: none"> iv. Such part of the residential house, flat or residential building shall only be used for a Tuck Shop and not be used for the purpose of Commercial (D.i.2), business Premises (D.i.1), work shop, industry, store, place of entertainment or offensive industry; v. All health and other regulations normally associated with the Tuck Shop, trade or activity shall be complied with; vi. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; vii. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and <p>The Competent Authority is in a position to, before or at registration, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., it may deem necessary or essential.</p>
Challenge of condition:	If any person or the Competent Authority are of the opinion that any condition mentioned in these regulations or in the definition of "Tuck Shop" is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant act.

4.4.12.2.6. Parking, Car ports and Access gates for Subsidised Housing:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority's approval, a carport and shade nets that will exceed a street or side building line, may be erected.
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <ul style="list-style-type: none"> i. The carport shall be supported by metal, wooden, brick or cement poles or pillars. ii. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall. iii. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. iv. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. v. The façade of the carport shall not be closer than 300mm from the street boundary. vi. No gates that open onto the pavement shall be permitted. vii. Standard provision shall be made for the collection and run-off of rainwater from the carports. viii. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. ix. All above-mentioned requirements shall also apply to shade nets. x. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

4.4.13. D.h.8: Informal Housing

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.h.8	Informal Housing	A residential unit that does not comply with the standards of durability as envisaged by the National Building Regulations, as are applicable in the Competent Authority's jurisdiction.	Guest House	A dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house.	Occupational Practice	See Definition
			Day-Care Centre	A building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.	Tuck Shop	A small commercial business run by a member/members of the household from a part of the house or outbuilding, provided that stock shall be limited to the volume that can be accommodated in the tuck shop and no stock may be stored outside of the tuck shop;
					Bird and Animal Cages	Means permanent structures intended for the confinement/enclosure of animals/birds, normally associated with breeding, protection and display.

4.4.13.1. Land Use Restrictions for D.h.8

4.4.13.1.1. Primary Usage - Informal Housing:

Restriction:	Detail description for Informal Housing
Informal Housing	A residential unit that does not comply with the standards of durability as envisaged by the National Building Regulations, as are applicable in the Competent Authority's jurisdiction.
Development control:	Limited development control is applicable to this zone under special approval by the Competent Authority, until the area can be upgraded for a Subsidised Housing project. Thereafter the zoning must be changed and all development control conditions determined and described under D.h.7 will be applicable. This zone is a transitional zone from informal housing to Subsidised Housing as described as part of D.h.7.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after

Restriction:	Detail description for Informal Housing
	the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.

4.4.13.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.13.2.1. Outbuildings for Informal Housing:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ol style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard. iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way. iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following: <ol style="list-style-type: none"> a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries. b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.4.13.2.2. Guest houses/ Day-Care Centres and Covered Braai Areas for Informal Housing:

Restriction:	Detail description for Guest Houses, Day-Care Centres and Covered Braai Areas
Guest House	A dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house.
Day-Care Centre	A building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.
the Competent Authority policy/ By-law	Guest houses/ Day-Care Centres and Covered Braai Areas must at all times adhere to the relevant the Competent Authority Policies and By-Laws.
Building Lines:	The same as for the main buildings on the erf.

4.4.13.2.3. Occupational practice and other rights for Informal Housing:

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.
Details:	Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice): <ul style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority; ii. The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests; iii. At most a maximum floor area of 25m² may be used for this purpose; iv. No goods for sale will be publicly displayed; v. A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties. vi. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry; vii. All health and other regulations normally associated with the occupational practice shall be complied with; viii. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; ix. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and x. The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of "occupational practice" is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.4.13.2.4. Tuck Shop for Informal Housing

Restriction:	Detail description for Tuck Shop
Tuck Shop:	A small commercial business run by a member/members of the household from a part of the house or outbuilding, provided that stock shall be limited to the volume that can be accommodated in the tuck shop and no stock may be stored outside of the tuck shop.
Description:	Where a person wants to use a portion of a residential house for the purpose of a tuck shop, he/she must comply with the requirements of the relevant Competent Authority Policies and By-Laws on tuck shops. Compliance with these regulations at the time of submitting an application, shall at no time guarantee the approval of the application. These are only preconditions for the consideration of an application.

Restriction:	Detail description for Tuck Shop
Details:	<p>Where a portion of a residential unit is utilised for the purpose of Tuck Shop, the following conditions are applicable (also see the definition of Tuck Shop):</p> <ol style="list-style-type: none"> The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting a registration form to the Municipality; The occupier shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requires; At most 25% of the total floor area of the residential unit, to a maximum of 25m², may be used for this purpose. Such part of the residential house, flat or residential building shall only be used for a Tuck Shop and not be used for the purpose of Commercial (D.i.2), business Premises (D.i.1), work shop, industry, store, place of entertainment or offensive industry; All health and other regulations normally associated with the Tuck Shop, trade or activity shall be complied with; All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and <p>The Competent Authority is in a position to, before or at registration, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., it may deem necessary or essential.</p>
Challenge of condition:	If any person or the Competent Authority are of the opinion that any condition mentioned in these regulations or in the definition of "Tuck Shop" is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant act.

4.4.13.2.5. Parking, Car ports and Access gates for Informal Housing:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority's approval, a carport and shade nets that will exceed a street or side building line, may be erected.
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <ol style="list-style-type: none"> The carport shall be supported by metal, wooden, brick or cement poles or pillars. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. The façade of the carport shall not be closer than 300mm from the street boundary. No gates that open onto the pavement shall be permitted. Standard provision shall be made for the collection and run-off of rainwater from the carports. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. All above-mentioned requirements shall also apply to shade nets. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

4.4.14. D.h.9: Small Holding

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.h.9	Small Holding	An agricultural unit, smaller than 10000m ² that is used for the breeding of animals on a small scale on pasture, stock or auction pens, the cultivation of crops and at most one single residential house and other buildings that is reasonably relevant to the main agricultural activity on the farm, including bona-fide staff housing, nursery and equestrian facilities.	Second Residential unit	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of "family".	Occupational Practice	See Definition
			Farm Stall	A building and/or structure which covers an area not exceeding 100m ² and where a farmer can sell his and other agricultural produce, either to his employees or to the general public;	None	None
			Tourist Facilities	Facilities created in a rural area for the recreation and entertainment of tourists and may include overnight facilities such as a guesthouse, restaurant and Farm Stall.	None	None
			Animal Hospital	A site and/or building where animals/birds receive medical treatment and may stay overnight if necessary, excluding kennels for long term accommodation.	None	None
			Recreational Facilities	Any building or premise where people assemble for entertainment or social relaxation, excluding the sale of alcoholic beverages, including sporting purposes, a sport centre, a theatre, bioscope, amusement park and skating ring, but does not include any building or site for a casino, place of entertainment or adult entertainment.	None	None

4.4.14.1. Land Use Restrictions for D.h.9

4.4.14.1.1. Primary Usage - Small Holding:

Restriction:	Detail description for Small Holding
Small Holding:	An agricultural unit, smaller than 10000m ² that is used for the breeding of animals on a small scale on pasture, stock or auction pens, the cultivation of crops and at most one single residential house and other buildings that is reasonably relevant to the main agricultural activity on the farm, including bona-fide staff housing, nursery and equestrian facilities.
Coverage:	- 50%.
Height:	At most 12m above the natural ground level directly beneath any particular point or portion of the building.
Building Lines:	The street-, rear- and side building lines for the primary residential house are 4,5m. No building or part thereof, with the exception of the primary residential house and farm stalls, boundary walls or boundary fences, may, where the premise borders another premise with a different zoning, be erected closer than 10m from the said boundary of the premise and these building lines are 4.5m where the premise borders another premise also zoned as category C.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.4.14.2. Further restrictions applicable to specific uses

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.14.2.1. Second residential units for Small Holding:

Restriction:	Detail description for Second Residential Unit
Floor area:	At most 60% of the primary dwelling on the premise to a maximum of 120m ² . Car ports and garages are to be included in these calculations.
Other:	Bona fide staff housing are, in applying these regulations, not regarded as second residential units.

4.4.14.2.2. Outbuildings for Small Holding

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ol style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard. iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way.

Restriction:	Detail description for Outbuildings
	<p>iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following:</p> <p>a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries.</p> <p>b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.</p>
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.4.14.2.3. Farm stalls/ Nursery/ Tourist Facilities/ Equestrian Facilities, Animal Hospital and Recreational Facilities for Small Holding:

Restriction:	Detail description for Farm stalls/ Nursery/ Tourist Facilities/ Equestrian Facilities and Animal Hospital
Farm Stall:	A building and/or structure which covers an area not exceeding 100m ² and where a farmer can sell his and other agricultural produce, either to his employees or to the general public;
Nursery:	A building and/or structure where plants are grown and/or sold to the public.
Tourist Facilities:	Facilities created in a rural area for the recreation and entertainment of tourists and may include overnight facilities such as a guesthouse, restaurant and Farm Stall.
Equestrian Facilities:	Equestrian facilities are created and maintained for the purpose of accommodating, training or competing equids, especially horses. Based on their use may be known as a barn or stables, with commercial operations described by terms such as a boarding stable, livery yard, or livery stable. Larger facilities may be called an equestrian centre and co-located with complementary services such as a riding school, farriers, vets and tack shops or equipment repair.
Animal Hospital:	A site and/or building where animals/birds receive medical treatment and may stay overnight if necessary, excluding kennels for long term accommodation.
Floor area:	At most 100m ² per usage, but can be combined to form a larger complex of up to 500m ² .
Building Lines:	At least 4,5m from any street reserve boundary and 10m from all other boundaries.

4.4.14.2.4. Occupational practice and other rights for Small Holding:

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.
Details:	<p>Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice):</p> <p>i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority;</p> <p>ii. The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests;</p> <p>iii. At most a maximum floor area of 25m² may be used for this purpose;</p> <p>iv. No goods for sale will be publicly displayed;</p> <p>v. A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties.</p> <p>vi. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of</p>

Restriction:	Detail description for Occupational Practice
	<p>entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry;</p> <p>vii. All health and other regulations normally associated with the occupational practice shall be complied with;</p> <p>viii. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy;</p> <p>ix. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and</p> <p>x. The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.</p>
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of "occupational practice" is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.4.14.2.5. Parking, Car ports and Access gates:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority's approval, a carport and shade nets that will exceed a street or side building line, may be erected.
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <p>i. The carport shall be supported by metal, wooden, brick or cement poles or pillars.</p> <p>ii. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall.</p> <p>iii. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m.</p> <p>iv. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons.</p> <p>v. The façade of the carport shall not be closer than 300mm from the street boundary.</p> <p>vi. No gates that open onto the pavement shall be permitted.</p> <p>vii. Standard provision shall be made for the collection and run-off of rainwater from the carports.</p> <p>viii. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained.</p> <p>ix. All above-mentioned requirements shall also apply to shade nets.</p> <p>x. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.</p>

4.4.15. D.h.10: Residential Estate

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.h.10	Residential Estate	A housing development with a high degree of flexibility for low, medium and higher density residential projects which have integrated site and design features, including internal special land uses such as a club house, golf course, entertainment area, and which require individual design features and unique development control provisions. Such a development must have a central architectural theme, but individual layout options can be formulated in order to include low, medium and higher density units. Such an estate must be governed by a property owners association and is subject to a Site Development Plan, indicating individual zonings, whether it is subdivided or not.	Second Residential unit	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of "family".	Occupational Practice	See Definition
			Accommodation Facilities	A dwelling, building or individual units, where the majority of facilities are shared and where a maximum of 10 rooms housing not more than 16 guests, are leased on a short-term basis (maximum 21 days) and may include catering facilities for guests that stays overnight. Facilities catering for more than 10 rooms or catering for more than 16 guests, falls under the description of a Hotel;	Bird and Animal Cages	Means permanent structures intended for the confinement/ enclosure of animals/birds, normally associated with breeding, protection and display.
			Day-Care Centre	A building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.		

4.4.15.1. Land Use Restrictions for D.h.10

4.4.15.1.1. Primary Usage - Residential units in the Estate:

Restriction:	Detail description for Residential Estate
Residential Estate:	A housing development with a high degree of flexibility for low, medium and higher density residential projects which have integrated site and design features, including internal special land uses such as a club house, golf course, entertainment area, and which require individual design features and unique

Restriction:	Detail description for Residential Estate
	development control provisions. Such a development must have a central architectural theme, but individual layout options can be formulated in order to include low, medium and higher density units. Such an estate must be governed by a property owners association and is subject to a Site Development Plan, indicating individual zonings, whether it is subdivided or not.
Coverage:	Land units smaller than 400m ² - 80%. Land units 400m ² and larger - 60%.
Height:	At most 8m above the natural ground level directly beneath any particular point or portion of the building.
Building Lines:	The respective building lines of D.h.1, D.h.2, D.h.3 and D.h.4 will be applicable to any erf within the boundaries of the Estate, as described in the Site Development Plan. <i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>
	Notwithstanding the above-mentioned building lines, the Competent Authority may approve the erection of any residential house, outbuildings or second residential unit that exceeds a building line, subject to the following: <ul style="list-style-type: none"> i. that the said building shall not exceed a height of one storey; ii. that no doors or windows shall be allowed in any wall of such building nearer than 1,5m of the relevant side boundary; and iii. that another access way, other than through a building, at least 1m wide, is provided from a street to every other vacant portion of the relevant land unit other than a court-yard. iv. that under all circumstances there will be complied with the required joint side boundary regulation. v. where a building line is 0m, a firewall will be required as per specifications of the National Building Regulations.
Slackening of building lines:	Applications for slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.4.15.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.15.2.1. Outbuildings for Residential Estate:

Restriction:	Detail description for Outbuildings
Outbuilding:	An additional and approved single storey structure, either attached to or separate from the main unit, and designed to be normally used for parking of motor vehicles and for storage purposes, open braai areas, in so far as these uses are usually and reasonably required in connection with the main structure, but does not include a second residential unit or any form of living quarters, or covered braai areas;
Provisions:	Notwithstanding these building lines, but subject to the consent of affected parties and neighbouring owners and the Competent Authority's written consent, outbuildings may, subject to the following provisions, be erected within such rear and side boundaries on the erf, provided that if the neighbouring owners' consent cannot readily be obtained or in the opinion of the Competent Authority are unreasonably withheld, the Competent Authority shall have the competence to decide, whether delegated or not.
Services:	Preference shall be given to the requirements of the Competent Authority and/or other appropriate authority and/or institution, with regard to the protection and servicing of existing or future underground or aboveground municipal and other services.
Boundaries:	<ul style="list-style-type: none"> i. No window or door shall, with regard to an outbuilding which is erected on a side or rear boundary, be placed in the wall (walls) facing the boundary(ies) of the erf concerned. The distance of 1.5m for the placing of windows and doors must be adhered to at all times. ii. With regard to an outbuilding which is erected on a side and/or rear boundary, the owner shall be required to finish off the wall facing the boundary of the erf concerned, to the

Restriction:	Detail description for Outbuildings
	<p>satisfaction of the Competent Authority, to such standard as it is at least equal to that of the rest of the outbuilding and the owner shall maintain the wall at the said standard.</p> <p>iii. No portion of an outbuilding that is erected on the boundary of an erf shall project over the boundary or exceed it in any other way.</p> <p>iv. Outbuildings can be converted to Second Residential Units as part of the Secondary Use application, but must adhere to the following:</p> <p>a. No windows and doors will be allowed closer than 1.5m from the rear and side boundaries.</p> <p>b. Any extensions to the building will adhere to the building lines of the Single residential house in this zone.</p>
Rainwater:	No rainwater that runs off the roof of the outbuilding shall be discharged on an adjoining erf and the owner of the outbuilding shall take precautions, to the satisfaction of the Competent Authority, to control such run off.

4.4.15.2.2. Second residential units for Residential Estate:

Restriction:	Detail description for Second Residential Unit
Second Residential unit:	A secondary completely self-contained residential unit erected or adapted on a site where there is a residential unit already and which is used to accommodate a second family or a maximum of four persons who do not satisfy the definition of "family".
Floor area:	At most 60% of the primary dwelling on the premise to a maximum of 120m ² . Car ports and garages are to be included in these calculations.
Coverage:	Maximum coverage for all the buildings on the premises shall not exceed 70% for land units of 400m ² and larger. The coverage stays 80% for land units smaller than 400m ² .
Height:	A height of 8m above natural ground level directly beneath an particular point of portion of the building can be permitted, if the following conditions are adhered to: <ul style="list-style-type: none"> i. The second residential unit must be adjacent to the primary house. ii. The written consent from affected parties and neighbouring owners are obtained.
Building Lines:	The same as for the primary single residential house.

4.4.15.2.3. Guest houses/ Day-Care Centres and Covered Braai Areas for Residential Estate:

Restriction:	Detail description for Guest houses/ Day-Care Centres and Covered Braai Areas
Guest House	A dwelling or building where the majority of facilities are shared and where up to five rooms are leased on a short-term basis (maximum 21 days), provided that a dwelling of which two rooms are leased, is not regarded as a guest house.
Day-Care Centre	A building/site where between 6 and 20 children are cared for/taken care of by the occupant of the main building, but may not stay overnight.
the Competent Authority policy/ By-law	Guest houses/ Day-Care Centres and Covered Braai Areas must at all times adhere to the relevant the Competent Authority Policies and By-Laws.
Building Lines:	The same as for the main buildings on the erf.
Provisions:	<p>The following preconditions for the considering of an application in accordance with guest houses are:</p> <ul style="list-style-type: none"> i. The correct application procedure, including the necessary advertisement procedures shall be followed. ii. All building and other regulations shall strictly be complied with. No relaxation of building lines or maximum coverage shall thus be allowed. iii. The Engineering department must be convinced of the fact that the service network shall be able to carry the additional load and may, even in both instances, put a limit on the number of beds. iv. Building plans for the concerned buildings or part thereof must be submitted with the application. v. Proof of separate facilities for guests must also be submitted. vi. Proof that parking (detail layout plan) for 1 vehicle per room, as well as 1 additional parking for every 4 rooms, can be supplied on the premises and must accompany the application. vii. Where food is commercially prepared/sold on the premises to residing guests, the person shall have to register for the preparing and serving of food at the Competent Authority. viii. It is compulsory that the owner/ manager reside on the property.

4.4.15.2.4. Occupational practice and other rights for Residential Estate:

Restriction:	Detail description for Occupational Practice
Occupational Practice:	Means the practising of a profession, semi-professional occupation and minor trade like occupation 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; to provide that no motor cars, trucks or similar vehicles and supplies which are normally stored in the open, relating to the business, will be kept or stored on the premises.
Provisions:	The occupation is normally practiced by at most one person per residential unit of which that person is the occupant, provided that the number of assistants be limited to a maximum of two assistance. Two persons that are legally married (including persons that live together according to common-law, or persons that are regarded man and wife in terms of religious beliefs) and reside in the same unit, may each practice their occupations subject to the relevant restrictions.
Details:	<p>Where a portion of a residential unit is utilised for the purpose of occupational practice, the following conditions are applicable (also see the definition of occupational practice):</p> <ol style="list-style-type: none"> i. The registered owner or tenant of the residential unit shall formally inform the Competent Authority by completing and submitting an abridged application form to the mentioned authority; ii. The applicant shall submit proof to the Competent Authority that the necessary notices were served on the adjoining owners and shall comply with any other advertising requirements that the Competent Authority requests; iii. At most a maximum floor area of 25m² may be used for this purpose; iv. No goods for sale will be publicly displayed; v. A portion of the garage, outbuilding or a second residential unit, may be utilised for this purpose, only if no objections are received from interested and affected parties. vi. Occupational Practice does not include any use described as part of business premises, commercial usage, work shop, industry, service trade industry, storage space, place of entertainment, offensive industry, garden services, exhibition of products (clothes and jewellery included), a nursery or any form of transport industry; vii. All health and other regulations normally associated with the occupational practice shall be complied with; viii. All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy; ix. No activities shall be carried out which are or are potentially a source of disturbance or nuisance or danger or annoyance to occupants of other residential units or portions thereof; and x. The Competent Authority is in a position to, before or when applying of the consent use of Occupational Practice, impose any conditions and/or restrictions such as surface, parking, business hours, access, etc., as it may deem necessary or essential.
Challenge of condition:	If any person or the Competent Authority is of the opinion that any condition mentioned in these regulations or in the definition of "occupational practice" is being contravened, such person can submit a written complaint to the Competent Authority in which action is requested in terms of the relevant legislation.

4.4.15.2.5. Parking, Car ports and Access gates for Residential Estate:

Restriction:	Detail description for Parking, Car ports and Access gates
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Building Lines:	Subject to the Competent Authority’s approval, a carport and shade nets that will exceed a street or side building line, may be erected.
Carports and Access gates Provisions:	<p>Car Ports and Access Gates must adhere to the following conditions:</p> <ol style="list-style-type: none"> i. The carport shall be supported by metal, wooden, brick or cement poles or pillars. ii. No walls, except boundary walls, shall be constructed in such a way as to enclose the carport. Comprehensive building plans for the wall and carport must be submitted for approval, where any part of a carport hinges on any boundary wall. iii. The height of the carport, measured from the floor to the top of the roof, shall not exceed 4m. iv. The sides of the roof shall be neatly finished with a fascia for aesthetical reasons. v. The façade of the carport shall not be closer than 300mm from the street boundary. vi. No gates that open onto the pavement shall be permitted. vii. Standard provision shall be made for the collection and run-off of rainwater from the carports. viii. Written comment from affected parties and adjoining land owners if a side building line will be exceeded, and affected parties and adjoining land units (including neighbours across the street) if the street building line will be exceeded, shall be obtained. ix. All above-mentioned requirements shall also apply to shade nets. x. Full building plans, subject to the regulations for a garage, shall be submitted for any carport which does not comply with the conditions stated above.

General Description for Business Areas - D.i Categories

Business Areas: Areas designated for activities associated with retail and service industries, e.g. shops, restaurants, professional offices.

4.4.16. D.i.1: Business premises

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.i.1	Business Premises	A site and/or building or part thereof used as, or intended to be used as supermarket, shops and/or offices and it includes hotels, licensed hotels, accommodation facilities, restaurants, a laundrette, dry-cleaners, arcade games centre, undertakers, place of worship, financial institutions, professional offices, places of assembly, doctors' consulting rooms, stock or product exchanges, conference facilities, put-put course, flats, caretakers quarters and buildings for similar uses, but it excludes bottle stores, taverns, places of entertainment, a casino, adult entertainment, institutional buildings, funeral parlours, service stations, repairing or fitment functions, industrial buildings, offensive industry or any large wholesale business;	Single Residential House	A building consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a "family", together with such outbuildings as are ordinarily used therewith.	None	None
			Residential Building	A building consisting of one or more residential units (excluding a residential house, with/ or without a second residential unit) for human habitation, together with the outbuildings used therewith, and it includes boarding-houses, guest houses, group housing, flats, hotels (without off-sales facility), residential clubs, old-age homes, children's homes and hostels, but excludes buildings that are defined as "place of education" or "institution".	None	None
			Bottle Store	A shop in which mainly alcoholic beverages are sold in the retail trade, and includes an off-sales facility which is under the same management as a licensed hotel.		
			Tavern	A building in which the on-site consumption of liquor has been legalised by means of a liquor licence, issued in terms of section 20 of the Liquor Act, 1989 (Act 27 of 1989) or by means of the Sorghum Beer Act, 1962 (Act 63 of 1962).		
			Service Station	A commercial business or concern where the sale of motor vehicles, oil, tyres and motor spares are traded in and includes a business where motor vehicles are provided with fuel for payment, a restaurant and café, as well as the repair and overhaul of motor vehicles, but excludes spray-painting, panel beating, blacksmith work and body work.	None	None

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
			Service Trade Industry	A commercial business or concern mainly geared for service to the public and includes the replacing of car tyres, exhaust systems, shock absorbers, the fitting of car radios and similar practises, bakery, dry-cleanette, carwash service, carpet wash service, dressmaking, framing, printing and any similar work shops or enterprises at the discretion of the Competent Authority, but does not include any trade that resorts under the definition of industry, service station, garage, offensive trade or business, unless listed above.	None	None
			Institution:	A building or portion thereof used or intended to be used for a charity, health or welfare institution and/or for the administration thereof, and includes community facilities, a place of assembly, a hospital, a pharmacy linked to a hospital, clinic or reformatory, either private or public, a private prison and rehabilitation centre, but does not include a state owned prison or place of detention.	None	None
			Funeral Parlour	A building where corpses are kept prior to burial or cremation.	None	None
			Animal Hospital	A site and/or building where animals/birds receive medical treatment and may stay overnight if necessary, excluding kennels for long term accommodation.	None	None
			Weddings, Functions and similar facilities	An area, building or erf that is used primarily to cater for weddings and similar functions and may include a function hall, restaurant, catering facilities, a chapel (whether covered or open air) and reasonable relevant activity connected to the main activity, including the sale of alcoholic beverages as part of the main activity.	None	None

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
			Warehouse	A building for storage of goods as well as the running of a large wholesale business in connection with such goods (including alcoholic beverages), provided the 'warehouse' excludes retail trade and wholesalers may only sell or deliver to dealers.	None	None
			Place of Entertainment	Any building or premise where people assemble for entertainment or social relaxation or sport purposes, where entertainment is provided and alcoholic beverages are sold as part of the main activity, including a public or private sport-club facility, recreational facilities, a dance hall, night club and restaurant, but does not include any building or site for a casino or adult entertainment.		

4.4.16.1. Land Use Restrictions for D.i.1

4.4.16.1.1. Primary Usage - Business Premises:

Restriction:	Detail description for Business Premises	
Business Premises:	A site and/or building or part thereof used as, or intended to be used as supermarket, shops and/or offices and it includes hotels, licensed hotels, accommodation facilities, restaurants, a laundrette, dry-cleaners, arcade games centre, undertakers, place of worship, financial institutions, professional offices, places of assembly, doctors' consulting rooms, stock or product exchanges, conference facilities, put-put course, flats above ground floor, caretakers quarters and buildings for similar uses, but it excludes bottle stores, taverns, places of entertainment, a casino, adult entertainment, institutional buildings, funeral parlours, service stations, repairing or fitment functions, industrial buildings, offensive industry or any large wholesale business.	
Coverage:	No Restriction	
Height:	No Restriction	
Building Lines:	Street boundaries:	Business buildings, flats and residential buildings on top of business buildings may be erected on the street boundary.
	Side and rear boundaries:	With regard to rear and side boundaries, buildings in this zone may be erected on such boundaries. A building or portion of a building may only be erected on the side and rear boundaries of a property if no windows, doors or ventilation openings are let into any wall on such boundary, except where the erf borders erven zoned in D.h.1, D.h.2 and D.h.7 and it is not earmarked for future business purposes in the SDF.
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>	
	<i>Notwithstanding these building line regulations for side and rear boundaries, in cases where these boundaries form the division between the business zone and any other zone, a building line on both sides of the communal boundary shall be applicable, which is equal to the relevant building line in the adjoining zone, except where the adjoining sites are earmarked for business development in the SDF. In such a case, if the slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.</i>	
Notwithstanding the above-mentioned building lines, the Competent Authority may approve the erection of any residential house, outbuildings or second residential unit that exceeds a building line, subject to the following:		

Restriction:	Detail description for Business Premises
	<ul style="list-style-type: none"> i. that the said building shall not exceed a height of one storey; ii. that no doors or windows shall be allowed in any wall of such building nearer than 1,5m of the relevant side boundary; and iii. that another access way, other than through a building, at least 1m wide, is provided from a street to every other vacant portion of the relevant land unit other than a court-yard. iv. that under all circumstances there will be complied with the required joint side boundary regulation. v. where a building line is 0m, a firewall will be required as per specifications of the National Building Regulations.
Parking:	<p>The following parking requirements will be applicable:</p> <ul style="list-style-type: none"> i. At least one parking bay for every 25m² of the total floor area of the building (excluding any section of the building that is used for residential purposes). ii. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand. iii. In addition to the parking area and parking bays described above, at least one parking bay, clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Competent Authority, for use by visitors, for every two residential units (flats) or every four bedrooms, in the case of hotels, boarding-houses and other residential buildings, must be provided on the site,
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Site Access	The vehicle access and exit ways to the site shall be discussed with the Traffic Department and their written approval must be obtained and submitted with building plans to the Building Control Officer.
Existing alternative Parking arrangements.	The existing alternative parking arrangements as it is to be found for Business sites in die CBD, will remain as per agreement.
Protrusions:	In this zone, protrusions, excluding advertising signs approved by the Competent Authority in accordance with the provisions of any other Act, over streets and building lines shall be limited to minor, distinctive architectural features and one cantilevered open canopy to within 1,00m of the pavement edge; provided that no portion of a projection shall be less than 2,4m above the pavement and further than 3,5m from the edge of the said property and there shall be no access from the building to the canopy.
Basements:	Must be done in accordance with the National Building Regulations provisions (see detail description).
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.4.16.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.16.2.1. Single Residential House for Business Premises:

Restriction:	Detail description for Single Residential House
Single Residential House:	A building consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a "family", together with such outbuildings as are ordinarily used therewith.
Detail Restrictions:	The same restrictions as set out in D.h.1.

4.4.16.2.2. Residential Building for Business Premises:

Restriction:	Detail description for Residential Building
Residential Building:	A building consisting of one or more residential units (excluding a residential house, with/ or without a second residential unit) for human habitation, together with the outbuildings used therewith, and it includes boarding-houses, guest houses, group housing, flats, hotels (without off-sales facility), residential clubs, old-age homes, children's homes and hostels, but excludes buildings that are defined as "place of education" or "institution".
Detail Restrictions:	The same as for the primary buildings, but buildings lines could be imposed under certain conditions.

4.4.16.2.3. Service Station for Business Premises:

Restriction:	Detail description for Service Station
Service Station:	A commercial business or concern where the sale of motor vehicles, oil, tyres and motor spares are traded in and includes a business where motor vehicles are provided with fuel for payment, a restaurant and café, as well as the repair and overhaul of motor vehicles, but excludes spray-painting, panel beating, blacksmith work and body work.
Detail Restrictions:	The same restrictions as set out in D.j.2.

4.4.16.2.4. Service Trade Industry for Business Premises:

Restriction:	Detail description for Service Trade Industry
Service Trade Industry:	A commercial business or concern mainly geared for service to the public and includes the replacing of car tyres, exhaust systems, shock absorbers, the fitting of car radios and similar practises, bakery, dry-cleanette, carwash service, carpet wash service, dressmaking, framing, printing and any similar work shops or enterprises at the discretion of the Competent Authority, but does not include any trade that resorts under the definition of industry, service station, garage, offensive trade or business, unless listed above.
Detail Restrictions:	The same restrictions as set out in D.j.1.

4.4.16.2.5. Place of Entertainment for Business Premises:

Restriction:	Detail description for Place of Entertainment
Place of Entertainment:	Any building or premise where people assemble for entertainment or social relaxation or sport purposes, where entertainment is provided and alcoholic beverages are sold as part of the main activity, including a public or private sport-club facility, recreational facilities, a dance hall, night club and restaurant, but does not include any building or site for a casino or adult entertainment.
Coverage:	80%
Parking:	One parking bay for every 10 seats. In cases where this criterion for provision of parking cannot be applied, the Competent Authority shall determine what provision should be made.

4.4.16.2.6. Weddings, Functions and similar facilities for Business Premises:

Restriction:	Detail description for Residential Building
Weddings, Functions and similar facilities:	An area, building or erf that is used primarily to cater for weddings and similar functions and may include a function hall, restaurant, catering facilities, a chapel (whether covered or open air) and reasonable relevant activity connected to the main activity, including the sale of alcoholic beverages as part of the main activity.
Detail Restrictions:	The same as for the primary buildings, but buildings lines and additional parking requirements could be imposed under certain conditions.

4.4.16.2.7. Institution for Business Premises:

Restriction:	Detail description for Institution
Institution:	A building or portion thereof used or intended to be used for a charity, health or welfare institution and/or for the administration thereof, and includes community facilities, a place of assembly, a hospital,

	a pharmacy linked to a hospital, clinic or reformatory, either private or public, a private prison and rehabilitation centre, but does not include a state owned prison or place of detention.
Detail Restrictions:	The same restrictions as set out in D.f.3.

4.4.16.2.8. Animal Hospital for Business Premises:

Restriction:	Detail description for Animal Hospital
Animal Hospital:	A site and/or building where animals/birds receive medical treatment and may stay overnight if necessary, excluding kennels for long term accommodation.
Coverage:	80%
Height:	At most 8m above the natural ground level directly beneath any particular point or portion of the building.

4.4.16.2.9. Warehouses for Business Premises:

Restriction:	Detail description for Warehouse
Warehouse	A building for storage of goods as well as the running of a large wholesale business in connection with such goods (including alcoholic beverages), provided the 'warehouse' excludes retail trade and wholesalers may only sell or deliver to dealers.
Parking Provisions:	At least one parking bay for every 200m ² total floor area of the entire building while sufficient provision should be made for the loading and unloading of goods.

4.4.17. D.i.2: Commercial

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.i.2	Commercial	A site and/or building and/or structure used for carrying on a retail concern and may include offices, nursery, restaurant, accommodation facilities, a laundrette, dry-cleaner, arcade games centre, flats and a retail concern where goods sold are manufactured and/or repaired in such a concern, provided that the floor area relating to such manufacture and/or repair shall not exceed one third of the floor area of the shop, but it does not include any industries, public garages, service stations, tavern, supermarkets (with or without the selling of wine), bottle stores or any other form of the sale of liquor.	Single Residential House	A building consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a “family”, together with such outbuildings as are ordinarily used therewith.	None	None
			Conference facilities	A building or erf used primarily for conference facilities catering for business conferences and meetings, including a restaurant, conference area with seating and workspace for conference goers and meeting rooms where individuals and groups gather to promote and share common interests, excluding a place of entertainment and any form of entertainment or functions;	None	None

4.4.17.1. Land Use Restrictions for D.i.2

4.4.17.1.1. Primary Usage - Commercial:

Restriction:	Detail description for Commercial	
Commercial:	A site and/or building and/or structure used for carrying on a retail concern and may include offices, nursery, restaurant, accommodation facilities, a laundrette, dry-cleaner, arcade games centre flats above ground floor and a retail concern where goods sold are manufactured and/or repaired in such a concern, provided that the floor area relating to such manufacture and/or repair shall not exceed one third of the floor area of the shop, but it does not include any industries, public garages, service stations, tavern, supermarkets (with or without the selling of wine), bottle stores or any other form of the sale of liquor.	
Coverage:	80%	
Height:	At most 8m above the natural ground level directly beneath any particular point or portion of the building.	
Building Lines:	Street boundaries:	Business buildings, flats and residential buildings on top of business buildings may be erected on the street boundary.
	Side and rear boundaries:	With regard to rear and side boundaries, buildings in this zone may be erected on such boundaries. A building or portion of a building may only be erected on the side and rear boundaries of a property if no windows, doors or ventilation openings are let into any wall on such boundary.
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>	

Restriction:	Detail description for Commercial
	<p><i>Notwithstanding these building line regulations for side and rear boundaries, in cases where these boundaries form the division between the business zone and any other zone, a building line on both sides of the communal boundary shall be applicable, which is equal to the relevant building line in the adjoining zone, except where the adjoining sites are earmarked for business development in the SDF. In such a case, if the slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.</i></p> <p>Notwithstanding the above-mentioned building lines, the Competent Authority may approve the erection of any residential house, outbuildings or second residential unit that exceeds a building line, subject to the following:</p> <ol style="list-style-type: none"> that the said building shall not exceed a height of one storey; that no doors or windows shall be allowed in any wall of such building nearer than 1,5m of the relevant side boundary; and that another access way, other than through a building, at least 1m wide, is provided from a street to every other vacant portion of the relevant land unit other than a court-yard. that under all circumstances there will be complied with the required joint side boundary regulation. where a building line is 0m, a firewall will be required as per specifications of the National Building Regulations.
Parking:	<p>The following parking requirements will be applicable:</p> <ol style="list-style-type: none"> At least one parking bay for every 25m² of the total floor area of the building (excluding any section of the building that is used for residential purposes). A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand. In addition to the parking area and parking bays described above, at least one parking bay for every two residential units (flats) or every four bedrooms, in the case of hotels, boarding-houses and other residential buildings, must be provided on the site, clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Competent Authority, for use by visitors.
Parking Provisions:	<p>Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.</p>
Site Access	<p>The vehicle access and exit ways shall be restricted to at most one each per site per street abutting the site. The vehicle access and exit ways to the site shall be discussed with the Traffic Department and their written approval will be obtained.</p>
Existing alternative Parking arrangements.	<p>The existing alternative parking arrangements as it is to be found for Business sites in die CBD, will remain as per agreement.</p>
Projections:	<p>In this zone, projections, excluding advertising signs approved by the Competent Authority in accordance with the provisions of any other Act, over streets and building lines shall be limited to minor, distinctive architectural features and one cantilevered open canopy to within 1,00m of the pavement edge; provided that no portion of a projection shall be less than 2,4m above the pavement and further than 3,5m from the edge of the said property and there shall be no access from the building to the canopy.</p>
Basements:	<p>Must be done in accordance with the National Building Regulations provisions (see detail description).</p>
Advertisement and publicity:	<p>All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy.</p>

4.4.17.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.17.2.1. Single Residential House for Commercial:

Restriction:	Detail description for Single Residential House
Single Residential House	A building consisting of only one residential unit – a self-contained interlinking group of rooms for the accommodation and housing of a single family, or a maximum of four persons who do not satisfy the definition of a “family”, together with such outbuildings as are ordinarily used therewith.
Detail Restrictions::	The same restrictions as set out in D.h.1.

4.4.17.2.2. Hospitality Usage for Commercial:

Restriction:	Detail description for Hospitality Facilities
Speciality Office	A dwelling or building where a combination of office usage and hospitality usage are practised within an identified speciality node or corridor.
Parking:	The following parking requirements will be applicable: <ul style="list-style-type: none"> i. At least one parking bay for every 25m² of the total floor area of the building (excluding any section of the building that is used for accommodation facilities). ii. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand.
Building Lines:	The same as for the main buildings.

4.4.17.2.3. Conference facilities for Commercial:

Restriction:	Detail description for Conference Facilities
Conference facilities:	A building or erf used primarily for conference facilities catering for business conferences and meetings, including a restaurant, conference area with seating and workspace for conference goers and meeting rooms where individuals and groups gather to promote and share common interests, excluding a place of entertainment and any form of entertainment or functions;
Parking:	Each 1.5m ² of the floor area of the buildings and or rooms used for Conference Facilities, equals 1 person. For each 6m ² or four persons, one parking bay must be provided for buildings and rooms used to house the conference facilities.
Building Lines:	The same as for the main buildings.

General Description for Service Related Business - D.j Categories.

Service Related Business: Areas designated for other business activities associated with service trade industries, e.g. laundrettes and light manufacturing industries and industries associated with motor vehicle sales, repairs.

4.4.18. D.j.1 Service trade industry

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.j.1	Service Trade Industry	A commercial business or concern mainly geared for service to the public and includes the replacing of car tyres, exhaust systems, shock absorbers, the fitting of car radios and similar practises, bakery, dry-cleanette, carwash service, carpet wash service, dressmaking, framing, printing and any similar work shops or enterprises at the discretion of the Competent Authority, but does not include any trade that resorts under the definition of industry, service station, offensive trade or business, unless listed above.	Flats	A building containing more than one residential unit;	None	None

4.4.18.1. Land Use Restrictions for D.j.1

4.4.18.1.1. Primary Usage - Service Trade Industry:

Restriction:	Detail description for Service Trade Industry	
Service Trade Industry:	A commercial business or concern mainly geared for service to the public and includes the replacing of car tyres, exhaust systems, shock absorbers, the fitting of car radios and similar practises, bakery, dry-cleanette, carwash service, carpet wash service, dressmaking, framing, printing and any similar work shops or enterprises at the discretion of the Competent Authority, but does not include any trade that resorts under the definition of industry, service station, garage, offensive trade or business, unless listed above.	
Coverage:	80%	
Height:	At most 8m above the natural ground level directly beneath any particular point or portion of the building.	
Building Lines:	Street boundaries:	Business buildings, flats and residential buildings on top of business buildings may be erected on the street boundary.
	Side and rear boundaries:	With regard to rear and side boundaries, buildings in this zone may be erected on such boundaries. A building or portion of a building may only be erected on the side and rear boundaries of a property if no windows, doors or ventilation openings are let into any wall on such boundary.
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>	
	<i>Notwithstanding these building line regulations for side and rear boundaries, in cases where these boundaries form the division between the business zone and any other zone, a building line on both sides of the communal boundary shall be applicable, which is equal to the relevant building line in the adjoining zone, except where the adjoining sites are earmarked for business development in the SDF. In such a case, if the slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.</i>	
Notwithstanding the above-mentioned building lines, the Competent Authority may approve the erection of any residential house, outbuildings or second residential unit that exceeds a building line, subject to the following: <ul style="list-style-type: none"> i. that the said building shall not exceed a height of one storey; ii. that no doors or windows shall be allowed in any wall of such building nearer than 1,5m of the relevant side boundary; and iii. that another access way, other than through a building, at least 1m wide, is provided from a street to every other vacant portion of the relevant land unit other than a court-yard. 		

Restriction:	Detail description for Service Trade Industry	
	<ul style="list-style-type: none"> iv. that under all circumstances there will be complied with the required joint side boundary regulation. v. where a building line is 0m, a firewall will be required as per specifications of the National Building Regulations. 	
Parking:	<p>The following parking requirements will be applicable:</p> <ul style="list-style-type: none"> i. At least one parking bay for every 25m² of the total floor area of the building (excluding any section of the building that is used for residential purposes). ii. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand. iii. In addition to the parking area and parking bays described above, at least one parking bay for every two residential units (flats) must be provided on the site, clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Competent Authority, for use by visitors. 	
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.	
Site Access	The vehicle access and exit ways shall be restricted to at most one each per site per street abutting the site. The vehicle access and exit ways to the site shall be discussed with the Traffic Department and their written approval will be obtained.	
Loading and unloading:	For the purpose of loading and unloading of vehicles, a space/s to the satisfaction of the Competent Authority must be reserved in accordance with section below: For this purpose the loading zone size is 45m ² and will be calculated as follow:	
	Total Floor Area of Building (to nearest m ²)	Prescribed Loading and Downloading area:
	0 - 2 500 m ²	2 loading places
	2 501 - 5 000m ²	4 loading places
	5 001 - 10 000 m ²	6 loading places
	Each additional 10 000m ² or portion thereof	1 additional loading place
	Above-mentioned loading places will have vehicle access to the Competent Authority’s satisfaction. Said vehicle access shall be at least 5m wide and 3m high, if through a building. It must have a hard surface and be clearly marked as loading places.	
Existing alternative Parking arrangements.	The existing alternative parking arrangements as it is to be found for Business sites in die CBD, will remain as per agreement.	
Projections:	In this zone, projections, excluding advertising signs approved by the Competent Authority in accordance with the provisions of any other Act, over streets and building lines shall be limited to minor, distinctive architectural features and one cantilevered open canopy to within 1,00m of the pavement edge; provided that no portion of a projection shall be less than 2,4m above the pavement and further than 3,5m from the edge of the said property and there shall be no access from the building to the canopy.	
Basements:	Must be done in accordance with the National Building Regulations provisions (see detail description).	
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy.	

4.4.18.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.18.3. Flats for Service Trade Industry:

Restriction:	Detail description for Residential Building
Flats:	A building containing more than one residential unit;
Detail Restrictions:	The same restrictions as set out in D.h.4.

4.4.19. D.j.2: Service station

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.j.2	Service Station	A commercial business or concern where the sale of motor vehicles, oil, tyres and motor spares are traded in and includes a business where motor vehicles are provided with fuel for payment, a restaurant and café, as well as the repair and overhaul of motor vehicles, but excludes spray-painting, panel beating, blacksmith work and body work.	Flats	A building containing more than one residential unit;	None	None

4.4.19.1. Land Use Restrictions for D.j.2

4.4.19.1.1. Primary Usage - Service Station:

Restriction:	Detail description for Service Station	
Service Station:	A commercial business or concern where the sale of motor vehicles, oil, tyres and motor spares are traded in and includes a business where motor vehicles are provided with fuel for payment, a restaurant and café, as well as the repair and overhaul of motor vehicles, but excludes spray-painting, panel beating, blacksmith work and body work.	
Coverage:	80%	
Height:	At most 8m above the natural ground level directly beneath any particular point or portion of the building.	
Building Lines:	Street boundaries:	A street line of 3,5m, provided that this building line is also valid for the erection of fuel pumps.
	Side and rear boundaries:	Side and rear building lines may be zero, provided that the Competent Authority may require side building lines in the interest of public health or in order to enforce the upholding of any act or right.
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>	
	<i>Notwithstanding these building line regulations for side and rear boundaries, in cases where these boundaries form the division between the business zone and any other zone, a building line on both sides of the communal boundary shall be applicable, which is equal to the relevant building line in the adjoining zone, except where the adjoining sites are earmarked for business development in the SDF. In such a case, if the slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.</i>	
Parking:	<p>The following parking requirements will be applicable:</p> <ol style="list-style-type: none"> At least one parking bay per 50m² total floor area, provided that the parking bays shall be clearly indicated for visitors. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand. In addition to the parking area and parking bays described above, at least one parking bay for every two residential units (flats) must be provided on the site, clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Competent Authority, for use by visitors. 	
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.	
Site Access	The vehicle access and exit ways shall be handled by the relative Authority, whether it is SANRAL or die Local Traffic Department and written proof of the specifications will be required.	
Loading and unloading:	For the purpose of loading and unloading of vehicles, a space/s to the satisfaction of the Competent Authority must be reserved in accordance with section below: For this purpose the loading zone size is 45m ² and will be calculated as follow:	
	Total Floor Area of Building (to nearest m ²)	Prescribed Loading and Downloading area:

Restriction:	Detail description for Service Station	
	0 - 2 500 m ²	2 loading places
	2 501 - 5 000m ²	4 loading places
	5 001 - 10 000 m ²	6 loading places
	Each additional 10 000m ² or portion thereof	1 additional loading place
	Above-mentioned loading places will have vehicle access to the Competent Authority's satisfaction. Said vehicle access shall be at least 5m wide and 3m high, if through a building. It must have a hard surface and be clearly marked as loading places.	
Existing alternative Parking arrangements.	The existing alternative parking arrangements as it is to be found for Business sites in die CBD, will remain as per agreement.	
Projections:	In this zone, projections, excluding advertising signs approved by the Competent Authority in accordance with the provisions of any other Act, over streets and building lines shall be limited to minor, distinctive architectural features and one cantilevered open canopy to within 1,00m of the pavement edge; provided that no portion of a projection shall be less than 2,4m above the pavement and further than 3,5m from the edge of the said property and there shall be no access from the building to the canopy.	
Basements:	Must be done in accordance with the National Building Regulations provisions (see detail description).	
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.	

4.4.19.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.19.3. Flats for Service station:

Restriction:	Detail description for Residential Building
Flats:	A building containing more than one residential unit;
Detail Restrictions:	The same restrictions as set out in D.h.4.

General Description for Special Business - D.k Categories

Special Business: Areas designated for special business activities associated with casinos and gambling houses and areas identified for adult entertainment.

4.4.20. D.k.1: Casino

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.k.1	Casino	Any institution, site or enterprise where, irrespective whether it is licensed or not, any form of gambling, cards or other game take place, with the aim of determining the profit or loss of money, other property or credit and may include a hotel, restaurant, recreational facilities, a place of entertainment and a business premises.	Service Station	A commercial business or concern where the sale of motor vehicles, oil, tyres and motor spares are traded in and includes a business where motor vehicles are provided with fuel for payment, a restaurant and café, as well as the repair and overhaul of motor vehicles, but excludes spray-painting, panel beating, blacksmith work and body work.	None	None

4.4.20.1. Land Use Restrictions for D.k.1

4.4.20.1.1. Primary Usage - Casino:

Restriction:	Detail description for Casino	
Casino:	Any institution, site or enterprise where, irrespective whether it is licensed or not, any form of gambling, cards or other game take place, with the aim of determining the profit or loss of money, other property or credit and may include a hotel, restaurant, recreational facilities, a place of entertainment and a business premises.	
Coverage:	No Restriction	
Height:	No Restriction	
Building Lines:	Street boundaries:	Business buildings, including Hotels and Place of Entertainment may be erected on the street boundary.
	Side and rear boundaries:	With regard to rear and side boundaries, buildings in this zone may be erected on such boundaries. A building or portion of a building may only be erected on the side and rear boundaries of a property if no windows, doors or ventilation openings are let into any wall on such boundary, except where the erf borders erven zoned in D.h.1, D.h.2 and D.h.7 and it is not earmarked for future business purposes in the SDF.
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>	
Parking:	<i>Notwithstanding these building line regulations for side and rear boundaries, in cases where these boundaries form the division between the business zone and any other zone, a building line on both sides of the communal boundary shall be applicable, which is equal to the relevant building line in the adjoining zone, except where the adjoining sites are earmarked for business development in the SDF. In such a case, if the slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.</i>	
	The following parking requirements will be applicable: <ul style="list-style-type: none"> i. At least one parking bay for every 25m² of the total floor area of the building (excluding any section of the building that is used for residential purposes). ii. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand. iii. In addition to the parking area and parking bays described above, at least one parking bay, clearly demarcated and properly indicated by means of a notice board, to the satisfaction of 	

Restriction:	Detail description for Casino	
	the Competent Authority, for use by visitors, for every 4 bedrooms, must be provided on the site,	
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.	
Site Access	The vehicle access and exit ways to the site shall be discussed with the Traffic Department and their written approval must be obtained and submitted with building plans to the Building Control Officer.	
Loading and unloading:	For the purpose of loading and unloading of vehicles, a space/s to the satisfaction of the Competent Authority must be reserved in accordance with section below: For this purpose the loading zone size is 45m ² and will be calculated as follow:	
	Total Floor Area of Building (to nearest m ²)	Prescribed Loading and Downloading area:
	0 - 2 500 m ²	2 loading places
	2 501 - 5 000m ²	4 loading places
	5 001 - 10 000 m ²	6 loading places
	Each additional 10 000m ² or portion thereof	1 additional loading place
	Above-mentioned loading places will have vehicle access to the Competent Authority’s satisfaction. Said vehicle access shall be at least 5m wide and 3m high, if through a building. It must have a hard surface and be clearly marked as loading places.	
Existing alternative Parking arrangements.	The existing alternative parking arrangements as it is to be found for Business sites in die CBD, will remain as per agreement.	
Protrusions:	In this zone, protrusions, excluding advertising signs approved by the Competent Authority in accordance with the provisions of any other Act, over streets and building lines shall be limited to minor, distinctive architectural features and one cantilevered open canopy to within 1,00m of the pavement edge; provided that no portion of a projection shall be less than 2,4m above the pavement and further than 3,5m from the edge of the said property and there shall be no access from the building to the canopy.	
Basements:	Must be done in accordance with the National Building Regulations provisions (see detail description).	
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy.	

4.4.20.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.20.2.1. Place of Entertainment for Casino:

Restriction:	Detail description for Place of Entertainment
Place of Entertainment:	Any building or site where people assemble for entertainment or social relaxation or sport purposes and where an entry fee is usually imposed, and includes a theatre, bioscope, dance hall, night club, amusement park, sport centre, billiard-room, skating rink, a public or private sport-club facility and restaurant where entertainment is provided, but does not include any building or site for a casino or adult entertainment;
Coverage:	80%
Parking:	One parking bay for every 10 seats. In cases where this criterion for provision of parking cannot be applied, the Competent Authority shall determine what provision should be made.

4.4.20.2.2. Service Stations for Casino:

Restriction:	Detail description for Service Station
Service Station:	A commercial business or concern where the sale of motor vehicles, oil, tyres and motor spares are traded in and includes a business where motor vehicles are provided with fuel for payment, a restaurant and café, as well as the repair and overhaul of motor vehicles, but excludes spray-painting, panel beating, blacksmith work and body work.
Detail Restrictions:	The same restrictions as set out in D.j.2.

4.4.21. D.k.2: Adult entertainment

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.k.2	Adult Entertainment	An enterprise or commercial business that mainly supplies adult entertainment, in trade or selling of articles, and includes enterprises such as escort agencies, sex shops and any other enterprises or shops where persons under the age of 18 are not allowed, including a place of entertainment, but does not include a casino, gambling house, tavern or bottle store.	None	None	None	None

4.4.21.1. Land Use Restrictions for D.k.2

4.4.21.1.1. Primary Usage - Adult Entertainment:

Restriction:	Detail description for Adult Entertainment	
Adult Entertainment:	An enterprise or commercial business that mainly supplies adult entertainment, in trade or selling of articles, and includes enterprises such as escort agencies, sex shops and any other enterprises or shops where persons under the age of 18 are not allowed, including a place of entertainment, but does not include a casino, gambling house, tavern or bottle store.	
Coverage:	No Restriction	
Height:	No Restriction	
Building Lines:	Street boundaries:	Business buildings for Adult Entertainment and a place of entertainment may be erected on the street boundary.
	Side and rear boundaries:	With regard to rear and side boundaries, buildings in this zone may be erected on such boundaries. A building or portion of a building may only be erected on the side and rear boundaries of a property if no windows, doors or ventilation openings are let into any wall on such boundary, except where the erf borders erven zoned in D.h.1, D.h.2 and D.h.7 and it is not earmarked for future business purposes in the SDF.
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>	
Parking:	<i>Notwithstanding these building line regulations for side and rear boundaries, in cases where these boundaries form the division between the business zone and any other zone, a building line on both sides of the communal boundary shall be applicable, which is equal to the relevant building line in the adjoining zone, except where the adjoining sites are earmarked for business development in the SDF. In such a case, if the slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.</i>	
	The following parking requirements will be applicable: <ul style="list-style-type: none"> i. At least one parking bay for every 25m² of the total floor area of the building (excluding any section of the building that is used for residential purposes). ii. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand. iii. In addition to the parking area and parking bays described above, at least one parking bay, clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Competent Authority, for use by visitors, for every 4 bedrooms must be provided on the site. 	
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking	

Restriction:	Detail description for Adult Entertainment
	bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Site Access	The vehicle access and exit ways to the site shall be discussed with the Traffic Department and their written approval must be obtained and submitted with building plans to the Building Control Officer.
Existing alternative Parking arrangements.	The existing alternative parking arrangements as it is to be found for Business sites in die CBD, will remain as per agreement.
Protrusions:	In this zone, protrusions, excluding advertising signs approved by the Competent Authority in accordance with the provisions of any other Act, over streets and building lines shall be limited to minor, distinctive architectural features and one cantilevered open canopy to within 1,00m of the pavement edge; provided that no portion of a projection shall be less than 2,4m above the pavement and further than 3,5m from the edge of the said property and there shall be no access from the building to the canopy.
Basements:	Must be done in accordance with the National Building Regulations provisions (see detail description).
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.4.21.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.4.21.2.1. Place of Entertainment for Adult Entertainment:

Restriction:	Detail description for Place of Entertainment
Place of Entertainment:	Any building or site where people assemble for entertainment or social relaxation or sport purposes and where an entry fee is usually imposed, and includes a theatre, bioscope, dance hall, night club, amusement park, sport centre, billiard-room, skating rink, a public or private sport-club facility and restaurant where entertainment is provided, but does not include any building or site for a casino or adult entertainment;
Coverage:	80%
Parking:	One parking bay for every 10 seats. In cases where this criterion for provision of parking cannot be applied, the Competent Authority shall determine what provision should be made.

General Description for SMME Incubators - D.I Categories

SMME Incubators: Areas designated for Small Medium and Micro Enterprises (SMMEs) and associated infrastructure and services focused on community-based service trades and retail.

4.4.22. D.I.1: SMME Incubators

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.I.1	SMME Incubators	Includes areas designated for a combination of small, medium and micro enterprises (SMME), including associated infrastructure to the satisfaction of the relevant authority, focusing on community bases service, trade and retail.	None	None	None	None

4.4.22.1. Land Use Restrictions for D.I.1

4.4.22.1.1. Primary Usage - SMME Incubators:

Restriction:	Detail description for SMME Incubators
SMME Incubators:	Includes areas designated for a combination of small, medium and micro enterprises (SMME), including associated infrastructure to the satisfaction of the relevant authority, focusing on community bases service, trade and retail.
Development control:	Any specific business areas designed as part of this zone, will refer to the restrictions set out as part of D.i.1, D.i.2 and D.j.1 for detail.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

General Description for Mixed Use Development - D.m Categories

Mixed Use Development: Areas designated for innovative combinations of land use, e.g. residential/light business; light industry/light business (in terms of various municipal zonings).

4.4.23. D.m.1: Mixed Use Development

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.m.1	Mixed Use Development	A building or erf that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated;	None	None	None	None

4.4.23.1. Land Use Restrictions for D.m.1

4.4.23.1.1. Primary Usage - Mixed Use Development:

Restriction:	Detail description for Mixed Use Development
Mixed Use Development:	A building or erf that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated;
Development control:	Any specific restriction that is already indicated in the existing Category D, E and F zones may be applicable in this zone.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration..
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy.

General Description for Cemeteries - D.n Categories

Cemetery Areas: Areas for Cemeteries and formal burial parks, excluding crematoriums.

4.4.24. D.n.1: Cemetery

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.n.1	Cemetery	A place where people are buried and may include an ablution facility, security office, wall of remembrance and a mausoleum, but exclude a crematorium.	None	None	None	None

4.4.24.1. Land Use Restrictions for D.n.1

4.4.24.1.1. Primary Usage - Cemetery:

Restriction:	Detail description for Cemetery
Cemetery:	A place where people are buried and may include an ablution facility, security office, wall of remembrance and a mausoleum, but exclude a crematorium.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

General Description for Sports fields and Related Infrastructure - D.o Categories

Sport fields and infrastructure: Dedicated sports fields together with the associated and related infrastructure, parking areas, and services.

4.4.25. D.o.1: Sport fields and Related Infrastructure

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.o.1	Sports fields and related Infrastructure	A portion of land, or land unit, which is utilised for the practice of outdoor and/or indoor sporting activities. This may include ancillary structures to sporting activities, such as ablution facilities, dressing rooms, show-grounds, sports club buildings (licensed or not), golf clubs, shooting range, paintball, kiosks, ticket offices, spectator stands, parking facilities, where the provision of parking and complimentary uses not listed in this definition will be subject to the consideration of the local authority.	None	None	None	None

4.4.25.1. Land Use Restrictions for D.o.1

4.4.25.1.1. Primary Usage - Sports fields and related infrastructure:

Restriction:	Detail description for Sports fields and related infrastructure
Sports fields and related Infrastructure:	A portion of land, or land unit, which is utilised for the practice of outdoor and/or indoor sporting activities. This may include ancillary structures to sporting activities, such as ablution facilities, dressing rooms, show-grounds, sports club buildings (licensed or not), golf clubs, shooting range, paintball, kiosks, ticket offices, spectator stands, parking facilities, where the provision of parking and complimentary uses not listed in this definition will be subject to the consideration of the local authority.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

General Description for Airport and Related Infrastructure - D.p Categories

Airport and infrastructure: Area designated as airport together with the infrastructure and services associated with the airport and its activities.

4.4.26. D.p.1: Airport and Related Infrastructure

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.p.1	Airport and related Infrastructure	A use or undertaking with a primary focus on air transport and may include, landing strips, hangars, vehicle (land and/or airborne) rentals and/or washing facilities, offices, business premises, commercial, hotels, restaurants, accommodation facilities, conference facilities, storage facilities, long term aircraft storing facilities, mothballing of aircraft, as well as courier services. By its nature of being a public transport interchange point, airports may also include single and/or multilevel parking facilities;	None	None	None	None

4.4.26.1. Land Use Restrictions for D.p.1

4.4.26.1.1. Primary Usage - Airport and related infrastructure:

Restriction:	Detail description for Airport and related infrastructure
Airport and related infrastructure	A use or undertaking with a primary focus on air transport and may include, landing strips, hangars, vehicle (land and/or airborne) rentals and/or washing facilities, offices, business premises, commercial, hotels, restaurants, accommodation facilities, conference facilities, storage facilities, long term aircraft storing facilities, mothballing of aircraft, as well as courier services. By its nature of being a public transport interchange point, airports may also include single and/or multilevel parking facilities;
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

General Description for Resort and Tourism Related Areas - D.q Categories

Resort & Tourism Related Areas: Resort and tourism-related nodes and amenities that form part of a designated Hospitality Corridor.

4.4.27. D.q.1: Resort and Tourism Related Areas

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
D.q.1	Resort and Tourism Related Areas	A harmoniously designed and built holiday development, with an informal layout of which the individual units are only marketed by means of renting to travellers and holiday-makers for short-term residence, and may include a guest house, accommodation facilities, a restaurant, a café, camping site, caravan park, conference facilities, holiday flats or built units, but does not include private mobile homes, place of entertainment, recreational facilities a hotel or motel.	Recreational facilities	Any building or premise where people assemble for entertainment or social, relaxing including sporting purposes, wedding facilities and includes a theatre, bioscope, dance hall, amusement park, sport centre, billiard-room, skating rink and a public or private sports club facility, but does not include any building or site for a casino, place of entertainment or adult entertainment.	None	None
			Hotel	A building designed to comply with the requirements of a hotel, which is a commercially run establishment providing accommodation to travellers and tourists, but does not include linked or separate buildings or premises for off-sale facilities and where meals are usually provided for guests, and often containing a public bar;	None	None
			Weddings, Functions and similar facilities	An area, building or erf that is used primarily to cater for weddings and similar functions and may include a function hall, restaurant, catering facilities, a chapel (whether covered or open air) and reasonable relevant activity connected to the main activity, including the sale of alcoholic beverages as part of the main activity.	None	None

4.4.27.1. Land Use Restrictions for D.q.1

4.4.27.1.1. Primary Usage - Resort and Tourism related areas:

Restriction:	Detail description for Resort and Tourism related areas
Resort and Tourism related areas:	A harmoniously designed and built holiday development, with an informal layout of which the individual units are only marketed by means of renting to travellers and holiday-makers for short-term residence, and may include a guest house, accommodation facilities, a restaurant, a café, camping site, caravan park, conference facilities, holiday flats or built units, but does not include private mobile homes, place of entertainment, recreational facilities a hotel or motel.

Restriction:	Detail description for Resort and Tourism related areas
Parking:	<p>The following parking requirements will be applicable:</p> <ol style="list-style-type: none"> i. At least one parking bay for every 25m² of the total floor area of the building (excluding any section of the building that is used for residential purposes). ii. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand. iii. In addition to the parking area and parking bays described above, at least one parking bay, clearly demarcated and properly indicated by means of a notice board, to the satisfaction of the Competent Authority, for use by visitors, for every two residential units (flats) or every four bedrooms, in the case of hotels, boarding-houses and other residential buildings, must be provided on the site,
Parking Provisions:	<p>Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.</p>
Special consideration:	<p>Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.</p>
Advertisement and publicity:	<p>All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy.</p>

4.5. INDUSTRIAL AREAS - CATEGORY E

General Description for Agricultural Industry - E.a Categories

Agricultural industry: Agriculture-related industrial development, e.g. silos, wine cellars, packing facilities, excluding abattoirs.

4.5.1. E.a.1: Agricultural Industry

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
E.a.1	Agricultural Industry	An industry or enterprise for the processing of agricultural products produced on that or surrounding agricultural unit(s), as a result of the nature, perishability and fragility of the products and includes, amongst others, wine cellars and sheds, packing facilities, juice processing plants and silos, but excludes any type of abattoir	Agriculture	The breeding of animals on natural veld, land and pasture, stock or auction pens, the processing of products produced on the farm, the cultivation of crops and at most one single residential house, one second residential unit and other buildings that is reasonably relevant to the main agricultural activity on the farm, including bona-fide staff housing (permanent or temporary) and a packing shed, but does not include any building, structure of activity described in the definition of Agricultural Industry.	None	None

4.5.1.1. Land Use Restrictions for E.a.1

4.5.1.1.1. Primary Usage - Agricultural Industry:

Restriction:	Detail description for Agricultural Industry
Agricultural Industry:	An industry or enterprise for the processing of agricultural products produced on that or surrounding agricultural unit(s), as a result of the nature, perishability and fragility of the products and includes, amongst others, wine cellars and sheds, packing facilities, juice processing plants and silos, but excludes any type of abattoir
Coverage:	Land units smaller than 5000m ² - 50%. Land units larger than 5001m ² - 30%.
Height:	At most 12m above the natural ground level directly beneath any particular point or portion of the building.
Building Lines:	The street building line shall be at least 3m from the boundary of the adjoining street. Side and rear building lines may be zero, provided that the Competent Authority might demand building lines in the interest of public health or to enforce the upholding of any act or right or to provide for storm water drainage or any other engineering service. Furthermore, the same building line will be applicable in the agricultural-industrial zone as in any adjoining zone in terms of the common boundary between the two zones. <i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>
Parking:	The following parking requirements will be applicable: <ul style="list-style-type: none"> i. At least one parking bay for every 100m² of the total floor area of the building up to 1500m², and one additional parking bay per 200m² thereafter.

Restriction:	Detail description for Agricultural Industry	
	ii. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand.	
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.	
Site Access	The vehicle access and exit ways shall be restricted to at most one each per site per street abutting the site. The vehicle access and exit ways to the site shall be discussed with the Traffic Department and their written approval will be obtained.	
Loading and unloading:	For the purpose of loading and unloading of vehicles, a space/s to the satisfaction of the Competent Authority must be reserved in accordance with section below: For this purpose the loading zone size is 45m ² and will be calculated as follow:	
	Total Floor Area of Building (to nearest m ²)	Prescribed Loading and Downloading area:
	0 - 2 500 m ²	2 loading places
	2 501 - 5 000m ²	4 loading places
	5 001 - 10 000 m ²	6 loading places
	Each additional 10 000m ² or portion thereof	1 additional loading place
	Above-mentioned loading places will have vehicle access to the Competent Authority’s satisfaction. Said vehicle access shall be at least 5m wide and 3m high, if through a building. It must have a hard surface and be clearly marked as loading places.	
Existing alternative Parking arrangements.	The existing alternative parking arrangements as it is to be found for Business sites in die CBD, will remain as per agreement.	
Projections:	In this zone, projections, excluding advertising signs approved by the Competent Authority in accordance with the provisions of any other Act, over streets and building lines shall be limited to minor, distinctive architectural features and one cantilevered open canopy to within 1,00m of the pavement edge; provided that no portion of a projection shall be less than 2,4m above the pavement and further than 3,5m from the edge of the said property and there shall be no access from the building to the canopy.	
Basements:	Must be done in accordance with the National Building Regulations provisions (see detail description).	
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy.	

4.5.1.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.5.1.2.1. Agriculture for Agricultural Industry:

Restriction:	Detail description for Agriculture
Agriculture:	The breeding of animals on natural veld, land and pasture, stock or auction pens, the processing of products produced on the farm, the cultivation of crops and at most one single residential house, one second residential unit and other buildings that is reasonably relevant to the main agricultural activity on the farm, including bona-fide staff housing (permanent or temporary) and a packing shed, but does not include any building, structure of activity described in the definition of Agricultural Industry.
Detail Restrictions:::	The same restrictions as set out in C.a.2.

General Description for Industrial Development Zone - E.b Categories

Industrial Development: Dedicated industrial estate ideally linked to an international, or national, port that leverages fixed direct investments in value-added and export-orientated manufacturing industries.

4.5.2. E.b.1: Industrial Development Zone

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
E.b.1	Industrial Development Zone	A purpose built, industrial estate linked to an international air or sea port, which might contain one or multiple Customs Controlled Areas (CCA) tailored for manufacturing and storage of goods to boost beneficiation, investment, economic growth and, most importantly, the development of skills and employment in these regions.	None	None	None	None

4.5.2.1. Land Use Restrictions for E.b.1

4.5.2.1.1. Primary Usage - Industrial Development Zone:

Restriction:	Detail description for Industrial Development Zone
Industrial Development Zone	A purpose built, industrial estate linked to an international air or sea port, which might contain one or multiple Customs Controlled Areas (CCA) tailored for manufacturing and storage of goods to boost beneficiation, investment, economic growth and, most importantly, the development of skills and employment in these regions.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

General Description for Light and normal Industry - E.c Categories

Light and normal Industry: Areas designated for light industrial activities associated with the service industry (e.g. repair of motor vehicles) and normal industrial zones.

4.5.3. E.c.1: Light Industry

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
E.c.1	Light Industry	A building or site which include light industrial activities, bakery, dry-cleaners, including Service Trade Industry, a warehouse, caretakers quarters and service station, but excludes normal industrial development.	None	None	None	None

4.5.3.1. Land Use Restrictions for E.c.1

4.5.3.1.1. Primary Usage - Light Industry:

Restriction:	Detail description for Light Industry
Light Industry	A building or site which include light industrial activities, bakery, dry-cleaners, including Service Trade Industry, a warehouse, caretakers quarters and service station, but excludes normal industrial development.
Coverage:	80%
Height:	At most 12m above the natural ground level directly beneath any particular point or portion of the building.
Building Lines:	Street boundaries: 3m
	Side and rear boundaries: With regard to rear and side boundaries, the building lines may be zero, provided that the Competent Authority may require side building lines in the interest of public health or in order to enforce the upholding of any act or right or in order to provide storm water drainage or any other engineering service.
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>
	<i>Notwithstanding these building line regulations for side and rear boundaries, in cases where these boundaries form the division between an industrial zone and any other zone, a building line on both sides of the communal boundary shall be applicable, which is equal to the relevant building line in the adjoining zone, except where the adjoining sites are earmarked for industrial development in the SDF. In such a case, if the slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.</i>
Parking:	The following parking requirements will be applicable: <ul style="list-style-type: none"> i. At least one parking bay for every 100m² of the total floor area of the building up to 1500m², and one additional parking bay per 200m² thereafter. ii. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Site Access	The vehicle access and exit ways shall be restricted to at most one each per site per street abutting the site. The vehicle access and exit ways to the site shall be discussed with the Traffic Department and their written approval will be obtained.

Restriction:	Detail description for Light Industry	
Loading and unloading:	For the purpose of loading and unloading of vehicles, a space/s to the satisfaction of the Competent Authority must be reserved in accordance with section below: For this purpose the loading zone size is 45m ² and will be calculated as follow:	
	Total Floor Area of Building (to nearest m ²)	Prescribed Loading and Downloading area:
	0 - 2 500 m ²	2 loading places
	2 501 - 5 000m ²	4 loading places
	5 001 - 10 000 m ²	6 loading places
	Each additional 10 000m ² or portion thereof	1 additional loading place
Above-mentioned loading places will have vehicle access to the Competent Authority's satisfaction. Said vehicle access shall be at least 5m wide and 3m high, if through a building. It must have a hard surface and be clearly marked as loading places.		
Existing alternative Parking arrangements.	The existing alternative parking arrangements as it is to be found for Business sites in die CBD, will remain as per agreement.	
Projections:	In this zone, projections, excluding advertising signs approved by the Competent Authority in accordance with the provisions of any other Act, over streets and building lines shall be limited to minor, distinctive architectural features and one cantilevered open canopy to within 1,00m of the pavement edge; provided that no portion of a projection shall be less than 2,4m above the pavement and further than 3,5m from the edge of the said property and there shall be no access from the building to the canopy.	
Basements:	Must be done in accordance with the National Building Regulations provisions (see detail description).	
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.	

4.5.3.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.5.3.2.1. Service Stations for Light Industry:

Restriction:	Detail description for Service Stations
Service Station:	A commercial business or concern where the sale of motor vehicles, oil, tyres and motor spares are traded in and includes a business where motor vehicles are provided with fuel for payment, a restaurant and café, as well as the repair and overhaul of motor vehicles, but excludes spray-painting, panel beating, blacksmith work and body work.
Detail Restrictions:	The same restrictions as set out in D.j.2.

4.5.4. E.c.2: Industry

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
E.c.2	Industry	A building or use, irrespective of whether it correlates with the meaning of a factory, as defined in the applicable act defining a factory, that is used for any trade regarding the manufacturing, assembling, processing, repairing or dumping of a product or part of a product, the storing of a product or raw material, the repairing, reconstructing or dismantling of vehicles, a transport business, printing, the manufacturing of gas and any relevant office, caretaker's residence, or any building where the use is additional to, or is usually additional to, or is reasonably necessary regarding the use of such enterprise on the same site, including a warehouse, service station, service trade industry, provided that it excludes buildings where food and beverage are prepared mainly for consumption on the site, a scrap-yard, funeral parlour and noxious industry.	Funeral Parlour	A building where corpses are kept prior to burial or cremation.	None	None
			Scrap Yard	A building or land used for the storing, depositing or collecting of junk or scrap metal or articles of which the value depends entirely or partially on the material out of which they are manufactured, or the dismantling of second-hand vehicles or machines with the aim to recover components or material.		

4.5.4.1. Land Use Restrictions for E.c.2

4.5.4.1.1. Primary Usage - Industry:

Restriction:	Detail description for Industry	
Industry	A building or use, irrespective of whether it correlates with the meaning of a factory, as defined in the applicable act defining a factory, that is used for any trade regarding the manufacturing, assembling, processing, repairing or dumping of a product or part of a product, the storing of a product or raw material, the repairing, reconstructing or dismantling of vehicles, a transport business, printing, the manufacturing of gas and any relevant office, caretaker's residence, or any building where the use is additional to, or is usually additional to, or is reasonably necessary regarding the use of such enterprise on the same site, including a warehouse, service station, service trade industry, provided that it excludes buildings where food and beverage are prepared mainly for consumption on the site, a scrap-yard, funeral parlour and noxious industry.	
Coverage:	80%	
Height:	At most 12m above the natural ground level directly beneath any particular point or portion of the building.	
Building Lines:	Street boundaries:	3m

Restriction:	Detail description for Industry	
	Side and rear boundaries:	With regard to rear and side boundaries, the building lines may be zero, provided that the Competent Authority may require side building lines in the interest of public health or in order to enforce the upholding of any act or right or in order to provide storm water drainage or any other engineering service.
		<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>
		<i>Notwithstanding these building line regulations for side and rear boundaries, in cases where these boundaries form the division between an industrial zone and any other zone, a building line on both sides of the communal boundary shall be applicable, which is equal to the relevant building line in the adjoining zone, except where the adjoining sites are earmarked for industrial development in the SDF. In such a case, if the slackening of building lines may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.</i>
Parking:	The following parking requirements will be applicable: <ul style="list-style-type: none"> i. At least one parking bay for every 100m² of the total floor area of the building up to 1500m², and one additional parking bay per 200m² thereafter. ii. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand. 	
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.	
Site Access	The vehicle access and exit ways shall be restricted to at most one each per site per street abutting the site. The vehicle access and exit ways to the site shall be discussed with the Traffic Department and their written approval will be obtained.	
Loading and unloading:	For the purpose of loading and unloading of vehicles, a space/s to the satisfaction of the Competent Authority must be reserved in accordance with section below: For this purpose the loading zone size is 45m ² and will be calculated as follow:	
	Total Floor Area of Building (to nearest m ²)	Prescribed Loading and Downloading area:
	0 - 2 500 m ²	2 loading places
	2 501 - 5 000m ²	4 loading places
	5 001 - 10 000 m ²	6 loading places
	Each additional 10 000m ² or portion thereof	1 additional loading place
	Above-mentioned loading places will have vehicle access to the Competent Authority’s satisfaction. Said vehicle access shall be at least 5m wide and 3m high, if through a building. It must have a hard surface and be clearly marked as loading places.	
Existing alternative Parking arrangements.	The existing alternative parking arrangements as it is to be found for Business sites in die CBD, will remain as per agreement.	
Projections:	In this zone, projections, excluding advertising signs approved by the Competent Authority in accordance with the provisions of any other Act, over streets and building lines shall be limited to minor, distinctive architectural features and one cantilevered open canopy to within 1,00m of the pavement edge; provided that no portion of a projection shall be less than 2,4m above the pavement and further than 3,5m from the edge of the said property and there shall be no access from the building to the canopy.	
Basements:	Must be done in accordance with the National Building Regulations provisions (see detail description).	
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy.	

4.5.4.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.5.4.2.1. Service Stations for Industry:

Restriction:	Detail description for Service Stations
Service Station:	A commercial business or concern where the sale of motor vehicles, oil, tyres and motor spares are traded in and includes a business where motor vehicles are provided with fuel for payment, a restaurant and café, as well as the repair and overhaul of motor vehicles, but excludes spray-painting, panel beating, blacksmith work and body work.
Detail Restrictions:	The same restrictions as set out in D.j.2.

4.5.4.2.2. Scrap-Yard and Transport Business for Industry:

Restriction:	Detail description for Scrap-Yard and Transport Business
Scrap-Yard:	A building or land used for the storing, depositing or collecting of junk or scrap metal or articles of which the value depends entirely or partially on the material out of which they are manufactured, or the dismantling of second-hand vehicles or machines with the aim to recover components or material.
Detail Restrictions:	Any land utilised for the purpose of a scrapyard, builder's yard, coal yard, timber yard or a transport business, shall be completely fenced in at all sides with a wall or fence prescribed by the Competent Authority.

General Description for Heavy Industrial Development Zone - E.d Categories

Heavy Industry: Areas designated for robust industrial activities, e.g. chemical works, brewery, manure, processing of hides, abattoirs, stone crushing, crematoriums (noxious industry).

4.5.5. E.d.1: Noxious Industry

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
E.d.1	Noxious Industry	Any building or premise or portion thereof, designed or used for any known potentially offensive, damaging or repulsive activity, or the usage or storage of such a substance which is a nuisance or can cause a nuisance, as regulations announced from time to time in terms of the relevant legislation and, without limiting the generality of aforementioned, include the following: any chemical works, distillery, brewery, manure or chemical manure works, treatment of bones, horns or hooves, processing or storage of hides or skins other than in dry conditions, abattoirs, stone crushing, a crematorium, any treatment or manufacturing of cement, a premise for the storage, sorting or any other activity in any form concerning refuse, sewerage or night- soil, oil or other petroleum processing or any other usage which the Competent Authority may regard as an noxious industry.	Scrap Yard	A building or land used for the storing, depositing or collecting of junk or scrap metal or articles of which the value depends entirely or partially on the material out of which they are manufactured, or the dismantling of second-hand vehicles or machines with the aim to recover components or material.	None	None

4.5.5.1. Land Use Restrictions for E.d.1

4.5.5.1.1. Primary Usage - Noxious Industry:

Restriction:	Detail description for Noxious Industry	
Noxious Industry:	Any building or premise or portion thereof, designed or used for any known potentially offensive, damaging or repulsive activity, or the usage or storage of such a substance which is a nuisance or can cause a nuisance, as regulations announced from time to time in terms of the relevant legislation and, without limiting the generality of aforementioned, include the following: any chemical works, distillery, brewery, manure or chemical manure works, treatment of bones, horns or hooves, processing or storage of hides or skins other than in dry conditions, abattoirs, stone crushing, a crematorium, any treatment or manufacturing of cement, a premise for the storage, sorting or any other activity in any form concerning refuse, sewerage or night- soil, oil or other petroleum processing or any other usage which the Competent Authority may regard as an noxious industry.	
Coverage:	80%	
Height:	At most 12m above the natural ground level directly beneath any particular point or portion of the building.	
Building Lines:	Street boundaries:	6m
	Side and rear boundaries:	10m
	<i>No doors or windows are permitted in any wall which is less than 1.5m from any side or rear boundary, notwithstanding the size of the erf.</i>	

Restriction:	Detail description for Noxious Industry	
	<i>Notwithstanding these building line regulations for side and rear boundaries, in cases where these boundaries form the division between an industrial zone and any other zone, a building line on both sides of the communal boundary shall be determined by the Competent Authority, except where the adjoining sites are earmarked for noxious industrial development in the SDF. In such a case, the existing building lines may be adhered to and may be approved by the Building Control Officer, if no objections were received from affected/ neighbouring parties.</i>	
Parking:	The following parking requirements will be applicable: <ul style="list-style-type: none"> i. At least one parking bay for every 100m² of the total floor area of the building up to 1500m², and one additional parking bay per 200m² thereafter. ii. A larger parking requirement than the aforementioned, may be required by the Competent Authority in a particular case where the Competent Authority is convinced that the specific type of development justifies such a bigger demand. 	
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.	
Site Access	The vehicle access and exit ways shall be restricted to at most one each per site per street abutting the site. The vehicle access and exit ways to the site shall be discussed with the Traffic Department and their written approval will be obtained.	
Loading and unloading:	For the purpose of loading and unloading of vehicles, a space/s to the satisfaction of the Competent Authority must be reserved in accordance with section below: For this purpose the loading zone size is 45m ² and will be calculated as follow:	
	Total Floor Area of Building (to nearest m ²)	Prescribed Loading and Downloading area:
	0 - 2 500 m ²	2 loading places
	2 501 - 5 000m ²	4 loading places
	5 001 - 10 000 m ²	6 loading places
	Each additional 10 000m ² or portion thereof	1 additional loading place
	Above-mentioned loading places will have vehicle access to the Competent Authority’s satisfaction. Said vehicle access shall be at least 5m wide and 3m high, if through a building. It must have a hard surface and be clearly marked as loading places.	
Projections:	In this zone, projections, excluding advertising signs approved by the Competent Authority in accordance with the provisions of any other Act, over streets and building lines shall be limited to minor, distinctive architectural features and one cantilevered open canopy to within 1,00m of the pavement edge; provided that no portion of a projection shall be less than 2,4m above the pavement and further than 3,5m from the edge of the said property and there shall be no access from the building to the canopy.	
Basements:	Must be done in accordance with the National Building Regulations provisions (see detail description).	
Additional measurements:	Industrial discharges, noise, smoke, gasses and storm water shall be purified, controlled, measured and tested at the expense of the applicant or licence holder, whoever practises the hindrance. Where this zone is adjacent to a residential zone, the following building lines shall be applicable: <ul style="list-style-type: none"> i. Street boundary: 6m. ii. Side and rear boundary: 10m for the planting of shrubs and trees; iii. Industrial discharges, noise, smoke, gasses and storm water shall be purified, controlled, measured and tested at the expense of the applicant or license holder, whoever practises the hindrance. 	
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy.	

4.5.5.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.5.5.2.1. Scrap-Yard and Transport Business for Noxious Industry:

Restriction:	Detail description for Scrap Yard and Transport Business
Scrap-Yard:	A building or land used for the storing, depositing or collecting of junk or scrap metal or articles of which the value depends entirely or partially on the material out of which they are manufactured, or the dismantling of second-hand vehicles or machines with the aim to recover components or material.
Detail Restrictions:	Any land utilised for the purpose of a scrapyard, builder's yard, coal yard, timber yard or a transport business, shall be completely fenced in at all sides with a wall or fence prescribed by the Competent Authority.

General Description for Extractive Industry - E.d Categories

Extractive Industry: Settlements and infrastructure associated with multiple consumptive resource extraction, e.g. mining.

4.5.6. E.e.1: Extractive Industry

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
E.e.1	Extractive industry	Means an industry which practises the extraction off raw materials from the earth, whether by means of surface or underground methods and may include, but not be limited to the refinery of such extracted materials in order to facilitate in the transportation thereof, as well as any other relevant land uses that are normally associated with an extractive industry, e.g. offices, recreational facilities for staff, etc. but does not include the subdivision of individual portions of any unit thereof.	Temporary housing	Temporary housing provided for the construction phase of a project, and may include tent structures, mobile homes and other structures that is not permanent and can be removed from the property, including temporary ablution facilities, site offices and catering facilities.	None	None

4.5.6.1. Land Use Restrictions for E.e.1

4.5.6.1.1. Primary Usage - Extractive Industry:

Restriction:	Detail description for Extractive Industry
Extractive Industry:	Means an industry which practises the extraction off raw materials from the earth, whether by means of surface or underground methods and may include, but not be limited to the refinery of such extracted materials in order to facilitate in the transportation thereof, as well as any other relevant land uses that are normally associated with an extractive industry, e.g. offices, recreational facilities for staff, etc. but does not include the subdivision of individual portions of any unit thereof.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.6. SURFACE INFRASTRUCTURE AND BUILDINGS - CATEGORY F**4.6.1. F.a.1: National Roads**

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.a.1	National roads	National roads proclaimed in terms of the National Roads Act.	None	None	None	None

4.6.1.1. Land Use Restrictions for F.a.1**4.6.1.1.1. Primary Usage - National Roads:**

Restriction:	Detail description for National Roads
National roads:	National roads proclaimed in terms of the National Roads Act.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.6.2. F.b.1: Main roads

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.b.1	Main roads	Provincial and regional roads proclaimed in terms of the Roads Ordinance.	None	None	None	None

4.6.2.1. Land Use Restrictions for F.b.1

4.6.2.1.1. Primary Usage - Main Roads:

Restriction:	Detail description for Main Roads
Main roads:	Provincial and regional roads proclaimed in terms of the Roads Ordinance.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.6.3. F.c.1: Minor roads

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.c.1	Minor roads	Regional and local roads proclaimed in terms of the Roads Ordinance.	None	None	None	None

4.6.3.1. Land Use Restrictions for F.c.1**4.6.3.1.1. Primary Usage - Minor Roads:**

Restriction:	Detail description for Minor Roads
Minor roads	Regional and local roads proclaimed in terms of the Roads Ordinance.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.6.4. F.d.1: Public streets

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.d.1	Public Streets	This zoning includes public streets and on-street parking provision within urban and rural settlements with the key objective of facilitating both vehicular (motorised and/or non-motorised) and pedestrian traffic circulation. Furthermore, it encompasses any land intended on a plan or map for the purpose of public streets, or where such land is registered as a public street and ownership is vested in a competent authority. This land use may include facilities for public transportation, such as on-route bus or taxi stops and other pavement decorations. It does not, however, include private streets with the intent to facilitate circulation within an enclosed estate/development. May include informal street vending areas, where such informal trading has been designated and is managed by a competent authority.	None	None	None	None

4.6.4.1. Land Use Restrictions for F.d.1**4.6.4.1.1. Primary Usage - Public Streets:**

Restriction:	Detail description for Public Streets
Public Streets	This zoning includes public streets and on-street parking provision within urban and rural settlements with the key objective of facilitating both vehicular (motorised and/or non-motorised) and pedestrian traffic circulation. Furthermore, it encompasses any land intended on a plan or map for the purpose of public streets, or where such land is registered as a public street and ownership is vested in a competent authority. This land use may include facilities for public transportation, such as on-route bus or taxi stops and other pavement decorations. It does not, however, include private streets with the intent to facilitate circulation within an enclosed estate/development. May include informal street vending areas, where such informal trading has been designated and is managed by a competent authority.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.6.5. F.d.2: Public Parking

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.d.2	Public Parking	A portion of land and/ or a building or part thereof which is accessible to the general public for parking purposes.	None	None	None	None

4.6.5.1. Land Use Restrictions for F.d.2**4.6.5.1.1. Primary Usage - Public Parking:**

Restriction:	Detail description for Public Parking
Public Parking:	A portion of land and/ or a building or part thereof which is accessible to the general public for parking purposes.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.6.6. F.d.3: Private road

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.d.3	Private Road	A road or section of a road zoned to be used by a specific land owner or group of land owners and normally will be governed by a Home Owners Association;	None	None	None	None

4.6.6.1. Land Use Restrictions for F.d.3**4.6.6.1.1. Primary Usage – Private Road:**

Restriction:	Detail description for Private Road
Private Road:	A road or section of a road zoned to be used by a specific land owner or group of land owners and normally will be governed by a Home Owners Association;
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

General Description for Heavy Vehicle Overnight Facilities - F.e Categories

Heavy Vehicle Overnight Facilities: Areas designated for heavy vehicle parking and overnight facilities.

4.6.7. F.e.1: Heavy Vehicle Overnight Facilities

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.e.1	Heavy Vehicle Overnight Facilities	Land and/or buildings used for parking of heavy vehicles and/or where such vehicles and their drivers can refresh, rest or overnight and includes a service station;	Accommodation Facilities	A dwelling, building or individual units, where the majority of facilities are shared and where a maximum of 10 rooms housing not more than 16 guests, are leased on a short-term basis (maximum 21 days) and may include catering facilities for guests that stays overnight. Facilities catering for more than 10 rooms or catering for more than 16 guests, falls under the description of a Hotel;	None	None

4.6.7.1. Land Use Restrictions for F.e.1**4.6.7.1.1. Primary Usage - Heavy Vehicle Overnight Facilities:**

Restriction:	Detail description for Heavy Vehicle Overnight Facilities
Heavy Vehicle Overnight Facilities:	Land and/or buildings used for parking of heavy vehicles and/or where such vehicles and their drivers can refresh, rest or overnight and includes a service station;
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.6.7.2. Further restrictions applicable to specific uses/ building.

Notwithstanding the foregoing land use restrictions that are applicable to all buildings in this zone, the following further restrictions shall be applicable specifically to the following buildings and/or uses and shall have preference.

4.6.7.2.1. Service Stations for Heavy Vehicle Overnight Facilities:

Restriction:	Detail description for Service Station
Service Station:	A commercial business or concern where the sale of motor vehicles, oil, tyres and motor spares are traded in and includes a business where motor vehicles are provided with fuel for payment, a restaurant and café, as well as the repair and overhaul of motor vehicles, but excludes spray-painting, panel beating, blacksmith work and body work.
Detail Restrictions:	The same restrictions as set out in D.j.2.

4.6.7.2.2. Accommodation Facilities for Heavy Vehicle Overnight Facilities:

Restriction:	Detail description for Accommodation Facilities
Accommodation Facilities:	A dwelling, building or individual units, where the majority of facilities are shared and where a maximum of 10 rooms housing not more than 16 guests, are leased on a short-term basis (maximum 21 days) and may include catering facilities for guests that stays overnight. Facilities catering for more than 10 rooms or catering for more than 16 guests, falls under the description of a Hotel;
Development control:	The same as for the primary use in D.h.3.

General Description for Railway Facilities - F.f Categories

Railway Facilities: Railway lines and associated infrastructure.

4.6.8. F.f.1: Railway Facilities

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.f.1	Railway facilities	A use or undertaking with a primary focus on railway transport and may include railway lines, side lines, offices, shops/retail, restaurants, conference facilities, storage facilities as well as courier services as part of the railway station. By its nature of being a public transport interchange point, railway stations may also include single and/or multilevel parking facilities.	None	None	None	None

4.6.8.1. Land Use Restrictions for F.f.1

4.6.8.1.1. Primary Usage – Railway facilities:

Restriction:	Detail description for Railway Facilities
Railway facilities:	A use or undertaking with a primary focus on railway transport and may include railway lines, side lines, offices, shops/retail, restaurants, conference facilities, storage facilities as well as courier services as part of the railway station. By its nature of being a public transport interchange point, railway stations may also include single and/or multilevel parking facilities.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy.

General Description for Power Lines - F.g Categories

Power Lines: Power lines and associated sub-stations and infrastructure.

4.6.9. F.g.1: Power lines

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.g.1	Power lines	A structure or structures used in electric power transmission and distribution to transmit electrical energy over long distances, whether above of underneath the ground. Above the ground it normally consists of one or more conductors (most often three or four) suspended by towers or utility poles. This may also include mini-stations, sub-stations, offices related to maintenance and vacant land as part of the servitude.	None	None	None	None

4.6.9.1. Land Use Restrictions for F.g.1

4.6.9.1.1. Primary Usage - Power lines:

Restriction:	Detail description for Power Lines
Power lines:	A structure or structures used in electric power transmission and distribution to transmit electrical energy over long distances, whether above of underneath the ground. Above the ground it normally consists of one or more conductors (most often three or four) suspended by towers or utility poles. This may also include mini-stations, sub-stations, offices related to maintenance and vacant land as part of the servitude.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

General Description for Telecommunication infrastructure - F.h Categories

Telecommunication infrastructure: Any part of the infrastructure of a telecommunication network for radio/wireless communication including, voice, data and video telecommunications, which may include antennae; any support structure, equipment room, radio equipment and optical communications equipment provided by cellular network operators or any other telecommunication providers and all ancillary structures needed for the operation of telecommunication infrastructure.

4.6.10. F.h.1: Telecommunication- and Data Infrastructure

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.h.1	Tele-communication- and data infrastructure	Land or a portion of land accommodating any part of the infrastructure of a telecommunication network for radio/wireless communication including, voice, data and video telecommunications, which may include antennae; any support structure, equipment room, radio equipment and optical communications equipment provided by cellular network operators or any other telecommunication providers and all ancillary structures needed for the operation of telecommunication infrastructure.	None	None	None	None

4.6.10.1. Land Use Restrictions for F.h.1**4.6.10.1.1. Primary Usage – Telecommunication- and data infrastructure:**

Restriction:	Detail description for Telecommunication- and data infrastructure
Telecommunication- and data infrastructure	Land or a portion of land accommodating any part of the infrastructure of a telecommunication network for radio/wireless communication including, voice, data and video telecommunications, which may include antennae; any support structure, equipment room, radio equipment and optical communications equipment provided by cellular network operators or any other telecommunication providers and all ancillary structures needed for the operation of telecommunication infrastructure.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy.

General Description for Renewable energy structures - F.i

Renewable Energy Structures: Any wind turbine or solar voltaic apparatus, or grouping thereof, which captures and converts wind or solar radiation into energy for commercial gain irrespective of whether it feeds onto an electricity grid or not. It includes any appurtenant structure or any test facility which may lead to the generation of energy on a commercial basis.

4.6.11. F.i.1 Renewable Energy Structures

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.i.1	Renewable Energy Structures	A plant that utilises renewable energy (wind turbines, trough system, power tower system and photovoltaic system) and where agricultural activities can be practised on areas which are not utilised for the renewable energy plant. It includes all plant and equipment, and other miscellaneous infrastructure associated with the generation, transmission and distribution of renewable energy whether it feeds into the national grid or not. Such infrastructure includes but is not limited to workshops and stores, offices, site canteen, medical station, fire station, a tourist facilitation centre, ambulance garage, compressor house buildings, water supply infrastructure, guard houses, accommodation facilities, as well as recreational facilities for personnel, excluding temporary housing. No subdivision of any section thereof will be allowed.	Temporary housing	Temporary housing provided for the construction phase of a project, and may include tent structures, mobile homes and other structures that is not permanent and can be removed from the property, including temporary ablution facilities, site offices and catering facilities.	None	None

4.6.11.1. Land Use Restrictions for F.i.1**4.6.11.1.1. Primary Usage - Renewable energy structures:**

Restriction:	Detail description for Renewable energy structures
Renewable energy structures	A plant that utilises renewable energy (wind turbines, trough system, power tower system and photovoltaic system) and where agricultural activities can be practised on areas which are not utilised for the renewable energy plant. It includes all plant and equipment, and other miscellaneous infrastructure associated with the generation, transmission and distribution of renewable energy whether it feeds into the national grid or not. Such infrastructure includes but is not limited to workshops and stores, offices, site canteen, medical station, fire station, a tourist facilitation centre, ambulance garage, compressor house buildings, water supply infrastructure, guard houses, accommodation facilities, as well as recreational facilities for personnel, excluding temporary housing. No subdivision of any section thereof will be allowed.

Restriction:	Detail description for Renewable energy structures
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a “rational design” for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority’s advertising policy.

General Description for Dams, Reservoirs, Water Treatment Plants and Pump Houses - F.j Categories
Dams, Reservoirs, Water Treatment Plants and Pump Houses:

4.6.12. F.j.1: Dams, Reservoirs, Water Treatment Plants and Pump Houses

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.j.1	Dams, Reservoirs, Water Treatment Plants and Pump Houses	Any infrastructure development which comprises of structures that serves more than the land unit on which it is built.	None	None	None	None

4.6.12.1. Land Use Restrictions for F.j.1

4.6.12.1.1. Primary Usage - Dams, Reservoirs, Water Treatment Plants and Pump Houses:

Restriction:	Detail description for Dams and Reservoirs
Dams, Reservoirs, Water Treatment Plants and Pump Houses	Any infrastructure development which comprises of structures that serves more than the land unit on which it is built.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

General Description for Canals - F.k Categories

Canals: Water canals and associated infrastructure.

4.6.13. F.k.1: Canals

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.k.1	Canals	Permanent constructed waterways, e.g. irrigation canals normally governed by an Irrigation Board, storm water trenches associated therewith, as well as pump stations and relevant infrastructure;	None	None	None	None

4.6.13.1. Land Use Restrictions for F.k.1

4.6.13.1.1. Primary Usage - Canals:

Restriction:	Detail description for Canals
Canals:	Permanently constructed waterways, e.g. irrigation canals normally governed by an Irrigation Board, storm water trenches associated therewith, as well as pump stations and relevant infrastructure;
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

General Description for Sewerage Plants - F.I Categories

Sewerage Plants and refuse areas.

4.6.14. F.I.1: Sewerage Plants and Refuse Areas

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
F.I.1	Sewerage Plants and Refuse Areas	Areas designated as municipal and private sewerage treatment plants and refuse areas, including recycling facilities, guard houses, ablution facilities and relevant infrastructure.	None	None	None	None

4.6.14.1. Land Use Restrictions for F.I.1**4.6.14.1.1. Primary Usage - Sewerage plants and Refuse areas:**

Restriction:	Detail description for Sewerage plants and Refuse areas
Sewerage Plants and Refuse Areas:	Areas designated as municipal and private sewerage treatment plants and refuse areas, including recycling facilities, guard houses, ablution facilities and relevant infrastructure.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.7. OTHER - CATEGORY G

General Description for Unspecified Zone – G Categories

Not determined:

4.7.1. G.a.1: Unspecified Zone

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
G.a.1	Unspecified Zone	A land unit or section of land unit with no identifiable use assigned to it in accordance with this zoning scheme.	None	None	None	None

4.7.1.1. Land Use Restrictions for G.a.1

4.7.1.1.1. Primary Usage - Unspecified:

Restriction:	Detail description for Unspecified
Unspecified:	A land unit or section of land unit with no identifiable zoning assigned to it in accordance with this zoning scheme.
Land use restrictions:	None
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.

4.7.2. G.a.2: Special Zone

Zoning Code	Primary Zoning	Primary Land Use Description	Secondary Use	Secondary Use Description	Consent Use	Consent Use Description
G.a.2	Special Zone	A land use which is such, or of which the land use restrictions are such that it is not catered for in these regulations, and of which the uses and land use parameters are fully described by means of the conditions as contained in the special zone.	None	None	None	None

4.7.2.1. Land Use Restrictions for G.a.2

4.7.2.1.1. Primary Usage - Special Zone:

Restriction:	Detail description for Special Zone
Special Zone:	A land use which is such, or of which the land use restrictions are such that it is not catered for in these regulations, and of which the uses and land use parameters are fully described by means of the conditions as contained in the special zone.
Special consideration:	Specific land use restrictions shall be determined by the relevant Competent Authority taking authority with regard to every site which is being rezoned to this specific land use, while existing (as already developed at commencement of these regulations) developments and approvals which fit into this zone shall be subject to the requirements stated during approval or as per the approved development. When a rezoning application is received in this specific zone, the relevant Competent Authority, according to each application received, identify restrictions/requirements with regard to density, layout, landscaping, building design (if development is permitted on the property), as part of the application procedure. A detail layout plan of the area earmarked for rezoning may be requested by the relevant Competent Authority. The development suggestions indicated on such a detail layout plan shall, after the public participation process and the collection of comment and inputs from affected parties and neighbouring land owners, be submitted to the Competent Authority for consideration.
Parking Provisions:	Parking provision in terms of these regulations shall be done in accordance with a "rational design" for parking areas of 10 or more parking bays that must be provided for any land use as prescribed in the Land Use Restrictions table. In the instance where a particular parking provision is less than 10 parking bays, these specifications may be relaxed, as accordingly determined in each case by the Competent Authority.
Advertisement and publicity:	All boards, signs and other forms of advertising or publicity must comply with the Competent Authority's advertising policy.