# PART IV - INTERPRETATION OF USE ZONES AND USE OF LAND AND BUILDINGS

#### 10. STRUCTURES WHICH MAY BE ERECTED IN ANY USE ZONE

This land-use scheme does not prohibit the erection of entrance structures (other than entrance halls and entrance passages), pergolas, garden ornaments, boundary walls and fences.

#### 11. ERECTION AND USE OF BUILDINGS OR USE OF LAND

- 11.1. ERECTION AND USE OF BUILDINGS OR USE OF LAND
  - 11.1.1 For the purposes of this clause, the expression "erection and use of a building" includes the use of land and a building, as well as the conversion of a building for that use whether or not it entails the structural alteration thereof.
  - 11.1.2 The purposes for which <u>buildings</u> and land in each of the use zones:
    - (a) may be erected and/or used;
    - (b) may be erected and/or used only with the <u>special consent</u> of the local municipality, permanently or for a specified period;
    - (c) may be erected and/or used only with the <u>written consent</u> of the local municipality; or
    - (d) may not be erected and/or used.

are shown in the Land-use Table.

- 11.1.3 No person shall without consent being granted in terms of Clauses <u>22</u>, <u>23</u> or <u>24</u> hereof use, or cause or permit to be used, any building or property or part thereof for a purpose other than the purpose for which it was zoned.
- 11.1.4 If the use of a building changes because of the rights that have been granted to a property or have already vested in the property, such building and the property shall comply with all the conditions laid down and which are applicable to the use.
- 11.1.5 If the use of an existing building changes and it is not in accordance with the rights attached to the property, it shall comply with all the stipulations of the Scheme.
- 11.1.6 Where the use of land or a building can only be conducted with the permission of the local municipality, the use may not be conducted prior to the consent being given.
- 11.1.7 Nothing herein contained shall be deemed to grant exemption from any of the local municipality's by-laws nor any other Act.

## LAND-USE TABLE: MAKHADO LAND-USE SCHEME, 2009 - USE ZONES - USE OF LAND OR USE OF BUILDINGS

Use Zone	Notation on											TABLE "E"				
	Map	Uses Permitted	Uses / rights permitted	Uses/rights permitted only	Uses / rights not	Parking spaces	Number of dv	velling units per e	rf or per netto	Maximum co	overage permitted	Maxin	num F.A.R.	Build	ling Lines	
	(A Series)		only with the Special Consent of the local	with the Written Consent of the local municipality	permitted	GLFA = Gross Leasable Floor Area	Existing rights	hectare Relaxation in	Relaxation in	Existing	% of erf  Relaxation in	Existing	Relaxation in	Street	Side	Rear
			municipality			Allea	Existing rights	terms of	terms of	right	terms of Clause	right	terms of	(m)	(m)	(m)
			(Clause 22)	(Clause 23)				Clause 23	Clause 22		23		Clause 22			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Residential 1		Dwelling Unit		Additional Dwelling Unit	Other uses not permitted in Columns 3, 4 & 5 (Also refer to Schedule 3)	n/a	1 per erf	2 per erf	20 units/ha	50%	70%	1.0	1.2	3m	2m 2m	2m 2m
	(055,050,0)		Bed & Breakfast			1 dust free per bedroom										
	(255,250,0)		Commune			1 per bedroom										
			Dwelling Office	Duette Dwelling		1 per dwelling unit 4 per 100m² GLFA	-									
			Dwelling Office	Granny Flat		1 per Granny Flat	-									
				Household Enterprise		4 per household enterprise										
			Institution			6 per 100m <sup>2</sup> GLFA										
			Mobile Dwelling Unit			dust free per mobile dwelling unit, and if required by the local municipality additional parking for visitors										
			Place of Instruction			6 per 100m² GLFA										
			Place of Public Worship			6 per 100m² GLFA										
			Social Hall	0		6 per 100m² GLFA	-									
			Tea Garden	Spaza		1 per spaza/kiosk 6 per 100m² GLFA	-									
		Dwelling Unit	rea Garden	Additional Dwelling Unit	Other uses not permitted in	o per room our A	1 per erf	2 per erf	20 units/ha	50%	70%	1.0	1.2	3m	2m	2m
Residential 1     (Rural     Settlement)		2 Wolling Office		•	Columns 3, 4 & 5 (Also refer to Schedule 3)		1 por on	2 por on	25 dimorita	0078	70%	1.5	1.2	OIII	2m	2m
octionion)	(180,180,46)			Bed & Breakfast		1 dust free per bedroom	1									
	(100,100,40)			Commune		1 per bedroom	-									
				Duette Dwelling Dwelling Office		1 per dwelling unit 2 per 100m² GLFA	-									
				Household Enterprise		2 per household enterprise										
				Institution		4 per 100m² GLFA										
				Mobile Dwelling Unit		1 dust free per mobile dwelling										
						unit, and if required by the local municipality additional parking for visitors										
				Place of Instruction		4 per 100m² GLFA										
				Place of Public Worship		4 per 100m² GLFA										
				Public Phone Shop		-										
				Social Hall		4 per 100m² GLFA										
				Spaza		1 per spaza/kiosk										
				Tea Garden		3 per 100m² GLFA	-									
				Service Industry		1 per 100m² GLFA as well as an additional 1 per 100m² office floor area										
3. Residential 2		Dwelling Unit/s			Other uses not permitted in	1 covered and one dust free per	20 units/ha	None	45 units/ha	60%	70%	1,2	1,4	3m	2m	2m
		Group Housing			Columns 3, 4 & 5 (Also refer to Schedule 3)	dwelling unit and if required by the local municipality, additional parking for visitors										
	(255,210,0)		Overnight Accommodation			1 dust free per bedroom and 6	1									
			Decides (Col. D. 2017)			per 100m² public room area										
			Residential Building	Retirement Village		1 dust free per bedroom 1 covered and one dust free per	-									
				Tremement village		dwelling unit and if required by										
						the local municipality, additional										
				D 10 D 16 1		parking for visitors				=						
			Commune	Bed & Breakfast		1 dust free per bedroom	-									
			Commune Conference Facility			1 per bedroom 8 per 100m² GLFA	1									
			Comerence Lacility	Guesthouse		1 dust free per bedroom and 6	1									
						per 100m² public facility area										
			Institution													
			Place of Instruction			6 per 100m <sup>2</sup> GLFA 4 per 100m <sup>2</sup> GLFA in Proc 293										
			Place of Public Worship			Townships & R188 villages										
			Social Hall													
			Mobile Dwelling Unit			1 dust free per mobile dwelling unit, and if required by the local municipality additional parking for	ie local									
						visitors				ĺ						
				Kiosk		1 per kiosk										
				Tea Garden		3 per 100m² GLFA										

MAKHADO LAND-USE SCHEME, 2009

Use Zone Notation on			TA	BLE "A"		TABLE "B"			TABLE "C"			TABLE "D"		TABLE "E"		
	Мар	Uses Permitted	Uses / rights permitted	Uses/rights permitted only	Uses / rights not	Parking spaces	Number of dw	velling units per e			coverage permitted	Maximum F.A.R.			ding Line	s
	(A Series)		only with the Special Consent of the local municipality (Clause 22)	with the Written Consent of the local municipality (Clause 23)	permitted	GLFA = Gross Leasable Floor Area	Existing rights	hectare Relaxation in terms of Clause 23	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause	Existing right	Relaxation in terms of Clause 22	Street (m)	Side (m)	Rear (m)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
4. Residential 3		Dwelling Unit/s Flats Group Housing			Other uses not permitted in Columns 3, 4 & 5 (Also refer to Schedule 3)	1 covered and one dust free per dwelling unit and if required by the local municipality, additional parking for visitors	45 units/ha	65 units/ha	More than 65 units/ha	60%	85%	1.4	2	3m	2m	2m
	(255,165,0)	Retirement Village	Overnight Accommodation			1 dust free per bedroom and 6 per 100m² public room area	-									
			Residential Building			1 dust free per bedroom				=						
			Conference Facility Hotel			8 per 100m <sup>2</sup> GLFA 1 dust free per bedroom plus 6	_									
						per 100m² public room area										
			Institution Place of Instruction			6 per 100m² GLFA										
			Place of Public Worship			4 per 100m² GLFA in Proc 293										
			Social Hall			Townships & R188 villages										
		Donallian and Carl Start In		Kiosk	Other construction of the dis-	1 per kiosk	4							2	0	0
5. Rural Residential		Dwelling unit in Lifestyle Estate as per definition in par. 8.2.58			Other uses not permitted in Columns 3, 4 & 5	-	1 per erf / farm portion	<u>-</u>	-	-	-	-	-	3m	2m	2m
	(225,250,10)	Dwelling unit in Wildlife Estate as per definition in par. 8.2.134				-	1 per erf / farm portion	-	-	-	-	-	-	-	-	-
6. Business 1		Dwelling Unit/s Flats			Other uses not permitted in Columns 3, 4 & 5	1 covered and one dust free per dwelling unit and if required by the local municipality, additional parking for visitors	45 units/ha	-	65 units/ha	90%	100%	3.0	>3.0	2m	2m	2m
	(255,0,0)	Residential Building				1 dust free per bedroom										
		Hotel				1 dust free per bedroom plus 6 per 100m² public room area										
		Multi-Purpose Centre Offices/Medical Consulting Rooms				6 per 100m² GLFA 2 per 100m² GLFA	-									
		Parking Garage				-										
		Institution Place of Instruction				6 per 100m² GLFA										
		Place of Public Worship Social Hall				4 per 100m² GLFA in Proc 293 Townships & R188 villages										
		Restaurant Shops				4 per 100m² GLFA 2 per 100m² GLFA										
		Tavem				4 per 100m² GLFA										
		Vehicle Sales Lot				2 per 100m² GLFA										
		Fitness Centre		Bakery		6 per 100m² GLFA 2 per 100m² GLFA	_									
			Commercial Use	Bakery		2 per 100m² GLFA										
			Conference Facility	D. Olympia		8 per 100m² GLFA										
			Filling Station	Dry Cleaner		2 per 100m² GLFA 70% of uncovered site must be	-									
				Funeral Dedam		paved	_									
				Funeral Parlour Informal Business		2 per 100m² GLFA	_									
				Place of Amusement		4 per 100m² GLFA										
			Public Garage			40% of uncovered site area must be paved. Workshop floor area: 6 spaces per 100m². Lubrication bay, wash-bay or tune-up bay: 4 spaces per bay. Floor area for storage and sale of spares, car showrooms: 2 spaces per 100m² of floor area										
			Public Phone Shop	Service Industry		- 2 per 100m² GLFA	_									
			Telecommunication Mast	Gervice industry		-	<u> </u>									
		D # 11 11	Wholesale Trade		011	4 per 100m² GLFA	45 22 2		05 " "	2001	222/		10	•		
7. Business 2	(255 440 440)	Dwelling Unit/s Flats			Other uses not permitted in Columns 3, 4 & 5	dwelling unit and if required by the local municipality, additional parking for visitors	45 units/ha	-	65 units/ha	60%	80%	1.8	>1.8	2m	2m	2m
	(255,140,140)	Residential Building				1 dust free per bedroom				_						
		Multi-Purpose Centre Offices/Medical Consulting Rooms				6 per 100m² GLFA 2 per 100m² GLFA	-									
		Restaurant				4 per 100m² GLFA									<u> </u>	

Part	Use Zone	Notation on		TAI	BLE "A"		TABLE "C"					T.	ABLE "D"	TABLE "E"			
Control of the last	000 =00	Мар	Uses Permitted	Uses / rights permitted	Uses/rights permitted only		TABLE "B" Parking spaces	Number of dv									S
1		(A Series)		Consent of the local municipality	the local municipality	permitted		Existing rights	Relaxation in terms of	terms of	Existing	Relaxation in terms of Clause		terms of Clause			Rear (m)
Part	1	2	<u> </u>	4	5	6	7	8	9		11		13		15	16	17
Procedure   Proc																	
Part   Control								_									
Part   Control			Titile33 Octive		Bakery												
Part   Control   Part   Part   Control   Part   Control   Part   Part   Part   Control   Part   Par																	
Part				Di ca	Informal Business		- 400 00154										
Part of Add (Note Part of Section 1975)   Part of Section 1975)   Part of Add (Note Part of Section 1975)   Part of Section							<u>'</u>										
Section of   Production   Pro							6 per 100m² GLFA 4 per 100m² GLFA in Proc 293										
Public Peter Cologo																	
Decision							•										
Continued   Cont							2 per 100m² GLFA										
Comment   14   20   20   15   15   15   15   15   15   15   1				Telecommunication Mast			-										
Continued   Continued Private   Continued Pr	8. Business 3			-			dwelling unit and if required by the local municipality, additional	30 units/ha	45 units/ha	65 units/ha	60%	70%	0,8	1,4	3m	2m	2m
Column		(255,180,180)															
Primer Content   Prim								]									
Telecommunication Mark   Column 2 A 14 &																	
Column   1   Column   2   4   5   Column   2   Co							-										
200, 100,265   Secret   Secr	9. Industrial 1					Other uses not permitted in Columns 3, 4 & 5		-	-	-	80%	100%	1.2	2.0	3m	2m	2m
On Cleaner Filed Information Committee Filed Information Committee Filed Information Committee Filed Information Fidurities Filed Committee Filed Information Fidurities Filed Committee Filed Filed Filed Filed Filed Committee Filed Filed Filed Filed Filed Committee Filed		(000 400 055)	Commercial use				additional 1 per 100m² office										
Function Protection modeling  Committee in Middle in Mid		(200,130,255)	Dry Cleaner														
1   1   1   1   1   1   1   1   1   1																	
Nicok (only own exposes) Public Carage  40% of uncrowed list area must be send Whistoric flore read exposes) Public Carage  40% of uncrowed list area must be send Whistoric flore read in the send whistoric flore flore read in the send whistoric flore flore read in the send white flore flore read in the send white flore flore flore read in the send white flore flore flore flore read in the send white flore			a Crematorium														
Public Garage  40% of uncovered site area must. De puech, Witchistop fotor area 6. Public Garage  40% of uncovered site area must. De puech, Witchistop fotor area 6. Public Garage  40% of uncovered site area must. De puech, Witchistop fotor area 6. Public Garage  5ervice industries  Service industries  Service industries  Warehouse  Builden Yard  Design unit related to but subordinate to the main use  Parall Beater  Design unit related to but subordinate to the main use  Fanel Beater  Parall Beater  Tellic Prone Stop  Scorp Yard  Sopriard  Sopriard  Design unit related to but subordinate to the main use  Tellic Prone Stop  Scorp Yard  Design unit related to but subordinate to the main use  Tellic Prone Stop  Scorp Yard  Sopriard  Sopriard  Sopriard  Sopriard  Design unit related to but subordinate to the main use  Tellic Prone Stop  Scorp Yard  Sopriard							additional 1 per 100m² office										
Builders Yard			Kiosk (only own employees)				-										
Sarvice Industries  Service Industries  Servic			Public Garage														
Builders Yard   Develling unit related to but subsolitate to the main use   Public Phone Shop   Public Phone Shop   Scrap Yard   Scray Yard   Scra																	
Service Industries  Service Industries  Service Industries  Service Industries  Service Industries  1 per 100m* CIFA as well as an additional 1 per 100m* CIFA as well as an additional 1 per 100m* CIFA as well as an additional 1 per 100m* CIFA as well as an additional 1 per 100m* CIFA  Builders Yard  Dwelling unit related to but subcordinate to thur main use  Panel Beater  Panel Beater  Public Phone Shop  Grap Yard  1 per 100m* CIFA as well as an additional 1 per 100m* CIFA as well as an additional 1 per 100m* CIFA as well as an additional 1 per 100m* CIFA as well as an additional 1 per 100m* CIFA  Public Phone Shop  Telecommunication Mest  10. Industrial 2  Balkery  Columns 3, 4, 8, 5  I per 100m* CIFA  Telecommunication Mest  Dry Cleaner  Dry Cleaner  Dry Cleaner  Bory Clean							bay, wash-bay or tune-up bay: 4										
Service Industries   Service							spaces per bay. Floor area for										
Service Industries							storage and sale of spares, car										
Warehouse							of floor area.										
Warehouse   2 per 100m* CLFA as well as an additional 1 per 100m* office floor area   2 per 100m* CLFA as well as an additional 1 per 100m* office floor area   2 per 100m* CLFA as well as an additional 1 per 100m* office floor area   2 per 100m* office			Service Industries				additional 1 per 100m² office										
Builders Yard			Warehouse					-									
Builders Yard			Traibilodos				additional 1 per 100m² office										
Dwelling unit related to but subordinate to the main use				D 11 V 1			floor area										
Panel Beater   1 per 100m² GLFA as well as an additional 1 per 100m² office floor area   2 p				Builders Yard			1 per 100m² GLFA -	_									
Public Phone Shop				Panel Beater	Substitute to the main use		additional 1 per 100m² office	-									
Scrap Yard   1 per 100m² GLFA as well as an additional 1 per 100m² office floor area   2 per				Public Phone Shop		1		1									
Telecommunication Mast   Telecommunication M							1 per 100m² GLFA as well as an additional 1 per 100m² office										
10. Industrial 2   Bakery   Columns 3, 4 & 5   Columns 3, 4 & 5   1 per 100m² GLFA   80%   100%   1.2   2.0   3m   2m   2m   2m   2m   2m   2m   2m				Telecommunication Most			floor area	_									
10. Industrial 2	10 Indication 0		Bakery	i elecommunication Mast		Other uses not permitted in	2 per 100m² GLFA	-	-	-	80%	100%	1.2	2.0	3m	2m	2m
(220,180,240)    Commercial Use	10. Industrial 2					Columns 3, 4 & 5		1									
(220,180,240)   additional 1 per 100m² office								-									
Dry Cleaner 2 per 100m² GLFA		(220,180,240)	Johnnerda Use				additional 1 per 100m² office										
Dry Cleaner 2 per 100m² GLFA  Funeral Parlour including 2 per 100m² GLFA			2 0				floor area	1									
			Dry Cleaner Funeral Parlour including				2 per 100m² GLFA 2 per 100m² GLFA	-									
a Crematorium							2 por room OLIA										

Use Zone	Notation on		TA	BLE "A"	TABLE "B"			TABLE "C"						TABLE "E"		
	Map (A Series)	Uses Permitted	Uses / rights permitted	Uses/rights permitted only	Uses / rights not	Parking spaces GLFA = Gross Leasable Floor	Number of d	lwelling units per e			coverage permitted		ABLE "D" kimum F.A.R.		ilding Line	
	(A Series)		only with the Special Consent of the local	with the Written Consent of the local municipality	permitted		Existing rights Relaxation in Relaxation in		Existing	s % of erf  Relaxation in	Existing	Relaxation in	Street	Side	Rear	
			municipality (Clause 22)	(Clause 23)		7.104	Exicting rights	terms of Clause 23	terms of Clause 22	right	terms of Clause	right	terms of Clause	(m)	(m)	(m)
1	2	3	(Clause 22)	5	6	7	8	9	10	11	12	13	22 14	15	16	17
		Industries				1 per 100m² GLFA as well as an										
						additional 1 per 100m² office floor area										
		Kiosk (only own				-										
		employees)				4 400 20154	_									
		Panel Beaters				1 per 100m² GLFA as well as an additional 1 per 100m² office floor area										
		Public Garage				40% of uncovered site area must										
						be paved. Workshop floor area: 6 spaces per 100m². Lubrication										
						bay, wash-bay or tune-up bay: 4										
						spaces per bay. Floor area for										
						storage and sale of spares, car										
						showrooms: 2 spaces per 100m <sup>2</sup> of floor area										
		Service Industries				1 per 100m² GLFA as well as an										
						additional 1 per 100m² office										
		Coron Vord				floor area  1 per 100m² GLFA as well as an										
		Scrap Yard				additional 1 per 100m² office										
						floor area										
		Warehouses				2 per 100m² GLFA as well as an additional 1 per 100m² office floor area										
				Dwelling unit related to but subordinate to main use		-	-									
			Noxious Industries [also			1 per 100m² GLFA as well as an										
			refer to Schedule 1]			additional 1 per 100m² office floor area										
			Public Phone Shop			- Ilour area										
			Telecommunication Mast			-										
11. Institutional		Dwelling Unit/s related to the main use			Other uses not permitted in Columns 3, 4 & 5	1 covered and one dust free per dwelling unit	-	-	-	60%	100%	1.0	1.2	3m	2m	2m
		Institutions  Place of Instruction				6 per 100m² GLFA										
	(75,220,255)	Place of Instruction Place of Public Worship				4 per 100m² GLFA in Proc 293										
		T lace of t abile Welship	Social Hall			Townships & R188 villages										
				Fitness Centre		6 per 100m² GLFA										
			Place of Amusement	Place of Refreshment		8 per 100m <sup>2</sup> GLFA 2 per 100m <sup>2</sup> GLFA										
			Telecommunication Mast	riace of Kellestilletit		2 per room GLTA										
40 Eduarianal		Dwelling Unit/s related to			Other uses not permitted in	1 covered and one dust free per	-	-	-	60%	100%	1.0	1.2	3m	2m	2m
12. Educational		the main use			Columns 3, 4 & 5	dwelling unit	4								1	
		Place of Instruction Place of Public Worship				6 pr 100m <sup>2</sup> GLFA 4 per 100m <sup>2</sup> GLFA in Proc 293										
	(224,255,255)	Place of Public Worship	Institutions			Townships & R188 villages									1	
	,			Place of Refreshment		2 per 100m² GLFA	]									
			Telecommunication Mast			-										1
13. Municipal		Dwelling Unit			Other uses not permitted in Columns 3, 4 & 5	dwelling unit	-	-	-	-	-	-	-	3m	2m	2m
		Agricultural Llea				-	-								1	
	(200,200,200)	Agricultural Use Camping Site				- -	+								1	
		Cemetery				-	1								1	
		Social Hall				6 per 100m² GLFA									1	
		Dumping Site					1								1	
		Multi-Purpose Centre Municipal Purposes				6 per 100m² GLFA	+								1	
		Nature Conservation				-	1									
		Purposes													1	
		Parking					4								1	
		Recreation Reservoir				<u>-</u>	+								1	
		Sewerage Farm				-	†								1	
		<u> </u>		Informal Business		-										
			Telecommunication Mast			-	1								1	
	1		Taxi Rank	1	<u> </u>	-		1	1			1				

Use Zone	Notation on		TA	BLE "A"		TABLE "B"	TABLE "C"					ABLE "D"	TABLE "E"			
	Map	Uses Permitted	Uses / rights permitted	Uses/rights permitted only	Uses / rights not	Parking spaces	Number of de	welling units per	erf or per netto	Maximum o	overage permitted	Maxi	imum F.A.R.	Bui	lding Lines	,
	(A Series)		only with the Special Consent of the local municipality	with the Written Consent of the local municipality (Clause 23)	permitted	GLFA = Gross Leasable Floor Area	Existing rights	terms of	Relaxation in terms of	Existing right	Relaxation in terms of Clause	Existing right	Relaxation in terms of Clause	Street (m)	Side (m)	Rear (m)
1	2	3	(Clause 22) 4	5	6	7	8	Clause 23	Clause 22 10	11	23 12	13	22 14	15	16	17
14. Agricultural	2	Dwelling Unit	7	Additional dwelling unit	Uses not permitted in Columns 3, 4 & 5	-	1 per erf/	2 per erf/ portion	-	30%	50%	0.3	0.5	3m	2m	2m
		Agricultural Use				-										
	(255,235,205)	Farm Settlement	Animal care centre			2 per 100m² GLFA	_									
	(===,===,===)		Art Dealer & Gallery		_	6 per 100m² GLFA	-									
			Bed & Breakfast			1 dust free per bedroom										
			Guest House Farm Stall			1 dust free per bedroom 6 per 100m² GLFA	_									
			Failii Staii	Household enterprise		2 per household enterprise	-									
			Institution			6 per 100m² GLFA	]									
			Nursery			In accordance with the local										
			Place of Instruction			municipality's policy 6 per 100m² GLFA	-									
			Place of Public Worship			6 per 100m <sup>2</sup> GLFA	-									
			Place of Refreshment			6 per 100m² GLFA										
			Recreation			In accordance with the local municipality's policy										
				Rural General Dealer		2 per dealer	1									
			Social Hall			6 per 100m² GLFA										
			Tea Garden			6 per 100m² GLFA	4									
		Parking Garage	Telecommunication Mast		Other uses not permitted in	-	_	_	_	90%	100%	1.0	2.0	3m	2m	2m
15. Public Garage		Filling Station			Columns 3, 4 & 5	70% of the uncovered area must	_	-	-	60%	80%	0.6	0.8	3m	2m	2m
	(000, 400, 0)	_				be paved										
	(220,180,0)	Public Garage				40% of uncovered site area must be paved. Workshop floor area: 6										
						spaces per 100m <sup>2</sup> . Lubrication										
						bay, wash-bay or tune-up bay: 4										
						spaces per bay. Floor area for storage and sale of spares, car										
						showrooms: 2 spaces per 100m <sup>2</sup>										
			D # "C ()			of floor area	4									
			Dwelling unit for caretaker Place of Refreshment			2 per 100m² GLFA	-									
40 D. h		Camping Site			Other uses not permitted in	In accordance with the local	-	-	-	-	-	-	-	3m	2m	2m
16. Public Open Space					Columns 3,4 & 5	municipality's policy	_									
		Gardens				-	4									
	(98,255,98)	Parks Place of Refreshment				-	-									
		Playgrounds				-	1									
		Public Open Space				-										
		Public Sport Grounds Recreation				-	-									
		Squares				-	-									
				Informal Business		-	]									
			Place of Amusement Municipal Purposes		<u> </u>	-	_									
			Telecommunication Mast			-	-									
45.50.4.5		Camping Site	1 010001/11/10/11/00/11 IVIASI		Other uses not permitted in	In accordance with the local	-	-	-	-	-	-	-	3m	2m	2m
17. Private Open Space					Columns 3, 4 & 5	municipality's policy	1									
Орасс		One dwelling unit for caretaker				-										
	(220,255,220)	Private Open Space				-	-									
		Recreation				In accordance with the local	1									
			Informal Business			municipality's policy	_									
			Private Club			In accordance with the local	-									
						municipality's policy										
				Nursery		In accordance with the local										
				Place of Refreshment		municipality's policy 2 per 100m² GLFA	†									
10.0		Government uses			Other uses not permitted in	_ ps. 100 OLI /1									†	
18. Government	R.S.A				Columns 3, 4 & 5											
	1.3.A															
	<u> </u>			<u> </u>			<u> </u>						<u>                                       </u>		<u>L</u>	
										_				_	_	

Use Zone	Notation on		TAE	BLE "A"	llege / rights not	TABLE "B"			TABLE "C"			T/	TABLE "E"			
	Map (A Series)	Uses Permitted	Uses / rights permitted	Uses/rights permitted only	Uses / rights not	Parking spaces	Number of dv	velling units per e	erf or per netto	Maximum o	overage permitted	Maxi	mum F.A.R.	Bui	Iding Line	S
	(A Series)		only with the Special Consent of the local	with the Written Consent of the local municipality	permitted	GLFA = Gross Leasable Floor Area	Existing rights	hectare Relaxation in	Relaxation in	Existing	s % of erf  Relaxation in	Existing	Relaxation in	Street	Side	Rear
			municipality	(Clause 23)		7		terms of	terms of	right	terms of Clause	right	terms of Clause	(m)	(m)	(m)
4	2	2	(Clause 22)	5	6	7		Clause 23	Clause 22 10	11	23 12	13	22 14	15	16	17
1	Z	All declared Provincial	4	J	Other uses not permitted in	In accordance with the policy of	0	9	10	- 11	12	13	14	10	10	17
19. Protected Areas	XXXXXXX	Nature Reserves:-			Columns 3, 4 & 5	the Department of Environmental										
		<ul> <li>Dwelling units used for</li> </ul>				Affairs and Tourism or relevant										
	(-45°:45°)	permanent staff • Accommodation and				Environmental Management Authority or local municipality										
	(0,178,0)	related facilities for				Additionly of local maniopality										
	, ,	visitors														
		<ul> <li>Offices subservient to the main use</li> </ul>														
		■ Restaurant														
		<ul> <li>Business / trade related to conservation / tourism</li> </ul>														
		for convenience of staff														
		& visitors														
		<ul> <li>Other uses as permitted in terms of relevant</li> </ul>														
		declaration legislation														
		All declared Private	■ Dwelling units used for			In accordance with the policy of										
		Nature Reserves:	permanent staff			the Department of Environmental										
			<ul> <li>Accommodation and related facilities for</li> </ul>			Affairs and Tourism or relevant Environmental Management										
			visitors			Authority or local municipality										
			Offices subservient to													
			the main use Restaurant													
			■ Business / trade related													
			to conservation / tourism for convenience of staff													
			& visitors													
			<ul> <li>Other uses as permitted</li> </ul>													
			in terms of relevant declaration legislation													
		All other Protected Areas	deciaration legislation			In accordance with the policy of										
		as defined in par.8.2.90:				the Department of Environmental										
		<ul> <li>Uses as permitted in terms of relevant</li> </ul>				Affairs and Tourism or relevant Environmental Management										
		declaration legislation				Authority or local municipality										
		•				, , ,										
20. Resort		Camping Site			Other uses not permitted in Columns 3, 4 & 5	-										
		Curio shop				2 per 100m² GLFA										
	(60°)	Dwelling units used for				1 dust free per dwelling unit										
	(0,0,255)	permanent staff Dwelling units used for				1 dust free per dwelling unit	-									
		temporary accommodation				i dust nee per dwelling drift										
		of resort visitors														
		Offices related to, but subservient to the main				In accordance with the local										
		use				municipality's policy										
		Recreation				In accordance with the local										
		Resort				municipality's policy	-									
		Restaurant				6 per 100m² GLFA	1									
			Conference facility			6 per 100m² GLFA										
			Shops for convenience of	Place of amusement		6 per 100m <sup>2</sup> GLFA 4 per 100m <sup>2</sup> GLFA										
			staff & visitors			+ poi 100111- OLFA										
			Public Phone Shop			-	]									
O1 Mining 1 0		Kiook	Telecommunication mast		Other uses not name: " -	-										1
21. Mining 1 & Quarrying		Kiosk			Other uses not permitted in Columns 3, 4 & 5											
Jg	$\times\!\!\times\!\!\times\!\!\times\!\!\times$	Mining Purposes				]										
	(-45°:45°)	Offices related to, but sub-														
	(178,0,222)	ordinate to the main use				-										
		Quarrying Purposes Social hall				-										
		Coda Hall	Dwelling units only for key			1										
			staff													
			Residential Building													
			Telecommunication Mast													

MAKHADO LAND-USE SCHEME, 2009

Use Zone	Notation on		TAI	BLE "A"		TABLE "B"			TABLE "C"			T.	ABLE "D"	T/	ABLE "E"	
	Map (A Series)	Uses Permitted	Uses / rights permitted only with the Special	Uses/rights permitted only with the Written Consent of	Uses / rights not permitted	Parking spaces GLFA = Gross Leasable Floor	Number of dv	welling units per e hectare			coverage permitted s % of erf		imum F.A.R.		Iding Lines	5
			Consent of the local municipality (Clause 22)	the local municipality (Clause 23)		Area	Existing rights	Relaxation in terms of Clause 23	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 23	Existing right	Relaxation in terms of Clause 22	Street (m)	Side (m)	Rear (m)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
22. Mining 2	1111111	Agriculture			Other uses not permitted in Columns 3, 4 & 5											
		Nature Conservation														
	(-45°)	Purposes	D. Illian and to the last													
	(178,0,222)		Dwelling units only for key staff													
			Telecommunication Mast			1										
23. Existing Public Roads	<del></del>	Street or Road		Informal business		In accordance with the local municipality's policy										
	25															
24. Rail	P7775557	Railway and Rail			Other uses not permitted in											
Transportation Services		Transport purposes (Transnet)			Columns 3, 4 & 5											
25. Special		Uses not defined or			Uses permitted under Use	As per approved Site Developmen	t Dlan and in accord	anaa with ralawant /	\nnavura							
25. Special	11:1:1	provided for under any			Zones 1 to 24	As per approved Site Developmen	it Flatt and in accord	ance with relevant A	Aillexure							
	1:1:1:1	other use zone as per			20100 1 to 21											
		relevant annexure														
		Private Streets				_										
		Security and Access Control Infrastructure														
		Municipal Infrastructure				1										
		Informal Rural Settlement			Other uses not permitted in											
26. Rural Settlement					Columns 3, 4 & 5											
	(222,178,0)															
	(222,170,0)															

MAKHADO LAND-USE SCHEME, 2009

# PART V - SPECIFIC CONDITIONS AND DEVELOPMENT CRITERIA APPLICABLE TO USE ZONES

# 12. CONDITIONS APPLICABLE TO ERVEN ZONED RESIDENTIAL 2 AND RESIDENTIAL 3

Subject to the general conditions in <u>Clause 9</u>, the following additional conditions will apply to the erven in Use Zone 3 (Residential 2) and Use Zone 4 (Residential 3):

- 12.1. The requirements as set out in the Land-use Table Table "A" to "E".
- 12.2. All erven that were zoned "Residential 4" in the Louis Trichardt Town-Planning Scheme, 2000 and subsequently changed to "Residential 3" for the purposes of this scheme, shall have a maximum Floor Area Ratio of 2.0 as an existing right.
- 12.3. A site development plan shall be submitted, as set out in Clause 18.
- 12.4. Open space for residents will be provided on the erf at a ratio of 39m² per dwelling unit.
- 12.5. The erf or any group of erven shall not be subdivided into plots with single dwelling units thereon, before full implementation of the proposals embodied in the site development plan relating to the particular erf or group of erven have been fully implemented or the local municipality has granted written consent thereto. If it is not the intention to develop the whole of the erf or any group of erven simultaneously the grouping of the dwelling units and programming of the development must be shown clearly on the site development plan.
- 12.6. The internal roads on the property shall be constructed and maintained by the owner as required by the local municipality.

#### 13. CONDITIONS APPLICABLE TO PUBLIC GARAGE AND FILLING STATION ERVEN

Subject to the general conditions in <u>Clause 9</u>, the following additional conditions will apply to erven used for <u>public garages</u> or <u>filling stations</u>:

- 13.1. The requirements as set out in the <u>Land-use Table</u> Table "A" to "E".
- 13.2. A site development plan shall be submitted, as set out in Clause 18.
- 13.3. No material or equipment of any nature whatsoever may be stored or stacked to a height greater than the height of the screen wall.
- 13.4. No repair work to vehicles or equipment of any nature, shall be performed outside the garage building, except in an area screened off for the purpose to the satisfaction of the local municipality.
- 13.5. No material or equipment of any nature whatsoever shall be stored or stacked outside the garage building, except in an area screened off for the purpose.
- 13.6. The local municipality may relax conditions in Clauses 13.3, 13.4 and 13.5 by written consent in terms of <u>Clause 23</u>.

### 14. DENSITIES, SUBDIVISION AND OCCUPATION

- 14.1. Table "C" Columns 8, 9 and 10 stipulates density in terms of the maximum number of dwelling units per netto hectare or per erf, attached to the erf as a primary right, as well as the extent to which it may be relaxed by special consent in terms of <u>Clause 22</u>, or written consent in terms of <u>Clause 23</u> by the local municipality, as the case may be.
- 14.2. The local municipality will compile a policy on residential densities permissible in different townships and rural settlements and/or residential neighbourhoods to guide decisions with applications for the relaxation of densities by special consent in terms of Clause 22, or written consent in terms of Clause 23 by the local municipality, as the case may be.
- 14.3. The local municipality may, upon application being made for its special consent in terms of <u>Clause 22</u>, or its written consent in terms of <u>Clause 23</u> as the case may be, amend the density of an erf in accordance with the local municipality's policy on density and as amended from time to time.
- 14.4. Where a dwelling unit has been erected on a "Residential 1", "Residential 1" (Rural Settlement) and "Agricultural" zoned property, the owner may apply in terms of Clause 23 to erect an additional dwelling unit on such property.
- 14.5. The local municipality will not consent to the subdivision of land or an erf if such subdivision does not comply with the density stipulations as set out in Table "C" or any other reasonable conditions the local municipality may require.
  - Notwithstanding any conditions that are applicable regarding the subdivision of erven in terms of the Ordinance or this Scheme, the following further conditions are applicable to panhandle subdivisions:-
  - 14.5.1 the panhandle shall provide access from a street to the panhandle portion;
  - 14.5.2 the panhandle shall not be less than 3m wide along its whole length, unless the local municipality otherwise grants written consent;
  - the area of the panhandle portion, excluding the panhandle, shall be in accordance with the density requirements of this Scheme;
  - 14.5.4 except with the written consent of the local municipality the slope of the panhandle shall not exceed 1:8;
  - 14.5.5 a panhandle shall provide access only to the erf of which it forms a part as well as the property in favour of which a servitude of right of way has been registered over the panhandle, except where the local municipality otherwise determines;
  - the registered owner of the panhandle portion shall, when required by the local municipality, at his own expense pave the panhandle to the satisfaction of the local municipality prior to or simultaneously with the erection of any building on the erf and such roadway shall thereafter be maintained dust free to the satisfaction of the local municipality;
  - 14.5.7 the registered owner of the panhandle portion shall, when required by the local municipality, erect screen walls or dense barriers along the boundaries of the panhandle to the satisfaction of the local municipality. The extent, material, design, height, position and maintenance of such

- screen walls or barriers shall be to the satisfaction of the local municipality;
- 14.5.8 No <u>buildings</u> or structures except such walls and barriers envisaged in sub-clause 14.5.7 shall be erected in the panhandle.
- 14.6. Not more than one household, together with two other persons, or a maximum of eight (8) persons may live on a permanent basis in one dwelling unit. If the number of persons exceeds above-mentioned, written consent in terms of <u>Clause</u> 23 must be obtained.

#### 15. HEIGHT OF BUILDINGS

- 15.1. Dwelling unit/s or residential <u>buildings</u> in the "Residential 1", "Residential 1 (Rural settlement)", "Residential 2" and "Rural Residential" use zone shall not exceed two (2) storeys in <u>height</u>, except in accordance with the written consent of the local municipality, obtained in terms of <u>Clause 23</u>, prior to the erection of any new building.
- 15.2. If a dwelling unit or residential building in the "Residential 1" and "Residential 2" use zones exceeds one (1) storey and due to the topography of the area may impair on the privacy, aesthetics or view of adjacent properties, a site development plan may be required for approval by the local municipality.
- 15.3. <u>Buildings</u> in other use zones excluding those mentioned in Clause 15.1 shall not exceed five (5) storeys in <u>height</u>.
- 15.4. No building, other than those mentioned in Clause 15.1, may exceed five (5) storeys in <a href="height">height</a>, except in accordance with written consent of the local municipality obtained in terms of <a href="Clause 23">Clause 23</a>, prior to the erection of new <a href="buildings">buildings</a> or additions to existing <a href="buildings">buildings</a>.

### 16. COVERAGE OF BUILDINGS

- 16.1. Table "C", Columns 11 and 12 contains respectively, the <u>coverage</u> which may be implemented on a property and the extent to which the coverage may be relaxed.
- 16.2. <u>Coverage of buildings</u> shall not exceed the coverage stipulated in Table "C" except in cases where the written consent of the local municipality in terms of <u>Clause 23</u> had been obtained, and then only on condition that the total number of parking spaces required in terms of <u>Clause 19</u>, read together with Table "B", Column 7 can be made available.

### 17. FLOOR AREA RATIOS

- 17.1. Table "D", Columns 13 and 14 contain the <u>floor area ratio</u> as a ratio of the area of an erf and the extent to which the floor area ratio may be relaxed.
- 17.2. The <u>floor area ratio</u> shall apply to all new <u>buildings</u> and/or additions or alterations to existing buildings as set our in Table "D", Columns 13 and 14.
- 17.3. The floor area ratio may not be exceeded except with special consent of the local municipality obtained in terms of <u>Clause 22</u> read together with Table "D", prior to the erection of new buildings or additions to existing buildings.