

# Bela-Bela Local Municipality



**LAND-USE SCHEME 2016**  
THIRD DRAFT  
October 2016

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## **PART I - GENERAL**

### **1. RESPONSIBLE AUTHORITY**

The Bela-Bela Local Municipality or its successor in title shall be the authority responsible for the enforcing and execution of the provisions of this Land-use Scheme.

### **2. AUTHORITY OF LAND-USE SCHEME**

This Land-use Scheme has been prepared in terms of the relevant provisions of the Spatial Planning and Land Use Management Act 2013 (Act 16 of 2013) as well as the provisions of Sections 15-29 of Chapter 3 of the Bela-Bela Spatial Planning and Land Use Management By-laws 2015, and will be the only Land-use Scheme for the municipal area NP 366 as defined in Demarcation Notice No. 6 1 of Provincial Gazette No. 2597 dated 28 September 2015, and any subsequent amendments of the municipal area.

### **3. CONTENTS OF THE LAND-USE SCHEME**

This Land-use Scheme is divided into three parts relating to the following matters, namely:

#### **3.1 SCHEME CLAUSES (REGULATIONS)**

Part I: General.

Part II:

Definitions.

Part III: General Conditions applicable to all properties.

Part IV: Interpretation of use zones and use of land and buildings.

Part V: Specific conditions and development criteria applicable to use zones.

Part VI: Special, written and temporary consent of the local municipality.

Part VII: Application of the Scheme and powers of the local municipality.

#### **3.2 SCHEME MAPS (ZONING) – Available in hard copy and in electronic format as part of a GIS Database.**

#### **3.3 REGISTER (OF AMENDMENTS) – Attached as Annexure A1 (Clauses) and A2 (Zoning).**

#### **3.4 GIS DATABASE: Includes maps and conditions per property in electronic format.**

### **4. TITLE OF LAND-USE SCHEME**

This Scheme shall be known as the Bela-Bela Land-use Scheme, 2016.

### **5. AREA OF THE LAND-USE SCHEME**

#### **5.1. AREA**

The area to which the Land-use Scheme applies is the area of the municipality as defined in Clause 2 above.

## 5.2. ADMINISTRATION OF LAND-USE SCHEME IN AREA

5.2.1 The land-uses permitted are the use/s as depicted by the notations applicable to use zones on the map and in Part IV of the scheme clauses.

5.2.2 All land depicted by a notation indicating a use zone as referred to in Clause 5.2.1 above shall be deemed to be zoned and used accordingly; provided that should any owner of land furnish proof of alternative rights obtained in terms of any previous lawful authority, such rights/uses shall be deemed to be legally obtained in terms of this Scheme.

## 6. SUBSTITUTION OF EXISTING LAND-USE SCHEME/S

6.1. The Scheme substitutes the existing Bela Bela Land Use Scheme, 2008.

## 7. CONFLICT BETWEEN PROVISIONS OF THIS LAND-USE SCHEME, CONDITIONS OF TITLE AND LEGISLATION

A consent or approval granted by the local municipality by virtue of provisions of this Scheme does not entitle any person the right to use any land, or to erect or use buildings thereon in any manner or for any purpose which is prohibited by the provisions of any condition registered against the title deed under which such land is held, or imposed by legislation in respect of such land.

## PART II - DEFINITIONS

### 8. DEFINITIONS

In this Scheme, except where the context otherwise requires, or it is otherwise expressly provided, the following words and expressions have the respective meanings assigned to them herein and the plural and alternative gender forms shall denote the same meanings, as follows:

#### 8.1. STATUTORY RELATED DEFINITIONS

- 8.1.1 **"COMMUNAL PROPERTY ASSOCIATION"** - Means an association which is registered or qualifies for registration in terms of Section 8 of the Communal Property Registration Act, 1996 (Act No. 28 of 1996).
- 8.1.2 **"CONTROLLING AUTHORITY"** - Means the Controlling Authority as defined in Section 1 of the Advertising on Roads and Ribbon Development Act, 1940 (Act No. 21 of 1940), or the Commission as defined in the South African National Roads Agency Limited and National Roads Act (Act No. 70 of 1998), and other legislation applicable, as far as town planning is concerned, within the jurisdictional area of the local municipality as the case may be.
- 8.1.3 **"DEED OF GRANT"** - Means a deed in respect of an ownership unit issued or deemed to have been issued in terms of the Regulations for the Administration and Control of Townships in Black Areas, 1962 (Proc. no. R 293 of 1962).
- 8.1.4 **"ENVIRONMENTAL IMPACT ASSESSMENT"** - Means a report concerning the assessment of potential environmental, socio-economic and cultural heritage impacts of activities in terms of the requirements of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and any amendment thereof.
- 8.1.5 **"GENERAL PLAN"** - Means a plan which, representing the relative positions and dimensions of two or more pieces of land, which has been approved or certified as a general plan by a Surveyor-General's office in the Republic of South Africa or any area which became part of the Republic of South Africa at the commencement of the Constitution of the Republic of South Africa, 1996.
- 8.1.6 **"INTEGRATED DEVELOPMENT PLAN" (IDP)** - Means a participatory planning process aimed at developing a strategic development plan to guide and inform all planning, budgeting, management and decision-making in a municipality, in terms of the requirements of Chapter 5 of the Municipal Systems Act, 2000 (Act No. 32 of 2000), or any amendment thereof.
- 8.1.7 **"LAND-USE MANAGEMENT" (LUM)** - Means establishing or implementing any statutory or non-statutory mechanism in terms of which the use of land is or may be restricted or in any other way regulated.

- 8.1.8 **"LAND-USE SCHEME"** - Means a scheme which determines and regulates the use and development of land in an area in accordance with the Spatial Planning and Land Use Management Act 16 of 2013 and is a component of land-use management.
- 8.1.9 **"LISTED ACTIVITIES"** - Means a development action that is likely to result in significant environmental impact as identified by the Minister of Environmental Affairs and Tourism in terms of Sections 24 and 24D of the National Environmental Management Act, 1998 (Act No. 107 of 1998).
- 8.1.10 **"MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK" (SDF)** - Means the Spatial Development Framework that must be included in a municipality's Integrated Development Plan in terms of Section 26(e) of the Municipal Systems Act, 2000 (Act No. 32 of 2000), or any amendment thereof read with Sections 20-22 of SPLUMA Act 16 of 2013.
- 8.1.11 **"ORDINANCE"** - Means the Town-planning and Townships Ordinance 1986 (Ord. No. 15 of 1986), as well as any amendment thereto.
- 8.1.12 **"PERMISSION TO OCCUPY CERTIFICATE"** - Means a permission granted to occupy an allotment in terms of The Black Areas Land Regulations, 1969 (Proclamation No. R 188 of 1969).
- 8.1.13 **"URBAN EDGE"** - Means a demarcated line which may follow cadastral boundaries or not, and the local municipality's related policy which serves to manage, direct and control the outer limit of urban expansion. The urban edge is indicated on a map/s forming part of the municipal Spatial Development Framework.

## 8.2. GENERAL DEFINITIONS

- 8.2.1 **"ADDITIONAL DWELLING UNIT"** - Means a second dwelling unit, or such number of additional dwelling units as determined by the density policy of the local municipality, on the same property provided that the total coverage does not exceed the prescribed coverage defined in Table "D" of the Scheme.
- 8.2.2 **"AERODROME"** - Means any demarcated area on land or water or any building which is used or intended to be used either wholly or in part, for the arrival or departure of aircraft, and includes any building, installation or equipment within such area which is used or intended to be used in connection with the arrival, departure or movement of aircraft.
- 8.2.3 **"AGRICULTURAL USE"** – Means land used or a building designed or used for the purposes such as, but not limited to ploughing, depasturing, horticulture, poultry farming, dairy farming, breeding and keeping of livestock, apiaries, forestry, mushroom and vegetable production, flower production, orchards and any other activity commonly connected with farming or associated therewith, and include the sale, processing and/ or packaging of own produced goods. It includes one main dwelling unit and associated bona fide farm workers' residences, and offices related to the main use.
- 8.2.4 **"ANCILLARY AND SUBSERVIENT USES"** - Means uses or activities which support and compliment the main use on the property and which shall not exist on their own when the main use on the property is discontinued.

- 8.2.5 **"ANIMAL CARE CENTRE"** - Means a place for the care of domestic pets and animals, operated on either a commercial or welfare basis and includes boarding kennels and pet training centres.
- 8.2.6 **"ANNEXURES"** – Means documents comprising of provisions, inter alia, special rights and conditions applicable to those properties shown on the Map by encircled figures.
- 8.2.7 **"AREA OF THE SCHEME"** – Means the area described in Clauses 2 and 5 of the Scheme and as shown on the Map.
- 8.2.8 **"BAKERY"** – Means a building in which bread, tarts, biscuits, pies, pastries, confectionery and other baked products are produced in bulk for distribution to wholesalers and/or retailers, as well as such retail as may be approved by the local municipality.
- 8.2.9 **"BASEMENT"** – Means any floor of a building situated under the ground floor, beneath the natural horizontal ground level of the area.
- 8.2.10 **"BED & BREAKFAST ACCOMMODATION"** – Means an enterprise consisting of not more than four (4) guest rooms for the temporary accommodation of a maximum of eight (8) transient guests and which is conducted from a dwelling house where the main use of the dwelling house concerned shall remain for the accommodation of a single family. Only one (1) kitchen per establishment is allowed and meals shall be provided to paying guests only. A bathroom for each guest room may be provided, but a bathroom may also be shared with the host family.
- 8.2.11 **"BIOSPHERE"** – Means land or an area/s of terrestrial ecosystems, or a combination thereof within which land-use and resource management are undertaken to enhance conservation and development objectives.
- 8.2.12 **"BOARDING HOUSE"** - Means land and buildings consisting of habitable rooms without a kitchen, which are let or rented to persons and where one or more meals are provided in a communal dining-room and a communal kitchen and includes a caretaker's flat on the property.
- 8.2.13 **"BUILDING"** - Means and includes structures or constructions of any nature whatsoever.
- 8.2.14 **"BUILDING LINE"** – Means an imaginary line indicating the limits of a building restriction area as measured from a street boundary or other boundary of a property which does not border on a street and which, at a fixed distance from such boundary, runs parallel to such boundary.
- 8.2.15 **"BUILDING RESTRICTION AREA"** – Means an area wherein no building, except those permitted in the Scheme, may be erected.
- 8.2.16 **"BUILDERS YARD"** – Means land and buildings which are used for the storage of:
- (a) Materials which: -
    - (i) are commonly used for building work; or
    - (ii) resulted from demolition or excavation works; or
    - (iii) are commonly used for other civil engineering works such as installation of services.

- (b) Vehicles and implements necessary or ancillary to the works and services referred to in Clause 8.2.16 (a).
- (c) Administrative offices ancillary to the above-mentioned uses, may be included.

- 8.2.17 **"CAMPING SITE"** - Means land and buildings used for temporary overnight accommodation of caravans, motor homes and tents and may include ablution facilities, caretaker's flat, communal kitchen/s and ancillary and subservient shops and other related buildings for the use of such visitors.
- 8.2.18 **"CAR WASH"** - Means land and/or buildings used for the washing, polishing and cleaning of vehicles by means of mechanical apparatus or by hand.
- 8.2.19 **"CEMETERY"** - Means a place for the burial of human remains, and may include associated buildings such as an office and chapel, but does not include a crematorium.
- 8.2.20 **"COMMERCIAL USE"** - Means uses such as distribution centres, wholesale trade, storage, warehouses, cartage and transport services, laboratories and computer centres and may include offices that are ancillary and subservient to the commercial use of the land.
- 8.2.21 **"COMMUNE"** - Means a dwelling unit where not more than six unrelated persons live together and share communal facilities, such as a kitchen, lounge, bathroom, etc., but does not include a household enterprise. The use is further subject to the policy of the local municipality, as amended from time to time.
- 8.2.22 **"CONFERENCE FACILITY"** - Means a building designed for use or used as a temporary lecture hall, training facility, conducting of workshops, meetings, conferences, symposiums and related uses, but does not include "Institution" and "Place of Instruction". The area used for a conference facility may be restricted by the local municipality, and is further subject to the policy of the local municipality as amended from time to time.
- 8.2.23 **"CONSENT USE"** - Means the consent of the local municipality in terms of Table "1 A Column 4 and 5" to be read in conjunction with Clauses 21, 22 and 23.
- 8.2.24 **"CONSERVATION PURPOSES"** - Means purposes normally or otherwise reasonably associated with the use of land for the preservation or protection of the natural or built environment, including the preservation or protection of the physical, ecological, cultural or historical characteristics of land against undesirable change or human activity.
- 8.2.25 **"COVERAGE"** - Means the area of a property covered by buildings as seen vertically from above and expressed as a percentage of the area of the erf, but excluding a structure without a roof or covered by hail net.
- 8.2.26 **"CREMATORIUM"** - Means a building with the necessary specialised equipment used for the cremation of human and animal tissue subject to the provisions of the Crematoriums Act, 1965 (Act No. 18 of 1965).

- 8.2.27 **"DISPENSING CHEMIST"** – Means an enterprise supplying only medicine as defined in the Act on the Control of Medicine and Related Material, 1965 (Act No. 101 of 1965), as amended, as prescribed by a registered medical practitioner only.
- 8.2.28 **"DOMESTIC STAFF QUARTERS"** - Means an outbuilding of not more than 25m<sup>2</sup>, including sanitary and cooking facilities, and used for the accommodation of domestic staff employed at a dwelling unit.
- 8.2.29 **"DUETTE DWELLING"** - Means two individual dwelling units attached to each other by a common wall (260mm fire wall). Each dwelling unit will be located on its own erf and has accessibility to a public street either by means of a separate entrance or a servitude of right-of-way. The density of duet dwellings will be in accordance with the residential density policy of the local municipality.
- 8.2.30 **"DWELLING OFFICE"** – Means an existing dwelling unit that is converted and used as an office, provided that the elevation treatment of the buildings maintains a residential character and appearance complementary to the environment, and is also in accordance with the policy of the local municipality.
- 8.2.31 **"DWELLING UNIT"** – Means an interconnected suite of rooms which does not include more than one kitchen, designed for occupation and use by a single family or extended family and which may include such outbuildings and domestic staff quarters as are ordinarily incidental thereto.
- 8.2.32 **"ERF"** - Means land in an approved township registered in a deeds registry as an erf, lot, plot or stand or as a portion of the remainder of any erf, lot, plot or stand or land indicated as such on the general plan of an approved township, and includes any particular portion of land laid out as a township which is not intended for a public open place, whether or not such township has been recognised, approved or established as such in terms of the Ordinance or other relevant legislation.
- 8.2.33 **"EXISTING USE"** – Means the otherwise legal use of land and/or buildings exercised on or before the date (fixed date) of the coming into operation of the Scheme.
- 8.2.34 **"FARM STALL"** - Means a building used for retailing of fresh farm produce produced on site, including homemade items and may include a place of refreshment. The total size should not exceed 250m<sup>2</sup> subject to Schedule 4 Conditions.
- 8.2.35 **"FILLING STATION"** – Means land used or a building designed or used for fueling, washing, polishing and lubricating of motor vehicles, as well as for emergency repairs to vehicles, but excluding a "Public Garage", panel beating, spray painting or any major repair work and can include the retail trade of emergency spare parts, as a complimentary subservient service. A convenience store not exceeding 250m<sup>2</sup> is permitted as a primary right, including ATM's.
- 8.2.36 **"FITNESS CENTRE/GYMNASIUM"** – Means a building where people do physical and aerobic exercises with or without apparatus.
- 8.2.37 **"FIXED DATE"** – Means the date on which the local municipality gives notice in the Provincial Gazette that this Scheme is in operation.

- 8.2.38 **"FLAT"** – Means a group of dwelling units contained within a building consisting of one or more floors with a communal entrance.
- 8.2.39 **"FLOOR AREA"** - Means the sum of the total area occupied in a building at the floor level of each storey: Provided that in the calculation of the floor area the following areas shall not be included:
- (a) Unroofed buildings, open roofs and areas occupied by external fire-escapes;
  - (b) Parking spaces for the occupants of the building;
  - (c) Entrance passages and corridors (excluding entrance halls, porches and corridors in a dwelling unit or a residential building where such entrance halls, porches and corridors are not enclosed by outer walls or windows);
  - (d) Accommodation for the lift motors and other mechanical or electrical equipment necessary for the proper use of the building;
  - (e) Housing for servants on the roof of a building: Provided that the floor area thus excluded shall not exceed 3% of the permissible floor area of such building;
  - (f) A veranda or balcony in a building: Provided that such veranda or balcony shall not be enclosed except to conform to safety precautions listed in the National Building Regulations;
  - (g) Areas reasonably used for the cleaning, maintenance and care of the building or buildings, except dwelling units for supervisors, cleaners and caretakers; and
  - (h) Passageways for pedestrians.
- 8.2.40 **"FLOOR AREA RATIO" (F.A.R.)** – Means the ratio obtained by dividing the gross floor area of a building or buildings, by the total area of the property on which the building is erected, thus –
- $$\text{F.A.R.} = \frac{\text{Floor area of building or buildings}}{\text{Total area of property on which building/s is/are erected}}$$
- 8.2.41 **"FUNERAL PARLOUR"** – Means a building used or designed for use as a mourning or funeral chapel and includes such other buildings designed for use in connection therewith and which is normally ancillary to or reasonably necessary for the business of a funeral undertaker, but shall exclude a crematorium.
- 8.2.42 **"GRANNY FLAT"** - Means a dwelling unit not exceeding 70m<sup>2</sup> in floor area that may be erected on a "Residential 1" zoned erf in addition to the main dwelling unit, with the proviso that if a second dwelling unit has already been erected, no granny flat shall be permitted and vice versa. The granny flat may not be subdivided from the erf unless such subdivision is in line with the residential density policy provisions of the local municipality.
- 8.2.43 **"GROSS LEASIBLE FLOOR AREA"** – Means floor area that is designed for the occupation and control by a tenant, or that is suitable therefore, measured from the centre line of joint partitions and the internal surface of external walls.

- 8.2.44 **"GROUND FLOOR"** – Means the storey of which the floor is on the lowest natural ground level.
- 8.2.45 **"GROUP HOUSING"** – Means a group of detached and / or attached dwelling units on a stand or stands that form an integrated, harmonious and architectural unit and include concepts like group housing, townhouses, simplexes, duplexes and all such development, but excludes uses included in the definition of "Dwelling Unit", "Residential Building" or "Flat".
- 8.2.46 **"GUESTHOUSE"** - Means an enterprise consisting of not more than sixteen (16) guest rooms for the temporary accommodation of a maximum of thirty-two (32) transient guests and which is conducted from a dwelling house or a building that has specifically been designed for such purposes and may include a conference room catering for business meetings or training sessions on the property. Only one (1) kitchen per establishment is allowed and meals and all facilities shall be provided to, and are for the exclusive use of paying guest only.
- 8.2.47 **"HEIGHT"** – Means the height of the building expressed in the number of storeys and meters.
- 8.2.48 **"HERITAGE SITE"** - Means land or an area declared as a heritage site to protect, preserve, and/or manage localised provincially significant natural features due to their special interest or unique characteristics; these are relatively small areas focused on the protection of specific features, species, natural landscapes and biotic communities occurring on any private, communal or state land and include:
- (a) **"NATIONAL HERITAGE SITE"** - Means a "Protected Area" and includes a national heritage site declared by the South African Heritage Resources Agency (SAHRA) or a provincial heritage site declared by a provincial heritage resources authority in terms of the National Heritage Resources Act, 1999 (Act no. 25 of 1999); and
  - (b) **"WORLD HERITAGE SITE"** - Means a "Protected Area" and includes land or an area declared by the United Nations Educational, Scientific and Cultural Organisation (Unesco) as a heritage site in terms of the World Heritage Convention Act, 1999 (Act no. 49 of 1999).
- 8.2.49 **"HOTEL"** - Means a facility offering transient lodging accommodation to the general public, and providing additional services, such as restaurants, meeting rooms, entertainment, recreational facilities, and in respect of which a hotel liquor license has been, or is intended to be, issued under the Liquor Act, 1989 (Act No. 27 of 1989), as amended, but excludes any off-sales facility.
- 8.2.50 **"HOUSEHOLD"** - Means a group of persons regarded as a domestic unit in terms of legislation, common law or customary law.
- 8.2.51 **"HOUSEHOLD ENTERPRISE"** - Means a small scale enterprise which is used by the occupant for the conduct of a practice or occupation with the aim of deriving income there from and which is practiced by a maximum of three (3) persons, of which the person conducting the business is a full time resident of the property, from a dwelling unit in such a way that the residential character and main use of the dwelling unit and environment shall not, in the opinion of the local municipality, be in any way harmed or

changed. No retail trade is permitted from the property. The activities not permitted in a dwelling place are listed in Schedule 3 to this Scheme. Additional activities may be added by the local municipality from time to time.

- 8.2.52 **"INFORMAL BUSINESS"** – Means the conducting of a business which, with the consent of the local municipality after consultation with the surrounding owners, is conveyed from place to place, whether by vehicle or otherwise, in a street or at any other place accessible to the public, at any open property or in, on or from any vehicle or moveable structure, subject to such requirements laid down by the local municipality.
- 8.2.53 **"INFORMAL STRUCTURE"** – Means a residential shelter of a temporary nature that does not comply with the provisions of the Act on National Building Regulations and Building Standards, 1977 (Act No. 103 of 1977) and any amendments thereof.
- 8.2.54 **"INDUSTRY"** – Means the use of land or a building for a factory, distributing depot, wholesale, storage, warehouse for the storage of wholesale merchandise, carting and transport services, laboratories, workshop and motor workshop and may also include offices which are normally associated with or which are reasonably essential for the main use.
- 8.2.55 **"INSTITUTION"** – Means a building designed to be used as a charitable institution, hospital, nursing home, old age home, clinic, sanatorium, either public or private, but excludes institutions used mainly as offices or for administrative work, and may, with the permission of the local municipality include activities which is directly related to and subservient to the main use.
- 8.2.56 **"KIOSK"** – Means a building designed and used for the preparation or retail sale of meals and refreshments as well as the retail sale of cold drinks, tobacco, reading material and sweets. Cafeteria has a similar meaning.
- 8.2.57 **"LAND"** - Means and also includes any improvements on land, any interest in land as well as land covered by water, and property shall have a corresponding meaning.
- 8.2.58 **"LIFESTYLE ESTATE"** - Means a low density rural residential development, usually located outside the urban edge of an urban node and includes a golf estate, equestrian estate, eco-estate/village, aero estate and water or nature related residential development. The residential density allowed in a lifestyle estate will be determined by means of municipal policy as amended from time to time. The notation for the individual rural residential properties within the estate will have a meaning as defined in Table 1 of this Scheme and indicated as such on the scheme maps.
- 8.2.59 **"LOADING SPACE"** – Means a rectangular area of not less than 3m by 16m in size.
- 8.2.60 **"LOCAL MUNICIPALITY"** – Means the Bela-Bela Local Municipality and/or any employee in his service to whom the authority is delegated.
- 8.2.61 **"MAP"** – Means the scheme map (also marked Map 3) as amended from time to time.

- 8.2.62 **"MEDICAL CONSULTING ROOMS"** – Means a building designed or adapted as professional rooms for medical practitioners including general practitioners, medical specialists, pathologists, radiologists, dentists, ophthalmologists and similar uses such as veterinary surgeons, and may include a dispensing chemist not exceeding 20m<sup>2</sup>, but not uses included in the definition of "Institution".
- 8.2.63 **"MINERAL"** - Means any substance, whether in solid, liquid or gaseous form, occurring naturally in or on the earth or in or under water and which was formed by or subjected to a geological process, and includes sand, stone, rock, gravel, clay, soil and any mineral occurring in residue stockpiles or in residue deposits, but excludes water, other than water taken from land or sea for the extraction of any mineral from such water, petroleum or peat.
- 8.2.64 **"MINING 1 AND QUARRYING"** – Means land where the extracting of minerals occurring naturally, for example solids such as coal and ores; liquids such as crude petroleum and gasses such as natural gas. Mining includes underground and surface mines, quarries and the operation of oil and gas wells and all supplemental activities for dressing and beneficiating ores and other crude materials such as crushing, screening, washing, cleaning, grading, milling, flotation, melting, refining, pelleting, topping and other preparation needed to render the material marketable. It also includes all associated works such as rock dumping, tailing dams, workshops and buildings for mining purposes. Reclamation of minerals from mine dumps and worked out mines is included.
- 8.2.65 **"MINOR STRUCTURAL CHANGES"** – Means small structural changes to an existing building for which a building plan is not a requirement.
- 8.2.66 **"MOBILE DWELLING UNIT"** – Means a prefabricated mobile unit of an interconnected set of rooms that does not include more than one kitchen and is designed for use by a household and which is moveable.
- 8.2.67 **"MULTI-PURPOSE CENTRE"** - Means a one-stop, integrated community development centre, where communities' needs for access to information, services, resources and technology from government and non-government sources are addressed.
- 8.2.68 **"MUNICIPAL PURPOSES"** – Means such use of land for which the local municipality is authorised in terms of empowering legislation.
- 8.2.69 **"NATURE RESERVE"** – Means a "Protected Area" and includes:
- (a) Provincial Nature Reserve or a Private Nature Reserve declared in terms of the Limpopo Environmental Management Act, 2003 (Act No. 7 of 2003); and
  - (b) Nature reserves declared in terms of the National Environmental Management: Protected Areas Act, 2003 (Act no. 57 of 2003).
- 8.2.70 **"NOXIOUS INDUSTRY"** – Means an industry which is listed in Schedule 1 to the Scheme, read with Clause 21.16.

- 8.2.71 **"NURSERY"** – Means a business where plants or seeds are cultivated, grown and sold, and includes the selling of products or items that are related to horticulture.
- 8.2.72 **"OFFICE"** – Means a building or part thereof, designed or used for administrative, professional and related purposes, including a bank, insurance company, building society, medical consulting rooms and related offices or rooms.
- 8.2.73 **"OCCUPANT"** – Means in relation to any building, structure or land and includes the following: Any person actually occupying such building, structure or land or is legally entitled to occupy it, or anybody having the authority to manage such property, and includes the agent of such a person who is absent from the area or whose whereabouts are unknown.
- 8.2.74 **"OUTBUILDING"** – Means a building which, in the opinion of the local municipality, is usually functionally necessary, but subordinate to the use of another building, permitted as a use in terms of Table 1 on the same property.
- 8.2.75 **"OVERNIGHT ACCOMMODATION"** – Means an enterprise consisting of more than sixteen (16) guest rooms for the temporary accommodation of transient guests and which is conducted from a building that has specifically been designed for such purposes and may include a conference room catering for business meetings or training sessions on the property. The rooms within or forming part of a residential building may include a kitchen of their own.
- 8.2.76 **"OWNER"** - In relation to the property:
- (a) the registered owner; or
  - (b) where such a person is deceased, insolvent, mentally disordered or defective, a minor, or under any legal disability, the person in whom the administration of that person's or holder's estate is vested, whether as executor, guardian or in any other whatsoever; or
  - (c) the occupant, or the lessee by virtue of a lease which is registered by law; but not for purposes of lodging an application in terms of the provisions of this Scheme; or
  - (d) when an owner, as defined above is absent from the area or his address unknown, "owner" shall mean an agent of such an owner or any person that receives rent or that is entitled to rent in respect of the premises;
  - (e) de facto occupant but not for purposes of lodging an application in terms of the provisions of this Scheme; or
  - (f) also the holder of any right in land whether registered or unregistered, and may include the interest of a labour tenant and sharecropper, a customary law interest, the interest of a beneficiary under a trust arrangement and beneficial occupation for a continuous period of not less than 10 years prior to the dispossession in question; or
  - (g) the holder of any right in land as determined by the provisions of the Interim Protection of Informal Land Rights Act, 1996.

- 8.2.77 **"PANEL BEATER"** – Means the replacement, reparation and/or panel beating of the body and spare parts of vehicles and the spray painting thereof.
- 8.2.78 **"PANHANDLE"** – Means the access section of a panhandle erf, which section must be at least 3m wide provided that this section is not considered as a part of the erf for the purpose of this Scheme.
- 8.2.79 **"PARKING AREA"** – Means parking and maneuvering space necessary to provide traffic with access and parking space as well as efficient connection with the adjoining street.
- 8.2.80 **"PARKING GARAGE"** – Means a building, structure or land exclusively used for the parking of motor vehicles not intended for retail trade.
- 8.2.81 **"PARKING SPACE"** - Means a rectangular area measuring not less than 5m x 2,5m for perpendicular or angled parking and 6,0m x 2,7m for parallel parking. For calculation purposes of parking requirements listed within Table 1, Column 7, a parking space should be calculated at 30 sq m which include the area of the parking space and such maneuvering space which is necessary for free access to each parking space within a parking area.
- 8.2.82 **"PLACE OF AMUSEMENT"** – Means land used or a building designed for or used as a wedding facility, social hall, public hall, theatre, cinema, music hall, concert hall, billiards saloon, sports arena, skating rink, dance hall, or for other recreational purposes, or for trade- or industrial exhibitions or for pinball games with more than three (3) machines.
- 8.2.83 **"PLACE OF INSTRUCTION"** – Means a building designed for use as a school, college, technical or academic institution, crèche, lecture hall, nursery school, after school care centre, or other educational centre and a hostel in connection therewith and includes a convent or monastery, a library, art gallery and a museum.
- 8.2.84 **"PLACE OF PUBLIC WORSHIP"** – Means land or a building designed for use or used for religious purposes such as a church, chapel, oratory, prayer house, mosque, synagogue or other place of public devotion, and includes a building designed to be used as a place of religious instruction.
- 8.2.85 **"PLACE OF REFRESHMENT"** - Means a drive-in restaurant, café, kiosk, tea- room or coffee shop, being a building other than a hotel, residential club, or boarding house, designed and used for the preparation or retail sale of meals and refreshments as well as the retail sale of fresh produce, cold drinks, tobacco, reading material and sweets.
- 8.2.86 **"PRIMARY RIGHT"** - In relation to land or buildings means any use specified in this Scheme as a primary use in Table 1, being a use that is permitted without the need first to obtain the local municipality's consent;
- 8.2.87 **"PRIVATE CLUB"** – Means land used or a building designed or used for the private gathering of a group of persons being members of that club with a common objective.
- 8.2.88 **"PRIVATE OPEN SPACE"** – Means land zoned or used as a sport-, play, rest- and recreational ground or as an ornamental or pleasure garden and a tearoom / restaurant, to which, without permission, the general public has no right of admission.

- 8.2.89 **"PROTECTED AREAS"** – Means a:
- (a) Provincial nature reserves, sites of ecological importance, protected environments, private nature reserves or resource use areas as declared in terms of the Limpopo Environmental Management Act, 2003 (Act No. 7 of 2003);
  - (b) Nature reserves (including wilderness areas) and protected environments as declared in terms of the National Environmental Management: Protected Areas Act, 2003 (Act no. 57 of 2003);
  - (c) Specially protected forest areas, forest nature reserves and forest wilderness areas declared in terms of the National Forests Act, 1998 (Act no. 84 of 1998);
  - (d) Mountain catchment areas declared in terms of the Mountain Catchment Areas Act, 1970 (Act no. 63 of 1970);
  - (e) National heritage sites declared in terms of the National Heritage Resources Act, 1999 (Act no. 25 of 1999); and
  - (f) World heritage sites declared in terms of the World Heritage Convention Act, 1999 (Act no. 49 of 1999).
- 8.2.90 **"PUBLIC OPEN SPACE"** – Means any land zoned for use by the general public as an open space, park, garden, recreation site, sport field or square.
- 8.2.91 **"PUBLIC GARAGE"** – Means a building used for the maintenance, repair or fueling of vehicles and associated purposes, and may include a vehicle workshop, the display and sale of new and used motor vehicles, the cleaning and washing thereof, the sale of spare parts, accessories, fuel and lubricants and may also include ATM's, a place of refreshment and convenient store as subservient use, but excludes spray-painting, panel beating or a scrapyard: Provided that the convenience store or place of refreshment, including store rooms, shall not exceed 250m<sup>2</sup>.
- 8.2.92 **"PUBLIC PHONE SHOP"** - Means a transportable container that contains public phones and related telecommunication equipment which, with the consent of the local municipality, is placed on a property or at any other place accessible to the public, subject to such requirements laid down by the local municipality.
- 8.2.93 **"QUARRYING"** – Means land used for the purposes as described in terms of the definition "Mining 1 and Quarrying" purposes.
- 8.2.94 **"RAILWAY TRANSPORTATION SERVICES"** – Means the use of land or a building designed or used for rail and/or incidental or related railway uses.
- 8.2.95 **"RECREATION"** - Means any land earmarked for use as private or public sports fields, playground, fitness centre and recreation site including any ancillary and subservient building, structure or facility.

- 8.2.96 **"RESIDENTIAL BUILDING"** – Means a building, other than a "dwelling unit", group housing, hotel, flat and institution that is designed for and used as a boarding house, residential club, hostel, residential hotel, commune or rooms to let. The rooms within or forming part of a residential building do not include any kitchen of their own.
- 8.2.97 **"RESORT"** – Means a place frequented by people for relaxation or recreation for a specified purpose or quality (i.e. health, holiday, mountain resort) and includes specialised resorts (i.e. youth camps, church, cultural), wedding facilities, picnic resorts, holiday towns and hotels/motels, rest camps, camping as well as nature, water and historically (i.e. mining towns, trading posts, trek routes, old bridges) orientated resorts.
- 8.2.98 **"RESTAURANT"** – Means a building or part of a building used for the preparation and sale of meals and refreshments, confectionery for consumption on the erf of the property and includes entertainment subsidiary to the main use and can include a place of refreshment, as well as a drive-through restaurant.
- 8.2.99 **"RETAIL TRADE"** – Means any trade other than "wholesale trade" as defined in this Scheme.
- 8.2.100 **"RETIREMENT VILLAGE"** – Means dwelling units intended for the accommodation or settlement of persons upon their retirement and may include an administrative building and community facilities such as a dining hall, sick-bay, sport and recreation facilities or such other facilities, approved by the local municipality.
- 8.2.101 **"RURAL GENERAL DEALER"** – Means a building or part of a dwelling unit used for the purposes of selling and providing basic groceries (daily convenience goods) and fresh produce, excluding alcoholic refreshments. The area used for the rural general dealer shall not exceed a total floor area of 250m<sup>2</sup>, subject to Schedule 4 conditions.
- 8.2.102 **"RIGHTS"** – Means land-use rights obtained in terms of this Scheme.
- 8.2.103 **RURAL SETTLEMENT TYPES:**
- (a) **"FARM WORKERS' RESIDENCES"** – Means the use of land for homesteads for people living on a commercial farm and is directly associated with the farming activities related to the particular farm, subject to the policy of the local municipality as amended from time to time.
- (b) **"FORMAL RURAL SETTLEMENT"** – Means a settlement which is planned and surveyed (general plan). A formal rural settlement can be handled in the same manner as a township. A formal rural settlement may be categorized as a township by the local municipality for the purposes of land-use control in terms of this Scheme.

- (c) **"SEMI FORMAL RURAL SETTLEMENT"** – Means a settlement situated either on private, tribal or state land. Settlement is planned and surveyed (no general plan). Management is done by a communal property association or tribal authority or local municipality.
- (d) **"INFORMAL RURAL SETTLEMENT"** – Means a settlement situated either on private, tribal or state land. Settlement is not planned or surveyed. Management is done by a communal property association or tribal authority or local municipality.
- 8.2.104 **"SCHEDULES"** – Means a supplement(s) to the Scheme containing special procedures and/or some areas or properties to which specific rights or provisions are applicable and such schedules may from time to time be amended by the local municipality. Where any discrepancy exists between the Schedules and the provisions of the Clauses and tables, the most prohibitive conditions shall prevail.
- 8.2.105 **"SCHEME"** – Means the Bela-Bela Land-use Scheme, 2016 in operation and as amended from time to time and includes the Clauses (Regulations), with Annexures.
- 8.2.106 **"SCHEME MAP"** - see "Map".
- 8.2.107 **"SCRAPYARD"** – Means land or buildings used for the dismantling, stacking, storing or preparing for resale of any used material, waste metal, scrap vehicles, scrap machinery or any other scrap material whether or not such dismantling or stacking is done with a view to disposal or re-use of such waste.
- 8.2.108 **"SERVICE INDUSTRY"** – Means a use, which, in the opinion of the local municipality is a small-scale industry, with emphasis on maintenance and repair, as well as retail trade in connection therewith, that shall not cause the deterioration of the amenity of the neighbourhood or cause disturbance in consequence of noise, appearance, odour or activities or any reason whatsoever. The total floor area of the service industry may not exceed 60m<sup>2</sup> or 30% of the gross floor area of the building and its outbuildings (retail is limited to 30m<sup>2</sup>).
- 8.2.109 **"SHOP"** – Means land used or a building designed or used for the purpose of carrying on retail trade and the necessary accompanying storage and packing and includes any accompanying uses on the same property appurtenant, but ancillary to the retail trade being carried on. The following uses are not regarded as appurtenant to a shop: A noxious trade, drive-in-restaurant, place of refreshment, scrapyard, parking garage, public garage, vehicle workshop, filling station and warehouse.
- 8.2.110 **"SITE"** – means any portion of land identifiable by means of boundaries or beacons and includes any building on such site.
- 8.2.111 **"SITE DEVELOPMENT PLAN"** – Means a plan as described in Schedule 2 to the Scheme.
- 8.2.112 **"SOCIAL HALL"** – Means a building designed for use, or used for cultural activities, social meetings, gatherings and recreational purposes, that is not profit seeking in its primary purpose, and includes a non-residential club but excludes a place of amusement.

- 8.2.113 **"SPAZA"** – Means a building designed for or a portion of a residential unit used for the purposes of selling and providing basic groceries (daily convenience goods) and fresh produce, excluding alcoholic refreshments, where the residential use of the property remains the main use of the property. The area used for a spaza shall not exceed a total floor area of 30m<sup>2</sup>, and is further subject to the policy of the local municipality as amended from time to time.
- 8.2.114 **"SPECIAL CONSENT"** – Means the consent of the local municipality granted in terms of the provisions of Clause 21 of the Scheme (Table 1 Column 4).
- 8.2.115 **"SPORT, PLAYGROUNDS AND RECREATION"** – Means any land zoned for use as private or public sport fields, playground and recreation site including any building, structure or facility appurtenant thereto.
- 8.2.116 **"STOREY"** – Means the space in a building between one floor level and the next floor level or ceiling or roof above, not exceeding 3m.
- 8.2.117 **"STREET"** – Means the area or part of any street, road, bridge, subway, avenue, lane, sanitary lane, thoroughfare or right-of-way, as shown on the general plan of a township or formal rural settlement or on the layout plan of a semi - rural settlement, or in respect of which the public has acquired a right-of-way by prescription or otherwise and "ROAD" shall have a corresponding meaning.
- 8.2.118 **"SURROUNDING OWNERS"** - Means the registered owners of the properties directly adjacent to the subject property as well as properties abutting any streets to which the subject property has direct access within such a radius, with the subject property as centre point, as determined by the local municipality and also such other owners or interested parties as the local municipality may specify.
- 8.2.119 **"TAVERN"** – means a building designed for or a portion of a building (usually a dwelling unit) used for the purposes of selling and serving liquor, other beverages and prepared food / snacks, to be consumed on the property, subservient to the residential use (in the case of a dwelling unit) of the property, which must remain the primary use of the property. The area used for a tavern shall not exceed a total floor area of 50 sq m (in the case of a dwelling unit), and is also subject to the policy of the local municipality as amended from time to time.
- 8.2.120 **"TAXI HOLDING AREA"** - Means an area, where mini buses (taxis) hold before proceeding to loading points and where generally there is no passenger activity. A holding area can either be included within or separate from a terminal facility.
- 8.2.121 **"TAXI PARKING AREA"** – Means a demarcated part of a parking lot which may be used by minibuses (taxis) aiming to provide a public transport service; the provision of parking places for taxis shall form part of the parking spaces for the purposes of determining parking provision on any property.
- 8.2.122 **"TAXI RANK"** – Means a place usually within the road reserve at which mini buses (taxis) and buses are allowed to wait and / or stop for passengers boarding or alighting.

- 8.2.123 **"TEA GARDEN"** - Means an area/s with or without a roof, constituting a veranda or balcony of a residential dwelling unit and/or located within the garden of such residential dwelling unit, used for the sale of light meals, refreshments and confectionery for consumption on the property and includes limited entertainment ancillary to the main use.
- 8.2.124 **"TELECOMMUNICATION MAST"** – Means a structure in the form of a tower and a base station, which is designed for telecommunication purposes, which includes inter alia radio and/or microwave technology or other technology as may be permitted in terms of the relevant legislation. Telecommunication Masts are regarded as infrastructure and not as a land use.
- 8.2.125 **"TELECOMMUNICATION SERVICES"** – Means telecommunication cables and poles, electronic equipment, excluding Telecommunication Masts.
- 8.2.126 **"TEMPORARY BUILDING"** – Means a building designated as such by the owner after consulting with the local municipality and which is used, or will be used, for a specified period for a specified purpose, but does not include a building shed.
- 8.2.127 **"TEMPORARY CONSENT"** – Means the temporary consent of the local municipality envisaged in accordance with the provisions of Clause 23 of the Scheme.
- 8.2.128 **"TOURISM"** – Means the business of providing services to tourists; the practice of travelling for pleasure; organised touring; accommodation and entertainment of tourists as an industry.
- 8.2.129 **"TOWNSHIP"** – Means a settlement area which was planned and established in terms of the any relevant legislation utilised for township establishment purposes and for which township a general plan was approved and a township register opened in a deeds registry office.
- 8.2.130 **"TRANSPORT USES"** – Means the use of land and/or buildings for the operation of a business consisting of the transportation of goods and/or passengers by rail, air, road and pipelines and includes uses such as stations, transportation amenities and facilities, parking, administrative offices and ancillary uses such as warehouses, container parks, workshops as well as residential uses and amenities for personnel, and may further include any uses such as business, shops or offices which are of service and convenience to passengers, as approved by the local municipality.
- 8.2.131 **"VEHICLE SALES LOT"** – Means land used or a building designed or used for the display and sale of motor vehicles, which are roadworthy and of good outward appearance.
- 8.2.132 **"WHOLESALE TRADE"** – Means the sale of goods or produce in large quantities to other retailers and excludes sales to the general public.
- 8.2.133 **"WILDERNESS AREA"** – Means a "Protected Area" and includes areas designated for the purpose of retaining an intrinsically wild appearance and character or capable of being restored to such and which is undeveloped and without roads, without permanent improvements or human habitation.

- 8.2.134 **"WILDLIFE ESTATE"** - Means a self-sustainable nature based low density rural residential development which may form part or include a country estate, private nature reserve or game farm. The residential component of a wildlife estate is usually clustered to ensure minimum impact on the natural environment. The residential density allowed in a wildlife estate will be determined by means of municipal policy and policy of relevant provincial and national departments, as amended from time to time. The notation for the individual rural residential properties will have a meaning as defined in Table 1 of this Scheme and also be indicated as such on the scheme maps.
- 8.2.135 **"WRITTEN CONSENT"** - Means consent granted by the local municipality in terms of Clause 22 of the Scheme (Table 1 Column 5).
- 8.2.136 **"ZONE"** – Means a part of this Scheme, as shown on the map, by means of a distinctive notation or edging or other distinctive manner as depicted in Column 2 of Table 1 of this Scheme, and use zone has the same meaning.

## **PART III – GENERAL CONDITIONS APPLICABLE TO ALL PROPERTIES**

### **9. CONDITIONS APPLICABLE TO ALL PROPERTIES**

#### **9.1. USE OF ALL LAND**

Land may only be used in accordance with its approved land-use zone as determined in this Land-use Scheme.

#### **9.2. EXCAVATIONS (EXCLUDING USE ZONES 20) AND BOREHOLES**

Except with the written consent of the local municipality and subject to such conditions as it may impose, neither the owner nor the occupant (excluding where the local municipality, government or wholly owned government companies is the owner) shall, or allow any other person to -

- 9.2.1 excavate any material from an erf or other land within the jurisdictional area of the local municipality save as may be necessary to prepare such erf or land for building purposes;
- 9.2.2 sink any wells or boreholes on such erf or other land within the jurisdictional area of the local municipality or extract any underground water there from, save as may be necessary on land where the local municipality does not provide the service; provided that other relevant legislation will still apply; and
- 9.2.3 manufacture or permit the manufacturing of tiles or earthenware, pipes or other articles of similar nature for any purpose whatsoever on the erf or other land within the jurisdictional area of the local municipality unless the erf or land falls within Use Zones 8 and 9.

#### **9.3. PROTECTION OF LAND AND THE ENVIRONMENT**

- 9.3.1 No person may spoil or damage land in any Use Zone so as to impair its use or the purpose for which it was zoned.
- 9.3.2 No person may develop land without complying with the requirements of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended from time to time and without observing the requirements relating to listed activities.

#### **9.4. HANDLING AND DRAINAGE OF STORM WATER**

Where, in the opinion of the local municipality, it is impracticable for storm water to be drained from higher lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage of such storm water over the lower lying erf; Provided that the owners of the higher lying erven from where the storm water is discharged over a lower lying erf, shall be liable to contribute a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find reasonably necessary to lay or construct for the purpose of leading away the water so discharged over the erf, subject to the approval of the pipeline or drain by the local municipality.

## 9.5. PLACING AND DEVELOPMENT OF BUILDINGS

- 9.5.1 The siting of buildings, including outbuildings erected on the erf, as well as exits and entrances to a public street system shall be to the satisfaction of the local municipality.
- 9.5.2 No building of any nature shall be erected on that portion of the property which is likely to be inundated by the floodwater of a public stream on an average of 100 years, as determined by the relevant legislation from time to time and the local municipality.

## 9.6. BUILDING LINES, BUILDING RESTRICTION AREAS AND LINES OF NO ACCESS

- 9.6.1 No building or structure other than boundary walls, fences, garden decorations, pergolas or temporary buildings or structures required in connection with building operations on an erf or on any land, shall be erected within any building restriction area.
- 9.6.2 The building lines as defined in Table "F" are applicable to all properties according to the use zones as set out therein: Provided that, in addition to the building lines stipulated in Table "F":
- (a) The local municipality has the right to use a 2m strip next to any two boundaries of a property (street boundary excluded) and in case of a panhandle, an additional servitude, 2m wide across the access portion of the erf for the installation of engineering services, and such strips are to be considered as building restriction areas (no building or other structure shall be erected within the foresaid servitude area and no large rooted trees shall be planted within the area).
  - (b) The erection of buildings on distances from boundaries other than street boundaries must comply with the National Building Regulations and Building Standards, 1977 (Act no. 103 of 1977) and any amendments thereof.
  - (c) The local municipality may, after receipt of an application for written consent in terms of Clause 22 from the owner, and subject to such conditions as the local municipality may find expedient -
    - (i) permit the erection of a building in the building restriction area in the case of corner properties or where, due to the slope of the property or adjoining land, or the proximity of buildings already erected, compliance with the building line requirements will hamper development of the property to an unreasonable extent or where the building line is not needed for the installation of services;
    - (ii) during consideration of a site development plan, relax the building restriction area for all erven, if it is of the opinion that such relaxation would result in an improvement of the development potential of the erf and the esthetical quality of the building; and
    - (iii) permit the construction of a swimming pool or tennis court in the building restriction area.

(d) Where an erf or other land borders on a national or provincial road, or if provided otherwise in the conditions of title, the applicable building line shall be the building line prescribed by the Controlling Authority, or the building line indicated in Table "F", Column 16, whichever is the wider, and such building line shall not be relaxed, modified or amended without the written consent of the Controlling Authority.

(e) For the purpose of this clause a sanitary and pedestrian alley is not considered to be a street or road.

9.6.3 Access to and exit from a property to any public street or road, shall, where prohibited across a boundary line, be described in the conditions.

Provided that the local municipality may, upon receipt of a written application, permit its relaxation upon such conditions as it may deem fit, if, due to extraordinary circumstances, compliance with such restriction of access, will hamper development of the property to an unreasonable extent; Provided further that no relaxation of a restriction on access to or exit from a property, to a provincial or national road, shall be permitted without the consent of the Controlling Authority.

#### 9.7. SCREEN WALLS AND FENCES

9.7.1 A screen wall or walls shall be erected and maintained to the satisfaction of the local municipality if and when required by it.

9.7.2 Where a property has been fenced, such fence shall be maintained to the satisfaction of the local municipality.

#### 9.8. MAINTENANCE OF BUILDINGS, GARDENS AND SITES

9.8.1 The owner is responsible for the maintenance of the entire development on the property.

9.8.2 Where the amenity of any use zone is detrimentally affected by the condition of any garden, yard, building or any development on a property, the local municipality may, by notice served upon the owner or occupant of the premises on which such condition exists, require him to take, within a period of 28 days or such other period the local municipality in his discretion may deem reasonable from the date of service of the notice, such steps as may be necessary to abate such condition and the measures required to be taken at his expense to abate the condition complained of, shall be set out in such notice.

#### 9.9. EXEMPTION OF EXISTING BUILDINGS

The stipulations of the Land-use Scheme are not applicable to existing buildings other than existing buildings. Where such buildings are altered or added to and where such altered use, alteration, rebuilding or construction is in the opinion of the local municipality substantial, the stipulations of this Land-use Scheme are considered to be binding and valid in respect of those parts that are changed, altered or rebuilt: Provided that additions and constructions that do not exceed 30m<sup>2</sup> in total (or is of a limited extent such as the removal of non-load bearing internal walls, the erection of moveable partitions, safes and toilets inside an existing building, or repair work inside or outside a building), are not considered to be substantial. (Subject to the Provisions of Act 103 of 1977).

## 9.10. BUILDINGS USED FOR MORE THAN ONE PURPOSE

- 9.10.1 Where a building is used, or a proposed building is designed for more than one purpose, it shall, for the purposes of Clauses 13, 14, 15, 16 and 18, (density; height; coverage, floor area ratio and parking), be deemed to be partially used or to have been partially designed, for each such purpose or use: Provided that for the purposes of this clause if more than 75% of a building is otherwise designed or used for a single use or a single use is predominant in such building, it shall be dealt with as if used or designed for such predominant use. The local municipality shall, in its discretion when considering a building plan, or upon application for this purpose being made by the person in charge of the erection of a building, or proposing to erect a building, decide which use is predominant.
- 9.10.2 The local municipality shall notify the applicant, within twenty-eight (28) days or such other period the local municipality in his discretion may deem reasonable, after official receipt of the building plan or application in terms of any decision in terms of sub-clause 9.10.1.

## **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.

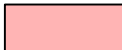


#### **10.1. ERECTION AND USE OF BUILDINGS OR USE OF LAND**




- 10.1.1 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.
- 10.1.2 The purposes for which buildings 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 special consent of the local municipality, permanently or for a specified period;
  - (c) may be erected and/or used only with the written consent of the local municipality; or
  - (d) may not be erected and/or used.are shown in Table "1".
- 10.1.3 No person shall without consent being granted in terms of Clauses 21, 22 or 23 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.
- 10.1.4 If the use of a building or land 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.
- 10.1.5 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.
- 10.1.6 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.
- 10.1.7 Nothing herein contained shall be deemed to grant exemption from any of the local municipality's by-laws, nor any other Act.





**TABLE 1: BELA-BELA LAND-USE SCHEME (2016) - USE ZONES - USE OF LAND OR USE OF BUILDINGS**



Use Zone	Notation on Map (A Series)	TABLE “A”				TABLE “B”	TABLE “C”	TABLE “D”			TABLE “E”		TABLE “F”								
		Uses Permitted	Uses / rights permitted only with the Special Consent of the local municipality (Clause 21)	Uses/rights permitted only with the Written Consent of the local municipality (Clause 22)	Uses / rights not permitted	Parking spaces G.L.F.A. = Gross Leasable Floor Area	Number of Storeys and/ or meters	Number of dwelling units per erf or per net hectare			Maximum coverage permitted as % of erf		Maximum F.A.R.		Building Lines						
								Existing rights	Relaxation in terms of Clause 21	Relaxation in terms of Clause 20	Existing right	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 21	Street (m)	Side (m)	Rear (m)				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18				
1. Residential 1	<div></div> (255,250,0)	Dwelling Unit		Additional Dwelling Unit	Other uses not permitted in Columns 3, 4 & 5 (Also refer to Schedule 3)	n/a	2 (6m)	1 per erf	2 per erf	30 units/ha	50%	70%	1.0	1.2	>500m² = 5m <500m² = 3m	2m 2m	2m 2m				
			Bed & Breakfast			1 dust free per bedroom	2 (6m)														
			Commune			1 per bedroom	2 (6m)														
				Duet Dwelling		1 per dwelling unit	2 (6m)														
			Dwelling Office			4 per 100m² G.L.F.A.	2 (6m)														
				Granny Flat		1 per Granny Flat	2 (6m)														
				Household Enterprise		4 per household enterprise	2 (6m)														
			Institution			8 per 100m² G.L.F.A.	2 (6m)														
			Mobile Dwelling Unit			1 dust free per mobile dwelling unit, and if required by the local municipality additional parking for visitors	2 (6m)														
				Service Industry		2 per 100m² G.L.F.A.	2 (6m)														
			Place of Instruction			8 per 100m² G.L.F.A.	2 (6m)														
			Place of Public Worship			8 per 100m² G.L.F.A.	2 (6m)														
			Social Hall			8 per 100m² G.L.F.A.	2 (6m)														
				Spaza		1 per spaza	2 (6m)														
				Tavern		1 per tavern	2 (6m)														
				Tea Garden		6 per 100m² G.L.F.A.	2 (6m)														
2. Residential 2	<div></div> (255,235,0)	Dwelling Unit/s			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	2 (6m)	30 units/ha	None	44 units/ha	60%	70%	1,2	1,4	3m	2m	2m				
		Group Housing				1 dust free per bedroom and 6 per 100m² public room area	2 (6m)														
			Overnight Accommodation			1 dust free per bedroom	2 (6m)														
			Residential Building			1 covered and one dust free per dwelling unit and if required by the local municipality, additional parking for visitors	2 (6m)														
				Retirement Village		1 dust free per bedroom	2 (6m)														
			Bed & Breakfast			1 covered and one dust free per dwelling unit and if required by the local municipality, additional parking for visitors	2 (6m)														
			Commune			1 dust free per bedroom	2 (6m)														
			Conference Facility			1 per bedroom	2 (6m)														
				Guesthouse		8 per 100m² G.L.F.A.	2 (6m)														
						1 dust free per bedroom and 6 per 100m² public facility area	2 (6m)														
			Institution			8 per 100m² G.L.F.A.	2 (6m)														
			Mobile Dwelling Unit			1 dust free per mobile dwelling unit, and if required by the local municipality additional parking for visitors	2 (6m)														
						8 per 100m² G.L.F.A.	2 (6m)														
			Place of Instruction			1 dust free per mobile dwelling unit, and if required by the local municipality additional parking for visitors	2 (6m)														
			Place of Public Worship			8 per 100m² G.L.F.A.	2 (6m)														
			Social Hall			8 per 100m² G.L.F.A.	2 (6m)														
				Kiosk		1 per kiosk	2 (6m)														
				Tea Garden		3 per 100m² G.L.F.A.	2 (6m)														


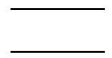

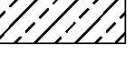
Use Zone	Notation on Map (A Series)	TABLE “A”				TABLE “B”	TABLE “C”	TABLE “D”				TABLE “E”		TABLE “F”				
		Uses Permitted	Uses / rights permitted only with the Special Consent of the local municipality (Clause 21)	Uses/rights permitted only with the Written Consent of the local municipality (Clause 22)	Uses / rights not permitted	Parking spaces G.L.F.A. = Gross Leasable Floor Area	Number of Storeys and/ or meters	Number of dwelling units per erf or per net hectare			Maximum coverage permitted as % of erf		Maximum F.A.R.		Building Lines			
								Existing rights	Relaxation in terms of Clause 21	Relaxation in terms of Clause 20	Existing right	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 21	Street (m)	Side (m)	Rear (m)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
3. Residential 3	 (255,220,0)	Dwelling Unit/s			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	2 (6m)	44 units/ha	64 units/ha	More than 64 units/ha	60%	85%	1.8	2	5m	2m	2m	
		Flats				4 (12m)												
		Group Housing				2 (6m)												
		Retirement Village				4 (12m)												
		Overnight Accommodation				1 dust free per bedroom and 6 per 100m² public room area	4 (12m)											
			Residential Building			1 dust free per bedroom	4 (12m)											
			Conference Facility			8 per 100m² G.L.F.A.	4 (12m)											
			Hotel			1 dust free per bedroom plus 6 per 100m² public room area	4 (12m)											
						8 per 100m² G.L.F.A.	4 (12m)											
			Institution			8 per 100m² G.L.F.A.	4 (12m)											
			Place of Instruction			8 per 100m² G.L.F.A.	4 (12m)											
			Place of Public Worship			8 per 100m² G.L.F.A.	4 (12m)											
			Social Hall			8 per 100m² G.L.F.A.	4 (12m)											
		Kiosk	1 per kiosk	2 (6m)														
4. Rural Residential	 (225,250,10)	Dwelling unit in Lifestyle Estate as per definition in par. 8.2.58			Other uses not permitted in Columns 3, 4 & 5	1 dust free per bedroom and 6 per 100m² public room area	2 (6m)	1 per erf / farm portion	-	-	-	-	-	-	5m	2m	2m	
		Dwelling unit in Wildlife Estate as per definition in par. 8.2.134			Other uses not permitted in Columns 3, 4 & 5	1 dust free per bedroom and 6 per 100m² public room area	2 (6m)	1 per erf / farm portion	-	-	-	-	-	-	-	-	-	
5. Business 1	 (255,0,0)	Dwelling Unit/s			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	2 (6m)	44 units/ha	-	64 units/ha	100%	100%	3.0	>3.0	2m	2m	2m	
		Flats				5 (15m)												
		Residential Building				1 dust free per bedroom	5 (15m)											
		Hotel				1 dust free per bedroom plus 6 per 100m² public room area	5 (15m)											
			8 per 100m² G.L.F.A.	5 (15m)														
		Institution	8 per 100m² G.L.F.A.	5 (15m)														
		Multi-Purpose Centre	8 per 100m² G.L.F.A.	5 (15m)														
		Offices/Medical Consulting Rooms	2 per 100m² G.L.F.A.	5 (15m)														
		Parking Garage	-	5 (15m)														
		Place of Instruction	8 per 100m² G.L.F.A.	5 (15m)														
		Place of Public Worship	8 per 100m² G.L.F.A.	5 (15m)														
		Restaurant	4 per 100m² G.L.F.A.	5 (15m)														
		Shops	2 per 100m² G.L.F.A.	5 (15m)														
		Social Hall	8 per 100m² G.L.F.A.	5 (15m)														
		Tavern	4 per 100m² G.L.F.A.	5 (15m)														
		Vehicles Sales Lot	4 per 100m² G.L.F.A.	2 (6m)														
			4 per 100m² G.L.F.A.	5 (15m)														
			4 per 100m² G.L.F.A.	5 (15m)														
			4 per 100m² G.L.F.A.	5 (15m)														
			8 per 100m² G.L.F.A.	5 (15m)														
			4 per 100m² G.L.F.A.	5 (15m)														
			70% of uncovered site must be paved	2 (6m)														
			-	2 (6m)														
			4 per 100m² G.L.F.A.	5 (15m)														
			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	2 (6m)														
			-	5 (15m)														
			2 per 100m² G.L.F.A.	5 (15m)														
			-															
			4 per 100m² G.L.F.A.	5 (15m)														
		6. Business 2	 (255,140,140)	Dwelling Unit/s														
Flats	3 (9m)																	
Residential Building						1 dust free per bedroom	3 (9m)											
Multi-Purpose Centre						8 per 100m² G.L.F.A.	3 (9m)											
Offices/Medical Consulting Rooms						4 per 100m² G.L.F.A.	3 (9m)											
Restaurant						6 per 100m² G.L.F.A.	3 (9m)											
Shops						6 per 100m² G.L.F.A.	3 (9m)											

Use Zone	Notation on Map (A Series)	TABLE “A”				TABLE “B”	TABLE “C”	TABLE “D”					TABLE “E”		TABLE “F”																	
		Uses Permitted	Uses / rights permitted only with the Special Consent of the local municipality (Clause 21)	Uses/rights permitted only with the Written Consent of the local municipality (Clause 22)	Uses / rights not permitted	Parking spaces G.L.F.A. = Gross Leasable Floor Area	Number of Storeys and/ or meters	Number of dwelling units per erf or per net hectare			Maximum coverage permitted as % of erf		Maximum F.A.R.		Building Lines																	
								Existing rights	Relaxation in terms of Clause 21	Relaxation in terms of Clause 20	Existing right	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 21	Street (m)	Side (m)	Rear (m)															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18															
		Tavern				6 per 100m² G.L.F.A.	3 (9m)																									
				Bakery		6 per 100m² G.L.F.A.	3 (9m)																									
							Dry Cleaner											6 per 100m² G.L.F.A.	3 (9m)													
							Informal Business											-	3 (9m)													
							Place of Amusement											8 per 100m² G.L.F.A.	3 (9m)													
							Place of Instruction											8 per 100m² G.L.F.A.	3 (9m)													
							Place of Public Worship											8 per 100m² G.L.F.A.	3 (9m)													
							Public Phone Shop											-	3 (9m)													
							Service Industry											2 per 100m² G.L.F.A.	3 (9m)													
							Social Hall											8 per 100m² G.L.F.A.	3 (9m)													
							Telecommunication Mast											-														
				7. Business 3		  (255,180,180)	Dwelling Unit/s													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	2 (6m)	30 units/ha	44 units/ha	64 units/ha	60%	70%	0,8	1,4	3m	2m	2m
							Flats														4 per 100m² G.L.F.A.	3 (9m)										
							Offices/Medical Consulting Rooms														8 per 100m² G.L.F.A.	2 (6m)										
	Conference Facility	3 per 100m² G.L.F.A.	2 (6m)																													
	Kiosk	8 per 100m² G.L.F.A.	2 (6m)																													
	Fitness Centre	3 per 100m² G.L.F.A.	2 (6m)																													
		Telecommunication Mast	-																													
8. Industrial 1	  (200,130,255)	Bakery			Other uses not permitted in Columns 3, 4 & 5	2 per 100m² G.L.F.A.	8 (24m)	-	-	-	80%	100%	1.2	2.0	5m	2m	2m															
		Commercial use				1 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area	8 (24m)																									
		Dry Cleaner				2 per 100m² G.L.F.A.	8 (24m)																									
		Funeral Parlour including a Crematorium				2 per 100m² G.L.F.A.	8 (24m)																									
		Industries				1 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area	8 (24m)																									
		Kiosk (only own employees)				-	8 (24m)																									
		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.	2 (6m)																									
		Service Industries				1 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area	8 (24m)																									
		Warehouse				2 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area	8 (24m)																									
			Builders Yard				1 per 100m² G.L.F.A.											8 (24m)														
						Dwelling unit related to but subordinate to the main use	-											2 (6)														
			Panel Beater				1 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area											8 (24m)														
			Public Phone Shop				-											2 (6m)														
			Scrap Yard				1 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area											2 (6m)														
				Telecommunication Mast														-														
		9. Industrial 2	  (220,180,240)	Bakery														Other uses not permitted in Columns 3, 4 & 5	2 per 100m² G.L.F.A.	8 (24m)	-	-	-	80%	100%	1.2	2.0	5m	2m	2m		
				Builders Yard															1 per 100m² G.L.F.A.	8 (24m)												
Commercial Use					1 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area	8 (24m)																										
Dry Cleaner					2 per 100m² G.L.F.A.	8 (24m)																										
Funeral Parlour including a Crematorium					2 per 100m² G.L.F.A.	8 (24m)																										
Industries					1 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area	8 (24m)																										

Use Zone	Notation on Map (A Series)	TABLE “A”				TABLE “B”	TABLE “C”	TABLE “D”				TABLE “E”		TABLE “F”			
		Uses Permitted	Uses / rights permitted only with the Special Consent of the local municipality (Clause 21)	Uses/rights permitted only with the Written Consent of the local municipality (Clause 22)	Uses / rights not permitted	Parking spaces G.L.F.A. = Gross Leasable Floor Area	Number of Storeys and/ or meters	Number of dwelling units per erf or per net hectare			Maximum coverage permitted as % of erf		Maximum F.A.R.		Building Lines		
								Existing rights	Relaxation in terms of Clause 21	Relaxation in terms of Clause 20	Existing right	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 21	Street (m)	Side (m)	Rear (m)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		Kiosk (only own employees)				-	8 (24m)										
		Panel Beaters				1 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area	8 (24m)										
		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	2 (6m)										
		Service Industries				1 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area	8 (24m)										
		Scrap Yard				1 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area	8 (24m)										
		Warehouses				2 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area	8 (24m)										
				Dwelling unit related to but subordinate to main use		-	2 (6m)										
			Noxious Industries [also refer to Schedule 1]			1 per 100m² G.L.F.A. as well as an additional 1 per 100m² office floor area	8 (24m)										
			Public Phone Shop			-	2 (6m)										
			Telecommunication Mast			-											
10. Institutional	  (75,220,255)	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	2 (6m)	-	-	-	60%	100%	1.0	1.2	5m	2m	2m
		Institutions				8 per 100m² G.L.F.A.	3 (9m)										
		Place of Instruction				8 per 100m² G.L.F.A.	3 (9m)										
		Place of Public Worship				8 per 100m² G.L.F.A.	3 (9m)										
			Place of Amusement			8 per 100m² G.L.F.A.	3 (9m)										
				Place of Refreshment/kiosk		2 per 100m² G.L.F.A.	3 (9m)										
			Social Hall			8 per 100m² G.L.F.A.	3 (9m)										
			Telecommunication Mast			-											
						-											
11. Educational	  (224,255,255)	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	2 (6m)	-	-	-	60%	70%	1.0	1.2	5m	2m	2m
		Place of Instruction				8 per 100m² G.L.F.A.	3 (9m)										
		Place of Public Worship				8 per 100m² G.L.F.A.	3 (9m)										
			Institutions			8 per 100m² G.L.F.A.	3 (9m)										
				Place of Refreshment		2 per 100m² G.L.F.A.	3 (9m)										
			Telecommunication Mast			-											
12. Municipal	  (200,200,200)	Dwelling Unit			Other uses not permitted in Columns 3, 4 & 5	1 covered and one dust free per dwelling unit		-	-	-	-	-	-	-	5m	2m	2m
		Aerodrome				-											
		Agricultural Use				-											
		Camping Site				-											
		Cemetery				-											
		Community Hall				8 per 100m² G.L.F.A.	3 (9m)										
		Dumping Site				-											
		Multi-Purpose Centre				8 per 100m² G.L.F.A.	3 (9m)										
		Municipal Purposes				-											
		Nature Conservation Purposes				-											
		Parking				-											
		Recreation				-											
		Reservoir				-											
		Sewerage Farm				-											
				Informal Business		-											
			Telecommunication Mast			-											
			Taxi Rank			-											
						-											

Use Zone	Notation on Map (A Series)	TABLE "A"				TABLE "B"	TABLE "C"	TABLE "D"			TABLE "E"		TABLE "F"					
		Uses Permitted	Uses / rights permitted only with the Special Consent of the local municipality (Clause 21)	Uses/rights permitted only with the Written Consent of the local municipality (Clause 22)	Uses / rights not permitted	Parking spaces G.L.F.A. = Gross Leasable Floor Area	Number of Storeys and/ or meters	Number of dwelling units per erf or per net hectare			Maximum coverage permitted as % of erf		Maximum F.A.R.		Building Lines			
								Existing rights	Relaxation in terms of Clause 21	Relaxation in terms of Clause 20	Existing right	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 21	Street (m)	Side (m)	Rear (m)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
13. Agricultural	  (255,235,205)	Dwelling Unit		Additional dwelling unit	Uses not permitted in Columns 3, 4 & 5	-	2 (6m)	1 per erf/ portion	2 per erf/ portion	-	30%	50%	0.3	0.5	5m	2m	2m	
		Agricultural Use				-	2 (6m)											
		Bona fide farm workers' residences					-	2 (6m)										
			Animal care centre				2 per 100m² G.L.F.A.	2 (6m)										
			Art Dealer/Gallery/Curioshop				6 per 100m² G.L.F.A.	2 (6m)										
			Bed & Breakfast				1 dust free per bedroom	2 (6m)										
			Guest House				1 dust free per bedroom	2 (6m)										
			Farm Stall				6 per 100m² G.L.F.A.	2 (6m)										
				Household enterprise			2 per household enterprise	2 (6m)										
				Taxidermy			2 per 100m² G.L.F.A.	2 (6m)										
			Institution			8 per 100m² G.L.F.A.	2 (6m)											
			Nursery			In accordance with the local municipality's policy	2 (6m)											
		Place of Instruction			8 per 100m² G.L.F.A.	2 (6m)												
		Place of Public Worship			8 per 100m² G.L.F.A.	2 (6m)												
		Place of Refreshment			8 per 100m² G.L.F.A.	2 (6m)												
		Recreation			In accordance with the local municipality's policy	2 (6m)												
				Rural General Dealer	2 per dealer	2 (6m)												
		Social Hall			8 per 100m² G.L.F.A.	2 (6m)												
		Tea Garden			6 per 100m² G.L.F.A.	2 (6m)												
		Telecommunication Mast			-													
14. Public Garage	  (220,180,0)	Parking Garage			Other uses not permitted in Columns 3, 4 & 5	-	2 (6m)	-	-	-	90%	100%	1.0	2.0	5m	2m	2m	
		Filling Station				70% of the uncovered area must be paved	2 (6m)	-	-	-	60%	80%	0.6	0.8	5m	2m	2m	
		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	2 (6m)											
							-	2 (6m)										
			Dwelling unit for caretaker				2 per 100m² G.L.F.A.	2 (6m)										
		Place of Refreshment																
15. Public Open Space	  (98,255,98)	Camping Site			Other uses not permitted in Columns 3,4 & 5	In accordance with the local municipality's policy		-	-	-	-	-	-	-	5m	2m	2m	
		Gardens				-												
		Parks				-												
		Place of Refreshment				8 per 100m² G.L.F.A.	2 (6m)											
		Playgrounds				-												
		Public Open Space				-												
		Public Sport Grounds				-												
		Recreation				In accordance with the local municipality's policy												
		Squares				-												
			Informal Business			-												
			Place of Amusement			-												
			Municipal Purposes			4 per 100m² G.L.F.A.	2 (6m)											
			Telecommunication Mast			-												
16. Private Open Space	  (220,255,220)	Camping Site			Other uses not permitted in Columns 3, 4 & 5	In accordance with the local municipality's policy		-	-	-	-	-	-	-	5m	2m	2m	
		One dwelling unit for caretaker				-												
		Private Open Space				-												
		Recreation				In accordance with the local municipality's policy												
			Informal Business			-												
			Private Club			In accordance with the local municipality's policy	2 (6m)											
				Nursery		In accordance with the local municipality's policy												
				Place of Refreshment		2 per 100m² G.L.F.A.	2 (6m)											
17. Government	<b>R.S.A.</b>	Government uses			Other uses not permitted in Columns 3, 4 & 5													

Use Zone	Notation on Map (A Series)	TABLE “A”				TABLE “B”	TABLE “C”	TABLE “D”			TABLE “E”		TABLE “F”				
		Uses Permitted	Uses / rights permitted only with the Special Consent of the local municipality (Clause 21)	Uses/rights permitted only with the Written Consent of the local municipality (Clause 22)	Uses / rights not permitted	Parking spaces G.L.F.A. = Gross Leasable Floor Area	Number of Storeys and/ or meters	Number of dwelling units per erf or per net hectare			Maximum coverage permitted as % of erf		Maximum F.A.R.		Building Lines		
								Existing rights	Relaxation in terms of Clause 21	Relaxation in terms of Clause 20	Existing right	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 21	Street (m)	Side (m)	Rear (m)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
18. Protected Areas	  (-45°:45°) (0,178,0)	All declared Provincial Nature Reserves:- ▪ Dwelling units used for permanent staff ▪ Accommodation and related facilities for visitors ▪ Offices subservient to the main use ▪ Restaurant ▪ Business / trade related to conservation / tourism for convenience of staff & visitors ▪ Other uses as permitted in terms of relevant declaration legislation			Other uses not permitted in Columns 3, 4 & 5	In accordance with the policy of the Department of Environmental Affairs and Tourism or relevant Environmental Management Authority or local municipality	2 (6m)										
		All declared Private Nature Reserves:  ▪ Dwelling units used for permanent staff ▪ Accommodation and related facilities for visitors ▪ Offices subservient to the main use ▪ Restaurant ▪ Business / trade related to conservation / tourism for convenience of staff and visitors ▪ Other uses as permitted in terms of relevant declaration legislation				In accordance with the policy of the Department of Environmental Affairs and Tourism or relevant Environmental Management Authority or local municipality											
		All other Protected Areas as defined in par. 8.2.89: ▪ Uses as permitted in terms of relevant declaration legislation				In accordance with the policy of the Department of Environmental Affairs and Tourism or relevant Environmental Management Authority or local municipality											
19. Resort	  (60°) (0,0,255)	Camping Site			Other uses not permitted in Columns 3, 4 & 5	-											
		Curio shop				2 per 100m² G.L.F.A.	2 (6m)										
		Dwelling units used for permanent staff				1 dust free per dwelling unit	2 (6m)										
		Dwelling units used for temporary accommodation of resort visitors				1 dust free per dwelling unit	2 (6m)										
		Offices related to, but subservient to the main use				In accordance with the local municipality's policy	2 (6m)										
		Recreation				In accordance with the local municipality's policy											
		Restaurant				6 per 100m² G.L.F.A.	2 (6m)										
		Place of Amusement				4 per 100m² G.L.F.A.	2 (6m)										
			Conference facility			6 per 100m² G.L.F.A.	2 (6m)										
			Hotel			1 dust free per bedroom and 6 per 100m² of public room area	2 (6m)										
			Shops for convenience of Public Phone Shop			4 per 100m² G.L.F.A.	2 (6m)										
			Telecommunication mast			-											
						-											

Use Zone	Notation on Map (A Series)	TABLE "A"				TABLE "B"	TABLE "C"	TABLE "D"					TABLE "E"		TABLE "F"		
		Uses Permitted	Uses / rights permitted only with the Special Consent of the local municipality (Clause 21)	Uses/rights permitted only with the Written Consent of the local municipality (Clause 22)	Uses / rights not permitted	Parking spaces G.L.F.A. = Gross Leasable Floor Area	Number of Storeys and/ or meters	Number of dwelling units per erf or per net hectare			Maximum coverage permitted as % of erf		Maximum F.A.R.		Building Lines		
								Existing rights	Relaxation in terms of Clause 21	Relaxation in terms of Clause 20	Existing right	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 21	Street (m)	Side (m)	Rear (m)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
20. Mining 1 & Quarrying	 (-45°:45°) (178,0,222)	Kiosk			Other uses not permitted in Columns 3, 4 & 5	1 per kiosk											
		Mining Purposes															
		Offices related to, but subordinate to the main use															
		Quarrying Purposes															
		Social hall															
			Dwelling units only for key staff			8 per 100m² G.L.F.A.	2 (6m)										
			Residential Building			1 covered and 1 dust free per unit	2 (6m)										
21. Existing Public Roads		Street or Road		Informal business		In accordance with the local municipality's policy											
22. Rail Transportation Services		Railway and Rail Transport purposes (Transnet)			Other uses not permitted in Columns 3, 4 & 5												
23. Special		Uses not defined or provided for under any other use zone as per relevant annexure			Uses permitted under Use Zones 1 to 24		As per approved Site Development Plan and in accordance with relevant Annexure										
		Private Streets															
		Security and Access Control Infrastructure															
		Municipal Infrastructure															

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

**11. CONDITIONS APPLICABLE TO ERVEN ZONED RESIDENTIAL 2 AND RESIDENTIAL 3**

11.1. Subject to the general conditions in Clause 9, the following additional conditions will apply to the erven in Use Zone 2 (Residential 2) and Use Zone 3 (Residential 3):

11.1.1 Open space for residents will be provided on the erf at a ratio of 39m<sup>2</sup> per dwelling unit.

11.2. Subject to the general conditions in Clause 9, the following additional conditions will apply to the erven in Use Zone 2 (Residential 2) and Use Zone 3 (Residential 3):

11.2.1 The requirements as set out in Table 1 - Table "A" to "F".

11.2.2 A site development plan shall be submitted, as set out in Clause 17.

11.2.3 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.

11.2.4 The internal roads on the property shall be constructed and maintained by the owner as required by the local municipality.

**12. CONDITIONS APPLICABLE TO PUBLIC GARAGE AND FILLING STATION ERVEN**

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

12.1. The requirements as set out in Table 1 - Table "A" to "F".

12.2. A site development plan shall be submitted, as set out in Clause 17.

12.3. No material or equipment of any nature whatsoever may be stored or stacked to a height greater than the height of the screen wall.

- 12.4. 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.
- 12.5. 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.
- 12.6. The local municipality may relax conditions in Clauses 12.3, 12.4 and 12.5 by written consent in terms of Clause 22. The relevant Environmental Authorisation is to be obtained.

### **13. DENSITIES, SUBDIVISION AND OCCUPATION**

- 13.1. Table "D" Columns 9, 10 and 11 stipulates density in terms of the maximum number of dwelling units per net 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 Clause 21, or written consent in terms of Clause 22 by the local municipality, as the case may be.
- 13.2. 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 21, or written consent in terms of Clause 22 by the local municipality, as the case may be.
- 13.3. The local municipality may, upon application being made for its special consent in terms of Clause 21, or its written consent in terms of Clause 22 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.
- 13.4. Where a dwelling unit has been erected on a "Residential 1" and "Agricultural" zoned property, the owner may apply in terms of Clause 22 to erect an additional dwelling unit on such property.
- 13.5. 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 "D" 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 Bylaws or this Scheme, the following further conditions are applicable to panhandle subdivisions:-

- 13.5.1 the panhandle shall provide access from a street to the panhandle portion;
- 13.5.2 the panhandle shall not be less than 3m wide along its whole length, unless the local municipality otherwise grants written consent;
- 13.5.3 the area of the panhandle portion, excluding the panhandle, shall be in accordance with the density requirements of this Scheme;
- 13.5.4 except with the written consent of the local municipality the slope of the panhandle shall not exceed 1:8;

- 13.5.5 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;
  - 13.5.6 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;
  - 13.5.7 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; and
  - 13.5.8 no buildings or structures except such walls and barriers envisaged in sub-clause 13.5.7 shall be erected in the panhandle.
- 13.6. 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 Clause 22 must be obtained.

#### **14. HEIGHT OF BUILDINGS**

- 14.1. Dwelling unit/s or residential buildings in the "Residential 1", "Residential 2" and "Rural Residential" use zones shall not exceed two (2) storeys in height, except in accordance with the written consent of the local municipality, obtained in terms of Clause 22, prior to the erection of any new building.
- 14.2. 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.
- 14.3. For all other Use Zones refer to Table 1, Table "C" Column 8.

#### **15. COVERAGE OF BUILDINGS**

- 15.1. Table "D", Columns 12 and 13 contains respectively, the coverage which may be implemented on a property and the extent to which the coverage may be relaxed.

- 15.2. Coverage of buildings shall not exceed the coverage stipulated in Table "D" except in cases where the written consent of the local municipality in terms of Clause 22 had been obtained, and then only on condition that the total number of parking spaces required in terms of Clause 18, read together with Table "B", Column 7 can be made available.

## **16. FLOOR AREA RATIOS**

- 16.1. Table "E", Columns 14 and 15 contain the floor area ratio as a ratio of the area of an erf and the extent to which the floor area ratio may be relaxed.
- 16.2. The floor area ratio shall apply to all new buildings and/or additions or alterations to existing buildings as set out in Table "E", Columns 14 and 15.
- 16.3. The floor area ratio may not be exceeded except with special consent of the local municipality obtained in terms of Clause 21 read together with Table "D", prior to the erection of new buildings or additions to existing buildings.

## **17. SITE DEVELOPMENT PLANS**

- 17.1. A site development plan shall be prepared for all erven on which buildings are erected or extended in Use Zones 2, 3, 5 to 11, 14, 16 and 19.
- 17.2. A site development plan, prepared by a suitably qualified professional, shall be submitted to the local municipality prior to submission of any building plans. No building may be erected on the erf before approval of such site development plan by the local municipality and the entire development on the erf shall be in accordance with the approved site development plan; Provided that the plan may from time to time be amended with the written consent of the local municipality; Provided further that alterations or additions to buildings, which in the opinion of the local municipality, will have no influence on the overall development of the erf, may be exempted from written consent procedures as referred to supra.
- 17.3. The local municipality shall use its best endeavours to consider a site development plan, submitted in terms of Clause 17.2 hereof, within 60 (sixty) days after submission thereof.

## **18. PARKING AND LOADING ZONES**

- 18.1. The parking requirements are indicated in Column 7, Table "B":
- 18.1.1 Effective parking and maneuvering space for the various use zones and uses shall be provided, laid out, constructed and maintained on all properties in accordance with the requirements stipulated in Table "B", to the satisfaction of the local municipality by and at the cost of the person who intends to erect a building. The local municipality may however give consent to the provision of parking spaces on another site based on merit and after receipt of a written request.

- 18.1.2 The number of parking spaces to be provided according to Table “B”, shall be determined by the local municipality and shall be applicable to all existing and/or new buildings (excluding a single dwelling unit) and to extensions to existing buildings (excluding a single dwelling unit).
- 18.1.3 The owner of a building in respect of which parking spaces are required in terms of sub-clause 18.1.1. shall keep such parking spaces in a proper condition for such purposes to the satisfaction of the local municipality.
- 18.2. Loading areas shall be provided as follows:
  - 18.2.1 The local municipality may, upon application being made for approval of building plans submitted in terms of the National Building Regulations and Building Standards, 1977 (Act no. 103 of 1977) and any amendments thereof, require the owner to, in terms of Clause 17, submit proposals for the provision on the property of appropriate and sufficient facilities for loading and off-loading of goods, which proposals shall indicate positions for parking, stopping or fueling of service vehicles.
  - 18.2.2 No owner or occupant of a building in respect whereof proposals in terms of this clause are required, may undertake or permit the loading, off-loading, parking or fueling of vehicles otherwise than in accordance with a written approval from the local municipality and in accordance with the conditions imposed in this regard.
  - 18.2.3 In every “Business 1 and 2” and “Industrial 1 and 2” use zone there shall be provided, if required by the local municipality, over and above parking, one loading area per erf, regardless of the size of the building erected thereon.

## **19. USE OF ANNEXURES AND ANNOTATIONS**

### **19.1. USE OF ANNEXURES**

- 19.1.1 Special rights, conditions and restrictions applicable to any property within any use zone, may be stipulated in an Annexure to this land-use scheme.
- 19.1.2 The special conditions and restrictions referred to in Clause 19.1 shall:
  - (a) apply in addition to the general conditions, restrictions and other provisions of this land-use scheme; and
  - (b) prevail, in case of conflict between such special condition and any other condition, restriction or provision of this Land-use Scheme.
- 19.1.3 An Annexure contemplated in Clause 19.1 shall consist of:
  - (a) a sheet upon which is inscribed the number of such Annexure, a description of the property to which it applies, the special rights, conditions and restrictions applicable to the property, as well as the name and number of the Scheme in terms whereof the Annexure was prepared; and
  - (b) a diagram of the property concerned which diagram shall correspond with the layout shown on the map.

- 19.1.4 The number of the Annexure concerned shall be inscribed inside a double circle within or adjacent to the figure of the relevant property on Map 3 and, if adjacent to such figure, shall be joined thereto by means of a line.
- 19.1.5 The local municipality shall not, except as provided for in any of the conditions contained in an Annexure, grant any consent in terms of this land-use scheme.

## 19.2. USE OF ANNOTATIONS

- 19.2.1 Rights obtained with the special consent (Clause 21) and/or written consent (Clause 22) of the local municipality shall be indicated by an annotation (circle) on the Scheme Maps.
- 19.2.2 The approved special and written consents as well as the date of approval shall be incorporated in the registers/ database, which is linked to the relevant property and displayed on the Scheme Maps.

## **PART VI – SPECIAL, WRITTEN AND TEMPORARY CONSENT OF THE LOCAL MUNICIPALITY**

### **20. CRITERIA FOR THE CONSIDERATION OF APPLICATIONS**

- 20.1. Subject to the provisions of Clauses 21, 22 and 23 hereof, the local municipality may, when application is made for its special, written or temporary consent in terms of this Scheme refuse or grant such consent subject to such conditions as it may think fit, with due consideration of:
- 20.1.1 the amenities of the area;
  - 20.1.2 health and safety of the area;
  - 20.1.3 the character of other uses in the area;
  - 20.1.4 the need and desirability of the use concerned;
  - 20.1.5 any relevant land-use management related policy of the municipality, and
  - 20.1.6 the Integrated Development Plan (IDP) and Municipal Spatial Development Framework (SDF) and any review thereof.
- 20.2. The local municipality may upon the granting of any consent contemplated in Clauses 21 and 22 of this Scheme, impose conditions regarding the payment of contributions for the provision of services, open spaces and parks, as envisaged in SPLUMA 16 of 2013.

### **21. SPECIAL CONSENT OF THE LOCAL MUNICIPALITY**

- 21.1. Any owner (hereinafter referred to as "the applicant") intending to apply to the local municipality for special consent for:
- 21.1.1 the erection and use of a building or for the use of land in any use zone, whether wholly or partially for any purposes which requires the special consent of the local municipality in terms of Column 4, Table "A";
  - 21.1.2 an increase in the density of an erf (see Column 10, 11, Table "D"); and
  - 21.1.3 an increase in the floor area ratio (see Column 15, Table "E"),
- shall submit such application to the local municipality in writing, in the prescribed manner.
- 21.2. An application shall include a report to the local municipality, containing full particulars on the criteria referred to in Clause 20.1, as well as particulars appearing in notices as set out in Clause 21.4 or any other relevant particulars which may be required by the local municipality.
- 21.3. The applicant shall:
- 21.3.1 at his own expense publish a notice twice (for two consecutive weeks) in a local newspaper/s, circulating in the area of the application;

- 21.3.2 such notice shall be in any two of the official languages of which one should be in English;
  - 21.3.3 display a notice referred to in sub-clauses 21.3.1 and 21.3.2 and maintain same, for a period of not less than 14 consecutive days from date of first publication, in a conspicuous position, visible from the street on each separate portion of the land to which such consent will apply;
  - 21.3.4 in the case of an application lodged in a rural settlement, if so required by the local municipality, display a notice referred to in sub-clauses 21.3.1 and 21.3.2 and maintain same, for a period of not less than 14 consecutive days from date of first publication, in a conspicuous position, at a local traditional authority office and / or any other public place as determined by the local municipality;
  - 21.3.5 in the case of an application lodged in the "Agriculture" use zone, if so required by the local municipality also obtain the written comments of the adjacent land owners, or such other owners of land in the surrounding area, as prescribed in Clause 22.4.
  - 21.3.6 Refer the application to any other person or body that may be required by the local municipality.
- 21.4. The notice referred to:
- 21.4.1 in sub-clause 21.3.1 and 21.3.3 – 21.3.5 shall contain the name and address of the applicant; the description, address and locality of the property as well as particulars of the existing zoning and the purpose for which the land and buildings will be used and shall state that it lies for inspection at the local municipality offices and that any objection to or representation in connection with such application shall be lodged simultaneously with the local municipality and the applicant within a period of 28 days calculated from the day when the notice was first published and displayed on the site and/or other prescribed location; and
  - 21.4.2 the notice in sub-clause 21.3.3 – 21.3.5 shall not be less than 594mm by 420mm in size and no letter thereon shall be less than 6mm in height.
- 21.5. The applicant shall on the date of the first publishing and posting up of the notice on site, and/or other prescribed location, as mentioned in sub-clauses 21.3.1 and 21.3.3 – 21.3.5, lodge the application with the local municipality.
- 21.6. The applicant shall lodge, simultaneously with the application, an affidavit confirming that the notice referred to in sub-clause 21.3.3 – 21.3.5, was properly displayed and maintained.
- 21.7. The applicant shall submit proof that the application referred to in sub-clause 21.3.1, was published twice.
- 21.8. The local municipality shall consider and hear any objection or representation received within the aforementioned period of twenty-eight (28) days, at a hearing arranged by the local municipality within a reasonable time period.

- 21.9. A reasonable time period referred to above shall be deemed to be 90 days calculated as from lapsing of 28 days referred to in Clause 21.8 above.
- 21.10. Should any objection to, or representation against, the application be received by the local municipality, it shall set a time and place for the hearing of such objection or representation in a manner complying with the requirements of the administrative justice, and shall give written notice thereof, by registered post or by electronic communication or facsimile, at least 14 days prior to the hearing, to the applicant and/or his duly authorised agent and all objectors.
- 21.11. Where the objections or representations contemplated in Clause 21.8 of more than one person are contained in one document, it shall be deemed sufficient compliance with the provisions of Clause 21.10 if the person who has lodged the document or is a signatory thereto is notified as contemplated in the latter clause.
- 21.12. The local municipality shall after due consideration of any objections and the criteria stipulated in Clause 20.1 hereof, in writing notify the applicant and every person who has lodged an objection or had made representations, of such decision.
- 21.13. The decision of the local municipality shall (where any objection to this application was received) not come into operation before expiry of fifty-six (56) days calculated from the date of notification of the parties in writing envisaged in Clause 21.12 hereof.
- 21.14. The applicant may note an appeal in terms of the provisions of the Bylaws if the application is refused by the local municipality.
- 21.15. Any consent granted in terms of Clause 21.12 shall be for a maximum period of three years, from date of approval and be subject to specific conditions of approval, with the proviso that the local municipality may extend this period, subject to the provisions of Clause 21.16.
- 21.16. Every applicant shall, after approval by the local municipality, of an application envisaged in this clause, be obliged to, on an annual basis, in the month, during which the applicant was notified of such an approval as envisaged in Clause 21.12, to the satisfaction of the local municipality, submit an affidavit in confirmation of *inter alia* the fact that the conditions pertaining to such approval and use, are fully complied with.
- 21.17. Any consent that the local municipality grants in terms of Clause 21.12 lapses under the following conditions:
- 21.17.1 if any right to which the consent applies are not exercised for a period of 12 months from the date of such consent;
  - 21.17.2 if such rights are exercised and such exercise is interrupted for a period of 15 months;  
with the proviso that the local municipality may extend these periods in Clause 21.17.1 and 21.17.2 at its discretion.

- 21.17.3 if a building for which such consent has been granted, is demolished, falls into disuse or becomes unsuitable for the purpose for which such consent was given; and
  - 21.17.4 if a condition that applies to any consent is not met, or if any act is contrary to such consent, provided that the local municipality has given 28 days written notice to the owner and the owner after elapse of such period, still does not comply with the notice.
- 21.18. Granting of special consent for a noxious industry shall be considered: Provided that there is proof of compliance with the National Environmental Management Act, 1998 (Act No. 107 of 1998) and a certificate be issued by the Medical Officer of Health of a local municipality certifying that the process proposed to be used in connection with any of the industries or factories listed in Schedule 1 of this Scheme, will effectively eliminate any nuisance or health hazard in the vicinity of the property due to:
- 21.18.1 vapours, smoke or odours;
  - 21.18.2 fluids or effluent originating on the property; and in the event of it being proposed to dispose of such materials by land treatment, the nature, slope and surface of the land concerned, as well as its location in relation to streams or water courses shall be disclosed; and
  - 21.18.3 solid waste matter.

## **22. WRITTEN CONSENT OF THE LOCAL MUNICIPALITY**

- 22.1. Any owner (hereinafter referred to as "the applicant") intending to apply to the local municipality for consent to:
- 22.1.1 erect and use of a building or for the use of land in any use zone, whether wholly or partially for any purposes which requires the written consent of the local municipality (see Column 5, Table "A").
  - 22.1.2 the carrying on of a household enterprise from a dwelling unit in a "Residential 1", or "Agricultural" use zone in terms of Clause 24;
  - 22.1.3 relaxation of height (see Clause 14);
  - 22.1.4 relaxation of coverage (see Clause 15);
  - 22.1.5 relaxation of building lines [see Clause 9.6.2(c)];
  - 22.1.6 amendment of a site development plan (see Clause 17);
  - 22.1.7 relaxation of lines of no access (see Clause 9.6.3); and
  - 22.1.8 consents as envisaged in Clauses 9.2, 11.2.3, 12.6, 13.3, 13.4, 13.5, 13.6 and 18.2.2.
- shall do so in writing in the prescribed manner (where applicable) to the local municipality.

- 22.2. An application shall include a report to the Local Municipality, containing full particulars on the criteria referred to in Clause 20.1 of the proposed uses, as well as:
- 22.2.1 the name and address of the applicant;
  - 22.2.2 the description, address and the locality of the subject property;
  - 22.2.3 existing zoning of the property; and
  - 22.2.4 a complete description of the proposed use of the land and/or building.
- 22.3. No written consent shall be granted in terms of this clause until the applicant has, to the satisfaction of the local municipality, obtained the written comments of the surrounding owners, as envisaged in Clause 22.4.
- 22.4. The applicant shall:
- 22.4.1 Procure a form, as prescribed by the local municipality for the consent referred to in Clause 22.3, to be completed by every owner of land or his duly authorized agent, who owns property situated:-
    - (a) in a township, within a radius of 50m or such other distance as determined by the local municipality from the closest point of the property in respect of which an application is made; and
    - (b) in the "Agriculture" use zone, that shares a common boundary or boundary point with the application property or such other owners of land in the surrounding area as determined by the local municipality.
  - 22.4.2 Supply full particulars and a description of the nature and extent of the intended use; relaxation required; the property description; the owner; and record therein that none of the persons referred to in sub-clause 22.4.1(a) and 22.4.1(b), notwithstanding them being aware of their right to object or to make representations against the application, has any objection thereto and such form shall be signed by, and disclose the name, street address and telephone number of, every person mentioned in sub-clause 22.4.1(a) and 22.4.1(b); and
- 22.5. The local municipality shall consider any objection received and hear any representation made at a hearing arranged by the local municipality within a reasonable time period for which purpose the provisions of Clauses 21.10, 21.11, 21.12, 21.13 and 21.14 shall apply mutatis mutandis.
- 22.6. Any consent granted in terms of this Clause 22 shall be for a maximum period of three years, from date of approval and be subject to specific conditions of approval, with the proviso that the local municipality may extend this period, subject to the provisions of Clause 22.7.

- 22.7. Every applicant shall, after approval by the local municipality, of an application envisaged in this clause, be obliged to, on an annual basis, in the month, during which the applicant was notified of such an approval as envisaged in Clause 22.6, to the satisfaction of the local municipality, submit an affidavit in confirmation of inter alia the fact that the conditions pertaining to such approval and use, are fully complied with.
- 22.8. Any consent that the local municipality grants in terms of Clause 22 lapses under the following conditions:
- 22.8.1 if any right to which the consent applies are not exercised for a period of 12 months from the date of such consent;
  - 22.8.2 if such rights are exercised and such exercise is interrupted for a period of 15 months;  
with the proviso that the local municipality may extend the periods in Clause 22.8.1 and 22.8.2 at its discretion.
  - 22.8.3 if a building for which such consent has been granted, is demolished, falls into disuse or becomes unsuitable for the purpose for which such consent was given;
  - 22.8.4 if a condition that applies to any consent is not met, or if any act is contrary to such consent, provided that the local municipality has given 28 days written notice to the owner and the owner after elapse of such period, still does not comply with the notice.

### **23. TEMPORARY CONSENT OF THE LOCAL MUNICIPALITY**

Notwithstanding any other provision of this Scheme, the local municipality may, upon receipt of a written request, give its consent to the temporary use of any land or building within any use zone, for any of the following purposes:

- 23.1. The erection and use of temporary buildings, or the use of existing buildings for site offices, storage rooms, workshops or such other uses as may be necessary during the erection of any permanent building or structure on the land; Provided that such consent shall ipso facto lapse upon completion of the permanent structure or on the expiry date thereof as determined by the local municipality.
- 23.2. The occasional use of land or buildings for public religious exercises, place of instruction, institution, place of amusement or social hall.
- 23.3. The use of land or buildings thereon for state or municipal purposes.
- 23.4. The use of land or the erection of buildings necessary for the purpose of informal retail trade.
- 23.5. Any temporary consent granted in terms of this clause shall not be granted for any period in excess of 12 months, which period may however be extended by the local municipality for further periods of 12 months each, subject to a maximum period of 3 years in aggregate in cases falling within the ambit of Clauses 23.1, 23.2 and 23.3.

## **24. CONSENT FOR THE PRACTICE OF A HOUSEHOLD ENTERPRISE**

In addition to any conditions imposed by the local municipality in the granting of a special or written consent, the exercise of a household enterprise, from a dwelling unit, shall be subject to the following:

- 24.1. No title condition applicable to the property may be transgressed.
- 24.2. The applicant may practice his occupation in any trade form subject thereto that he/she is an occupant of the dwelling and personally on a day-to-day basis in charge of the enterprise and holds the majority interest in the business. The total number of workers on the premises may not exceed 3 workers, of which one is the occupant of the premises.
- 24.3. The residential character and function of the dwelling unit must be maintained, and not more than 20% of the floor area of the dwelling unit, outbuildings excluded, or a maximum floor area of 75m<sup>2</sup> may be used for such practice.
- 24.4. Should more than the prescribed number of persons be accommodated on the premises where the household enterprise is conducted or, if more than 20% of the dwelling unit, outbuildings excluded or more than the maximum floor area of 75m<sup>2</sup>, is to be used for the household enterprise, the written consent of the local municipality must be obtained in terms of Clause 22, and will only be considered on merit.
- 24.5. For the purposes of this clause, an agent or representative of the applicant will be considered an employee of such applicant.
- 24.6. The necessary building plans to indicate the change in use must be submitted if required by the local municipality. Parking is to be provided to the satisfaction of the local municipality in accordance with Table "B".
- 24.7. No goods may be displayed in public, in a window or in any other manner.
- 24.8. No notice or sign except such notice or sign as is normally displayed at the dwelling unit, to reflect the name of the applicant and the nature of the household enterprise, may be displayed provided that the size of such notice shall not exceed 600mm by 450mm.
- 24.9. The amenity of the area may not be prejudiced.
- 24.10. No retail is permitted from the property.
- 24.11. The activities not permitted in a dwelling unit are listed in Schedule 3.

## **25. CONSENT FOR SPECIFIC PURPOSES**

Without prejudice to any powers of the local municipality derived from any law, or the remainder of this Scheme, nothing in the foregoing provisions of this Scheme shall be construed as prohibiting or restricting the following:

- 25.1. the exploitation of minerals on any land not included in a proclaimed township;
- 25.2. the letting of a dwelling unit for occupancy of only one family; and
- 25.3. the letting of not more than two rooms of a dwelling unit.

## **26. CONVERSION RIGHTS**

### **26.1. "Mining 1 and Quarrying"**

- 26.1.1 Where land is not already zoned as "Mining 1 and Quarrying", the mining rights holder shall consequent upon complying with any relevant requirements prescribed in terms of Mining and Environmental legislation such as The Environmental Conservation Act, 1989 (Act No. 73 of 1989) with its amendments and The Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002); such rights holder shall have the right to convert the zoning to "Mining 1 and Quarrying".
- 26.1.2 The mining company must provide the local municipality with:
  - (a) Written notification; and
  - (b) Maps indicating the area of which the status has changed as indicated above.
- 26.1.3 Upon submission of the documentation referred to in Clause 26.1.2, "Mining and Quarrying Purposes" rights shall commence forthwith.

### **26.2. "Protected Areas"**

- 26.2.1 Where an owner of land declared the land or a portion of the land as a "Protected Area" in terms of any relevant national or provincial environmental legislation, such owner shall have the right to convert the zoning to "Protected Areas".
- 26.2.2 The owner must provide the local municipality with:
  - (a) A copy of notice of declaration of land as a protected area; and
  - (b) Maps indicating the area of which the status has changed as indicated above.
- 26.2.3 Upon submission of the documentation in Clause 26.2.2, "Protected Areas" rights shall commence forthwith.

## **27. REGISTER OF SPECIAL AND WRITTEN CONSENT APPROVALS AND RELEVANT CONDITIONS**

The local municipality shall keep a complete register of amendments, special and written consents approved by it in terms of this Land-use Scheme, or granted through the verdict of appeals, as well as conditions imposed in such approvals. Such register together with the Land-use Scheme will be available for inspection at any reasonable time to any interested person or body.

## **PART VII – APPLICATION OF THE SCHEME AND POWERS OF THE LOCAL MUNICIPALITY**

### **28. BINDING FORCE OF CONDITIONS**

Where consent to erect a building, or to execute any works, or to use any building or land for a particular purpose, in terms of this Land-use Scheme is granted, subject to conditions, such conditions shall have the same legal force as if incorporated in this Land-use Scheme and shall be regarded as though they were part of this Scheme.

### **29. ENTRY UPON AND INSPECTION OF PROPERTIES**

- 29.1. The local municipality may, through its authorized officials, enter upon any property at all reasonable times to conduct any inspection which the local municipality or its representative may consider necessary or desirable for the application of this Scheme.
- 29.2. No person shall in any manner hinder, obstruct or interfere with the execution of any duties by any authorized officer of the local municipality, or in so far as it may fall within his power, permit such official to be hindered, obstructed or interfered with.

### **30. SERVING OF NOTICES**

- 30.1. Any directive, notice or other document which in terms of this Scheme, requires or is authorized to be served, shall be signed by the Municipal Manager or another official authorized thereto by the local municipality, and shall be served in any of the following ways:
- 30.1.1 On the person concerned, in person, or on his authorized representative.
  - 30.1.2 If service cannot be effected in the manner contemplated in sub-clause 30.1.1, at his residence or place of business or place of employment, on a person apparently not less than 16 years of age and apparently residing or employed there.
  - 30.1.3 If no such person can be found on the property mentioned in sub-clause 30.1.2, by affixing such directive, notice or other document at a conspicuous place on the premises and by dispatching a copy of such directive, notice or other document by pre-paid registered post to the last known place of residence, business, employment or post box of the person concerned.
  - 30.1.4 If such person upon whom a notice is to be served has chosen a domicilium et executandi, on such domicilium.
- 30.2. Where any service is effected in accordance with the provision of sub-clause 30.1.3, such service shall be deemed to have been effected at the time when a letter containing such directive, notice or other document would have been delivered in the ordinary course of postal deliveries and proof that such directive, notice or other document was properly addressed and registered, shall be deemed sufficient proof of service thereof.

- 30.3. Any directive, notice or other document which in terms of the provisions of this Land-use Scheme is required to be given to the owner or occupant of any particular premises, may be addressed to the "owner" or "occupant" of such premises in respect whereof the directive, notice or other document is given, without any further name or description, and shall be deemed to be in compliance with the provisions of this clause.

### **31. POWERS OF LOCAL MUNICIPALITY IN CASE OF CONTRAVENTION OF LAND-USE SCHEME**

- 31.1. Where any person, in conflict with any provision of the Land-use Scheme in operation –
- 31.1.1 Undertakes or proceeds with erection or alteration of or addition to a building or causes it to be undertaken or proceeded with;
  - 31.1.2 Performs, undertakes or proceeds with any other work or causes it to be to performed, undertaken or proceeded with;
  - 31.1.3 Uses any land or building or causes it to be used;
- The local municipality shall direct such person in writing:
- (a) to discontinue such erection, alteration, addition or other work or to discontinue such use or cause it to be discontinued; and
  - (b) at his own expense to:
    - (i) remove such building or other work or cause it to be removed; or
    - (ii) to cause such building or other work or such use to comply with the provisions of the Scheme.
- 31.2. Any person who contravenes the provisions of this Scheme or fails to comply with an instruction issued in terms of Clause 31.1 commits an offence.
- 31.3. If a person fails to comply with a directive issued in terms of Clause 31.1, the local municipality may irrespective of the fact that such a person has criminally been charged or prosecuted, remove the building or other works at the expense of such a person, obtain a court order to remove the building or other work or cause, the building or other work to comply with the provisions of its Land-use Scheme and to recover all expenditure incurred in connection therewith, from such person.
- 31.4. Whenever any person is required to perform any act to the satisfaction of the local municipality:
- 31.4.1 the local municipality shall have the right to inspect the property or works under question to satisfy itself of compliance;
  - 31.4.2 if the local municipality is not satisfied that compliance is taking place it shall:
    - (a) send a notice to such a person informing the person of non-compliance, giving such a person 14 days or such an extended period as may be required to ensure compliance; and
    - (b) failing which the stipulations of Clause 31.2 and 31.3 shall apply mutatis mutandis to this clause.

31.5. any act or omission, being an offence in terms of Clause 31.2 above, can be trialed in a Magistrates' Court created in terms of the Magistrates Courts Act, 1944 (Act no. 32 of 1944) and upon conviction, is punishable with a fine as determined from time to time.

## SCHEDULE 1

### NOXIOUS INDUSTRIES

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

- (1) Asbestos-processing
- (2) The burning of building bricks
- (3) Chromium-plating
- (4) Cement production
- (5) Carbonization of coal in coke ovens
- (6) Charcoal-burning
- (7) Converting, reheating, annealing, hardening or carburizing, forgoing or casting of iron or other metals
- (8) Crushing or screening of stone or slag or plants for the preparation of road-surfacing material
- (9) Distilling, refining or blending of oils
- (10) Galvanizing
- (11) Lime and dolomite-burning
- (12) Lead-smelting
- (13) Pickling and treatment of metal in acid
- (14) Recovery of metal from scrap
- (15) Smelting, calcining, sintering or other reduction of ores or minerals
- (16) Salt glazing
- (17) Sintering of sulphur-bearing materials and viscose works

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

- (1) Carbon bisulphide, cellulose lacquers, hot pitch bitumen, pyridine, or pulverised fuel (except when used for a spray-painting trade)
- (2) Cyanogen or its compounds
- (3) Liquid or gaseous sulphur dioxide
- (4) Sulphur chlorides or calcium carbide

The use of buildings or land for the production of:

- (1) Amyl acetate, aromatic esters, butyric acid, caramel, enamelled wire, hexamine, iodoform, B-naphthol, salicylic acid, lamp-black, sulphurated organic compounds, sulphur dyes, glass and resin products (except synthetic resins, plastic-moulding or extrusion compositions and plastic sheets, rods, tubes, filaments or optical components produced by casting, calendering, moulding, shaping or extrusion)
- (2) Paint or varnish manufacture (excluding mixing, milling and grinding)
- (3) Rubber from scrap
- (4) Ultra-marine, zinc chloride and oxide

For the purpose of:

- (1) An abattoir, animal bristle sterilizing and storing, and animal charcoal manufacture
- (2) A bacon factory, a brewery or distillery, blood-albumen making, blood-boiling, bone-boiling, -steaming, -burning, -storing, or bone-grinding,

- breeding of maggots from putrescible matter
- (3) Candle-making, catgut manufacture, boiling of chitterlings of pigs or other animals which are not subsidiary to a retail business or trade
  - (4) Dealing in rags or bones (including receiving, storing or manipulating of rags in, or likely to become in, an offensive condition, or any bones, rabbit skins, fat or putrescible animal products of a like nature)
  - (5) Fellmongery, fat-smelting or -extracting, fish-curing (other than a subsidiary to the business or trade as a fishmonger), fish-skin dressing or scraping, fish-canning
  - (6) Glue-making, gut-cleaning or -scraping
  - (7) A knacker's yard
  - (8) Leather-dressing
  - (9) The making of meal for feeding poultry, dogs, cattle or other animals from any fish, blood, bone, fat or animal offal, either in an offensive condition or subjected to any process causing noxious or injurious effluvia, manufacturing or storing of manure from bones, fish, fish offal, blood, spent hops, beans or other putrescible animal or vegetable matter, manufacturing of malt
  - (10) Parchment-making, a paper mill
  - (11) Size-making, skin-drying, -storing and -curing, soap-boiling, a slaughter house, a sugar-mill or -refinery
  - (12) Tallow-melting or -refining, tanning, tripe-boiling or -cleaning
  - (13) Wool-scouring, wattle-bark grinding or extracting, or
  - (14) Yeast-making.

## SCHEDULE 2

### SITE DEVELOPMENT PLAN

Site Development Plan means a plan on a scale of 1:500 or such other scale as the local municipality may approve, showing the proposed development and any salient features of a property. Such site development plan shall at least indicate the following where applicable:

- (a) Vehicle entrances and exits to and from the property and entrances for emergency vehicles (emergency exits shall be shown);
- (b) building lines, servitudes and other limitations (e.g. flood lines), side spaces, back spaces, road widenings and corner splays. Topographical features, outcrops of rock, trees, bushes and the like. Earthworks, berm walls and their proposed treatment;
- (c) internal roads (also for pedestrians with a maximum fall of 1 in 8) and kerb lines;
- (d) parking areas (visitors, open and covered), type of paving material (show slope gradient) and kerb lines shall be shown;
- (e) open areas (walking trails, recreation area, private gardens, children's playgrounds and the like);
- (f) siting of all buildings (distinctively marked and recognizable respectively). Also existing buildings or buildings to be demolished. Distances between buildings and from property boundaries shall be shown;
- (g) municipal sewers, connections, internal layout, storm water, catchment pits and storm water layout or method of disposal. (For group housing the services shall be shown on separate drawings);
- (h) phasing of development (especially group housing);
- (i) the following town planning control factors shall be shown on the plan in tabular form (for group housing only the areas of the units and the number of units per hectare shall be shown):

CONTROL FACTOR	REQUIRED/ PERMISSIBLE	SUPPLIED
Coverage		
Floor area		
Floor area ratio		
Parking		

- (j) erf boundaries and other cadastral information (proposed sub divisional lines in case of group housing) and proposed road closures and/or park closures;
- (k) contours and ground level heights (1,0 metre contour intervals);
- (l) street names, adjoining properties (buildings in outline) and true north position;
- (m) position, height, material and trim of fences, boundary walls, screen walls, retaining walls and gates;
- (n) loading and offloading areas;
- (o) surfaces (tar) of existing roads and new roads (show kerbstone lines accurately);
- (p) the positions of firehose valves and firehose reels; and
- (q) landscaping.

<b>SCHEDULE 3</b>
<b>ACTIVITIES NOT PERMITTED IN A DWELLING UNIT</b>
The following activities are not permitted in terms of a written consent in any dwelling unit:  (1) A funeral undertaking; a visitors' information bureau; a building society agency; a bank agency; kennels; an escort agency; a tow-in service; an institution; a motor workshop; a car wash; a place of instruction for more than 10 persons; a panel-beater; a parcel delivery service; a radio control/telephone exchange; a travel agency; a shooting range; a blasting contractor; a butcher; a spray-painter; a taxi business; a pet salon; a fish-fryer; hiring and selling of vehicles and/or trailers; a place of amusement; manufacturing of concrete products; a packaging contractor; a place of refreshment; a transport undertaking; hairdressers with more than three bona fide workers; beauticians with more than three bona fide workers; slimming clinics with more than three bona fide workers; firefighting business; security company and vehicle tracing agents; brokers with more than three bona fide workers; a builder's yard and/or storage of building equipment.

<b>SCHEDULE 4</b>
<b>FARM STALLS AND RURAL GENERAL DEALER: CONDITIONS APPLICABLE</b>
<ul style="list-style-type: none"> <li>(1) Access to the property must be to the satisfaction of the Local Authority;</li> <li>(2) Parking must be provided on the property to the satisfaction of the Local Authority;</li> <li>(3) Building plans for all new structures or structures not approved yet must be submitted to the Local Authority for approval;</li> <li>(4) All health regulations must be adhered to.</li> </ul>

## **PRO-FORMA APPLICATION FORMS:**

- **Special Consent**
- **Written Consent**

# **BELA-BELA LOCAL MUNICIPALITY**



## **APPLICATION FORM**

**SPECIAL CONSENT OF BELA-BELA  
MUNICIPALITY IN TERMS OF CLAUSE 21  
OF THE BELA-BELA LAND-USE SCHEME  
2016**

## **DIRECTORATE PLANNING AND DEVELOPMENT**



Private Bag X1609  
**BELA-BELA**  
0480



(014) 736 8000  
FAX (014) 736 8028

**Municipal Offices**  
Bela-Bela Municipality  
Chris Hani Drive  
**BELA-BELA**

E-mail [mbulaheniviolet@webmail.co.za](mailto:mbulaheniviolet@webmail.co.za)

**NOTE: ONLY USE AN ORIGINAL COPY OF THIS FORM FOR APPLICATION PURPOSES**

## APPLICATION FOR SPECIAL CONSENT IN TERMS OF CLAUSE 21

I/We \_\_\_\_\_ hereby apply in terms of  
Clause 21.1 of the Bela-Bela Land-use Scheme, 2016 for  
\_\_\_\_\_ (indicate specific type of application in  
terms of Clause 21 of the Land-use Scheme).

Herewith find the following information with regard to my/our application:

1. Full name of applicant/agent:

\_\_\_\_\_

2. Full property description according to title deed:

\_\_\_\_\_

3. Registered owner/s of property/ies:

\_\_\_\_\_

4. Is the property encumbered by a bond?

YES		NO	
-----	--	----	--

5. Size of application property/ies: \_\_\_\_\_ m<sup>2</sup>/ha

\_\_\_\_\_

6. Street / farm address of application property:

\_\_\_\_\_

7. Postal address of applicant/agent:

\_\_\_\_\_

8. Telephone numbers:

Registered Owner: Work \_\_\_\_\_

Home \_\_\_\_\_

Applicant/Agent: Work \_\_\_\_\_

Cell \_\_\_\_\_

9. Existing zoning in terms of the Bela-Bela Land-use Scheme, 2016:

\_\_\_\_\_

10. Existing number of dwelling units on the property (where applicable):

\_\_\_\_\_

11. Other land use rights – special or written consent – granted on the property:

Before 12/05/2016: \_\_\_\_\_

After 12/05/2016: \_\_\_\_\_

12. If paragraph 10 above is applicable, please provide the date of approval. (A copy of the letter of approval can be attached, if available)

Date of approval: \_\_\_\_\_

13. Are the rights mentioned in paragraph 10 above still being executed?

YES		NO	
-----	--	----	--

14. Is or may the property be classified by the National Monuments Council as a heritage and/or memorable place/building, or may the buildings on the property be older than 50 years?

YES		NO	
-----	--	----	--

If yes specify: \_\_\_\_\_

15. DESCRIPTION OF PROPOSED USE OF LAND AND/OR BUILDING

15.1 Describe the proposed development on the property:

\_\_\_\_\_

15.2 Provide details on the size of the proposed land-use/business:

\_\_\_\_\_

\_\_\_\_\_

15.3 Describe the type of building for the proposed land-use/business:

\_\_\_\_\_

\_\_\_\_\_

16. SUPPORTING DOCUMENTATION ATTACHED TO THE APPLICATION:

16.1 **Motivational Memorandum:**

Provide a complete motivation which amongst others address the criteria in Clause 20 of the Scheme, namely:

- (a) the amenity of the area;
- (b) health and safety of the area;
- (c) the character of uses in the area;
- (d) the need and desirability of the concerned use; and
- (e) the Integrated Development Plan (IDP) and the Bela-Bela Spatial Development Framework and any review thereof.
- (f) Principles in terms of SPLUMA addressed.

16.2 **A copy of the Title Deed**

YES		NO	
-----	--	----	--

16.3 **A power of attorney and Company Resolution, CC or Trust Resolution**  
(issued by the registered owner if the applicant/agent is not the registered owner)

YES		NO	
-----	--	----	--

16.4 **Bondholders Consent** (if applicable).

YES		NO	
-----	--	----	--

16.5 Provide copies of the pages of the newspapers (as proof) that a **notice of the application** has been published for two consecutive weeks, in a local bilingual newspaper in English and one other official language, prominent in the area where the application is lodged. (Also refer to the examples

attached to the application form).

YES		NO	
-----	--	----	--

- 16.6 Provide an **affidavit** confirming that **a notice** with the same substance as the one published in the newspaper/s has been posted on a conspicuous place and maintained for 14 (fourteen) days **on the property**. (Also refer to attached example).

**Note:** The notice shall be placed simultaneously with the notice required in paragraph 16.5 above.

YES		NO	
-----	--	----	--

- 16.7 **A locality plan** indicating the application site in relation to the surrounding area. The site shall be clearly marked on the plan.

YES		NO	
-----	--	----	--

- 16.8 **An application fee of R\_\_\_\_\_** as provided for in terms of the Bela Bela Bylaws, Section 85(1).

YES		NO	
-----	--	----	--

## 17. OBJECTIONS

YES		NO	
-----	--	----	--

- 17.1 If **YES**, attach copies of all objections to application.

- 17.2 Submit applicant's comments on objections.

YES		NO	
-----	--	----	--

## 18. ADDITIONAL INFORMATION

The municipality may require additional documentation/information (e.g. site development plan, traffic impact study, environmental report, etc.) at its discretion when evaluating the application.

YES		NO	
-----	--	----	--

- 18.1 Specify any additional information provided with the submission of this application:

I/We hereby confirm that the information contained in this application is true and was completed to the best of my knowledge. I also understand that my application will not be considered if it is incomplete and undertake to submit any further information that may be required by the municipality to finalise the application.

Signed in \_\_\_\_\_ at this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

**SIGNATURE OF APPLICANT:** \_\_\_\_\_

**Important Notes:**

1. *Please note that a stipulation of Clause 21.5 also implies that the application should initially lie open for inspection at the office of the Bela-Bela Municipality. The application and at least the information contemplated should be submitted to the local municipality on the first day of the notice in the local newspaper.*
2. *The complete application shall be submitted to the Bela-Bela Municipality within 28 days from the date of the first publishing and posting of the notices mentioned in the application procedure.*

**EXAMPLE OF NOTICE TO BE PUBLISHED IN LOCAL NEWSPAPER IN ENGLISH**  
**AND TO BE POSTED ON THE APPLICATION PROPERTY**

**BELA-BELA LAND-USE SCHEME, 2016**

**APPLICATION FOR SPECIAL CONSENT IN TERMS OF CLAUSE 21 OF THE BELA-BELA  
LAND-USE SCHEME, 2016, TO PERMIT A \_\_\_\_\_<sup>\*1</sup>.**

Notice is hereby given that, in terms of Clause 21 of the Bela-Bela Land-use Scheme 2016, I/we, the undersigned, intend applying to the Bela-Bela Municipality for Special Consent to establish a \_\_\_\_\_<sup>\*1</sup> on Erf/Portion \_\_\_\_\_<sup>\*2</sup> zoned " \_\_\_\_\_<sup>\*3</sup>", situated at \_\_\_\_\_<sup>\*4</sup>.

Plans and/or particulars relating to the application may be inspected during office hours at \_\_\_\_\_<sup>\*5</sup>

or at the offices of the Manager: Planning and Development, Bela-Bela Municipality, Chris Hani Drive, Bela-Bela.

Any person having any objections to the granting of this application must lodge such objection together with the grounds thereof in writing, with both the Manager: Planning and Development, Bela-Bela Municipality and the undersigned not later than \_\_\_\_\_<sup>\*6</sup> or at Private Bag X1609, Bela Bela, 0480.

**Applicant's Details:**

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tel: (Home) \_\_\_\_\_

Tel: (Work) \_\_\_\_\_

e-mail: \_\_\_\_\_

**Notes:**

- \*1 - Provide details of purpose/use in terms of the Land-use Scheme and/or type of business.*
- \*2 - Provide complete title description as per title deed.*
- \*3 - Current Zoning in terms of Land-use Scheme.*
- \*4 - Provide complete street/ farm address (e.g. number, name of township).*
- \*5 - Provide complete address of applicant.*
- \*6 - Provide specific date - at least 28 days from date of first publication.*

**EXAMPLE OF NOTICE TO BE PUBLISHED IN LOCAL NEWSPAPER IN AFRIKAANS  
AND TO BE POSTED ON THE APPLICATION PROPERTY**

**BELA-BELA GRONDGEBRUIKSKEMA, 2016**

**AANSOEK VIR SPESIALE TOESTEMMING IN TERME KLOUSULE 21 VAN DIE BELA-BELA  
GRONDGEBRUIKSKEMA, 2008, OM 'N \_\_\_\_\_<sup>\*1</sup> TE BEDRYF.**

Hiermee word kennis gegee dat, in terme van Klousule 21 van die Bela-Bela Grondgebruikskema, 2016, ek/ons, die ondergetekende/s, van voorneme is om aansoek te doen vir spesiale toestemming by die Bela-Bela Munisipaliteit vir spesiale toestemming vir die bedryf van 'n \_\_\_\_\_<sup>\*1</sup> op Erf/Gedeelte \_\_\_\_\_<sup>\*2</sup> gesoneer as " \_\_\_\_\_<sup>\*3</sup> te \_\_\_\_\_<sup>\*4</sup>.

Planne en/of besonderhede wat betrekking het op die aansoek kan gedurende kantoorure ondersoek word by \_\_\_\_\_<sup>\*5</sup>  
of by die kantoor van die Bestuurder: Beplanning en Ontwikkeling, Bela-Bela Munisipaliteit, Chris Hani rylaan, Bela-Bela.

Enige persoon wat besware het teen die aansoek moet so 'n beswaar tesame met 'n geskrewe rede vir so 'n beswaar indien by die Bestuurder: Beplanning en Ontwikkeling, Bela-Bela Munisipaliteit en die ondergetekende, nie later as \_\_\_\_\_<sup>\*6</sup> of by Privaatsak X1609, Bela Bela, 0480.

**Besonderhede van Applikant:**

Volle Naam: \_\_\_\_\_  
Adres: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Tel: (Huis) \_\_\_\_\_  
Tel: (Werk) \_\_\_\_\_  
e-pos: \_\_\_\_\_

**Notas:**

- \*1 - Verskaf gegewens rakende doel/gebruik in terme van die Grondgebruikskema en/of tipe besigheid.*
- \*2 - Verskaf volledige titel beskrywing soos per titel akte.*
- \*3 - Huidige sonering in terme van Grondgebruikskema.*
- \*4 - Verskaf volledige straat/plaas adres (bv. nommer, naam van dorp).*
- \*5 - Verskaf volledige adres van applikant.*
- \*6 - Verskaf spesifieke datum - ten minste 28 dae vanaf datum van eerste publikasie.*

# AFFIDAVIT

## BELA-BELA LAND-USE SCHEME, 2016

I, the undersigned, \_\_\_\_\_<sup>\*1</sup> of

\_\_\_\_\_<sup>\*2</sup> hereby declares under oath that  
a notice in accordance with Clause 21.3.1, 21.3.2 and 21.4 of the Bela-Bela  
Land-use Scheme, 2016 of my intention to apply to the Bela-Bela Municipality for  
permission to use,

Erf/Erven/Portion \_\_\_\_\_<sup>\*3</sup>

in the township/farm \_\_\_\_\_<sup>\*4</sup>

for the establishment thereon of \_\_\_\_\_<sup>\*5</sup>

was posted up from \_\_\_\_\_<sup>\*6</sup> to

\_\_\_\_\_<sup>\*6</sup> inclusive, on the said Erf/Erven/Farm portion  
in a position from where it was clearly visible and readable from the street.

SIGNED: \_\_\_\_\_ NAME IN PRINT: \_\_\_\_\_

Sworn to before me at \_\_\_\_\_<sup>\*7</sup> this

\_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ .

The Deponent acknowledged that he/she know and understands the contents of  
the foregoing affidavit/declaration. He raised the first two fingers of his right hand  
and said the words: "I swear that the contents of this affidavit is true, so help me  
God."

Before me:

**JUSTICE OF THE PEACE OR COMMISSIONER OF OATHS**

### **Notes:**

- \*1 - Insert the full names of deponent.*
- \*2 - Insert deponent's full residential address.*
- \*3 - Insert numbers of erven or farm portions concerned.*
- \*4 - Insert name of township (if any) in which property is situated.*
- \*5 - Full description of the nature of the proposed use/land-use right.*
- \*6 - Insert the first and last dates of the period during which the notice was posted up.*
- \*7 - Attention is directed to Regulation 1(2) of the regulations promulgated under the Justices of the Peace Oaths Act 1914, namely "Subject to the provisions of any other law, no solemn or attested declaration shall be taken unless the deponent certifies at the foot thereof that he has conscientious objection to taking an oath."*

# **BELA-BELA LOCAL MUNICIPALITY**



## **APPLICATION FORM**

**WRITTEN CONSENT OF BELA-BELA  
MUNICIPALITY IN TERMS OF CLAUSE 22 OF  
THE BELA-BELA LAND-USE SCHEME 2016**

## **DIRECTORATE PLANNING AND DEVELOPMENT**

✉ Private Bag X1609  
**BELA-BELA**  
0480  
☎ (014) 736 8000  
FAX (014) 736 8028

**Municipal Offices**  
Bela-Bela Municipality  
Chris Hani Drive  
**BELA-BELA**

E-mail [mbulaheniviolet@webmail.co.za](mailto:mbulaheniviolet@webmail.co.za)

**NOTE: ONLY USE AN ORIGINAL COPY OF THIS FORM FOR APPLICATION PURPOSES**

## APPLICATION FOR WRITTEN CONSENT IN TERMS OF CLAUSE 22

I/We \_\_\_\_\_ hereby apply in terms of  
Clause 22.1 of the Bela-Bela Land-use Scheme, 2016 for  
\_\_\_\_\_(indicate specific type of application in terms  
of Clause 22.1 of the Land-use Scheme).

Herewith find the following information with regard to my/our application:

1. Full name of applicant/agent:

2. Full property description according to title deed:

3. Registered owner/s of property/ies (as described in title deed):

4. Is the property encumbered by a bond?

YES		NO	
-----	--	----	--

5. Size of application property/ies: \_\_\_\_\_ m<sup>2</sup>/ha

6. Street / farm address of application property:

7. Postal address of applicant/agent:

8. Telephone numbers:

Registered Owner: Work \_\_\_\_\_  
Home \_\_\_\_\_  
Applicant/Agent: Work \_\_\_\_\_  
Cell \_\_\_\_\_

9. Existing zoning in terms of the Bela-Bela Land-use Scheme, 2016:

10. Existing number of dwelling units on the property (where applicable):

11. Other land use rights – special or written consent – granted on the property:

Before 12/05/2016: \_\_\_\_\_

After 12/05/2016: \_\_\_\_\_

12. If paragraph 10 above is applicable, please provide the date of approval. (A copy of the letter of approval can be attached, if available)

Date of approval: \_\_\_\_\_

13. Are the rights mentioned in paragraph 10 above still being executed?

YES		NO	
-----	--	----	--

14. Is or may the property be classified by the National Monuments Council as a heritage and/or memorable place/building, or may the buildings on the property be older than 50 years?

YES		NO	
-----	--	----	--

If yes specify: \_\_\_\_\_

15. Describe the type and size of existing building/s:

Main Building: \_\_\_\_\_ m<sup>2</sup>      Outbuildings: \_\_\_\_\_ m<sup>2</sup>  
 Other: \_\_\_\_\_ m<sup>2</sup>      Total Area: \_\_\_\_\_ m<sup>2</sup>

16. Total area of proposed use (if applicable): \_\_\_\_\_ m<sup>2</sup>.  
 Also indicate area of proposed use on sketch plan / draft site plan / draft building plan.

17. Specific type of application in terms of Clause 22.1 (Indicate in Table below with X):

Sub-Clause	Type- Application	Specify	Indicate (X) Relevant box
22.1.1	Uses permitted – Column 5 - Table “A”	(e.g. duet, additional dwelling; spaza)	
22.1.2	Household enterprise - Clause 24		
22.1.3	Relaxation of height - Clause 14 - Table “C”		
22.1.4	Relaxation of coverage - Clause 15		
22.1.5	Relaxation of Building lines - Clause 9.6.2(c)		
22.1.6	Amendment of Site Development Plan - Clause 17		
22.1.7	Relaxation of lines of no access - Clause 9.6.3		
22.1.8	Permission in terms of: - Clause 9.2	(i.e. excavation, sink borehole, manufacturing)	
	- Clause 11.2.3	Erven zoned Residential 2 & 3	
	- Clause 12.6	Public Garage/Filling station	
	- Clause 13.3	Density amendment	
	- Clause 13.4	Additional dwelling	

- Clause 13.5	Subdivision	
- Clause 13.6	Occupation	
- Clause 18.2.2	Loading and off-loading	

**18. Application for Household Enterprise [In terms of Clause 24 of the Scheme]**

*[This paragraph must also be completed but only for applications for a household enterprise]*

18.1 I will/will not practice my occupation personally on a day-to-day basis from the property.

<b>WILL</b>		<b>WILL NOT</b>	
-------------	--	-----------------	--

If the answer is will not: Specify \_\_\_\_\_

18.2 Are you a full time resident on the property?

<b>YES</b>		<b>NO</b>	
------------	--	-----------	--

Provide the names of persons who are full time residents on the property:

1	
2	
3	
4	
5	

18.3 Who is in charge of the enterprise and holds the majority interest in the business?

\_\_\_\_\_

18.4 Provide the following information on the dwelling unit (outbuildings excluded):

- Existing total floor area of building/dwelling unit:  
\_\_\_\_\_ m<sup>2</sup>
- Total floor area where proposed use / occupation / practice will be conducted from:  
\_\_\_\_\_ m<sup>2</sup>
- Percentage of floor area of building/dwelling unit to be used for household enterprise/ practice. Indicate area on building plan/sketch plan:  
\_\_\_\_\_ %

18.5 Total number of persons to be accommodated on the property where the household enterprise will be conducted: \_\_\_\_\_

Excluding myself/applicant, the names and status of people which will be accommodated on the property:

<b>NAMES</b>	<b>SPECIFY (i.e. partner, employee)</b>
1	
2	
3	
4	
5	

Motivate why more than 3 people (if applicable): \_\_\_\_\_

18.7 I undertake to provide parking areas on the property in accordance with the provisions of Table "B" of the Scheme. Specify number: \_\_\_\_\_

18.8 Will any retail trade take place on the application property?

YES		NO	
-----	--	----	--

18.9 Will any notice or sign be displayed at the dwelling unit to indicate the nature of the household enterprise?

YES		NO	
-----	--	----	--

## 19. SUPPORTING DOCUMENTATION ATTACHED TO THE APPLICATION:

### 19.1 Motivational Memorandum:

Provide a complete motivation which amongst others address the criteria in Clause 20 of the Scheme, namely:

- (a) the amenity of the area;
- (b) health and safety of the area;
- (c) the character of uses in the area;
- (d) the need and desirability of the concerned use; and
- (e) the Integrated Development Plan (IDP) and the Bela-Bela Spatial Development Framework and any review thereof.

YES		NO	
-----	--	----	--

### 19.2 A copy of the Title Deed

YES		NO	
-----	--	----	--

19.3 A power of attorney (issued by the registered owner if the applicant/agent is not the registered owner)

YES		NO	
-----	--	----	--

19.4 Written comments of the surrounding owners as prescribed in Clause 22.3 and 22.4 of the Scheme (Annexure A must be completed separately for every surrounding owner)

YES		NO	
-----	--	----	--

- 19.5 **A locality plan** indicating the application site in relation to the surrounding properties situated in a radius of 50m. [Refer to Clause 22.4.1 in the Scheme] The site shall be clearly marked on the plan, as well as the relevant surrounding properties. Including streets, street crossings, railway lines and other properties where business are done.

YES		NO	
-----	--	----	--

- 19.6 **An application fee of R** \_\_\_\_\_ as provided for in terms of the Bela Bela Bylaws Section 85(1).

YES		NO	
-----	--	----	--

## 20. OBJECTIONS

YES		NO	
-----	--	----	--

If **YES**, attach copies of all objections to application.

Submit applicant's comments on objections.

YES		NO	
-----	--	----	--

## 21. ADDITIONAL INFORMATION

The municipality may require additional documentation/information (e.g. site development plan, traffic impact study, environmental report, etc.) at its discretion when evaluating the application.

YES		NO	
-----	--	----	--

- 21.1 Specify any additional information provided with the submission of this application:

\_\_\_\_\_

**I/We hereby confirm that the information contained in this application is true and was completed to the best of my knowledge. I also understand that my application will not be considered if it is incomplete and undertake to submit any further information that may be required by the municipality to finalise the application.**

Signed in \_\_\_\_\_ at this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_.

**SIGNATURE OF APPLICANT:** \_\_\_\_\_

ANNEXURE A

APPLICATION FOR WRITTEN CONSENT IN TERMS OF CLAUSE 22

BELA-BELA LAND-USE SCHEME, 2016

WRITTEN STATEMENT BY EACH OF THE SURROUNDING OWNERS

APPLICATION ON (description of application site):

Erf / Portion: \_\_\_\_\_

Township (Extension)/ Farm name: \_\_\_\_\_

I, \_\_\_\_\_ (complete full name) the undersigned, being the:

**Complete with ✓**

Registered owner; and / or	
Occupant; and / or	
Lessee	

of the property of which the particulars are as follow:

FULL NAME OF SURROUNDING OWNER	ERF NUMBER & TOWNSHIP / FARM (e.g. Erf 100, Bela-Bela)	STREET ADDRESS

declare that:

**Complete with ✓**

I have <b>no objection</b> to the above-mentioned application which was explained to me	
I have an <b>objection against</b> the application and proposed use / consent to be granted (Full reasons can be attached)	

Signature of surrounding owner: \_\_\_\_\_

Date: \_\_\_\_\_

**Important Note:**

Surrounding owner must submit objections (if any) within 14 days from date of receipt of this notice.

EXAMPLE

**SPECIAL POWER OF ATTORNEY**

I, \_\_\_\_\_ (*being the registered owner*) and residing at  
erf/stand/ farm number \_\_\_\_\_ in the township of /  
farm \_\_\_\_\_ (*indicate extension/ farm – where applicable*) hereby  
nominate, constitute and appoint  
\_\_\_\_\_ (*full names*) with power of  
substitution to be my lawful agent in name, place and stead,

IN ORDER TO APPLY TO THE BELA-BELA LOCAL MUNICIPALITY FOR PERMISSION IN  
TERMS OF CLAUSE 22 OF THE BELA-BELA LAND-USE SCHEME 2016, TO ESTABLISH  
\_\_\_\_\_ ON THE ABOVE MENTIONED PROPERTY,

and generally for effecting the purpose aforesaid, to do or cause to be done what-so-ever  
shall be requisite, as fully and effectually, for all intents and purposes, as I might or could do  
if personally present and acting herein – hereby ratifying, allowing and confirming and  
promising and agreeing to ratify, allow and confirm all and what-so-ever my said agent  
shall lawfully do, or cause to be done, by virtue of these presents.

Signed at \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

in the presence of the undersigned witnesses.

AS WITNESSES:

1. \_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF THE OWNER OF THE APPLICATION PROPERTY