

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

10. STRUCTURES WHICH MAY BE ERECTED IN ANY USE ZONE




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





11. ERECTION AND USE OF BUILDINGS OR USE OF LAND




11.1. ERECTION AND USE OF BUILDINGS OR USE OF LAND


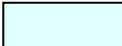
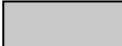
- 11.1.1 For the purposes of this clause, the expression "erection and use of a building" includes the use of land and a building, as well as the conversion of a building for that use whether or not it entails the structural alteration thereof.
- 11.1.2 The purposes for which buildings and land in each 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 the Land-use Table.
- 11.1.3 No person shall without consent being granted in terms of Clauses 22, 23 or 24 hereof use, or cause or permit to be used, any building or property or part thereof for a purpose other than the purpose for which it was zoned.
- 11.1.4 If the use of a building changes because of the rights that have been granted to a property or have already vested in the property, such building and the property shall comply with all the conditions laid down and which are applicable to the use.
- 11.1.5 If the use of an existing building changes and it is not in accordance with the rights attached to the property, it shall comply with all the stipulations of the Scheme.
- 11.1.6 Where the use of land or a building can only be conducted with the permission of the local municipality, the use may not be conducted prior to the consent being given.
- 11.1.7 Nothing herein contained shall be deemed to grant exemption from any of the local municipality's by-laws nor any other Act.




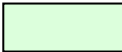

LAND-USE TABLE: MAKHADO LAND-USE SCHEME, 2009 - USE ZONES - USE OF LAND OR USE OF BUILDINGS




Use Zone	Notation on Map (A Series)	TABLE "A"				TABLE "B"	TABLE "C"			TABLE "D"		TABLE "E"						
		Uses Permitted	Uses / rights permitted only with the Special Consent of the local municipality (Clause 22)	Uses/rights permitted only with the Written Consent of the local municipality (Clause 23)	Uses / rights not permitted	Parking spaces GLFA = Gross Leasable Floor Area	Number of dwelling units per erf or per netto hectare			Maximum coverage permitted as % of erf		Maximum F.A.R.		Building Lines				
							Existing rights	Relaxation in terms of Clause 23	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 23	Existing right	Relaxation in terms of Clause 22	Street (m)	Side (m)	Rear (m)		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
1. Residential 1	 (255,250,0)	Dwelling Unit		Additional Dwelling Unit	Other uses not permitted in Columns 3, 4 & 5 (Also refer to Schedule 3)	n/a	1 per erf	2 per erf	20 units/ha	50%	70%	1.0	1.2	3m	2m	2m		
			Bed & Breakfast			1 dust free per bedroom												
			Commune			1 per bedroom												
			Dwelling Office		Duette Dwelling	1 per dwelling unit												
					Granny Flat	1 per Granny Flat												
					Household Enterprise	4 per household enterprise												
				Institution			6 per 100m ² GLFA											
				Mobile Dwelling Unit			1 dust free per mobile dwelling unit, and if required by the local municipality additional parking for visitors											
				Place of Instruction			6 per 100m ² GLFA											
				Place of Public Worship			6 per 100m ² GLFA											
				Social Hall			6 per 100m ² GLFA											
					Spaza		1 per spaza/kiosk											
					Tea Garden		6 per 100m ² GLFA											
2. Residential 1 (Rural Settlement)	 (180,180,46)	Dwelling Unit		Additional Dwelling Unit	Other uses not permitted in Columns 3, 4 & 5 (Also refer to Schedule 3)		1 per erf	2 per erf	20 units/ha	50%	70%	1.0	1.2	3m	2m	2m		
			Bed & Breakfast			1 dust free per bedroom												
			Commune			1 per bedroom												
					Duette Dwelling	1 per dwelling unit												
					Dwelling Office	2 per 100m ² GLFA												
					Household Enterprise	2 per household enterprise												
					Institution	4 per 100m ² GLFA												
					Mobile Dwelling Unit	1 dust free per mobile dwelling unit, and if required by the local municipality additional parking for visitors												
					Place of Instruction	4 per 100m ² GLFA												
					Place of Public Worship	4 per 100m ² GLFA												
					Public Phone Shop	-												
					Social Hall	4 per 100m ² GLFA												
					Spaza	1 per spaza/kiosk												
			Tea Garden	3 per 100m ² GLFA														
			Service Industry	1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area														
3. Residential 2	 (255,210,0)	Dwelling Unit/s Group Housing			Other uses not permitted in Columns 3, 4 & 5 (Also refer to Schedule 3)	1 covered and one dust free per dwelling unit and if required by the local municipality, additional parking for visitors	20 units/ha	None	45 units/ha	60%	70%	1.2	1.4	3m	2m	2m		
			Overnight Accommodation			1 dust free per bedroom and 6 per 100m ² public room area												
			Residential Building			1 dust free per bedroom												
					Retirement Village	1 covered and one dust free per dwelling unit and if required by the local municipality, additional parking for visitors												
					Bed & Breakfast	1 dust free per bedroom												
					Commune	1 per bedroom												
					Conference Facility	8 per 100m ² GLFA												
					Guesthouse	1 dust free per bedroom and 6 per 100m ² public facility area												
					Institution													
					Place of Instruction	6 per 100m ² GLFA												
					Place of Public Worship	4 per 100m ² GLFA in Proc 293 Townships & R188 villages												
					Social Hall													
					Mobile Dwelling Unit	1 dust free per mobile dwelling unit, and if required by the local municipality additional parking for visitors												
			Kiosk	1 per kiosk														
			Tea Garden	3 per 100m ² GLFA														


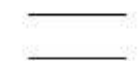

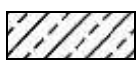

Use Zone	Notation on Map (A Series)	TABLE "A"				TABLE "B"	TABLE "C"				TABLE "D"		TABLE "E"				
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							Existing rights	Relaxation in terms of Clause 23	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 23	Existing right	Relaxation in terms of Clause 22	Street (m)	Side (m)	Rear (m)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
4. Residential 3	 (255,165,0)	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	45 units/ha	65 units/ha	More than 65 units/ha	60%	85%	1.4	2	3m	2m	2m	
		Flats				1 dust free per bedroom and 6 per 100m ² public room area											
		Group Housing				1 dust free per bedroom											
		Retirement Village				8 per 100m ² GLFA											
		Overnight Accommodation				1 dust free per bedroom plus 6 per 100m ² public room area											
		Residential Building				6 per 100m ² GLFA											
		Conference Facility				4 per 100m ² GLFA in Proc 293 Townships & R188 villages											
		Hotel				1 per kiosk											
5. 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 per erf / farm portion	-	-	-	-	-	-	3m	2m	2m	
		Dwelling unit in Wildlife Estate as per definition in par. 8.2.134				-											
6. 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	45 units/ha	-	65 units/ha	90%	100%	3.0	>3.0	2m	2m	2m	
		Flats				1 dust free per bedroom											
		Residential Building				1 dust free per bedroom plus 6 per 100m ² public room area											
		Hotel				6 per 100m ² GLFA											
		Multi-Purpose Centre				2 per 100m ² GLFA											
		Offices/Medical Consulting Rooms				-											
		Parking Garage				-											
		Institution				6 per 100m ² GLFA											
		Place of Instruction				4 per 100m ² GLFA in Proc 293 Townships & R188 villages											
		Place of Public Worship				4 per 100m ² GLFA											
		Social Hall				2 per 100m ² GLFA											
		Restaurant				4 per 100m ² GLFA											
		Shops				2 per 100m ² GLFA											
		Tavern				4 per 100m ² GLFA											
		Vehicle Sales Lot				2 per 100m ² GLFA											
		Fitness Centre				6 per 100m ² GLFA											
						Bakery											2 per 100m ² GLFA
						Commercial Use											2 per 100m ² GLFA
						Conference Facility											8 per 100m ² GLFA
	Dry Cleaner	2 per 100m ² GLFA															
	Filling Station	70% of uncovered site must be paved															
	Funeral Parlour	2 per 100m ² GLFA															
	Informal Business	-															
	Place of Amusement	4 per 100m ² GLFA															
	Public Garage	40% of uncovered site area must be paved. Workshop floor area: 6 spaces per 100m ² . Lubrication bay, wash-bay or tune-up bay: 4 spaces per bay. Floor area for storage and sale of spares, car showrooms: 2 spaces per 100m ² of floor area															
	Public Phone Shop	-															
	Service Industry	2 per 100m ² GLFA															
	Telecommunication Mast	-															
	Wholesale Trade	4 per 100m ² GLFA															
7. Business 2	 (255,140,140)	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	45 units/ha	-	65 units/ha	60%	80%	1.8	>1.8	2m	2m	2m	
		Flats				1 dust free per bedroom											
		Residential Building				6 per 100m ² GLFA											
		Multi-Purpose Centre				2 per 100m ² GLFA											
		Offices/Medical Consulting Rooms				4 per 100m ² GLFA											
Restaurant	4 per 100m ² GLFA																

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							Existing rights	Relaxation in terms of Clause 23	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 23	Existing right	Relaxation in terms of Clause 22	Street (m)	Side (m)	Rear (m)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
		Shops				2 per 100m ² GLFA										
		Tavern				4 per 100m ² GLFA										
		Fitness Centre				6 per 100m ² GLFA										
				Bakery		2 per 100m ² GLFA										
				Dry Cleaner		2 per 100m ² GLFA										
				Informal Business		-										
				Place of Amusement		4 per 100m ² GLFA										
				Place of Instruction		6 per 100m ² GLFA										
				Place of Public Worship		4 per 100m ² GLFA in Proc 293 Townships & R188 villages										
				Social Hall		-										
				Public Phone Shop		-										
				Service Industry		2 per 100m ² GLFA										
				Telecommunication Mast		-										
8. 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	30 units/ha	45 units/ha	65 units/ha	60%	70%	0,8	1,4	3m	2m	2m
		Flats														
		Offices/Medical Consulting Rooms				3 per 100m ² GLFA										
				Conference Facility		8 per 100m ² GLFA										
				Kiosk		3 per 100m ² GLFA										
				Fitness Centre		6 per 100m ² GLFA										
				Telecommunication Mast		-										
9. Industrial 1	 (200,130,255)	Bakery			Other uses not permitted in Columns 3, 4 & 5	2 per 100m ² GLFA	-	-	-	80%	100%	1.2	2.0	3m	2m	2m
		Commercial use				1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
		Dry Cleaner				2 per 100m ² GLFA										
		Funeral Parlour including a Crematorium				2 per 100m ² GLFA										
		Industries				1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
		Kiosk (only own employees)				-										
		Public Garage				40% of uncovered site area must be paved. Workshop floor area: 6 spaces per 100m ² . Lubrication bay, wash-bay or tune-up bay: 4 spaces per bay. Floor area for storage and sale of spares, car showrooms: 2 spaces per 100m ² of floor area.										
		Service Industries				1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
		Warehouse				2 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
				Builders Yard		1 per 100m ² GLFA										
					Dwelling unit related to but subordinate to the main use	-										
				Panel Beater		1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
				Public Phone Shop		-										
				Scrap Yard		1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
				Telecommunication Mast		-										
10. Industrial 2	 (220,180,240)	Bakery			Other uses not permitted in Columns 3, 4 & 5	2 per 100m ² GLFA	-	-	-	80%	100%	1.2	2.0	3m	2m	2m
		Builders Yard				1 per 100m ² GLFA										
		Commercial Use				1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
		Dry Cleaner				2 per 100m ² GLFA										
		Funeral Parlour including a Crematorium				2 per 100m ² GLFA										

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
		Industries				1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
		Kiosk (only own employees)				-										
		Panel Beaters				1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
		Public Garage				40% of uncovered site area must be paved. Workshop floor area: 6 spaces per 100m ² . Lubrication bay, wash-bay or tune-up bay: 4 spaces per bay. Floor area for storage and sale of spares, car showrooms: 2 spaces per 100m ² of floor area										
		Service Industries				1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
		Scrap Yard				1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
		Warehouses				2 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
				Dwelling unit related to but subordinate to main use		-										
			Noxious Industries [also refer to Schedule 1]			1 per 100m ² GLFA as well as an additional 1 per 100m ² office floor area										
			Public Phone Shop			-										
			Telecommunication Mast			-										
11. 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	-	-	-	60%	100%	1.0	1.2	3m	2m	2m
		Institutions				6 per 100m ² GLFA										
		Place of Instruction				4 per 100m ² GLFA in Proc 293 Townships & R188 villages										
		Place of Public Worship				6 per 100m ² GLFA										
			Social Hall			8 per 100m ² GLFA										
			Place of Amusement		Fitness Centre	2 per 100m ² GLFA										
					Place of Refreshment	-										
			Telecommunication Mast			-										
12. 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	-	-	-	60%	100%	1.0	1.2	3m	2m	2m
		Place of Instruction				6 pr 100m ² GLFA										
		Place of Public Worship				4 per 100m ² GLFA in Proc 293 Townships & R188 villages										
			Institutions			2 per 100m ² GLFA										
					Place of Refreshment	-										
			Telecommunication Mast			-										
13. Municipal	 (200,200,200)	Dwelling Unit			Other uses not permitted in Columns 3, 4 & 5	1 covered and one dust free per dwelling unit	-	-	-	-	-	-	-	3m	2m	2m
		Aerodrome				-										
		Agricultural Use				-										
		Camping Site				-										
		Cemetery				-										
		Social Hall				6 per 100m ² GLFA										
		Dumping Site				-										
		Multi-Purpose Centre				6 per 100m ² GLFA										
		Municipal Purposes				-										
		Nature Conservation Purposes				-										
		Parking				-										
		Recreation				-										
		Reservoir				-										
		Sewerage Farm				-										
					Informal Business	-										
			Telecommunication Mast			-										
			Taxi Rank			-										

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1	2	3	4	5	6	8	9	10	11	12	13	14	15	16	17			
14. Agricultural	 (255,235,205)	Dwelling Unit		Additional dwelling unit	Uses not permitted in Columns 3, 4 & 5	-	1 per erf/portion	2 per erf/portion	-	30%	50%	0.3	0.5	3m	2m	2m		
		Agricultural Use				-												
		Farm Settlement					-											
			Animal care centre				2 per 100m ² GLFA											
			Art Dealer & Gallery				6 per 100m ² GLFA											
			Bed & Breakfast				1 dust free per bedroom											
			Guest House				1 dust free per bedroom											
			Farm Stall				6 per 100m ² GLFA											
				Household enterprise			2 per household enterprise											
			Institution				6 per 100m ² GLFA											
			Nursery				In accordance with the local municipality's policy											
			Place of Instruction				6 per 100m ² GLFA											
			Place of Public Worship				6 per 100m ² GLFA											
			Place of Refreshment				6 per 100m ² GLFA											
			Recreation				In accordance with the local municipality's policy											
		Rural General Dealer			2 per dealer													
	Social Hall				6 per 100m ² GLFA													
	Tea Garden				6 per 100m ² GLFA													
	Telecommunication Mast				-													
15. Public Garage	 (220,180,0)	Parking Garage			Other uses not permitted in Columns 3, 4 & 5	-	-	-	-	90%	100%	1.0	2.0	3m	2m	2m		
		Filling Station				70% of the uncovered area must be paved	-	-	-	60%	80%	0.6	0.8	3m	2m	2m		
		Public Garage				40% of uncovered site area must be paved. Workshop floor area: 6 spaces per 100m ² . Lubrication bay, wash-bay or tune-up bay: 4 spaces per bay. Floor area for storage and sale of spares, car showrooms: 2 spaces per 100m ² of floor area												
			Dwelling unit for caretaker				-											
		Place of Refreshment				2 per 100m ² GLFA												
16. 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	-	-	-	-	-	-	-	3m	2m	2m		
		Gardens				-												
		Parks				-												
		Place of Refreshment				-												
		Playgrounds				-												
		Public Open Space				-												
		Public Sport Grounds				-												
		Recreation				-												
		Squares				-												
				Informal Business			-											
		Place of Amusement			-													
		Municipal Purposes			-													
		Telecommunication Mast			-													
17. 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	-	-	-	-	-	-	-	3m	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											
		Nursery			In accordance with the local municipality's policy													
		Place of Refreshment			2 per 100m ² GLFA													
18. Government		Government uses			Other uses not permitted in Columns 3, 4 & 5													

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19. 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											
		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 & 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.8.2.90: ▪ 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											
20. Resort	 (60°) (0,0,255)	Camping Site			Other uses not permitted in Columns 3, 4 & 5	-											
		Curio shop				2 per 100m ² GLFA											
		Dwelling units used for permanent staff				1 dust free per dwelling unit											
		Dwelling units used for temporary accommodation of resort visitors				1 dust free per dwelling unit											
		Offices related to, but subservient to the main use				In accordance with the local municipality's policy											
		Recreation				In accordance with the local municipality's policy											
		Resort				-											
		Restaurant				6 per 100m ² GLFA											
			Conference facility			Place of amusement	6 per 100m ² GLFA										
			Shops for convenience of staff & visitors				6 per 100m ² GLFA										
	Public Phone Shop				4 per 100m ² GLFA												
	Telecommunication mast				-												
21. Mining 1 & Quarrying	 (-45°:45°) (178,0,222)	Kiosk			Other uses not permitted in Columns 3, 4 & 5												
		Mining Purposes															
		Offices related to, but subordinate to the main use															
		Quarrying Purposes															
		Social hall															
	Dwelling units only for key staff																
	Residential Building																
	Telecommunication Mast																

Use Zone	Notation on Map (A Series)	TABLE "A"				TABLE "B"	TABLE "C"				TABLE "D"		TABLE "E"				
		Uses Permitted	Uses / rights permitted only with the Special Consent of the local municipality (Clause 22)	Uses/rights permitted only with the Written Consent of the local municipality (Clause 23)	Uses / rights not permitted	Parking spaces GLFA = Gross Leasable Floor Area	Number of dwelling units per erf or per netto hectare			Maximum coverage permitted as % of erf		Maximum F.A.R.		Building Lines			
							Existing rights	Relaxation in terms of Clause 23	Relaxation in terms of Clause 22	Existing right	Relaxation in terms of Clause 23	Existing right	Relaxation in terms of Clause 22	Street (m)	Side (m)	Rear (m)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
22. Mining 2	 (-45°) (178,0,222)	Agriculture Nature Conservation Purposes	Dwelling units only for key staff Telecommunication Mast		Other uses not permitted in Columns 3, 4 & 5												
23. Existing Public Roads		Street or Road		Informal business		In accordance with the local municipality's policy											
24. Rail Transportation Services		Railway and Rail Transport purposes (Transnet)			Other uses not permitted in Columns 3, 4 & 5												
25. Special		Uses not defined or provided for under any other use zone as per relevant annexure Private Streets Security and Access Control Infrastructure Municipal Infrastructure			Uses permitted under Use Zones 1 to 24	As per approved Site Development Plan and in accordance with relevant Annexure											
26. Rural Settlement	 (222,178,0)	Informal Rural Settlement			Other uses not permitted in Columns 3, 4 & 5												

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

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

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

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

13. CONDITIONS APPLICABLE TO PUBLIC GARAGE AND FILLING STATION ERVEN

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

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

14. DENSITIES, SUBDIVISION AND OCCUPATION

- 14.1. Table "C" Columns 8, 9 and 10 stipulates density in terms of the maximum number of dwelling units per netto hectare or per erf, attached to the erf as a primary right, as well as the extent to which it may be relaxed by special consent in terms of Clause 22, or written consent in terms of Clause 23 by the local municipality, as the case may be.
- 14.2. The local municipality will compile a policy on residential densities permissible in different townships and rural settlements and/or residential neighbourhoods to guide decisions with applications for the relaxation of densities by special consent in terms of Clause 22, or written consent in terms of Clause 23 by the local municipality, as the case may be.
- 14.3. The local municipality may, upon application being made for its special consent in terms of Clause 22, or its written consent in terms of Clause 23 as the case may be, amend the density of an erf in accordance with the local municipality's policy on density and as amended from time to time.
- 14.4. Where a dwelling unit has been erected on a "Residential 1", "Residential 1" (Rural Settlement) and "Agricultural" zoned property, the owner may apply in terms of Clause 23 to erect an additional dwelling unit on such property.
- 14.5. The local municipality will not consent to the subdivision of land or an erf if such subdivision does not comply with the density stipulations as set out in Table "C" or any other reasonable conditions the local municipality may require.

Notwithstanding any conditions that are applicable regarding the subdivision of erven in terms of the Ordinance or this Scheme, the following further conditions are applicable to panhandle subdivisions:-

- 14.5.1 the panhandle shall provide access from a street to the panhandle portion;
- 14.5.2 the panhandle shall not be less than 3m wide along its whole length, unless the local municipality otherwise grants written consent;
- 14.5.3 the area of the panhandle portion, excluding the panhandle, shall be in accordance with the density requirements of this Scheme;
- 14.5.4 except with the written consent of the local municipality the slope of the panhandle shall not exceed 1:8;
- 14.5.5 a panhandle shall provide access only to the erf of which it forms a part as well as the property in favour of which a servitude of right of way has been registered over the panhandle, except where the local municipality otherwise determines;
- 14.5.6 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;
- 14.5.7 the registered owner of the panhandle portion shall, when required by the local municipality, erect screen walls or dense barriers along the boundaries of the panhandle to the satisfaction of the local municipality. The extent, material, design, height, position and maintenance of such

screen walls or barriers shall be to the satisfaction of the local municipality;

14.5.8 No buildings or structures except such walls and barriers envisaged in sub-clause 14.5.7 shall be erected in the panhandle.

14.6. Not more than one household, together with two other persons, or a maximum of eight (8) persons may live on a permanent basis in one dwelling unit. If the number of persons exceeds above-mentioned, written consent in terms of Clause 23 must be obtained.

15. HEIGHT OF BUILDINGS

15.1. Dwelling unit/s or residential buildings in the "Residential 1", "Residential 1 (Rural settlement)", "Residential 2" and "Rural Residential" use zone shall not exceed two (2) storeys in height, except in accordance with the written consent of the local municipality, obtained in terms of Clause 23, prior to the erection of any new building.

15.2. If a dwelling unit or residential building in the "Residential 1" and "Residential 2" use zones exceeds one (1) storey and due to the topography of the area may impair on the privacy, aesthetics or view of adjacent properties, a site development plan may be required for approval by the local municipality.

15.3. Buildings in other use zones excluding those mentioned in Clause 15.1 shall not exceed five (5) storeys in height.

15.4. No building, other than those mentioned in Clause 15.1, may exceed five (5) storeys in height, except in accordance with written consent of the local municipality obtained in terms of Clause 23, prior to the erection of new buildings or additions to existing buildings.

16. COVERAGE OF BUILDINGS

16.1. Table "C", Columns 11 and 12 contains respectively, the coverage which may be implemented on a property and the extent to which the coverage may be relaxed.

16.2. Coverage of buildings shall not exceed the coverage stipulated in Table "C" except in cases where the written consent of the local municipality in terms of Clause 23 had been obtained, and then only on condition that the total number of parking spaces required in terms of Clause 19, read together with Table "B", Column 7 can be made available.

17. FLOOR AREA RATIOS

17.1. Table "D", Columns 13 and 14 contain the floor area ratio as a ratio of the area of an erf and the extent to which the floor area ratio may be relaxed.

17.2. The floor area ratio shall apply to all new buildings and/or additions or alterations to existing buildings as set out in Table "D", Columns 13 and 14.

17.3. The floor area ratio may not be exceeded except with special consent of the local municipality obtained in terms of Clause 22 read together with Table "D", prior to the erection of new buildings or additions to existing buildings.