



**nelson mandela bay**  
M U N I C I P A L I T Y  
PORT ELIZABETH | UITENHAGE | DESPATCH

# TOWARDS A NEW LAND USE MANAGEMENT SYSTEM FOR THE NELSON MANDELA BAY MUNICIPALITY

COMPONENT 2 : DRAFT INTEGRATED ZONING SCHEME

PHASE 4 : 3<sup>RD</sup> INTERIM PROGRESS REPORT

(DRAFT FOR DISCUSSION PURPOSES ONLY)

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## 1.0 Background

The Nelson Mandela Bay Municipality embarked on a process of revising and implementing a new Land Use Management System for the Metro's area of jurisdiction. This includes the urban areas of Port Elizabeth, Uitenhage, Despatch and Motherwell, as well as the rural areas.

A minimum requirement for a new Land Use Management System for the Metro is an Integrated Zoning Scheme, as a key instrument in managing land use within the Metro's area of jurisdiction.

**The purpose of this report is to present work done to date based on certain key deliverables and milestones. This document does not reflect the final Draft Integrated Zoning Scheme but contains the following key components for discussion with interested and affected parties and obtaining relevant input, prior to finalisation of the Integrated Zoning Scheme :**

- Analysis and policy directives, with specific reference to a new Land Use Management System for the Metro
- Objectives of the Integrated Zoning Scheme
- Leading principles in drafting and visioning of a new Integrated Zoning Scheme for the Metro
- Key zoning categories
- Zonings with relevant objectives
- Primary uses and consent uses linked to specific zonings
- Definitions of primary uses and consent uses
- Development parameters for each zone, including building lines, density, height, coverage and open space requirements
- Parking requirements
- Overlay zones

Given the key elements and technical nature of the Integrated Zoning Scheme components, it is imperative that work done to date be made available for debate and a level of consensus, prior to developing the final end product. The objective is to work with current public participation structures and interested and affected parties to share a common vision and implementation strategy for the Integrated Zoning Scheme.

## 2.0 Purpose of Zoning and the Integrated Zoning Scheme

This report should be read in conjunction with the "*Phases 1, 2 and 3 Outcomes Report (Component 1 : Analysis and policy directives)*", dated February 2005.

The management, control and facilitation of land use within an urban and rural environment comprise a complex set of mechanisms and planning tools. Collectively, these land use management tools are referred to as a Land Use Management System (LUMS). The White Paper on Spatial Planning and Land Use Management clearly defines a Land Use Management System as a mechanism that includes a full spectrum of land use management mechanisms, i.e. zoning regulations, management tools, building plan approval systems, law enforcement, bylaws procedural matters, institutional arrangements, etc.

One of the key components of the Land Use Management System would be a zoning scheme, managing existing and future development rights. The zoning scheme is defined as a mechanism for recording the land use and development rights and restrictions applicable to each erf in the Municipal area and should only be amended where required for particular development (amendments include Applications for Rezoning, Departures, Consent Uses). The Integrated Zoning Scheme is therefore one of the tools in the Land Use Management System basket to build on and contribute towards a holistic system of land use management.

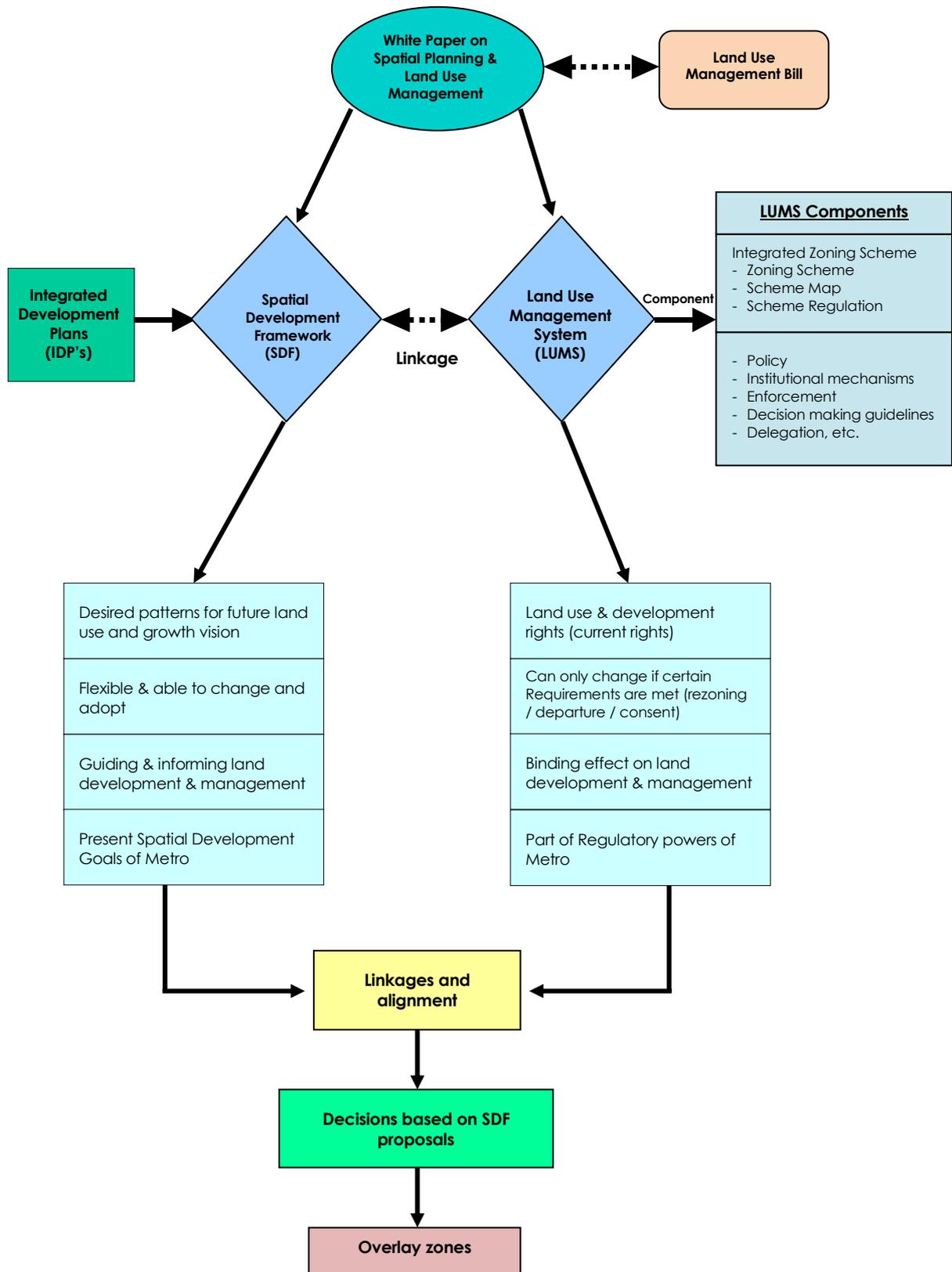
The White Paper on Spatial Planning and Land Use Management provides clear guidelines with respect to zoning scheme and land use management systems. The White Paper clearly clarifies 2 rationales for the implementation of zoning and the Integrated Zoning Scheme. Firstly, it is widely felt resistance to the idea of uncontrolled land development and the second is the commonly expressed wish to promote various types of desirable land development. The resistance to uncontrolled development is motivated by a number of key concerns. These include :

- Environmental concerns
- Health and Safety concerns
- Social Management
- Efficiency and provision of infrastructure and traffic management
- Determination and protection of property values for purpose of rating
- Aesthetic concerns

Therefore, the purpose of a Land Use Management System within the developmental environment is, as with one of its components, the zoning scheme, is to ensure effective land management through the implementation of a zoning system and management of land use rights. The zoning scheme is therefore a legal document that identifies existing development rights and obligations and should be used with other development related legislation, i.e. environment and social, to manage land use and development in the city. The zoning scheme determines use rights and provide measures for management of use rights and utilisation of land.

The Spatial Development Framework is a guiding mechanism and framework indicating spatially where future development should take place in future. Noting that the Spatial Development Framework, as a guiding tool, does not permit development rights and the zoning scheme is used as a legal mechanism to obtain development rights and land use rights through a fixed legislative procedure. Decisions on land use rights changes should ideally be based on the strategic planning guidelines, i.e. SDF's and other policies.

### Land Use Management System, Spatial Development Framework and Integrated Zoning Scheme



### 3.0 Zoning Schemes in the NMBM

With the amalgamation of the Rural Areas, Uitenhage, Despatch and Port Elizabeth, in 2000, the Nelson Mandela Metropolitan Municipality inherited twelve (12) different sets of zoning schemes. These zoning schemes are currently administered and implemented by the Municipality and in some cases delegation vests with the Department of Housing, Local Government and Traditional Affairs. These zoning schemes, some dating back to 1961, were prepared and promulgated in terms of various sets of legislation, i.e. the Land Use Planning Ordinance and the regulations promulgated in terms of the Black Communities Development Act. In many respects, these existing zoning schemes are inappropriate and outdated and therefore do not respond to current and identified future land development and conservation needs.

As a result, the existing schemes are often either not aligned with, supportive of or applicable to the various legislative requirements, strategic policies, Integrated Development Plan, Spatial Development Framework and Structure Plans administered in the Greater Nelson Mandela Metropolitan area.

The amalgamation of the four (4) Local Councils into a single administrative entity has further compounded this situation. It is clear that ongoing management of twelve different and often inappropriate zoning schemes within a single city structure is neither desirable nor sustainable. Restructuring and formation of the Nelson Mandela Metropolitan Municipality also necessitate the integration alignment of the different zoning schemes, and the need for uniformity with regard to matters of common interest. Specific reference is made to Land Use Management and Land Use Facilitation.

The diversity and complexity with respect to Land Use Management in the NMBM is not unique. The scenario prevails throughout South Africa with similar or generic problems and shortfalls. The White Paper on Spatial Planning and Land Use Management clearly summarises these problems and shortfalls relating to land use planning and management in general:

- Disparate Land Use Management Systems in Former “Race Zones”
- Old and outdated Land Use Management
- Time delays with processing of applications
- Control versus Facilitation (Land Use Management)
- Difficulty with enforcement of old Schemes

### 4.0 Objectives of the Integrated Zoning Scheme

Drafting and implementation of a New Land Use Management System for the NMBM are based on the following objectives and policy directives:

- **To facilitate and guide development in a pro-active manner**
  - Strong linkages between the Land Use Management System, the Spatial Development Framework and the Integrated Development Plan should be established

- The Land Use Management System should adopt a flexible approach to zoning which is management and development orientated rather than control orientated
- Policy matters with respect to land use management should as far as possible not be included in the Scheme Regulations. These policy matters, as a general rule, should be part of the Land Use Management System but not part of the Integrated Zoning Scheme. Inclusion or exclusion of certain policies should be decided as part of the LUMS drafting process.
  
- **To integrate the existing fragmented Land Use Management System**
  - The basis of integration of the existing Land Use Management System should be the compilation of one set of zoning scheme regulations for the Metro's area of jurisdiction
  - Integration of the Land Use Management System would include administrative and institutional integration into one holistic and coherent system and procedure
  
- **To promote public participation, capacitation and the protection of public and private interest**
  - Implement streamlined, transparent and simple procedures for applications of land use change
  - Engage in public private partnerships
  - Introduce mechanisms to make public involvement within specific areas and neighbourhoods pro-active and efficient
  - Promote capacity building within communities
  - Include normative principles in the Land Use Management System to reflect values and beliefs of communities and the inhabitants of the city
  - Create close links between applicants, decision makers and policy plans
  - Increase the role of community organisations in decision making in uncontested applications
  
- **To ensure and promote the protection of the natural and built environment**
  - Include measures and policies with respect to protection of the natural and built environment
  
- **To provide for delegation and decentralisation of power**
  - Promote decentralisation and delegation of power to officials in areas where certain policy decisions have been accepted by Council
  - Link delegation of powers to alternative zoning techniques and SDF strategies
  - Use the mechanism of delegation to speed up land use management processes and streamlining of procedures

- **To promote the principles of efficiency, integration and sustainability**
  - Make provision for zonings that will address the principles of efficiency, integration and sustainability, i.e. mixed use zones, densification and compact settlements
  - The Land Use Management System should include policies and components addressing the principles of efficiency integration and sustainability
  
- **To draft a user friendly, simplified and implementable Zoning Scheme**
  - Categorise land uses and zonings to create a standardised set of regulations that shall apply to all areas
  - Reduce the number of zonings with clear and simple definitions for all uses and definable terms
  - Implement alternative zoning approaches and mechanisms to attract and stimulate development opportunities
  - The Zoning Scheme format should lean towards the inclusive format with development parameters presented in table and matrix format
  - Compile a unified and single zoning map, zoning register and GIS base
  
- **To formulate measures for implementation, enforcement and management**
  - The Land Use Management System should include policies and mechanisms with respect to implementation and enforcement
  - Community involvement and public participation should assist in matters with respect to implementation enforcement and management
  - Streamlining and reducing the number of zones and complicated application procedures and mechanisms should reduce the need for enforcement
  - The Integrated Zoning Scheme should have clear guidelines and procedures with respect to the protection of existing rights and transitional arrangements for implementation of the new scheme. The concept of non-conforming uses should be clearly addressed.
  - The Zoning Scheme should include matters relating to delegation of authority and powers and functions of the Metro. Powers and functions of Provincial and National Departments and their effect on Land Use Management and implementation of the zoning scheme should be accommodated.

## 5.0 Principles and Urban Form

In order to meet the objectives of the Integrated Zoning Scheme as determined, a number of principles were identified and implemented as part of the drafting process. These principles aim to address future urban form and urban development through a number of key deliverables. The principles basically inform and guide detail with respect to the various zones, zoning categories and development parameters.

The following key principles guiding urban form are embedded in the Integrated Zoning Scheme:

- **Development trends and case studies**

The ever-changing demand for land use and development that accommodate modern growth trends and market forces necessitated the introduction of measures to accommodate these. Specific reference is made to the introduction of a Mixed Use Zone in areas identified by Council, especially along corridors and development nodes.

The demand for higher residential densities and integration of various land uses are further accommodated within the residential and business zones, specific reference to removal of the habitable room concept and not limiting residential densities within the Residential 3 Zone, although these densities are subject to the implementation of development parameters like onsite parking, private open space and coverage.

The preparation of the Integrated Zoning Scheme necessitated evaluating a number of case studies within the Metro as well as lessons learnt from other (new-age) scheme regulations prepared and implemented in other urban areas.

- **Development parameter priorities**

In order to achieve the desired urban form and growth management ideals, key development parameters are street building lines, height, coverage and parking. The new Integrated Zoning Scheme does not specify floor space index requirements and it is argued that controlling building lines, height and coverage with adequate on-site parking and private open space (where applicable), will adequately manage visual impact and urban form.

- **Existing development rights**

The Integrated Zoning Scheme is a combination of 12 existing zoning schemes that have been implemented over a number of years. This has established development rights in the various urban and rural areas with certain expectations and property investment trends. Accommodating and incorporating all existing development rights is not possible in revising and combining the Zoning Schemes, but these rights played a key role in the preparation of the new Scheme. Generally, the new Scheme is a lot more flexible with respect to development rights and in isolated cases, more limiting rights and parameters are proposed. Specific reference to the higher level of flexibility with the use of consent uses and expansion of definitions of primary uses in the residential and business zones.

- **Diverse land use patterns**

The Metro comprises extensive rural areas with distinct character changes, urban areas ranging from high density, single residential shelters, dominating neighbourhoods and low density rural residential areas. This diverse urban fabric, in some cases based on previous race-based development policies, have been incorporated into a uniform system of zoning and land use management guidelines.

Reference is made to the removal of the Informal Residential, Residential 4 or so-called “shelters” zonings and incorporating this under Residential 1 Zone with specific conditions.

- **Format**

The general formats used for zoning schemes are as diverse as the areas for which it is applicable. The objective was to create a format that will be easily accessible to the general public and at the same time provide a “1 page” per zoning concept.

This includes the relative zoning category, zoning, general purpose, objective of the zoning, primary use, primary use definition, consent uses and development parameters for each of the zonings.

- **Consistency and alignment of terminology**

A key component of stream-lining and simplifying the Zoning Scheme, is to use consistent terminology in definitions, consent uses and primary uses. Primary use terminology is basically descriptive and terms generally used and associated with this specific zoning.

- **Flexibility within zones**

In order to stream-line land use change processes and reduce administrative time delays in land use change applications, a high level of flexibility within a specific zone has been accommodated through expanded definitions and the increased number of consent uses. The aim of this is to limit change of zones outside a specific land use category.

- **Hierarchy of zones and levels of land use intensity**

One of the main principles in drafting the Integrated Zoning Scheme was to ensure that levels of land use intensity be encapsulated in the various zones within a specific land use category. Therefore, the increase in land use intensity is accommodated by zonings higher up in the specific land use category order. This makes provision for i.e. general business, limited business and offices within the business land use category. Similarly, dwelling unit, group housing and general residential building falls within the residential land use category. Although flexibility of land uses within a specific zone has been greatly expanded, once a specific development threshold is reached, rezoning to a higher order zoning is necessary.

- **Zoning objectives**

Objectives for each of the land use categories and zonings are included to provide a guide and explanation of the objective of the specific zoning. These objectives do not form part of the primary uses or definitions, but merely serves as a tool to position the specific zoning within the land use management environment. Alignment of Spatial Development Framework Plans and Policy Plans should generally be informed by these objectives, although not limited to.

- **Flexibility within development parameters**

As indicated, the development parameters for the new Zoning Scheme do not make provision for floor space index and prioritises building lines, height, coverage, parking and open space requirements. In most of the cases, height and minimum erf sizes are flexible by a specific Council decision. Again, the height requirements should be determined as part of an overall height policy plan based on location and not necessarily zonings, for the greater Metro.

- **Alignment with SDP's and overlay zones**

The overlay zone concept is introduced in the Scheme to provide for and establish specific linkages between strategic planning exercises, i.e. Spatial Development Frameworks, Policy Plans and Principles of Sustainability within the Zoning Scheme. The overlay zones provide a mechanism for land use management whereby Council may give effect to specific guidelines contained in these Spatial Development Frameworks or Policy Plans. These guidelines could promote, require the limitation of land use types, stipulate more or less restrictive development rules, or specific development rules. In addition, the overlay concept provides a mechanism to elevate specific policy guidelines as approved by Council, to land use regulations. Noting that the overlay zones do not replace underlying, existing zonings.

A number of overlay zoning categories can be introduced, with specific reference to the promoting of particular types of development, urban form, landscape character, environmental features, heritage values, development incentives or areas for strategic intervention.

Refer to Paragraph 11.0.

- **Land use management policy**

The purpose of the Zoning Scheme is to act as an instrument for the implementation of land use policy applicable to the Metro. Land use policy refers to Spatial Development Frameworks, Local Spatial Development Frameworks and other policy plans as approved by the Metro. These policy plans and frameworks act as guiding principles to inform decision making. On the other hand, the Zoning Scheme acts as legal mechanism to affect these land use changes, i.e. Rezoning, Departures, etc. Based on this principle, a collective decision was taken to limit the inclusion of policy matters on future land use management in the Zoning Scheme. As part of the Zoning Scheme, a number of policy matters directly relating to development parameters and their implementation will be included.

## **6.0 Policy and Legislative Guidelines**

Drafting of a new Integrated Zoning Scheme is based on the problem statement and status quo within the Metro, the objectives as outlined and a number of key legislative guiding principles, specifically and directly linked to this project are the :

- Development Facilitation Act and Chapter 1 Principles
- Municipal Systems Act and stipulations regarding the preparation of Spatial Development Frameworks
- The White Paper on Spatial Planning and Land Use Management with an introduction of the principles and norms for land use management. The White Paper provides guidance and detail with respect to the principles of sustainability, equality, efficiency, integration and fair and good Governance.
- The Land Use Management Bill further incorporates the preparation of land use schemes as a critical tool to give effect to Integrated Development Plans and Spatial Development Frameworks of a specific Municipality. The Bill further outlines the detail of zoning schemes and again reiterates its objective to manage individual land portion rights.

The work done to date for the NMBM Integrated Zoning Scheme incorporates the various principles and objectives of the relevant legislation and National policy guidelines.

## **7.0 Public Participation Structures and Way Forward**

Work done to date and as presented in this and previous reports reflect input from various participation structures within and outside the Metro. These structures include, but are not limited to :

- Project Steering Committee
- IZS Working Group
- Ward Committees
- Land and Housing Portfolio Committee
- Mayoral Committee
- Registered interested and affected parties

This report serves as an interim document for discussion purposes prior to finalisation of the Integrated Zoning Scheme. Input would be required from various interested and affected parties to assist the process and ensure transparency and exchange of information and expertise.

The following key participation milestones is envisaged over the next 2 months :

- Presentation and workshop with South African Planning Institution (SAPI), representing the professional planners from the Metro
- Afford SAPI members the opportunity to provide input and contributions
- Advertise the Draft Document in the local press, inviting members of the public and interested parties to comment
- Present the Draft Document at a public forum as part of the advertising period
- Collate and assess all input and comment and incorporate input where possible
- Table amended Draft Document to Council for an in principle decision

➤ **Implementation and phasing**

Given the implications and complexity of introducing a new Integrated Zoning Scheme for the Metro, it is envisaged that a 6 month implementation period be launched once in principle support has been obtained from Council. During this phase, processes would be put in place to monitor existing applications in terms of the existing Zoning Scheme Regulations and test and evaluate these land use change applications against the provisions of the new Integrated Zoning Scheme. The new Integrated Zoning Scheme will only come into affect once Council is satisfied that the new Zoning Scheme Regulations would be able to fulfil and improve the role of the existing 12 zoning schemes.

➤ **Legal input and evaluation**

The document as presented is still subject to legal scrutiny and evaluation by the NMBM's Legal Department. Specific reference is made to measure and regulations pertaining to implementation, non-conforming uses, legislative requirements and conflicts, conflict with existing use rights, law enforcement and administrative procedures.

➤ **Integrated Zoning Scheme components**

A zoning scheme, as defined in the Land use Planning Ordinance, comprise the Scheme Regulation Document, a Map and Register. As part of the 6 month implementation period, and in consultation with the Metro's Legal Advisors, the existing zoning maps will be amalgamated and standardised to adhere to the new zonings and land use categories. Mechanisms for transition and implementation of a cross-over registry system will be implemented and finalised.

## **8.0 Zoning, Primary Uses and Consent Uses (Summary)**

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LAND USE CATEGORY	ZONING	PRIMARY USE	CONSENT USE
<b>Residential</b>	Residential Zone 1	Dwelling Unit	<ul style="list-style-type: none"> <li>• Additional Dwelling Unit</li> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Shelters</li> <li>• Social Facility</li> <li>• Tavern</li> </ul>
	Residential Zone 2	Group Housing	<ul style="list-style-type: none"> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Retirement Village</li> <li>• Social Facility</li> <li>• Support Facility</li> </ul>
	Residential Zone 3 (Subzone A, B & C)	General Residential	<ul style="list-style-type: none"> <li>• Hotel</li> <li>• Place of Assembly</li> <li>• Retirement Village</li> <li>• Social Facility</li> <li>• Support Facility</li> </ul>
	Residential Zone 4	Rural Residential	<ul style="list-style-type: none"> <li>• Additional Dwelling Unit</li> <li>• Conference Facility</li> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Nursery</li> <li>• Restaurant</li> <li>• Social Facility</li> <li>• Tourist Facility</li> </ul>
<b>Business</b>	Business Zone 1	General Business	<ul style="list-style-type: none"> <li>• Adult Entertainment</li> <li>• Builders Yard</li> <li>• Funeral Parlour</li> <li>• Garage</li> <li>• Liquor Outlet</li> <li>• Outdoor Storage</li> <li>• Scrap Yard</li> <li>• Warehouse</li> </ul>
	Business Zone 2	Limited Business	<ul style="list-style-type: none"> <li>• Adult Entertainment</li> <li>• Conference Facility</li> <li>• Drive-thru Restaurant</li> <li>• Funeral Parlour</li> <li>• Hotel</li> <li>• Liquor Outlet</li> <li>• Place of Entertainment</li> <li>• Restaurant</li> <li>• Social Facility</li> </ul>

LAND USE CATEGORY	ZONING	PRIMARY USE	CONSENT USE
<b>Business</b>	Business Zone 3	Office	<ul style="list-style-type: none"> <li>• Display Area</li> <li>• General Residential</li> <li>• Guest House</li> <li>• Restaurant</li> <li>• Social Facility</li> <li>• Storage</li> </ul>
	Business Zone 4	Mixed Use	NONE
<b>Industrial</b>	Industrial Zone 1	Industry	<ul style="list-style-type: none"> <li>• Noxious Use</li> </ul>
	Industrial Zone 2	Light Industry	<ul style="list-style-type: none"> <li>• Builders Yard</li> <li>• Limited Business</li> <li>• Outdoor Storage</li> <li>• Place of Entertainment</li> <li>• Warehouse</li> </ul>
	Industrial Zone 3	Mining	<ul style="list-style-type: none"> <li>• Mining Industry</li> </ul>
<b>Community</b>	Community Zone 1	<ul style="list-style-type: none"> <li>• Place of Worship</li> <li>• Place of Education</li> <li>• Place of Assembly</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Institution</li> </ul>
	Community Zone 2	Authority Use	Any other use as determined by Council, except Noxious Use
<b>Open Space</b>	Open Space Zone 1	Public Open Space	<ul style="list-style-type: none"> <li>• Cemetery</li> </ul>
	Open Space Zone 2	Private Open Space	<ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Sport Facility</li> <li>• Telecommunication Tower</li> </ul>
	Open Space Zone 3	Nature Reserve	<ul style="list-style-type: none"> <li>• Tourist Facility</li> </ul>
<b>Transport</b>	Transport Zone 1	Public Streets & Parking	<ul style="list-style-type: none"> <li>• Bus Depot</li> <li>• Street trading</li> <li>• Taxi Facility</li> </ul>
	Transport Zone 2	Transport Use	Any other use as determined by Council, except Noxious Use
	Transport Zone 3	Private Roads & Parking	
<b>Agriculture</b>	Agriculture Zone	Agriculture	<ul style="list-style-type: none"> <li>• Additional Dwelling Unit</li> <li>• Agricultural Industry</li> <li>• Conference Facility</li> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Nursery</li> <li>• Restaurant</li> <li>• Social Facility</li> <li>• Tourist Facility</li> </ul>
<b>Resorts</b>	Resort Zone	Resort	<ul style="list-style-type: none"> <li>• Conference Facility</li> <li>• Hotel</li> <li>• Place of Entertainment</li> <li>• Tourist facility</li> </ul>

## **9.0 Zoning Categories and Development Parameters**

Please turn over.

ZONING CATEGORY : RESIDENTIAL				ZONING : RESIDENTIAL ZONE 1		PURPOSE : SINGLE RESIDENTIAL						
Objective				Primary Use and Definition				Consent Use				
<ul style="list-style-type: none"> <li>• Use of Land for Single Residential purposes</li> <li>• Protection of the quality and character of residential neighbourhoods and the well-being of its citizens.</li> <li>• Limit multiple use of buildings to minimize adverse impact on the residential environment.</li> <li>• Densities that are compatible with existing surrounding Land Uses and are generally situated inside the Urban Edge</li> <li>• Site sizes to be guided by relevant subdivision / densification policy</li> </ul>				<p><i>Dwelling unit</i></p>		<p>Means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and permits the letting on a permanent basis of a part of the dwelling unit to not more than 4 persons.</p>				<ul style="list-style-type: none"> <li>• <i>Additional Dwelling Unit</i></li> <li>• <i>Crèche</i></li> <li>• <i>Guest House</i></li> <li>• <i>Home Enterprise</i></li> <li>• <i>Shelters</i></li> <li>• <i>Social Facility</i></li> <li>• <i>Tavern</i></li> </ul>		
DEVELOPMENT PARAMETERS												
Building Lines				Density	Minimum Erf Size	Height	Coverage		Parking	Private Open Space		
Street		Lateral & Rear										
Erven < 350m <sup>2</sup>	1m	Erven < 350m <sup>2</sup>	1 m on 1 boundary	1 Dwelling unit per erf or cadastral unit and 1 Additional Dwelling Unit subject to Council's Consent.	<ul style="list-style-type: none"> <li>• In line with erf sizes and character of surrounding area</li> <li>OR</li> <li>• Subject to Council's policy on minimum erf sizes for the specific area</li> </ul>	8,5 m	Erven < 350m <sup>2</sup>	80%	Refer to parking regulations	No minimum requirement		
Erven between 351 to 599m <sup>2</sup>	3m	Erven between 351 to 599m <sup>2</sup>	1m				Erven between 351 to 599m <sup>2</sup>	70%				
Erven > 600m <sup>2</sup>	5m	Erven > 600m <sup>2</sup>	1.5m				Erven > 600m <sup>2</sup>	60%				

ZONING CATEGORY : RESIDENTIAL		ZONING : RESIDENTIAL ZONE 2		PURPOSE : MEDIUM DENSITY RESIDENTIAL			
Objective		Primary Use and Definition			Consent Use		
<ul style="list-style-type: none"> <li>• Medium Density Residential Development up to a maximum density of 50 units per hectare.</li> <li>• Use of land for the purposes of harmonious architectural designed development, sharing common areas such as roads and open space.</li> <li>• Residential developments of a medium scale and limited height and it could be single, semi-detached, row or linked residential units, including Retirement Complexes.</li> <li>• Limited non-residential uses to protect the residential character.</li> <li>• Density compatible with surrounding character.</li> </ul>		<i>Group Housing</i>	Means a group of separate and/or linked dwelling units, designed , planned and built as a harmonious architectural entity and includes communal open space, public and/or private roadway, of which every dwelling unit has a ground floor and such dwelling units may be cadastrally subdivided.		<ul style="list-style-type: none"> <li>• Crèche</li> <li>• Guest House</li> <li>• Home Enterprise</li> <li>• Retirement Village</li> <li>• Social Facility</li> <li>• Support Facility</li> </ul>		
DEVELOPMENT PARAMETERS							
Building Lines		Density	Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear						
<ul style="list-style-type: none"> <li>• 5 m along existing streets</li> </ul>	<ul style="list-style-type: none"> <li>• 1.5 m along outer boundary</li> </ul>	<ul style="list-style-type: none"> <li>• 30 Dwelling Units / ha in all cases</li> </ul>	No limit or as determined by Council	8,5 m	70%	Refer to parking regulations	Communal open space - 60m <sup>2</sup> / unit (landscaped)
<ul style="list-style-type: none"> <li>• 2 m along internal streets</li> </ul>	<ul style="list-style-type: none"> <li>• 1 m along internal boundary</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in density to 50 Dwelling Units / ha subject to gross density of surrounding residential erven not exceed a factor of 3</li> </ul>					

ZONING CATEGORY : RESIDENTIAL		ZONING : RESIDENTIAL ZONE 3 (Subzone A, B & C)			PURPOSE : HIGH DENSITY RESIDENTIAL		
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>		
<ul style="list-style-type: none"> <li>High Density Residential Developments with a density of more than 30 units per hectare.</li> <li>Residential developments of medium to large scale that can consist of multiple stories or levels.</li> <li>Areas identified for densification and high intensity Mixed Use, including areas along major corridors and business nodes.</li> <li>Residential development in this category can include flats, boarding house and hotels.</li> </ul>		<i>General Residential</i> Means a building for human habitation, together with such outbuildings as are normally used therewith, and includes a boarding house, backpackers facility, residential rooms, guest house, children's home, hostel, group housing, flats, but excludes hotels and a retirement village.			<ul style="list-style-type: none"> <li>Hotel</li> <li>Place of Assembly</li> <li>Retirement Village</li> <li>Social Facility</li> <li>Support Facility</li> </ul>		
DEVELOPMENT PARAMETERS							
Building Lines (all subzones)		Density (all subzones)	Minimum Erf Size (all subzones)	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear						
5 m	<ul style="list-style-type: none"> <li>3 m or 0.3 of height, whichever is greater to a maximum of 10m.</li> </ul>	No density limit, subject to all other development parameters	No limit or as determined by Council	<u>Subzone A</u> 0-3 storeys	<u>Subzone A</u> 60%	Refer to parking regulations	<u>Subzone A</u> 25%
	<ul style="list-style-type: none"> <li>5 m or 0.5 of height, whichever is greater to a maximum of 10 m – abutting single residential or medium residential use (Residential Zone I &amp; II)</li> </ul>			<u>Subzone B</u> 4-6 storeys	<u>Subzone B</u> 55%		<u>Subzone B</u> 30%
				<u>Subzone C</u> 7+ storeys	<u>Subzone C</u> 50%		<u>Subzone C</u> 35%
							Functional open space and landscaped

ZONING CATEGORY : RESIDENTIAL		ZONING : RESIDENTIAL ZONE 4			PURPOSE : RURAL RESIDENTIAL		
Objective		Primary Use and Definition			Consent Use		
<ul style="list-style-type: none"> <li>• Areas with a predominantly rural character and generally, situated outside the Urban Edge.</li> <li>• Provide for activities in keeping with the rural character of the area and distinctly different to agriculture or commercial farming.</li> <li>• Provision for land use not regarded as Bona Fide agriculture land by the Department of Agriculture, generally agricultural smallholdings with a distinctively lower density than residential development within the Urban Edge.</li> <li>• Permitting uses in line with rural activity i.e. keeping of animals and small scale cultivation.</li> </ul>		<i>Rural Residential</i>	Means land used for rural living and agricultural purposes on a limited basis, and excludes agricultural industries, intensive agriculture and agricultural uses that have a negative effect on the character of the surrounding area.		<ul style="list-style-type: none"> <li>• <i>Additional Dwelling Unit</i></li> <li>• <i>Conference facility</i></li> <li>• <i>Crèche</i></li> <li>• <i>Guest House</i></li> <li>• <i>Home Enterprise</i></li> <li>• <i>Nursery</i></li> <li>• <i>Restaurant</i></li> <li>• <i>Social Facility</i></li> <li>• <i>Tourist facility</i></li> </ul>		
DEVELOPMENT PARAMETERS							
Building Lines		Density	Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear						
5 m	<ul style="list-style-type: none"> <li>• 3 m – residential uses</li> <li>• 10 m – agriculture related structures</li> </ul>	1 Dwelling unit per erf and 1 Additional Dwelling Unit subject to Council's Consent.	Subject to Council's policy on minimum erf sizes or in line with erf sizes and character of surrounding area.	8.5 m	20%	Refer to parking regulations	No minimum requirement

LAND USE CATEGORY : BUSINESS		ZONING : BUSINESS ZONE 1		PURPOSE : HIGH INTENSITY BUSINESS		
<b>Objective</b>		<b>Primary Use and Definition</b>		<b>Consent Use</b>		
<ul style="list-style-type: none"> <li>The variety of Business and related land use types representing the needs within a sub-regional and regional context.</li> <li>Generally located within the existing strong commercial nodes, Central Business District and areas identified for a wide range of Commercial uses.</li> <li>Possible provision for inclusion of light manufacturing, storage and goods handling.</li> </ul>		<i>General Business</i>	Means land or a building used to conduct a business and includes a shop, office, restaurant, medical use, place of worship, place of assembly, place of instruction, general residential, parking and access, hotel, guest house, car wash, drive-thru restaurant, place of entertainment or conference facility.	<ul style="list-style-type: none"> <li>Adult Entertainment</li> <li>Builders Yard</li> <li>Funeral Parlour</li> <li>Garage</li> <li>Liquor Outlet</li> <li>Outdoor Storage</li> <li>Scrap Yard</li> <li>Warehouse</li> </ul>		
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
0 m	0 m	No limit	12 m or as determined by Council	<ul style="list-style-type: none"> <li>Business – 100%</li> <li>Residential – 70%</li> </ul>	Refer to parking regulations	25% - Functional open space and landscaped for residential component

LAND USE CATEGORY : BUSINESS		ZONING : BUSINESS ZONE 2			PURPOSE : LOW INTENSITY BUSINESS	
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>	
<ul style="list-style-type: none"> <li>Business uses, including shops and offices to be accommodated on neighbourhood level and in residential areas.</li> <li>Provision for a variety of land uses for convenient shopping and associated requirements, restricting high impact uses, i.e. Warehousing, garage, workshops.</li> <li>Development can be restricted with respect to height and scale, limiting overall impact on surrounding softer land uses, i.e. Residential and community facilities.</li> </ul>		<i>Limited Business</i>	Means land or a building used to conduct a business, but limited to offices, shops or general residential uses.		<ul style="list-style-type: none"> <li>Adult Entertainment</li> <li>Conference Facility</li> <li>Drive-thru Restaurant</li> <li>Funeral Parlour</li> <li>Hotel</li> <li>Liquor Outlet</li> <li>Place of Entertainment</li> <li>Restaurant</li> <li>Social Facility</li> </ul>	
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
0 m	<ul style="list-style-type: none"> <li>0 m – abutting non residential use</li> <li>3 m – abutting residential use</li> </ul>	No limit	12 m or as determined by Council	70%	Refer to parking regulations	25% - Functional open space and landscaped for residential component

LAND USE CATEGORY : BUSINESS		ZONING : BUSINESS ZONE 3			PURPOSE : OFFICE	
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>	
<ul style="list-style-type: none"> <li>Specifically restricting land use for office purposes to protect the character of certain areas.</li> <li>Can act as a buffer between high/ low intensity business and residential components.</li> <li>Provision, as a content use, is made to accommodate small display or showroom areas generally associated with the predominant use i.e. Office.</li> </ul>		<i>Office</i>	Means a building used only for professional, clerical or administrative work and includes medical uses.		<ul style="list-style-type: none"> <li><i>Display Area</i></li> <li><i>General residential</i></li> <li><i>Guest House</i></li> <li><i>Restaurant</i></li> <li><i>Social Facility</i></li> <li><i>Storage</i></li> </ul>	
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
5 m or 0.3 of height, whichever is greater to a maximum of 10m.	3 m or 0.3 of height, whichever is greater to a maximum of 10m	No limit	12 m or as determined by Council	70%	Refer to parking regulations	25% - Functional open space and landscaped for residential component

LAND USE CATEGORY : BUSINESS		ZONING : BUSINESS ZONE 4		PURPOSE : MIXED USE		
Objective		Primary Use and Definition			Consent Use	
<ul style="list-style-type: none"> <li>• Areas specifically earmarked and identified for mixed uses along corridors and intensity zones.</li> <li>• Excludes hard impact uses i.e. warehousing, garages, workshops, light manufacturing.</li> <li>• A variety of mixed uses to be accommodated with specific reference to retail, office, high density residential and other complimentary activities.</li> <li>• This zone should be directly linked to the SDF, LSDF or policy plan proposals with respect to mixed use corridors and areas specifically designated for this purpose, i.e. Overlay Zones</li> </ul>		<i>Mixed use</i>	Means land, a building or facility designed as an architectural entity for a combination of land uses limited to general residential buildings, limited business and/or offices based on development parameters, land use combination and design parameters as determined by Council with a residential component of at least 30% of the floor area of the total development, as a minimum requirement.		None	
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	No limit	12 m or as determined by Council	100% or as determined by Council	Refer to parking regulations	25% - Functional open space and landscaped for residential component

LAND USE CATEGORY : INDUSTRIAL		ZONING : INDUSTRIAL ZONE 1		PURPOSE : GENERAL INDUSTRIAL		
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>	
<ul style="list-style-type: none"> <li>The use of land for manufacturing purposes and general industrial and light industrial activity.</li> <li>Provision in this zone can be made for non-industrial activity but these should not compromise the general use of the land for industrial purpose.</li> <li>It is accepted, given the intensive nature of industrial activity, that this land use could generate negative impact on adjacent properties and the immediate environment.</li> <li>Noxious uses and risk industries allowed within this land use subject to Council's Special Consent and all other relevant legislative requirements.</li> </ul>		<i>Industry</i>	Means land or a building used as a factory in which an article or part of such article is made, manufactured, produced, built, assembled, compiled, printed, ornamented, processed, treated, adapted, repaired, renovated, rebuilt, altered, painted, polished, finished, cleaned, dyed, washed, broken up, disassembled, sorted, packed, chilled, frozen or stored and includes an abattoir, scrap yard, garage and generation of electricity for the industrial uses on the site and further includes offices, caretakers quarters, shop, general business or any other use directly related to the industry, but does not include a noxious use, residential or institutional uses.		<ul style="list-style-type: none"> <li>Noxious Use</li> </ul>	
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
0 m	<ul style="list-style-type: none"> <li>0 m</li> <li>5 m or 0.5 of height, whichever is greater to a maximum of 10 m – abutting single residential or medium residential use (Residential Zone I &amp; II)</li> </ul>	No limit	No restriction or as determined by Council	100%	Refer to parking regulations	No minimum requirement

LAND USE CATEGORY : INDUSTRIAL		ZONING : INDUSTRIAL ZONE 2		PURPOSE : LIGHT INDUSTRIAL		
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>	
<ul style="list-style-type: none"> <li>The use of land for light industrial purposes with limited impact on surrounding areas.</li> <li>Manufacturing activities that are not necessarily situated in a demarcated industrial area, but in an area designated for light industrial purposes by a SDF, Policy plan, Overlay Zone or IDZ.</li> <li>High-tech Industrial, manufacturing and office parks.</li> <li>Specialized industrial areas within strict environmental, aesthetic and pollution-controlled environments.</li> </ul>		<i>Light Industry</i>	Means land or a building used for the activities as defined for industrial but excludes an abattoir, an electricity generating facility, general business and activities that generate noise and pollution, as determined by Council.		<ul style="list-style-type: none"> <li>Builders Yard</li> <li>Limited Business</li> <li>Outdoor Storage</li> <li>Place of Entertainment</li> <li>Warehouse</li> </ul>	
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
0 m	<ul style="list-style-type: none"> <li>0 m</li> <li>5 m or 0.5 of height, whichever is greater to a maximum of 10 m – abutting single residential or medium residential use (Residential Zone I &amp; II)</li> </ul>	No limit	No restriction or as determined by Council	80%	Refer to parking regulations	No minimum requirement

LAND USE CATEGORY : INDUSTRIAL		ZONING : INDUSTRIAL ZONE 3		PURPOSE : MINING		
<b>Objective</b>		<b>Primary Use and Definition</b>		<b>Consent Use</b>		
<ul style="list-style-type: none"> <li>The use of land for mining, extraction of minerals and raw materials.</li> <li>Includes industrial and associated activities directly connected and incidental to the mining and mineral extraction operations.</li> </ul>		<i>Mining</i>	Means an enterprise which practices the extraction of raw materials from the earth, whether by means of surface or underground methods, including stone, sand, clay, coulee, ores, minerals or precious stones and includes buildings connected with such operations but does not include manufacturing, industrial activity or mining industries.	<ul style="list-style-type: none"> <li><i>Mining Industry</i></li> </ul>		
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	No limit	No restriction or as determined by Council	20%	Refer to parking regulations	No minimum requirement

LAND USE CATEGORY : COMMUNITY		ZONING : COMMUNITY ZONE 1		PURPOSE : INSTITUTIONS		
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>	
<ul style="list-style-type: none"> <li>Provision of a wide range of community facilities including institutions and education and places of worship.</li> <li>Location of these uses should give consideration to the character of surrounding environment and adequate provision for access.</li> <li>Institutions include health care facilities, facilities for social welfare and physical health, such as nursing homes and clinics.</li> </ul>		<ul style="list-style-type: none"> <li><i>Place of Worship</i></li> <li><i>Place of Education</i></li> <li><i>Place of Assembly</i></li> </ul>	<p>Means land or a building used as a church, sinner block, mosque, temple, chapel or facility for practising religion or devotion and includes uses directly related thereto, but does not include a funeral parlour.</p> <p>Means land or a building used as a crèche, nursery school, school, college, technical institution, university, academy, lecture hall, monastery, convent, public library, art gallery, museum or other such facility which is utilised for education purposes and includes facilities directly related thereto.</p> <p>Means a building used for gatherings, meetings and include a public hall, a hall for social functions, a music hall, a concert hall, an exhibition hall, a public art gallery or a town or civic centre.</p>	<ul style="list-style-type: none"> <li><i>Funeral Parlour</i></li> <li><i>Institution</i></li> </ul>		
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
5 m	<ul style="list-style-type: none"> <li>1.5 m</li> <li>3 m abutting residential uses (Residential Zone I, II and III)</li> </ul>	No limit	12 m or as determined by Council	60%	Refer to parking regulations	No minimum requirement

LAND USE CATEGORY : COMMUNITY		ZONING : COMMUNITY ZONE 2		PURPOSE : AUTHORITY USES		
<b>Objective</b>		<b>Primary Use and Definition</b>		<b>Consent Use</b>		
<ul style="list-style-type: none"> <li>Land reserved for uses normally undertaken by National, Provincial and Municipal Government, providing a service to the general public (museum and places of cultural significance and heritage).</li> <li>Land owned by organs of state including infrastructure, utilities and public amenities which do not qualify for inclusion into any other zone, i.e. electrical sub-stations, waste water treatment works, landfill sites, cemeteries &amp; crematorium</li> <li>Including land uses relating to public services, i.e. Police Services , Correctional Facilities, Fire protection, special uses that is not compatible within a single residential environment</li> </ul>		<i>Authority Use</i>	Means a use which is practised by the organs of State and a public body, but which can not be classified under other uses in this Scheme, including : military training centres, installations, police, jails, road stations, road camps, Council uses, such as fire services, sewerage plants, dumping grounds, reservoirs, composting installations, water purification works, electrical substations, community facilities, municipal clubs, municipal storage facilities and museums, and uses excluded and included in the definition of "Institution".	Any other use as determined by Council, except Noxious Use		
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	No limit	No restriction or as determined by Council	Site and Development Specific as imposed by Council	Refer to parking regulations	No minimum requirement

LAND USE CATEGORY : OPEN SPACE		ZONING : OPEN SPACE ZONE 1		PURPOSE : PUBLIC OPEN SPACE		
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>	
<ul style="list-style-type: none"> <li>Land for the provision of active and passive recreational areas on public owned land.</li> <li>Generally to promote public recreation, enhance aesthetical appearance and promote the maintenance of a functional open space system.</li> <li>Land for protection of heritage resources and cultural activities</li> </ul>		<i>Public open space</i>	Means land of which the ownership vests with Council or any other public authority, and is used as an open area, park, garden, picnic area, playground, public sports facility, beach, recreation ground or square.		<ul style="list-style-type: none"> <li><i>Cemetery</i></li> </ul>	
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	No limit	Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	Refer to parking regulations	Not applicable

LAND USE CATEGORY : OPEN SPACE		ZONING : OPEN SPACE ZONE 2		PURPOSE : PRIVATE OPEN SPACE		
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>	
<ul style="list-style-type: none"> <li>Land for the provision of active and passive recreational areas on private owned land.</li> <li>Generally to promote private recreation, enhance aesthetical appearance and promote the maintenance of a functional open space system.</li> </ul>		<i>Private open space</i>	Means land which is privately owned, and is used as an open area, park, garden, playground, recreation ground or square and can form part of a residential development.		<ul style="list-style-type: none"> <li>Cemetery</li> <li>Sport Facility</li> <li>Telecommunication Tower</li> </ul>	
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	No limit	Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	Refer to parking regulations	Not applicable

LAND USE CATEGORY : OPEN SPACE		ZONING : OPEN SPACE ZONE 3		PURPOSE : CONSERVATION		
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>	
<ul style="list-style-type: none"> <li>The use of land for conservation and natural areas.</li> <li>Include statutory and non-statutory conservation areas and provision for these land uses.</li> <li>Protection of the natural environment and for conservation purposes for areas which is regarded as conservation worthy, including the PE MOSS.</li> </ul>		<i>Nature reserve</i>	Means land used for the conservation and protection of natural areas, whether publicly or privately owned, or which has been declared a nature park or reserve and includes a game park, reserve for fauna and flora and includes buildings and facilities directly related to management of the conservation area or nature reserve, inclusive of facilities for day visitors, but does not include overnight accommodation and tourist facilities.		<ul style="list-style-type: none"> <li><i>Tourist Facility</i></li> </ul>	
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	No limit	Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	Refer to parking regulations	Not applicable

LAND USE CATEGORY : TRANSPORT		ZONING : TRANSPORT ZONE 1		PURPOSE : PUBLIC STREETS & PARKING		
<b>Objective</b>		<b>Primary Use and Definition</b>		<b>Consent Use</b>		
<ul style="list-style-type: none"> <li>Land use for the purpose of providing infrastructure for public use, including motorised/non-motorised transport (road ways).</li> <li>Including uses generally associated with the primary uses in this zone.</li> </ul>		<i>Public Streets &amp; parking</i> Means land indicated on an approved plan, diagram or map as having been set aside as a public through-way for motorised or non-motorised vehicles of which the ownership as such vests with the Municipality or any other public authority or have been assigned as such by any law and includes land used for parking purposes to the general public.		<ul style="list-style-type: none"> <li>Bus Depot</li> <li>Street Trading</li> <li>Taxi Facility</li> </ul>		
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	Not applicable	Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	Not applicable	Not applicable

LAND USE CATEGORY : TRANSPORT		ZONING : TRANSPORT ZONE 2		PURPOSE : TRANSPORT FACILITIES		
Objective		Primary Use and Definition			Consent Use	
<ul style="list-style-type: none"> <li>To accommodate railway, harbour and airport facilities and associated uses for the benefit of the public, including uses normally associated with these activities.</li> </ul>		<i>Transport Use</i>	Means land or buildings used for the operation of a service for the benefit of the public providing for transportation of goods or passengers by rail, air, sea, road or pipeline and any uses ancillary thereto which are directly related or incidental to the service of the interest of the commuting public, including communication networks, stations, harbours, transportation amenities and facilities, warehouses, container parks, workshops, offices, shops, recreational, business and residential uses.		Any other use as determined by Council, except Noxious Use	
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
0 m	<ul style="list-style-type: none"> <li>0 m – abutting non-residential use</li> <li>3 m – abutting residential use</li> </ul>	No limit or as determined by Council	No limit or as determined by Council	100%	Refer to parking regulations	Not applicable

LAND USE CATEGORY : TRANSPORT		ZONING : TRANSPORT ZONE 3		PURPOSE : PRIVATE ROADS & PARKING		
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>	
<ul style="list-style-type: none"> <li>Use of land for private access and private roads, including private parking facilities.</li> <li>Generally associated with private residential estates and group housing facilities.</li> </ul>		<i>Private Roads &amp; Parking</i>		Means land which is privately owned, which is used for passage or parking of motorised or non-motorised vehicles, but excludes public street and private open space.		
DEVELOPMENT PARAMETERS						
Building Lines		Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear					
Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	Not applicable	Site and Development Specific as imposed by Council	Site and Development Specific as imposed by Council	Refer to parking regulations	Not applicable

LAND USE CATEGORY : AGRICULTURE		ZONING : AGRICULTURE ZONE			PURPOSE : AGRICULTURE		
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>		
<ul style="list-style-type: none"> <li>To provide for the use of land for the purposes of Bonifay agricultural production and for sustainable agricultural units.</li> <li>Preserving suitable agricultural land by imposing stricter control for subdivision of land for small holding purposes.</li> <li>Provide for land to be developed and buildings erected for the reasonable and ordinary use of buildings that is generally associated with Bonifay agricultural purposes.</li> </ul>		<i>Agriculture</i>	Means the cultivation and/or utilisation of land for crops and plants, the keeping and breeding of animals, the utilisation of the natural veld or land on a limited or extensive basis and includes only such activities and buildings directly related to the main farming activities.		<ul style="list-style-type: none"> <li><i>Additional Dwelling Unit</i></li> <li><i>Agricultural industry</i></li> <li><i>Conference facility</i></li> <li><i>Crèche</i></li> <li><i>Guest House</i></li> <li><i>Home Enterprise</i></li> <li><i>Nursery</i></li> <li><i>Restaurant</i></li> <li><i>Social Facility</i></li> <li><i>Tourist facility</i></li> </ul>		
DEVELOPMENT PARAMETERS							
Building Lines		Density	Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear						
10 m	10 m	1 Dwelling unit per erf and 1 Additional Dwelling Unit subject to Council's Consent.	Subject to Council's policy on minimum erf sizes or in line with erf sizes and character of surrounding area.	12 m	20%	Refer to parking regulations	Not applicable

LAND USE CATEGORY : RESORTS		ZONING : RESORT ZONE			PURPOSE : RESORT		
<b>Objective</b>		<b>Primary Use and Definition</b>			<b>Consent Use</b>		
<ul style="list-style-type: none"> <li>The use of land for the purpose of short term tourism accommodation, including caravan parks, chalets, mobile dwellings etc.</li> <li>The use of land for purposes and purposes aligned towards utilising the aesthetic and bio-physical qualities of the area</li> </ul>		<i>Resort</i>	Means land or a building used for the purposes of short term tourist accommodation including camping facilities, harmoniously designed built tourist accommodation comprising multiple, free-standing, linked or single structures which are rented on a short term basis and does not permit alienation of land on the basis of time sharing, sectional title ownership, the sale of plot shares and the subdivision of the land unit concern, and includes facilities directly related to the resort.		<ul style="list-style-type: none"> <li><i>Conference facility</i></li> <li><i>Hotel</i></li> <li><i>Place of entertainment</i></li> <li><i>Tourist Facility</i></li> </ul>		
DEVELOPMENT PARAMETERS							
Building Lines		Density	Minimum Erf Size	Height	Coverage	Parking	Private Open Space
Street	Lateral & Rear						
5 m	5 m	As determined by Council	As determined by Council	8.5 m	20%	Refer to parking regulations	As determined by Council

## 10.0 Parking Regulations

The following parking requirements shall apply, unless otherwise stated in the Zoning Scheme or by Council's decision.

### ➤ **General Provisions**

- The provision of parking, in all cases, must be fully functional prior to implementation of the specific use or uses.
- Parking provided in terms of this regulation shall only be used for vehicles in working order on a short term basis and as approved by Council as part of the Parking Plan.

### ➤ **Off-street parking requirements**

- The parking requirements as stipulated in Table : Minimum Off-street Parking Requirements shall apply to specific land uses or related uses.
- For uses not listed in the Table, Council may impose off-street parking requirements based on the specific use or uses.
- Parking shall be provided on the property or cadastral unit on which the land use is required, or subject to alternative parking requirements.

### ➤ **Alternative parking requirements**

As an alternative to compliance with the off-street parking requirements or part thereof, an owner may in special cases, with the approval of Council :

- Acquire an area of land sufficient for the permanent parking requirements in accordance with the use as stipulated in the Table : Minimum Off-street Parking Requirements, in a position as approved by Council, at own cost, register a potential deed against such land securing future access by the public to the facility. The owner must develop and sustain land for parking purposes based on the approved Parking Plan.
- Pay to Council a parking development levy in lieu thereof calculated at the market value of the land plus the construction and maintenance cost of the number of parking bays. In such circumstance, Council must acquire the land and provide the required public parking.

### ➤ **Exclusions**

- Council may, at its own discretion and with special merit, exclude or partially exclude certain areas from the requirements as stipulated in this Scheme.
- Such exclusions must be supported by the necessary planning policy and transport assessment and implement alternative arrangements.
- Basis for exclusions can include historical developments where provision, for off-street parking is not possible, the CBD and areas previously zoned for Informal Residential Zone (Section 8 Zoning Scheme), Residential 4 (PE Zoning Scheme) and areas demarcated in terms of the erstwhile Black Communities Development Act (Act 4 of 1984).

➤ **Parking Layout Plan**

A parking layout plan must :

- Be submitted to Council for all parking areas in excess of 6 parking bays, or if required by Council for a lesser number of bays.
- Indicate the way in which it is intended that vehicles shall park, the means of entrance and exit landscaping, construction details, dimensions and configurations.
- Council may approve or disapprove the parking layout plan and impose conditions of approval.
- Adhere to acceptable national parking design standards and norms, including vehicular movement, provision for motorcycle, bicycles, physically disabled, loading and off-loading facilities.

➤ **Minimum Off-street Parking Requirements**

 **Residential**

• Dwelling Unit	2 spaces / Dwelling Unit
• Additional Dwelling Unit	1 space / Additional Dwelling Unit
• Guest House	2 spaces in all cases + 1 space / guest room
• Boarding House, Backpackers, Hostel, etc.	0.5 space / room
• Group Housing	2 spaces / Dwelling Unit
• Flats (1 bedroom or smaller)	1.5 spaces / Dwelling Unit
• Flats (bigger than 1 bedroom)	2 spaces / Dwelling Unit
• Retirement Villages & Orphanages	0.5 space / dwelling Unit or bedroom
• Hotel	0.75 space / room

 **Commercial / Industrial**

• Tourist Facility (excluding restaurant)	6 spaces / 100m <sup>2</sup> GLA
• Restaurant (excluding outdoor seating facilities)	6 spaces / 100m <sup>2</sup> GLA
• Restaurant (outside seating)	1.5 spaces / table
• Retail (all)	6 spaces / 100m <sup>2</sup> GLA
• Conference Facility	0.25 space / seat + 20 spaces / 100m <sup>2</sup> public assembly area
• Nursery	1 space / 100m <sup>2</sup> public assembly area
• Wellness Centre / Health Spa	1 space / guest (maximum guest capacity)
• Office	4 spaces / 100m <sup>2</sup> GLA
• Medical Use & Hospital	6 spaces / 100m <sup>2</sup> consulting room + 1 space / bed
• Garage	1 space / working space + 6 spaces / 100m <sup>2</sup> retail GLA + 2 spaces / car wash unit
• Warehouse	1 space / 100m <sup>2</sup> GLA
• Place of Entertainment	0.25 space / seat + 1 space / 100m <sup>2</sup> public assembly area
• Industrial, Light Industrial & Manufacturing	1 space / 100m <sup>2</sup> GLA
• Builders Yard / Open Air Storage	1 space / 100m <sup>2</sup> GLA
• Drive-thru Restaurant	6 spaces / 100m <sup>2</sup> GLA
• Funeral Parlours	4 spaces / 100m <sup>2</sup> GLA

• Cinemas / Theatres	0.25 space / seat or spectator capacity
• Authority Uses	Subject to Council's decision
• Transport	Subject to Council's decision

### **Social**

• Place of Worship	0.15 space / seat
• Place of Education & Crèche	1 space / classroom area, office
• Colleges & University	0.4 space / student + 1 space / classroom & office
• Place of Assembly & Halls	0.25 space / seat
• Sport Centres, Stadiums & Swimming Pools	0.25 space / seat or spectator capacity
• Libraries & Museums	1 space / 100m <sup>2</sup> GLA

## 11.0 Overlay Zones

### ➤ **The Purpose of Overlay Zones**

The Council may prepare, review and amend overlay zones for specific areas in the Municipality with the objective of :

- Giving expression, in a planning context, to the local needs and values of the communities concerned.
- Promoting particular types of development, urban form, landscape character, environmental features, heritage values, development incentives or strategic intervention.
- Giving effect to specific guidelines contained in an approved Spatial Development Framework or Policy Plan.

### ➤ **Status of Overlay Zones**

- An overlay zone does not change the underlying zoning of the properties to which it relates, but may vary the development rules relating to these properties.
- The development rules of an overlay zone may be more restrictive or more permissive than the development rules applicable to the underlying zoning of the land concerned as recorded in this Zoning Scheme.
- The provisions of an overlay zone do not in any way detract from any obligations in terms of national, provincial and planning legislation.
- The provisions of an overlay zone may apply to a land unit or land units, an area or to the city as a whole, as stipulated in the adoption of the overlay zone.
- Council must review an overlay zone at least every five years from the date of adoption, failing which the overlay zone will expire.

### ➤ **Identification and Numbering of Overlay Zones**

- The Council shall approve a distinctive name and number for each overlay zone when adopting such overlay zone.

- The Council shall indicate the area of an overlay zone on the zoning map.
- Council shall record the detailed provisions of the overlay zone in a separate document with a cross reference to that document in the annexure to the Zoning Scheme.

### ➤ **Procedures for adoption, amendment, review or replacement of Overlay Zones**

If Council intends to adopt, amend, review or replace an overlay zone, the Municipal Manager must :

- Cause the proposed adoption, amendment, review or replacement to be advertised in accordance with the public consultation policy of the Council, affording interested parties the opportunity to submit written comments or objections to the municipal manager within a period of not less than 21 days from the date of such advertisement;
- Obtain the relevant comment of any public institution which, in his or her opinion, has an interest in the overlay zone concerned;
- Submit the proposed overlay zone or amended overlay zone, and all relevant documentation to the Council for consideration and a decision;
- Notify all persons who submitted comments relating to the adoption or amendment of the overlay zone within the prescribed period, of the Council's decision;
- Make known the adoption or amendment of an overlay zone by publication of a notice in the press;
- Update the zoning map and zoning regulations accordingly, and
- Make detail of the overlay zone assessable to the public.

## 12.0 Definitions

- **Additional Dwelling Unit**  
*Means a dwelling unit which may be erected on the same land unit on which a dwelling unit exists or are in the process of being erected, provided that*
  - *in the case of land zoned for Residential Zone 1 and Residential Zone 4 purposes, only one additional Dwelling Unit can be permitted.*
  - *in the case of land zoned for Agriculture Zone purposes, additional Dwelling Units can be permitted at a density of one unit per 10 ha to a maximum of 5 additional Dwelling Units.*
  - *in the case of land zoned for Agriculture Zone purposes, one additional Dwelling Unit can be permitted in all cases notwithstanding the size of the land unit.*
- **Adult Entertainment**  
*Means a business where films, photographs, books, magazines items or live performances are hired, sold or occur, which are characterised by an emphasis on the display or description of pornographic or erotic sexual activities and includes an escort agency, massage parlour or sex shop, but excludes a restaurant or liquor outlet.*
- **Agricultural Industry**  
*Means an enterprise for the processing of agricultural products on the land unit where the bulk of the agricultural products are grown or produced and where processing in such proximity is necessary due to the nature, perishability or fragility of such agricultural products and includes farm packing stores and processing facilities.*
- **Agriculture**  
*Means the cultivation and/or utilisation of land for crops and plants, the keeping and breeding of animals, the utilisation of the natural veld or land on a limited or extensive basis and includes only such activities and buildings directly related to the main farming activities.*

- **Authority Use**  
Means a use which is practised by the organs of State and a public body, but which can not be classified under other uses in this Scheme, including : military training centres, installations, police, jails, road stations, road camps, Council uses, such as fire services, sewerage plants, dumping grounds, reservoirs, composting installations, water purification works, electrical substations, community facilities, municipal clubs, municipal storage facilities and museums, and uses excluded and included in the definition of "Institution".
- **Builders Yard**  
Means land or a building used for the storing of material and equipment generally associated with the building trade, civil engineering or construction sectors.
- **Bus Depot**  
Means land or a building used for the storage, servicing or repair of buses generally used for public transport purposes and include uses directly related thereto.
- **Cemetery**  
Means land or a building used for the burial of the dead and includes a crematorium, chapel, memorial wall for keeping of human ashes and other uses directly related thereto, whether for public or private benefit.
- **Conference Facility**  
Means a building used for conference purposes, but excludes overnight accommodation.
- **Crèche**  
Means land or a building used to provide day care for young children and includes a pre-school, play group or after school services.
- **Crematorium**  
Means a facility for the cremating of corpses in a furnace.
- **Display Area**  
Means an area which forms part of offices for the display, presentation and sale of goods directly related to the office activity, provided that the display area does not exceed 20% of the total floor area of the office space.
- **Drive-thru Restaurant**  
Means a facility from which food or refreshments are served to clients in motor vehicles on site and includes a restaurant.
- **Dwelling House**  
Means a building containing one dwelling unit.
- **Dwelling Unit**  
Means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and permits the letting on a permanent basis of a part of the dwelling unit to not more than 4 persons.
- **Funeral Parlour**  
Means a facility where deceased are prepared for burial or cremation and includes associated administrative functions and facilities for religious functions but exclude a crematorium.
- **Garage**  
Means land or a building used for the supply of fuel and lubricants for motor vehicles, maintenance, repair and cleaning of motor vehicles, trading in motor vehicles, oils and tyres, a shop, car wash, restaurant and offices, but does not include spray painting, panel beating or body work facilities.
- **General Business**  
Means land or a building used to conduct a business and includes a shop, office, restaurant, medical use, place of worship, place of assembly, place of instruction, general residential, parking and access, hotel, guest house, car wash, drive-thru restaurant, place of entertainment or conference facility.
- **General Residential**  
Means a building for human habitation, together with such outbuildings as are normally used therewith, and includes a boarding house, backpackers facility, residential rooms, guest house, children's home, hostel, group housing, flats, but excludes hotels and a retirement village.
- **Group Housing**  
Means a group of separate and/or linked dwelling units, designed , planned and built as a harmonious architectural entity and includes communal open space, public and/or private roadway, of which every dwelling unit has a ground floor and such dwelling units may be cadastrally subdivided.

- **Guest House**  
*Means a dwelling unit which is occupied by the owner or proprietor and in which persons are accommodated on a temporary basis, but not exceeding 10 rooms for guest accommodation and meals served to guests.*
- **Home Enterprise**  
*Means a dwelling unit used for the selling of goods, limited display of goods for sale, manufacturing and repairing of articles and goods, the practicing of an occupation, for the conducting of a profession or hobby provided that the dominant use of the dwelling unit concerned shall remain residential and that the activities will have no adverse impact on the surrounding area.*
- **Hotel**  
*Means a building which is used as a temporary residence for guests and tourists, where lodging and meals are provided and includes activities directly related to the Hotel, including a conference facility, lecture room, restaurant, place of assemble and recreational facilities. Alcoholic beverages can only be sold and consumed subject to the requirements of the Liquor Act and Council's Liquor Outlet Policy as amended from time to time.*
- **Industry**  
*Means land or a building used as a factory in which an article or part of such article is made, manufactured, produced, built, assembled, compiled, printed, ornamented, processed, treated, adapted, repaired, renovated, rebuilt, altered, painted, polished, finished, cleaned, dyed, washed, broken up, disassembled, sorted, packed, chilled, frozen or stored and includes an abattoir and generation of electricity for the industrial uses on the site and further includes offices, caretakers quarters, shop, general business or any other use directly related to the industry, but does not include a noxious use, residential or institutional uses.*
- **Institution**  
*Means land or a building used as a charity institution, social or welfare building, hospital, nursing home, clinic, frail care, sanatorium, correctional institution or any other institution, whether private or public, and includes uses directly related thereto, but does not include a facility for the treatment for infectious or contagious diseases, a facility as defined in the relevant act for the detention of mentally handicapped persons, a psychiatric hospital or jail or prison.*
- **Intensive Feed Farming**  
*Means land or a building used for the keeping, feeding or breeding of animals or poultry on an intensive basis.*
- **Light Industry**  
*Means land or a building used for the activities as defined for industrial but excludes an abattoir, an electricity generating facility, general business and activities that generate noise and pollution, as determined by Council.*
- **Limited Business**  
*Means land or a building used to conduct a business, but limited to offices, shops or general residential uses.*
- **Liquor Outlet**  
*Means business or enterprise used for the sale of liquor for onsite and/or offsite consumption subject to Council's Liquor Outlet Policy, as revised from time to time.*
- **Medical Use**  
*Means a building used for medical consultation, examination or treatments of humans or animals by members of the medical or allied professions but does not include overnight or live-in facilities or an institution.*
- **Mining**  
*Means an enterprise which practices the extraction of raw materials from the earth, whether by means of surface or underground methods, including stone, sand, clay, coulee, ores, minerals or precious stones and includes buildings connected with such operations but does not include manufacturing, industrial activity or mining industries.*
- **Mining Industry**  
*Means land or a building on used as an industry but are directly related to the mining activity or the same land.*
- **Mixed Use**  
*Means land, a building or facility designed as an architectural entity for a combination of land uses limited to general residential buildings, limited business and/or offices based on development parameters, land use combination and design parameters as determined by Council with a residential component of at least 30% of the floor area of the total development, as a minimum requirement.*
- **Nature Reserve**  
*Means land used for the conservation and protection of natural areas, whether publicly or privately owned, or which has been declared a nature park or reserve and includes a game park, reserve for fauna and flora and includes buildings and facilities directly related to management of the conservation area or nature reserve, inclusive of facilities for day visitors, but does not include overnight accommodation and tourist facilities.*

- **Noxious Use**  
*Means a facility for land use which, because of fumes, ignitions, smells, vibration, noise, waste products, nature of the material used, processes employed or any other cause, as deemed by Council to be a potential source of danger, public nuisance, or offensive to the general public or environment of the surrounding area and includes uses as defined in the relevant legislation as a nuisance, hazard or health risk.*
- **Nursery**  
*Means land or a building used for sale of plants and gardening products.*
- **Office**  
*Means a building used only for professional, clerical or administrative work and includes medical uses.*
- **Outdoor Storage**  
*Means land used for the storage of materials and goods outdoors or in the open that is generally visible from the outside, but excludes a builder's yard and scrap yard.*
- **Place of Assembly**  
*Means a building used for gatherings, meetings and include a public hall, a hall for social functions, a music hall, a concert hall, an exhibition hall, a public art gallery or a town or civic centre.*
- **Place of Education**  
*Means land or a building used as a crèche, nursery school, school, college, technical institution, university, academy, lecture hall, monastery, convent, public library, art gallery, museum or other such facility which is utilised for education purposes and includes facilities directly related thereto.*
- **Place of Entertainment**  
*Means a building used as a multi-purpose facility for the purpose of sport, recreation, entertainment and includes a dance hall, billiard room, theatre, sports stadium, private club, place of assembly, but excludes adult entertainment.*
- **Place of Instruction**  
*Means land or a building used as a crèche, nursery school, school, college, technical institution, university, academy, lecture hall, monastery, convent, public library, art gallery, museum or other such facility which is utilised for education purposes and includes facilities directly related thereto.*
- **Place of Worship**  
*Means land or a building used as a church, sinner block, mosque, temple, chapel or facility for practising religion or devotion and includes uses directly related thereto, but does not include a funeral parlour.*
- **Private Open Space**  
*Means land which is privately owned, and is used as an open area, park, garden, playground, recreation ground or square and can form part of a residential development.*
- **Private Roads & Parking**  
*Means land which is privately owned, which is used for passage or parking of motorised or non-motorised vehicles, but excludes public street and private open space.*
- **Public Open Space**  
*Means land of which the ownership vests with Council or any other public authority, and is used as an open area, park, garden, picnic area, playground, public sports facility, beach, recreation ground or square.*
- **Public Streets & Parking**  
*Means land indicated on an approved plan, diagram or map as having been set aside as a public through-way for motorised or non-motorised vehicles of which the ownership as such vests with the Municipality or any other public authority or have been assigned as such by any law and includes land used for parking purposes to the general public.*
- **Resort**  
*Means land or a building used for the purposes of short term tourist accommodation including camping facilities, harmoniously designed built tourist accommodation comprising multiple, free-standing, linked or single structures which are rented on a short term basis and does not permit alienation of land on the basis of time sharing, sectional title ownership, the sale of plot shares and the subdivision of the land unit concern, and includes facilities directly related to the resort.*
- **Restaurant**  
*Means a business where meals and beverages are sold for onsite or offsite consumption. Alcoholic beverages can only be sold and consumed subject to the requirements of the Liquor Act and Council's Liquor Outlet Policy as amended from time to time.*

- **Retirement Village**  
*Means a group housing scheme or general residential building of which each dwelling unit shall be occupied by at least 1 person of 50 years and older and a full spectrum of care and other facilities shall be provided to the satisfaction of Council.*
- **Rural Residential**  
*Means land used for rural living and agricultural purposes on a limited basis, and excludes agricultural industries, intensive agriculture and agricultural uses that have a negative effect on the character of the surrounding area.*
- **Scrap Yard**  
*Means land or a building used for the storage, collecting, demolition, dismantling of scrap, waste material, motor vehicles or machinery for the purpose of recovering spare parts or for the resale thereof.*
- **Shelters**  
*Means a building used for human habitation, situated within an informal town or settlement, which does not comply with the standards of durability intended by the National Building Regulations.*
- **Shop**  
*Means land or a building used for retail, trade or concern and includes an industry or workshop which is directly related to but subordinate to the shop.*
- **Social Facility**  
*Means a building which is used by the owner or proprietor on a temporary basis as a place of instruction, place of worship, place of assembly or institution. The character and primary use should remain in accordance with the zoning.*
- **Sport Facility**  
*Means land or a building planned, designed and used for sport activities, whether indoors or outdoors, and includes high-mast lights and uses directly related or incidental thereto.*
- **Storage**  
*Means an area which forms part of offices for the display and presentation of goods directly related to the office activity.*
- **Street Trading**  
*Means commercial activity on an informal or temporary basis as determined by Council.*
- **Support Facility**  
*Means a facility provided as part of a group housing scheme or general residential building to support the general maintenance and administration of the scheme or building, but does not include a home enterprise or social facility.*
- **Tavern**  
*Means a building on land zoned for Residential Zone 1 purposes where liquor is primarily sold for on-site consumption and the following activities may be incidental to the tavern use, serving of meals, watching television, background music and the provision of six or less games / gaming machines. In addition, the establishment of a tavern should be secondary to the residential use, should not create a disturbance, affect the character of the surrounding area and should have the written support of the neighbouring property owners.*
- **Taxi Facility**  
*Means land or a building where taxis park for passengers to board.*
- **Telecommunication Tower**  
*Means a structure or facility, incorporating a high mast, antenna or dish for the transmission and/or receiving of radio, television, radar, cellular or microwaves and includes a base station and equipment room.*
- **Tourist Facility**  
*Means land or a building used for tourists or day visitors such as a tea garden, farm stall, game viewing facilities, gift shop, place of entertainment, outdoor activity, restaurant, wellness centre, a rest room on a scale and combination of uses as determined by Council for the tourist or day visitor industry, fitting with the character of the surrounding area, but does not include overnight accommodation.*
- **Transport Use**  
*Means land or buildings used for the operation of a service for the benefit of the public providing for transportation of goods or passengers by rail, air, sea, road or pipeline and any uses ancillary thereto which are directly related or incidental to the service of the interest of the commuting public, including communication networks, stations, harbours, transportation amenities and facilities, warehouses, container parks, workshops, offices, shops, recreational, business and residential uses.*

- **Warehouse**

*Means a building not generally accessible to the public, used for storage or sale of goods to retailers for resale, but does not include a store normally incidental to a shop or retail concern.*